

Wednesday, March 19 at 6PM

ONLINE BIDDING AVAILABLE

- 178± FSA TILLABLE ACRES
- 2014 CROP RIGHTS TO THE BUYER
- LOCATED IN TOP FARM AREA
- WOODLAND – TIMBER VALUE
- RECREATIONAL LAND – POTENTIAL BUILDING SITE
- 40 MINUTES TO INDIANAPOLIS – EASY I-70 Access!

**SCHRADER**  
Real Estate and Auction Company, Inc.



**234± Acres**

**Land AUCTION**

Offered in 6 Tracts  
(ranging from 10-88 Acres)

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(ranging from 10-88 Acres)

**Land AUCTION**  
East Central

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**Land AUCTION**  
Hagerstown • Wayne County

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The CAIN FARM represents a nice mix of tillable and wooded land! Located minutes off of I-70, come examine all of the possibilities! 2014 Crop Rights to the Buyer!

**PROPERTY LOCATION:**

From I-70 take EXIT 137 (IN State Road 1) travel north 1.5 miles to Jerry Myers Rd. Farm is on both sides of SR 1. Section(s) 35 & 36 of Jefferson Township, Wayne Co.

**AUCTION SITE:**

The GOLAY COMMUNITY CENTER located at 1007 E. Main St. (US 40) Cambridge City, IN. Located at the corner of IN SR 1 and US 40.

**TRACT DESCRIPTIONS:** (All Acreages are Approximates)

**TRACT 1:** 38± Acres with 36± acres tillable and 1,350'± frontage on IN SR 1. Quality tract with predominately Crosby soils. Great investment opportunity. There is an established entrance and small well house on this tract. Subject to 1.97 Acres of Highway Grant.

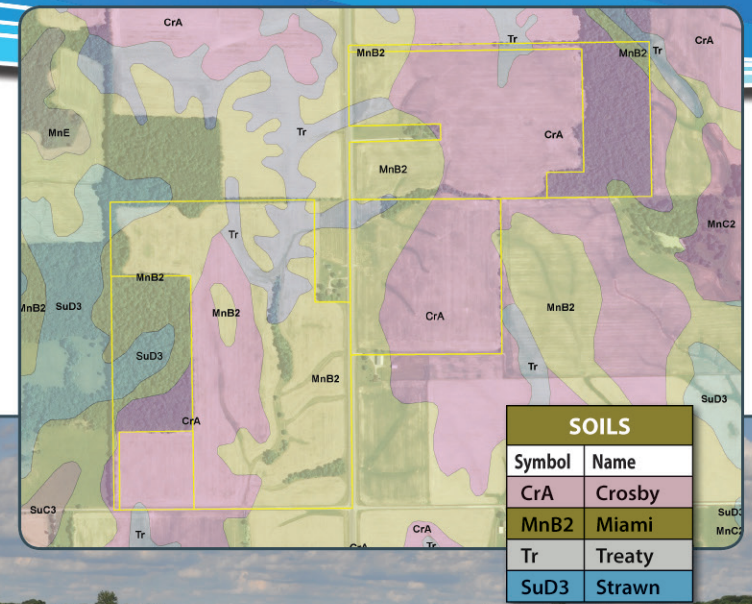
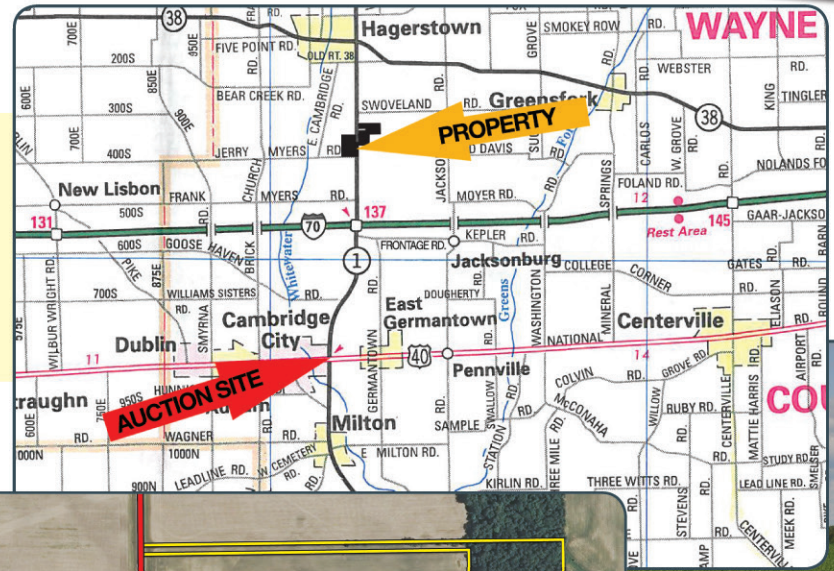
**TRACT 2:** 55± Acres with 53± acres of tillable land. Nice mix of Crosby, Treaty and Miami soils. 1,100'± of frontage on SR 1. Subject to 1.727 Acres of Highway Grant.

**TRACT 3:** 21± Acres of mature timber with 40' of owned frontage off of IN SR 1. Good mix of native hardwoods.

**TRACT 4:** 88± Acres with 77± acres tillable land. Predominantly Crosby, Miami, and Treaty soils. 1,280'± of frontage on Jerry Myers Rd. and 1,725'± on IN SR 1. Subject to 3 Acres of Highway Grant.

**TRACT 5:** 10± Acres of tillable land. 660' of frontage on Jerry Myers Rd. Level tract with quality Crosby soils. Great potential home-site in the Nettle Creek School district.

**TRACT 6:** 22± Acres of Timber. Nice tract with a mix of hardwoods. 40' of frontage on Jerry Myers Road. Examine the possibilities of your home in the woods.



**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 6 individual tracts, any combination of tracts, or as a total 234± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.  
**DOWNPAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller will provide Title Insurance at closing and a preliminary title commitment for the review of the prospective buyer(s).  
**DEED:** Seller shall provide a Corporate Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title projected to be on or before April 22nd, 2014.

**POSSESSION:** Possession will be delivered at closing. Buyer to receive 2014 CROP RIGHTS!

**REAL ESTATE TAXES / ASSESSMENTS:** Buyer to assume the tax payment for 2014 due and payable in 2015. Seller will pay all taxes due and payable for 2013 pay 2014.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision of the Auctioneer is final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

**INSPECTION TIMES:**  
 Wednesday, March 5th, 3-5PM  
 Wednesday March 12th, 3-5PM  
 Walk-over Inspections  
 Welcome

OWNER: Marfield Cain Farms LLC

AUCTION MANAGER: Andy Walther • 765-969-0401  
[andy@schraderauction.com](mailto:andy@schraderauction.com)

**1-800-747-0212**  
**www.SchraderAuction.com**

