

IMPORTANT INDIANA LAND AUCTION

346±

Wayne Co. (Green, Webster & Center Townships)
near RICHMOND, IN

acres (3) Farms offered in 9 Tracts

The Sittloh Farms present a great opportunity for the farmer, investor, & rural home buyer.
Come examine all the possibilities these unique farms have to offer!

- FARMSTEAD with Home and Buildings
- 306± FSA Crop Acres
- Extensive Drainage Tile and Improved Grass Waterways
- 2018 Crop and Timber Rights to BUYER
- Investment Quality Tillable Tracts
- Potential Building Sites
- Great Location with Easy I-70 Access
- Only 40 miles to Dayton, OH
- 50 miles to Indianapolis, IN

ONLINE BIDDING AVAILABLE



TUESDAY, JANUARY 23 • AT 6:00 PM

Held at the Kublman Youth Center located at the Wayne County Fairgrounds

SCHRADER Real Estate and Auction Company, Inc.



TRACTS RANGING FROM 13 TO 75 ACRES

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near RICHMOND, IN

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IMPORTANT INDIANA LAND AUCTION

www.SchraderAuction.com

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

950 N. Liberty Drive, Columbia City, IN 46725
260-244-7606 • 800-451-2709

SCHRADER Real Estate and Auction Company, Inc.

CENTERVILLE OFFICE:
P.O. Box 202
Centerville, IN 47330
877-747-0212 • 765-969-0401
Auction Managers:
Andy Walther 765-969-0401
andy@schraderauction.com
Steve Sloaner 765-855-2045 (office)
or 765-969-1697 (cell)
#AC63001504, #AU19400167, #AU19300120

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Auction Terms & Procedures
The Seller will provide a Preliminary Opinion for the review of the prospective buyer. At closing, the Seller will provide a Title Insurance policy in the amount of the purchase price. All tracts sold "As-Is".
DEED: Seller(s) shall provide a Trustee's Deed.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before February 23, 2018.
POSSESSION: Possession on all tracts will be delivered at closing. Buyer to receive 2018 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2017 taxes due and payable in 2018 by giving the Buyer a credit at closing equal to the last assessed amount.
ACRAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, inquiries and all related due diligence concerning the property. Inspection materials have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all liability for the property. The property is being sold on "AS IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. The information contained in this brochure is subject to verification by all parties relying on it. No liability for accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and incurrence 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 decisions of the Auctioneer are final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER STATEMENTS MADE.
AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS



TUESDAY, JANUARY 23 • AT 6:00 PM

Held at the Kublman Youth Center located at the Wayne County Fairgrounds, 861 N. Salisbury Rd., Richmond, IN



TRACT 9



TRACT 4

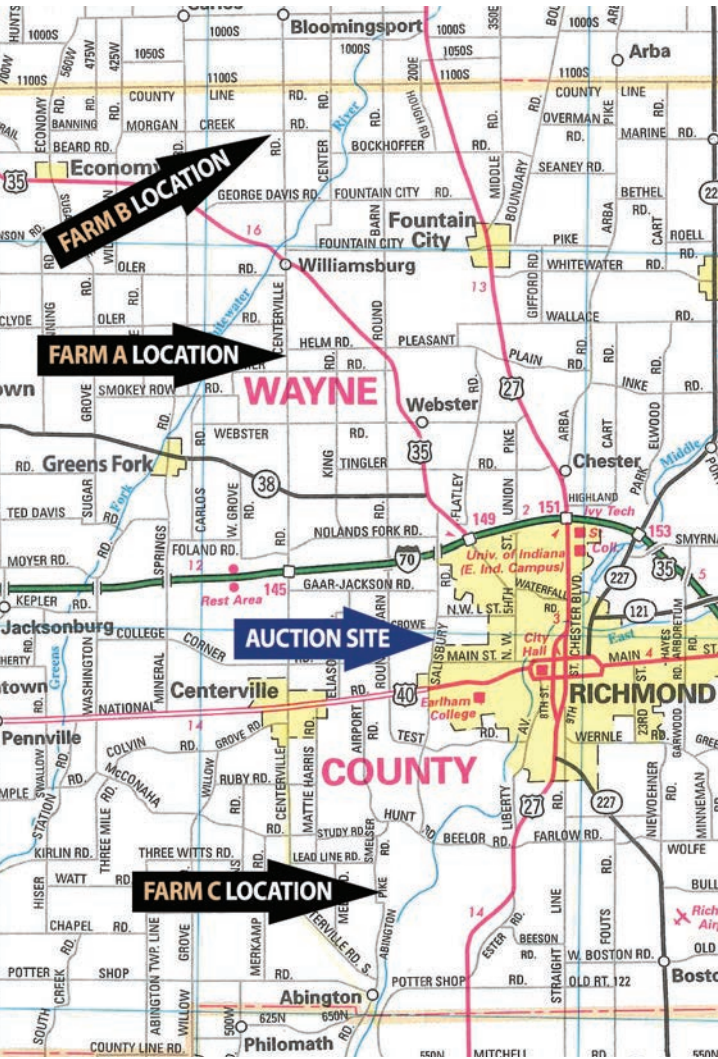


TRACTS 4 & 5

Important Land Auction **346± acres**

TUESDAY, JANUARY 23 • AT 6:00 PM

(3) Farms offered in 9 Tracts, 13-75 acres



PROPERTY LOCATIONS:

FARM A: Located 1.5 miles south of Williamsburg or 5 miles north of I-70 interchange (exit 145) on Centerville Rd. Physical address: 6535 Centerville Rd., Greens Fork, IN 47345. Frontage on Centerville, Helm and Palmer Rds.

FARM B: Located 1.5 miles north of Williamsburg. From the junction of US 35 and Centerville Rd. (4-way stop) travel north on Centerville Rd. for 1.5 miles to Morgan Creek Rd. Then left 1/4 mile to the farm.

FARM C: Located 5 miles southeast of Centerville. From I-70 take exit 145 to Centerville. From the stoplight at US 40, continue south on Centerville Rd. (Morton Ave.) 4.5 miles to Leadline Rd. Then left (east) 1.5 miles to Smelser Rd. Turn right 1/8 mile to stop sign then left on to Abington Pike. Continue 1 mile to the property. Frontage on Abington Pike and Wambo Rd.

AUCTION SITE:

KUHLMAN YOUTH CENTER located at the Wayne Co. Fairgrounds, 861 N. Salisbury Rd., Richmond, IN 47374. From I-70, take exit 149A. At stoplight immediately south of interstate, turn right (Industries Rd.) and travel 1 mile to Salisbury Rd. Then left (south) 1 mile to the Fairgrounds.

OWNER: Donald and Norma Sittloh Family Trust

TRACT DESCRIPTIONS:

(All Acreages are Approximate)

FARM A: 160 Acres located in Section 17 of Webster Twp., Wayne County. (Located 1.5 miles south of Williamsburg or 5 miles north of I-70 interchange (exit 145) on Centerville Rd.)

TRACT 1: 71± Acres nearly all tillable. This is an investment quality tract with extensive drainage tile and a good mix of Treaty, Miami and Strawn soils. Ease of farming operation with frontage on Palmer and Helm Rds. Located in the Northeastern School District.

TRACT 2: 75± Acres nearly all tillable less 2.8 acres of CRP waterways. Extensive drainage tile and quality soils. Frontage on Centerville, Palmer and Helm Rds. Consider combining with Tract 1 for 146± contiguous cropland acres.

TRACT 3: 14± Acres with 2-story country home, barns, silo, grain bins, support buildings. Located at 6535 Centerville Rd., Greens Fork, IN. Featuring: 3,120 sf home with vinyl windows, 4 BRs, 1 full BA, propane heat and C/A, attached 1-car 12' x 20' vinyl sided garage,

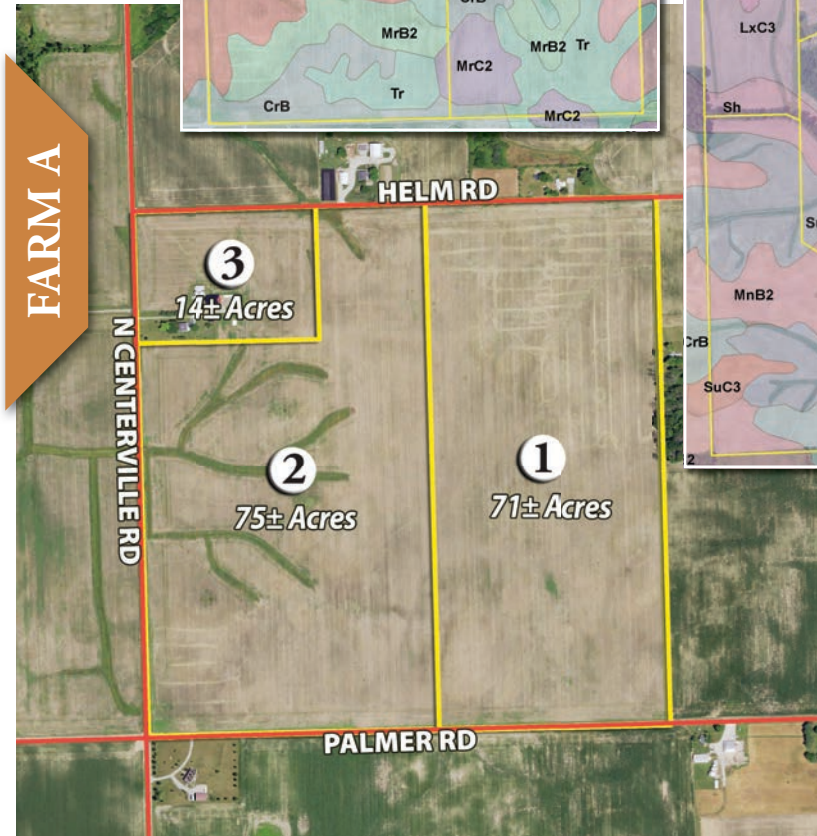
spacious 2-story metal-sided live-stock barn with lean-to, 12'x50' concrete silo and 41'x80' concrete feedlot slab, newer 20'x30' metal-sided detached garage / workshop with overhead and service door, (2) 24'x17' steel grain bins and additional support buildings. Great location. Frontage on (2) roads. Take advantage of this opportunity. 10± acres of quality tillable land included with the improvements (only 2 miles to the Wayne Co. Produce Auction.



TRACT 3



TRACT 3



FARM B: 160 Acres located in Section 30 of Green Township, Wayne County (1.5 miles north of Williamsburg with frontage on Morgan Creek Rd.)

TRACT 4: 35± Acres nearly all tillable with quality frontage on Morgan Creek Rd. A lot of newer drainage tile in this tract. Add this to your farming operation or consider it for an estate-size building tract.

TRACT 5: 46± Acres of gently rolling land featuring 40± tillable cropland acres with the balance in woods and grassed waterways. Nice frontage on Morgan Creek Rd. Consider combining with Tract 6 or Tract 7.

TRACT 6: (SWING TRACT) 53± Acres with 48± cropland acres and the balance

FARM C: 26± Acres located in Section 23 of Center Township, Wayne County (2 miles southwest of Richmond, IN on Abington Pike & Wambo Rds).

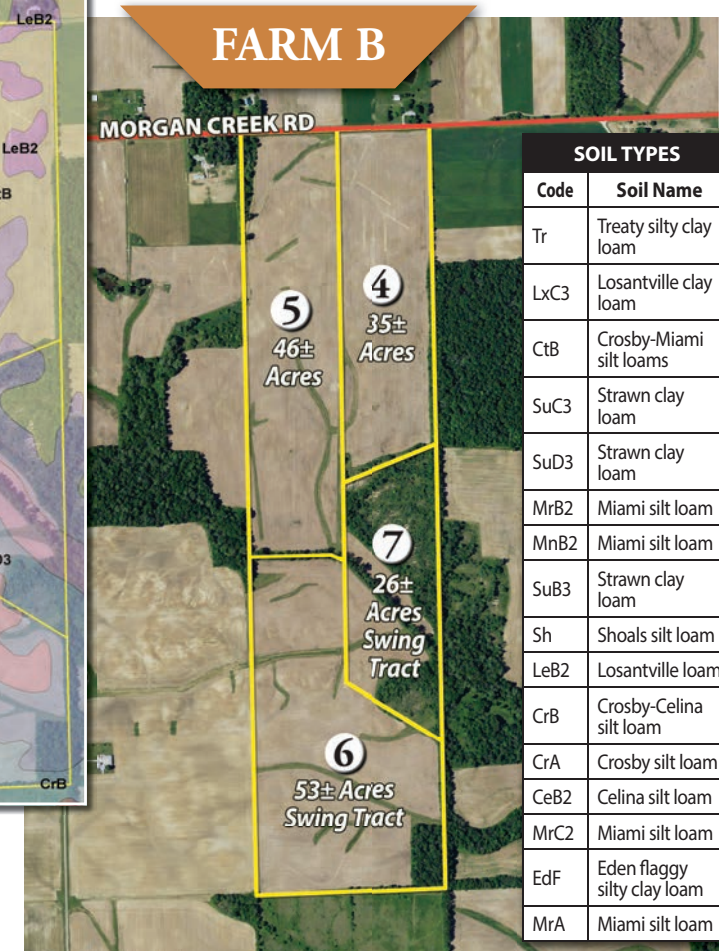
TRACT 8: 13± Acres with 9 acres of woodland. A perfect tract for the hunter, nature enthusiast or examine the possibility of building your country home here. This private setting features a great location with abundant wildlife. There are approximately 4 acres of open tillable land nestled behind the woods perfect for your food plots or home

in woods and grassed waterways. A "swing tract" must be bid in combination with an additional auction tract(s) to give it access OR by a current adjoining landowner. Consider adding with Tract 5 for 99± contiguous acres.

TRACT 7: (SWING TRACT) 26± Acres with 8± cropland acres. Approximately 18 acres of recreation or pastureland. Must be bid in combination or by an adjoining land owner.

site. Tracts like this are getting very hard to find. Served by Centerville-Abington schools. Frontage on Abington Pike.

TRACT 9: 13± Acres with 11± tillable acres. Another great potential home site. Frontage on Abington Pike and Wambo Rds.



TRACT 8



FARM C

SOIL TYPES	
Code	Soil Name
Tr	Treaty silty clay loam
LxC3	Losantville clay loam
CTB	Crosby-Miami silt loams
SuC3	Strawn clay loam
SuD3	Strawn clay loam
MrB2	Miami silt loam
MnB2	Miami silt loam
SuB3	Strawn clay loam
Sh	Shoals silt loam
LeB2	Losantville loam
CrB	Crosby-Celina silt loam
CrA	Crosby silt loam
CeB2	Celina silt loam
MrC2	Miami silt loam
EdF	Eden flaggy silty clay loam
MrA	Miami silt loam

Inspection Times:
Sat., December 30
 9 - 11 AM
Wed., January 10
 3 - 5 PM
Wed., January 17
 3 - 5 PM
Meet Agent on Tract 3

ONLINE BIDDING AVAILABLE - You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.

For Information Call: Auction Manager(s): Andy Walther • 765-969-0401 • Email: andy@schraderauction.com and Steve Slonaker • 765-855-2045 (office) • 765-969-1697 (cell)

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