

TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 170+ acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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; cashiers 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Trustee Deeds.

CLOSING: The targeted closing date will be approximately 30 to 45 days after the auction estimated on or before October 26, 2018.

POSSESSION: At closing subject to 2018 crop removal. 2019 crop rights and timber rights to be conveyed.

REAL ESTATE TAXES: Seller(s) to pay taxes payable 2018. Buyer(s) to pay installment due and payable 2019. 2018 taxes estimated at \$5,307.98. Taxes are generally \$32/ crop acre/yr.

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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: Farm #378, Tract #1188. See agent for information.

EASEMENTS: 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 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.

Outstanding LAND AUCTION

High Quality Cropland • Beautiful Woodland

Auction Manager:
Steve Slonaker - 877-747-0212

#AC63001504 #AU19300120

SEPTEMBER 2018						
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						



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Centerville, IN 47330

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Outstanding LAND AUCTION

High Quality Cropland • Beautiful Woodland



170[±] ACRES
5 tracts

Historic Centerville
Wayne County, TN

THURSDAY, SEPTEMBER 13, 6PM
Golay Community Center, Cambridge City, TN



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Outstanding

LAND AUCTION

High Quality Cropland • Beautiful Woodland

THURSDAY, SEPTEMBER 13, 6PM

170[±] ACRES
5 tracts

Historic Centerville, Wayne Co. IN

FEATURES:

- All Tracts are within Centerville City Limits
- High Quality Cropland
- City Water, Sewer and Gas Nearby
- Nice Hardwood Wooded Tract with Tree Plantation
- Frontage on 3 Roads
- Improved Tile/Drainage
- 2 Miles South of I-70 Interchange
- Great Investment Potential



Tract 3
frontage



Tract 4
tree plantation



Tract 5

This property is part of the Westcott Place Farm and is a Hoosier Homestead Farm in the same family for over 100 years.

Property Location:

From Centerville Road, at US Hwy 40 stoplight: go north on Centerville Road/Morton Ave 1/2 mile to property on right. From I-70 exit 145 south on Centerville Road: go 2 miles and turn left at College Corner Road to tracts 1, 3, and 4. Continue south on Centerville Road to tracts 2 and 5.

Auction Site:

Golay Community Center, 1007 E. Main St., Cambridge City, IN. Located at the intersection of US 40 and State Hwy. 1 on the northwest corner.

TRACT DESCRIPTIONS:

ALL ACREAGES ARE APPROXIMATE.
(Sec. 20 Twp. 16N R14E)

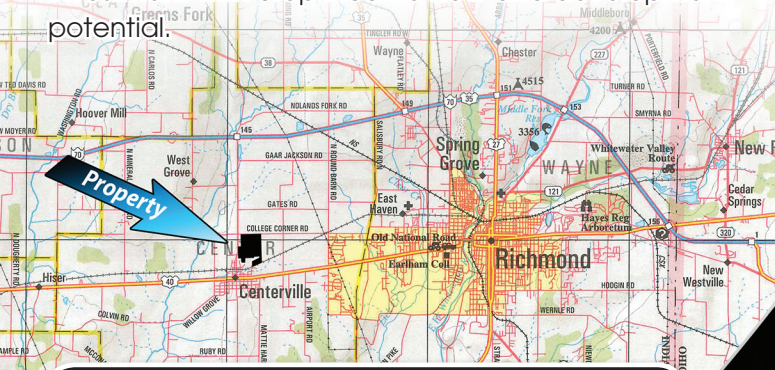
Tract 1: 15+ acres all cropland with frontage on College Corner Rd.

Tract 2: 29+ acres all cropland with lots of frontage on Centerville Rd. adjoining the town. Great investment tract.

Tract 3: 76+ acres all cropland with quality soils and improved tile drainage. Great investment.

Tract 4: 33+ acres with 5+ acres cropland, 14+ acres nice woodland and 5+ acres hardwood tree plantation 12 yrs. old. Don't miss this for a lifetime of family recreation. Trails and campsite ready to go. Great frontage and timber investment.

Tract 5: 17+ acres all cropland with nice frontage on Crown Creek Blvd. Here is a good long term investment with crop income now and development potential.



INSPECTION DATES: Saturday, August 25th @ 10:00 to 12:00 Noon and Thursday, August 30th @ 3:00 to 5:00 PM.
Meet Agent on Tract 3 on College Corner Rd.

OWNER: Carrol M. Rhodes Trust and Coddington Rhodes Trust; Ed Martin, Attorney

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 Co. 800-451-2709.

Auction Manager: Steve Slonaker
877-747-0212 or 765-969-1697

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