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Tracts Range from 16± to 41± Acres.

- Between Richmond and Hagerstown, IN
- Complete Tie-Stall Dairy Operation Constructed in 2004
- Picturesque Farmstead with Home and Buildings
- 87± FSA Crop Acres with Improved Drainage
- 2019 Crop Rights to Buyer
- Fenced Pasture
- Great Location with Easy I-70 Access
- Only 5 miles to the Wayne County Produce Auction

ONLINE BIDDING AVAILABLE

EASTERN INDIANA FARM AUCTION

TUESDAY, FEBRUARY 19 • 11AM

Acres in 4 Tracts

GREENS FORK, IN • WAYNE CO • CLAY TWP

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GREENS FORK, IN • WAYNE CO • CLAY TWP

Corporate Headquarters:
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FEBRUARY	24	25	26	27	28
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EASTERN INDIANA

FARM AUCTION

GREENS FORK, IN • WAYNE CO • CLAY TWP

Tracts Range from 16± to 41± Acres.



ONLINE BIDDING AVAILABLE

102±

Acres in 4 Tracts

TUESDAY, FEBRUARY 19 • 11AM

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EASTERN INDIANA

FARM AUCTION

GREENS FORK, IN • WAYNE CO • CLAY TWP

TUESDAY, FEBRUARY 19 • 11AM

The KING FARM presents a great opportunity for the farmer, dairyman, rural home buyer and/or livestock producer. Come examine all of the possibilities that this unique property has to offer!

INSPECTION TIMES

Tuesday, January 22 • 11am-Noon | Tuesday, January 29 • 11am-Noon | Wednesday, February 13 • 11am-Noon



TRACT DESCRIPTIONS - ALL ACREAGES ARE APPROXIMATE Located in Sections 1 & 31 of Clay Twp

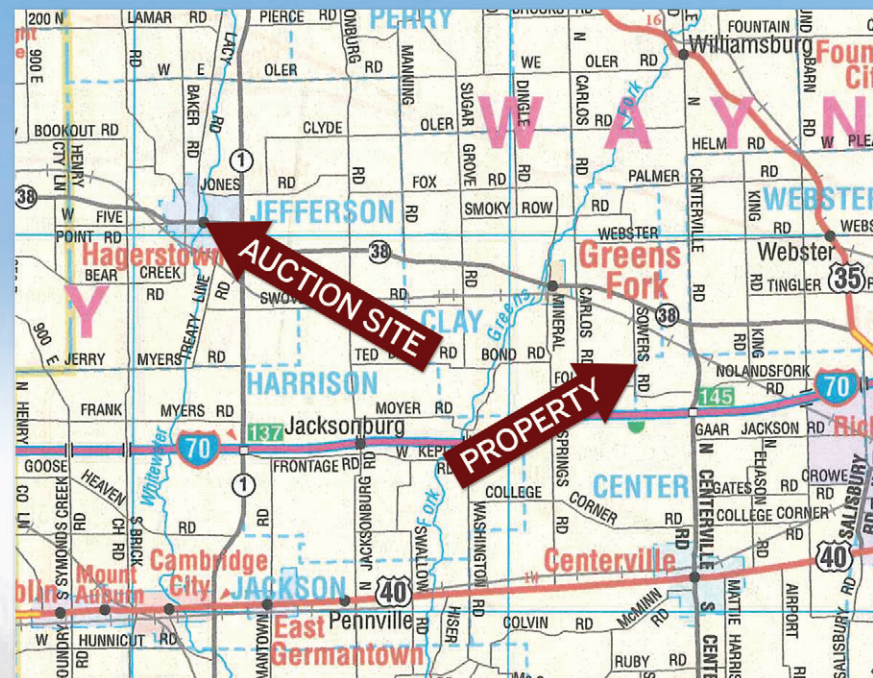
TRACT 1: 41± ACRES with 33± tillable. Good mix of Treaty, Crosby and Miami soils. Pattern drainage with tile every 60'. This is an excellent investment tract with quality soils. Frontage on Sowers Road and additional easement access along the north edge of this tract. 6± acres of mature woods at southwest corner of this tract. This has a unique combination of income producing cropland and recreational timberland.

TRACT 2: 16± ACRES nearly all tillable. This is a gently rolling to level tract with quality Crosby, Miami & Treaty soils.

TRACT 3: 25± ACRES with a complete farmstead & dairy operation with frontage on Sowers Road. Features a nice mix of pasture and tillable ground. All improvements were built from 2003-2005 & include:

- 3,168 sf non-electric home with vinyl siding & windows, 5 bedrooms & 2 full baths. The home is in excellent condition & features a basement with an exterior entrance.
- 40' x 132' x 8' Tie-Stall Barn. (44 stalls) with gravity flow trough drains, side curtains, includes (2) box stall calf pens & milk room for bulk tank & equipment
- 65' x 14' silo & 55' x 14' silo
- Poured wall manure lagoon with 8' sides x 52' diameter (155,000± gallon capacity)
- 90' x 14' x 15' open-sided heifer barn with divided pens & feed bunk including (26) head locking stanchions
- 50' x 102' x 16' horse/hay/machinery barn. Excellent building that combines an area for horses with 5 box stalls & larger loafing pen (hay storage above this area) & large machinery/feed storage area.
- 48' x 80' x 14' Fully concreted machinery barn with shop & garage area with overhead storage

Buildings are in very good condition, with tan and red sheet metal. Whether you are interested in utilizing this as an ongoing dairy, alternative livestock facility or rural homestead, THESE IMPROVEMENTS ARE IMPRESSIVE! Come examine all the great possibilities ahead for the new owners! Consider combining this tract with additional auction tracts to fully utilize these improvements!



102±

Acres in 4 Tracts

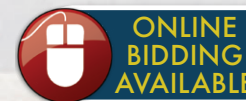
Property Location

(Section 1 & 31 of Clay Twp, Wayne County)
3439 Sowers Rd. Greens Fork, IN 47345 • From I-70, take Exit 145 north 3 miles to IN SR 38. Turn left on SR 38 for ½ mile to Sowers Rd. Turn left and travel ¾ mile to the farm.

Auction Site

The "Meeting Place" • 11 E. Main St. (IN SR 38), Hagerstown, IN

TRACT 4: 20± ACRES with a nice mix of tillable and wooded land. Quality Crosby and Miami soils. Examine the possibility of building your country homestead here.



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

WATCH FOR UPCOMING PERSONAL PROPERTY AUCTION OF FARM & MILKING EQUIPMENT, FEED, HAY, & LIVESTOCK:
Held at the farm on **THURSDAY, MARCH 7 • 10 AM**



AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 102± 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 a

Preliminary Title Opinion for the review of the prospective buyer(s). 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 Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 20th, 2019.

POSSESSION: Possession will be delivered at closing for Auction Tracts 1, 2, 4 and 5. Possession of Auction Tract 3 with improvements will be 30 days after final closing. Buyer to receive 2019 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2018 taxes due and payable in 2019 by giving the Buyer a credit at closing equal to the last assessed amount.

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 decisions of the Auctioneer are 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 ACCIDENT.

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