

EASTERN INDIANA LAND AUCTION

WAYNE & FAYETTE COUNTY
Between Centerville & Connersville, IN

172± Acres

In 4 Tracts

- Quality Soils w/ 158± FSA Crop Acres
- 2022 Crop Rights to the Buyer
- Competitive Markets - Ethanol & Soybean Processors within 40 miles
- Convenient location(s) between Richmond & Connersville, IN

Come examine all of the possibilities this property has to offer!

FRIDAY, FEBRUARY 11th • 11 AM
800-451-2709 • SchraderAuction.com



CORPORATE HEADQUARTERS:
950 N. Liberty Dr.,
Columbia City, IN 46725

CENTERVILLE OFFICE:
300 N. Morton Ave.
Centerville, IN 47330

Auction Manager:
Andy Walther,
765-969-0401

AC63001504, AU19400167



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FEBRUARY 2022						
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
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Tract 2



Tract 1

FRIDAY, FEBRUARY 11th • 11 AM

Auction held at: Golay Community Center • 1007 E. Main St., Cambridge City, IN 47327

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EASTERN INDIANA LAND AUCTION

WAYNE & FAYETTE COUNTY, INDIANA

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PROPERTY LOCATION:

TRACT 1: (FAYETTE Co., Waterloo Twp., Sec. 32) – Near 2200 E CR 400 N CONNERSVILLE, IN. From IN SR 1 at the north edge of Connersville take 30th St. east ¼ mile to Waterloo Rd. Continue 1.5 miles north to CR E 400 N. Then right 1 mile to the farm. ½ mile east of Pennville Rd.

TRACT 2-4: (WAYNE Co., Abington Twp., Sec. 13) - 8087 Tice Rd. CENTERVILLE, IN. From US 40 at the light in Centerville, travel south on Morton Ave. (Centerville Rd.) for 5 miles to Tice Rd. Then right 1 mile to the farm.

AUCTION SITE: Goley Community Center • 1007 E. Main St., Cambridge City, IN 47327.

TRACT DESCRIPTIONS:

FAYETTE County, Waterloo Township, Section 32 (E. CR 400N)

TRACT 1: 39.731± AC mostly tillable featuring quality Russell and Fox loam soils. Frontage on E. CR 400 N. This tract is farmed as one field for ease of farming operation. Great INVESTMENT opportunity or add this to your farming operation.

Wayne County, Abington Township, Section 13 (8087 Tice Rd., Centerville, IN)

TRACT 2: 64± AC with 60± FSA tillable acres and the balance in drainage waterways and the old farmstead site. Highly productive Treaty, Miami, & Celina soils. Located at 8087 Tice Rd., this tract features an established lane, 10k bushel grain bin, 26' x 60' block barn with electric service in place. (0.9 Acres of FSA waterways).

TRACT 3: 34± AC mostly tillable. This is a good cropland investment tract including Treaty, Miami, and Crosby soils. Good frontage on Tice Rd. and a nice location.

TRACT 4 (SWING TRACT): 35± AC featuring 28.5± FSA tillable acres and the balance in woods and creek.

Quality soils including a Miami, Celina, & Shoals blend. This is a SWING TRACT. It must be purchased by an adjoining landowner or in combination with Tract 2 or 3.

• Quality Soils w/ 158± FSA Crop Acres • 2022 Crop Rights to the Buyer • Competitive Markets - Ethanol & Soybean Processors within 40 miles • Convenient location(s) between Richmond & Connersville, IN



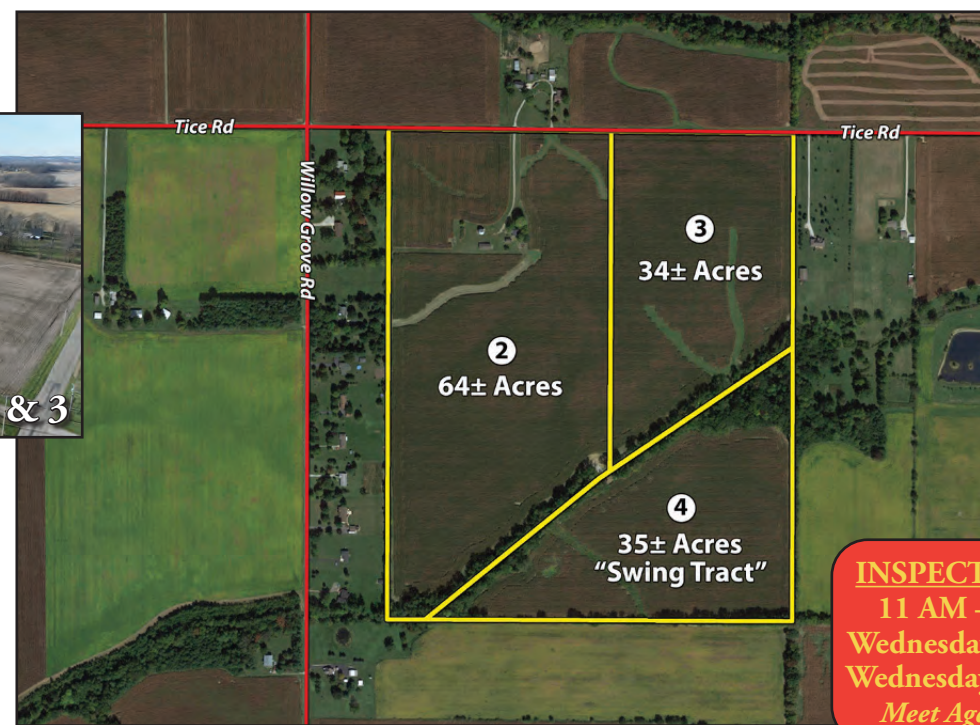
Tract 1



Tract 2



Tracts 2 & 3



INSPECTION TIMES:
11 AM – 12 NOON
Wednesday, January 19th
Wednesday, February 2nd
Meet Agent at Tract 2



Tract 1



Tracts 2-4

AUCTION TERMS & PROCEDURES
PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts (subject to swing tract requirements), or as the total 172± 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: Seller's shall provide an owners title insurance policy in the amount of the purchase price
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 15, 2022.
POSSESSION: Possession will be delivered at closing. Buyer to receive

2022 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2021 calendar year due and payable in 2022 by giving the buyer(s) a credit at closing.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: Survey(s) will be done 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 acreages.
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,

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Come examine all of the possibilities this property has to offer!
OWNER: Debra K. Squires
For Information Call Auction Manager: Andy Walther • 765-969-0401
Email: andy@schraderauction.com

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.

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