

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 110± acre unit. There will be open bidding on all tracts, subject to swing tract limitations, and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

DEED: Sellers shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller to pay 2022 taxes payable 2023 at closing by giving the buyer a credit at closing equal to the 2021 pay 2022 tax 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. Buyer(s) and Seller will share survey expense 50:50. Com-

binations purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.

FSA INFORMATION: See Agent.

EASEMENTS: Sale of the property is subject to any and all easements of record. An ingress and egress easement over the current driveway on Tract 1 services the neighbor.

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.

Eastern Indiana
LAND AUCTION

WAYNE COUNTY, IN

110± Acres

Offered in 2 Tracts

Auction Manager:

Andy Walther,
765-969-0401

AC63001504, AU19400167

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

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



NOVEMBER 2022						
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			

Eastern Indiana
LAND AUCTION

Just south of
RICHMOND, IN
WAYNE COUNTY

110± Acres Offered in 2 Tracts

- 3 miles south of Richmond, IN & 10 miles north of Liberty, IN
- Frontage on US 27 and Straightline Pike
- 2023 Crop Rights to Buyer, 65± FSA Tillable Acres
- Potential Building Tracts / Billboard Income on Tract 2
- Mix of Potential Pasture, Woods, Recreational land and income producing tillable
- Good Wildlife Pressure with signs of Whitetail and Turkey



800-451-2709 - SchraderAuction.com

Wednesday, November 9 - 10:00 am

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Eastern Indiana

LAND AUCTION

Just south of
RICHMOND, IN
WAYNE COUNTY

110± Acres

Offered in 2 Tracts

Inspection Dates:

10:00 - 11:00 am

Thursday, October 20th

Thursday, October 27th

Thursday, November 3rd

AUCTION SITE: Wayne County Fairgrounds, Kuhlman Center Lobby, 861 N. Salisbury Road, Richmond, IN 47374.

PROPERTY LOCATION: (Near 2904 Straightline Pike, Richmond, IN 47374). At the junction of Highway US 27 South and IN SR 227, turn left, then immediately right on Straightline Pike. Travel south 2 miles to the property on the right-hand side. Also, frontage and access to Tract 2 on Highway US 27 South approximately 3 miles south of Richmond.

TRACT DESCRIPTIONS:

All acreages are approximate. (Sec. 17, Wayne Twp)

TRACT 1: 80± ACRES featuring a mix of tillable, wooded & grassland. This tract has an established drive on Straightline Pike with electric service and a 10,000 bushel grain bin. Featuring 50± tillable acres with a mix of Randolph and Millsdale loams, the elevation change and beauty of this tract is certainly unique.

TRACT 2: 30± ACRES with a nice mix of tillable, wooded and grassland. Features an established entrance on south Highway US 27. Examine the potential of making this an estate building site just south of Richmond. Two income producing billboards sit at the northwest corner of this tract. Tracts of this size are getting very hard to find.

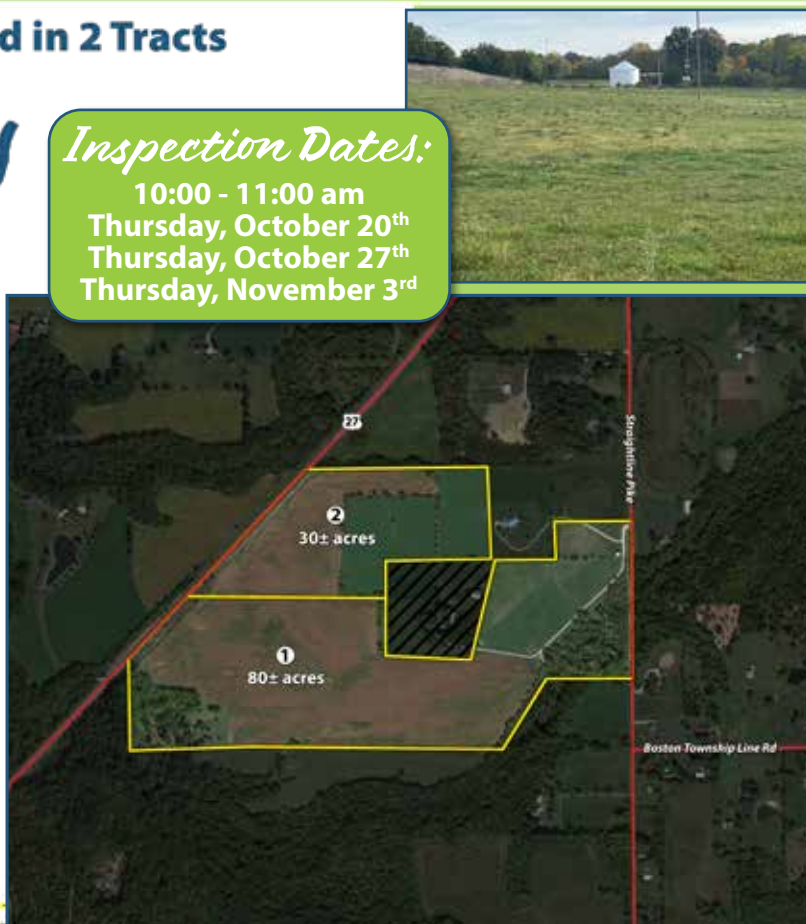
OWNER: John M. Sayre Trust

For Information call:

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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.