

## Terms and Conditions:

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 103.5± 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.

**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 Trustee Deed.

**CLOSING:** The targeted closing date will be April 15, 2023. The balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing. 2023 crop rights and timber rights to be conveyed.

**REAL ESTATE TAXES:** Seller to pay 2022 taxes payable 2023 to be credited to Buyer(s) at closing. Taxes estimated at \$4,097.90/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 acreages.

**FSA INFORMATION:** See Agent.

**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 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.

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### Auction Managers

Steve Slonaker • 765.969.1697 (cell)

Andy Walther • 765-969-0401 (cell)

### Online Bidding Available

You may bid online during the auction at [www.schraderauction.com](http://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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East Central Indiana  
**REAL ESTATE**

**103.5±**  
acres

OFFERED IN 3 TRACTS

WAYNE COUNTY • 6 MILES NORTH OF RICHMOND

**AUCTION**  
CROPLAND • WOODLAND • FARM HOUSE/BARN

Wednesday, March 1 at 6:00pm

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**AUCTION**

CROPLAND • WOODLAND • FARM HOUSE/BARN

WAYNE COUNTY • 6 MILES NORTH OF RICHMOND

**103.5±**  
acres

OFFERED IN 3 TRACTS

- Good Location Adjoining Fountain City
- Nice 24 Acres with Timber & Cropland
- Good House/Barns Ready to Move In
- Crop Rights 2023 Conveyed
- Productive Cropland
- Zoned R1 and A1



East Central Indiana  
**REAL ESTATE**

# AUCTION

WAYNE COUNTY • 6 MILES NORTH OF RICHMOND

**CROPLAND  
 WOODLAND  
 FARM HOUSE/BARN**

**103.5±  
 acres**  
 OFFERED IN 3 TRACTS

Wednesday, March 1  
 at 6:00pm

Online Bidding  
 Available

*Auction Site:*

Fountain City Lions Club,  
 600 W Main St (Fountain City Pike).  
 6 blocks west of stoplight.



*Inspections:*  
**Friday,  
 February 10 & 17  
 11am - 1pm**

*Property Location:* 1604 W Fountain City Pike, at Fountain City stoplight west 6 blocks to farm on north side. I-70 and US 27 exit then 6 miles north to stoplight and west on Main St/Fountain City Pike.

All acreages are approximate. (Sec. 2 Twp. 17N R 14E)

**TRACT 1: 24± acres** with 13.5± acres cropland and about 10± acres woodland. Great frontage on Fountain City Pike. Nice tract for your country place.

**TRACT 2: 77.5± acres** with est. 70± acres cropland. Frontage on Fountain City Pike with county approval of new driveway permit. Good Crosby and Treaty soils. Soil Index is 140/bu. Good drainage outlets. Buy separately or with Tracts 1 or 3.

**TRACT 3: 2± acres** with 2 story 2,116 sq. ft. house. Four bedrooms, 1 ½ bath, natural gas heat and central air. Nice woodwork. Big attached garage. 24' x 32' and 40' x 64' good pole barns. Nice yard.



*Auction Managers*

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*Owner* | Carolyn Nicholson Trust, Gary Nicholson  
 Trustee, Kirk Weikart Attorney

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