

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 89± 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; 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: Seller(s) 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 on or before November 15, 2023. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2024 crop rights and timber rights to be conveyed subject to 2023 crop removal.

REAL ESTATE TAXES: Seller to pay 2023 taxes payable 2024. Taxes estimated at \$3,428.70/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: Farm #301. FSA 53.6 acres cropland.

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.**

89± acres
Offered in 3 Tracts



Corporate Headquarters:
950 N Liberty Drive,
Columbia City, IN 46725
Centerville Office:
PO Box 202,
Centerville, IN 47330

East Central Indiana • Near Centerville • Wayne County
LAND AUCTION
Tuesday, September 19 • 6pm

SEPTMBER

Su	M	Tu	W	Th	F	Sa
		3	4	5	6	7
		10	11	12	13	14
		17	18	19	20	21
		24	25	26	27	28
						29
						30



SALE MANAGERS:

Steve Slonaker • 765.969.1697 (cell) #AU19300120
Andy Walther • 765.969.0401 (cell) #AU19400167

Schrader Real Estate and Auction Company, Inc. #AC63001504

Follow Us On:



800.451.2709 • www.SchraderAuction.com

East Central Indiana • Near Centerville • Wayne County
LAND AUCTION

Tuesday, September 19 • 6pm



*Cropland,
Woodland
& Barns*

89± acres
Offered in 3 Tracts

- All in Beans 2023 for Easy Viewing
- Crop Rights in 2024 to be Conveyed - Possession at Closing Subject to Crop Removal
- Centerville Schools • Nice Combination of Cropland & Good Woodland
- Pretty Stream & Great Recreation Area - Good Place for Your Pond • Newer Drainage Tile
- Good Location ½ Mile North of US Hwy 40 & Near I-70 Centerville Exit



800.451.2709 • www.SchraderAuction.com

East Central Indiana • Near Centerville • Wayne County

LAND AUCTION

Tuesday, September 19 • 6pm



INSPECTION DATES (3):
Fri, Aug. 25, Sept. 8 &
Sept. 15 from 9-11am



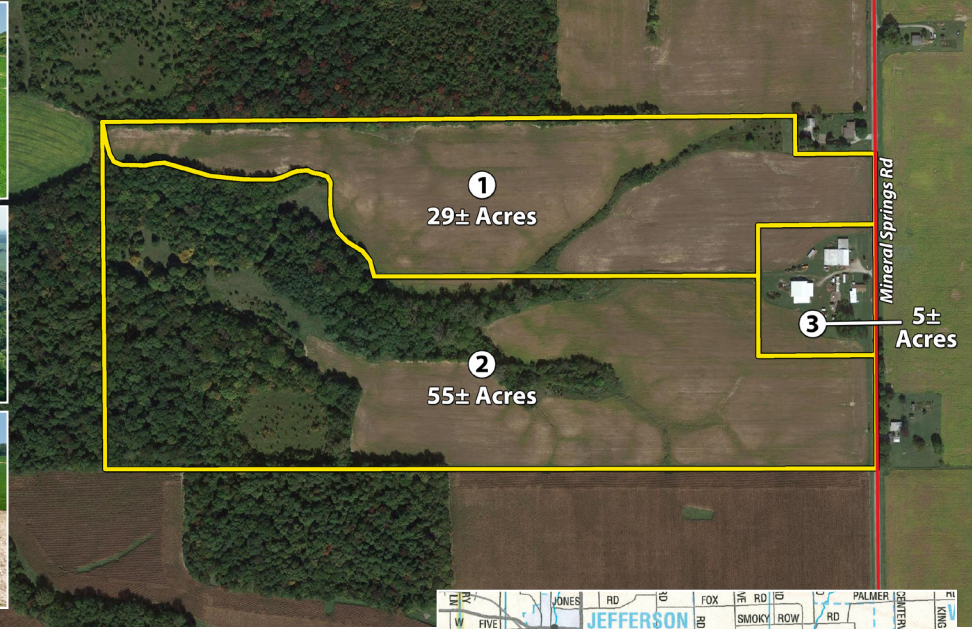
Tract 1



Tract 2



Tract 3



TRACT DESCRIPTIONS ALL ACREAGES ARE APPROXIMATE (SEC. 23 TWP. 16N R13E)

TRACT 1: 29± ACRES with 27± acres cropland. New tile. Crosby & Celina soils. About 200'± of frontage on Mineral Springs Rd.

TRACT 2: 55± ACRES with 26± FSA crop acres and 29± acres woodland. Timber has lots of Walnut with independent estimation of \$30,000 to \$40,000 potential value. Family camping spot with electric in woods. Good lane is on this tract to woodland. Estimated over 400'± of frontage on Mineral Springs Rd.

TRACT 3: 5± ACRES with 40'x60' barn/shop with (3) 40'x60' lean to. 60'x80' barn with lean to. Lots of storage here. Estimated over 450'± frontage on Mineral Springs Rd. Electric service. Put this tract together with Tracts 1 or 2.

OWNER: James M. Eliason Estate, April Runkle, Personal Representative

FEATURES:

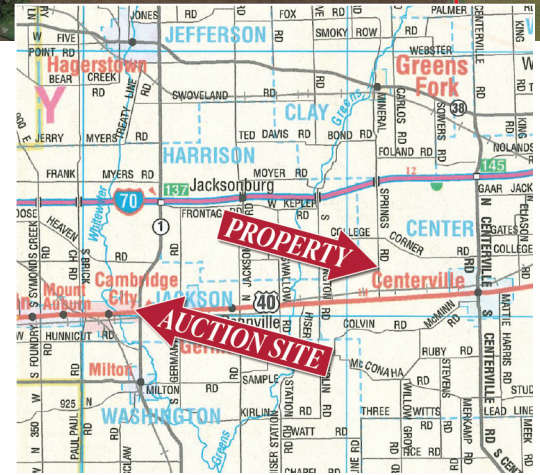
- All in Beans 2023 for Easy Viewing
- Crop Rights in 2024 to be Conveyed - Possession at Closing Subject to Crop Removal
- Centerville Schools
- Nice Combination of Cropland & Good Woodland
- Pretty Stream & Great Recreation Area - Good Place for Your Pond
- Newer Drainage Tile
- Good Location ½ Mile North of US Hwy 40 & Near I-70 Centerville Exit

Tract 2



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 info, call Schrader Auction Co. 800-451-2709



AUCTION SITE: Golley Center, 1007 E Main St, Cambridge City, IN. Corner of Hwy 1 & Hwy 40.

PROPERTY LOCATION: 298 S Mineral Springs Rd, Centerville, IN. Between Centerville & Cambridge City. From Centerville Hwy 40 (bridge closed) follow detour. From Cambridge City travel east about 6 miles to Mineral Springs Rd then north ½ mile to property on the west side.

Cropland,
Woodland
& Barns

89±
acres
Offered in 3 Tracts



800.451.2709 • www.SchraderAuction.com

SALE MANAGERS:

Steve Slonaker • 765.969.1697 (cell)
Andy Walther • 765.969.0401 (cell)