

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 11 individual tracts, any combination of tracts, or as a total 495± 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.

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

**DEED:** Sellers shall provide Trustee's Deed.

**CLOSING:** The targeted closing will occur on or after January 26th 2024, but on or before February 29th 2024. The balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing.  
**REAL ESTATE TAXES:** Seller to pay 2022 taxes payable in 2023 prior to closing. NOTE: Buyer(s) will be responsible for all 2023 taxes, payable in 2024.

**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 acreage's.

**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.**

# 495± Important Indiana LAND AUCTION

## TUESDAY, NOVEMBER 28<sup>th</sup> • 11:00 AM WAYNE COUNTY, IN



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

**Centerville, IN Office:**  
300 N. Morton Ave.  
Centerville, IN 47330

**Auction Manager:**  
**Andy Walther,**  
**765-969-0401**  
AC63001504, AU19400167

EAST CENTRAL INDIANA • WAYNE COUNTY  
Near Cambridge City and Greens Fork, IN

# Important Indiana LAND AUCTION

# 495± acres

Offered in 11 Tracts

- Investment Quality Soils (460± FSA Cropland Acres)
- Located between Cambridge City and Greens Fork, IN
- 2024 Crop Rights to the Buyer(s)
- Well drained soils with systematic drainage
- Potential Building Site and wooded Recreational tract
- Ranch Style home with buildings
- 1031 Exchange Opportunity

TRACTS 6-10

## TUESDAY, NOVEMBER 28<sup>th</sup> • 11:00 AM



TRACT 4

Auction held at the Wayne County Fairgrounds,  
KUHLMAN CENTER, 861 N. Salisbury Rd.,  
Richmond, IN 47374

800-451-2709 | [SchraderAuction.com](http://SchraderAuction.com)



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TRACT 3

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TRACTS 1 & 2



TRACTS 3-5



TRACTS 6-11

**AUCTION SITE:** Wayne County Fairgrounds, KUHLMAN CENTER, 861 N. Salisbury Rd., Richmond, IN 47374.

**PROPERTY LOCATION AND DIRECTIONS:**

**TRACTS 1- 5:** Located at or near 11513 Moyer Rd. Cambridge City, IN 47327. From Cambridge City take Hwy. 40 east 3 miles to Jacksonburg Rd. Turn left at Jacksonburg Rd. then head north 3 miles to Moyer Rd. Turn right on Moyer Rd. and travel ½ mile to Tracts 3-5 on your right. Continue ½ mile to find Tracts 1 & 2 on your left.

**TRACTS 6-11:** Located at the southwest corner of the intersection of Swallow Rd. and US Highway 40, Cambridge City, IN. From Cambridge City take Hwy. 40 east 3 ½ miles to the farm on your right. Continue to Swallow Rd. finding 1 mile of road frontage. (For GPS purposes, use 11751 US Hwy 40, Cambridge City, IN 47327).

**FARM A: 110± Acres (Sec. 4 of Clay Twp. & Sec. 4 of Harrison Twp.) 109± FSA Cropland Acres**

**TRACT 1: 100± ACRES** nearly all tillable. This is an excellent investment tract with productive Treaty, Crosby and Miamian soils. The farm features systematic drainage that was installed in the 1990's. Add this quality piece to your farming operation. Large field with ease of operation.

**TRACT 2: 10± ACRES** nearly all tillable with 40' of owned road frontage. Tracts of this size are very scarce in the market. Potential building site with an off-road setting. *Combine this with Tract 1 for 110± contiguous acres.*



TRACTS 1 & 2



TRACT 4



TRACT 9

**FARM B: 129± Acres (Section 8 of Harrison Twp.) 120± FSA Cropland Acres**

**TRACT 3: 102± ACRES** with 97± FSA Cropland acres and an additional 4.5± acres of surface drainage waterways. Quality soil types and a nice large field with excellent frontage along Moyer Road and I-70. The tract contains an income producing billboard fronting I-70.

**TRACT 4: 5± ACRES** featuring an established farmstead with house, barns and grain bins. Investigate everything this Tract has to offer including:

- 1,940± Sf Brick Ranch Home with 3 BR and 2 Full Baths. The home has many updates including a new kitchen, a full basement, and 2 ½ car attached garage. (1,544± sf main house w/396± sf finished all-season porch connecting to the garage). Updated mechanics including an electric geothermal water furnace.
- Steel-sided Machinery Shed (30' x 60')
- (2) Grain Bins with Drying Floors (10,000 bushel and 12,000 bushel)
- 2-story wood framed livestock barn (43' x 80' main structure with a 34' x 80' Lean-to)
- Additional concrete livestock floors and small outbuildings

*These rural homesteads are hard to find in the marketplace. The acreage allows for animals ... make this your mini-farm.*

**TRACT 5: 22± ACRES** with 17± FSA cropland acres. Featuring Westland and Treaty soils. The balance of this tract consists of a tree-lined creek. *Consider combining with Tract 3 & 4 for 129± acre complete farm unit.*



**FARM C: 256± Acres (Section 29 of Jackson Twp.) 231± FSA Cropland Acres**

**TRACT 6: 56± ACRES** nearly all tillable with frontage on US Hwy. 40. This is a highly visible tract featuring Crosby and Miamian Soils.

**TRACT 7: 41± ACRES** nearly all tillable. Frontage on Swallow Rd. *Consider combining with Tract 6 for 97± contiguous acres.*

**TRACT 8: 54± ACRES** nearly all tillable. Productive Crosby and Miamian Soils. Great investment tract or combine with adjacent tracts to increase your holdings.

**TRACT 9: 70± ACRES** nearly all tillable with an established lane to an older barn with (3) silos. 1,130± of road frontage. Electric and well located at the barn. Very productive Crosby soils with improved drainage.

**TRACT 10: 15± ACRES** nearly all tillable with predominantly Crosby soils. Potential building site or consider combining with Tract 11 for your 35± acre mini-farm. 530± ft. of frontage on Swallow Rd.

**TRACT 11: 20± ACRES** including 16± acres of woods and a 40' owned access with frontage on Swallow Road. This is a dense wildlife habitat that also offers an opportunity for a building site. Smaller wooded tracts are hard to find.



TRACT 4



TRACT 4



TRACTS 6-11



TRACT 9

**Inspection Dates: 10 AM to 12 NOON**

**Wednesday, November 8<sup>th</sup>**

**Wednesday, November 15<sup>th</sup>**

**Wednesday, November 22<sup>nd</sup>**

•• Meet a Schrader Representative at Tract 4 ••

**OWNER:** The Joyce E. Walther Revocable Living Trust  
Dated October 8, 2020  
**FOR INFORMATION CALL SALE MANAGER:**  
Andy Walther, 765-969-0401 (cell) • andy@schraderauction.com

**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.

**SCHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS

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