

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 35± 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 Warranty Deed.

CLOSING: The targeted closing date will be approxi-

mately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing subject to 2024 crop lease.

REAL ESTATE TAXES: Taxes to be prorated to the day of closing. Current 2023 pay 2024 taxes are \$ 1,819.52 for the entire property.

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. (24.55 Acres of Cropland per FSA)

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.

SCHRADER
Real Estate and Auction Company, Inc.

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SchraderAuction.com

Land **AUCTION**
WAYNE COUNTY - Economy, IN

35±
Acres
Offered in 2 Tracts



AUGUST 2024

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
		6	7	8	9	10
4	5	13	14	15	16	17
11	12			22	23	24
18	19	20	21	28	29	30
25	26	27				31

Land **AUCTION**

WAYNE COUNTY - Economy, IN
2 Miles west of Economy, IN & 20 Miles to Muncie, IN

800.451.2709
SchraderAuction.com

35±
Acres
Offered in 2 Tracts

- 2025 Crop rights to Buyer • Frontage on (2) roads (Jacksonburg & Charles Roads)
- Quality soil mix of Westland, Ockley & Shoal loams
- Hard-to-Find Smaller Tracts, Country Farmstead • Potential Country Building Sites

TUESDAY, AUGUST 13th @ 6:00 P.M.

Auction held at "The Meeting Place", 11 E. Main St., Hagerstown, IN 47346



TRACT 1



TRACT 2



TRACT 2

Land AUCTION

WAYNE COUNTY - Economy, IN



TRACTS 1 & 2

35± Acres

Offered in 2 Tracts

TUESDAY, AUGUST 13th @ 6:00 P.M.

PROPERTY LOCATION: 12139 Charles Road, Economy, IN 47339. From US Highway 35, travel northwest of Economy 2 miles to Jacksonburg Rd. Then left (south) ¼ mile to Charles Rd. Farm has frontage on Jacksonburg & Charles Roads.

AUCTION LOCATION: "The Meeting Place", 11 E. Main St., Hagerstown, IN 47346

- 2 Miles west of Economy, IN & 20 Miles to Muncie, IN
- 2025 Crop rights to Buyer
- Frontage on (2) roads (Jacksonburg & Charles Roads)
- Quality soil mix of Westland, Ockley & Shoal loams
- Hard-to-Find Smaller Tracts, Country Farmstead
- Potential Country Building Sites

OWNER: Vernon Keith Short and Barbara A. Short Trust
For Information call: SALES MANAGER: Andy Walther, 765-969-0401 (cell), andy@schraderauction.com



TRACT 2



TRACT 2



INSPECTION DATES:
10 AM to 11 AM
Tuesday, July 30th
Tuesday, August 6th

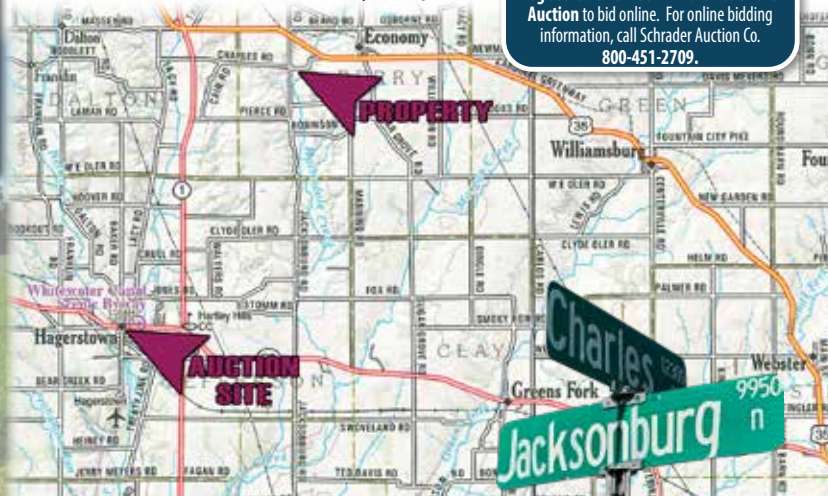
TRACT DESCRIPTIONS: All acreages are approximate. (Sec. 32, Perry Twp)

TRACT 1: 20.5± ACRES with 17± acres tillable featuring Westland & Ockley soils. Frontage on Jacksonburg & Charles Rd. This piece features a tree-lined stream that crosses the southeast portion of the tract. This is truly a hard-to-find property with a mix of quality soils, water, trees, and good frontage. Examine the possibility of building your place in the country here.

TRACT 2: 14.5± ACRE farmstead with 2-story home and a pole barn. Established trees around the house makes for a very nice setting. Features a mix of 8± acres of tillable land along with 5± acres of mature woods and a stream for recreation and hunting. Frontage on Charles Rd, which is a dead end road creating a low traffic setting. Tracts of this size are hard-to-find in the marketplace. House has 1,516 sf of living space on the first floor and 2 additional bedroom areas on the 2nd floor). Come bid your price!

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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