

SCHRADER
Real Estate and Auction Company, Inc.

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

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Centerville, IN 47330

AUCTION MANAGER:
ANDY WALTH,
765-969-0401

AC63001504, AU19400167



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NOVEMBER 2024

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

LAND Auction 133.5[±] acres

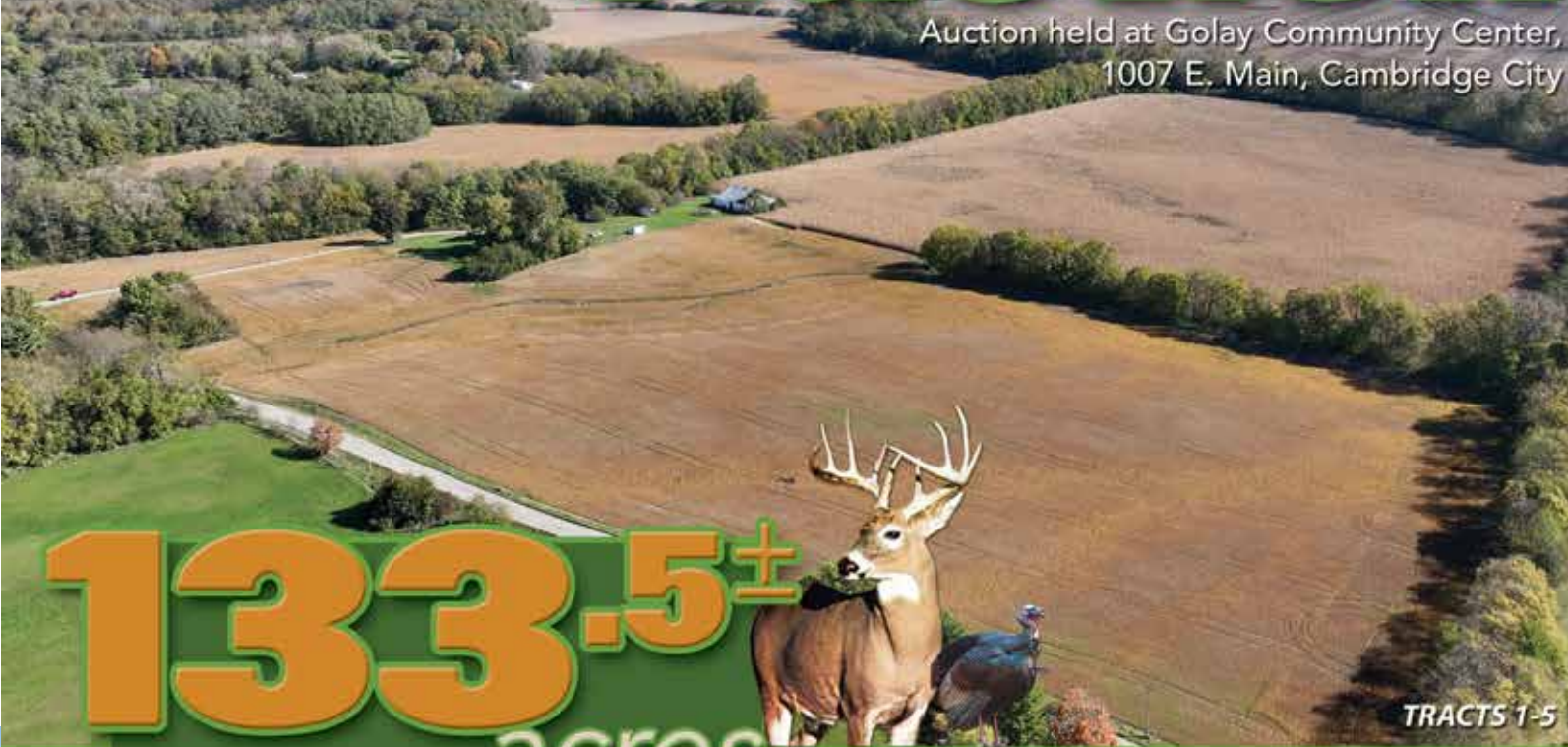
Offered in 6 Tracts or Any Combinations of Tracts

WAYNE COUNTY, IN

LAND Auction

WAYNE COUNTY, IN • Just north of CENTERVILLE, IN

Auction held at Golay Community Center, 1007 E. Main, Cambridge City



133.5[±] acres

Offered in 6 Tracts or Any Combinations of Tracts

TRACTS 1-5

LAND Auction 133.5[±] acres

WAYNE COUNTY, IN • Just north of CENTERVILLE, IN

Offered in 6 Tracts or Any Combinations of Tracts

- 1 Mile North of CENTERVILLE, IN (Easy I-70 Access, Exit 145)
- 2025 Crop rights to Buyer
- Frontage on West Grove & Kempton Roads
- Quality River Bottom soil mix of Westland & Sleeth Loams
- 104± FSA Cropland Acres
- Abundant Wildlife Presence- Frontage along the Nolands Fork River
- Big BUCK Country with Wild TURKEY Pressure
- Potential Country Building Sites
- Farmstead w/ 2,100 sf Home • Centerville Schools

TRACTS 1, 2, 4-6

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- Centerville Schools

TRACT 1



Saturday, November 23rd
@ 10:00 A.M.

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WAYNE COUNTY, IN • Just north of CENTERVILLE, IN

LAND Auction

133.5± acres

TRACTS 2-4

Offered in 6 Tracts or Any Combinations of Tracts

Saturday, November 23rd @ 10:00 A.M.



TRACT 2

AUCTION SITE: Golay Community Center, 1007 E. Main, Cambridge City, IN 47327. Located at the intersection of US 40 and State Hwy. 1 on the northwest corner.
PROPERTY LOCATION: 1043 West Grove Rd., Centerville, IN 47330. From the middle of Centerville at the stoplight on US 40, travel north on Morton Avenue for 2 miles to Kempton Rd. Turn left and proceed ¼ mile to the farm. Continue to West Grove Rd., then left to the homestead.

INSPECTION DATES: 11 AM – 12 Noon
Thursday, November 7th | Thursday, November 14th | Thursday, November 21st

TRACT DESCRIPTIONS: All acreages are approximate. (Sec. 18, Center Twp)

TRACT 1: 40± ACRES with 33.5± FSA Cropland acres and the balance in woodland and river frontage. This is a great combination tract with income producing tillable land and endless outdoor recreational opportunities. The cropland features an impressive mix of Westland & Sleeth loams. Frontage on Kempton Road.

TRACT 2: 50± ACRES with 46± FSA Cropland acres. Frontage on West Grove Rd. This tract also features Nolands Fork River frontage. Soils include a productive Westland, Sleeth, & Eldean mix. Consider combining this with adjacent tracts.

TRACT 3: 5± ACRE POTENTIAL BUILDING SITE currently in crop production. Examine the possibility of building your dream home here. Great location in the Centerville School District. Rural building tracts are very scarce in this market.

TRACT 4: 7.5+ ACRE COUNTRY FARMSTEAD featuring a 1 ½ story (2,100 sf) vinyl-sided home and 1-car detached garage. Mature trees create an attractive setting with multiple smaller outbuildings and a turn-of-the-century livestock barn with hand-hewn beams.

TRACT 5: 22± ACRES HUNTER'S PARADISE with a great mix of woods, open tillable land and flowing creek. This is a great hunting tract with strong signs of turkey and whitetail deer. 425' of frontage on West Grove Rd. AND a 40' owned access off of Kempton Rd. Also examine the possibility for this to be a secluded estate building site. Consider combining with tract 1, 4, or 6.

TRACT 6: 9± ACRE POTENTIAL BUILDING SITE with a mix of woods and open land. Examine the possibility of building your dream home here. Centerville School District. Frontage on Kempton Rd. Smaller tracts like this are very hard to find. Consider combining with Tract 5 for a unique property.

OWNER: Ryan J. & Lindi M. Bryant
FOR INFORMATION CALL SALE MANAGER:
Andy Walther, 765-969-0401 (cell) • andy@schraderauction.com



TRACT 4



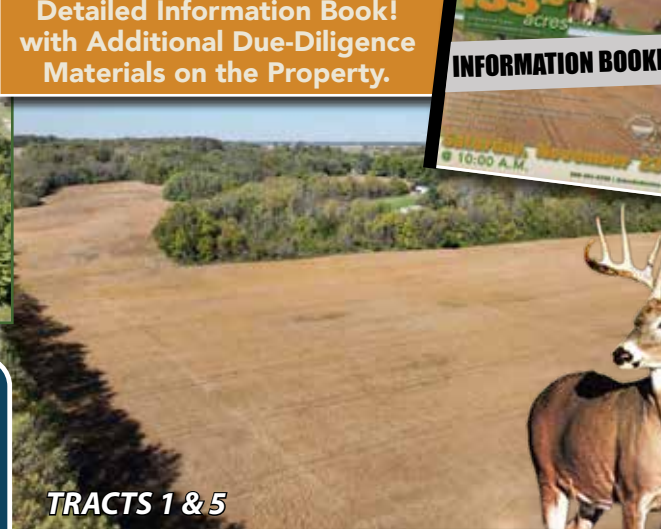
TRACT 5



Contact Auction Manager for Detailed Information Book! with Additional Due-Diligence Materials on the Property.



TRACT 6



TRACTS 1 & 5



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.

AUCTION TERMS & PROCEDURES:
PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 133.5+ 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 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 2024 taxes payable 2025 by giving an estimated credit at closing.
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.
STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.



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