

East Central Indiana

LAND AUCTION

Wayne County

39.9±

Offered in 1 Tract *ACRES*

All Cropland

- Adjoining Centerville City Limits
- Excellent Location
- 3 Miles West of Richmond
- Crop Rights 2025 Conveyed
- FSA/USDA Cropland 39.81 Acres
- Productive Cropland/Soil Index 141.2 Bu.



800.451.2709

SchraderAuction.com

THURSDAY, JANUARY 23 AT 1:00PM

Held at the Cope Center, Centerville, IN • Online Bidding Available



Real Estate and Auction Company, Inc.
 950 N Liberty Dr, Columbia City, IN 46725
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Auction Managers

Steve Slonaker • 765-969-1697 (cell)
 #RB14008107, #AU19300120

Andy Walther • 765-969-0401 (cell)
 #RB14024625, #AU19400167

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 Company.

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Auction Terms & Conditions:

PROCEDURES: The property will be offered in 1 individual tract, as a 39.9± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

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.

PURCHASE DOCUMENTS: Immediately after the close of bidding, the high bidder will sign purchase documents in the form provided in the bidder packets.

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 February 21, 2025. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2025 crop rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2024 taxes payable 2025 to be credited to Buyer(s) at closing. 2024 taxes at \$1,483.98/yr.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be provided. Buyer(s) and Seller will share survey expense 50:50.

FSA INFORMATION: Farm #5639, Tract 1195. Bases corn, beans & wheat.

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.

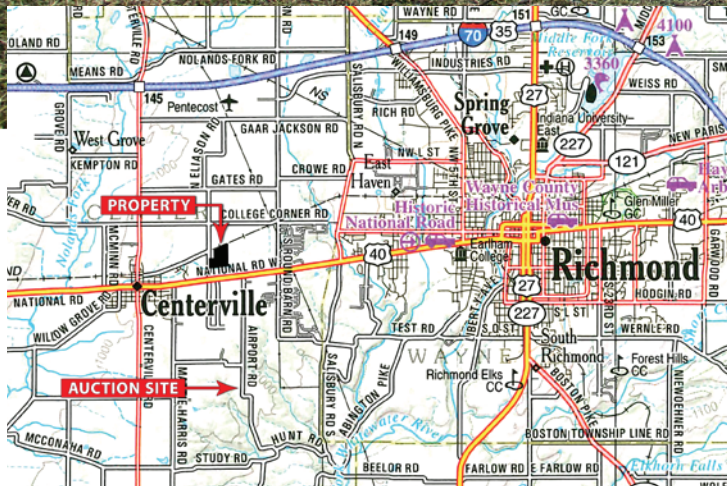
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

LAND AUCTION

39.9±

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All Cropland



Auction Site: Cope Center, 1730 Airport Rd, Centerville, IN. From Centerville east 1/2 mile to Airport Rd on south side then 1/2 mile south.

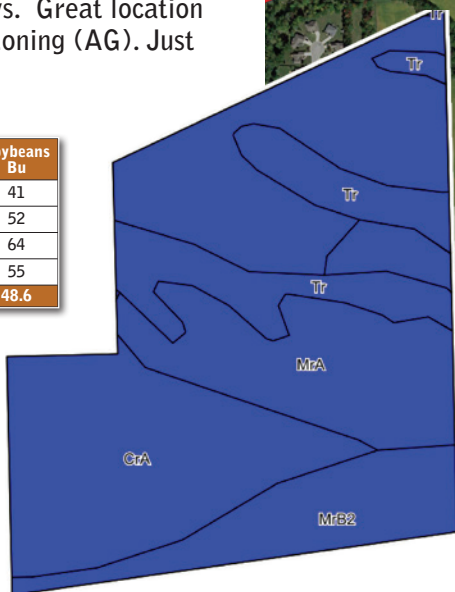
Property Location: Eliason Rd, just east of Centerville, IN. 1/4 mile north of intersection of US 40 and Eliason Rd or 1 mile east of Centerville.

(Sec. 21 Twp. 16N R 14E) All acreages are approximate with about 39 acres cropland.

Tract 1: 39.9+ acres nearly all cropland. About 736 ft. of frontage on Eliason Rd. 2 waterways. Great location and investment cropland. Centerville Zoning (AG). Just north of US 40.

Code	Soils Description	Acres	Percentage of Field	Corn Bu	Soybeans Bu
CrA	Crosby silt loam	20.32	50.7%	123	41
MrA	Miami silt loam	8.61	21.4%	147	52
Tr	Treaty silty clay loam	6.03	15.0%	181	64
MrB2	Miami silt loam	5.18	12.9%	157	55
Weighted Average				141.2	48.6

Owner: JoAnn Tubesing and Dale R. Tubesing, Jr.



Inspection Dates: Inspection at your own schedule subject to ground condition. Come to Schrader Office, 300 N. Morton or 7141 College Corner Rd. if any questions.

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