

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 58 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; 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by December 30, 2016.

POSSESSION: At closing. 2017 crop rights and timber rights to be conveyed.

REAL ESTATE TAXES: Seller to pay installment assessed 2016 due and payable 2017. Taxes estimated at \$2,462.00/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 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 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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58[±] acres *Land*
AUCTION
in 2 tracts

Wayne County, IN



Near Centerville • Wayne County, IN

Land
AUCTION

58[±] acres
in 2 tracts

SCHRADER
Real Estate and Auction Company, Inc.



ONLINE BIDDING
AVAILABLE

Nice Size Farm with Good Location
Great Recreational & Investment Tract
Brick Ranch Home • Cropland
Cambridge City
Schools

Just Off Hwy. 40
Between Centerville &
Cambridge City, IN



Wednesday, November 16
at 5:30pm *Auction held on site*

Land AUCTION

Wednesday, Nov. 16 • 5:30pm

58[±] acres in 2 tracts

Near Centerville • Wayne County, IN

AUCTION SITE: Auction to be held on site.

PROPERTY LOCATION: 1430 Hiser Station Rd., Milton. From Hwy. 1 and Hwy. 40 at Cambridge City then east 4 mi. to Hiser Station Rd. then South ¼ mi. to farm on the west side. From Centerville west on Hwy. 40.

TRACT DESCRIPTIONS:

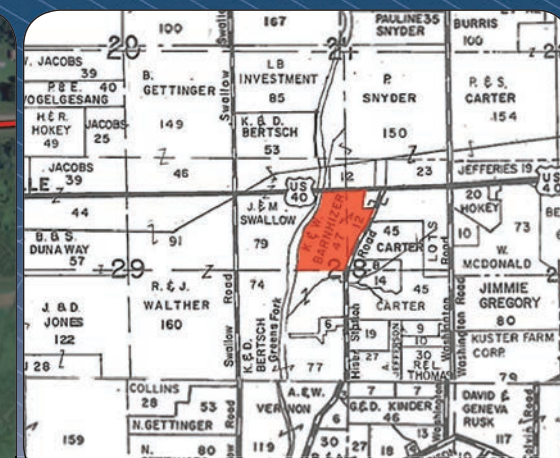
All acreages are approximate. (Sec. 28 Twp. 16N R 13E)

TRACT 1: 44± ACRES with about 30 acres cropland and 14± acres pretty woodland. Scenic Greens Fork River is on the property for ½ mi. and frontage on Hwy. 40. This is a great combination of cropland and recreational property. Good long term investment with crop income and timber.

TRACT 2: 14± ACRES with attractive brick ranch with 1,670 sq. ft. living area. 3 bedrooms and 2½ baths. Central air and 2 car garage. Also, good 40' x 60' pole barn with 3 box stalls for horses. Generator hook up. Pasture and woodland along Hiser Station Rd. Well-kept property.

INSPECTION DATES:

Saturday, October 29th • 9:00 to 11:00 AM
Saturday, November 5th • 9:00 to 11:00 AM
Saturday, November 12th • 9:00 to 11:00 AM
and Day of Sale 4:00 PM



Between Centerville and Cambridge City, IN



SCHRADER
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OWNER:

Willa Mae Barnhizer, Carla Suttles, POA

SALES MANAGERS:

Steve Slonaker • 765-855-2045 or 877-747-0212
or Andy Walther • 765-969-0401



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.