

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered as 1 tract, consisting of a total of 81.35± acres. There will be open bidding as determined by the Auctioneer.

**DOWN PAYMENT:** Real Estate 10% down payment on the day of the auction w/ 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 & 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:** The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title insurance policy in the amount of the purchase price. All tracts sold "As-Is".

**DEED:** Seller(s) shall provide a Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before November 30th, 2020.

**POSSESSION:** Possession on all tracts will be delivered at closing subject to current 2020 crop lease. Buyer to receive 2021 CROP RIGHTS!

**REAL ESTATE TAXES / ASSESSMENTS:** Seller will pay 2020 taxes due & payable in 2021 by giving the Buyer a credit at closing.

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

**SURVEY:** It is expected that the property will be conveyed using the current legal description. If a survey is needed, Buyer(s) & Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

**EASEMENTS & LEASES:** Sale of the property is subject to any & all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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.**

Wednesday, October 28 • 6pm

Centerville, IN • Wayne County • Washington Township

Farm & Recreational  
*Land Auction*

81.35±  
*acres, 1 tract*

October	SU	M	TU	W	TH	F	SA
	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	31



*Auction Manager:* Andy Walther • 765.969.0401

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800.451.2709 • www.SchraderAuction.com

Wednesday, October 28 • 6pm

Centerville, IN • Wayne County • Washington Township

Farm & Recreational  
*Land Auction*

- 40± FSA Current Crop Acres
- 2021 Crop Rights to Buyer
- Tree-lined Fence Rows & Pasture w/ Land for Hunting & Recreation
- Great Location w/ Good Road Frontage
- Old Farmstead Site w/ Established Lane & Barns
- Fenced Pasture & Meadows
- Opportunity for the Buyer to Split Into Smaller Tracts

81.35±  
*acres*  
Offered in 1 Tract

ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com



Wednesday, October 28 • 6pm

Centerville, IN • Wayne County • Washington Township

# Farm & Recreational Land Auction

*Inspection Dates:*

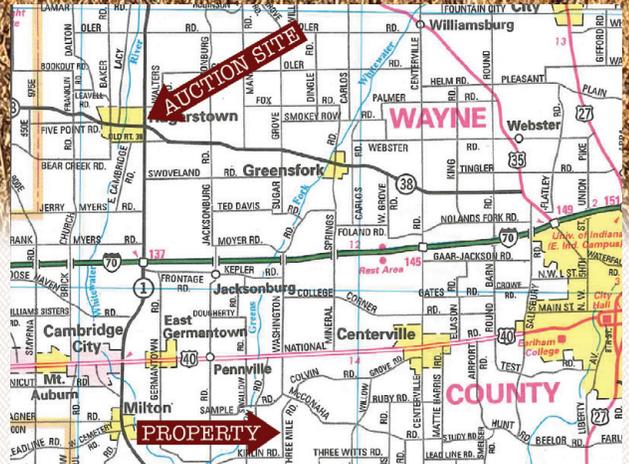
Tuesday, October 13 & 20 • 10am-11am

# 81.35±

acres, 1 tract

81.35± acres

Three Mile Rd



*The Fisher Farm presents a mix of income producing crop, pasture & recreational land. Come examine all of the possibilities!*

- 40± FSA Current Crop Acres • 2021 Crop Rights to Buyer
- Tree-lined Fence Rows & Pasture w/ Land for Hunting & Recreation • Great Location w/ Good Road Frontage
- Old Farmstead Site w/ Established Lane & Barns • Fenced Pasture & Meadows • Opportunity for the Buyer to Split Into Smaller Tracts

### *Tract Details - All Acreages are Approximate*

81.35± acres w/ 40± tillable acres. Good frontage on Three Mile Rd. This has been used as a combination farm w/ a corn & bean rotation & a small 2± acre field of established hay. The balance is in pasture w/ lots of fence. There is an established lane leading to the barns & old home-site where there is electric service & an older well. Come examine ALL the opportunities this farm has to offer!

*Property Location:* Section 4 of Washington Twp., Wayne County • 3304 Three Mile Road, Centerville, IN 47330 • From US 40 & stoplight in Centerville, travel west on US 40 6 miles to Pennville Road. Take Pennville Road South 4 miles to Kirlin Road. Head East on Kirlin (Kirlin turns into Three Mile Road). Farm will be on your left.

*Auction Location:* Hartley Hills Country Club • 201 N Woodpecker Road, Hagerstown, IN 47346 • Located at the corner of SR 1 & SR 38.



**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.

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*Owner:* Barbara Fisher

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