

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as the total 166± acre unit. There will be open bidding on all tracts and combinations 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, 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: Seller's shall provide an owners title insurance policy in the amount of the purchase price

DEED: Seller(s) shall provide a Trustee's Deed and Personal Representative's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before December 28th, 2020.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2021 CROP RIGHTS!

REAL ESTATE TAXES/ASSESSMENTS: Seller to pay taxes for the 2020 period due and payable in 2021 by giving the buyer(s) a credit at closing.

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

SURVEY: Prior to the auction, a new survey will be made as there is no existing legal description for the property. Surveys will also be created where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50 of both the pre-auction survey and any further

tract division that is needed. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.

EASEMENTS & LEASES: 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 decisions of the Auctioneer are 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: Photos of Wildlife are for illustrative purposes only and are not of the auction property.

166± Acres LAND AUCTION

WAYNE COUNTY

IN 4 TRACTS

CENTERVILLE, IN OFFICE:
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Andy Walther • 765-969-0401
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AC63001504, AU19400167, AU19300120

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



Eastern Indiana LAND AUCTION

166± Acres

IN 4 TRACTS

WAYNE COUNTY

Come examine all of the possibilities this property has to offer!

- Pristine Beauty and Quality Hunting
- Area known for Heavy Whitetail Population
- Great Mix of Recreational land w/income producing tillable acres
- 88± FSA Crop Acres, 2021 Crop Rights to Buyer
- 5 miles south of Richmond, IN w/easy access off US 27
- Scenic Elkhorn Creek frontage with mature woods



SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

Tuesday, November 24th • 11 am

800-451-2709 • SchraderAuction.com

166± Acres

Eastern Indiana

WAYNE COUNTY

LAND AUCTION

IN 4 TRACTS

Tuesday, November 24th • 11 am

PROPERTY LOCATION: Adjacent to 5051 Esteb Road, Richmond, IN 47374. Take US 27 south of Richmond 5 miles to Esteb Rd. Left on Esteb Rd. Farm will be on the east side of the road with 2 different points of frontage.

NOTE: Buildings not included in the auction.

AUCTION SITE: Wayne County Fairgrounds (Kuhlman Building Lobby). 861 N. Salisbury Road, Richmond, IN 47374.

TRACT DESCRIPTIONS: (all acreages are approximates)
Wayne County, Boston Township, Section 29

TRACT 1: 56± ACRES with 47± FSA tillable acres. Productive tillable land with mature tree-lined fence rows. Currently farmed in 3 fields. Potential estate-size building site offering privacy and seclusion. Mix of Eldean and Miami soils.

TRACT 2: 33± ACRES with 17± FSA tillable acres. This is a great combination tract with a mix of open land and wooded terrain. Perfect for the hunter or outdoorsman. Make your food plots here or investigate this as a potential building site.

Tract 3: 27± ACRES featuring wooded land and thicket split by the Elkhorn Creek. 40' owned access strip from Esteb Rd. Consider combining with Tract 1 or Tract 4. Some potential timber value. Great opportunity here!

Tract 4: 50± ACRES nearly all wooded. This tract offers you mature woods and beautiful views of Elkhorn Creek. The Elkhorn is a tre gem featuring meandering waters and impressive limestone rock walls. You will find abundant wildlife great for recreation. An 80' owned access strip form Esteb Road.



INSPECTION TIMES:
Wednesday, November 4th • 11:00 am - Noon
Tuesday, November 10th • 11:00 am - Noon
Wednesday, November 18th • 11:00 am - Noon



TRACT 1



TRACT 2



TRACT 2



TRACT 4



OWNER: S. Jackson Hunt Estate (1/2) and Beverly R. Hunt Credit Trust (1/2)

US Bank, Wealth Management Pers. Rep. and Howard Hunt, Trustee

For Information Call: Auction Manager(s):

Andy Walther • 765-969-0401

Steve Slonaker • 765-969-1697

Email: andy@schraderauction.com



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 Schradler Auction Co. - 800-451-2709.

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SCHRADER
Real Estate and Auction Company, Inc.

TRACT 4