

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as the total 200± 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 Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before **March 18, 2021.**

**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:** Survey(s) will be done 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.

**EASEMENTS:** Sale of the property is subject to any and all easements of record. Access to Tracts 1 & 2 are via established easement off of Pennville Rd. This same easement will service the house and buildings that are part of this property and NOT included in the auction.

**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

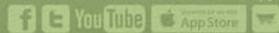


Real Estate and Auction Company, Inc.

950 N Liberty Dr, Columbia City, IN 46725

800.451.2709 • 260.244.7606

Follow Us and Download Our iOS App



Wayne County, Indiana  
**LAND AUCTION**  
Between Connersville & Cambridge City

**200±**  
acres  
Offered in 3 Tracts

**AUCTION MANAGERS:**

Andy Walther • 765-969-0401  
andy@schraderauction.com #AU19400167

Steve Slonaker • 765.969.1697  
#AU19300120

<b>FEBRUARY</b>	Sun	Mon	<b>TUE</b>	Wed	Thu	Fri	Sat
		1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	<b>16</b>	17	18	19	20
	21	22	23	24	25	26	27
	28						

**ONLINE BIDDING AVAILABLE**

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.

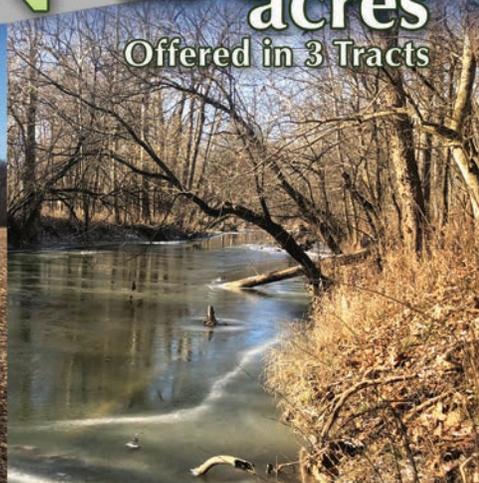
**800.451.2709**  
**SchraderAuction.com**

Milton, Indiana • Wayne County, Washington Township  
**LAND AUCTION**  
Between Connersville & Cambridge City

**200±**  
acres  
Offered in 3 Tracts



- Quality Tillable Land, 154± FSA Crop Acres
- 2021 Crop Rights to the Buyer
- Potential Building Site w/ River Access
- 5 Miles SE of Cambridge City & 5 Miles NE of Connersville
- Scenic Greens Fork River Frontage Lined w/ Mature Trees



held at Golay Community Center  
1007 E Main St (US 40), Cambridge City

**TUESDAY, FEBRUARY 16 • 11:00am**

Milton, Indiana • Wayne County, Washington Township

# LAND AUCTION 200± acres

Between Connersville & Cambridge City

Offered in 3 Tracts

**PROPERTY LOCATION: 3299 Pennville Rd. MILTON, IN 47357.** Access off of Pennville Rd is via an established easement which is also a shared lane. Continue back lane past the first house to the Auction property. Additional frontage on Kirlin Rd and Hiser Station Rd. **NOTE: Buildings not included in the auction.**

**AUCTION SITE:** Golay Community Center, 1007 E Main St (US 40), Cambridge City, IN 47327

 Online Bidding Available



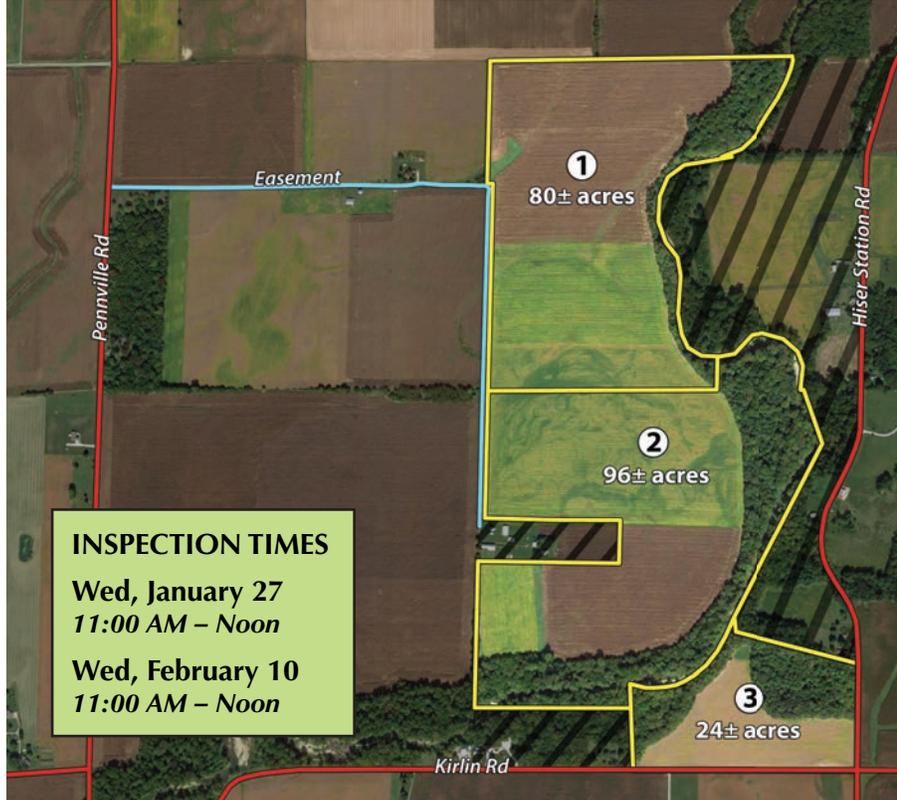
### Wayne County, Washington Township, Section 5

**TRACT 1: 80± acres** with 73± FSA tillable acres. Productive tillable tract farmed as 1 field. Good mix of Ockley and Eldean Soils. This tract has Greens Fork River access. Established easement access off of Pennville Rd. **NOTE: Residential building only allowed with approved variance.**

**TRACT 2: 96± acres** with 66± FSA tillable acres. This could be an excellent secluded hunting tract with great income potential. Lots of Greens Fork River Frontage. Established easement access off of Pennville Rd. **Note: Residential building only allowed with approved variance.**

**TRACT 3: 24± acres** with 15± FSA tillable acres. Great combination tract with a mix of open land and wooded terrain. Perfect for the hunter or outdoorsman. Make your food plot here or investigate as a potential building site. This tract has access to Greens Fork River. Abundant frontage on Hiser Station Rd and Kirlin Rd. Tracts of this size are getting hard to find.

**OWNER:** Sandy M. & Mary Ellen Richards (1/2) and Delores M. Richards (1/2)



### INSPECTION TIMES

**Wed, January 27**  
11:00 AM – Noon

**Wed, February 10**  
11:00 AM – Noon

