



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

**CENTERVILLE OFFICE:**  
300 N. Morton Ave.  
Centerville, IN 47330

**Auction Manager:**  
**Mark Smithson,**  
**765-744-1846**

AC63001504, AU10100108



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**800-451-2709**  
**SchraderAuction.com**

# land AUCTION **130<sup>±</sup>** acres

Offered In 3 Tracts

East Central Indiana · Wayne County

OCTOBER 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	<b>11</b>	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

East Central Indiana · Wayne County

# 130<sup>±</sup>

acres

Offered In 3 Tracts

- Great location - just 8 miles SW of Richmond
- Only 1 hour to Indianapolis or Dayton
- Attractive mix of Tillable Cropland and Recreational Acreage
- 88± Tillable Acres, 2023 Crop rights to the Buyer
- Beautiful Nolands Fork River winds through the farm

# land AUCTION

Tuesday **October 11<sup>th</sup>** • 6pm

East Central Indiana · Wayne County

*Attention:  
Farmers, Hunters,  
and Recreation  
Enthusiasts!*

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Tuesday **October 11<sup>th</sup>** • 6pm



**INSPECTION DATES:**  
10 AM - 12 NOON  
Thursday, September 22<sup>nd</sup>  
Thursday, September 29<sup>th</sup>  
Meet a Schradler Rep on Tract 1.  
(Corner of Willow Grove Road  
and McConaha Road)



TRACT 2



TRACTS 1 & 2



TRACT 3

**PROPERTY LOCATION:** From US 40 and Morton Ave. in downtown Centerville: Travel south on Morton Ave. (becomes Centerville Rd.) approximately 1½ miles to Ruby Rd. Turn right (west) and travel 1½ miles to Willow Grove Rd., then left (SW) on Willow Grove for approximately ¾ mile to the farm at the intersection of McConaha Rd. and Willow Grove Rd.

**AUCTION LOCATION:** Golay Community Center, 1007 E. Main St., Cambridge City, IN. At the intersection of US 40 and SR 1 on the NW corner.

Section 2, Township 15 North, Range 13 East, Center Township, Wayne County

**TRACT DESCRIPTIONS:**

**TRACT 1: 32± ACRES** with 24.2 acres tillable per FSA. This is a nice investment tract or consider adding to your current farming operation. Frontage on both McConaha Road and Willow Grove Road and bordered by Nolands Fork River on the west. Perfect to combine with Tract 3.

**TRACT 2: 58± ACRES** with 36± tillable acres. This tract features a tremendous combination of quality tillable land with beautiful hunting and recreational acreage along the Nolands Fork River. Access along McConaha Road. Don't miss this rare opportunity.

**TRACT 3: 40± ACRES** with 28.3 acres tillable per FSA. Nice combination of productive, tillable acreage with access to Nolands Fork River. Access along Willow Grove Road.

The Real Estate Taxes include improvements and acreage that will be retained by the present owners. Please contact the Auction Manager for more information.



TRACT 1



TRACT 2



TRACT 2



**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 Schradler Auction Co. - 800-451-2709.

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**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 130± 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.  
**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide Warranty Deed(s).  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction. With the balance of the real estate purchase price due at closing.  
**POSSESSION:** Possession is at closing subject to 2022 tenant crop rights.  
**REAL ESTATE TAXES:** Seller to pay taxes for the 2022 calendar year due and payable in 2023 via credit at closing. 2021/2022 taxes were \$4,281.72. This total includes acreage and improvements not offered in the auction.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**FARM PROGRAM INFO:** Farm #377, Tract #818. Contact agent for more info.  
**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.  
**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**AGENCY:** Schradler Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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 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.**



**SELLER:** James and Carolyn Perry  
**AUCTION MANAGER:** Mark Smithson • 765-744-1846  
**Email:** [mark@schraderauction.com](mailto:mark@schraderauction.com)