

144[±] Acres

Offered in 4 Tracts

EAST CENTRAL
INDIANA
WAYNE
COUNTY

- 134.13 FSA Total Crop Acres
- Productive Cropland
- 2026 Crop Rights to be Conveyed
- Nice Woodland with Stream
- Well Maintained Waterways
- Good Hunting Potential
- Just off US 35 on Brooks Rd
- Good Frontage on Williamson, Brooks & Carlos Rd

Wednesday, November 5 • 6:00pm

at Golay Community Center, Cambridge City, IN • Online Bidding Available

• CROPLAND • WOODLAND



800.451.2709
SchraderAuction.com

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AUCTION MANAGERS

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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 Company.

800.451.2709
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LAND AUCTION

Between Williamsburg & Economy & 10 Miles Northwest of Richmond

Wednesday, November 5 • 6:00pm

at Golay Community Center, Cambridge City, IN • Online Bidding Available

EAST CENTRAL INDIANA • WAYNE COUNTY CROPLAND • WOODLAND

144[±] Acres

Offered in 4 Tracts



AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 144± 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: 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 and/or Trustee Deed.

CLOSING: The targeted closing date will be 12/15/25. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2026 crop rights and timber rights to be conveyed. Seller to retain 2025 crop rights.

REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 to be credited to Buyer(s) at closing. Taxes estimated at \$5,713.98/yr. for all tracts.

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.
Farm #6594 Tracts 691, 693 & 9706

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.

LAND AUCTION

Between Williamsburg & Economy
& 10 Miles Northwest of Richmond

**144[±]
Acres**
Offered in 4 Tracts

AUCTION SITE: Golay Community Center,
1007 E. Main, Cambridge City, IN.
Located at the intersection of US 40
and St Rd 1 on the northwest corner.

PROPERTY LOCATION: 3 miles northwest of
Williamsburg between Carlos Rd. & Williamson Rd.
on Brooks Rd. **From Williamsburg** north on US 35
to Brooks Rd., then west 1/2 mile to Farm #2 on the
north side at Carlos Rd. Continue west to Farm #1
continuing to corner of Brooks Rd. & Williamson Rd.

All acreages are approximate. (Sec. 34 & 35 Twp. 18N R 13E)

FARM #1 – 66± ACRES

TRACT 1: 15± acres all
cropland. Good frontage
on Williamson Rd. Miami
and Crosby soils. Corn
Index 147.8 Bu. 0.6± acre
CRP waterway.

TRACT 2: 51± acres all
cropland. Good frontage
on Brooks Rd. Great
Crosby and Treaty soils.
Corn Index 144.2 Bu.

FARM #2 – 78± ACRES

TRACT 3: 44± acres
with 40± acres cropland
and 4± acres woodland
along stream. Strawn,
Crosby and Treaty soils.
Corn Index 135 Bu. Good
frontage on Brooks Rd.

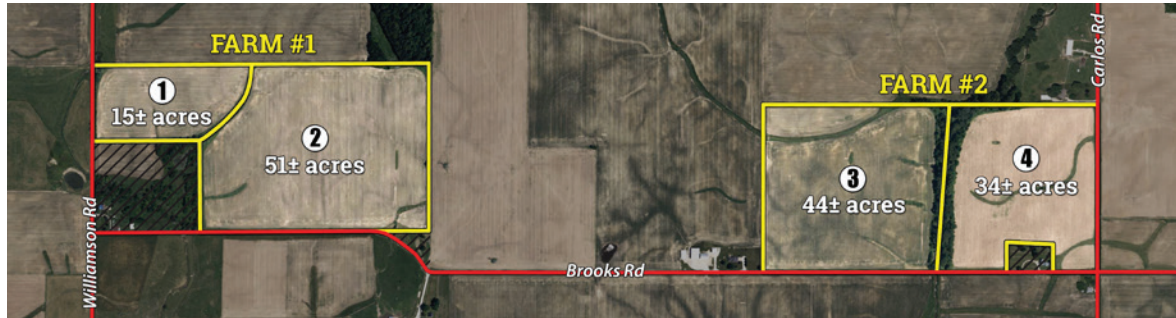
TRACT 4: 34± acres with
30± acres cropland and
4± acres woodland with
stream. Good frontage
on Brooks and Carlos Rd.
Soil index of 136.2 Bu.
Combine with Tract 3 for
nice 78± acres.

OWNERS:

Marsha and Larry Mohr

**AUCTION
MANAGERS**

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