and have been estimated based on current

there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buver(s) and Seller will osing prices will be adjusted to reflect any













CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725

Centerville, IN Office: 300 N. Morton Ave. Centerville, IN 47330

Auction Manager: Andy Walther, 765-969-0401

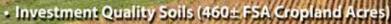
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EAST CENTRAL INDIANA · WAYNE COUNTY



Offered in 11 Tracts



- Located between Cambridge City and Greens Fork, I
- 2024 Crop Rights to the Buyer(s)
- Well drained soils with systematic drainage
 Potential Building Site and wooded Recreational tract
- Ranch Style home with buildings
- 1031 Exchange Opportunity

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EAST CENTRAL INDIANA · WAYNE COUNTY Near Cambridge City and Greens Fork, IN

> Offered in 11 Tracts

- Investment Quality Soils (460± FSA Cropland Acres)
- Located between Cambridge City and Greens Fork, IN
- 2024 Crop Rights to the Buyer(s)
- Well drained soils with systematic drainage
- Potential Building Site and wooded Recreational tract
- Ranch Style home with buildings
- 1031 Exchange Opportunity

TRACTS 6-10

TUESDAY, NOVEMBER 28th · 11:00 AM



Auction held at the Wayne County Fairgrounds, KUHLMAN CENTER, 861 N. Salisbury Rd., Richmond, IN 47374

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EAST CENTRAL INDIANA • WAYNE COUNTY Near Cambridge City and Greens Fork, IN

Offered in 11 Tracts

TRACT 9

TUESDAY, NOVEMBER 28th · 11 AM

AUCTION SITE: Wayne County Fairgrounds, KUHLMAN CENTER, 861 N. Salisbury Rd., Richmond, IN 47374.

PROPERTY LOCATION AND DIRECTIONS:

TRACTS 1-5: Located at or near 11513 Moyer Rd. Cambridge City, IN 47327. From Cambridge City take Hwy. 40 east 3 miles to Jacksonburg Rd. Turn left at Jacksonburg Rd. then head north 3 miles to Moyer Rd. Turn right on Moyer Rd. and travel ½ mile to Tracts 3-5 on your right. Continue ½ mile to find Tracts 1 & 2 on your left.

TRACTS 6-11: Located at the southwest corner of the intersection of Swallow Rd. and US Highway 40, Cambridge City, IN. From Cambridge City take Hwy. 40 east 3 ½ miles to the farm on your right. Continue to Swallow Rd. finding 1 mile of road frontage. (For GPS purposes, use 11751 US Hwy 40, Cambridge City, IN 47327).

ARM A: $110\pm$ Acres (Sec. 4 of Clay Twp. & Sec. 4 of Harrison Twp.)

TRACT 1: 100± ACRES nearly all tillable. This is an excellent investment tract with productive Treaty, Crosby and Miamian soils. The farm features systematic drainage that was installed in the 1990's. Add this quality piece to your farming operation. Large field with ease of operation. TRACT 2: 10± ACRES nearly all tillable with 40' of owned road frontage. Tracts of this size are very scarce in the market. Potential building site with an off-road setting. Combine this with Tract 1 for 110± contiguous acres.





Inspection Dates: 10 AM to 12 NOON

Wednesday, November 8th Wednesday, November 15th Wednesday, November 22nd

Meet a Schrader Representative at Tract 4 ••







FARM B: $129 \pm$ Acres (Section 8 of Harrison Twp.) 120± FSA Cropland Acres

surface drainage waterways. Quality soil types and a nice large field with excellent frontage along Moyer Road and I-70. The tract contains an income producing billboard fronting I-70.

bins. Investigate everything this Tract has to offer including:

- 1,940± Sf Brick Ranch Home with 3 BR and 2 Full Baths. The home has many updates including a new kitchen, a full basement, and 2 ½ car attached garage. (1,544± sf main house w/396± sf finished all-season porch connecting to the garage). Updated mechanics including an electric geothermal water furnace.

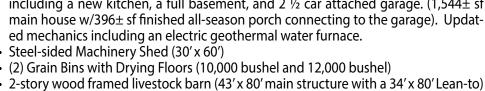
- Additional concrete livestock floors and small outbuildings

These rural homesteads are hard to find in the marketplace. The acreage allows for animals

TRACT 5: 22± ACRES with 17± FSA cropland acres. Featuring Westland and Treaty soils. The balance of this tract consists of a tree-lined creek. Consider combining with

TRACT 3: 102± ACRES with 97± FSA Cropland acres and an additional 4.5± acres of

TRACT 4: 5± ACRES featuring an established farmstead with house, barns and grain



... make this your mini-farm. *Tract 3 & 4 for 129± acre complete farm unit.*

FARM C: 256± Acres (Section 29 of Jackson Twp.) 231± FSA Cropland Acres

TRACT 6: 56± ACRES nearly all tillable with frontage on US Hwy. 40. This is a highly visible tract featuring Crosby and Miamian Soils.

TRACT 7: 41± ACRES nearly all tillable. Frontage on Swallow Rd. Consider combining with Tract 6 for 97± contiguous acres.

TRACT 8: 54± ACRES nearly all tillable. Productive Crosby and Miamian Soils. Great investment tract or combine with adjacent tracts to increase your holdings. TRACT 9: 70± ACRES nearly all tillable with an established lane to an older barn with (3) silos. 1,130'± of road frontage. Electric and well located at the barn. Very productive Crosby soils with improved drainage.

TRACT 10: 15± ACRES nearly all tillable with predominantly Crosby soils. Potential building site or consider combining with Tract 11 for your 35± acre mini-farm. 530'± ft. of frontage on Swallow Rd.

TRACT 11: 20± ACRES including 16± acres of woods and a 40' owned access with frontage on Swallow Road. This is a dense wildlife habitat that also offers an oppor-

tunity for a building site. Smaller wooded tracts are hard to find.

41± 54± Acres 0± Acres





Contact Auction Manager for Detailed Information Book! with Additional Due-Diligence Materials on the Property.





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 Co. - **800-451-2709**.



OWNER: The Joyce E. Walther Revocable Living Trust Dated October 8, 2020 FOR INFORMATION CALL SALE MANAGER: Andy Walther, 765-969-0401 (cell) • andy@schraderauction.com

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