

# SW WAYNE COUNTY INDIANA LAND AUCTION

**Monday, December 11 • 6pm**

Held at the Golay Community Center – Cambridge City, Indiana

**185±**  
*acres*

Offered in 3 Tracts  
or Combinations

**SALES MANAGER:** Steve Slonaker • 765.969.1697 (cell) #A019300120  
Schrader Real Estate and Auction Company, Inc. #A063001504



Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

Get Our  
iOS App:



Follow  
Us On:



YouTube

**SCHRADER**  
Real Estate and Auction Company, Inc.



800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

# SW WAYNE COUNTY INDIANA LAND AUCTION



Tracts 1-3

**Monday, December 11 • 6pm**

Held at the Golay Community Center  
Cambridge City, Indiana

- High Quality Cropland – Tile Maps Available
- Long Time Family Ownership w/ Great Maintenance
- Excellent Managed Timber Tract/Investment & Recreation Tract with Beautiful Views

- Between Cambridge City & Connersville
- Frontage on Two Roads
- Good Access to Hwy 1 & I-70
- 2024 Crop Rights Included



800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



Southwest Wayne County, IN

**185±**  
*acres*

Offered in 3 Tracts  
or Combinations

# SW WAYNE COUNTY INDIANA LAND AUCTION



Tract 2

**Monday, December 11 • 6pm**

Southwest Wayne County, IN

**185±**  
*acres*

Offered in 3 Tracts  
or Combinations

Held at the Golay Community Center  
Cambridge City, Indiana

- High Quality Cropland – Tile Maps Available
- Long Time Family Ownership w/ Great Maintenance
- Excellent Managed Timber Tract/Investment & Recreation Tract with Beautiful Views

- Between Cambridge City & Connersville
- Frontage on Two Roads
- Good Access to Hwy 1 & I-70
- 2024 Crop Rights Included



800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



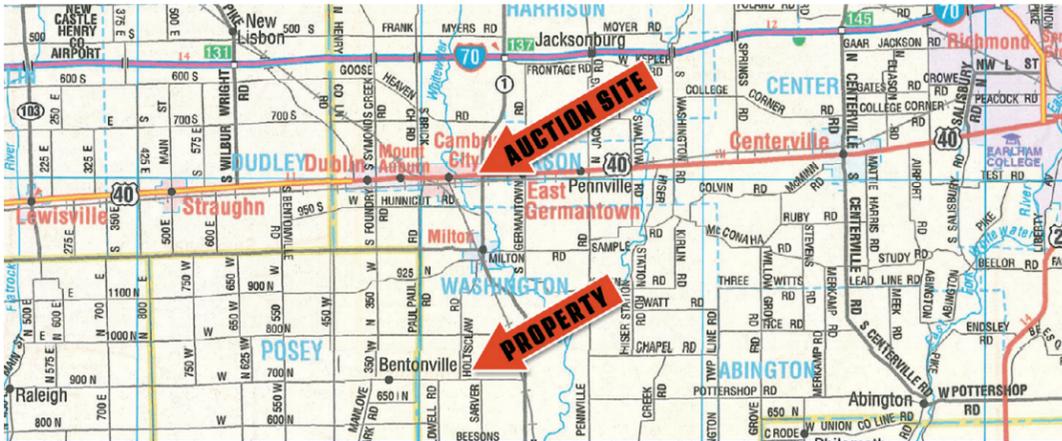
# SW WAYNE COUNTY INDIANA LAND AUCTION



TRACT 2



**INSPECTION DATES:**  
 Fri, Nov. 17 from 9-11am  
 & Fri, Dec. 1st from 9-11am  
 Meet agent at excepted buildings  
 (15040 Lindsey Rd) Note: The  
 family is keeping homestead here



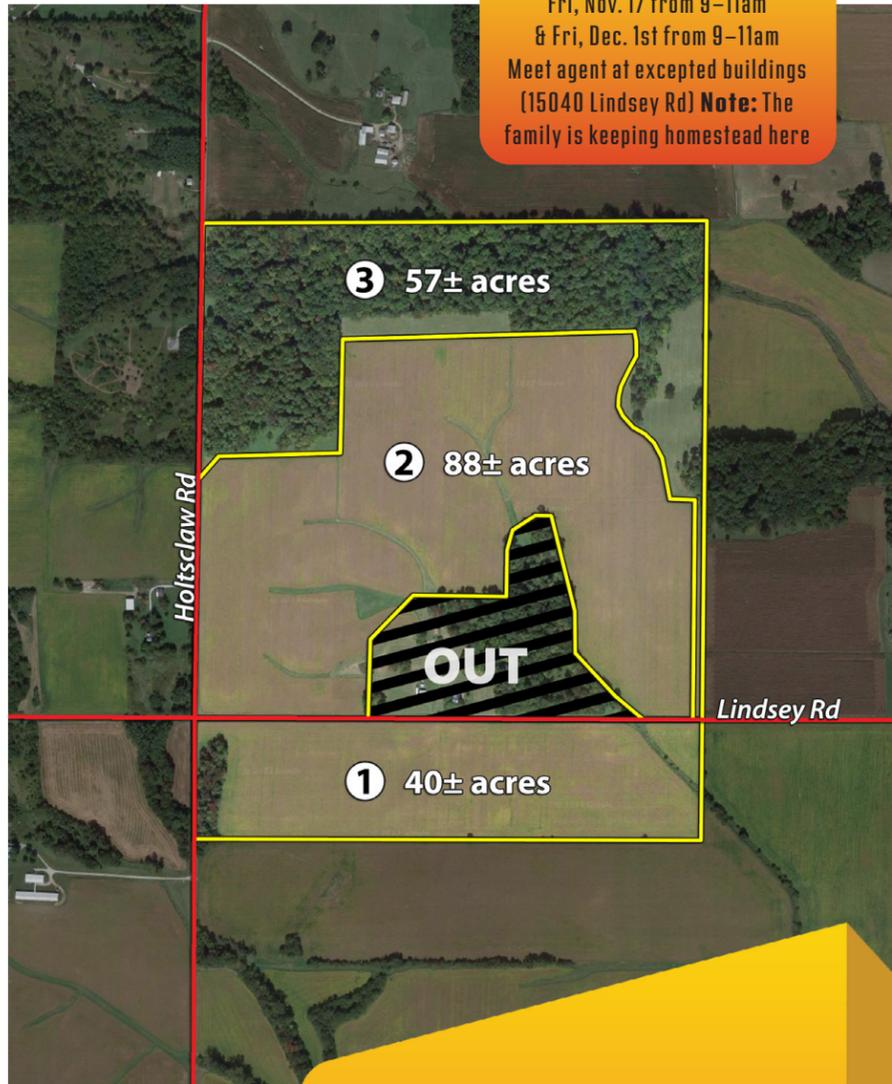
**AUCTION SITE:** Golay Community Center, 1007 E Main, Cambridge City, IN  
**PROPERTY LOCATION:** 3 miles south of Milton or 4 miles south of Cambridge City at Hwy 1 & Hwy 40. Go 4 miles to Lindsey Rd. then west 1 mile to property on both sides at Lindsey Rd. to corner of Lindsey & Holtsclaw.  
**Address:** 15040 Lindsey Rd, Milton, IN

**ALL ACREAGES ARE APPROXIMATE - SEC. 11 TWP. 15N R 12E**

- TRACT 1: 40± ACRES** with est. 38 acres cropland, ½ mile frontage on Lindsey Rd. Excellent Xenia & Fincastle soils. Improved drainage outlets. Frontage on Holtsclaw Rd.
- TRACT 2: 88± ACRES** with 85 acres top cropland. Well maintained & improved drainage. Frontage on Lindsey Rd. & Holtsclaw Rd. Excellent Xenia & Fincastle soils.
- TRACT 3: 57± ACRES** all managed woodland. 43.2 acres in Classified Forest. Excellent timber potential & area known for high quality hardwood. Owned 50 ft. lane from Lindsey Rd. to east side. Pretty area & great woods. Beautiful Building site(s).

**OWNER:** James E. and JoAnne Grigsby Trust **SALES MANAGER:** Steve Slonaker - 765.969.1697 (cell)

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



**Monday, December 11 - 6pm**

Held at the Golay Community Center  
 Cambridge City, Indiana

- High Quality Cropland - Tile Maps Available
- Long Time Family Ownership w/ Great Maintenance
- Excellent Managed Timber Tract/Investment & Recreation Tract with Beautiful Views

- Between Cambridge City & Connersville
- Frontage on Two Roads
- Good Access to Hwy 1 & I-70
- 2024 Crop Rights Included

**800.451.2709 • www.SchraderAuction.com**

Southwest Wayne County, IN

**185±**  
*acres*

Offered in 3 Tracts  
 or Combinations

**AUCTION TERMS & CONDITIONS:**

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 185± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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; cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed & 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 Trustee Deed.

**CLOSING:** The targeted closing date will be 45 days after auction. The balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing, 2023 tenant's rights & all timber rights to be conveyed.

**REAL ESTATE TAXES:** Seller to pay 2023 taxes payable 2024 to be credited to Buyer(s) at closing. Taxes estimated at \$3,355.82/yr.

**ACREAGE:** All boundaries are approximate & 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) & 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 & surveyed acreage's.

**FS INFORMATION:** See Agent.

**EASEMENTS:** Sale of the property is subject to any & all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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 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.**

