

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 39+ acre unit. There will be open bidding on all tracts and combinations (subject to swing tract limitations) 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; 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide a Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing.

REAL ESTATE TAXES: Taxes will be prorated to the date of closing.

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.

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

ZONING: The property currently has a joint zoning classification of A-1 Agriculture and R-1 One Family Residential District. The property is approved for crop production and storage of farm equipment. Buyer(s) will need to petition the BZA for a Variance of Use to have agricultural animals and/or poultry.

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 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.

STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.



SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

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CENTERVILLE, IN OFFICE:

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800-451-2709

SchraderAuction.com

39[±] acres
Offered in
4 tracts

AUCTION

Country Real Estate



WAYNE COUNTY, IN

| JUNE 2025 | | | | | | |
|-----------|-----|-----|-----|-----|-----|-----|
| SUN | MON | TUE | WED | THU | FRI | SAT |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | | | | | |

WAYNE COUNTY, IN – Abington Township – South of RICHMOND, IN 47374

(Locally known as ABINGTON - Between Centerville and Liberty, IN)

39[±] acres
Offered in
4 tracts

AUCTION

Country Real Estate

- 7 Miles South of **CENTERVILLE, IN** (Easy US HWY 27 Access)
- Limestone Creek with **WATERFALL** on the Property
- Impressive Views Overlooking the Whitewater River Valley
- Frontage on Abington Pike & Centerville Road
- **22.4[±] FSA Cropland Acres**
- **Big BUCK Country & Wild TURKEY Pressure**
- Picturesque Potential Country Building Sites
- Country Brick Farmstead w/ 988 sf Home with full basement, detached garage & Pole Barn
- Centerville Schools



800-451-2709

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SATURDAY, JUNE 14TH AT 10:00 AM

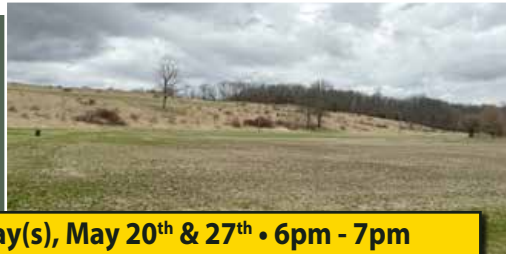
39[±] acres

Offered in
4 tracts

AUCTION

Country Real Estate

SATURDAY, JUNE 14TH AT 10:00 AM



INSPECTION DATES: Tuesday(s), May 20th & 27th • 6pm - 7pm
Saturday, June 7th • 9am - 11am | Wednesday, June 11th • 6pm - 7pm

WAYNE COUNTY, IN – Abington Township
South of RICHMOND, IN 47374

(Locally known as ABINGTON - Between Centerville and Liberty, IN)

PROPERTY LOCATION & AUCTION SITE:

6474 Abington Pike, RICHMOND, IN 47374.

From Centerville at the intersection of US 40 and Morton Ave. at the stop-light, travel south 7 miles on Centerville Rd. Property is located on your left as you approach Abington Pike. Turn left on Abington Pike to Farm. OR From Richmond take US 27 south approximately 7 miles to Potter Shop Rd. Turn west (right) and travel 3 miles to the stop sign in Abington. Turn right onto Centerville Rd. and travel 500ft. to Abington Pike. Continue north on Abington Pike to the farm on your left.

TRACT DESCRIPTIONS:

All acreages are approximate. (Secs. 2 & 3, Abington Twp.)

TRACT 1: COUNTRY HOME ON 3± ACRES. A true country setting here with a brick ranch home, 3-car garage and pole barn. This is a low maintenance attractive property with the following features:

- 988 sf brick ranch home with a full basement. The home has 3 bedrooms and 1 and 1/2 baths. Newer central air with a gas furnace and additional outdoor wood burner.
- An attractive circle drive leads to a 24' x 36' vinyl sided garage with concrete floor and 3 overhead doors, all with automatic openers.
- 40' x 60' Metal sided pole barn with an additional 15' x 60' lean-to with a concrete floor

TRACT 2: 12+ ACRES featuring a mix of mature trees, tillable land and a picturesque limestone creek. This tract has its own waterfall and features massive elevation changes creating impressive views overlooking the east fork of the Whitewater River. Examine the possibility of building your dream home overlooking the valley. Very unique property. Frontage on S. Centerville Road and 60' of owned frontage on Abington Pike.

TRACT 3: 16± ACRES of tillable and open land with frontage on Abington Pike. This is another tract for the hunter or home builder with great views. Consider combining this tract with others to create the package that best fits your needs.

TRACT 4: (SWING TRACT) - 8± ACRES of tillable and open grass land. Great views and wildlife. This tract must be combined with another tract or purchased by an adjoining neighbor.



**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 Co.
800-451-2709.



**TIMED
ONLINE ONLY**
VIRTUAL
**LIVE WITH
ONLINE**

**THE ORIGINAL MULTI-TRACT
AUCTIONS**

OWNER: Daniel Buchan
**For Information call Sale
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