

Brick Ranch Home - Tillable Acres - Wooded Land

LAND AUCTION

Offered in 4 Tracts

77[±] Acres

FOUNTAIN CITY, IN • Wayne County
at the IN/OH STATE LINE

Thursday,
AUGUST 28th • 6PM

- ½ mile west of INDIANA / OHIO State Line
- 6 Miles east of Fountain City, IN / 18 Miles southwest of Greenville, OH
- 2026 Crop rights to Buyer (67± Cropland Acres)
- Frontage on (2) roads (IN SR 227 & Hill Road)
- Quality soil mix of Miami, Crosby, Treaty & Losantville soils
- Hard-to-Find Smaller Tracts, Country Farmstead with nice brick ranch
- Potential Country Building Sites – Northeastern Schools



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PROPERTY LOCATION: 9347 N. SR 227, FOUNTAIN CITY, IN 47341.

Directions From I-70 at Richmond Exit 153, go north 8 miles to the Farm. OR from Fountain City, take Ft. City Pike east 2 miles to ARBA Pike. Then south 1/2 mile to Whitewater Road. Take Whitewater Road left (east) 2 miles to SR 227, then north 2 miles to the Farm. Farm sits 2 miles south of the intersection of IN SR 36 and IN SR 227. ONLY ½ mile west of the INDIANA / OHIO State Line

AUCTION LOCATION: Fountain City Lions Club, 600 W. Main St., Fountain City, IN 47341.

TRACT DESCRIPTIONS:

All acreages are approximate. (Sec. 13, Franklin Twp)

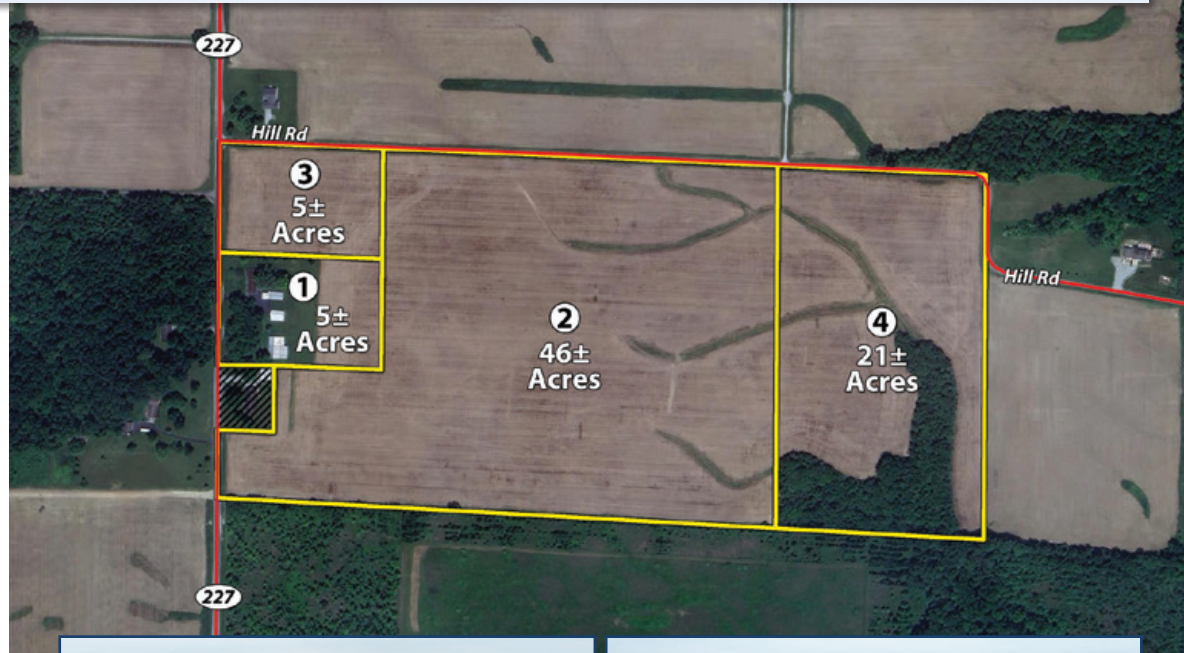
TRACT 1: 5.0± ACRES with impressive brick ranch house with outbuildings. This tract has it all with a mix of mature shade trees, open tillable land, a blacktop driveway and modern 2 BR/2 BA home. Make this your home in the country or MINI-FARM, this is a must see featuring:

- **1,880 sf home** with attached 2 car garage. Home has an AC/Heating unit (heat pump with electric backup furnace), New Central Air unit in 2024 and a New roof in 2023. This spacious home features a large living room, dedicated office space/possible 3rd bedroom, kitchen with attached dining area, and an all-seasons family room with multiple windows and entry door that leads to the back deck.
- **Barn #1: 1,664 sf total** all with a concrete floor featuring a 16' x 20' Workshop/Storage Barn with walk through door and sliding barn door attached to a 24' x 56' addition with concrete floor. Lots of usable space here.
- **Barn #2: 1,530 sf total** enclosed barn space with 18' x 45' x 8' barn w/ overhead door and concrete floor and an additional 16' x 45' enclosed lean-to.
- **Barn #3: 4,140 sf total** size pole barn with overhead doors and multiple bays. Partially concreted. Metal sided.

TRACT 2: 46± ACRES nearly all cropland. The tract is gently rolling with improved surface drainage (grass waterways) and features a nice mix of Miami, Crosby, & Treaty soils. This tract has frontage on both Hill Road and IN SR 227. Consider combining this with additional tracts or as a stand-alone investment.

TRACT 3: 5.0± ACRES of open land, mostly tillable. Frontage on both Hill Rd. and SR 227. Consider combining this with Tracts 1 or 2 to create the package you desire. OR take advantage of this potential 5 acre building lot which is scarcely available in Wayne County.

TRACT 4: 21± ACRES with a desirable mix of tillable and wooded land. This could be a tremendous potential building site. Frontage on Hill Road. Come examine the possibilities this Tract has to offer.



OWNER: Sally Heighway Estate, Daniel Heighway, Personal Representative

AUCTION MANAGERS: Andy Walther, 765-969-0401 • Steve Slonaker, 765-969-1697

INSPECTION DATES: 6-7PM

Thursday, August 14th • Thursday, August 21st



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.

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 77+ 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 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 Personal Representative's Deed.

CLOSING: The targeted closing date will be approximately October 1, 2025. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing subject to 2025 crop lease on all tillable

land. Possession of the house and buildings will be conveyed at closing.

REAL ESTATE TAXES: Seller will pay the 2025 taxes payable in 2026 by giving the buyer(s) a credit at closing. Current 2024 pay 2025 taxes for the entire property are \$ 4,531.14.

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 acreages.

FSA INFORMATION: See Agent.

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

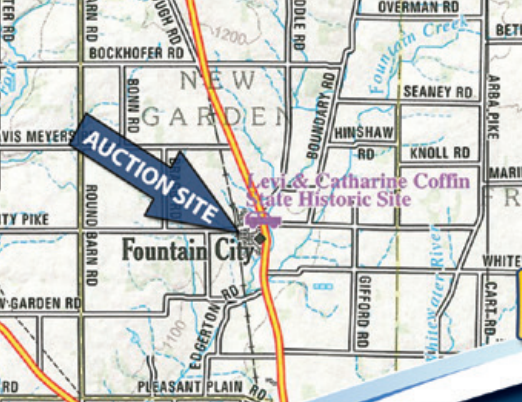
is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying 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 to the person's credentials, fitness, etc. All decision of the Auctioneer are 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.



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SCHRADER
Real Estate and Auction Company, Inc.

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P. Steven Slonaker, AU19300120
Schrader Real Estate and Auction Company, Inc.,
AC63001504



AUGUST 2025						
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