

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 2 individual tracts or as a total 30± 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 a Warranty Deed.

CLOSING: The targeted closing date will be on or before March 24th, 2026. The balance of the real estate purchase price is due at closing.

POSSESSION: Possession at closing for the farmland. Possession for the house and improvements will be delivered on or before May 1st.

REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 by giving the buyer(s) a credit at closing or paying the Wayne County Treasurer directly if the tax bills have already been generated.

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.

FSA INFORMATION: See Agent.

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 to the person's credentials, fitness, etc. All decisions 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.



CORPORATE OFFICE:

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Schrader Real Estate and Auction Company, Inc.,
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800-451-2709

SchraderAuction.com

FEBRUARY 2026						
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

Land AUCTION

Eastern Indiana - Wayne County

30± Acres

Offered in 2 Tracts



30± Acres

Offered in 2 Tracts

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Eastern Indiana Land AUCTION

Cambridge City, IN (WAYNE COUNTY)

- 2 miles Northeast of Cambridge City, IN
- 2026 Crop rights to Buyer
- Country Home in convenient location
- Easy I-70 Access at Exit 137
- Small farms like these are very hard to find
- High Tinsel fence on 3 sides of the property
- ATTENTION: Crop Farmers - Rural Home Buyers - Produce Farmers

THURSDAY, February 19th @ 11:00 A.M.

Land AUCTION

Eastern Indiana Cambridge City, IN (WAYNE COUNTY)

THURSDAY, February 19th @ 11:00 A.M.

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Acres
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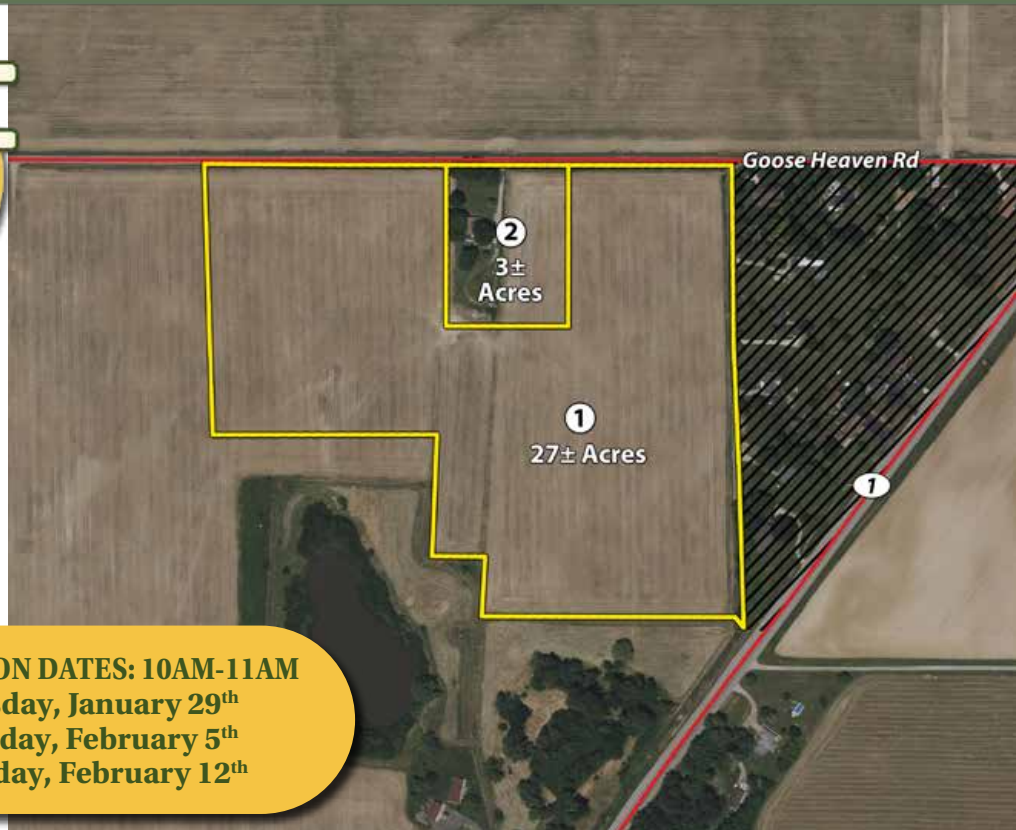
AUCTION SITE: Golay Community Center,
1007 E Main St, Cambridge City, IN 47327.

Located at the intersection of US 40 and
State Hwy. 1 on the northwest corner.

PROPERTY LOCATION: 14661 Goose
Heaven Rd., Cambridge City, IN 47327.

From the intersection of US 40
and IN SR 1, travel north 1.5
miles to Goose Heaven Road.
Turn left (west) 1/8 mile to
the farm on the southside of
Goose Heaven Road.

INSPECTION DATES: 10AM-11AM
Thursday, January 29th
Thursday, February 5th
Thursday, February 12th



TRACT DESCRIPTIONS: All acreages are approximate. (Sec. 23 Jackson Twp)

TRACT 1: 27± ACRES nearly all tillable with frontage on 2 roads. Quality Crosby and Miami soil mix with a corn productivity INDEX of 148. This property boasts a favorable location within the Cambridge City "2-mile fringe". Easy access to I-70 and surrounding amenities. Come examine what this property has to offer.

TRACT 2: 3± ACRES WITH 1.5-STORY COUNTRY FARMHOUSE located at 14661 Goose Heaven Rd. The home features 3 bedrooms and 2 full baths. Small acreage is very hard to find in the western Wayne County market.

OWNER: D & A Worl LLC

For Information call Sales Manager: Andy Walther, 765-969-0401 (cell)
andy@schraderauction.com



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.

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