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Schrader Real Estate and Auction Company, Inc., AC63001504



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190± Acres LAND AUCTION

Offered in 8 Tracts or Any Combinations of Tracts

WAYNE COUNTY, IN

MARCH 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	31					

WAYNE COUNTY, IN South of GREENS FORK, IN 47345
(Between Centerville and Cambridge City)



LAND AUCTION

TUESDAY, MARCH 18TH
@ 6:00 P.M.

- 2 Miles South of GREENS FORK, IN (Easy I-70 Access, to Exit 137 or 145)
- 2025 Crop Rights to Buyer(s)
- Abundant Frontage on Kitterman Road
- 158.85± FSA Cropland Acres
- Abundant Wildlife Presence with Mature Wooded Areas
- Big BUCK Country with Wild TURKEY Pressure
- Potential Country Building Sites
- Farmstead w/ 2,100± sf Home & Multiple Barns
- Nettle Creek Schools

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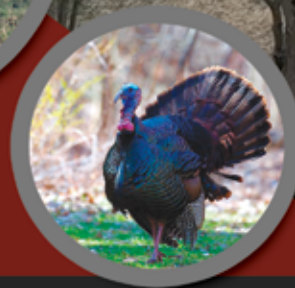
LAND AUCTION

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190± Acres

Offered in 8 Tracts or Any Combinations of Tracts

Auction held at Wayne County Fairgrounds
(First Bank Kuhlman Center), 861 N. Salisbury Rd. RICHMOND, IN 47374



WAYNE COUNTY, IN

LAND AUCTION

TUESDAY, MARCH 18TH
@ 6:00 P.M.

AUCTION SITE:
Wayne County Fairgrounds
(First Bank Kuhlman Center),
861 N. Salisbury Rd.,
RICHMOND, IN 47374.

PROPERTY LOCATION:
1295 Kitterman Rd.,
GREENS FORK, IN 47345.
From the intersection of US 40
and SR 1, travel east 3 miles to
Washington Rd. Then north
(left) 2 miles to Kitterman Rd.
Turn east (right) on Kitterman
Rd. for 1/2 mile to the Farm.

190± Acres

Offered in 8 Tracts
or Any Combinations of Tracts

TRACT DESCRIPTIONS: All acreages are approximate. (Sec. 10 & 15, Harrison Twp AND Sec. 11, Center Twp.)

TRACT 1: 9± ACRES nearly all cropland. Potential building site with over 900' of frontage on Kitterman Road. Building Tracts of this size are very scarce in the local market.

TRACT 2: 24± ACRES nearly all cropland. 1,200'± of Frontage on Kitterman Rd. Soils include a productive Crosby, Miami, & Strawn mix. Consider combining with adjacent tracts.

TRACT 3: 12± ACRES of mature woods. This is a great recreational tract or potential building site. 40'± of owned road frontage on Kitterman Rd. Hunters and outdoor enthusiasts take note.

TRACT 4: 80± ACRES mostly tillable. Quality soils with improved waterways. 40'± owned frontage on Kitterman Road. Includes an access easement along the established lane.

TRACT 5: 12± ACRES with established FARMSTEAD, HOUSE, BUILDINGS and more. This is a great private setting with a creek, meadow, and open land. The older set of buildings offers a very unique feel and includes an early 2,176 sf Brick Home, vintage beam & pin livestock barn, (3) Har-

vestore silos with cattle feedlot, & additional outbuildings. Examine the opportunities this tract has to offer.

TRACT 6: 7± ACRES nearly all tillable. Examine the possibility of building your dream home here. Nettle Creek School District. Frontage on Kitterman Rd. Smaller tracts like this are very hard to find. Consider combining with Tract 7 for a unique property.

TRACT 7: 22± ACRES with a mix of woods and tillable land. A true Hunter's Paradise. Strong wildlife presence on this tract. 40' owned access on Kitterman Road that opens up to a meadow area with a running stream. 6± acres of mature woods sits at the north end of this Tract. Truly a hard to find combination. Consider combining with Tracts 5, 6, & 8.

TRACT 8 (SWING TRACT): 24± ACRES nearly all tillable. Combine this with an adjacent tract. Quality soil mix including Crosby, Miami & Strawn.



TRACT 1



TRACTS 3 & 4



TRACT 5



TRACTS 7 & 8



INSPECTION DATES:
Wednesday, February 26th: 10 AM – 11 AM
Wednesday, March 5th: 10 AM – 11 AM
Wednesday, March 12th: 10 AM – 11 AM



TRACT 5



TRACT 6



TRACT 2



TRACT 8

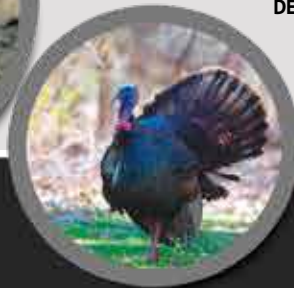
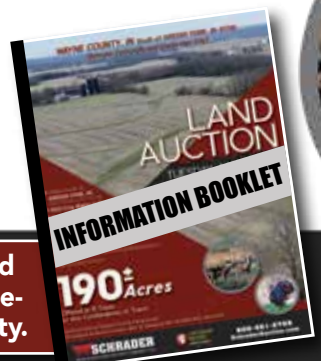


TRACT 4

OWNER:
Weiss Family Farm

For Information call Sales Manager(s):
Andy Walther: 765-969-0401 and
Steve Slonaker: 765-969-1697
andy@schraderauction.com

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



AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 190+ 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 approxi-

mately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing.
REAL ESTATE TAXES: Seller to pay 2024 taxes payable 2025 by giving an estimated credit at closing or paying the county directly if current tax bills are determined prior to closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A NEW PERIMETER survey will be made prior to the auction. In addition, 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 (including the cost of the new perimeter survey if purchased as a whole). 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. Farm 834 Tract 772.
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 discretion 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 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 part of the auction property.



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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