

Important Eastern Indiana

Hagerstown & Greensfork, IN • Wayne County

# LAND AUCTION

- 2026 Crop Rights to Buyer w/  $261\pm$  FSA Cropland Acres
- High Percentage Tillable w/ Large Contiguous Fields
- Great Location, 1 Mile from the I-70 Interchange (Exit 137)
- Quality Soil Mix of Crosby & Miami Loams
- Improved Drainage / Field Tile
- Potential Country Building Sites & Woods with Pond

Attention:

CROP FARMERS – TRANSITIONAL LAND SPECULATORS

INVESTORS – 1031 EXCHANGE BUYERS:

Examine the OPPORTUNITY this farm offers.

**282 $\pm$**   
**acres**  
**2 Farms**

OFFERED IN 7 TRACTS

From 5 $\pm$  to 102.5 $\pm$  acres

Tuesday, March 17 at 6:00pm  
held at the Golay Community Center, Cambridge City, IN

Online Bidding Available



800.451.2709  
[SchraderAuction.com](http://SchraderAuction.com) MULTI-TRACT AUCTIONS

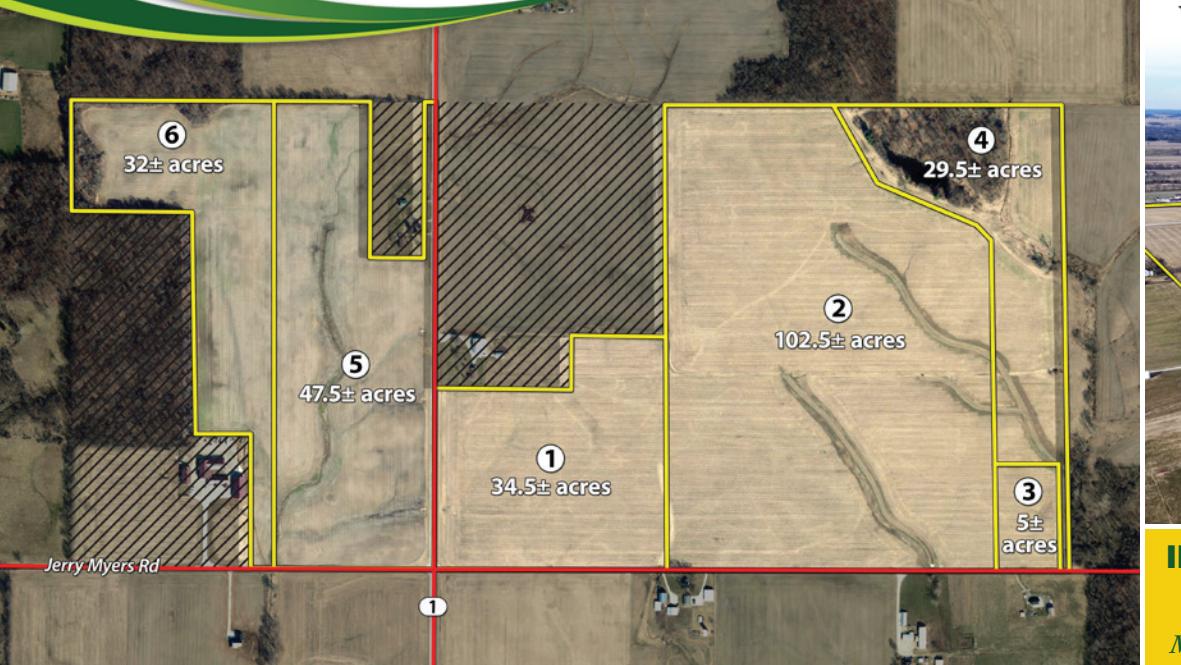
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# LAND AUCTION

Hagerstown & Greensfork, IN

Wayne County  
Indiana

282+  
acres  
2 Farms  
OFFERED IN 7 TRACTS



**INSPECTION DATES** Friday February 27 & Friday, March 6  
12:00pm (Noon) to 1:00pm  
Meet a Schrader Agent at Tract 1 or call to schedule an appointment.



## TRACTS 1-6: (SECS. 35 & 36 OF JEFFERSON TWP)

— ALL ACREAGES ARE APPROXIMATE —

**TRACT 1:** 34.5± acres nearly all tillable. This tract features quality Miami, Treaty, & Crosby soils. Excellent frontage on Fagan Rd and high visibility along IN SR 1. The farm has recent improved drainage, good fertility, and ready to farm.

**TRACT 2:** 102.5± acres nearly all cropland with frontage on Fagan Rd. The soil composition on this tract boasts a 132.8 Corn Index. Invest in these Miami, Crosby and Treaty soils. The cropland includes 3± acres of CRP grassed waterways for improved surface drainage. Larger fields like this, nearly all tillable are very hard to find in the marketplace.

**TRACT 3:** 5± acres nearly all tillable with frontage on Fagan Rd. This is a great potential country building site. Fagan is a dead-end road and offers a secluded setting.

**TRACT 4:** 29.5± acres with a mix of tillable land, woods and a pond. This is a mixed use tract that can be considered as a stand-alone purchase or nicely combined with Tracts 2 or 3. A 0.2± acre CRP waterway crosses this tract.

**TRACT 5:** 47.5± acres of quality cropland with frontage on Jerry Myers Rd. This tract boasts a 145.8 Corn Index with its Treaty, Miami & Crosby soils. Recent drainage tile has been added to maximize production. The property has an established culvert entry point on SR 1. *Brochure drawing of Tract 5 includes 3+- acres subject to IN SR 1 Right-of-way.*

**TRACT 6:** 32± acres nearly all tillable with tree-lined borders along the northwest boundary. 150' of frontage on Jerry Myers Rd. Quality soils throughout. Consider combining with Tract 5.

## TRACT 7: (SECTION 22 CLAY TOWNSHIP)

**TRACT 7:** 31± acres nearly all tillable. This property is gently rolling and features Miami, Treaty, and Strawn soils. Frontage on Smoky Row Rd.



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## AUCTION TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 7 individual tracts, any combination of tracts, or as a total 282± 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 April 17<sup>th</sup>, 2026. The balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing.

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

**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.

**GOVERNMENT CONSERVATION RESERVE PROGRAM CONTRACTS:** There are currently (3) separate CRP waterway contracts totaling 3.18 acres located on auction Tracts 2, 3 & 4.

**ZONING:** Tracts 1, 2, 5 & 6 are zoned M-3. Tracts 3 & 7 are zoned A1. Tract 4 is zoned A1 with exception of the far northwest corner. Contact Agent for maps.

**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 an "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.

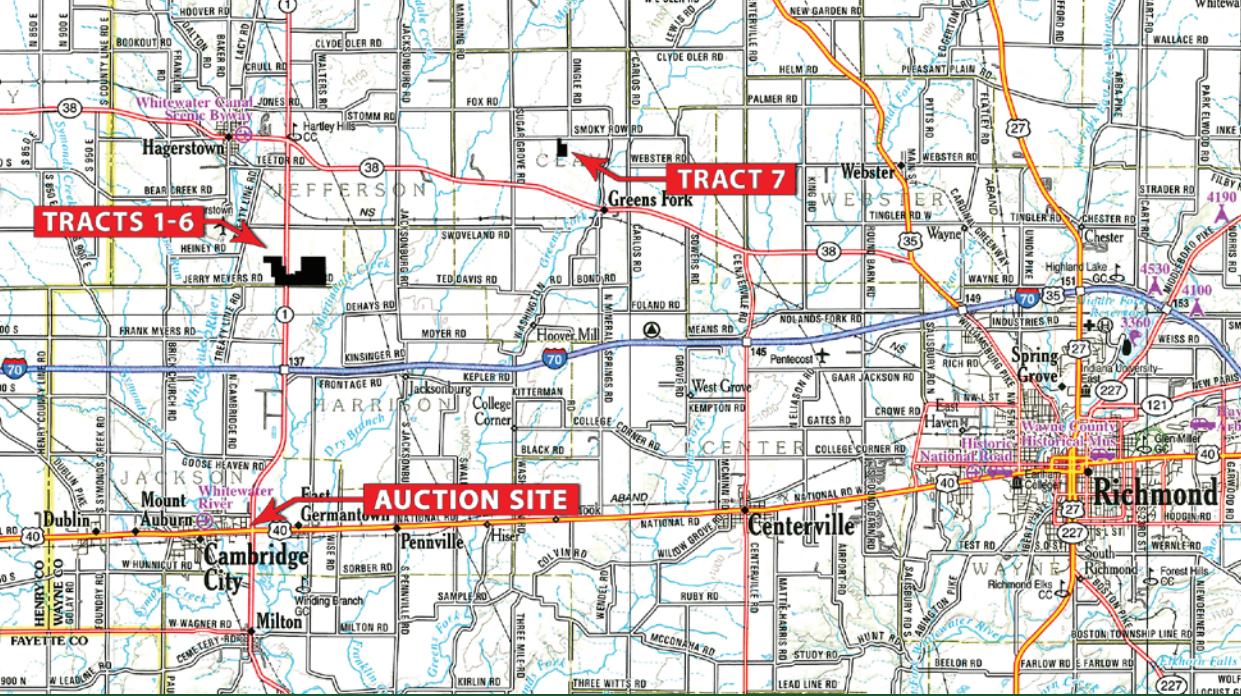
**OWNER:** Crossley Investments LLC and TLC Rentals LLC

**AUCTION MANAGER:**

Andy Walther • 765-969-0401 cell  
andy@schraderauction.com

800.451.2709

SchraderAuction.com



**AUCTION SITE:** Golay Community Center, 1007 E. Main, Cambridge City. Located at the intersection of US 40 and SR 1 on the northwest corner.

**PROPERTY LOCATION:** **TRACTS 1-6:** From the intersection of I-70 (Exit 137) and IN SR 1, travel north 1 mile to the farms on each side of SR 1. Intersection of Jerry Myers Rd / Fagan Rd and SR 1.

**TRACT 7:** Smoky Row Rd, Greens Fork, IN. From IN SR 1 and IN SR 38, travel east 4 miles to Sugar Grove Rd. Then left (north) 1 mile to Smoky Row Rd., right (east) on Smoky Row 3/4 mile to the farm on the right.

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**MARCH**

| Sun | Mon | <b>TUE</b> | Wed | Thu | Fri | Sat |
|-----|-----|------------|-----|-----|-----|-----|
| 1   | 2   | 3          | 4   | 5   | 6   | 7   |
| 9   | 8   | 10         | 11  | 12  | 13  | 14  |
| 15  | 16  | <b>17</b>  | 18  | 19  | 20  | 21  |
| 22  | 23  | 24         | 25  | 26  | 27  | 28  |
| 29  | 30  | 31         |     |     |     |     |



*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 Company.

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