

AUCTION TERMS & PROCEDURES

PROCEDURE: The property will be offered as a single individual tract.

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: Seller(s) shall provide an owners title insurance policy in the amount of the purchase price.

DEED: Seller(s) shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before April 21st, 2026.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2026 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2025 calendar year due and payable in 2026 by giving the buyer(s) a credit at closing or paying the tax bill if it has been finalized.

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

SURVEY: Survey(s) will be done 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.

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 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:

950 N Liberty Dr • Columbia City, IN 46725

CENTERVILLE, IN OFFICE:

300 N. Morton Ave • Centerville, IN 47330

AUCTION MANAGER:

Andy Walther • 765-969-0401

Andrew M. Walther, RB14024625, AU19400167
Schrader Real Estate and Auction Company, Inc.,
AC63001504, CO81291723



800-451-2709

SchraderAuction.com

MARCH 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
29	30	31				

WILLIAMSBURG, IN – WAYNE COUNTY, GREEN TWP.

EASTERN INDIANA LAND AUCTION

78± in 1 Tract Acres

WILLIAMSBURG, IN – WAYNE COUNTY, GREEN TWP.

EASTERN INDIANA LAND AUCTION

78± Acres in 1 Tract

- Quality Soils w/ 70± FSA Crop Acres
- 2026 Crop rights to the Buyer
- Good Fertility (4 Tons / Acre of Poultry Litter applied in 2025)
- 7 miles Northwest of RICHMOND, IN • 4 miles West of FOUNTAIN CITY, IN
- Easy I-70 Access from Exit 149B (5 miles from Ohio state line)

Come examine all of the possibilities this property has to offer!

ONLINE BIDDING AVAILABLE



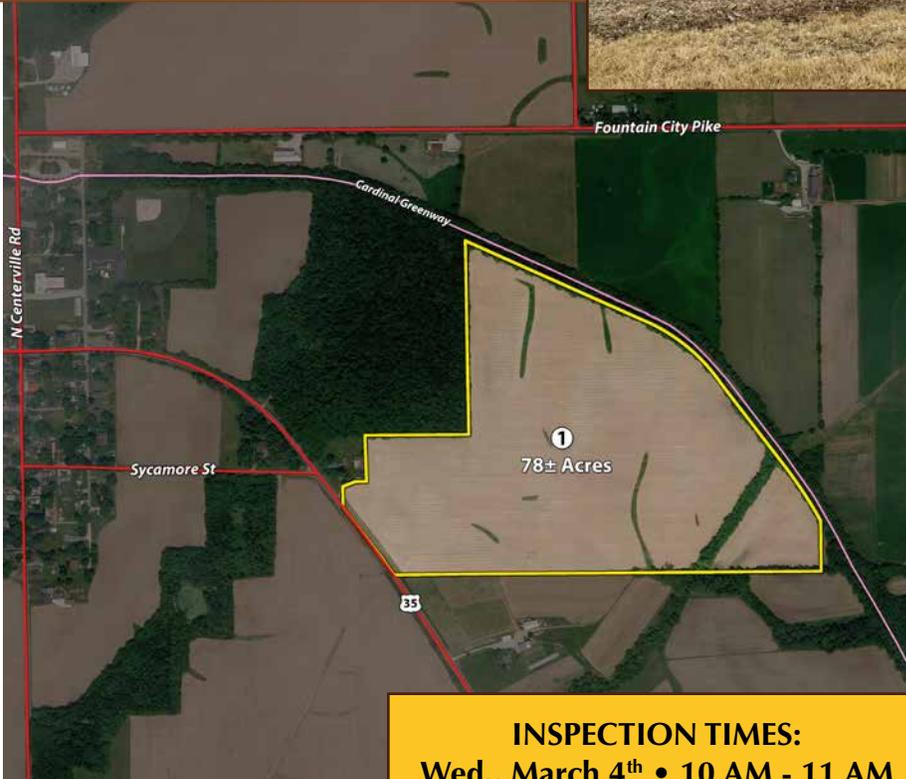
THURSDAY, MARCH 19TH • 6 PM

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EASTERN INDIANA LAND AUCTION

78± Acres in 1 Tract

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PROPERTY LOCATION: ¾ Miles southeast of the intersection of N. Centerville Rd. & US 35 at Williamsburg, IN.

AUCTION SITE: Fountain City Lion's Club Building • 600 W. Main St., Fountain City, IN 47341.

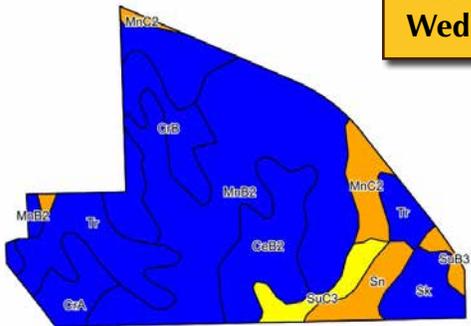
FARM DESCRIPTION:

Wayne County, Green Township, Section 5 (N. US Hwy 35, Williamsburg, IN)

TRACT 1: 78± AC with 70± FSA tillable acres. Frontage on N. US Hwy 35.

- This is a good cropland investment tract including Treaty, Miami, and Crosby soils.
- Good frontage and a nice location.
- The property is bordered on the north by the Cardinal Greenway.
- Take advantage of the opportunities this tract of land has to offer.
- Current fertility is high with 4 tons of poultry litter applied prior to the 2025 corn crop.

INSPECTION TIMES:
Wed., March 4th • 10 AM - 11 AM
Wed., March 11th • 10 AM - 11 AM



Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
MnB2	Miami silt loam, 2-6% slopes	31.13	39.5	142	49	63
Tr	Treaty silty loam, 2-6% slopes	13.82	17.6	181	64	61
CeB2	Celina silt loam, 2-6% slopes	8.32	10.6	125	40	52
CrB	Crosby-Celina silt loams, 2-4% slopes	7.43	9.5	138	46	61
Sk	Sleeth silt loam, 0-2% slopes	3.81	4.9	147	51	59
MnC2	Miami silt loam, 6-12% slopes	3.80	4.8	133	47	58
CrA	Crosby silt loam, Southern Ohio Till Plain, 0-2% slopes	3.58	4.6	123	41	49
Sn	Sloan silty clay loam	2.97	3.8	155	42	62
SuC3	Strawn clay loam, 6-12% slopes	2.73	3.5	121	43	54
SuB3	Strawn clay loam, 2-6% slopes	0.92	1.2	131	45	40
Weighted Average				145.3	49.5	59.6

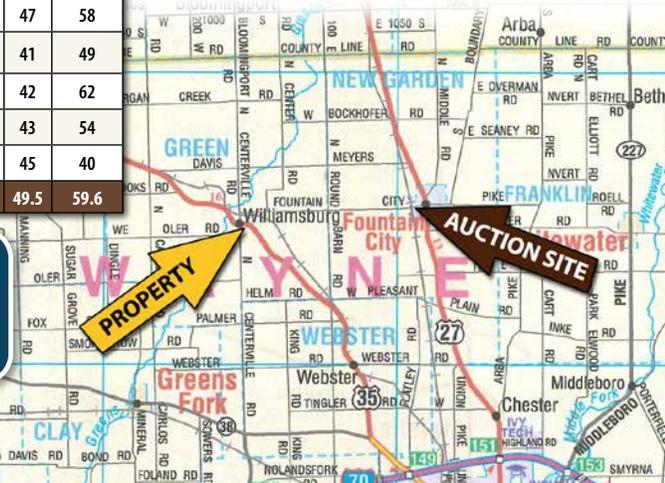


OWNER: Ivan R. Garber
FOR INFORMATION CALL AUCTION MANAGER:
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ONLINE BIDDING AVAILABLE

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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