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Indiana Real Estate

**AUCTION** 34<sup>±</sup>  
Acres  
Offered in 3 Tracts  
Hagerstown, IN • Wayne County

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INDIANA REAL ESTATE - GREAT LOCATION



QUALITY CROPLAND  
POTENTIAL BUILDING SITES  
COUNTRY HOME • CLOSE TO I-70

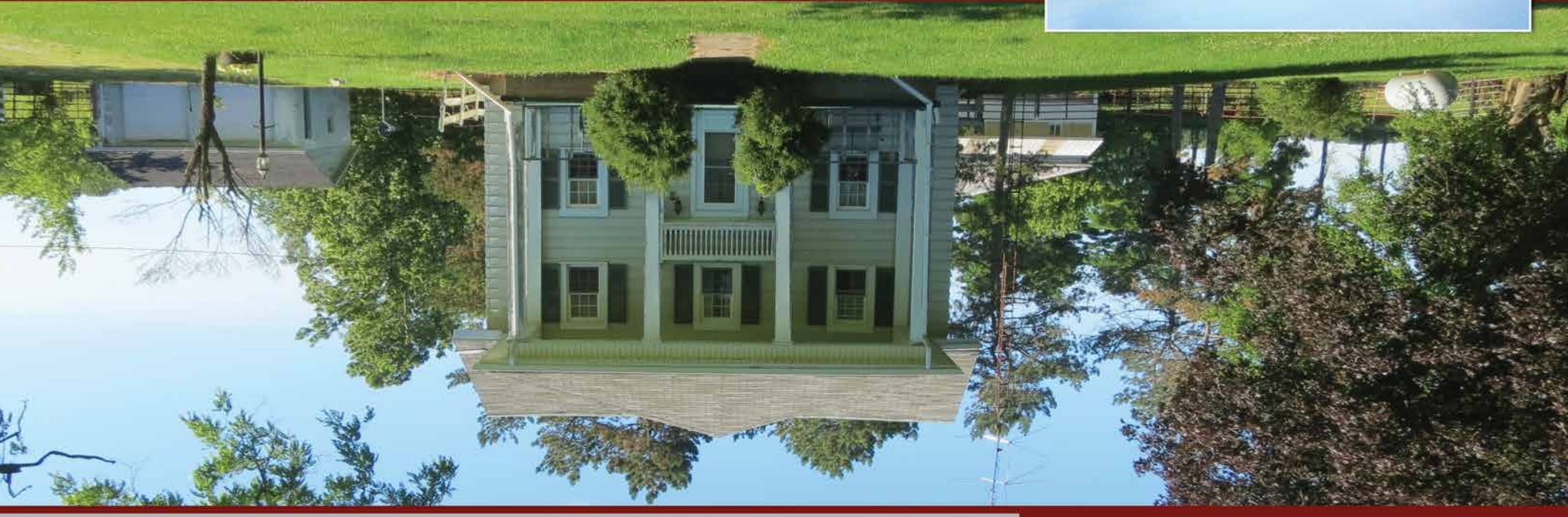
**Thursday, August 10, 2017 • 6PM**  
Held at the Meeting Place - 11 E. Main St., Hagerstown, IN



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Indiana Real Estate  
Great Location - Just Minutes from I-70

**AUCTION**  
Hagerstown, IN  
Wayne County



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# AUCTION Hagerstown, IN Wayne County

## Thursday, August 10, 2017 • 6pm



**PROPERTY LOCATION & DIRECTIONS:** 13602 Swoveland Road, Hagerstown, Indiana 47346. From the junction of IN-1 and IN-38 near Hagerstown, take IN-1 South for 1.5 miles to Swoveland Road. Turn east (left) and travel .7 mile to the property on the north side of the road. From I-70, take Exit 137 and travel on IN-1 North for 2.5 miles to Swoveland Road. Turn east (right) and travel .7 mile to the property on the north side of the road.

Located in Jefferson Township in the Northwest Quadrant of Wayne County.

3 Miles North of I-70  
14 Miles Southeast of New Castle, IN  
18 Miles Northwest of Richmond, IN  
18 Miles North of Connersville, IN

**AUCTION LOCATION & DIRECTIONS:** The Meeting Place, 11 E. Main Street, Hagerstown, Indiana 47346. The Meeting Place is located in the center of Hagerstown on the corner of Main Street/IN-38 & Plum Street.



This family-friendly property with 34± acres includes a stately, 2-story home with over 1,900 sq. ft. of living space, a detached garage, and an L-shaped pole barn ideal for horses, cattle, and 4-H projects. It offers a private setting with mature trees, quality cropland, and country charm.

**As a bidder in this auction, you have the opportunity to bid on individual tracts, a combination of tracts, or the entire property. Bid in a manner that best suits your needs.**

**TRACT 1: 12.2± acres** of quality cropland. The predominant soil type is Crosby silt loam. This tract provides an excellent addition to a current farming operation or a possible building site.

**TRACT 2: 3.8± acres** which includes the 2-story farmhouse that has 3 bedrooms, 2 full baths, and a partial basement with inside and outside access. Some of the amenities include a brick fireplace, propane furnace, central air, and a water softener. Also included with this tract is a 2-car detached garage, a partially fenced pasture, and a pole barn with a concrete floor, 4 large sliders, 2 walk-in doors, and a large lean-to with a 48' feed bunk

**TRACT 3: 18± acres** of mostly tillable, level farm land featuring Crosby silt loam as the primary soil type. This property provides easy access with abundant frontage along Swoveland Road. Investigate the many possibilities this tract offers with income-producing land in a great location.

### DIMENSIONS:

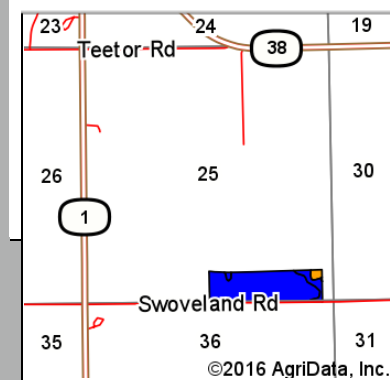
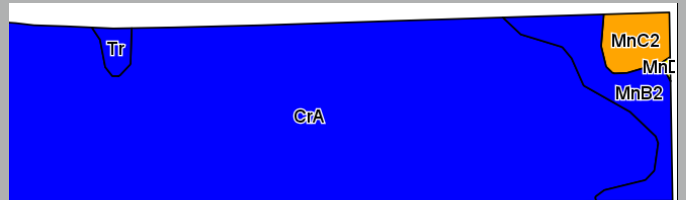
Home		2 <sup>nd</sup> Floor	
Main Floor		Basement	
Kitchen & Dinette	11'x16'	Bedroom	12'x12'
Living Room	15'x21'	Bedroom	10'x18'
Living/Formal Dining	12'x18'	Attic/Storage	10'x18'
Bedroom	12'x16'	Full Bath	
Laundry Area			
Full Bath			
Detached Garage	22'x24'		
L-Shaped Barn	24'x92' & 24'x36'		

**INSPECTION DATES:**  
Tuesday, July 11 · 4:30-6:30 PM  
Thursday, July 27 · 4:30-6:30 PM  
Meet a representative from The Wendt Group at the home on Tract 2.

Annual Taxes approximately \$2,400 for entire property  
Nettle Creek School Corp



### SOILS MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Oats	Winter wheat	Tall rescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	29.96	88.4%	Illw	58	49	6	41		3	5	123	1
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.54	7.5%	Ille	63			49			5	142	9
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.03	3.0%	Illle	60			47			4	133	9
Tr	Treaty silty clay loam, 0 to 1 percent slopes	0.37	1.1%	Illw	69			51			6	173	12
Weighted Average													
51.3 50.6 6.3 41.9 2.7 6 125.3 2													



**OWNER:** Toby Gordon  
**GENERAL MANAGER:** Dale Evans 260-894-0458

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### REAL ESTATE AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 3 individual tracts and as a total 34± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on the tracts, tract combinations, and the total property may compete.

**DOWN PAYMENT:** A 10% down payment is required on the day of the auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check or personal 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:** The successful bidder(s) will sign a Purchase Agreement at the conclusion of the auction. All final bid prices are subject to Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller will provide an owner's title insurance policy in the amount of the purchase price. Seller will convey title free and clear of liens, but other-

wise subject to all easements and matters of record. All tracts sold "AS IS".

**DEED:** Appropriate deed will be delivered at closing.

**CLOSING:** Closing will take place 45-60 days after auction date, or as soon thereafter as Seller's applicable closing documents are completed.

**POSSESSION:** Possession will be given 30 days following the date of closing with tenant's rights of the 2017 crop.

**REAL ESTATE TAXES:** Real estate taxes will be prorated to the date of closing.

**TRACT MAPS; ACRES:** Tract maps, depicted boundaries, and stated acres are approximates based on county parcel data, current legal descriptions, and/or aerial mapping software and are not provided survey products.

**SURVEY:** New surveys will be prepared where there is no existing legal description or where new boundaries are created by the tract division in this auction. The type of survey provided will be at the Seller's option. Survey costs will be shared equally between Buyer and Seller.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale will include 100% of the mineral rights (if any) owned by

the Seller.

**AGENCY:** The Wendt Group, Inc. and its representatives are exclusively the agents of the Seller.

**AUCTION CONDUCT:** Increments of bidding are at the sole discretion of the Auctioneer. All decisions of the Auctioneer are final.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** 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.

All information contained in this brochure is subject to verification by all parties relying on it. No liability for accuracy, error, or omissions is assumed by the Seller or the Auction Company. Prospective bidders are responsible for performing their own due diligence and such independent investigation with respect to the property as they deem necessary or appropriate.

Announcements on the day of the sale take precedence over all prior releases, verbal and written, concerning this auction sale.