

Real Estate
Auction
WEDNESDAY, DECEMBER 13 • 6:00 PM
held at the Jefferson County 4-H Fairgrounds Building, Madison, IN

SCHRADER
Real Estate and Auction Company, Inc.

WESTERN JEFFERSON COUNTY
Near Madison & Hanover, IN

592±
acres

4 Farms
11 Tracts

Farm C

Farm B

4 Farms
11 Tracts

592±
acres

WESTERN JEFFERSON COUNTY
Near Madison & Hanover, IN

- Great Location on West Side of Madison & Near Airport
- City Utilities Available to Some Tracts
- Nice Size Tracts with Multiple Uses
- Long Time Investment Potential
- Cropland, Woods, or Business Location
- (4) Homes and Potential Home Sites
- Great Woodland Investment Tract
- Recreational Property
- Wetland Remediation Potential on Some Tracts
- All Southwestern Jefferson Schools

Farm D

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ONLINE BIDDING
AVAILABLE

Real Estate

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Auction Terms & Procedures

PROCEDURES: The property will be offered in 11 individual tracts, any combination of tracts, or as a total 592 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.
DOWNPAYMENT: 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 auction. All final bid prices are subject to the Seller's

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31	24	25	26	27	28	29
17	18	19	20	21	22	23
10	11	12	13	14	15	16
3	4	5	6	7	8	9
				1	2	
DEC	MON	TUE	WED	THU	FRI	SAT

260-244-7606 • 800-451-2709
www.SchraderAuction.com



EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.
CLOSING: Sellers shall provide Warranty Deed.
DEED: The balance of the real estate purchase price is due at closing, which will take place within 15 days after presentation of a title commitment. Estimated closing date shall be on or before February 1, 2018.
POSSESSION: At closing, 2018 crop rights and timber rights to be conveyed.
REAL ESTATE TAXES: Seller will pay the 2017 taxes due and payable in 2018. Buyer(s) shall assume all subsequent taxes. Taxes estimated at \$17,603.00. See agents for acreage. Acreages are estimates based on legal description legal description or where new boundaries are 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 \$10-\$50. Combination purchases will receive a perimeter survey only. Closing 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 incineration 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 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.

DISCLAIMER AND ABSENCE OF WARRANTIES: Seller represents, either express or implied, concerning the 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

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4 Farms 11 Tracts

592± acres

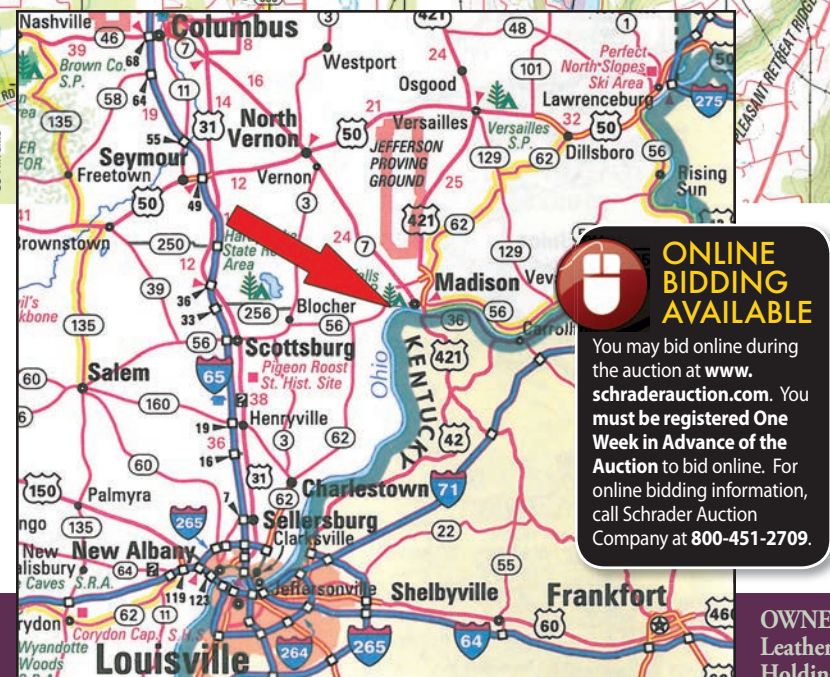
AUCTION

Wed., December 13 • 6 PM

AUCTION SITE: Jefferson County
4-H Fairgrounds Building. Address: 3852 West
St. Rd. 256, Madison. Two miles west of Hwy. 62
on Hwy. 256.



PROPERTY LOCATION: All four farms are just west of Madison in
general area of Madison, Hanover and Kent.



**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
Company at 800-451-2709.



Inspection Dates:
Tuesday, November 21, 1-3 PM &
Tuesday, November 28, 10 AM-12 Noon
Meet agents at Jefferson County 4-H
Building prior to viewing
Tracts 2, 7 & 8.



FARM B: 65.1 Total Acres

- Sec. 34 Twp. 4N R 9E
West side of Madison. From Hwy. 256/
Hwy. 62 west on Hwy. 256 about 2 mi.
to CR 600W then north 100 yards to
property on the west side just east of
Kent.

TRACT 4: 22.6 acres nearly all tillable.
Nice level land in good area. Municipal
water. Make a good tract to add to Tract
5 also.

TRACT 5: 42.5± acres with 40.1± acres
cropland and 4 acres woodland. Nice
investment tract and long term potential.

FARM D: 203 Total Acres

- Sec. 6 Twp. 3N R 9E
From Madison on Hwy. 256 west thru
Kent to CR 1000W then south ½ mi. to
farm on the east side to the corner of Polk Rd.

TRACT 8: 21.6± acres with
about 5± acres cropland and
nice woodland. Older 869 sq.
ft. house and 2 barns. Address:
607 1000W, Lexington.

TRACT 9: 40± acres with 37±
acres cropland. Nice tract for
farm operations or long term
investment.

TRACT 10: 35.8± acres with
30± acres cropland. Good
frontage on South CR 1000W
and Polk Rd. Pretty tract here.

TRACT 11: 105.5± acres
with 34± acres cropland and
balance mature woodland. See agent about timber information.
Address: 9260 W. Polk Rd., Lexington.



FARM C: 41 Total Acres

- Sec. 34 Twp. 4N R 9E
4± miles west of Madison on CR Rd. 100 (Interstate Block Road).
From Hwy 262/Hwy. 62 west on Hwy. 256 to CR 700 (Thompson Rd.) then north ¾ mi. to farm on
the east side. Also just north of Farm 2 at the corner of Interstate and Thompson Rd.

TRACT 6: About 38± acres with 25± acres cropland and 11± acres woodland. Older house/building
site on Interstate Block Rd. with usable barn. Pond just south of Tract 4 house. Road frontage on
Thompson and West Interstate Block Rd. Well located.
Nice combination of cropland, woodland and stream for
all types of uses.

TRACT 7: 3± acres with 1,839 sq. ft. Bedford Stone
house, built in 1960 and two barns. Address: 916 N.
Thompson Rd., Madison. Nice setting. Good project
home to work on this winter.



OWNERS:
Leatherman
Holdings LLC

For Information call: Sales Managers:
Brad Horrall: 812-890-8255 or Steve Slonaker:
877-747-0212 or 765-969-1697

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