

- Picturesque Southern Indiana Farm
- Abundant WHITETAIL & TURKEY
- Rolling Pastures with Beautiful Elevated Views
- GREAT LOCATION within 30 minutes to Cincinnati
- Impressive Country Home with Picturesque Barns
- 2020 Crop Rights to BUYER, 68± FSA Crop Acre
- Potential Building Sites

offered in 10 Tracts  
250± Acres

TUESDAY, APRIL 21 • 6PM

**important LAND Auction**

Franklin Co., Indiana

SchraderAuction.com

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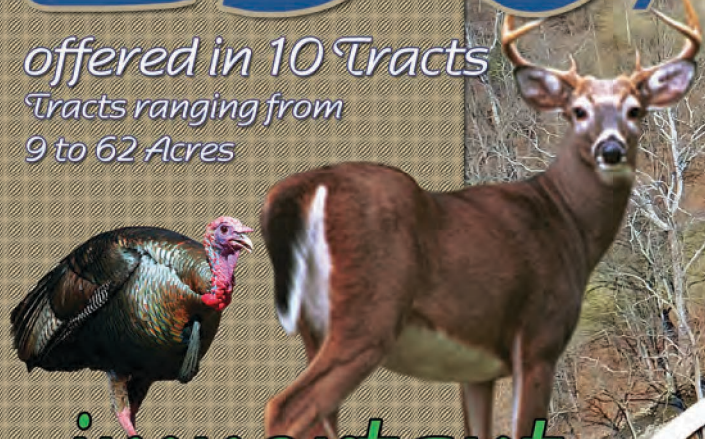
APRIL 2020						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
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5	6		14	15	16	17
12	13	21	22	23	24	25
19	20	27	28	29	30	

offered in 10 Tracts

**important LAND Auction**

250± Acres

offered in 10 Tracts  
Tracts ranging from  
9 to 62 Acres



**important LAND Auction**

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

Franklin County, Indiana

20 minutes to OXFORD, OH  
10 minutes to Brookville, IN  
30 minutes to Cincinnati, OH



Franklin County  
**important LAND**

# Auction

**250± Acres**  
offered in 10 Tracts

**TUESDAY, APRIL 21 • 6PM**

**Brookville, Indiana • Brookville Twp.**

**PROPERTY LOCATION: 6241 Holland Road, BROOKVILLE, IN 47012.**

From Brookville: Travel south on US 52 (Main St) for 3.5 miles to Holland Road (White's Farm). Turn left on Holland Road and travel for ½ mile to the "T" continue left on Holland Rd. to the property.

**AUCTION SITE: Schilling Community Center. Located at 900 Mill St., BROOKVILLE, IN 47012.** From Main St. (US 52) in the middle of Brookville, take E. 9th Street east 2 blocks to the Auction Site.

## TRACT DESCRIPTIONS:

Franklin County, Brookville Township, Section(s) 2,3 & 35

**TRACT 1: 12± ACRES** with a nice mix of tillable land, woods and a running stream. Frontage on Sharps Hill Road.

**TRACT 2: 14± ACRES** with 11± tillable acres per FSA. Frontage on Holland Road. and bordered on the east by a picturesque stream. Consider combining this with Tract 1 for a nice 26± acres contiguous field.

**TRACT 3: 20± ACRES** with nearly all tillable acres. Add this to your farming operation or examine the potential for a country building site. Features predominantly Sidell and Ross Silt Loam soils. Frontage on Sharps Hill Road and Holland Road.

**TRACT 4: 26± ACRES** of wooded land with owned access coming off of Sharps Hill Road. This tract features mature trees and an elevation change that allows for impressive views. Perfect for the Hunter or Outdoorsman. Consider combining with other adjacent tracts to create the package that fits you best.

**TRACT 5: 9± ACRES** with **IMPRESSIVE HOME** and **FARMSTEAD** featuring:

- **2-Story 2,614 sf stone home** with new roof in 2018 and updated electrical wiring. The home is nicely decorated and maintained with 3BR and 2 Baths. Enjoy the stamped concrete rear patio or the covered front porch - the views are impressive in all directions. This is a super clean, smoke-free home perfect for your primary residence or relaxing **WEEK-END RETREAT!** Many updates in this home - Come examine all it has to offer! Features an additional attached garage with new epoxy floor.
- **Impressive group of Outbuildings with poplar shiplap siding and concrete floors (all super clean and ready for you)**
- **Turn of the Century Tobacco Barn** - 37'x74'x18' barn with historic sawed beam and peg construction. Examine the opportunities of this being an event center or retreat gathering place. Features a full bath with tankless water heater, (2) large overhead doors and unique charm. There is a 3,854 sf lean-to off the south side of this barn for additional covered storage.
- **Flag Barn** - 24'x45'x16' remodeled barn with updated overhead doors, concrete floors and loft. Super clean and functional. Make this your workshop or Hunting Headquarters.
- Additional small well house and silo create a setting that is hard to duplicate. One of a kind, must see property!

*This could be your perfect spot in the country. Serviced by Franklin County Schools.  
The home has its own well and septic system.*

**TRACT 6: 12± ACRES** nearly all tillable. Frontage on Holland Road. Consider combining this with adjacent tracts for a larger holding.

**TRACT 7: 61± ACRES** combining tillable land, pasture, woods and elevated panoramic views. The wildlife on this tract is impressive. So much to offer here! Quality lowland soils for managed food plots, running stream - this tract has it all. Owned frontage on Holland Road.



AUCTION SITE



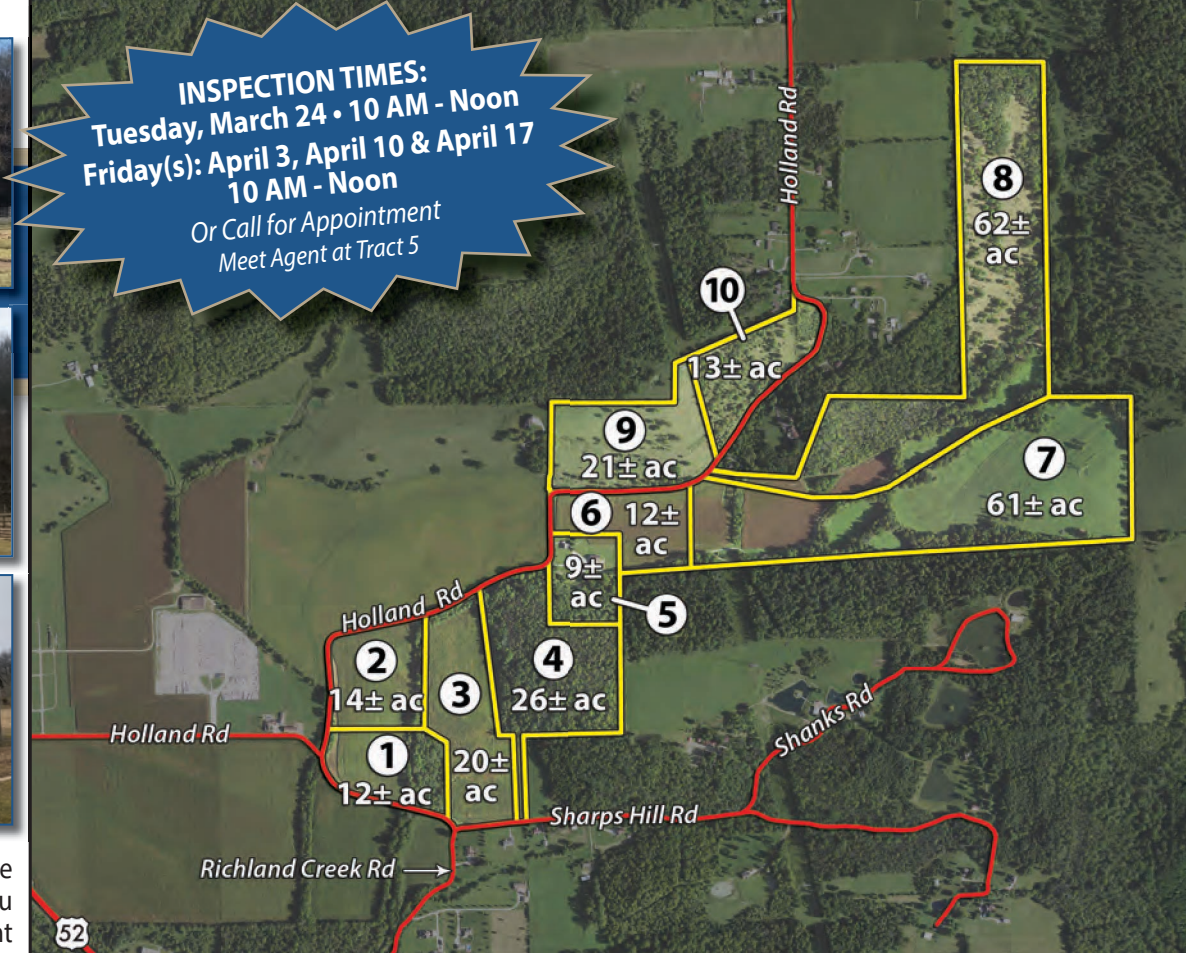
TRACT 5



TRACT 5



TRACT 5

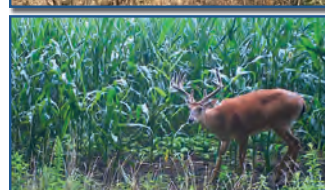
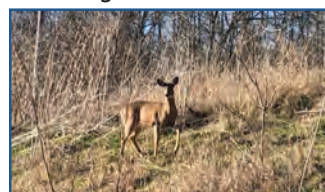
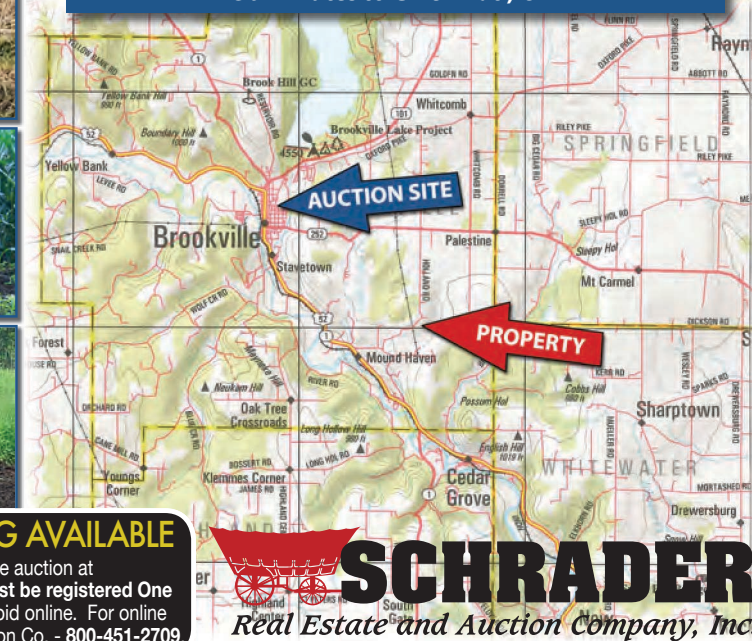


**TRACT 8: 62± ACRES** another unique piece for the outdoor enthusiast. You will find this property in excellent shape. Nicely maintained area with picturesque stream lined with colorful Sycamore trees. Nearly 40± acres of this tract has a perimeter fence and has been used for pasture. Nice mix of mature trees and open meadows. Frontage on Holland Road.

**TRACT 9: 21± ACRES** of pastureland with elevated views. This hillside tract features trees scattered throughout which creates excellent wildlife habitat. A homesite atop of this Tract would allow you to see for miles!

**TRACT 10: 13± ACRES** with a mixture of grassland and trees. Franklin County Municipal water on this tract. Examine the possibility of making this a homesite. Combine with Tract 9 for 33± acres of contiguous land on the north side of Holland Road.

**20 minutes to OXFORD, OH • 10 minutes to Brookville, IN  
30 minutes to Cincinnati, OH**



## 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 Co. - 800-451-2709

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Real Estate and Auction Company, Inc.

## AUCTION TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 10 individual tracts, any combination of tracts, or as the total 250± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**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, 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 Trustee's Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before May 28th, 2020.

**POSSESSION:** Possession will be delivered at closing on all tracts.

**REAL ESTATE TAXES / ASSESSMENTS:** Seller to pay taxes for the 2019 period due and payable in 2020 by giving the buyer(s) a credit at closing.

**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 acreages. In addition, a new perimeter survey will be completed prior to the auction. If the property sells to in it's entirety, the cost of the new perimeter survey will be split 50:50 between the buyer and seller.

**ZONING:** Contact Agent for Zoning.

**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record. (See Agent regarding gas line easement crossing Tracts 2 & 3)

**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 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 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.**

**OWNER: John J. Heyob Trust | For Information Call Auction Manager:  
Andy Walther, 765-969-0401 • Email: [andy@schraderauction.com](mailto:andy@schraderauction.com)**

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TRACTS 1-4



TRACT 4



TRACTS 6 & 7



TRACT 7