

- Buyer to Receive 2022 Crop Rights
- Good Mix of Crosby, Treaty & Mt. Pleasant Soils
- County Legal Drain Access
- Great Location - Mt. Pleasant & Perry Township

Mostly Tillable Cropland

135±
acres



Tuesday, October 19th • 6pm Held at Delaware County Fairgrounds

REAL ESTATE AUCTION

East Central Indiana / Delaware County

Corporate Headquarters:
950 N Liberty Drive Columbia City, IN 46725
800.451.2709 • www.SchraderAuction.com



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SALE MANAGER: Mark Smithson • 765.744.1846
#AC63001504, #AU10100108

October						
Su	M	Tu	W	Th	F	Sa
					1	2
					8	9
					15	16
					22	23
					29	30
24/31	25	26	27	28	29	30



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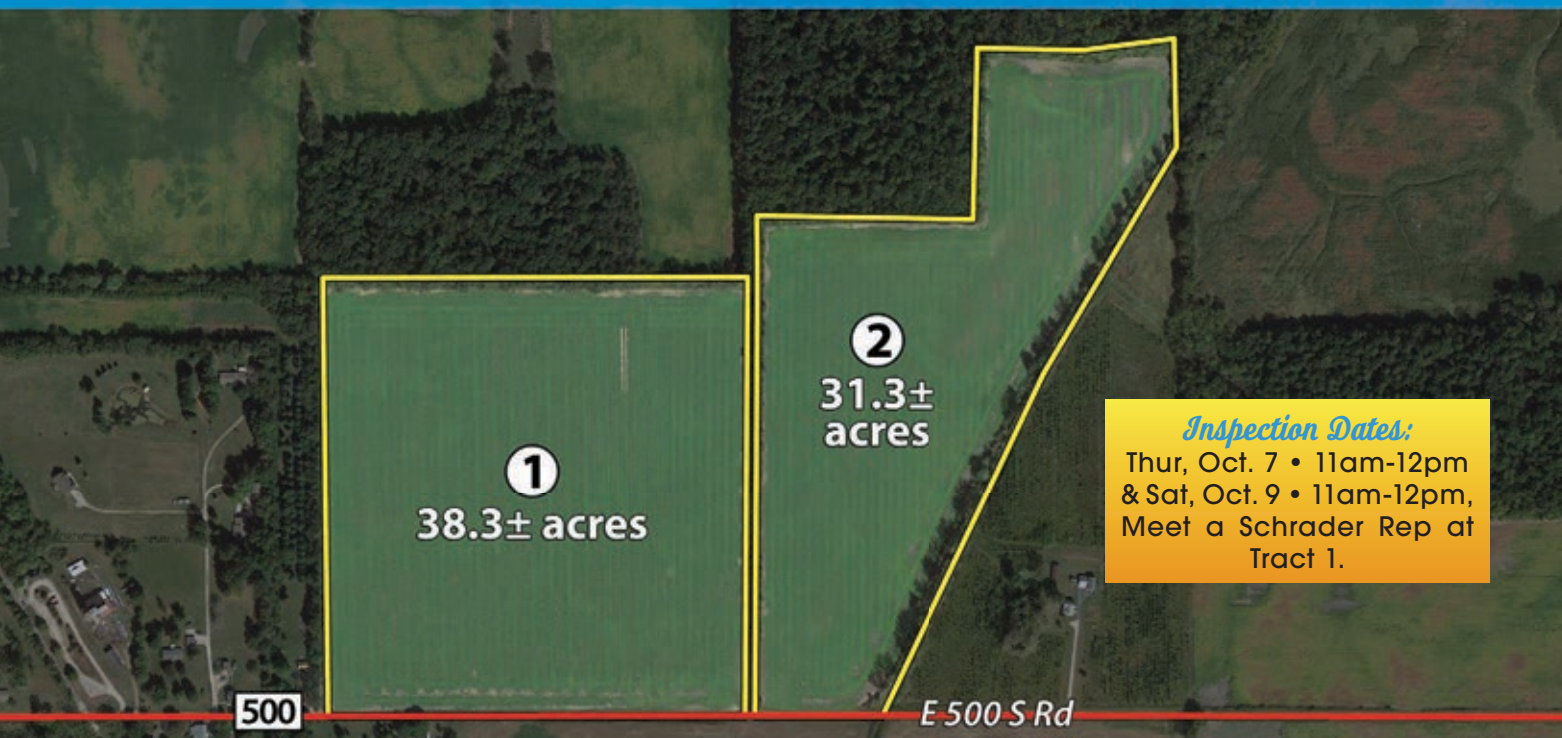
135±
acres

Offered in 3 Tracts or Combinations

REAL ESTATE AUCTION

Tuesday, October 19th • 6pm

Held at Delaware County Fairgrounds
Heartland Hall Building



Inspection Dates:
 Thur, Oct. 7 • 11am-12pm
 & Sat, Oct. 9 • 11am-12pm,
 Meet a Schrader Rep at
 Tract 1.

135± acres

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Farm 1 - Tracts 1-2 / Section 6, Township 19 North, Range 11 East, Perry Township

Tract 1 - 38.3± acres: All tillable tract, mostly Mt. Pleasant and Miamian soils. Frontage along CR 500 S. Perfect to own separate or combine with Tract 2. Seller to retain cell tower.

Tract 2 - 31.3± acres: Nearly all tillable tract, mostly Mt. Pleasant and Miamian soils with frontage along CR 500 S. County legal drain for excellent drainage outlet.

Farm 2 - Tract 3 / Section 8 & 9, Township 20 North, Range 11 East, Mt. Pleasant Township

Tract 3 - 65.4± acres: All tillable parcel, mostly Crosby and Treaty soils. Frontage along Division Road. Nice tract to add to your operation.



Property Location

Farm 1 - Tracts 1-2: From Muncie Bypass, travel south on US 35 approx. 2½ miles to CR 500 S, turn left (east) & travel about ¼ mile to farm on the north side.

Farm 2 - Tract 3: From SR 32 and Tiger Rd intersection in Yorktown, travel north on Tiger Rd (toward the HS) for ½ mile to River Valley Rd, then west on River Valley Rd for 1½ miles to CR 725 W, then north for 1 mile to Division Rd, then turn right (east) approx. ¼ mile to farm on the left (north).

Auction Location: Delaware County Fairgrounds, Heartland Hall Building • 1210 N. Wheeling Ave Muncie, IN • Between downtown Muncie and McGalliard Rd along Wheeling Ave



SELLERS: Clarence J. Hensley Trust, Charles Hensley & Sarah Hensley, Co-Trustees
SALE MANAGER: Mark Smithson • 765.744.1846

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts & as a total 135± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.
FARM PROGRAM INFO: Farm 1 - Tracts 1 & 2 Farm #6539, Tract #10980, Corn Base Acres 33.69, Soybean Base Acres 33.69 Farm 2 - Tract 3 Farm #5528, Tract #198, Corn Base Acres 61.6
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Trustee's Deed.
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: At closing subject to 2021 tenant crop rights.
REAL ESTATE TAXES: Seller to pay taxes for the 2021 calendar year due & payable in 2022 by giving the buyer(s) a credit at closing. 2020/2021 taxes for Farm 1 were \$1,750.54. Farm 2 taxes were \$1,823.38.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents re-serve 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.

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.