

- Beautiful Secluded Woodland
- Great Homesite Potential
- Good Mix of Pewamo, Blount & Glynwood Soils
- County Legal Drain Access
- Great Location - 2 Miles from Hwy 3
- Between Eaton & Hartford City
- Buyer to Receive 2022 Crop Rights



TILLABLE CROPLAND
60±
acres
 Offered in 2 Tracts

East Central Indiana - Delaware & Blackford County

Wednesday, November 3 • 6pm

800.451.2709
 www.SchraderAuction.com

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

NOVEMBER						
28	29	30	27	28	29	30
21	22	23	24	25	26	27
14	15	16	17	18	19	20
7	8	9	10	11	12	13
1	2	3	4	5	6	
Su	M	Tu	W	Th	F	Sa

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REAL ESTATE AUCTION

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REAL ESTATE AUCTION



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

Property Location: Tract 1 - From Hwy 3 & 28 on the north side of Muncie, travel north approximately 6 miles to CR 1200 N, turn right (east) & travel about 2 miles to farm on the north side.

Tract 2 from Tract 1 - Travel west on CR 1200 N to Willman Rd, then left (north) approximately 2 miles to farm on the right.

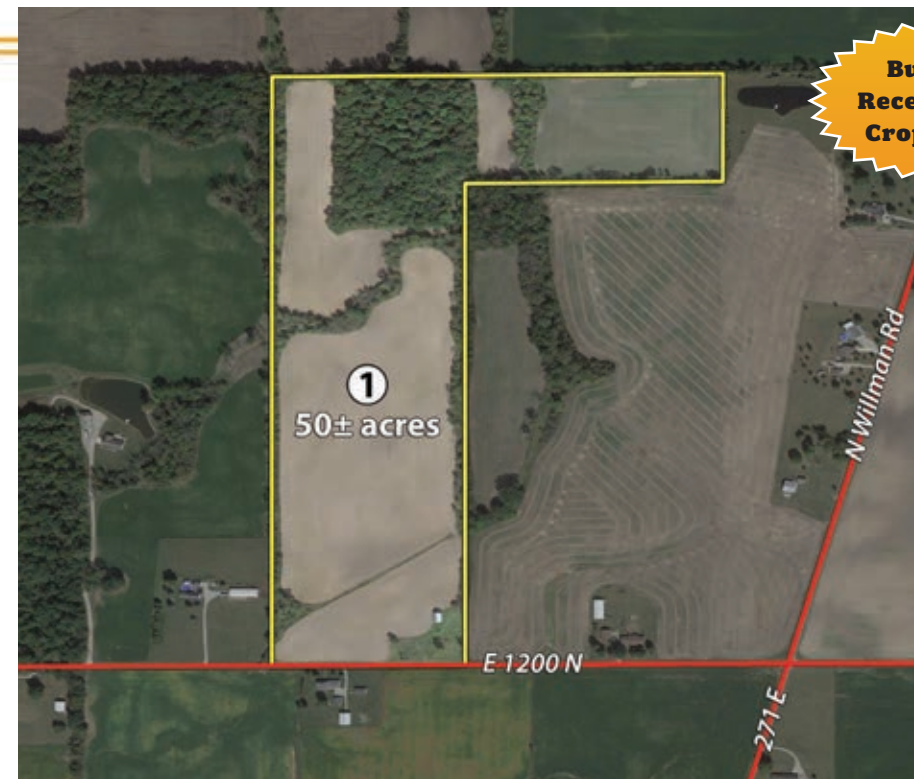


Inspection Dates:
Thur, Oct. 21 • 9-10am
& Sat, Oct. 23 • 9-10am

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Buyer to Receive 2022 Crop Rights



Tract 1 (Section 12, Township 22 North, Range 10 East, Union Township, Delaware County): 50± acres, great combination of tillable land and mixed woodland. Wonderful potential homesite location with frontage along Delaware County Road 1200N. Examine the possibilities with this unique and beautiful land offering!

Tract 2 (Section 6, Township 22 North, Range 11 East, Jackson Township, Blackford County): 10± acres, all tillable tract, mostly Pewamo, Blount and Glynwood soils. Frontage along Blackford County Road CR 450S and Willman Road. Perfect mini-farm site or simply add to your operation.

Sellers: Raymond and Judy Brown

Sale Manager: Mark Smithson • 765.744.1846



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PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts & as a total 60± 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 6712, Tract 1337 & Tract 11104. See agent for more info.
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, and is 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 Warranty Deed.
CLOSING: The targeted closing date will be approx. 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 and payable in 2022 by giving the buyer(s) a credit at closing. 2020/2021 estimated taxes for Tract 1 were \$1,124.84. Tract 2 estimated taxes were

\$188.00.
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.**

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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.