

**SCHRADER**  
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr.,  
Columbia City, IN 46725



**Auction Manager:**  
**Rick Williams,**  
**765-639-2394**

AC63001504, AU10000259  
**EQUIPMENT TERMS:**  
Cash or Check w/proper ID. 3.5% surcharge fee for credit cards.  
Announcements made the day of the auction take precedence over any printed material.  
Not responsible for accidents.

Follow us on:

Get our iOS App

**800-451-2709**  
**SchraderAuction.com**

MARCH 2023						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
Real Estate @ 6pm						
Farm Equipment at 10am						

# LAND & EQUIPMENT AUCTIONS

**167± Acres**  
OFFERED IN 3 TRACTS

Madison County, IN



Madison County, IN

# LAND AUCTION

**167± Acres**  
OFFERED IN 3 TRACTS

- Tillable Cropland
- Pattern Tiling
- 1031 Exchange Opportunity
- Quality Soils
- 2023 Crop Rights will be available

TRACT 1

Wednesday, March 29th • 6 pm

# LAND AUCTION

**167± Acres**  
OFFERED IN 3 TRACTS

Wednesday, March 29th • 6 pm

- Tillable Cropland
- Pattern Tiling
- 1031 Exchange Opportunity
- Quality Soils
- 2023 Crop Rights will be available

TRACT 1



# EQUIPMENT AUCTION

800-451-2709 • SchraderAuction.com

Friday, March 31st • 10 am



800-451-2709  
SchraderAuction.com

TRACT 2



# EQUIPMENT AUCTION

Friday, March 31st • 10 am



LIVE INTERNET BIDDING  
Visit SchraderAuction.com for Details  
or call 800-451-2709.

Madison Co.,  
Indiana  
**167±**  
Acres  
OFFERED IN 3 TRACTS

# LAND AUCTION

Wednesday, March 29th • 6 pm

**AUCTION LOCATION:** Alexandria Community Center, 315 S. Harrison St., Alexandria, IN 46001  
**PROPERTY LOCATION:** From the intersection of SR 9/SR 28 in Alexandria.  
**Tract 1:** Go West on SR 28 for 3 miles to CR 300 W., turn right (North) and go ¼ mile to the property on the West side of the road. **Tract 2:** Go West on SR 28 for 2 miles to CR 200 W, turn left (South) and go ½ mile to the property. **Tract 3:** Go West on SR 28 for 2 miles to CR 200 W, turn left (South) and go 1.7 miles to the property.

- Auctioneers Note: 2023 Crop Rights will be available! •
- Tillable Cropland • Quality Soils • 1031 Exchange Opportunity •

**TRACT DESCRIPTIONS:**  
**TRACT 1: 70± ACRES** nearly all tillable cropland with road frontage on CR 300 W. The predominate soil types are Cyclone Silty Clay Loam and Crosby Silt Loam. **The WAPI is 166.2 for corn.** This tract was partially pattern tiled in 2018, call auction manager for a detailed tile map.  
**TRACT 2: 73± ACRES** with approx. 58 tillable and the balance in woods. This tract features Brookston, Crosby & Miami soils. Drainage tile improvements were made, call for a detailed map.  
**TRACT 3: 24± ACRES.** All tillable productive cropland. This tract features road frontage on both CR 200 W. and CR 1025 N.



**Inspection Dates:**  
 Saturday, February 25 • 9am - 11am  
 Saturday, March 11 • 9am - 11am  
 Meet a Schrader Rep. at 12344 N. 300 W., Alexandria, IN 46001 (Tract 1)

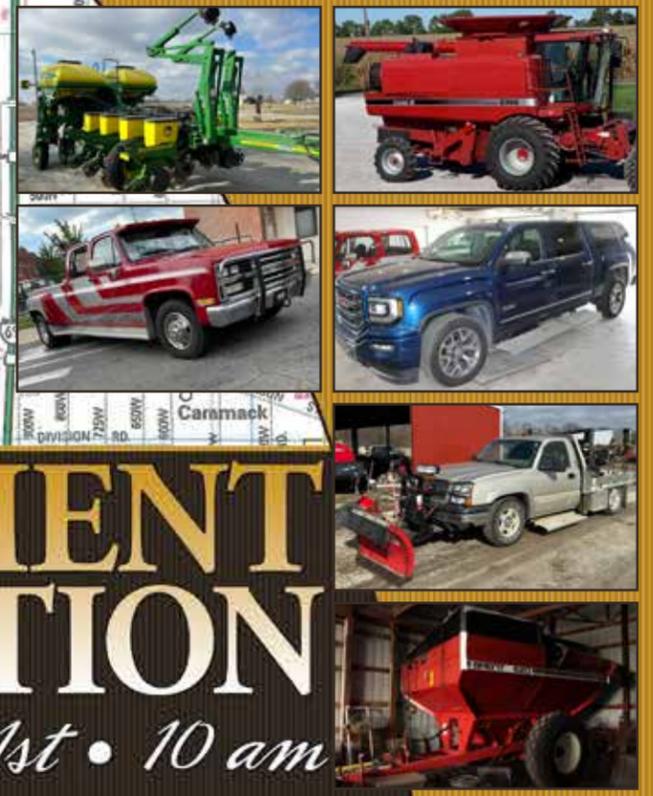


**ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 167± 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.  
**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, and 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 Seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Warranty Deed and/or Personal Representative's Deed to be furnished by Seller.  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at closing.  
**PRE-CLOSING ACCESS:** Immediate access will be available prior to closing for normal spring crop farming activities. If Buyer elects to have access prior to closing, Buyer must deliver an additional 10% down payment (for a total of 20%) and sign a Pre-Closing Access Addendum.  
**REAL ESTATE TAXES:** Buyers will pay the 2023 Real Estate Taxes due in 2024. And any Ditch assessments due in 2023.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and 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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**AGENCY:** Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 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.**



# EQUIPMENT AUCTION

Friday, March 31st • 10 am

**AUCTION LOCATION:** 12344 N. 300 W., Alexandria, IN 46001

**LIVE INTERNET BIDDING**  
 Visit [SchraderAuction.com](http://SchraderAuction.com) for Details or call 800-451-2709.

**TRACTORS**

- 1990 JD 4455 MFWD Tractor w/265 loader, 3 remotes, 3 pt. quick hitch, 5,443 eng. hrs., 8' material bucket and pallet forks, SN: RW 4455P007028 • 1956 IH 400 Tractor, non running, SN: 37424 S • 1943 IH H Tractor, non running, SN: 141600 • F-20 Tractor, non running, SN: 46046 • Ford 600 Tractor

**PLANTING & TILLAGE EQUIPMENT**

- 2007 JD 1770 NT 12 Row CCS Planter MaxEmerge XP, 1.6 bushel seed boxes, insecticide boxes, row cleaners, SN: A01770X725102 • JD 494A 4 Row Planter • 1,000 gal. Poly Nurse Tank • 3630 Spray Coupe, 2,665 eng. hrs., 12.4-24 rears & 9.00-24 fronts, SN: 209411734 • 25' Unverferth 225 Rolling Basket • 24' IH 490 Disk • JD 2800 Plow, 6 bottom, onland • Glencoe 9 shank Soil Saver, leveler • J & M 250 Seed Wagon w/ Honda Power Pak with 15' auger • Rock Picker • 8' Wheel Disk • Ford 2 bottom plow, 3 pt.

**TECHNOLOGY**

- JD 2600 Display • 6000 ITC Receiver, SF1 • JD ATU 200 • JD Brown Box with Autotrack card • Case Auto Steer, FM-750 • Ag Leader Harvest Data - GPS

**SEMIS/TRAILERS/TRUCKS**

- 2018 Peterbilt 579, sleeper • 2018 Peterbilt 579, sleeper • 2016 Peterbilt 389, sleeper, shows 531,719 miles • 2001 Peterbilt 378, ISM Cummins, shows 68,808.7 miles • 2012 Kenworth T660, sleeper • 2009 IH Prostar Premium, Cummins ISX 435, sleeper, shows 441,490 miles • 1987 GMC General, Cummins 855, shows 271,237 miles • 2005 41' Wilson Pace Setter Hopper bottom, elec. doors & tarp, DWH-501, alum. rims • 1985 42' Wilson Pace Setter Hopper bottom, elec. doors, DWH-100, alum. Rims • 2005 Chevy 1500 Truck, 4x4, 140K miles, Eby Alum. Flatbed, 7'6" Boss V Snowplow • 2016 Chevy 1500 Truck, All Terrain, 4x4, crew cab, hard truck cap • 1989 Chevy 3500 Truck 3+3, Dually, crew cab, shows 76,428 miles, Alum. fuel tank, retractable bed cover • 1994 Buick Park Avenue, 137K miles, 4 door, leather • 2015 W-W 16'x6' Aluminum Stock Trailer • 1994 Corn Pro 20'+4' Gooseneck Trailer • (2) 48' Box Trailers, storage only, no titles

**MISC. EQUIPMENT**

- Farrowing crates • 6' rotary mower, 3 pt. • Fuel Tank Trailer • 10' Legend Bush Hog • 7' Snow Blower • 18' Grain Bin w/drying floor • Pig feeders • LB White Heaters • (2) Bulk Feed bins • Gestation crates

**Inspection Date:**  
 Saturday, March 18 • 9am - 12 Noon



**SCHRADER**  
 THE ORIGINAL MULTI-TRACT AUCTIONS  
 800-451-2709  
[SchraderAuction.com](http://SchraderAuction.com)

TIMED ONLINE ONLY  
 VIRTUAL  
 LIVE WITH ONLINE

**Seller:** Mark Hosier Estate, Dena Hosier Personal Rep., Micha Buffington Attorney | **Auction Manager:** Rick Williams - 765-639-2394