POSSESSION: At closing. Subject to 2021 crop rights of tenant. Seller to purchase price is due at closing.

ACREAGE: All boundaries are approximate & have been estimated based

Combination purchases will receive a perimeter survey only. Closing prices in this auction. Buyer(s) & Seller will share survey expense 50:50. description or where new boundaries are created by the tract divisions SURVEY: A new survey will be made where there is no existing legal

EASEMENTS: Sale of the property is subject to any & all easements of of 28.7 acres, Bean base of 24.6 acres. FAM INFORMATION: Farm #6507. Total 85.03 FAS acres cropland. Corn base

\$1,358.46 or \$13.58/acre. taxes payable 2022 by credit to Buyer(s) at closing. Taxes estimated at REAL ESTATE TAXES: Seller to pay 2020 taxes payable 2021and pay 2020

on current legal descriptions.

will be adjusted to reflect any differences between advertised & surveyed

owned by the Seller. MINERAL RIGHTS: The sale shall include 100% of the mineral rights

the Auctioneer. Bids on tracts, tract combinations & the total property may bidding on all tracts & combinations during the auction as determined by retain 2021 crop rents. combination of tracts, or as a total $100\pm$ acre unit. There will be open PROCEDURES: The property will be offered in 3 individual tracts, any

financing, if needed & are capable of paying cash at closing. bidding is not conditional upon financing, so be sure you have arranged in the form of cash, cashiers check, personal check or corporate check. Your auction w/ the balance in cash at closing. The down payment may be made DOWNPAYMENT: Real Estate 10% down payment on the day of the

acceptance or rejection. the close of the auction. All final bid prices are subject to the Seller's enter into a purchase agreement at the auction site immediately following ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to

in the amount of the purchase price. EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy

the auction on or before November 1, 2021. The balance of the real estate CLOSING: The targeted closing date will be approximately 30 days after DEED: Sellers shall provide Corporate Warranty Deed.

AUCTION TERMS & PROCEDURES:

Offered in 3 Tracts

AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE person's credentials, fitness, etc. All decision of the Auctioneer is final. ANY

end to preclude any person from bidding if there is any question as the

discretion of the Auctioneer. The Sellers & Selling Agents reserve the

Conduct of the auction & increments of bidding are at the direction &

errors or omissions is assumed by the Sellers or the Auction Company.

subject to verification by all parties relying on it. No liability for its accuracy,

concerning the property. The information contained in this brochure is

own independent inspections, investigations, inquiries, & due diligence

company. Each potential bidder is responsible for conducting his or her

implied, concerning the property is made by the seller or the auction

lS, WHERE IS" basis, & no warranty or representation, either express or

outlined in the Purchase Agreement. The property is being sold on "AS

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DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in

AGENCY: Schrader Keal Estate & Auction Company, Inc. & its

representatives are exclusive agents of the seller.

ONLINE BIDDING AVAILABLE

Thursday, August 19th • 6pm | Henry County, IN EAST CENTRAL LAND AUCTION

acreage's.







 Nice Investment Tracts Pasture and Recreation Many Potential Uses of Cropland, South Henry School Corp. then East, Easy Access 3 Mi. South of I-70 at HWY 109 and Spiceland Between Knightstown, New Castle 85 Total USDA Crop Acres

Wi. East of Royal Hylands Golf Club

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Tax Exchange Potential

Held at Kuightstown Sunset Park | Between Knightstown & Spiceland

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EAST CENTRAL LAND AUCTION

Thursday, August 19th • 6pm | Henry County, IN



*85 Total USDA Crop Acres • Between Knightstown, New Castle & Spiceland • 3 Mi. South of I-70 at HWY 109 then East, Easy Access • South Henry School Corp. • Many Potential Uses of Cropland, Pasture & Recreation • Nice Investment Tracts • Tax Exchange Potential • 2 Mi. East of Royal Hylands Golf Club

All Acreages are Approximate | Sec. 24 Tup. 16N R 9E
TRACT 1: 30± ACRES w/ approximately 25± acres of cropland. Good frontage on CR 750 S. Nice size tract for investment or crop operation!
TRACT 2: 27± ACRES w/ approximately 3± acres cropland, 7± acres of rolling pasture & 17± acres of woodland. Great recreational property!
TRACT 3: 43± ACRES w/ approximately 40± acres of cropland. Good frontage on CR 750 S. Good soil index & long term investment tract.





Shirley

Shi

AUCTION SITE: Knightstown Sunset Park, 206 S Hill Ave Knightstown, IN • From the intersection of HWY 40 & HWY. 109, travel 1 block West on HWY 40 to Hill St. Then South 1 block to the park on the right.

PROPERTY LOCATION: 2 miles North of Knightstown at the intersection of CR 750 S & CR 500 W or from I-70 & HWY 109, travel South 1 mile to CR 750 S then East 2 miles. Property on the South side or from the stockyards at HWY 40, travel North on S Mill Rd to CR 750 S then East 1 mile. Property on the South side of road.













Owner: Javca LLC

Sales Manager: Steve Slonaker • 877.747.0212 • cell: 765.969.1697

ONLINE BIDDING AVAILABI

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.