





# EASTERN INDIANA LAND AUCTION

Jennings Township • Section 23 • Fayette County • Brownsville, IN | Between Connersville & Liberty, IN

**Attention Hunters, Cattlemen, Farmers & Rural Home Buyers: Come see the possibilities this UNIQUE property has to offer!**



**TRACT 1: 18± ACRES** with 7± tillable acres and the balance in woods and thicket. This is a nice combination tract that could be an awesome building site! Features nice open land along the road with mature trees and an elevation change at the back of the tract.

**TRACT 2: 37.5± ACRES** with a diverse usage. This is a nice mix of tillable and pastureland with a stream. Consider combining with tracts 1 or 3.

**TRACT 3: 5.5± ACRE FARMSTEAD** with a single story 2 BR, 1 BA home with 100 amp service and fuel oil furnace. Make this your place in the country.

**TRACT 4: 17± ACRES (SWING TRACT)** This tract has 12.23± FSA Tillable acres with the balance in woods. Must be on bid in combination with Tract 1 or 2 or by an adjoining landowner.



**AUCTION LOCATION:** John H. Miller Community Center • 2900 Park Rd Connersville, IN 47331

**PROPERTY LOCATION:** 809 N CR 500 E, Brownsville, IN 47325 • From SR 44 in Connersville, travel East 4 miles to CR 450 E. Turn left (North) and travel for 1.5 miles to Springersville Rd. Then right ½ mile to N CR 500 E, then right ¼ mile to the farm.

**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.

**OWNER:** Estate of Eileen L. Irrgang, Ray B. Irrgang Personal Representative  
**SALE MANAGER:** Andy Walther • 765.969.0401 **Email:** [andy@schraderauction.com](mailto:andy@schraderauction.com)

## INSPECTION DATES:

Tue, August 24<sup>th</sup> & 31<sup>st</sup>  
from 6-7pm OR  
by appointment.

Fayette County  
Brownsville, Indiana

# 78± acres

Offered in 4 Tracts



**Tuesday, September 14 • 6pm**

800.451.2709

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