Tuesday, September 14 • 6pm

Held at the John H Miller Community Center in Connersville, IN



#AC63001504, #AU19400167 Email: andy@schraderauction.com 1040.986.237 • 79d1lsW ybnA

AUCTION MANAGER:











800.451.2709 - www.SchraderAuction.com

300 N Morton Avenue Centerville, IN 47330

950 N Liberty Drive Columbia City, IN 46725



based on current legal descriptions.

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DISCLAIMER & ABSENCE OF WARRANTIES: All information

AGENCY: Schrader Real Estate & Auction Company, Inc. & its repre-

between advertised & surveyed acreages. MINERAL RIGHTS. The sale shall include 100% of the mineral rights

survey only. Closing prices will be adjusted to reflect any differences

vey expense 50:50. Combination purchases will receive a perimeter by the tract divisions in this auction. Buyer(s) & Seller will share sur-

SURVEY: Survey(s) will be done where new boundaries are created



Centerville Office:

Corporate Headquarters:

owned by the Seller.





Offered in 4 Tracts

Brownsville, Indiana Fayette County



















e sure you have arranged financing, if needed & are capable of orporate check. Your bidding is not conditional upon financing, be made in the form of cash, cashier's check, personal check auction with the balance in cash at closing. The down payment 10 deb els Estate 10% down payment on the day of rmined by the Auctioneer subject to swing tract requirements. pen bidding on all tracts & combinations during the auction as combination of tracts, or as the total 78± acre unit. There will CEDURES: The property will be offered in 4 individual tracts,

D: Seller(s) shall provide a Personal Representative's Deed. y in the amount of the purchase price. BENCE OF TITLE: Sellers shall provide an owners title insurance eller's acceptance or rejection. wing the close of the auction. All final bid prices are subject to rer into a purchase agreement at the auction site immediately

ng cash at closing. EPTANCE OF BID PRICES: Successful bidder(s) will be required

t of the tenant to remove the 2021 crop. Buyer to receive 2022 Possession will be delivered at closing subject to the ng, which will take place approximately 30 days after the SING: The balance of the real estate purchase price is due at

calendar year due & payable in 2022 by giving the buyer(s) a L ESTATE TAXES/ASSESSMENTS: Seller to pay taxes for the nd will be conveyed at closing. RIGHTS! Possession of the buildings, woodland & non-crop

EAGE: All boundaries are approximate & have been estimated

## EASTERN INDIANA LAND AUCTION



## 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!



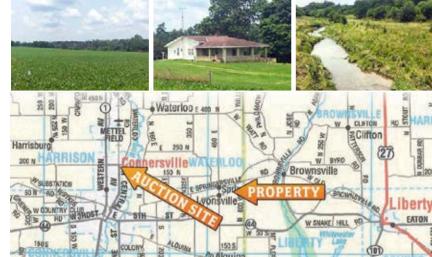


**TRACT 1: 18± ACRES** with 7± tillable acres and the balance in woods and thicket. This is a nice combination tract that could be an awesome building site! Features nice open land along the road with mature trees and an elevation change at the back of the tract.

**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
You may bid online during the auction at www.schraderauction.com. You
BIDDING
must be registered One Week in Advance of the Auction to bid online.

AVAILABLE
For online bidding information, call Schrader Auction Co. - 800-451-2709.

OWNER: Estate of Eileen L. Irrgang, Ray B. Irrgang Personal Representatives SALE MANAGER: Andy Walther • 765.969.0401 Email: andy@schraderauction.co

