



114[±] Acres

Eastern Indiana Land
AUCTION
EC Indiana • Henry County

SCHRADER

Real Estate and Auction Company, Inc.

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AUCTION MANAGER:

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DECEMBER 2023						
SUN	MON	TUE	WED	THU	FRI	SAT
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Eastern Indiana Land **AUCTION**

114[±] Acres

EC Indiana • Henry County • 2024 Crop Rights

offered in 5 Tracts

Thursday,
December 21st
7:00 PM EST

Held at the W. G. Smith Auditorium
New Castle, IN

- Investment Quality Farmland
- Excellent Corn Soil Index Rating
- Hunting and Recreational Wooded Land
- Between Muncie and New Castle - near Oakville, IN
- Available for 2024 Crop Rights
- Shenandoah School System

TRACT 1

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offered in 5 Tracts

Thursday,
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7:00 PM EST

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Auction Location: W.G. Smith Auditorium, Henry Co. Memorial Park, 2221 N. Memorial Dr., New Castle, IN 47362.

Property Location: 3235 W CR 950 North, Middletown, IN. From the north side of New Castle, travel north on SR 3 approximately 9 miles to Henry Co. Road 950 North, then west 4 miles to the property.

Section 25, Township 19 N, Range 9 E, Jefferson Twp., Henry County, IN
Section 30, Township 19 N, Range 10 E, Jefferson Twp., Henry County, IN

Tract Descriptions:

TRACT 1: 48.2± ACRES. All tillable land with high quality Cyclone and Crosby soils. About 1500' of frontage along CR 300W. This is an excellent investment quality parcel.

TRACT 2: 13.2± ACRES. All tillable with investment quality Cyclone and Crosby soils. Consider combining with Tracts 3 or 4. County tile crosses tract for drainage outlet. Frontage along CR 950N.

TRACT 3: 30.3± ACRES. All tillable investment quality tract with Cyclone and Crosby soils. County tile crosses tract for drainage outlet. Bid your price on this high-quality parcel. Frontage along CR 950N.

TRACT 4: 16.8± ACRES. Nice, all wooded hunting and recreational tract. 50' wide deeded access to CR 300W included only if sold as an individual parcel and not in any combination with other tracts.

TRACT 5: 5.3± ACRES. All tillable tract with frontage along CR 300W. Cyclone and Crosby soils.



Open House Dates:
Sat., Dec. 9th • 10-11am
Tues., Dec 12th • 10-11am



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.

Seller: Josh and Candi Norris | Sale Manager: Mark Smithson, 765-744-1846

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 114± 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 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 Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: At closing subject to 2023 farm crop rights.

REAL ESTATE TAXES: Real estate taxes will be prorated to date of closing. 2022/2023 taxes were \$3,488 or about \$32/acre.

FARM PROGRAM INFO: Farm #5045, Tract 29449 and Farm #6658, Tract 30892. Contact Auction Manager for crop base information.

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.



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