

4 miles southwest of Cambridge City, IN • 13 miles northwest of Connersville, IN

Milton, IN (FAYETTE COUNTY)

TRACTS 1-5

211.84±
acres

Offered in 8 Tracts



INFORMATION BOOKLET

- Frontage on (2) roads
- Mix of Miami, Ockley & Genessee Soils
- Potential Country Building Sites
- Tracts from 4± Acres to 59± Acres

ATTENTION:
Crop Farmers – HUNTERS – Rural Home Buyers
*This farm has been owned by the same family for nearly 175 years.
Opportunities like this are rare in the marketplace.*

Important Eastern Indiana
LAND AUCTION

WEDNESDAY, NOVEMBER 19TH @ 6:00 PM

Held at Golay Community Center, 1007 E Main St, Cambridge City, IN 47327

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



ONLINE BIDDING AVAILABLE

800-451-2709 | SchradlerAuction.com



DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Jones Family Trust (*Undivided ½ Interest in Tracts 2-8*) • **Schenkel Irrevocable Trust** (*100% Interest in Tract 1 and an Undivided ½ Interest in Tracts 2-8*)
AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Andrew M. Walther, AU19400167
Schrader Real Estate and Auction Company, Inc., AC63001504



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 211.84+ 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: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: Successful bidder(s) will be required to enter into a purchase agreement 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide a Trustee's Deed.

CLOSING: The targeted closing date will be on or before December 23rd, 2025. The balance of the

real estate purchase price is due at closing.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 by giving the buyer(s) a credit at closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.

FSA INFORMATION: See Agent.

EASEMENTS: Sale of the property is subject to any and all easements of record.

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

AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

STOCK PHOTOGRAPHY: Deer Photos are for illustrative purposes only and are not of the auction property.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP WITH TRACT DESCRIPTIONS**
- **SOIL INFORMATION**
 - **Soils • Topo Contours • Flood Zone**
- **FSA INFORMATION**
- **PHOTOS**

**For Information Call Auction Manager:
Andy Walther, 765-969-0401**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 19, 2025

211.84± ACRES – FAYETTE COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, November 12, 2025.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
211.84± Acres • Fayette County, Indiana
Wednesday, November 19, 2025

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, November 19, 2025 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, November 12, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

**LOCATION &
AERIAL TRACT MAP**

LOCATION MAP



INSPECTION DATES:
Friday, October 24th • 11AM - 12 Noon
Friday, November 7th • 11AM - 12 Noon
Thursday, November 13th • 11AM - 12 Noon
Meet Agent at Tract 1

AUCTION SITE: Goley Community Center, 1007 E Main St, Cambridge City, IN 47327.

Located at the intersection of US 40 and State Hwy. 1 on the northwest corner.

PROPERTY LOCATION: 9669 N. CR 350 W., MILTON, IN 47357. From Cambridge City: Travel west on US 40 1.5 miles to Dublin, turn south on Foundry Road and continue 2 miles to the farm. The farm has frontage on N. CR 350 West (Foundry Rd.) and W CR 1000 N (Wagner Rd.).

AERIAL MAP



TRACT DESCRIPTIONS: All acreages are approximate. (Secs. 4 & 5, Posey Twp)

TRACT 1: 4± ACRES with a 2-Story Country Farmhouse. 5 Bedrooms and 2 ½ Bathrooms. The house sets on the hill overlooking the valley. Great setting. Nearly 3,700 sf of living space. 10 yr. old Fuel oil furnace and a good 80 gpm well. The tract includes a garage / workshop with concrete floor and a small historic building thought to be the only "ice house" remaining in Fayette County. Come examine the possibilities this property has to offer!

TRACT 2: 37± ACRES nearly all cropland. Frontage on N. 350 W. Features a productive mix of Miami and Ockley soils.

TRACT 3: 29± ACRES of premier hunting land. This features a perfect mix of mature woods surrounding an open 6± acre meadow currently in crop production. The Tract will have 150' of owned frontage off of N. 350 W. Trophy whitetail enthusiasts, Pay attention here!

TRACT 4: 43± ACRES with 42± FSA cropland acres. The tract is predominantly Miami soils with an impressive corn index rating of 133.3. Consider this as a stand-alone purchase or in combination with other tracts.

TRACT 5: 16± ACRES of premier hunting land or impressive rural building site. This farm consistently produces some of the biggest whitetail bucks in the area. Frontage on W. 1000 N. It is hard to duplicate this combination of open meadow land and established woodland.

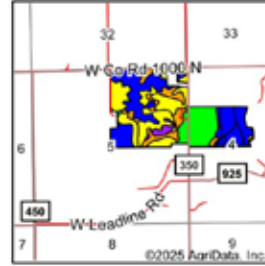
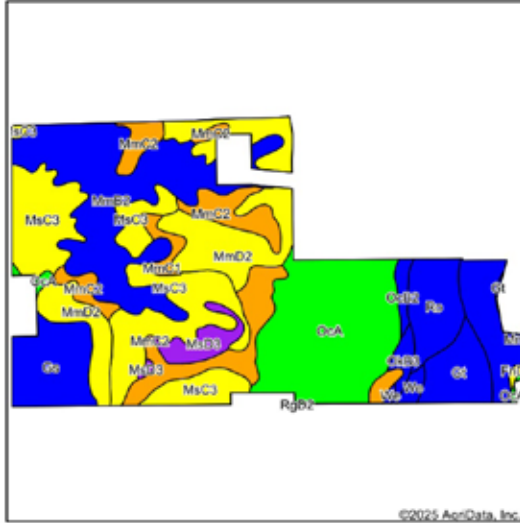
TRACT 6: 9± ACRES featuring a mix of openland and mature trees. Investigate the possibility of making this your country homesite. Frontage on (2) roads.

TRACT 7: 14.5± ACRES of rolling pasture and trees with a picturesque 2-story livestock barn. This tract offers an unmatched setting which could be the backdrop for a rural home or consider a purchase in combination with adjoining auction tracts. Established lane and frontage on N. 350 W.

TRACT 8: 59.34± ACRES with 53± FSA cropland acres. The tract has a productive mix of Ockley and Genessee soils with a corn index rating of 133.4. This is a great investment tract with income producing tillable land along with a mix of wooded land and a creek along the east end of the property.

SOIL INFORMATION

SOIL MAP - Whole Property



State: **Indiana**
 County: **Fayette**
 Location: **5-15N-12E**
 Township: **Posey**
 Acres: **218.2**
 Date: **8/28/2025**

SCHRADER
 Real Estate and Auction Company, Inc.

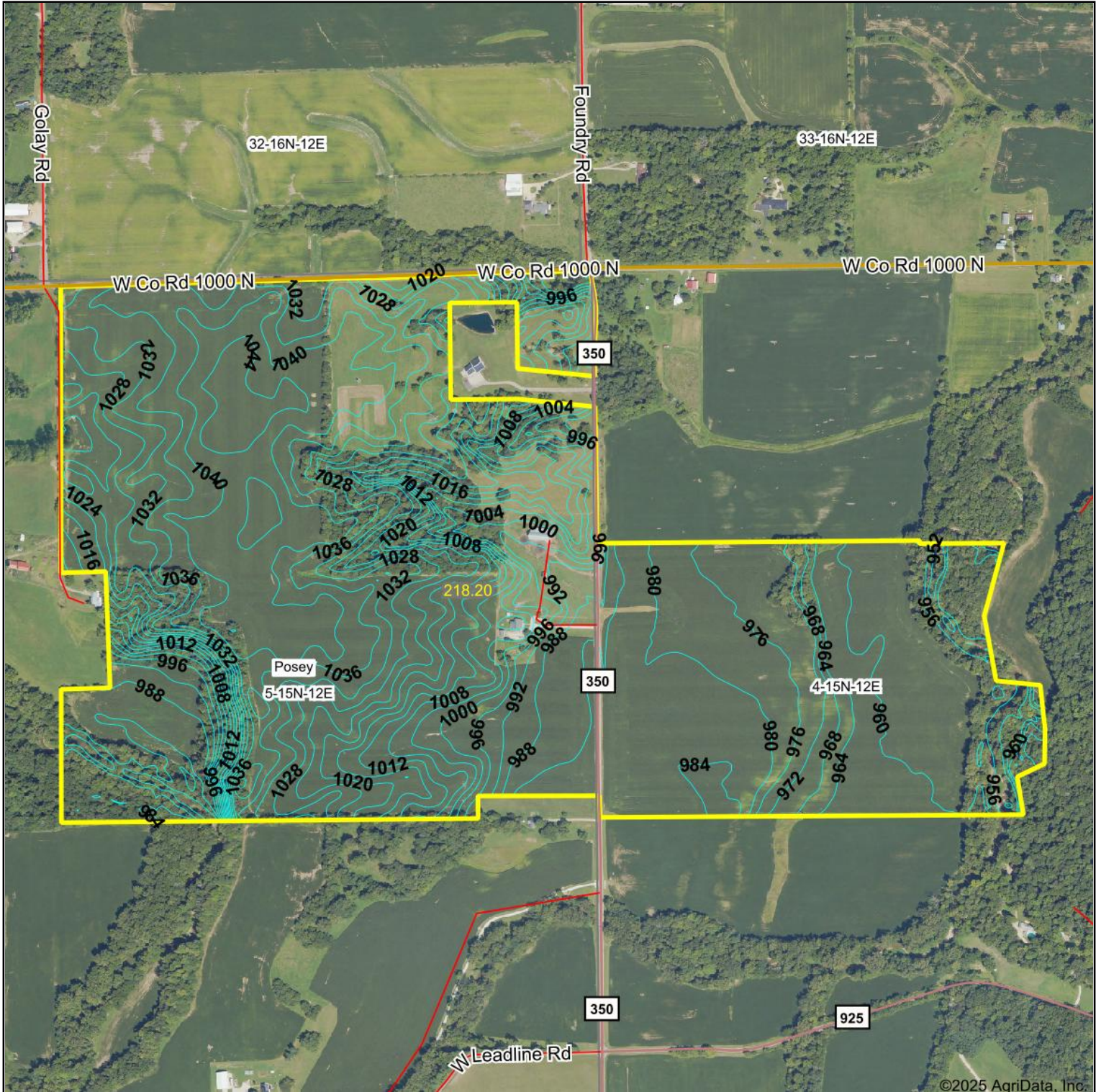


Soils data provided by USDA and NRCS.

Area Symbol: IN041, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class	A/alfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tobacco Lbs	Wheat Bu	Winter wheat Bu	
McC3	Miami soils, 6 to 12 percent slopes, severely eroded	39.47	18.1%		Iv	121	4		8	43					54	
CoA	Ockley silt loam, 0 to 2 percent slopes	37.30	17.1%		I	135	5		9	47					66	
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	37.02	17.0%		Iv	142	5		9	49					63	
MmD2	Miami silt loam, 12 to 18 percent slopes, moderately eroded	27.65	12.7%		Iv	111	4		8	39					56	
Ga	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	22.77	10.4%		Iv	121			1	42					3	
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	21.86	10.0%		Iv	133	4		9	47					58	
Ro	Ross silt loam, 0 to 2 percent slopes, occasionally flooded	9.83	4.5%		Iv	138	5		9	49					48	
Gr	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	8.45	3.9%		Iv	4	124	3	69	3	43	7	3315	35	30	
MmD3	Miami soils, 12 to 18 percent slopes, severely eroded	4.79	2.2%		Iv	100	4		7	38					53	
MmC1	Miami silt loam, 6 to 12 percent slopes	2.12	1.0%		Iv	138	5		9	48					61	
McC3	Ockley soils, 2 to 6 percent slopes, severely eroded	2.03	0.9%		Iv	125	4		8	44					63	
CoB2	Ockley silt loam, 2 to 6 percent slopes, moderately eroded	1.82	0.7%		Iv	130	4		9	46					65	
We	Westland silt loam	1.49	0.7%		Iv	165	5		11	49					68	
CoC2	Ockley silt loam, 6 to 12 percent slopes, moderately eroded	1.31	0.6%		Iv	120	4		8	42					60	
FmD2	Fox silt loam, 12 to 18 percent slopes, moderately eroded	0.49	0.2%		Iv	70	2		5	25					35	
Weighted Average						2.65	0.2	127.9	3.9	2.7	7.6	44.6	9.3	128.4	1.4	62.3

TOPO CONTOURS MAP



©2025 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 4.0

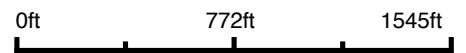
Min: 948.9

Max: 1,047.9

Range: 99.0

Average: 1,005.4

Standard Deviation: 28.77 ft



8/26/2025

5-15N-12E
Fayette County
Indiana

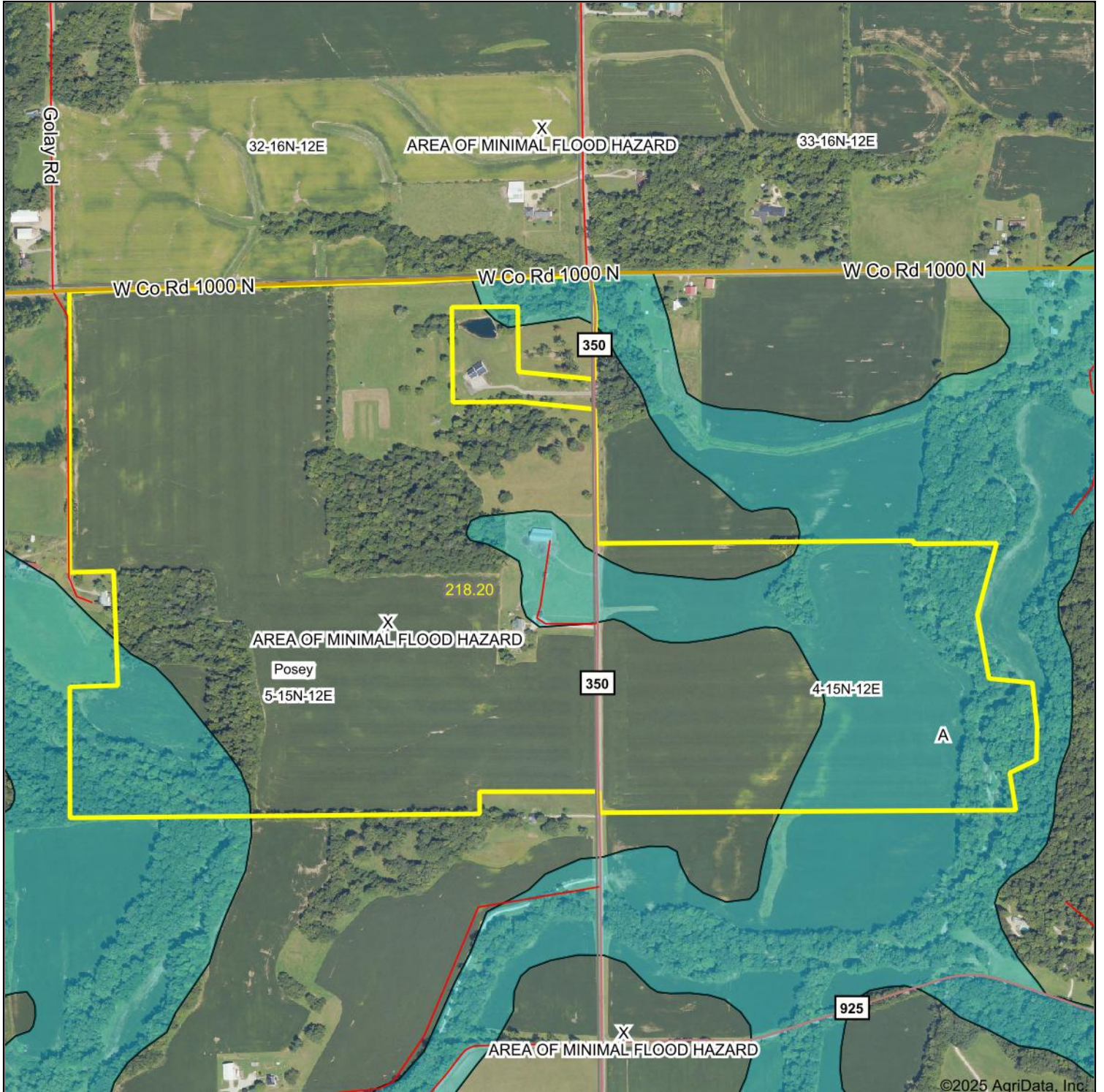


© AgriData, Inc. 2023

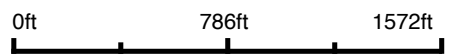
www.AgriDataInc.com

Boundary Center: 39° 47' 5.29, -85° 12' 11.25

FLOOD ZONE MAP



Boundary Center: 39° 47' 5.29, -85° 12' 11.25



5-15N-12E
Fayette County
Indiana



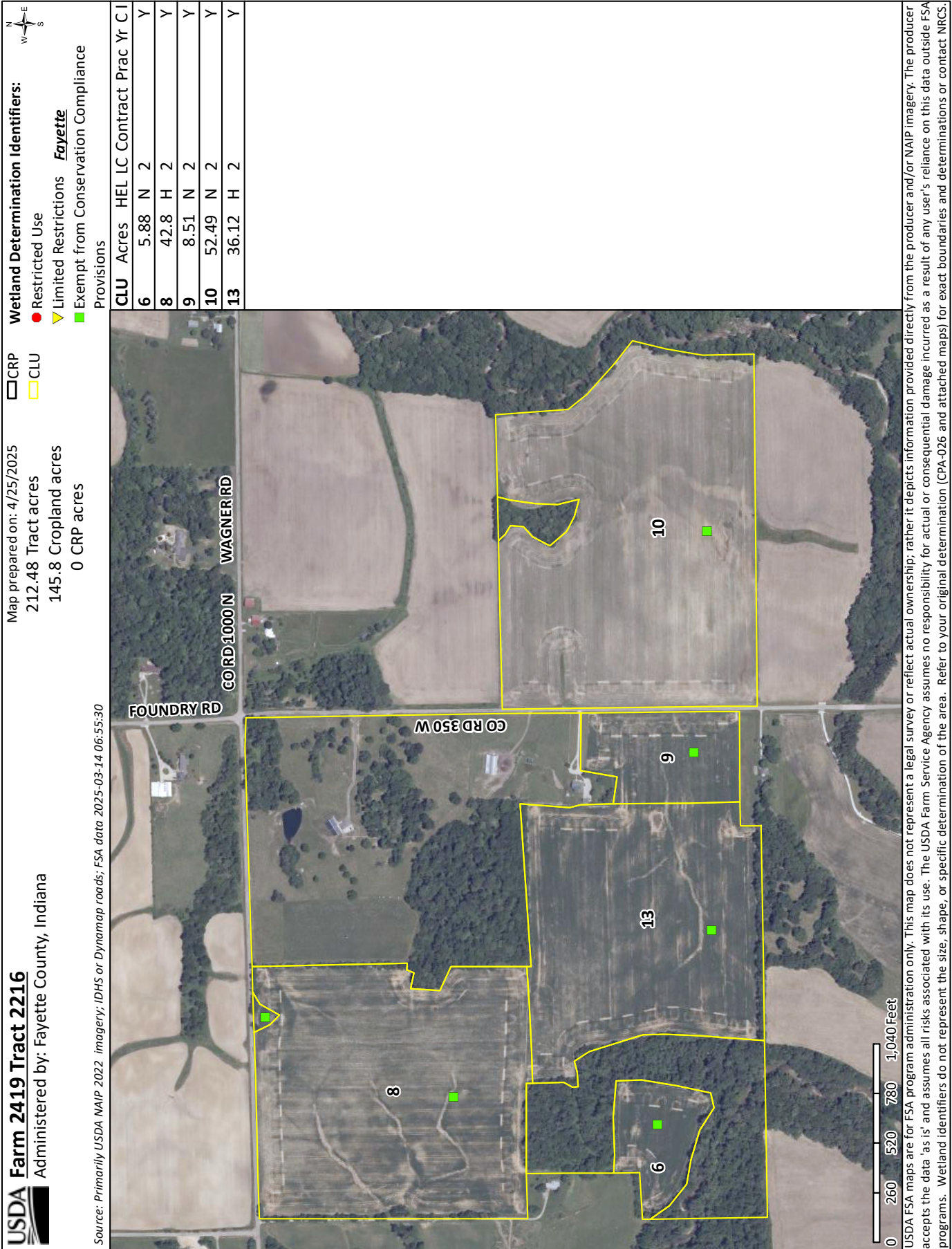
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

8/26/2025

Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

PHOTOS

PHOTOS



TRACTS 1-8



TRACTS 1, 4, 5 & 7

PHOTOS



PHOTOS



TRACTS 1, 2 & 7



TRACTS 1, 2 & 8

PHOTOS



PHOTOS



PHOTOS



TRACTS 2-4



TRACT 2

PHOTOS



TRACT 2



TRACT 2

PHOTOS



TRACT 2



TRACT 3

PHOTOS



TRACT 3



TRACT 3

PHOTOS



TRACT 3



TRACT 4

PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACTS 4 & 5



TRACTS 4-6

PHOTOS



TRACT 5



TRACT 5

PHOTOS



PHOTOS



PHOTOS



TRACT 7 - ROAD FRONTAGE



TRACT 7

PHOTOS



PHOTOS



PHOTOS



TRACT 7



TRACT 7

PHOTOS



PHOTOS



TRACT 8



TRACT 8

PHOTOS



TRACT 8



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

