

Real Estate AUCTION 219± acres

DELAWARE COUNTY, IN
MONROE TOWNSHIP

Offered in 5 Tracts



- 198.5± acres Tillable Acres
- Primarily Treaty, Rensselaer, and Crosby Soils
- Level to Gently Rolling Topography
- Large Stocked Pond with Cabin



800.451.2709 • SchraderAuction.com

Tract 1

Thursday, January 22 at 6:00pm

held at Delaware County Fairgrounds
The Heartland Building, Muncie, IN
Online Bidding Available

SCHRADER
Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606
#AC63001504, #RB14050397, #CO81291723, RC26-470

Auction Manager: Dean Retherford
765.427.1244 cell • 765.296.8475 office

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Tract 5

Thursday, January 22 at 6:00pm

JANUARY

Sun	Mon	Tue	Wed	THU	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

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 Company.

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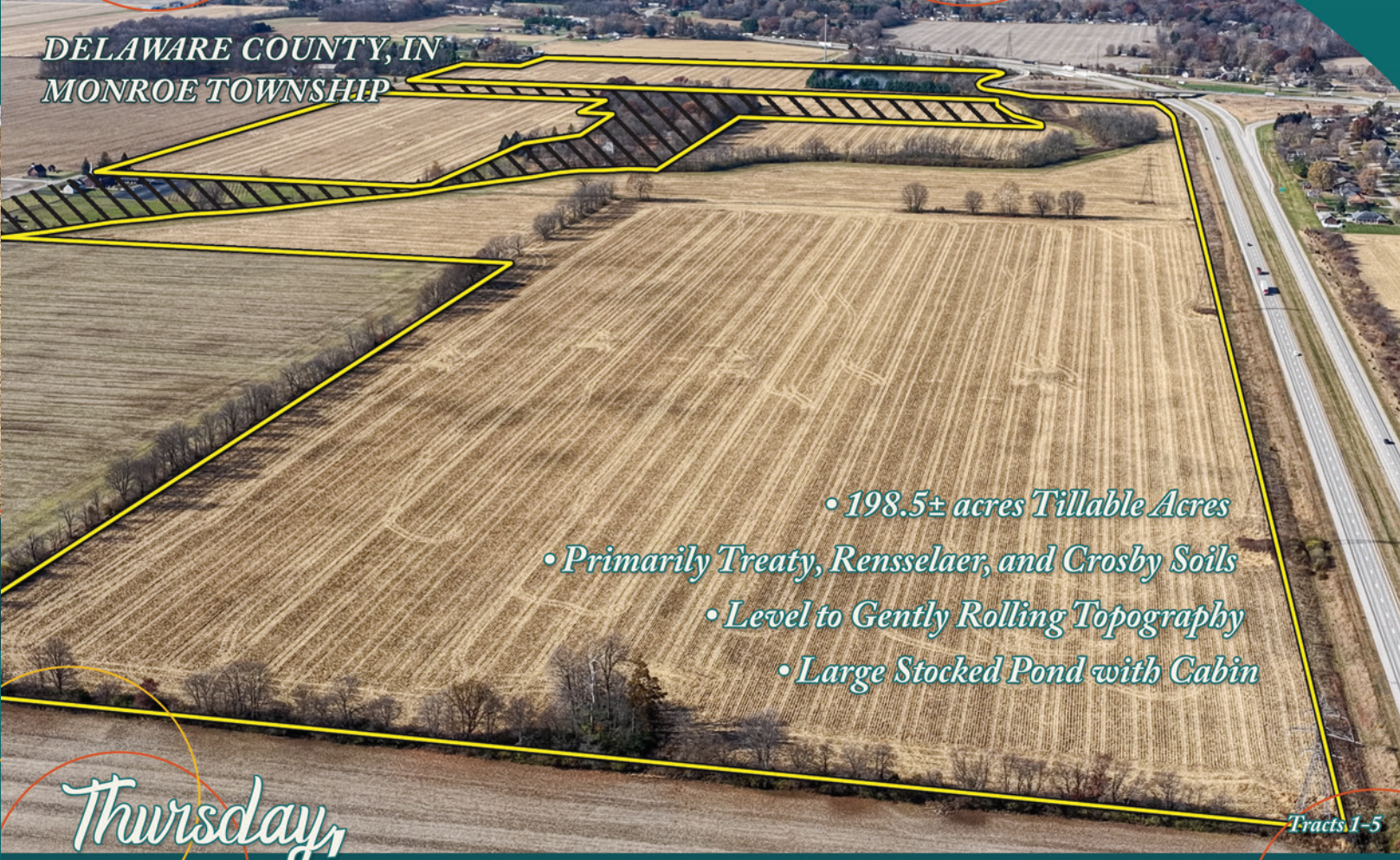
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Tracts 1-5

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Tract 5



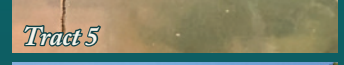
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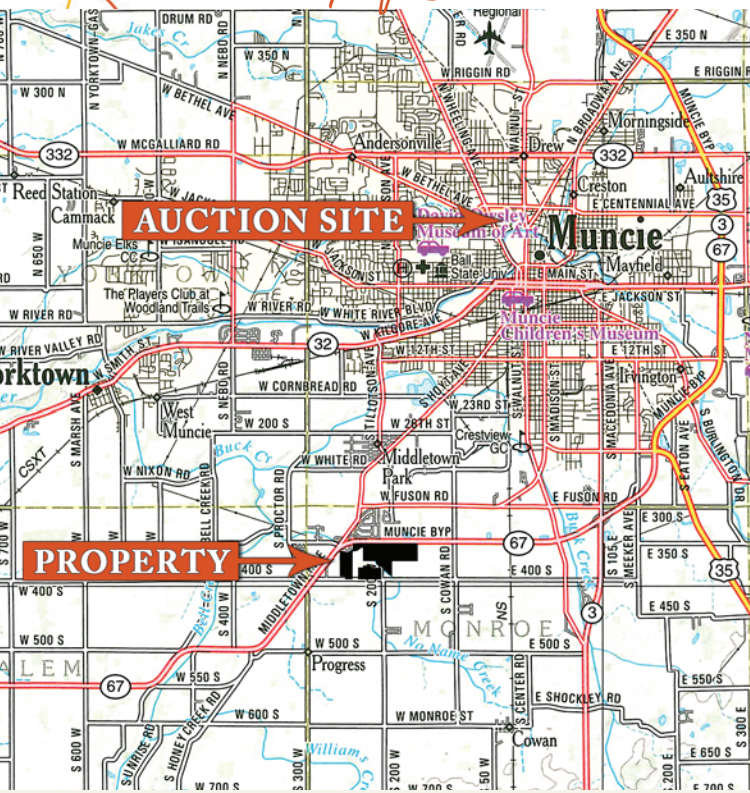
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Thursday, January 22 at 6:00pm held at Delaware County Fairgrounds, The Heartland Building, 1210 N Wheeling Ave, Muncie, IN 47303 • Online Bidding Available

Property Location: On the south & east sides of SR 67 at S 200 W & W 400 S, just south of Muncie and east of Anderson.



Located in Sections 31 and 32 of Monroe Township, Delaware County, IN • Cowan Community Schools

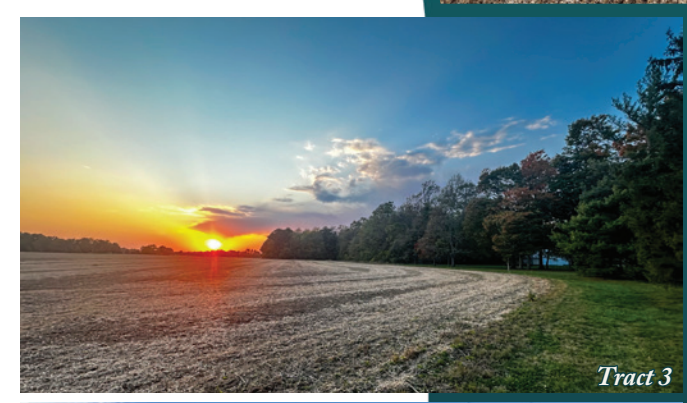
TRACT 1 – 93± acres, 91.19 tillable and 1.72 ditch. 2.23 in CRP at \$445/acre. The North 1/2 of the Northeast 1/4 of Section 32 east of S 200 W and south of SR 67. Excellent productive farmland. CPI = 162.2

TRACT 2 – 51± acres, 45± tillable. 8.97 in CRP at \$390/acre. The field west of S 200 W and south of SR 67 on both sides of the creek. Good productive farmland with the ditch banks in the CRP program. CPI = 155.6

TRACT 3 – 35± acres, all tillable. This field sits in front of the woods and buildings with frontage along W 400 S. Excellent soils. CPI = 161.8

TRACT 4 – 20± acres, all tillable. Part of the west half of the Southwest 1/4 of Section 31 that sits in front of the pond. Good productive farmland. CPI = 149.7

TRACT 5 – 20± acres, 7.15± tillable. 0.18 in CRP at \$300/acre. This tract has a 4.5-acre stocked pond with a converted corn crib cabin. Excellent recreational ownership opportunity.



Inspection Date: Friday, January 16 from 2:00 - 4:00pm

FSA INFORMATION		
CRP 11.38 acres		
Crop	Base	CC Yield
Corn	199.85 ac.	151 b/a
Soybeans	66.05 ac.	42 b/a

Auction Terms and Conditions

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 219± 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 general Warranty Deed(s).

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in Spring 2027 and thereafter.

PROPERTY INSPECTION: An inspection date has 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.

CRP: Buyers of land enrolled in the USDA CRP program will be

required to maintain the program or be responsible for the repayment themselves following the sale. Seller shall not be held liable for any repayment due to Buyer negligence.

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 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 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.

Owner: N&H Miller Investments, LLC

Auction Manager: Dean Retherford
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