

Carthage, IN (RUSH COUNTY) • 4 miles southwest of Knightstown, IN • 15 miles northwest of Rushville, IN

- 16± Acre owned Lake (Part of a 46± Acre Body of Water)
- 2027 Crop rights to Buyer w/ 90± FSA Cropland Acres
- Premier Hunting and Recreational Tracts w/ Stream
- Frontage on (2) roads
- Potential Country Building Sites
- Former "Woods Campground" with improvements
- Tracts from 4.5± Acres to 42± Acres!
- VERY UNIQUE PROPERTY for
Recreational Buyers
Crop Farmers - HUNTERS
and Rural Land Buyers!



Important Eastern
**INDIANA LAND
AUCTION**

Wednesday, July 15th @ 6:00 pm

181.84±
acres

Offered In 9 Tracts Or Combinations

Auction held at Sunset Park (Shelter House),
206 Hill Ave, Knightstown, IN 46148.

800.451.2709 | SchraderAuction.com



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Property Address: 10532 N. Carthage Pike, Carthage, IN 46115.

Auction Location: Sunset Park (Shelter House) located at 206 Hill Ave, Knightstown, IN 46148. From the intersection of US 40 and SR 109 at the west edge of Knightstown, travel west 1 block to Hill Avenue. Then left (south) 2 blocks to the park.



Tract Descriptions:

All acreages are approximate. (Secs. 8 & 9, Ripley Twp)

Tract 1: 24± ACRES formerly known as the Woods Campground. Located at 10532 N. Carthage Pike. Features multiple improvements, a 2-story home, gravel drive-ways, 17 electric camper hook-ups, 7± acres of lake surface water and much more. This tract includes much of the lakes' dam and spillway area. Come examine all the possibilities this property presents!

Tract 2: 42± ACRES of recreational land including 8± acres of surface water. The tract has an established gravel lane and includes a boat launching area. Premier recreational tract. Subject to the Big Blue Conservancy Easement (See Agent).

Tract 3: 4.5± ACRES located at 10237 N. Carthage Pike. This tract features a wooded lot with an established drive-way, well, and septic system. Consider this as a stand-alone tract or in combination. Note: The mobile home is owned by a third party and is NOT included with the sale of the real estate.

Tract 4: 13.5± ACRE potential building tract with 10.5± FSA cropland acres. Mature trees along the back of this tract. Frontage on N 550 W and an established entrance on N. Carthage Pike.

Tract 5: 11± ACRES mostly tillable. Potential country building site with frontage on N 550 W. Smaller tracts like this are very hard to find in the marketplace.

Tract 6: 23± ACRES mostly all cropland. Owned frontage on N 550 W along with an ingress and egress easement over the established lane crossing Tract 2. Productive Ockley soils.

Tract 7: 13.84± ACRES with a nice mix of tillable and wooded land. This is a SWING TRACT and must be purchased in combination with Tract 2, 6 or by an adjoining landowner. Consider combining with Tract 2 and utilize the area contained in Tract 7 as an estate building site that lies outside the conservation easement area.

Tract 8: 23± ACRES with 19± FSA cropland acres with the balance is in woods with a winding stream and creek frontage.

Tract 9: 27± ACRES of prime hunting and recreational property. Established entry point along N. Carthage Pike. Features 15± acres of established woods with creek frontage and 5.5± acres of tillable land. Consider combining with Tract 8 for 50± contiguous acres.



TRACT 9



TRACT 1



TRACT 2



TRACTS 3-5 & 8



TRACTS 6 & 7

Inspection Dates: Wednesday, June 17th • 10 AM - 12 Noon Wednesday, July 1st • 5 PM - 7 PM Friday, July 10th • 10 AM - 12 Noon Meet Agent at Tract 1

OWNER: Juliann Davis (Undivided 1/2 Interest) and Steve Craney and Jon Craney (Undivided 1/2 Interest)

For Information Call Sales Manager: Andy Walther: 765-969-0401 (cell) andy@schraderauction.com

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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 Schradler Auction Co. - 800-451-2709.

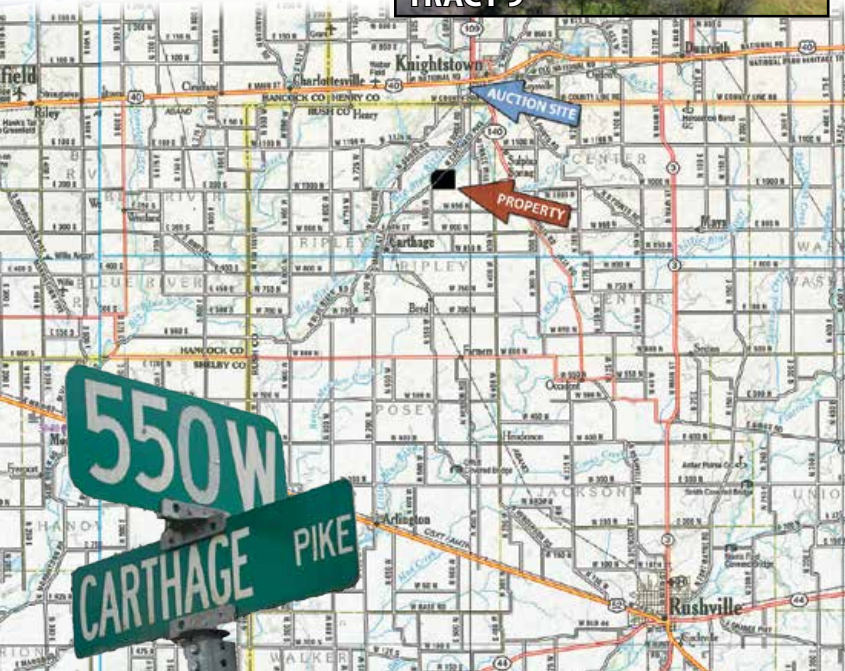


SCHRADER Real Estate and Auction Company, Inc.

AUCTION TERMS & PROCEDURES:

PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 181.84± 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; cashiers 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 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 Warranty Deed. CLOSING: The targeted closing date will be on or before August 1st, 2026. The balance of the real estate purchase price is due at closing. POSSESSION: At closing. REAL ESTATE TAXES: Taxes to be prorated to the date of closing. 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: 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. BIG BLUE RIVER CONSERVANCY EASEMENT: All or parts of Tracts 1, 2, & 3 are covered in an easement that prohibits some uses. Contact agent for information. MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller. AGENCY: Schradler 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. STOCK PHOTOGRAPHY: Animal photos are for illustrative purposes only and are not of the auction property.



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800.451.2709 • 260.244.7606

CENTERVILLE OFFICE:
300 N. Morton Ave • Centerville, IN 47330

AUCTION MANAGER:
Andy Walther • 765-969-0401
Andrew M. Walther, RB14024625, AU19400167
Schrader Real Estate and Auction Company, Inc.,
CO81291723, AC63001504

JULY 2026

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	



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