

East Central Indiana • Franklin County • East Side of Brookville Lake

OUTSTANDING LAND AUCTION

Cropland, Woodland, Marketable Timber, FarmHouse/Pole Barn

197.834±
acres
Offered in 6 Tracts

• 3 Miles East of Brookville Lake • 10 Miles South of Liberty
• 40 Minutes to Cincinnati • Near Oxford, Brookville, Liberty

- 2027 CROP RIGHTS TO BE CONVEYED
- Great Hunting and Recreational Tracts
- 72± Acres Timber with Market Value
- Hunting Lease Potential
- 125± Acres Cropland Total
- Municipal Water
- Remodeled Farm House with Pole Barn
- New Survey



Thursday
SEPTEMBER 17

held at Schilling Memorial Community Center
Brookville, IN • Online Bidding Available

6:00pm

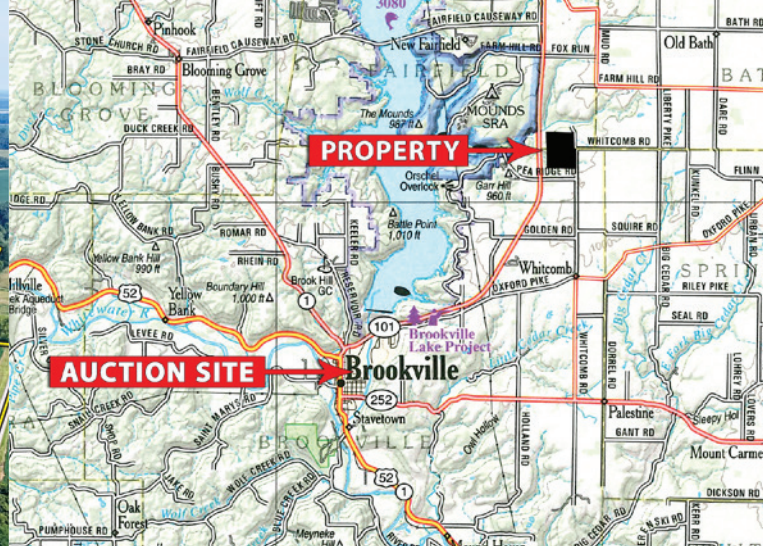
800.451.2709
SchraderAuction.com

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Auction Site: Schilling Memorial Community Center, Brookville Community Room, 900 Mill St, Brookville, IN 47012. From Hwy 52/Hwy 1 in downtown east on 9th St to Mill St at Park.

Property Location: 12186 Whitcomb Rd, Brookville, IN 47012. 5 miles north of Brookville on Hwy 101 to Pea Ridge Rd, then east 3/4 mile to Whitcomb Rd, then left 1/4 mile to property on the left.

All acreages are approximate. (Sec. 1 Twp. 9N R 2W)

TRACT 1: 57± acres with 52± acres cropland. Good Russell and Xenia soils. One field. Limed in 2022. Frontage on Whitcomb Rd, no frontage on Meyer Rd.

TRACT 2: 55.834± acres all cropland. One field with Miami and Fincastle soils. Good frontage on Whitcomb Rd. Buy with Tract 1 and have 112.834± acres in one field.

TRACT 3: 5± acres. Remodeled 2,332 sq. ft. 2 story farm house, 1 bath, and new LP furnace/AC. Municipal water. Newer 28' x 32' garage/workshop. Great yard, stream and woodland. Nice 5 acres for hobby livestock and country life.

TRACT 4: 8± acres with 7± acres cropland with good frontage on Whitcomb Rd. Great place for your residence in county. City water.

TRACT 5: 42± acres with crop est. 37± acres timber and 4± acres cropland. Super recreation tract and place to build your secluded home. Great place to enjoy your own woodland and place in country. Marketable timber est. \$8,000 to \$12,000.

TRACT 6: 30± acres (Swing Tract) all woodland. Buy with Tracts 1, 2 or 5 and have cropland income and great hunting area. Very secluded surrounded by woodland. Timber evaluation est. of \$23,000 to \$26,000.

OWNER: Penny D. Lakoff and Timothy Lakoff



TRACTS 1, 2, 5 & 6



TRACTS 2 & 5



TRACT 1



TRACT 6

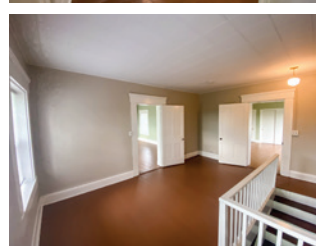
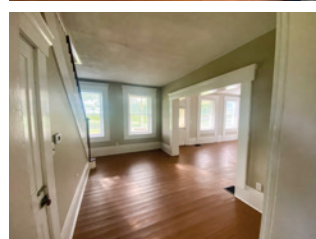
Inspections | **Sat, August 8, 22 & September 5**
9:00-11:00am | **Meet a Schrader agent on Tract 3.**



TRACT 3



TRACT 3



Auction Terms & Conditions:

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 197.834± 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 except Tract 6 which must be bid in combination with Tracts 1, 2, 5 or by adjoining property owner.

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: 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 Warranty Deed.

CLOSING: The targeted closing date will be November 19, 2026. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing subject to 2026 crop rights. Timber rights to be conveyed. 2027 crop rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2026 taxes payable 2027 to be credited to Buyer(s) at closing. 2026 Taxes estimated at \$7,120.20/yr.

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: 125.35 acres, Farm #496, Tract 1825.

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 ARE NOT RESPONSIBLE FOR ACCIDENTS.

**Auction
Managers**

Steve Slonaker: 765.969.1697 (cell)

Andy Walther: 765.969.0401 (cell)

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TIMED ONLINE ONLY

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LIVE WITH ONLINE

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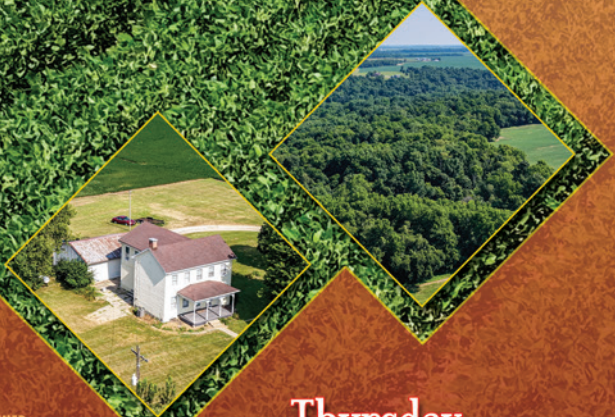
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SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr, Columbia City, IN 46725

#CO81291723, #AC63001504

CENTERVILLE OFFICE:

300 N Morton Ave, Centerville, IN 47330

Auction Manager:

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P. Steven Slonaker #RB14008107, #AU19300120

Andy Walther • 765.969.0401

Andrew M. Walther #RB14024625, #AU19400167

SEPT	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			



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
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