

Important LAND AUCTION 269.6± Acres

offered in 5 Tracts

MADISON COUNTY, INDIANA

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

CENTERVILLE, IN OFFICE:

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AUCTION MANAGERS:

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Richard Allen Williams, AU10000259, RB14048943

Schrader Real Estate and Auction Company, Inc.

AC63001504, CO81291723



800-451-2709

SchraderAuction.com

NOVEMBER 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					

269.6± Acres

offered in 5 Tracts

Tract 1

MADISON COUNTY, IN

Great location between Anderson and Lapel

INVESTMENT QUALITY ACREAGE

2027 Crop Rights to the Buyer

Highly productive, all tillable open cropland

Excellent soils including Cyclone, Brookston and Crosby

Stoney Creek Open Ditch & 24" County drain in place

Excellent access with frontage on four roads

Important LAND AUCTION

Wednesday, November 18th at 6:00 PM

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269.6± Acres

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EAST CENTRAL INDIANA – MADISON COUNTY

Stoney Creek Township

Great location between Anderson and Lapel

Tracts 2-5

INVESTMENT
QUALITY ACREAGE

2027 Crop Rights to the Buyer

Highly productive, all tillable
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24" County drain in place

Excellent access with
frontage on four roads

Important LAND AUCTION

Wednesday, November 18th at 6:00 PM

Held at the Crystal Coop Reception & Event Center

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Important LAND AUCTION

MADISON COUNTY, INDIANA

269.6± Acres

offered in 5 Tracts

Wednesday, November 18th at 6:00 PM



Tract 1



Tract 2



Tracts 3 & 5



Tract 4

AUCTION LOCATION: The Crystal Coop Reception and Event Center, 3400 W. 53rd St., Anderson, IN 46011.

Approximately 1/8 mile west of the intersection of Park Rd. and 53rd St. (CR 300 S) on the SW side of Anderson.

PROPERTY LOCATION: Tract 1: From Anderson: Travel west on SR 32 approximately 4¼ miles to CR 825 West, then south. The farm lies at the intersection of SR 32 and S. CR 825 West. Tracts 2-5: From Anderson: Travel west on SR 32 1 mile to CR 500 West, then south ½ mile to the farm on both sides of S. CR 500 West.



TRACT DESCRIPTIONS: Sections 17, 18 and 22, Township 19 North, Ranges 6 & 7 East, Stoney Creek Twp, Madison County

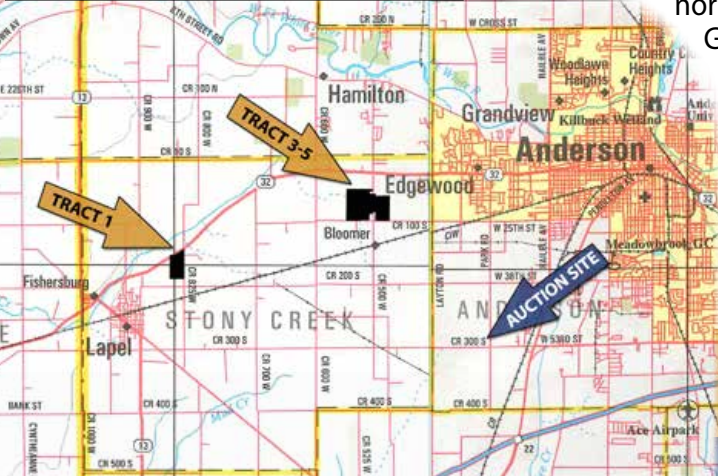
TRACT 1: 64± ACRES. All tillable parcel with frontage along both CR 825W and SR 32. With Cyclone, Brookston and Crosby soils, this is prime, productive acreage with convenient road frontage. A versatile tract that would be an excellent addition to your land base.

TRACT 2: 63± ACRES. Highly productive, all tillable tract featuring an exceptional 170 Weighted Average Production Index with primarily Cyclone and Brookston soils. The property provides excellent access with frontage along both CR 500W and CR 100S. A 24-inch county drain crosses the property, offering an outstanding drainage outlet. Very few parcels offer this combination of productivity, accessibility, and drainage. This is a rare opportunity to acquire a high-quality agricultural property.

TRACT 3: 82.5± ACRES. Nearly all tillable tract with excellent Cyclone, Crosby and Miami soils. A 24-inch county drain that crosses the tract and Stoney Creek along the west border provide an excellent drainage outlet. Approximately ¼ mile of frontage along CR 500W. This is an excellent tract to add to your land base.

TRACT 4: 45± ACRES. Highly productive, mostly tillable tract featuring an exceptional 171 Weighted Average Production Index with primarily Cyclone and Brookston soils. Stoney Creek along the northern border provides for a good drainage outlet. Good access along CR 100S. Consider combining with Tract 3 for a larger holding.

TRACT 5: 15.1± ACRES. Productive, mostly tillable tract with excellent Cyclone and Crosby soils and frontage along CR 100S. Stoney Creek borders the west side, offering an excellent drainage outlet. Consider combining with Tracts 3 and 4 for greater investment potential.

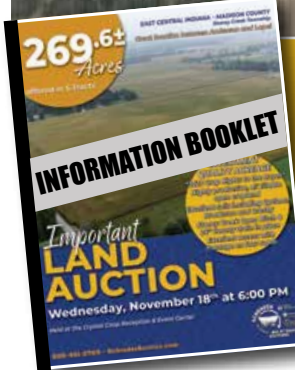
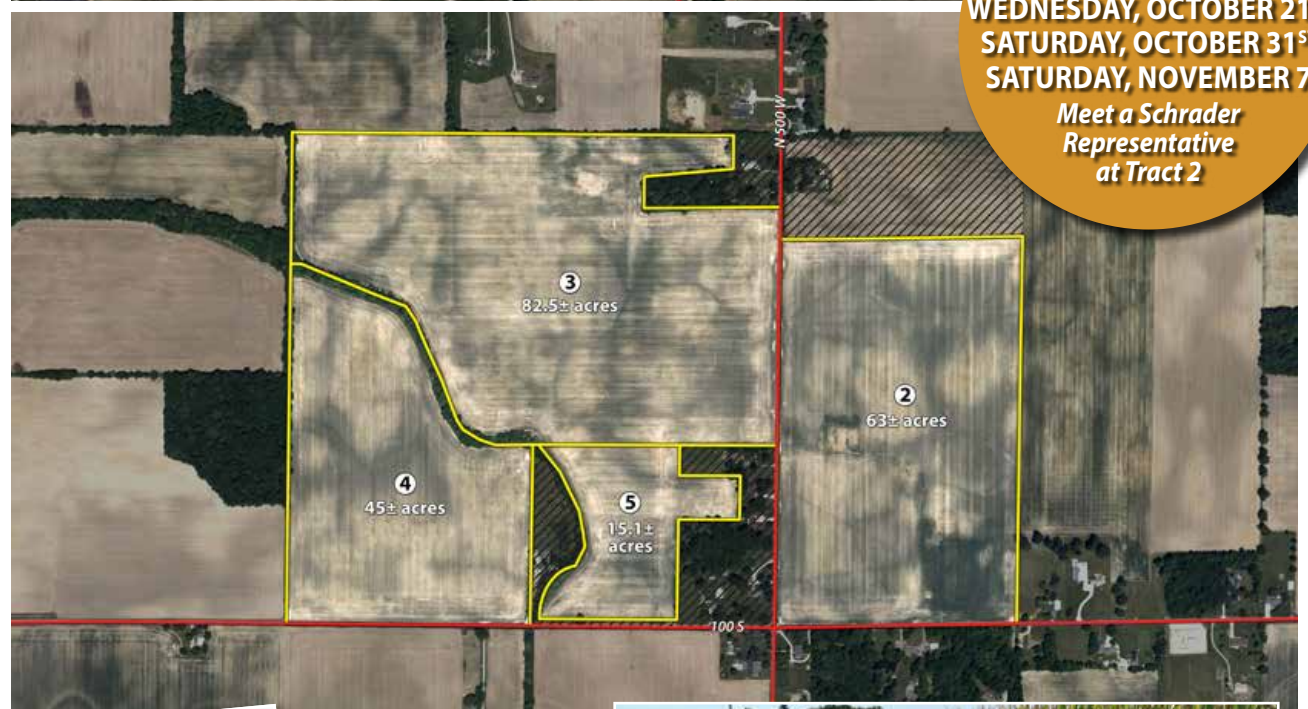


Tract 1

Tract 2

Tract 3

INSPECTION DATES:
9AM - 10 AM
WEDNESDAY, OCTOBER 21ST
SATURDAY, OCTOBER 31ST
SATURDAY, NOVEMBER 7
Meet a Schrader Representative at Tract 2



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



24" County Main

SCHRADER
Real Estate and Auction Company, Inc.



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: Eleanor Talwar Estate
AUCTION MANAGERS: Mark Smithson • 765-744-1846 and Rick Williams • 765-639-2394

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AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 269.6± 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 a Personal Representative's Deed(s).
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession is at closing subject to the tenant's 2026 crop rights. The 2027 crop rights transfer to the new owner(s).
REAL ESTATE TAXES: Real estate taxes will be estimated 2026 due 2027 RE taxes paid by seller via credit at closing. Buyer assumes all taxes thereafter. Real estate taxes estimated at approximately \$50/acre paid for 2025 due 2026.
FARM PROGRAM INFO: Please contact Sales Managers for Farm Service Agency 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.