

4 Farms
11 Tracts

592± acres

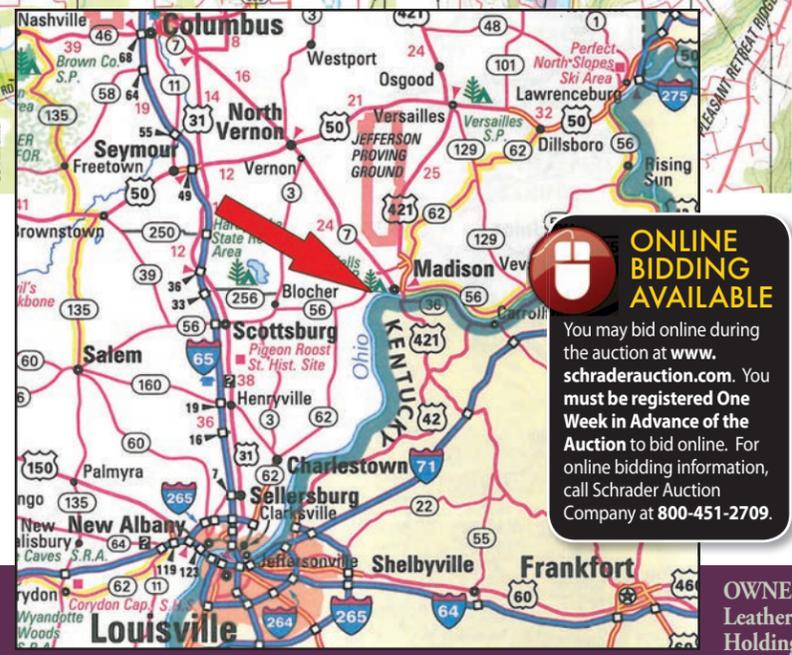
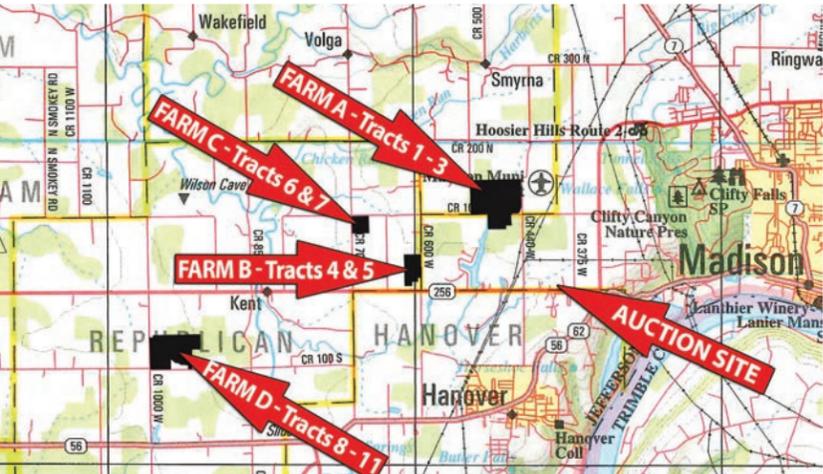
AUCTION

Wed., December 13 • 6 PM

AUCTION SITE: Jefferson County
4-H Fairgrounds Building. Address: 3852 West
St. Rd. 256, Madison. Two miles west of Hwy. 62
on Hwy. 256.



PROPERTY LOCATION: All four farms are just west of Madison in
general area of Madison, Hanover and Kent.



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 at 800-451-2709.



Inspection Dates:
Tuesday, November 21, 1-3 PM &
Tuesday, November 28, 10 AM-12 Noon
Meet agents at Jefferson County 4-H
Building prior to viewing
Tracts 2, 7 & 8.



TRACT DESCRIPTIONS: All acreages are approximate.
Sec. 25, 34 & 6 Twp. 3N & 4N, Range 9E

FARM A: 283.5 Total Acres - Sec. 25 Twp. 4N R 9E
West side of Madison at Airport. From Hwy. 62 west on Interstate Block Rd then 1½ miles to property. Address: 4723 Interstate Block Rd., Madison.

TRACT 1: 132± acres with about 102± acres cropland and 29± acres nice woodland. About ½ mi. of frontage on CR 450 (Grange Hall Rd.) and about ½ mi. on Interstate Block Rd. Nice stream and pond. Adjoining Madison Airport on the west side.

TRACT 2: 45.5± acres with 33± acres cropland & 9 acres woodland. Good 60' x 72' pole barn and 24' x 24' barn, older modular type office 24' x 60'. Good frontage on Interstate Block Rd.

TRACT 3: 106± acres with about 91 acres pretty woodland, stream and 15 acres open land. This is a great recreational tract. West 80 acres has DNR Conservation Easement to add value for wildlife refuge.



FARM B: 65.1 Total Acres - Sec. 34 Twp. 4N R 9E
West side of Madison. From Hwy. 256/Hwy. 62 west on Hwy. 256 about 2 mi. to CR 600W then north 100 yards to property on the west side just east of Kent.

TRACT 4: 22.6 acres nearly all tillable. Nice level land in good area. Municipal water. Make a good tract to add to Tract 5 also.

TRACT 5: 42.5± acres with 40.1± acres cropland and 4 acres woodland. Nice investment tract and long term potential.

FARM D: 203 Total Acres - Sec. 6 Twp. 3N R 9E
From Madison on Hwy. 256 west thru Kent to CR 1000W then south ½ mi. to

farm on the east side to the corner of Polk Rd.

TRACT 8: 21.6± acres with about 5± acres cropland and nice woodland. Older 869 sq. ft. house and 2 barns. Address: 607 1000W, Lexington.

TRACT 9: 40± acres with 37± acres cropland. Nice tract for farm operations or long term investment.

TRACT 10: 35.8± acres with 30± acres cropland. Good frontage on South CR 1000W and Polk Rd. Pretty tract here.

TRACT 11: 105.5± acres with 34± acres cropland and balance mature woodland. See agent about timber information. Address: 9260 W. Polk Rd., Lexington.



FARM C: 41 Total Acres - Sec. 34 Twp. 4N R 9E
4± miles west of Madison on CR Rd. 100 (Interstate Block Road). From Hwy 262/Hwy. 62 west on Hwy. 256 to CR 700 (Thompson Rd.) then north ¾ mi. to farm on the east side. Also just north of Farm 2 at the corner of Interstate and Thompson Rd.

TRACT 6: About 38± acres with 25± acres cropland and 11± acres woodland. Older house/building site on Interstate Block Rd. with usable barn. Pond just south of Tract 4 house. Road frontage on Thompson and West Interstate Block Rd. Well located. Nice combination of cropland, woodland and stream for all types of uses.

TRACT 7: 3± acres with 1,839 sq. ft. Bedford Stone house, built in 1960 and two barns. Address: 916 N. Thompson Rd., Madison. Nice setting. Good project home to work on this winter.

