

- Contiguous Farm Tracts
- Top Ag Area
- Highly Productive Soils w/Extensive Tile
- 1 Mile Frontage on State Hwy. 27
- Well Maintained Farm by Longtime Tenant
- Buyer Tax Exchange Eligible
- Owned by Same Family for 3 Generations
- Grain System and Good Machinery Barn
- on Tract 10

Union County Southeast Indiana North of Liberty

High Quality Cropland with Barns and Bins!

Located 1 hour North of Cincinnati, OH • 30 Minutes to Oxford, OH • 10 Minutes to Richmond, IN

REAL ESTATE **805±** acres

Auction

11 Tracts

Monday, November 25 at 6:00 pm

800-451-2709 • SchraderAuction.com • Online Bidding Available

SCHRADER 75th ANNIVERSARY Since 1944

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Union County, IN 11 Tracts

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SCHRADER 75th ANNIVERSARY Since 1944

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Auction held at the Wayne County 4-H Fairground, Kuhlman Center, Richmond, IN

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NOVEMBER 2019

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				24	25	26
				27	28	29
				30		

CENTERVILLE OFFICE: 7141 College Corner Rd., Centerville, IN 47330.
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SCHRADER 75th ANNIVERSARY Since 1944

Union County, IN

805±
11 Tracts
acres

REAL ESTATE

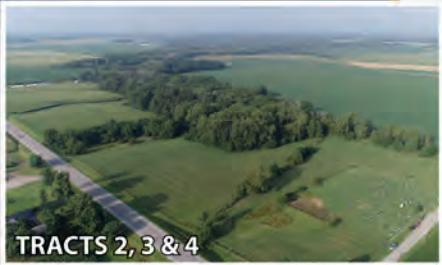
Auction

Monday, November 25 at 6:00 pm

Inspection Dates:
Tuesday, October 22 • 9:00-11:00 AM
Tuesday, October 29 • 9:00-11:00 AM
Monday, November 11 • 9:00-11:00 AM
Meet Agents on Tract 10



TRACT 10



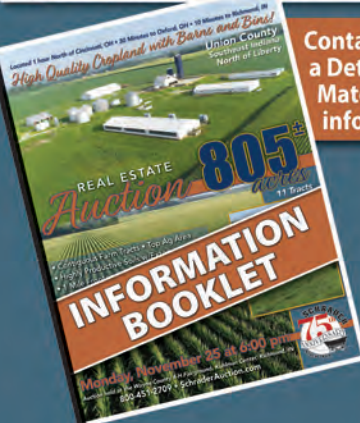
TRACTS 2, 3 & 4



TRACT 2



TRACTS 6 & 7



AUCTION SITE: Wayne County 4-H Fairground, Kuhlman Center. 861 N. Salisbury Rd., Richmond, IN. From Hwy. 40 at Salisbury Rd. north 1 mile.

PROPERTY LOCATION: Farm #1: 2 miles north of Liberty, IN at Clifton Rd. on the west side of Hwy. 27. Address: 5178 US 27N, Liberty, IN. Farm #2: 2 miles north of Liberty, IN. East of Hwy. 27 about 1/4 mi. on Clifton Rd. On south side of the road.

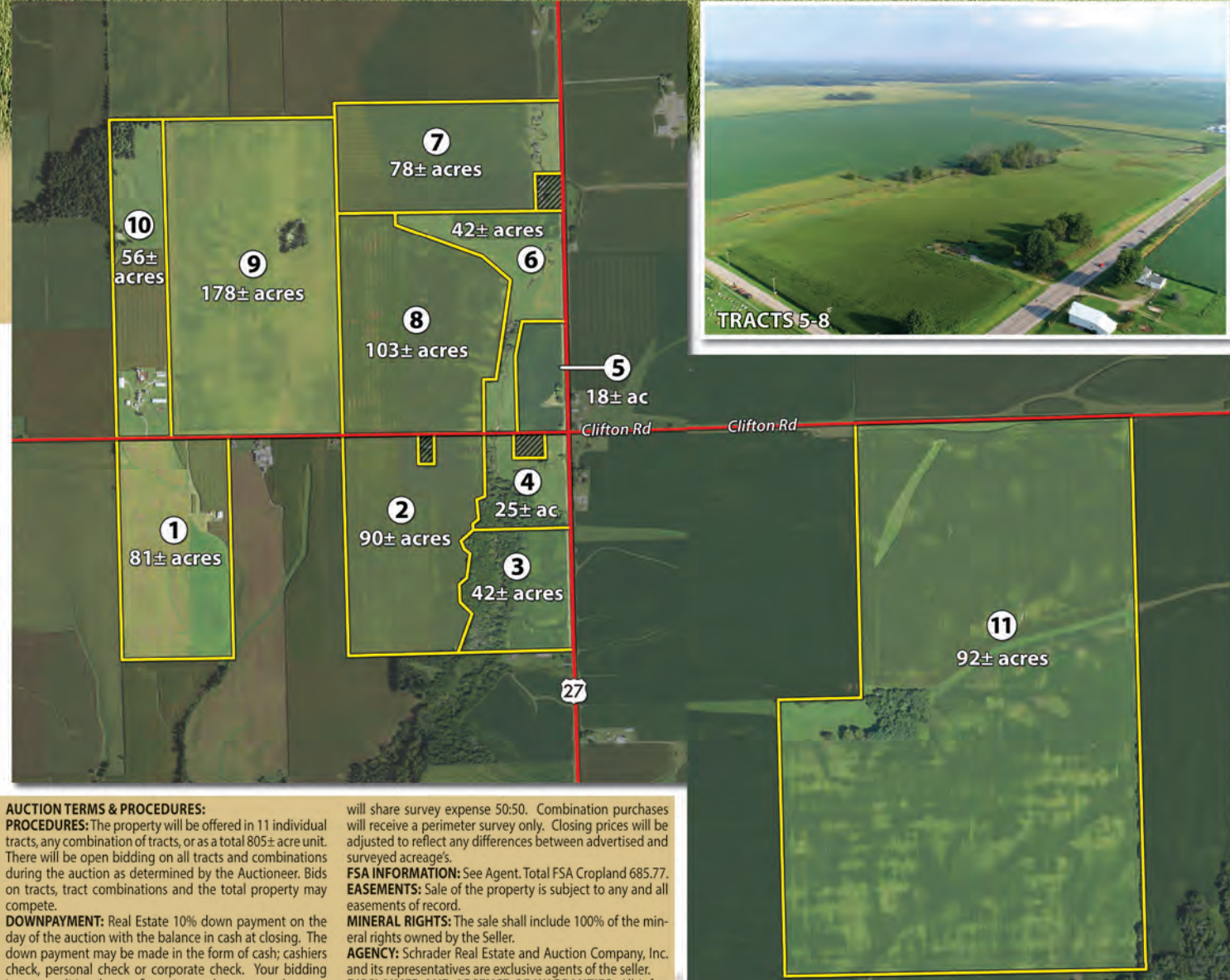
TRACT DESCRIPTIONS: (All acreages are approximate)

FARM #1 - Located in Sec. 13 & 24 Twp. 12N R 2W

- ▶ **TRACT 1: 81± ACRES** with est. 75± acres cropland. Nearly pattern tiled with good waterway. Bin and older barn.
- ▶ **TRACT 2: 90± ACRES** with est. 89± acres cropland. Nice tract with top Xenia, Cyclone and Fincastle soils. Very well tiled. Drainage outlet rights to Tracts 3 & 4.
- ▶ **TRACT 3: 42± ACRES** with 21± acres cropland and 21± acres woodland with stream. Some good younger walnut stands. About 1/4 mi. frontage on Hwy. 27. Nice recreational tract with crop income here.
- ▶ **TRACT 4: 25± ACRES** with 1/2 pasture and 1/2 woodland. Fenced and permanent water. About 1/4 mi. frontage on Hwy. 27 and 1/4 mi. on Clifton Rd.
- ▶ **TRACT 5: 18± ACRES** with 14± acres cropland and 4± acres good potential building site on nice hill. Mostly fenced. Plenty of frontage on Hwy. 27 and Clifton Rd.
- ▶ **TRACT 6: 42± ACRES** with FSA 40 acres cropland, now fenced pasture. Permanent water from good stream.
- ▶ **TRACT 7: 78± ACRES** with 70± acres cropland and 8± acres fenced pasture and stream. Over 1/4 mi. frontage on Hwy 27. House excluded. Good soils and drainage. Tiled with outlet.
- ▶ **TRACT 8: 103± ACRES** with 101± acres cropland. Nice tract with pattern tiled. Will have drainage outlet rights to Tract 6.
- ▶ **TRACT 9: 178± ACRES** with 174± acres high quality cropland. Patterned tiled. Nearly square one field with plenty of frontage on Clifton Rd. Top Brookston and Cyclone soils. Productive and efficient to operate.
- ▶ **TRACT 10: 56± ACRES** with 37± acres FSA cropland used for 1/2 hay. Fenced. Also, good 60' x 120' pole barn built 2001, 5 bins with 42,000+ bu. total storage, 2 Harvestors, beam barn and 2 older hog buildings with pits. Deluxe farm generator in building with phase convertor.

FARM #2 - Located in Sec. 19 Twp. 12N R 1W (1/4 Mi. East of Farm #1 on Clifton Rd.)

- ▶ **TRACT 11: 92± ACRES** with 87.3 FSA cropland acres and 5± acres woodland and pasture. Xenia and Cyclone soils. Soil Index 150 Bu. Considerable drainage work including terrace and waterway. Good frontage on Clifton Rd. and open square field.



TRACTS 5-8

AUCTION TERMS & PROCEDURES:
PROCEDURES: The property will be offered in 11 individual tracts, any combination of tracts, or as a total 805± 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.
DOWNPAYMENT: 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 Corporate Warranty Deed.
CLOSING: The targeted closing date will be on or before 1/10/20. The balance of the real estate purchase price is due at closing.
POSSESSION: At closing. Seller to receive all crop income/rents in 2019.
REAL ESTATE TAXES: Seller to pay 2019 taxes payable 2020 to be credited to Buyer(s) at closing. Farm #1 Taxes estimated at \$37.97/acre. Farm #2 Taxes estimated \$26.74/acre.
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 acreage's.
FSA INFORMATION: See Agent. Total FSA Cropland 685.77.
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.
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OWNER: Hunt-Johnson Farms, Inc. • For Information Call Sales Managers: Steve Slonaker: 877-747-0212, 765-969-1697 (cell) or Andy Walther: 765-969-0401 (cell)



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