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STRAUGHN, IN - EASTERN HENRY COUNTY - DUDLEY TWP., NEAR NEW LISBON
 AUCTION HELD AT THE GOLAY COMMUNITY CENTER - 1001 E MAIN ST. (US 40) CAMBRIDGE CITY, IN

- 150 ± FSA CROP ACRES • 2020 CROP RIGHTS TO BUYER
- INCLUDES QUALITY CYCLONE & CROSBY SOILS WITH A WHOLE FARM CORN INDEX OF 142.8
- TOP AGRICULTURAL AREA - 1 MILE FROM I-70 INTERCHANGE AT EXIT 131
- FARMSTEAD WITH BRICK RANCH HOME AND BARN
- FENCED PASTURE, WOODS, AND RUNNING STREAM

THURSDAY, JANUARY 30TH @ 1PM

5 tracts
Land Auction
 171[±] acres
 EASTERN INDIANA

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| | | | 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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950 North Liberty Dr.
 Columbia City, IN 46725
 CORPORATE HEADQUARTERS
SCHRADER
 Real Estate and Auction Company, Inc.

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Land Auction

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35 Miles east of Indianapolis - 20 Miles west of Richmond, IN.

PROPERTY LOCATION:

From I-70, take exit 131 north ¼ mile to E CR 500 S, turn right and travel 1 mile to S 725 E. The farm has frontage along E 500 S and the residence is located at 5288 S CR 725 E. STRAUGHN, IN 47387.

AUCTION SITE:

The Goley Community Center. Located at 1001 East Main St. (US 40) Cambridge City, IN.

TRACT DESCRIPTIONS:

(All Acreages are approximates)

Henry County, Dudley Twp., Sections 7 & 12

Tract 1: 50± Acres nearly all tillable. Featuring a good mix of Cyclone and Crosby soils. Approximately 2,800' of frontage on E CR 500 S AND S 725 E. Nice investment size piece with quality soils.

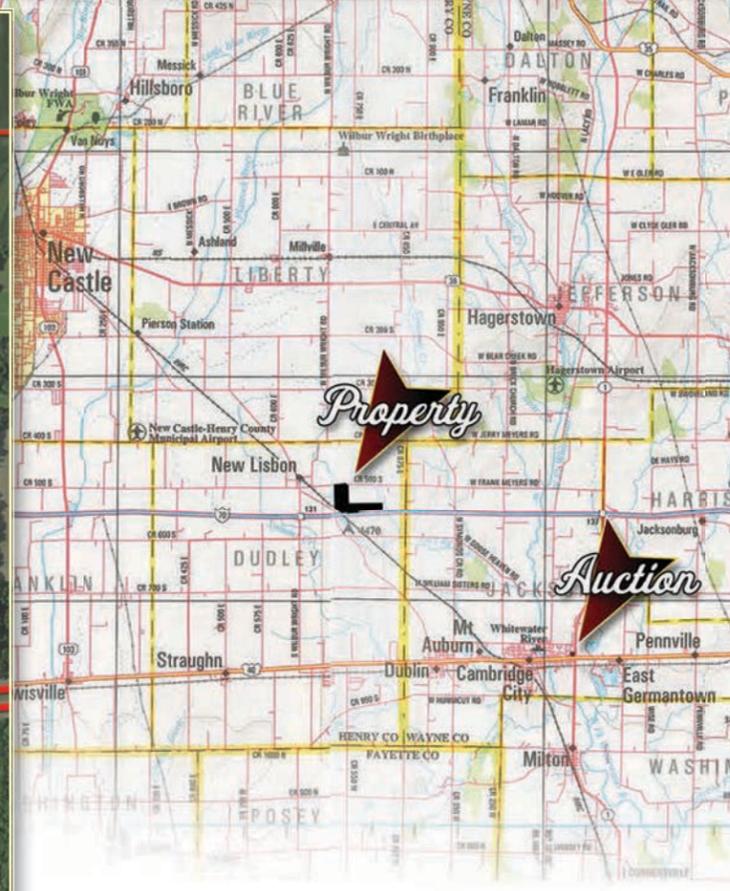
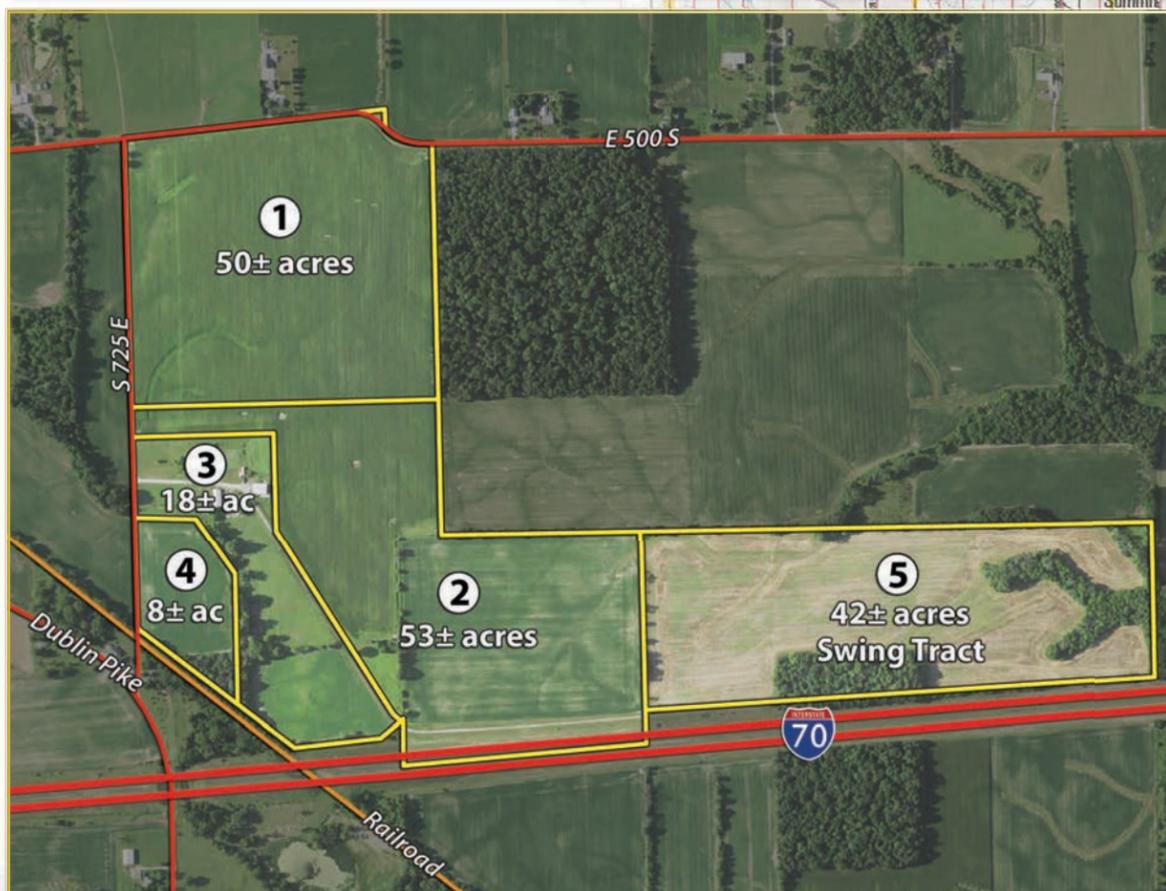
Tract 2: 53± Acres with 50± FSA Cropland acres. 150' ± of frontage on S CR 725 E. Consider combining with Tract 1 to have 104 ± acres of contiguous farmland. Note: This tract has 3.404± acres in the right-of-way of I-70.

Tract 3: 18± Acres with buildings, house, pasture, pond, established hay crop and a running stream. Make this your place in the country. Quick access to I-70. **Track 3 Features:**

- Brick ranch home with 1,235 sf of living space on a ¾ basement
- Metal machinery shed (50'x72') w/ concrete floor built in 1997
- Open faced metal-sided machinery/Livestock Building (36' x 90')
- Fenced pasture
- 6.16+- acre tillable field with established hay crop
- Serviced by the South Henry School System

Tract 4: 8± Acres with 6.49± FSA Cropland acres with the balance in mature trees. 500'± of frontage on S CR 725 E. Consider combining with Tract 3 for a nice mini-farm or examine the possibility of a rural building site.

Tract 5: 42± Acre (SWING TRACT) with a nice mix of tillable land and mature trees. This parcel is gently rolling with improved waterways and is currently in hay production. **NOTE: Must be purchased by an adjoining land owner or in combination with Tract 2.**



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

INSPECTION TIMES:
Thurs. January 9th, 11 AM – 12 Noon
Thurs. January 16th, 11 AM – 12 Noon

OWNER: THE ESTATE OF JOHN B. LUELLEN, III AND DEBRA K. HASTY LUELLEN
JOHN J. LUELLEN AND JACK LUELLEN CO-PERSONAL REPRESENTATIVES
EDWARD O. MARTIN, ATTORNEY FOR THE ESTATE

AUCTION TERMS & CONDITIONS:
PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 171±/- acre unit. There will be open bidding on all tracts and combinations (subject to "Swing Tract" restrictions) during the auction as determined by the Auctioneer.
DEED: Seller(s) shall provide a Personal Representative's Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 6th, 2020.
POSSESSION: Possession will be delivered at closing. Buyer to receive 2020 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Seller will pay all 2019 taxes due in 2020 by giving a credit at closing. All taxes due after closing will be the responsibility of the Buyer.
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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.
EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.
NEW EASEMENT: If Auction Tract 2 is sold separately from Auction Tract 3, ingress and egress easement will be granted over the existing driveway access road running through Auction Tract 3.
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.
SURVEY- It is expected that a new perimeter survey will be completed prior to the auction. The cost of any survey work completed prior to or after the auction will be split 50-50 between the buyer and 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 NOT RESPONSIBLE FOR ACCIDENTS

FOR INFORMATION CALL: AUCTION MANAGER:
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