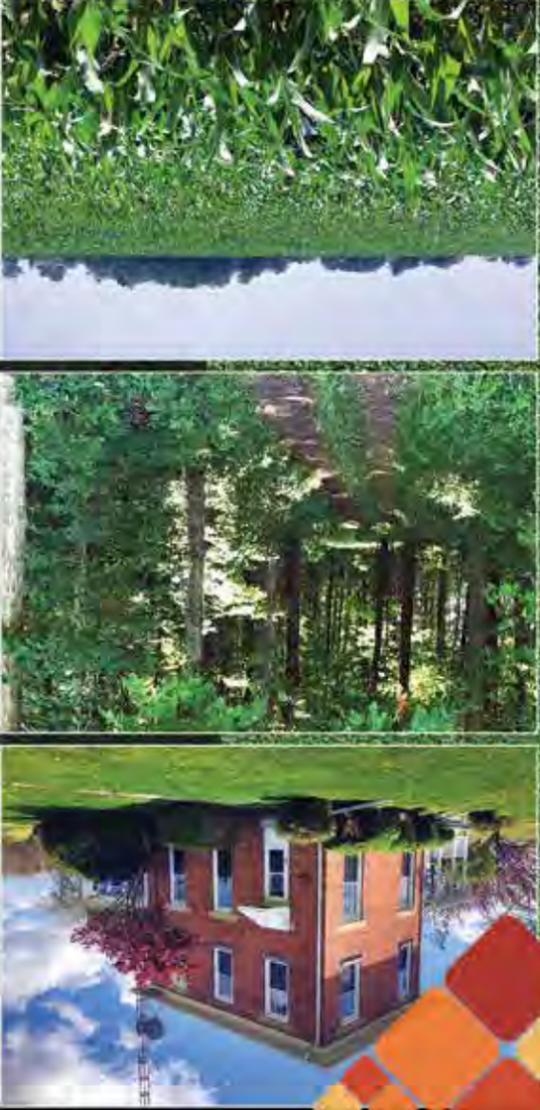


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Tuesday, August 17 - 11am

- Quality Soils with 195,58± FSA Crop Acres
- 2022 Crop Rights to the Buyer
- Picturesque Farmstead with 1800's Brick Home & Buildings
- 5 Miles East of Lynn, IN & 5 Miles West of Palestine, OH
- Wooded Recreational Land with 49± Acres in the Indiana Classified Forest Program
- Abundant Frontage Along 3 Roads, Including US 36



EASTERN INDIANA LAND AUCTION

RANDOLPH COUNTY

ONLINE BIDDING AVAILABLE

in 6 Tracts, Combinations & as a Whole

245± acres

EASTERN INDIANA

RANDOLPH COUNTY

LAND AUCTION

AUCTION MANAGERS:

Andy Walther • 765.969.0401
& Mark Smithson • 765.744.1846
andy@schraderauction.com
mark@schraderauction.com

#ACC63001504, #AU19400167, #AU10100108



August						
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8	9	10	11	12	13	14
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29	30	31				



Tuesday, August 17 - 11am

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RANDOLPH COUNTY

LAND AUCTION



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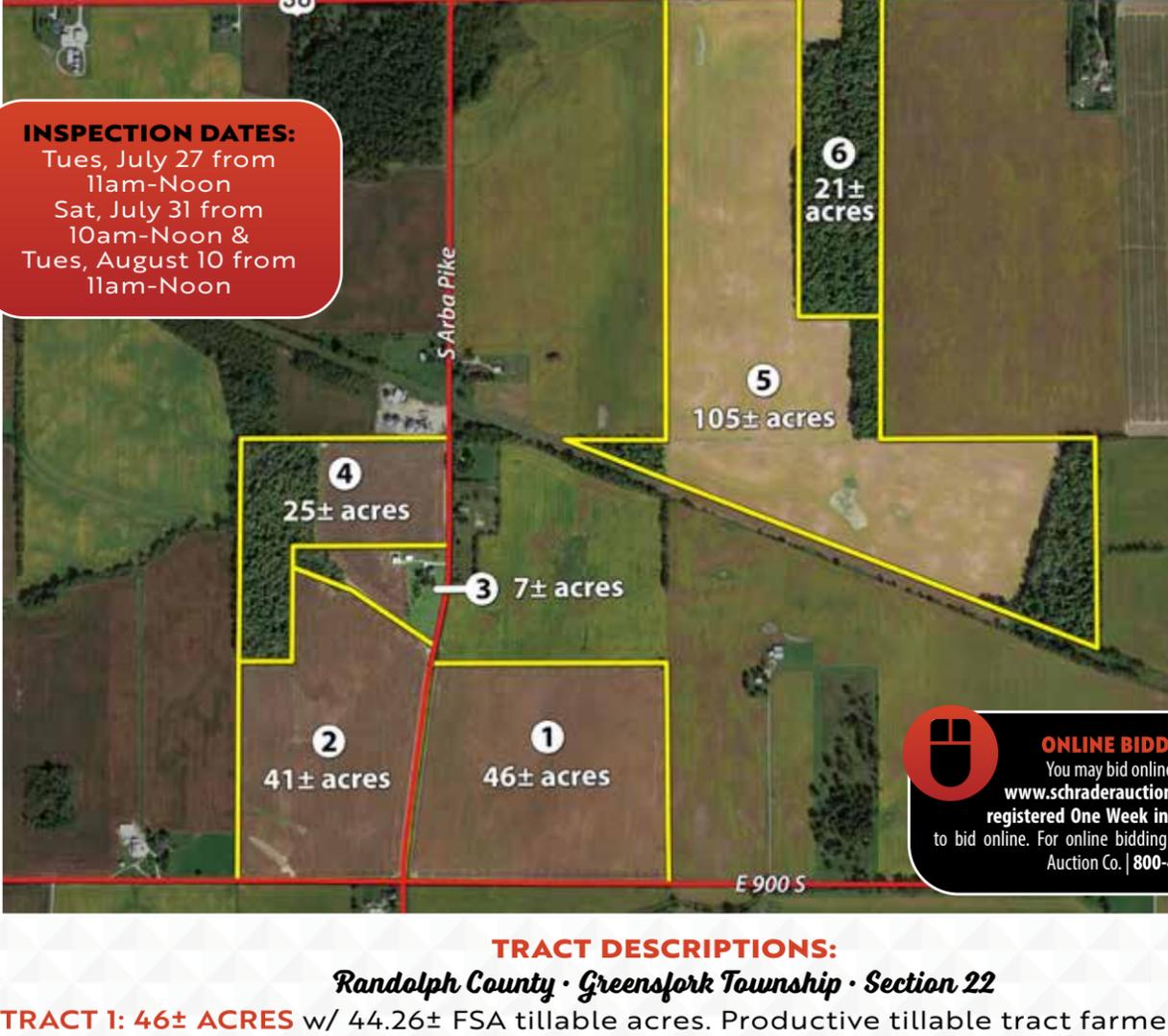
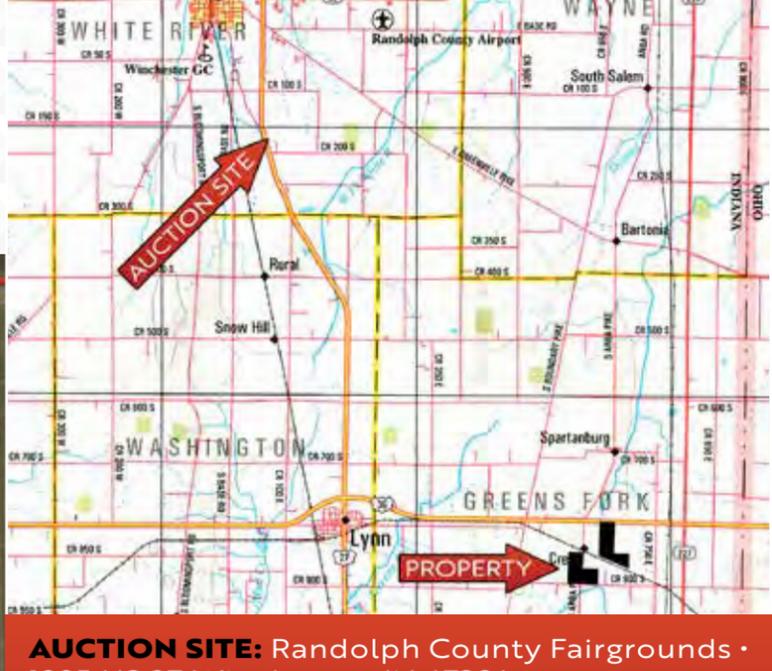
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INSPECTION DATES:
 Tues, July 27 from 11am-Noon
 Sat, July 31 from 10am-Noon & Tues, August 10 from 11am-Noon

AUCTION SITE: Randolph County Fairgrounds • 1885 US 27 Winchester, IN 47394

PROPERTY LOCATION: 8646 S Arba Pike Lynn, IN 47355 • The property lies South of US 36.

TRACTS 1-4 have frontage on Arba Pike & CR 900S. **TRACTS 5 & 6** have frontage on the South side of US 36, ¼ mile East of the Arba Pike.

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.

TRACT DESCRIPTIONS:

Randolph County • Greensfork Township • Section 22

TRACT 1: 46± ACRES w/ 44.26± FSA tillable acres. Productive tillable tract farmed as 1 field. Good mix of Treaty, Patton & Losantville soils. This parcel has an open ditch running along the west side for a great drainage outlet. Frontage along Arba Pike & CR 900 S.

TRACT 2: 41± ACRES w/ 39.85± FSA tillable acres. Farmed as one field. Frontage on Arba Pike & CR 900 S.

TRACT 3: 7± ACRES w/ an 1800's 2-story brick home featuring 2,286 sq. ft. You will find lots of character in this home w/ original woodwork & a vintage staircase. The property includes 23'x 40' metal sided garage built in 1990 & 30'x 42' barn w/ an 16' x 42' lean-to. This is a picturesque setting w/ a nice size yard & a small group of mature trees at the rear of the property. Consider combining this w/ Tract 4 to create an outstanding country property.

TRACT 4: 25± ACRES w/ 12± FSA tillable acres & 12± acres of Classified Forest. This is a great combination tract. Examine the possibility of making this a rural building site.

TRACT 5: 105± ACRES w/ 96.27± FSA tillable acres w/ the balance in woodland. This is farmed as one field w/ frontage along US 36. The tract lies relatively flat & has a nice mix of quality soils. Add this to your current farming operation!

TRACT 6: 21± ACRES w/ 19.5± acres of Classified Forest along w/ 1± acre of tillable. This is a nice wooded tract w/ trails & paths throughout. Consider this for recreation or a potential home site!



TRACT 5



TRACTS 5 & 6



TRACT 3

OWNER: Estate of James Jordan, Judith A. Springer, Personal Representative
AUCTION MANAGERS: Andy Walther • 765.969.0401 & Mark Smithson • 765.744.1846
Emails: andy@schraderauction.com mark@schraderauction.com



Contact the Auction Company for a detailed Information Book with additional due diligence materials, including: soil maps, tax & FSA details, etc.

Tuesday, August 17 • 11am

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TERMS & PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as the total 245± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
OWNERS PAYMENT: Real Estate 10% down payment on day of the auction w/ the balance in cash at closing. Down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your check must be cashed at the auction site.
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: Seller(s) shall provide an owners title insurance policy in the amount of the purchase price.
DEED: Seller(s) shall provide a Personal Representative's deed.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before October 1st, 2021.
POSSESSION: Possession will be delivered at closing subject to the right of the tenant / owner to remove the 2021 crop. Buyer to receive 2022 CROP RIGHTS! Possession of buildings, house, & woodland will be conveyed at closing.
REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2021 calendar year due & payable in 2022 by giving the buyer(s) a credit at closing.
ESTIMATED: Estimated based on current legal descriptions.
SURVEY: Survey(s) will be done where new boundaries are created by the tract divisions in this auction. Buyer(s) & 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 & surveyed acreages.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
AGENCY: Schrader Real Estate & Auction Company, Inc. & Schrader Auction Co.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & due diligence concerning the property. The information contained in this brochure is for informational purposes only and should not be relied upon for any legal or financial decision. No liability for its accuracy, errors or omissions assumed by the Sellers or the Auction Company. Conditions of the auction & increments of bidding are at the discretion & direction of the Auctioneer. The Sellers & Seller's Agents reserve the right to preclude any person from bidding if there is any question as to the person's creditworthiness, etc. All decisions of the Auctioneer are final. **ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY'S OFFICIAL RECORD WILL BE THE ONLY ONE.**