

EASTERN INDIANA LAND AUCTION

141[±] acres in 5 tracts

WEDNESDAY, SEPTEMBER 29TH • 6 PM



TRACT 1



TRACT 2



TRACT 3



PROPERTY LOCATION: 2 miles north of Liberty in Union County, Indiana on Hwy 27. North of Brookville Lake and south of Richmond. Has frontage on US Hwy 27 and CR 200/210 N.

AUCTION SITE: Union County 4-H Community Building • 411 Patriot Blvd., LIBERTY, IN. From the intersection (north of the courthouse) of Hwy 27 and Hwy 44, travel east on Union St. to the dead end, Community Building is on the left.

TRACT DESCRIPTIONS:

Union County, Harrison Township, Section 31

TRACT 1: 58± AC with 51.84± FSA tillable acres featuring quality Russell, Fincastle, and Xenia Soils. This is a nice investment tract or consider adding to your current farming operation.

TRACT 2: 2± AC potential building site. This tract features an established driveway with electric and well. There is a 4,500 bu. grain bin with fan. What a great site that sits at the crest of the hill. Examine the potential here.

TRACT 3: 8± AC with a mix of woods and open land located at the corner of US 27 and CR 210 N. Features (3) billboards with an annual income of \$1,450. This could be another rural building site with close proximity to town.

TRACT 4: 49± AC with a nice mix of woods and income producing tillable land. Simply put, this is a "Hunter's Paradise" featuring mature trees, elevation changes and a large stream splitting the parcel. You decide do you rent out or farm the tillable land or use this for massive food plots? This parcel is hard to duplicate. Check out the trail cam photos on our website. 23.57± FSA tillable acres predominantly Genesee and Sloan soils.

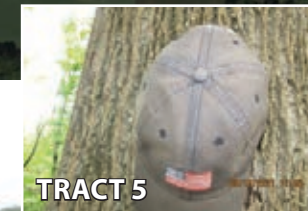
TRACT 5: 24± AC with a nice mix of hardwoods. Come walk this tract and examine the timber potential along with the signs of whitetail activity. This piece presents another potential building site in the woods. Lots of possibilities here!

Trail-cam photos were taken during the 2020-2021 season. Photos show (5) different massive Whitetail bucks....none of which were harvested. This is BIG BUCK Country!



INSPECTION TIMES:

Saturday, September 4 • 9 AM - 10 AM
Monday, September 13 • 9 AM - 10 AM
Monday, September 20 • 9 AM - 10 AM



TRACT 5



TRACT 4

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as the total 141± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 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, 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: 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 Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 3, 2021.

POSSESSION: Possession will be delivered at closing subject to the right of the tenant to remove the 2021 crop. Buyer to receive 2022 CROP RIGHTS! Possession of woodland and non-crop ground will be conveyed at closing.

REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2021 calendar year due and payable in 2022 by giving the buyer(s) a credit at closing.

ACREAGE: All boundaries are approximate and have been 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) 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 acreages.

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.

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.



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.



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OWNERS: Stephen F. & Mary Stoltzfus (Tracts 1-3) & Stephen F. & Ben F. Stoltzfus (Tracts 4 & 5)
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