

Prime Farmland AUCTION

89± Acres

BENTON COUNTY, IN

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

offered as 1 Tract

Sale Managers:
Gene Klingaman,
260-229-2401
Drew Lame,
260-609-4926

AC63001504, AU01045485, RB21000229

NOVEMBER 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
	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

800-451-2709

SchraderAuction.com



Prime Farmland AUCTION

88± Acres

BENTON COUNTY, IN

offered as 1 Tract

WEDNESDAY, NOVEMBER 10 • 11:00 AM (EST)

800-451-2709 • SchraderAuction.com



- 80% Drummer Silty Clay Loam
- Excellent Crop Yields
- Hickory Grove Twp. - Benton County
- 85± Tillable Acres

Prime Farmland AUCTION

BENTON COUNTY, IN

89± Acres

offered as 1 Tract

- 80% Drummer Silty Clay Loam
- Excellent Crop Yields
- Hickory Grove Twp. - Benton County
- 85± Tillable Acres



WEDNESDAY, NOVEMBER 10 • 11:00 AM

(Eastern Time)

Held at Benton County Country Club
602 West 4th Street, Fowler, IN

800-451-2709 • SchraderAuction.com

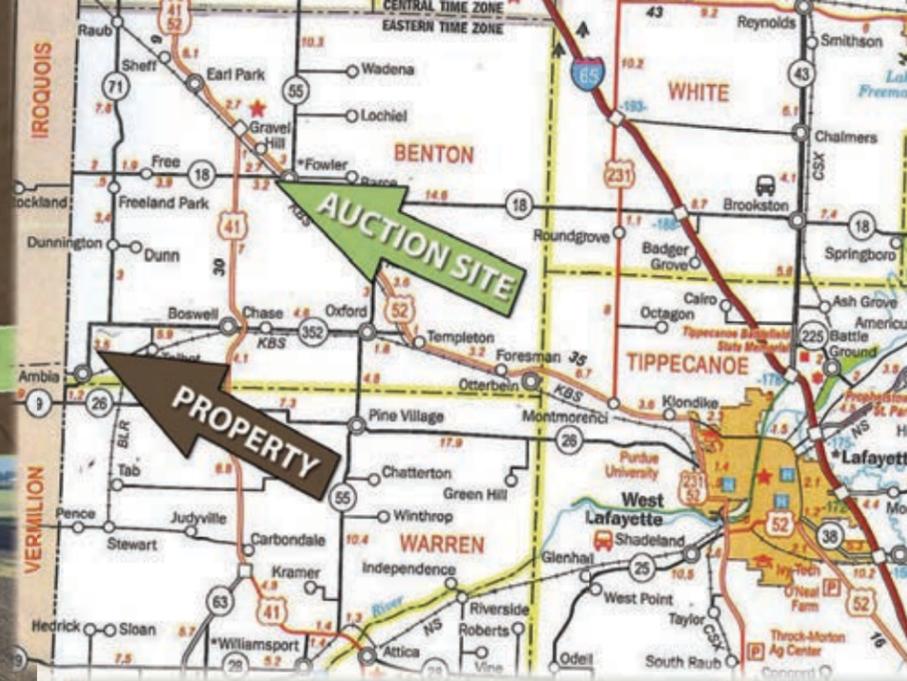
Prime Farmland AUCTION

WEDNESDAY, NOVEMBER 10 • 11:00 AM (EST)

BENTON COUNTY, IN

89± Acres

offered as 1 Tract



AUCTION LOCATION: Benton County Country Club, 602 West 4th Street, Fowler, Indiana.
From intersection US Hwy 52 & St. Rd. 18 (East 5th Street) in Fowler go approximately ¼ mile west on St. Rd 18 to auction site.

PROPERTY LOCATION: At the intersection of US Hwy 41 and St. Rd. 352, go west on St. Rd. 352 for approximately 8 ½ miles to property or from the intersection of St. Rd. 26 and St. Rd. 352, go north on St. Rd. 352 for approximately 3 ½ miles (you will be going thru Ambia) to the property.

Approximate Physical Property Location: 6989 SR-352, Ambia IN



PROPERTY DESCRIPTION: The subject property consists of approximately 80% Drummer Silty Clay Loam soil which is one of the premier soils in Benton County. The tenant has stated that the farm produces excellent corn yields in the 250+ bushel range. Don't miss this opportunity to buy quality farmland that is nearly all tillable with easy road access. (85± tillable acres out of 89± total acres.) All tillable except road frontage and open drainage ditch.

Taxes: \$1,763.76 annual

Rare Opportunity to Purchase Prime Farmland

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP
84.72	84.72	84.72	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	
0.0	0.0	84.72	0.0	0.0	

ARC/PLC			
PLC	ARC-CO	ARC-IC	PLC-Default
CORN	NONE	NONE	NONE

CROP	BASE AVERAGE	PLC YIELD	CCC-505 CRP REDUCTION
CORN	84.6	174	0.00
TOTAL BASE ACRES:	84.6		

CODE	SOIL DESCRIPTION	% OF FIELD	ACRES	CORN
Dv	Drummer silty clay loam, gravelly substratum	78.11	69.28	175.0
Ft	Free clay loam	11.6	10.29	175.0
TIA	Tippecanoe silt loam, 0-2% slopes	7.46	6.62	145.0
Ct	Crane silt loam	2.83	2.51	165.0
TOTALS:		100%	88.7(*)	172.48

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 89± acre unit.
DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deed.
CLOSING: The targeted closing date will be 30 days after the auction.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Seller shall pay 2021 real estate taxes due and payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.
SURVEY: Any need for a new survey shall be determined solely by the Seller.
AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.

Owner: APL Noble County Farm LLC

Tract Number: 5581 Description: B9/1B SEC 25 T24N-R-10W HICKORY GROVE FSA Physical Location: Benton, IN ANSI Physical Location: Benton, IN

Sale Managers: Gene Klingaman, 260-229-2401
Drew Lamle, 260-609-4926

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.

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

800-451-2709 • SchraderAuction.com