

3 Farms

WAYNE & UNION COUNTIES, IN
SOUTHEAST OF RICHMOND AT OHIO LINE

Spectacular CROPLAND EASTERN INDIANA AUCTION

1,112[±] acres

offered in 13 Tracts

- Richmond & I-70 Easy Access
- Richmond Airport 1 Mile
- 2 Fertilizer Terminals Nearby
- 30 Min to Dayton & Oxford, OH
- 45 Min to Cincinnati, OH



TRACT 12

- 1,097[±] FSA acres cropland most adjoining and all within 2 miles
- 220,000 bu. good storage & grain center, and 2 newer large machinery storage barns
- Extensive tilling (maps available)
- Some of highest soil indexes in Indiana (maps available)
- About 1-1/2 miles of frontage on SR 227
- 1-1/2 miles adjoining active CXS Railroad (siding not owned)
- Top yield history (data available)
- Longtime owner operated
- Soil fertility maps available
- Tax Exchange Potential



at the Wayne County Fairgrounds
(Kuhlman Center), Richmond, IN
Online Bidding Available

Tuesday, AUGUST 16 • 11:00AM

800.451.2709
SchraderAuction.com

Spectacular CROPLAND EASTERN INDIANA AUCTION

WAYNE & UNION COUNTIES, IN • SOUTHEAST OF RICHMOND AT OHIO LINE

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Follow Us and Download Our Schrader iOS App:



Auction Managers:

Steve Slonaker • 765.969.1697

Andy Walther • 765.969.0401

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.

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Spectacular CROPLAND EASTERN INDIANA AUCTION

WAYNE & UNION COUNTIES, IN
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TRACT 10

Tuesday, AUGUST 16 • 11:00AM

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3 Farms

WAYNE & UNION COUNTIES, IN
SOUTHEAST OF RICHMOND AT OHIO LINE

- Richmond & I-70 Easy Access
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Directions to Property:
From Boston south on SR 227 with Farm A on both sides. Farm B is south 1 mile on Stone Rd. Farm C is west on CR 210 from Stone Rd. Watch for signs.

Auction Site:
Wayne County Fairgrounds (Kuhlman Center)
861 Salisbury Rd,
Richmond, IN 47374
at I-70 Exit 149

1,112[±] acres

offered in 13 Tracts

- FARM A: 661[±] acres Tracts 1 - 8
- FARM B: 216[±] acres Tracts 9 - 10
- FARM C: 235[±] acres Tracts 11 - 13

Inspection Times:
from 9:00 - 11:00am

- Friday, July 8
- Friday, July 15
- Friday, August 5

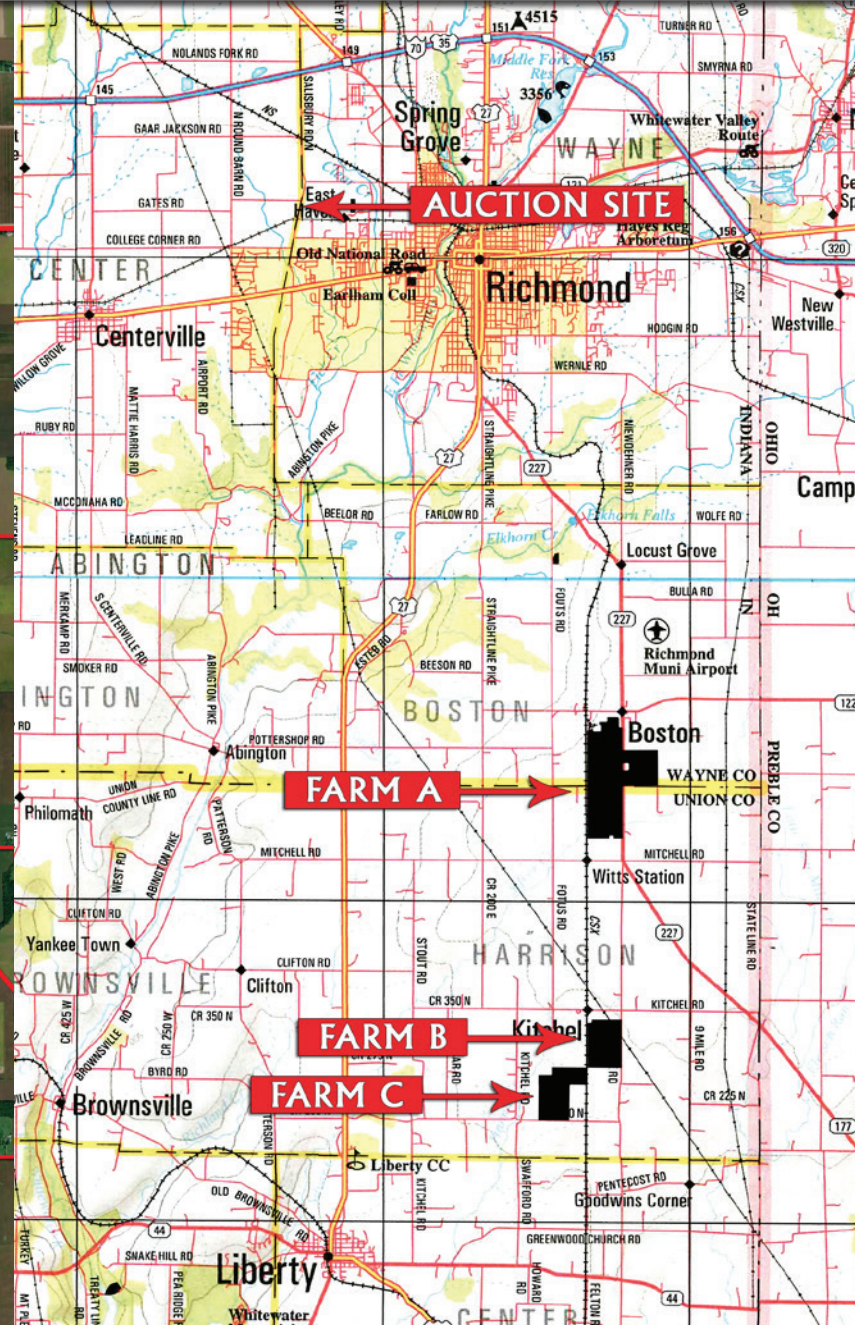
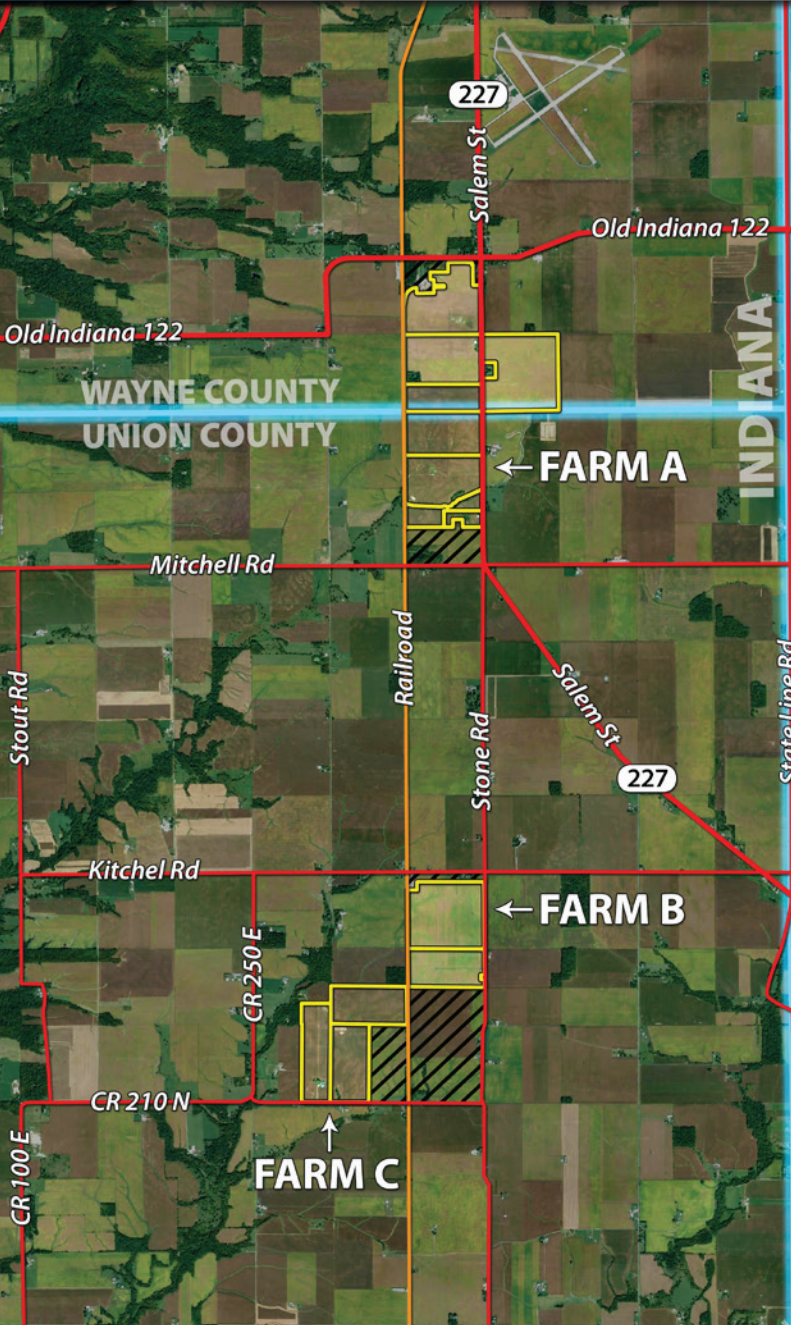
Meet an agent at Tract 2, 8 or 12

AUCTION MANAGERS:

Steve Slonaker
765.969.1697

Andy Walther
765.969.0401

Call for information!



Tuesday, AUGUST 16 • 11:00 AM at the Wayne County Fairgrounds (Kuhlman Center)
861 Salisbury Rd, Richmond, IN • Online Bidding Available

1,112[±]
acres
offered in 13 Tracts

FARM A: 661[±] acres

(Wayne Co., Boston Twp. Sec. 2 & 3) & (Union Co., Harrison Twp. Sec. 10)
Physical Address: 6802 S. SR 227, Richmond, IN 47374

TRACT 1: 108[±] acres nearly all tillable. Investment quality soils featuring improved tile and an impressive Fincastle and Treaty mix with an overall corn index of 171. The tract has quality frontage and access along IN SR 227 and is adjacent to the railroad (Wayne County), adjoins rail siding and town of Boston.

TRACT 2: 104[±] acres with 98[±] tillable acres. The tract features a 60'x 98' newer Morton machinery barn, well and electric at building site. The Fincastle and Treaty soil mix boost an impressive 172.3 soil corn index. West boundary is active railroad & IN SR 227 frontage make for easy access. The tract features a 5.5[±] acre woods in the southwest corner along the railroad. (Wayne County)

TRACT 3: 56[±] acres nearly all tillable. Fincastle, Treaty & Xenia soil mix with a 169.9 corn soil index. Consider combining with Tracts 1 and 2 for 262[±] acres of contiguous high quality tillable land. (Wayne County)

TRACT 4: 154[±] acres nearly all tillable with frontage along IN SR 227 and Union County Line Road. This tract is systematically drained and has excellent Fincastle and Treaty soils. Investment quality with some of the highest indexing soils (174.1) you will find! (Wayne County) South boundary is Union County line.

TRACT 5: 91.5[±] acres nearly all tillable. Consider combining with adjoining tracts for large contiguous acres. Quality soils and good drainage. (Union County)

Tracts 1, 2, 3 & 5 are 360[±] acres in one impressive contiguous field.

TRACT 6: 97[±] acres with 85[±] tillable acres. The tract has quality soils with sloping topography to creek for drainage outlet. Frontage along Indiana SR 227 and pretty place for farmstead overlooking stream.

TRACT 7: 35[±] acres with a mix of income producing tillable land and woods for hunting and recreation. This tract features good wildlife pressure, an elevation change with a natural slope and watershed for adjacent land. Good potential estate secluded building site. Examine all the possibilities this tract has to offer.

TRACT 8: 15[±] acres with a single story 1,223 sq. ft. rental house, a 36'x 54' barn with a 33'x 54' lean-to, a 1[±] acre pond with 11[±] acres of tillable land. Very nice location with easy access to Richmond and Liberty, IN or Eaton, OH.

Physical Address: 7092 IN SR 227 South, Richmond, IN 47374

FARM B: 216[±] acres

(Union County, Harrison Twp. Sec. 27)
Physical Address: near 2860 Stone Rd., Liberty, IN 47356

TRACT 9: 137[±] acres nearly all tillable. The tract features pattern drainage and quality soils with a Fincastle and Cyclone mix. This rectangular field allows for ease of farming operation and is bordered by Stone Rd. and the railroad to the west. Also adjoining fertilizer plant.

TRACT 10: 79[±] acres nearly all tillable. This tract has well and electric with two older barns along the road (house excepted). Its Fincastle & Cyclone soil mix boasts an impressive 164.4[±] soil index rating. Consider combining with Tract 9 for great 213[±] FSA tillable acres with excellent tile.

FARM C: 235[±] acres

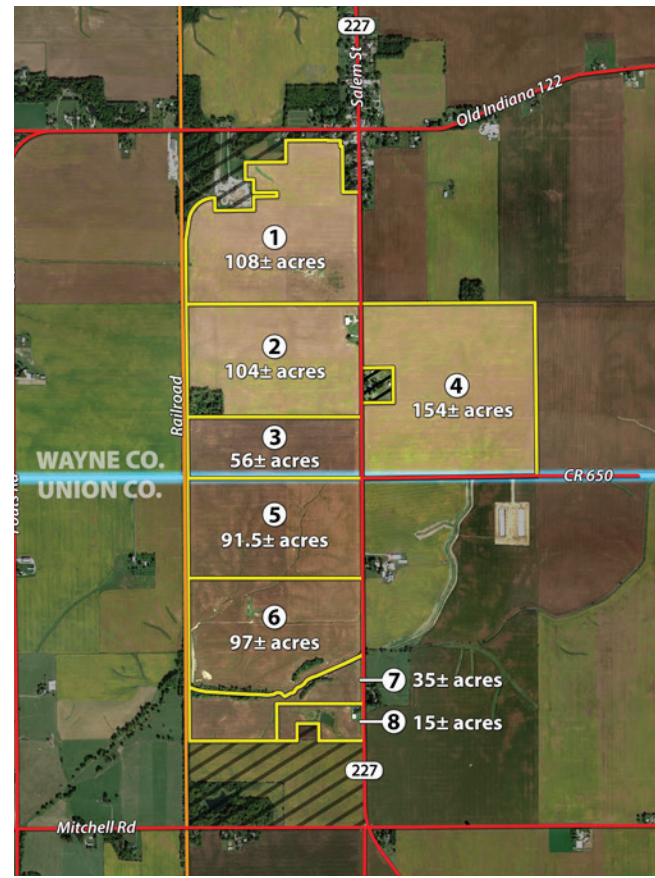
(Union County, Harrison Twp. Sec. 33)
Physical Address: 2920 E CR 200 N, Liberty, IN 47353

TRACT 11: 80[±] acres featuring a pattern drained quality mix of Cyclone, Fincastle, Russell and Xenia soils. Frontage on E CR 200 N.

TRACT 12: 77[±] acres featuring 74[±] tillable acres with about 220,000 bu. of grain storage, 3-phase power, a newer 60'x 100' Morton machinery shed and former farmstead site. The tillable land is pattern drained and the grain system includes:

- Super-B dryer Model SD375VQ, 3 - Phase
- DMC Transfer 700 air system with 4" piping and 7 head distributor
- 60,000 bushel GSI bin with upright 8" unload, centrifugal fan & wrap around stairs
- (2) 50,000 bushel bins w/ 10" upright unload augers and centrifugal fans
- Buhler 5,000 bushel and 1,000 bu. wet holding tanks
- (2) 20,000 bu. bin & 12,000 bu. bin and 8,000 bu. bin with 6" unload augers

TRACT 13: 78[±] acres "Swing Tract" - Nearly all tillable with systematic drainage. Quality Fincastle, Xenia, & Cyclone soils boosting a 151.9 soil index rating. Must be purchased in combination with Tracts 11, 12 or by an adjoining land owner.



TRACT 4

Inspection Times:

from 9:00 – 11:00am

Friday, July 8

Friday, July 15

Friday, August 5

Meet an agent at
Tract 2, 8 or 12



TRACT 9



TRACTS 9-10



TRACT 2



TRACT 12



TRACTS 1-2

Call or visit our website for an information booklet.



Watch for Lawton Equipment Auction of excellent JD line on December 20.



SchraderAuction.com
800.451.2709

AUCTION MANAGERS:

Steve Slonaker
765.969.1697

Andy Walther
765.969.0401

OWNER: Roland Lawton,
Peter D. Shaw, Attorney
POA



TRACTS 6, 7 & 8



TRACTS 9-10



TRACTS 11-12

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 13 individual tracts, any combination of tracts and as a total 1,112[±] acre unit subject to swing tract limitations (Tract 13). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

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 PRICES: All successful bidders will be required to enter into Purchase Agreements 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 will provide preliminary title evidence for the review of prospective buyers. At closing, Seller will pay for the cost of issuing a standard coverage owner's title insurance policy.

DEED: The property will be conveyed by Warranty Deed (subject to Permitted Exceptions), to be furnished by Seller.

CLOSING: The targeted closing period will be on or before October 28, 2022.

POSSESSION: Possession at closing subject to: (a) Seller's right to remove 2022 bean crop; (b) Seller's right to retain possession of barn on Tract 2

and grain center and barn on Tract 12 until January 15, 2023; and (c) month to month lease w/r/t house/barn on Tract 8 at \$500/month, to be assigned at closing. Buyer may have access to cropland before closing with additional 10% down payment (subject to removal of 2022 bean crop).

REAL ESTATE TAXES: Seller to pay 2022 taxes payable 2023, to be credited to Buyer at closing based on the last-billed amounts. Buyer will then pay all real estate taxes 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 have 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; TRACT MAPS: Advertised tract acreages and depictions of tract boundaries are approximate and have been estimated based on county tax parcel maps and data and digital mapping tools.

SURVEY: The Seller will obtain a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey and the type of survey

obtained shall be determined solely by the Seller. Seller and Buyer shall each pay half (50:50) of the cost of the survey.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its agents represent only 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.