

Yorktown, IN • Delaware Co.

# real estate AUCTION

Possession for 2012 Crop Year!

## 218± ACRES

147± Tillable Acres  
OFFERED IN 9 TRACTS



Productive Farmland Available for 2012 Crop Year • Beautiful Wooded Recreational Land  
3 Farm Homes - Great Mini-Farm Opportunies • Excellent Location - Convenient to  
Yorktown, Muncie & Anderson • Mt. Pleasant Township Schools



### MONDAY, APRIL 23 • 9 PM

at the Ball State University Alumni Center

**SCHRADER** Real Estate and Auction Company, Inc.  
MONDAY, APRIL 23 • 6 PM

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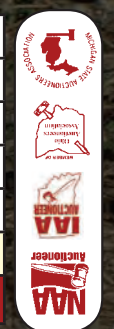
# AUCTION

real estate  
Yorktown, IN  
Delaware Co.

Possession for 2012 Crop Year!

**800-451-2709**  
**SchraderAuction.com**

APRIL 2012						
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					



#AC63001504, AU09200000  
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P.O. Box 508, 950 N. Liberty Drive  
Columbia City, IN 46725  
Auction Manager: Mark Smithson, 765-744-1846



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**PROPERTY LOCATION:** From Yorktown: from the intersection of SR 32 and Tiger Drive (near the schools), travel northwest on Tiger Drive about 1/2 mile, then left (west) on River Valley Rd. for approx. 2 1/4 miles to property at intersection of River Valley and CR 800W.

From Anderson: from the intersection of SR 9 and CR 500N on the north side of Anderson, travel east on CR 500N approximately 7 miles to property.

**AUCTION LOCATION:** Ball State University Alumni Center, 2800 W. Bethel Avenue, Muncie, IN. From I-69 and SR 332, travel East on SR 332 approximately 7 miles to Tillotson Ave.; turn right (South) for 1/4 mile to Bethel Ave. At the corner of Bethel and Tillotson near the BSU football stadium. Parking lot adjacent to football stadium.

### TRACT DESCRIPTIONS

**Tract 1: 56.5± acres.** All tillable. Dominant soil types are Crosby and Treaty. Approximately 2230' of frontage on CR 800W and about 620' of frontage on River Valley Road. A nice investment tract with good operating efficiency.

**Tract 2: 11.0± acres.** 13200 W. River Valley Road. Mostly wooded tract with 1 1/2 story, 2256 sq. ft., 2 BR/1Bath Country home. Includes detached garage and barn. About 680' of frontage on W. River Valley Rd.

**Tract 3: 39.0± acres.** All tillable with Crosby, Treaty, and Belmore soils. A productive parcel - perfect to combine with Tract 1 for a larger holding. About 1290' of frontage on W. River Valley Rd.

**Tract 4: 21.0± acres.** Stunning and secluded, this all wooded tract is every outdoorsman's dream. With Mud Creek meandering through the south portion, this parcel provides the utmost in recreational possibilities. Combine with Tract 5 for 47 acres of fun! Utilizes 30' of owned access on W. River Valley Rd.

**Tract 5: 26.0± acres.** Mostly wooded with about 2 acres tillable. Another beautiful recreational property with nice stream running the entire length. Approximately 400' of frontage along W. River Valley Road. Outdoor enthusiasts - don't miss this one!

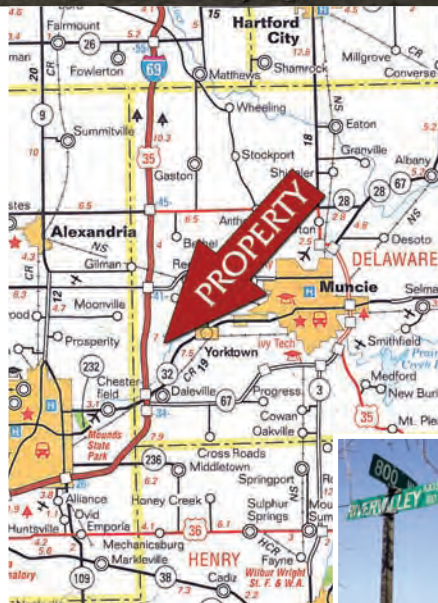
*NOTE: If Tract 4 is combined with Tract 5, the 30' access will be omitted and access will be through Tract 6 only.*

**Tract 6: 5.0± acres.** 12701 W. River Valley Road. Includes a 2 story Country Home in an attractive setting with white board fencing along the lane. House has 1200 Sq. Ft., 4 BR and 2 Ba., utility shed and barn. A great opportunity to purchase your home in the country! Approximately 250' of frontage along W. River Valley Rd.

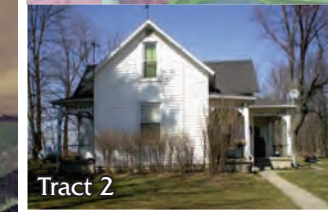
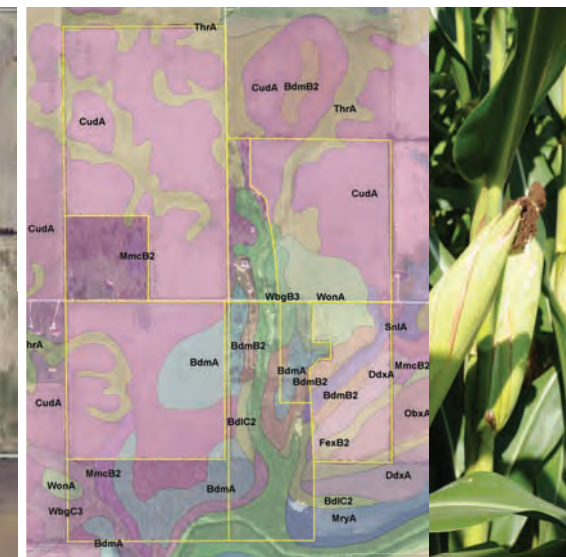
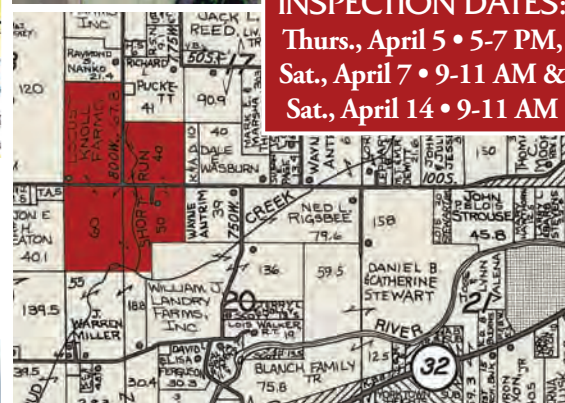
**Tract 7: 19.1± acres.** All tillable with Sloan, Belmore and Williamstown soils. This gently rolling tract would be perfect to combine with Tract 6 for your mini-farm or Tract 8 for a larger holding. About 645' of frontage on W. River Valley Road.

**Tract 8: 31.2± acres.** All tillable. Dominant soils here are Crosby, Treaty and Williamstown. This productive parcel would combine nicely with Tract 7. Frontage on W. River Valley Rd.

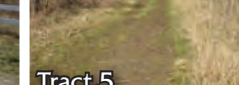
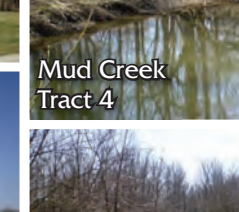
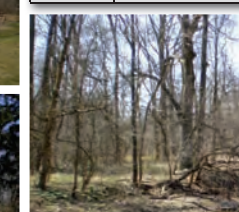
**Tract 9: 9.2± acres.** 12808 W. River Valley Road. This attractive 2 story brick Farm Home has 2103 sq. ft., 4 Br, 1 bath, large barn, detached garage and several outbuildings. Mostly wooded with Huffer Creek flowing through, tract offers plenty of possibilities. Consider combining with Tract 8 for additional acreage.



**Seller: Locust Knoll Farms, LLC  
Cardinal Properties Inc.  
Ball State University Foundation  
Sale Manager: Mark Smithson  
765-744-1846**



SOILS	
Symbol	Name
CudA	Crosby
BdmA	Belmore
ThrA	Treaty
SmsAH	Sloan
WonA	Williamstown
BdmB2	Belmore
WbgC3	Wapahani



### TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 9 individual tracts and as a total 218 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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:** 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 shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Special Warranty Deed.

**CLOSING:** The balance of the purchase price is due at closing, which will be held within 15 days of merchantable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession is at closing with 10% down payment. Cropland possession for field work purposes only is available with an additional 10% down payment. Buyer assumes house lease(s). Possession of house(s) with 60 day notice to lessee. Contact Auction Manager for more details.

**FARM PROGRAM INFORMATION:** Farm #4460, Tract 312. Wheat Base: 14.0 Ac. Corn Base: 58.2 Ac. Soybean Base: 75.3 Ac. Contact Agent for more information.

**REAL ESTATE TAXES:** Buyer(s) will assume all taxes due May 2013 and thereafter. 2009/2010 Taxes were \$9,838. Contact Auction Manager for per tract estimates.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide 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 shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**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.**

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