

Henry & Wayne County, Indiana

★ 9 Farms • 24 Tracts

Major Land AUCTION

• COURT-ORDERED "ABSOLUTE" •

- INVESTMENT QUALITY LAND
- 863± FSA Crop Acres
- 2019 Crop and Timber Rights to BUYER
- MULTIPLE HOUSES w/ BARNs
- Complete 400+ Free-Stall Dairy Set-up
- Cattle Finishing CAFO site w/ 120k bushel of Storage
- Wooded / Pasture / Recreational Acreage
- Only 50 miles to Dayton, OH and 45 miles to Indianapolis, IN



FARM H: TRACTS 16 & 17



FARM D: TRACT 5

Wednesday, March 6th @ 10am

1,085± Acres

All Within a 5 Mile Radius!

800-451-2709 • SchraderAuction.com • Online Bidding Available



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MARCH 2019

SUN	MON	TUE	WED	THU	FRI	SAT
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	24	25	26	27	28	29
31						30

SchraderAuction.com
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★ Watch for information on the Bowman Farms Equipment Auction to be held on Thursdays, February 21st ★

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AC63001504, AU19400167
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950 N. Liberty Dr., Columbia City, IN 46725



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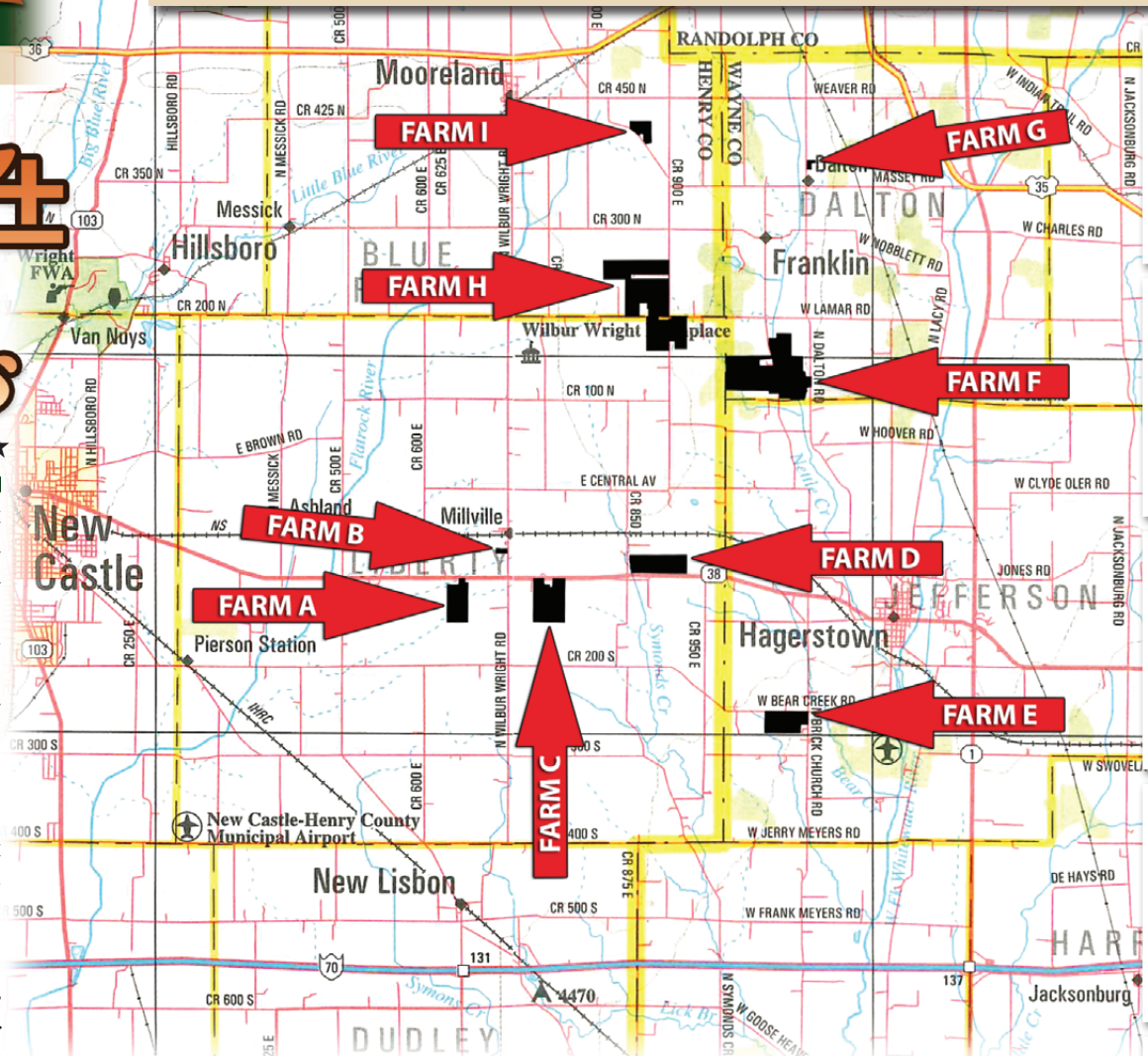
1,085± Acres

Visit www.SchraderAuction.com for More Details and Photos of Properties!

These farms present a great opportunity for the farmer, investor, or livestock producer. Come examine all the possibilities these unique farms have to offer!

GENERAL PROPERTY LOCATION(S): From I-70 take Exit 131 (Wilbur Wright Road). Travel 4 miles north on Wilbur Wright Road to SR 38. Farms start on either side of intersection. All within a 5 mile radius. Near Hagerstown, Indiana.

AUCTION SITE: KUHLMAN YOUTH CENTER located at the Wayne County Fairgrounds, 861 N. Salisbury Road, Richmond, IN 47374. From I-70, take exit 149A. At stoplight immediately south of interstate, turn right (Industries Rd.) and travel 1 mile to Salisbury Rd. Then left (south) 1 mile to the Fairgrounds.

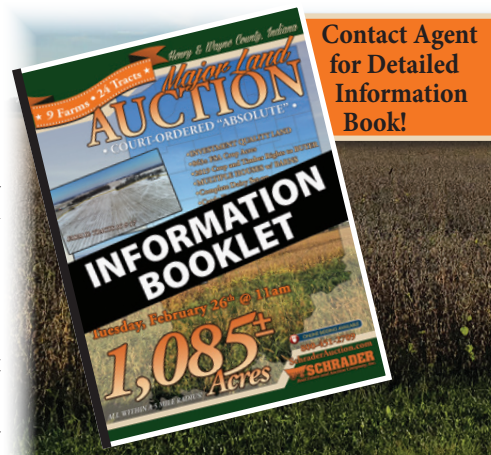


- TRACT DESCRIPTIONS:** (All Acreages are Approximate)
- FARM A:** 73± Acres located in Section 22 of Liberty Township, Henry Co. (Located 7 miles east of New Castle on IN SR 38, just west of Wilbur Wright Rd.)
 - TRACT 1:** 73± ACRES with 70± tillable. This is an investment quality tract with extensive pattern drainage tile (new in 2015) and a good mix of Cyclone, Miami and Crosby soils. Ease of farming operation with frontage on SR 38 and a nice culvert entrance. 2.8± acres of woods included on this tract.
 - FARM B:** 5.1± Acres located in Section 15 of Liberty Township, Henry Co. (Located just north of SR 38 on Wilbur Wright Rd.)
 - TRACT 2:** 5.1± ACRES nearly all tillable. 72% Cyclone soils.
 - FARM C:** 116± Acres located in Section 23 of Liberty Township, Henry Co. (Located 8 miles east of New Castle on IN SR 38, just east of Wilbur Wright Rd.)
 - TRACT 3:** 58± ACRES with 51± tillable. Another investment quality piece. 6± acres of woods included on the far south edge of this tract.
 - TRACT 4:** 58± ACRES with 57± tillable. Cyclone, Miami and Celina soils. Combine w/Tract 2 for 108± contiguous acres with ease of operation.
 - FARM D:** 90± Acres located in Section 13 & 17 of Liberty Twp. Henry Co. (Located at 8784 IN SR 38, New Castle, IN)
 - TRACT 5:** 90± ACRES with 2-story country home, barns, silo, slurry-store, complete dairy milking facility and earthen manure lagoon. This site is a registered CAFO with IDEM. Quality soils with 80± tillable acres featuring a mix of Cyclone, Crosby, and Miamian soils.
 - FARM E:** 77± ACRES located in Section 28 of Jefferson Twp. Wayne Co. with frontage on Brick Church and Bear Creek Rd. (1.5 miles south of SR 38, 1 mile west of Hagerstown, IN)
 - TRACT 6:** 71± ACRES nearly all tillable w/frontage on Bear Creek and Brick Church Rds. Predominately Treaty, Crosby and Losantville soils, excellent fertility. Nice long rows for ease of operation. Also includes a leased service tower with monthly income.
 - TRACT 7:** 6± ACRES all productive cropland. With a 40' owned lane and is a potential building tract.
 - FARM F:** 301± Acres located in Section 4 of Dalton Township, Wayne Co. w/frontage on Franklin and Dalton Rds.
 - TRACT 8:** 93± ACRES with 87± tillable. Entrance off of Dalton Rd. This is quality land with a mix of Westland, Shoals, and Eldean soils.
 - TRACT 9:** 11± ACRES "SWING" TRACT with 8± tillable acres and the balance in creek and trees.

Tracts Ranging from 5±-103± Acres ★ ALL WITHIN A 5 MILE RADIUS ★

- TRACT 10:** 46± ACRES with 37± tillable acres. Abundant frontage along Franklin Rd. This tract includes the trees and stream until it meets the corner of Tract 9. Mix of Shoals and Westland soils.
- TRACT 11:** 21± ACRES nearly all tillable w/frontage on Franklin Rd.
- TRACT 12:** 44± ACRES with a mix of pasture, woods and rolling hills. Great recreational tract or potential homesite. 40' owned access along Franklin Rd.
- TRACT 13:** 53± ACRES with 16± acres of tillable ground. Features mature woods and rolling hills. Excellent opportunity for hunting tract with areas suitable for food plots. Great recreational tract or potential homesite. 40' owned access along Franklin Rd.
- TRACT 14:** 34± ACRES with woods, grassland, and 5± acres of open tillable land. 40' owned access along Franklin Rd. CONSIDER combining Tracts 12-14 for 133± acre hunting/recreational tract that is situated between (2) larger wooded areas!
- FARM G:** 5± Acres located in Section 27 of Dalton Township, Wayne Co. located at 10857 Dalton Rd., Hagerstown, IN
- TRACT 15:** 5± ACRE site with a grain storage and feedlot set-up. This is a registered CAFO site that has been used to feed cattle. Excellent opportunity here! Consists of:
 - (4) Silos including: (2) concrete stave silos and (2) Harvestores converted to dry grain storage.
 - 2012 GSI 24'x 31' Grain Bin & a 42'x36' Grain
 - Multiple open-sided cattle barns including: (1) 50'x114'x14', (2) 54'x163'x14', (3) 36'x226'x8', (4) 21'x60'x14'
 - 120k bushel grain storage
- FARM H:** 390± Acres located in Section 1 & 5 of Liberty Township and Section 36 of Blue River Twp. Henry Co. w/ frontage on CR 200N and 900 E
- TRACT 16:** 62± ACRES all tillable less Rds. Consists of a nice mix of Cyclone, Crosby, & Miamian soils. Frontage on 2 Rds.
- TRACT 17:** 8± ACRES with a single family home and 2-story livestock barn. Approximately 5± acres of productive tillable ground included in this tract.
- TRACT 18:** 45± ACRES with 42± tillable acres. Abundant frontage along CR 200 N and CR 900 E.
- TRACT 19:** 5± ACRES including fenced pasture and old home-site. There is an existing septic system on this lot.

- TRACT 20:** 70± ACRES nearly all tillable with frontage on CR 200 N. Quality Cyclone and Crosby soils included here.
- TRACT 21:** 80± ACRES with 51± tillable acres and 25± acres enrolled in the Indiana Classified Forest Program. Frontage on (2) Rds.
- TRACT 22:** 17± ACRES with fenced pasture and tillable land. Older improvements including multiple livestock barns, metal sided machinery shed and (2) older houses. Established lane and well on this property.
- TRACT 23:** 103± ACRES with 94± tillable acres. Nice long rows for ease of operation. There is a mature woods consisting of approximately 8.52± acres at the back (northwest) corner of this tract.
- FARM I:** 29± Acres located in Section 24 of Blue River Township with frontage on Buck Creek Rd.
- TRACT 24:** 29± ACRES all tillable less Rds. Consists of a nice mix of Cyclone, Crosby, & Losantville soils.



Contact Agent for Detailed Information Book!

★ Inspection Times ★
 Thursday(s), Feb. 14th and 21st
 10am - 12 Noon • Meet at Farm "D"

OWNER: BOWMAN DAIRY FARMS, LLC • By Order of the United States Bankruptcy Court of Southern Indiana
 For Information Call Auction Manager: Andy Walther • 765-969-0401 • Email: andy@schraderauction.com

For More Info Visit:
SchraderAuction.com

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.

★ ★ Watch for information on the Bowman Farms Equipment Auction to be held on Thursday, February 28th ★ ★

800-451-2709

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