

East Central Indiana
Delaware County

Important LAND AUCTION

96% TILLABLE



Wednesday
NOVEMBER 6
at 6:00pm

held at Heartland Hall Building
Delaware County Fairgrounds,
1210 N Wheeling Ave, Muncie

800.451.2709
www.SchraderAuction.com



492.5±
acres

offered in 14 tracts

INVESTMENT QUALITY FARMLAND

- Great Mix of Treaty & Crosby Soils
- Beautiful Estate-Size Potential Building Sites
- Abundant Frontage on All Tracts
- Located Just 2 Miles from I-69/SR 332 Interchange
- Mt Pleasant & Harrison Townships

Online Bidding Available



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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.

NOVEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
24	25	26	27	28	29	30
17	18	19	20	21	22	23
10	11	12	13	14	15	16
3	4	5	6	7	8	9
1	2					

Auction Managers
Mark Smithson - 765.744.1846
Rick Williams - 765.639.2394



PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

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INSPECTION DATES

Thursday, October 17 • 4-6pm

Saturday, October 19 • 9-11am

Saturday, October 26 • 9-11am

Meet a Schrader Rep at pole barn between Tracts 4 & 5. 1391 N 725W, Yorktown, IN

TRACT 1: 40[±] acres — All tillable with frontage on both CR 725W and Jackson St. Mostly Crosby and Treaty soils.

TRACT 2: 20[±] acres — Approximately 18[±] acres tillable with 2[±] acres in woodland and stream. Nice parcel for a secluded, estate-size homesite tucked back along the treeline. Frontage along Jackson St.

TRACT 3: 38.5[±] acres — All tillable with frontage along CR 725W. Mostly Treaty and Crosby soils.

TRACT 4: 61[±] acres — All tillable, mostly treaty and Crosby soils. Frontage along CR 725W.

TRACT 5: 92[±] acres — All tillable, mostly Treaty and Crosby soils. County Legal Drain along west side for tiling outlet. Frontage along CR 725W.

TRACT 6: 30[±] acres — All tillable, mostly Treaty and Crosby soils. Frontage along CR 725W.

TRACT 7: 40[±] acres — All tillable, mostly Treaty soils, frontage along CR 725W. Combine with Tract 1 for a larger holding.

TRACT 8: 40[±] acres — All tillable, mostly Treaty soils, frontage along CR 725W.

TRACT 9: 51[±] acres — All tillable, mostly Treaty and Crosby soils. Frontage along Jackson St. This tract cannot be combined and must be bid individually.

TRACT 10: 57[±] acres — All tillable, mostly Blount-Del Rey and Glynwood soils, frontage along CR 800W.

TRACT 11: 5.8[±] acres — Gorgeous wooded, partly open rolling tract. Perfect homebuilding site!

TRACT 12: 8.6[±] acres — Stunning partly wooded, partly open rolling grassland tract with frontage on CR 300N. Just imagine your new home and barns here. Don't miss this opportunity!

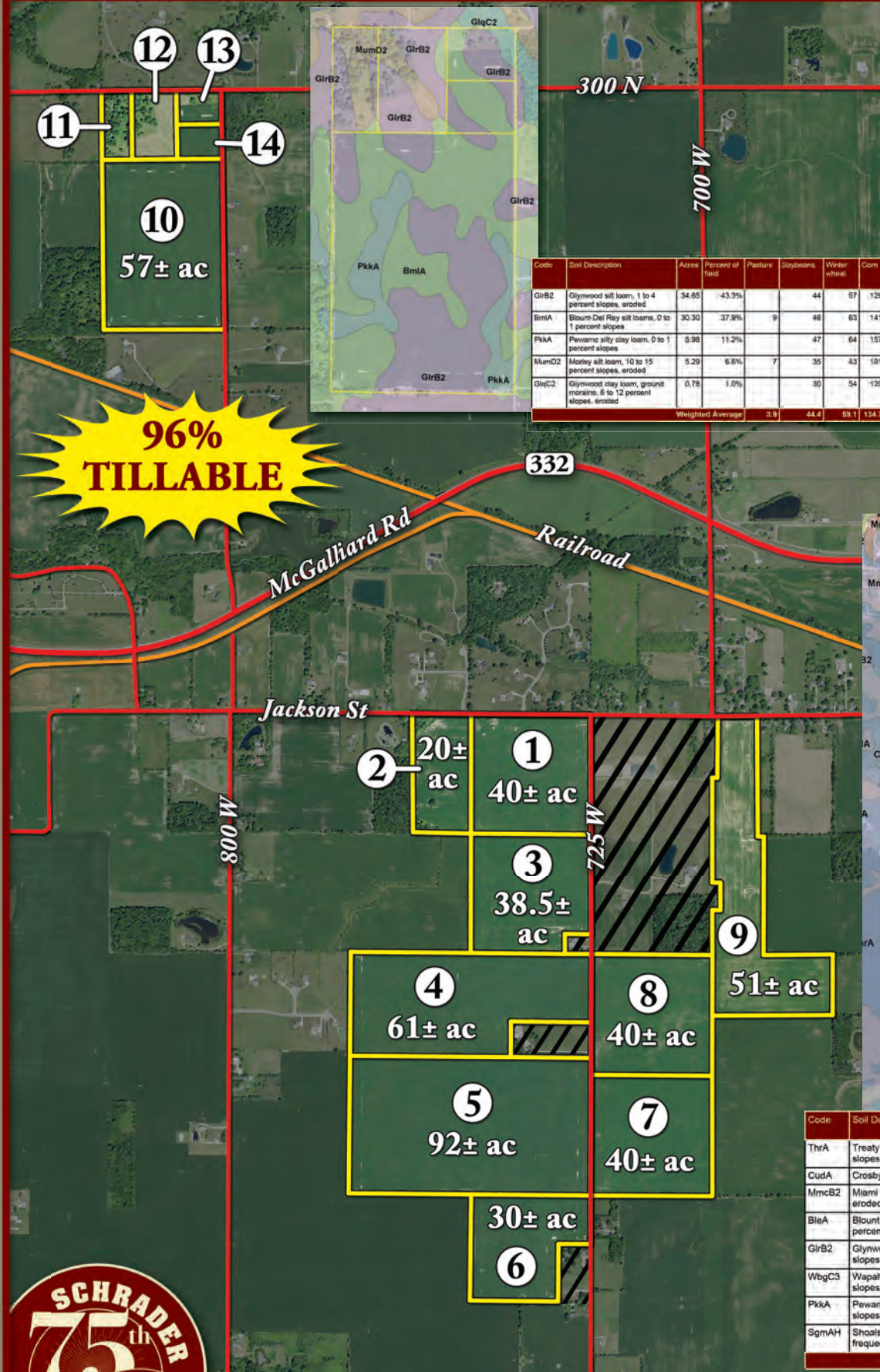
TRACT 13: 4.3[±] acres — Beautiful corner lot with mature trees and frontage along CR 300N. Another great homesite!

TRACT 14: 4.3[±] acres — Open land homesite. Perfect to build or combine with Tract 13. Frontage on CR 800W.

Important
East Central Indiana • Delaware County

LAND AUCTION

Wednesday NOVEMBER 6
starts at 6:00pm
Online Bidding Available



Property Location:

TRACTS 1-9 (Sections 4, 5, 8, 9, Township 20 North, Range 9 East, Mt. Pleasant Twp)

From I-69 and SR 332 interchange: Travel east on SR 332 approximately 1 mile to CR 820W, then turn right (south) and cross the RR tracks. At the "T", turn left (east) on CR 150N (Jackson St) and travel approximately 1 mile to the farm. Tracts also extend south along CR 725W.

TRACTS 10-14 (Section 31, Township 20 North, Range 9 East, Harrison Twp)

From I-69 and SR 332 interchange: Travel east on SR 332 approximately 1 mile to CR 800W, turn left (north) and travel about 1 mile to the farm on the left. Tracts also extend along CR 300N.

Auction Location:

Delaware County Fairgrounds – Heartland Hall Building, 1210 N Wheeling Ave, Muncie, IN
Between downtown Muncie and McGalliard Rd along Wheeling Ave.



Tract 1



Tract 7



Tract 4



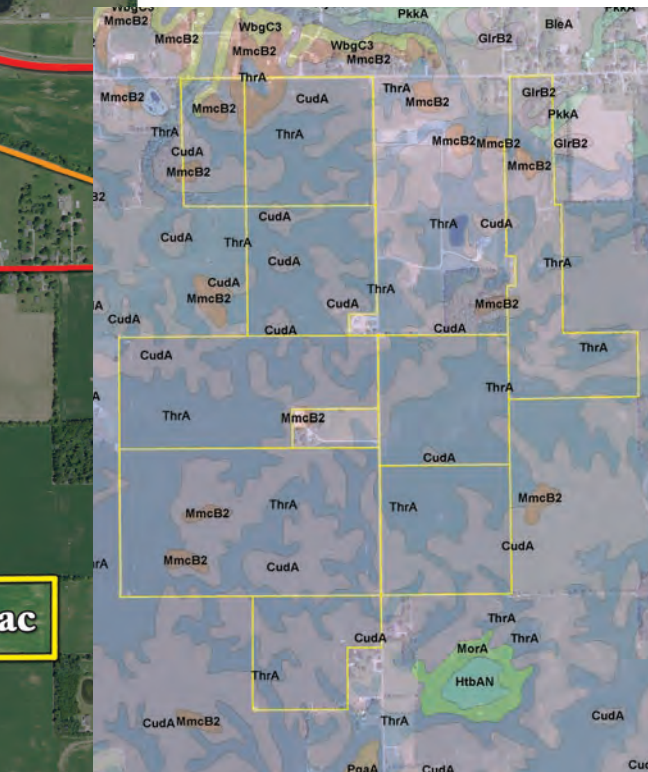
Tract 7



Tract 13



Tract 12



Code	Soil Description	Acres	Percent of field	Pasture	Soybeans	Winter wheat	Corn
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	212.67	51.5%	12	51	69	173
CudA	Crosby silt loam, 0 to 2 percent slopes	182.46	44.1%	9	47	64	143
MmcB2	Miami loam, 2 to 6 percent slopes, eroded	10.55	2.6%	9	49	63	140
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	3.16	0.8%		45	63	140
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	1.97	0.5%		44	57	129
WbgC3	Wapahani clay loam, 5 to 10 percent slopes, severely eroded	1.09	0.3%	8	45	55	128
PkKA	Pewama silty clay loam, 0 to 1 percent slopes	0.69	0.2%		47	64	157
SgnAH	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.69	0.2%		43	1	125
Weighted Average			10.4	48.1	66.4	158.2	



SELLERS: Estate of James Curts, Sam Curts, Co-Personal Representative; David J. Karnes, Attorney at Law and Dr. Raymond Nanko

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AUCTION MGRS: Mark Smithson – 765.744.1846 • Rick Williams – 765.639.2394

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 14 individual tracts and any combination of tracts, except for Tract 9. Tract 9 can not be combined with any other tracts and must be bid on individually. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts and combinations of tracts.

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 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 Sellers' 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 Personal Representative Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction or as soon thereafter as applicable.

POSSESSION: Possession is at closing, subject to 2019 tenant crop rights.

REAL ESTATE TAXES: Seller shall pay 2019 real estate taxes due in 2020. Buyer(s) will be the responsibility for all taxes thereafter. 2018/2019 taxes were \$20,513.59 or about \$32/acre.

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: 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.