

800-451-2709
SchraderAuction.com
Online Bidding Available



Auction held at The Gathering, Located at 902 E. Main St. (US 40) Lewisville, IN 47352.

Tuesday, November 5 at 6pm

*Attention Farmers and Investors!
Come examine all of the possibilities!*

Quality Land AUCTION



New Castle, Indiana

Eastern HENRY Co. (Dudley Twp., near New Lisbon)

- 150± FSA Crop acres
- 2020 Crop Rights to Buyer
- Quality CYCLONE & CELINA SOILS with a Whole farm Corn index of 144.9
- Top Agricultural Area – 2 miles from I-70 Interchange at Exit 131
- Investment Quality – 1031 Exchange Potential
- Improved Waterways, older barn and grain bins

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NOVEMBER 2019						
SUN	MON	TUE	WED	THU	FRI	SAT
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

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CORPORATE HEADQUARTERS:
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Centerville, IN 47330

New Castle, Indiana

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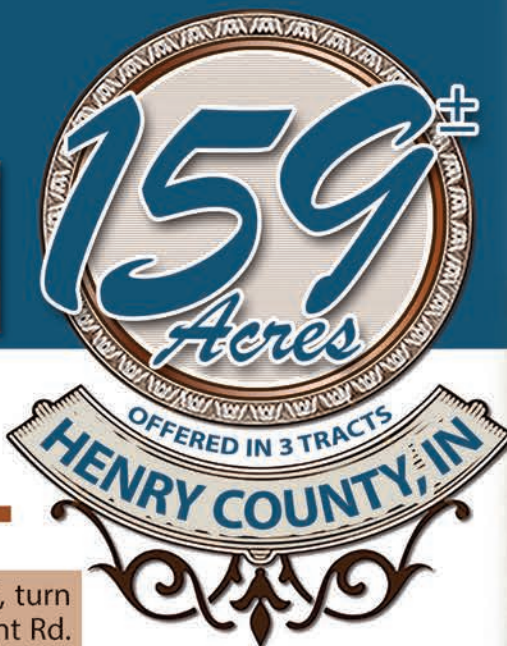
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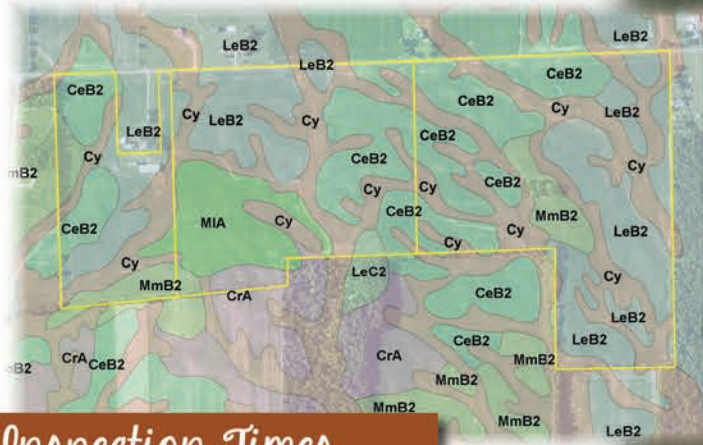
Tuesday, November 5 at 6pm — NEW CASTLE, INDIANA —



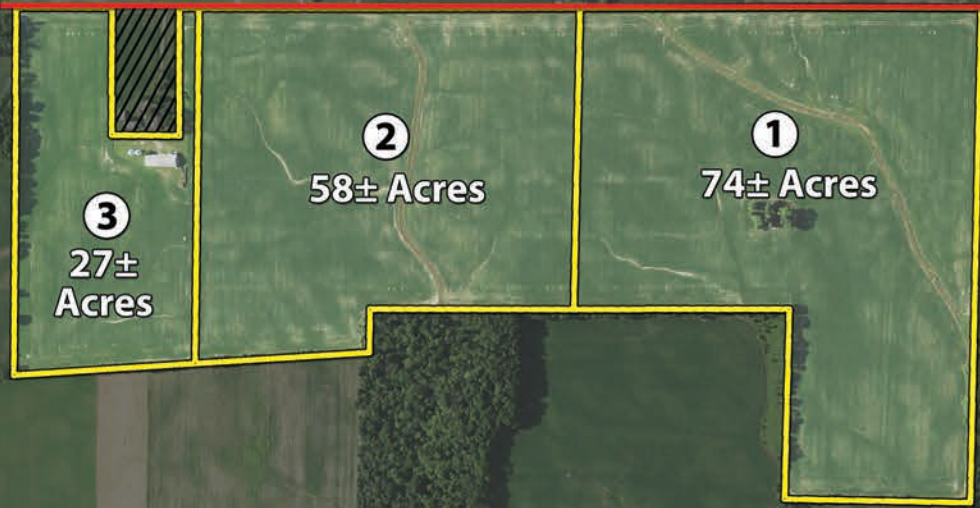
PROPERTY LOCATION: From I-70, take exit 131 north ¼ mile to E CR 500 S, turn right for ¼ mile over the railroad tracks then left (north) onto S. Wilbur Wright Rd. Follow ¾ mile to the "T". Turn right onto E. CR 400 South. Farm is ½ mile east on your right. Near 7400 E. CR 400 South, New Castle, IN 47362.
AUCTION SITE: The Gathering. Located at 902 E. Main St. (US 40) Lewisville, IN 47352.
 35 Miles east of Indianapolis • 20 Miles west of Richmond, IN

TRACT DESCRIPTIONS: (All Acreages are Approximates) HENRY County, Dudley Township, Sections 1 & 6
TRACT 1: 74± ACRES with 70± tillable. Featuring a good mix of Cyclone and Celina soils. Approximately 1,800' of frontage on E CR 400 S. 1.75± acre improved waterway crossing this tract. Great investment potential.
TRACT 2: 58± ACRES of productive land that is nearly all tillable. Approximately 1700' of frontage. 1.04± acre improved waterway for drainage. Consider combining with Tract 1 to have 132± acres of contiguous farmland.
TRACT 3: 27± ACRES with 24± tillable acres. Combined frontage of 575' along E CR 400 S. This tract features an early 1900's livestock barn, (2) grain bins, and an older bunker silo. *Note: A new driveway entrance will need to be created to access the buildings.*

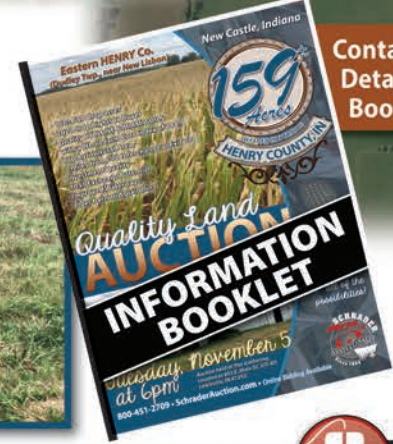
Code	Soils	Acres	% of Field
Cy	Cyclone silty clay loam	51.73	32.5
LeB2	Losantville silt loam	42.26	26.6
CeB2	Celina silt loam	38.26	24.1
MIA	Miami silt loam, gravelly substratum	13.38	8.4
MmB2	Miamian silt loam, New Castle Till Plain	10.32	6.5
CrA	Crosby silt loam	2.24	1.4
LeC2	Losantville silt loam	0.74	0.5



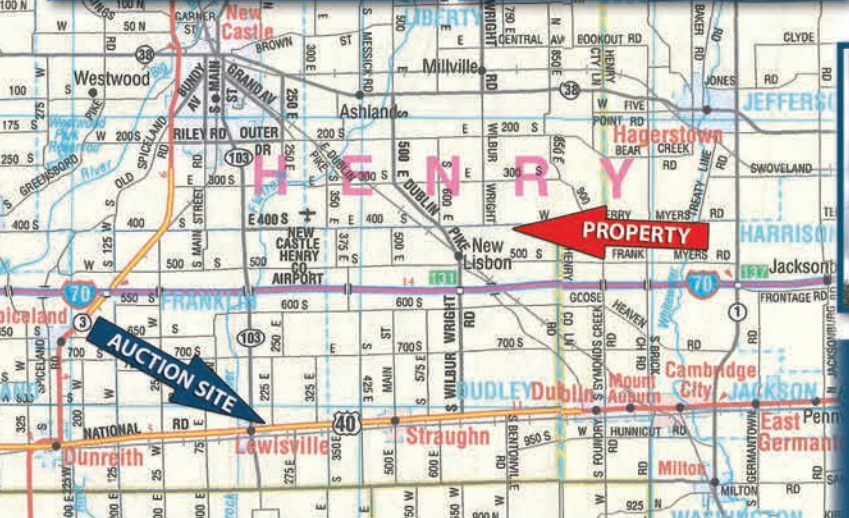
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Inspection Times
 Thursday, October 17 • 9-10 am
 Thursday, October 31 • 9-10 am



Contact Agent for Detailed Information Book!



OWNER: Beacon Credit Union
For Information Call Auction Manager: Andy Walther
 765-969-0401 • Email: andy@schraderauction.com

For More Info Visit:
SchraderAuction.com
800-451-2709



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.

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AUCTION TERMS & PROCEDURES
PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 158.929± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. 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: Successful bidder(s) will be required to enter into a purchase agreement 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: The Seller will provide a Preliminary Title Commitment for the review of the prospective buyer(s). At closing, the seller will provide a title insurance in the amount of the purchase price. All tracts sold "As-Is".
DEED: Seller(s) shall provide a Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, with the targeted closing approximately 30 days after the auction.
POSSESSION: Possession will be delivered at closing subject to the 2019 crop lease. Buyer to receive 2020 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Seller will pay all 2019 taxes due in 2020 by giving a credit at closing. All taxes due after closing will be the responsibility of the Buyer.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.
EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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.
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