

BATH, IN • FRANKLIN COUNTY • SPRINGFIELD TWP.

234.5± Acres

OFFERED IN 6 TRACTS



- 204± FSA Crop Acres
- 2020 Crop Rights to BUYER
- TOP SOILS – Whole Farm Corn Index of 164.2
- 3 miles to the INDIANA / OHIO State Line
- GREAT LOCATION in TOP AGRICULTURAL AREA!
- (2) Country Homes including FARMSTEAD with multiple barns
- Potential Wooded Building Site

Prime Land AUCTION

Wednesday, February 12 • 11:00 AM

Held at Union County 4-H Community Building, Liberty, IN

800.451.2709

www.SchraderAuction.com



Prime Land AUCTION

- 204± FSA Crop Acres
- 2020 Crop Rights to BUYER
- TOP SOILS – Whole Farm Corn Index of 164.2
- 3 miles to the INDIANA / OHIO State Line
- GREAT LOCATION in TOP AGRICULTURAL AREA!
- (2) Country Homes including FARMSTEAD with multiple barns
- Potential Wooded Building Site

234.5± Acres

OFFERED IN 6 TRACTS

BATH, IN • FRANKLIN COUNTY • SPRINGFIELD TWP.



800-451-2709
SchraderAuction.com

FEBRUARY 2020

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						

Follow us on:

 Get our iOS App



Columbia City, IN 46725

CORPORATE HEADQUARTERS:

300 N. Morton Ave., Centerville, IN 47330

email: andy@schraderauction.com

Andy Walther, 765-969-0401

Auction Manager:

300 N. Morton Ave., Centerville, IN 47330

CENTERVILLE, IN OFFICE:

AC63001504, AU19400167

BATH, IN • FRANKLIN COUNTY

Prime Land AUCTION

OFFERED IN 6 TRACTS



800.451.2709 • SchraderAuction.com
Wednesday, February 12 • 11:00 AM
 Held at Union County 4-H Community Building, Liberty, IN

BATH, IN • FRANKLIN COUNTY • SPRINGFIELD TWP.

Prime Land AUCTION 234.5± Acres

OFFERED IN 6 TRACTS

Wednesday, February 12 • 11:00 AM

PROPERTY LOCATION: 3063 Oxford Pike, BATH, IN 47010.

From Brookville, IN: Travel north on IN 101 for 2 miles and turn right on Cooley Rd. Travel 500 ft. and turn left on Oxford Pike and continue for 7 miles to the farm. *From Oxford, OH:* Take Fairfield Rd. (turns into Bath Rd.) west for 6 miles. Turn south at the Bath State Bank on Springfield Rd. and travel 2.5 miles to the Farm.

AUCTION SITE: Union County 4-H Community Building in Liberty, IN. From the intersection (north of the courthouse) of Hwy. 27 and Hwy. 44, travel east on Union St. to the dead end, Community Building is on the left. **Located at 411 Patriot Blvd., Liberty, IN.**

Tracts ranging from 1 to 93 Acres

TRACT DESCRIPTIONS:

Franklin County, Springfield Township, Section 3

TRACT 1: 50± ACRES nearly all tillable. Frontage on Springfield Rd. This is a rectangular and nearly level field for ease of operation. Quality Cyclone, Fincastle and Xenia soils. Excellent investment opportunity here.

TRACT 2: 41± ACRES with 39± tillable acres per FSA. Frontage on Springfield Rd. Established lane along the north line of this tract traveling back to the original 1800's farmstead site. Approximately 2± acres of wooded area with older barns including one with hewn / pinned beams and a drive-thru corn crib.

Consider combining this with Tract 1 for a nice 91± ac contiguous field.

TRACT 3: 93± ACRES with 74± tillable acres per FSA. This is a great combination tract with 20± ac of mature woods for hunting or recreation. Easy access with frontage on Oxford Pike and Springfield Road. Quality soils.

TRACT 4: 5.5± ACRES with farmstead featuring:

- 2-Story 2,446 sf home (3063 Oxford Pike) with vinyl siding and windows, forced air, oil furnace and air conditioning.
- 36' x 34' wood pole barn with metal siding
- Early 1900's 80' x 56' wood frame livestock barn with metal siding
- 36'x36' older wood framed barn
- Multiple smaller wood sided sheds
- 20,000± Bushel Grain Bin, 36' diameter, (2) 36" fans w/gas burners and newer upright unload auger

This could be your perfect spot in the country for 4-H animals or a mini farm.

Franklin County municipal water and septic system. Serviced by Franklin County Schools.

TRACT 5: 1.0± ACRES with 1 ½ story home with vinyl siding and vinyl windows. Nice country setting with its own well and septic. 1,868 sf of living space with partial basement. 3 BR, 1.5 BA with forced air, gas and air conditioning. Additional 21'x16' detached garage w/vinyl siding. Located at 3058 Oxford Pike.

TRACT 6: 44± ACRES with 36.86± tillable acres per FSA. Frontage on both Oxford Pike and Springfield Rd. 8± ac of mature woods on this tract. Top-tier soils.



Come examine all of the possibilities this property has to offer!

Inspection Times
11:00 AM - Noon
Wednesday, Jan. 15th
Wednesday, Jan. 29th
Wednesday, Feb. 5th
Meet Agent at Tract 4

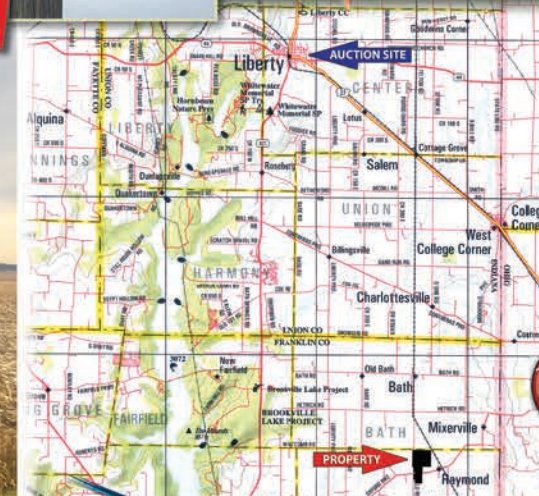


Contact Agent for Detailed Information Book!

OWNER: Marjorie R. Finch Trust, Stephen Finch and Carol Downard Co-Trustees
For Information Call Auction Manager: Andy Walther • 765-969-0401 • Email: andy@schraderauction.com



10 minutes to Oxford, OHIO
10 minutes to Brookville, IN
30 minutes to Cincinnati, OH



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.

AUCTION TERMS & PROCEDURES:
PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as the total 234.5± 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: Seller's shall provide an owners title insurance policy in the amount of the purchase price
DEED: Seller(s) shall provide a Warranty Deed.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 13th, 2020.
POSSESSION: Possession will be delivered at closing on ALL crop land. **TRACT 5:** home will be delivered at closing. **TRACT 4:** Possession of the Grain bin will be delivered on or before June 15, 2020. The home on Tract 4 will be delivered 30 days after closing. Buyer to receive 2020 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2019 period due and payable in 2020 by giving the buyer(s) a credit at closing.
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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.
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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

800-451-2709

SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.