

Pulaski County, Indiana

real estate

Auction

196±
Acres
4 Tracts

**Monday,
February 24
6:00 EST
(5:00 CST)**

**INFORMATION
BOOKLET**

Call or Visit Website for More Information
800-451-2709 • SchraderAuction.com

 **SCHRADER**
Real Estate and Auction Company, Inc.

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OWNERS: Joe and Ruth Ann Smolek, Jr.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, FEBRUARY 24, 2020

196 ACRES – NORTH JUDSON, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, February 17, 2020.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
196± Acres • Pulaski County, Indiana
Monday, February 24, 2020

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, February 24, 2020 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, February 17, 2020**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

Pulaski County, Indiana

real estate

Auction

**Monday,
February 24
6:00 EST
(5:00 CST)**

196± Acres

4 Tracts

PROPERTY LOCATION:

From the intersection of SR 10 & SR 39 South in North Judson, IN take SR 39 South 3-1/2 miles to CR 750N, take CR 750N West 2-1/2 miles to CR 1150W then approximately 1 mile south to the property.

AUCTION LOCATION:

Grand Central Station, 301 Lane St., North Judson, IN.

Productive Mostly Tillable Acres

TRACT DESCRIPTIONS:

TRACT #1: 120± IRRIGATED ACRES with frontage on CR 1150W and CR 1100W. Maumee, Newton-Morocco, Brems-Morocco loamy find sand soils. 116± tillable acres, Lockwood 8 tower center pivot.

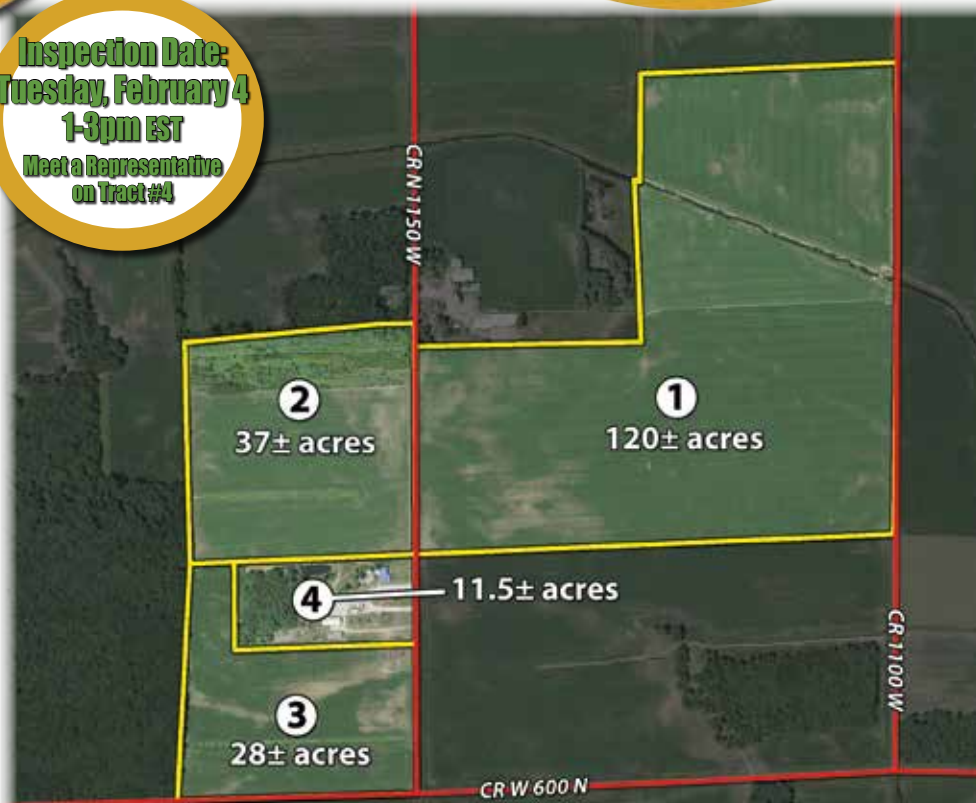
TRACT #2: 37± IRRIGATED ACRES with frontage on CR 1150W. Maumee, Newton-Morocco, Brems-Morocco loamy fine sand, Adrian Muck soils. 33± tillable acres, Lockwood 7 tower center pivot.

TRACT #3: 28± IRRIGATEABLE ACRES with frontage on CR 1150W and CR 600N. Maumee, Brems-Morocco, Oakville-Denham said soils. 27± tillable acres.

TRACT #4: 11.5± ACRES with frontage on CR 1150W. This tract has several outbuildings including a pole barn, dry fertilizer storage building, former mint building.

The mint equipment and NH3 storage tank are not included with this tract.

**Inspection Date:
Tuesday, February 4
1-3pm EST
Meet a Representative
on Tract #4**



SOIL MAP	
CODE	SOIL DESCRIPTION
MhaA	Maumee loamy fine sand, 0-1% slopes
NofA	Newton-Morocco loamy fine sands, 0-1% slopes
BswA	Brems-Morocco loamy fine sands, 0-1% slopes
AbhAN	Adrian muck, drained, 0-1% slopes
OacB	Oakville-Denham fine sands, 1-5% slopes
TmaAn	Toto muck, drained, 0-1% slopes
MupA	Morocco loamy fine sand, 0-2% slopes
MfrAN	Madaus muck, drained, 0-1% slopes

Owner: Joe & Ruth Ann Smolek, Jr.



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 Manager: Arden Schrader, 260-229-2442

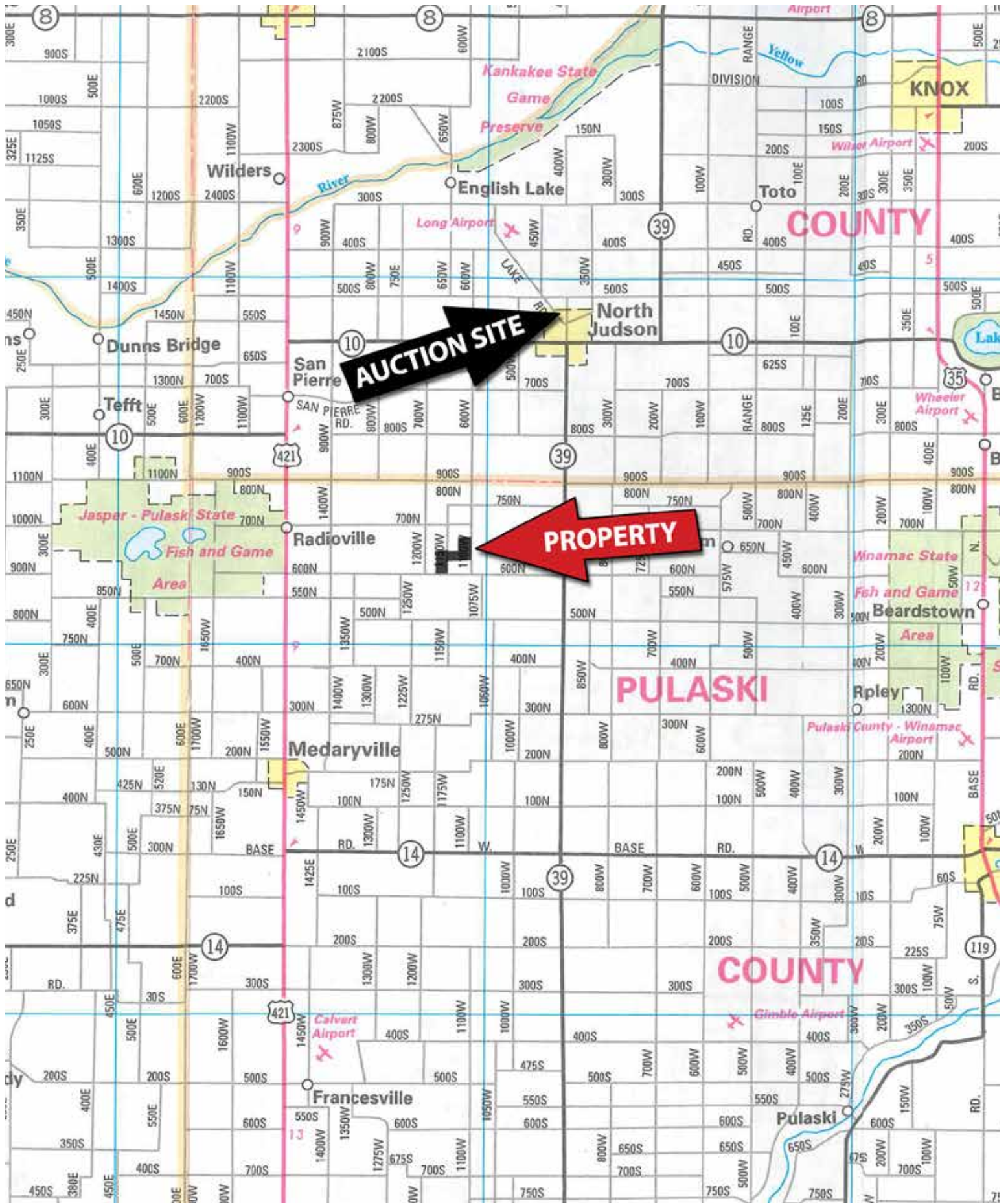
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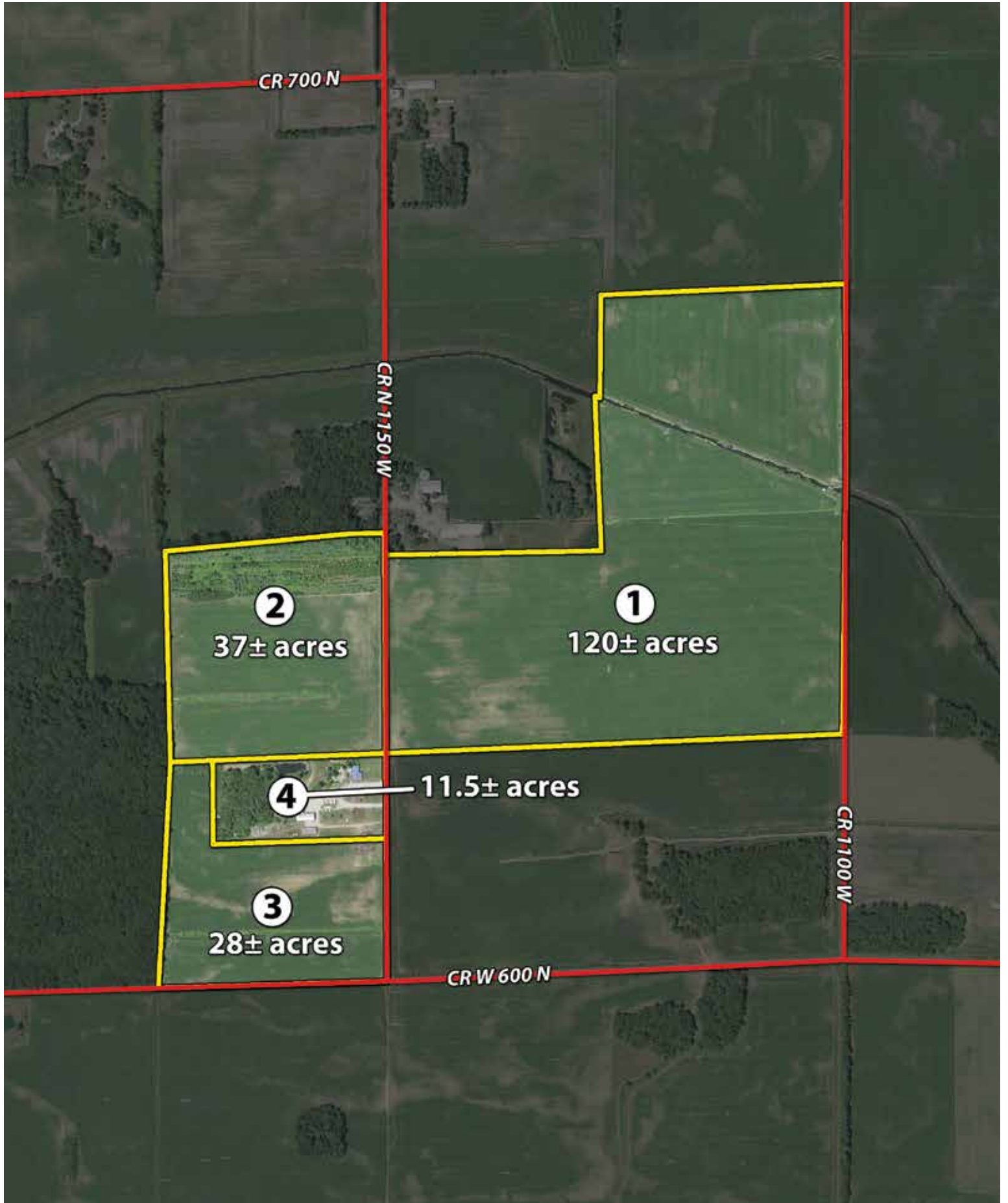


MAPS

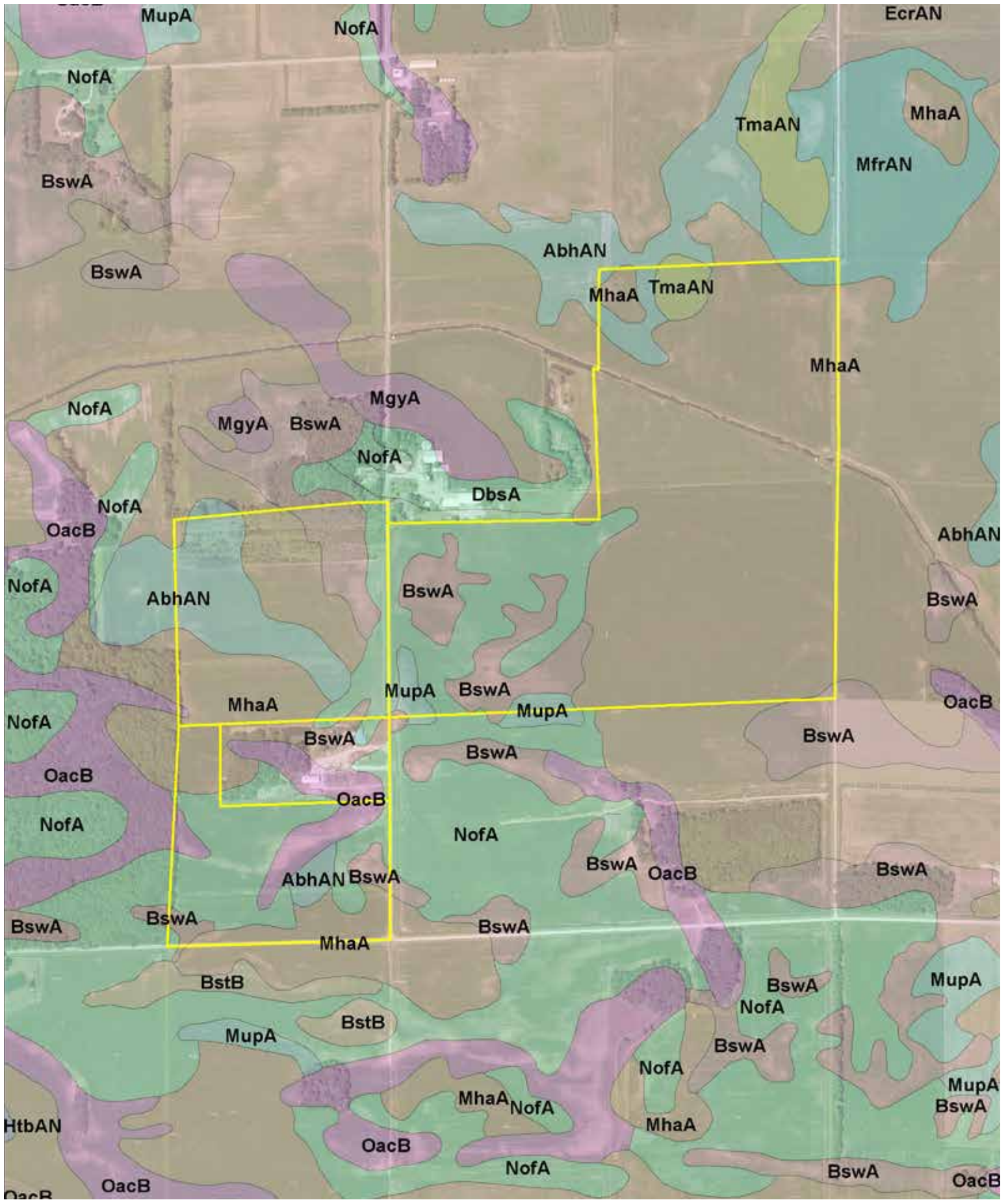
LOCATION MAP



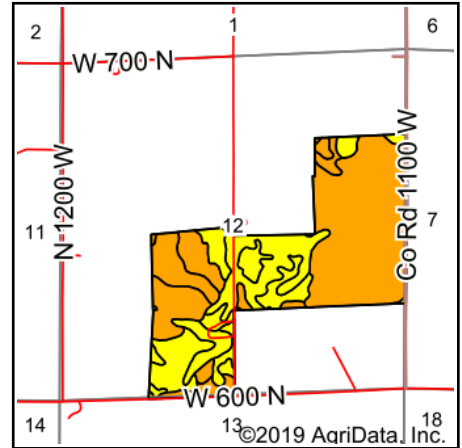
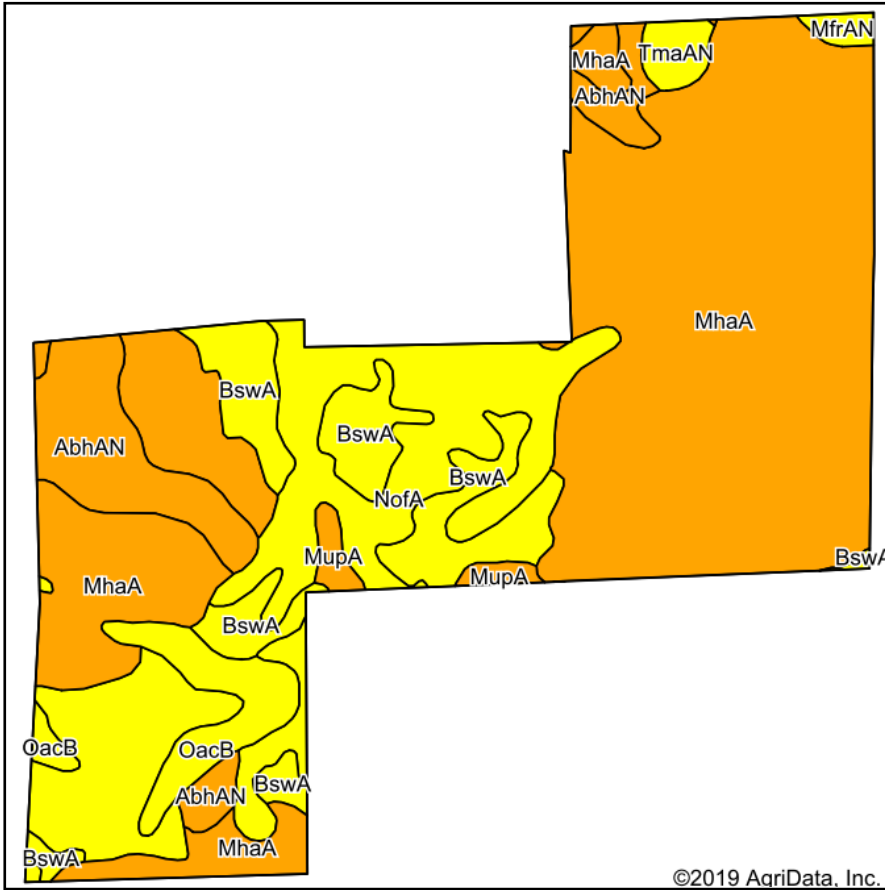
AERIAL MAP



SOIL MAP



SURETY SOIL MAP



State: **Indiana**
 County: **Pulaski**
 Location: **12-31N-4W**
 Township: **Cass**
 Acres: **197.24**
 Date: **1/9/2020**



Maps Provided By:

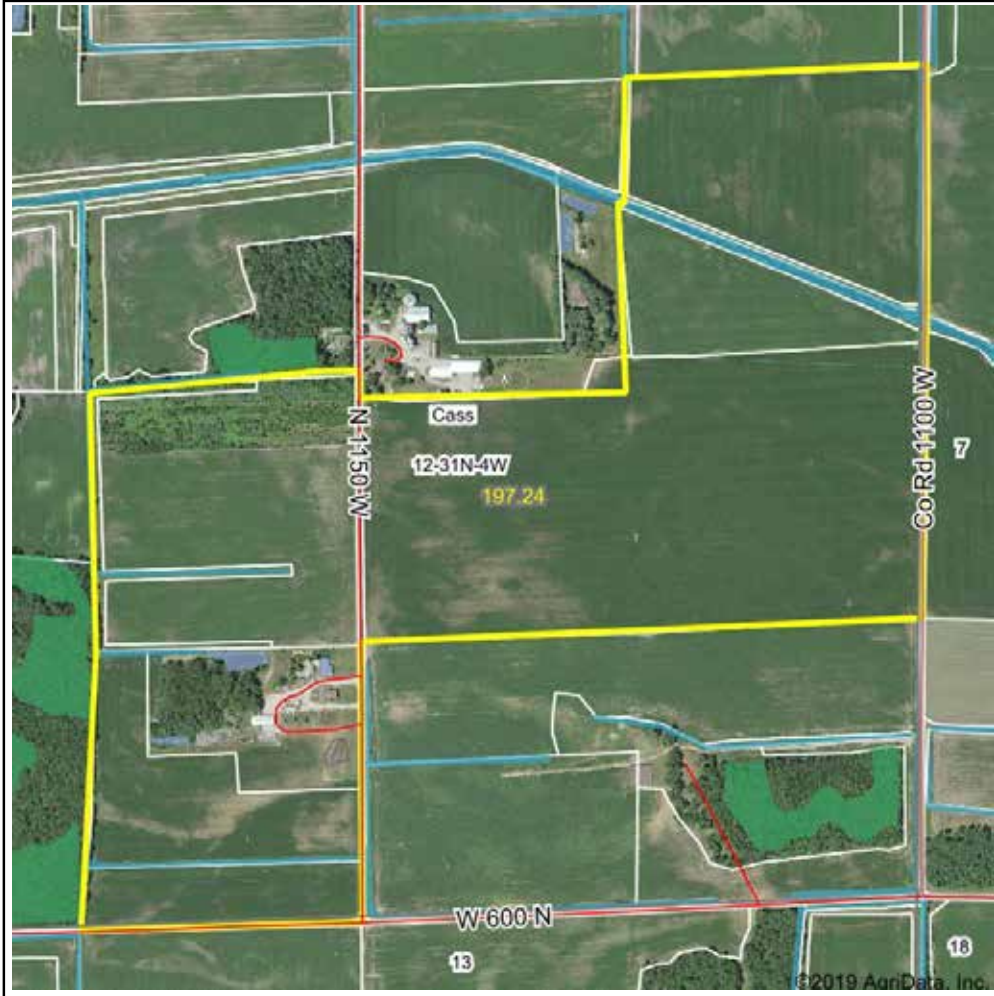


Soils data provided by USDA and NRCS.

Area Symbol: IN131, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Winter wheat	Pasture	Corn	Grass legume hay	Soybeans
MhaA	Maumee loamy fine sand, 0 to 1 percent slopes	107.99	54.8%		IIIw	54	9	134	5	47
NofA	Newton-Morocco loamy fine sands, 0 to 1 percent slopes	40.68	20.6%		IVw	48	8	115	4	28
BswA	Brems-Morocco loamy fine sands, 0 to 1 percent slopes	20.06	10.2%		IVs	44	7	98	3	31
AbhAN	Adrian muck, drained, 0 to 1 percent slopes	15.36	7.8%		IIIw	58	10	144	5	40
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	7.87	4.0%		IVs	38	5	84	3	30
TmaAN	Toto muck, drained, 0 to 1 percent slopes	2.15	1.1%		IVw	55	9	136	5	35
MupA	Morocco loamy fine sand, 0 to 2 percent slopes	2.11	1.1%		IIIs	41	7	102	3	36
MfrAN	Madaus muck, drained, 0 to 1 percent slopes	1.02	0.5%		IVw	56	9	139	5	33
Weighted Average						51.3	8.5	124.9	4.5	39.9

Soils data provided by USDA and NRCS.

WETLANDS MAP



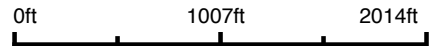
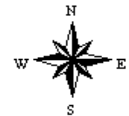
State: **Indiana**
 Location: **12-31N-4W**
 County: **Pulaski**
 Township: **Cass**
 Date: **1/9/2020**



Maps Provided By:



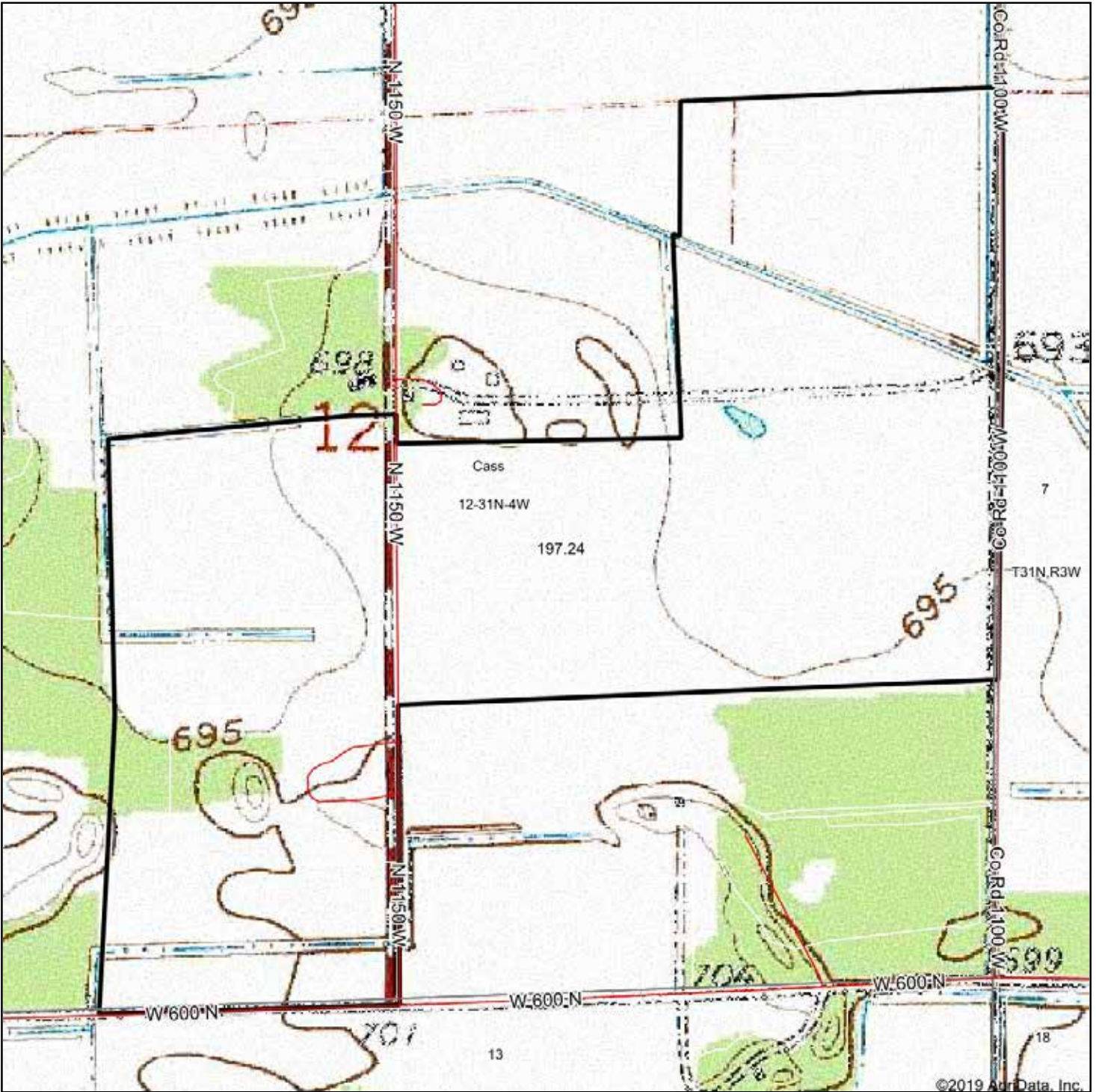
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Classification Code	Type	Acres
R2UBFx	Riverine	4.37
PUBGx	Freshwater Pond	0.56
Total Acres		4.93

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

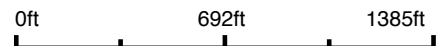
TOPOGRAPHY MAP



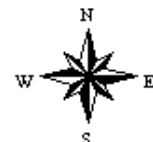
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map center: 41° 8' 55.4, -86° 49' 18.41



12-31N-4W
Pulaski County
Indiana



1/9/2020





FSA INFORMATION & MAP

FSA INFORMATION & MAP

INDIANA
PULASKI



United States Department of Agriculture
Farm Service Agency

FARM : 5687

Prepared : Jan 14, 2020

Crop Year : 2020

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : JOSEPH ERNEST SMOLEK JR
 Farms Associated with Operator : 18-131-135, 18-131-575, 18-131-792, 18-131-2792, 18-131-3639, 18-131-3663, 18-131-5265, 18-131-5490, 18-131-5518, 18-131-5544, 18-131-5687
 CRP Contract Number(s) : None
 Recon ID : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
236.46	203.50	203.50	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	203.50	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	161.20	0.00	133	
TOTAL	161.20	0.00		

NOTES

Tract Number : 302
 Description : D2/1B SEC 12 CASS TWP 1100W-700N
 FSA Physical Location : INDIANA/PULASKI
 ANSI Physical Location : INDIANA/PULASKI
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : MRS RUTH ANN SMOLEK, JOSEPH ERNEST SMOLEK JR
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
236.46	203.50	203.50	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	203.50	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION & MAP

INDIANA
PULASKI
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5687
Prepared : Jan 14, 2020
Crop Year : 2020

DCP Crop Data

Tract 302 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	161.20	0.00	133
TOTAL	161.20	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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FSA INFORMATION & MAP

USDA Farm 5687 Tract 302

2019 Certification map prepared on: 4/23/2019

Administered by: Pulaski County, Indiana

OP: SMOLEK, JOSEPH ERNEST, JR

OW: SMOLEK, JOSEPH ERNEST, JR

236.46 Tract acres

203.5 Cropland acres

0 CRP acres

CRP

TRS: 31N4W12

CLU

Pulaski Co., IN

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-04-23 14:27:23

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL	Contract	Prac	Yr
2	8.61	N			
Date:					
Shares:					
4	12.69	N			
Date:					
Shares:					
5	33.14	N			
Date:					
Shares:					
13	75.77	N			
Date:					
Shares:					
20	15.64	N			
Date:					
Shares:					
22	9.89	N			
Date:					
Shares:					
25	27.69	N			
Date:					
Shares:					
29	1.33	N			
Date:					
Shares:					
32	18.74	N			
Date:					
Shares:					

Farm 5687 Tract 302

0 380 760 1,140 1,520 Feet

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS



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