



**EASTERN INDIANA**  
**LAND AUCTION**  
*Unbelievable Property!* This is a must see for the HUNTER, OUTDOORSMAN & RECREATIONALIST  
**172± acres**  
*Offered in 4 Tracts*  
 Brownsville, IN  
 Union & Wayne Co.

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**Tuesday**  
**APRIL 6 AT 6:00PM**  
 held at the Union County Fairgrounds, Liberty, IN

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**SCHRADER**  
 Real Estate and Auction Company, Inc.  
 PO Box 508 • 950 N Liberty Dr  
 Columbia City, IN 46725  
 800.451.2709 • 260.244.7606  
 #AC36001504, #A1119400167, #C21-132  
 Auction Manager  
 Andy Walther • 765.969.0401  
 andy@schraderauction.com

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APRIL	25	26	27	28	29	30
	18	19	20	21	22	23
	11	12	13	14	15	16
	4	5	6	7	8	9
	10	11	12	13	14	15
	17	18	19	20	21	22
	24	25	26	27	28	29
	31					
	Sat	Sun	Mon	Tue	Wed	Thu

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# EASTERN INDIANA LAND AUCTION

Brownsville, IN

Unbelievable Property! This is a must see for the HUNTER, OUTDOORSMAN & RECREATIONALIST

# 172± acres

Offered in 4 Tracts

Tuesday **APRIL 6**  
AT 6:00PM



### AUCTION SITE:

Union County Fairgrounds  
(Community Building)  
411 Patriot Blvd  
Liberty, IN

### PROPERTY LOCATION:

3352 West Union Co. Line Rd,  
Brownsville, IN 47325

### DIRECTIONS:

**From Richmond** – Travel south on US 27 for 10 miles. Then right on Pottershop Rd for 2 miles to the 4-way stop in Abington. Then left 1 mile to West Union Co. Line Rd / CR 615 N. Right 1 mile to property.

**From Liberty** – Travel north on US 27 for 7 miles. Then left on Pottershop Rd for 2 miles to the 4-way stop in Abington. Then left 1 mile to West Union Co. Line Rd / CR 615 N. Right 1 mile to property.

**GPS COORDINATES:**  
39°43'31.3"N 84°59'05.7"W



### Union Co, Brownsville Twp, Section 29 (Tracts 1-3)

**TRACT 1: 83± ac** with 45± acres currently in crop rotation along with 7.91± CRP acres. This is a tremendous combination of tillable land and wildlife habitat. Features 31.5± acres of Classified forestland. There is an impressive trail system through the farm and great sites for hunting blinds overlooking established food plots. This property has been leased for several years by professional hunting outfitters. Quite simply put... this is about as good as it gets for Indiana whitetail hunting.

**TRACT 2: 33± ac** with a mix of open tillable land and classified forest. This is another great hunting and recreation tract. This can be purchased as a stand-alone tract or consider combining with Tract 1, 3, or 4. Come check this out on the inspection day and you will discover the tremendous wildlife pressure this property features.

**TRACT 3: 12± ac** including Moore's Lodge, an impressive event center frequently used for weddings, reunions, and parties of all types. Great income potential along with an impeccable reputation (Current variance is not transferable and will need to be re-applied for by new owner). This tract has a fully stocked pond that was completed in 2018 along with a sand beach, shelter area and dock. The main building consists of 8,400± sf that currently is set-up with a gourmet kitchen area, master bedroom, open concept main room and 3.5 bathrooms. The main structure, built in 2005, has a large open section used for the event area. **This is a MUST SEE!** Additional features include:

- Separate 12' x 30', 2004, mobile home used as a mother-in-law suite
- (4) Hunting closets for gear and dressing area of sportsman
- Industrial Louisville walk-in cooler fully functional
- 3- seasons porch with hot-tub
- Dual heating options with a wood fired outdoor furnace and also gas forced air system with central air
- Large crushed stone parking area
- (2) 30 amp RV hookups
- Vintage Red two-story barn, 36' x 37'

Great Rental Potential. Contact agent for details about 2020 actual incomes and the potential for seasonal lease from prominent hunting outfitter.

### Wayne Co, Abington Twp, Section 20 (Tract 4), Union Co, Brownsville Twp, Section 29

**TRACT 4: 44± ac** mostly wooded and enrolled in the Indiana classified forest program. Located in both Wayne and Union County. This tract has a rolling terrain with ample trails throughout. There is frontage along Union County Line Road where there is 4± acres of open tillable land leading to the woods. It is very hard to find this type of land for sale. Come examine all of the possibilities.

**STATEMENT FROM THE OWNER:** We completed a timber stand improvement on the entire woods. We also completed a 3-year contract on bush management and were very successful in killing most of the bush honeysuckle and other unwanted species. The woods has a mix of hardwoods leaning heavy to walnut with several mature trees that could be harvested now. An expected value would range between \$30,000-\$40,000, but there is super potential down the road.

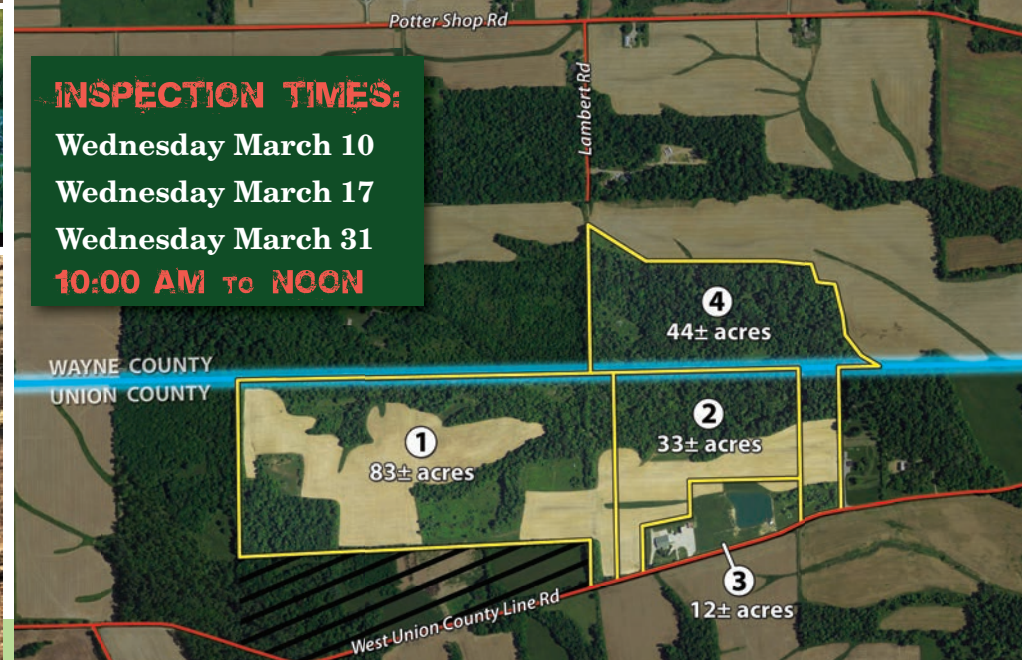
**OWNER:** David A. and Cheri L. Moore

**Auction Manager:** Andy Walther • 765.969.0401 *Call for more information!*



### INSPECTION TIMES:

Wednesday March 10  
Wednesday March 17  
Wednesday March 31  
10:00 AM TO NOON



### AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as the total 172± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 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 **May 5th, 2021**.

**POSSESSION:** Possession will be delivered at closing. Buyer to receive **2021 CROP RIGHTS!**

**REAL ESTATE TAXES / ASSESSMENTS:** Seller to pay taxes for the 2020 period due and payable in 2021. All 2021 taxes payable in 2022 will be the responsibility of the Buyer.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** Surveys will be created 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 if improvements are not included.

**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record.

**ZONING CLASSIFICATION VARIANCE:** All of the property is zoned agriculture. The improvements on Auction Tract 3 (Moore's Lodge) is being operated with a variance. The variance is NOT TRANSFERABLE and will need to be reapplied for through the State of Indiana and Union County. Auction Tracts 1, 2, & 4 would need county approval prior to constructing improvements.

**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.

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THE ORIGINAL MULTI-TRACT AUCTIONS