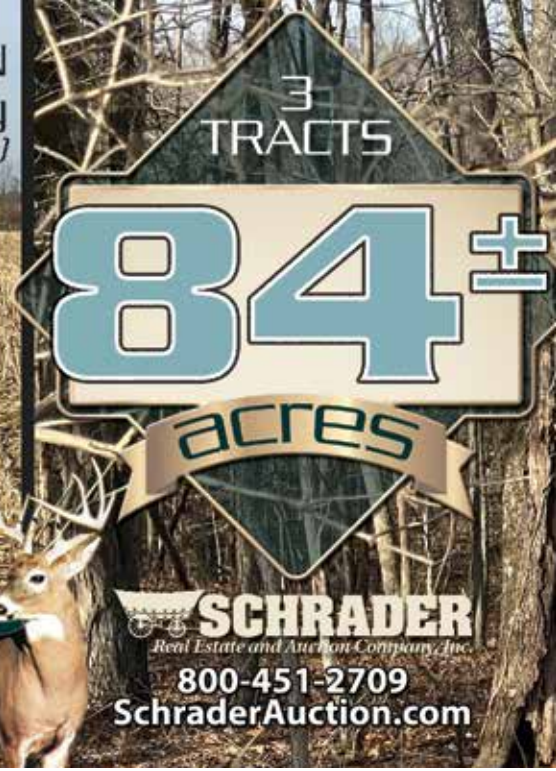


EASTERN INDIANA LAND AUCTION

Liberty, IN
Union County
(Brookville Lake Area)

- Great Location: 1 hour to Cincinnati & 20 Minutes to Oxford, Miami University
- 54.1± FSA Crop acres, 2022 Crop rights to the Buyer
- Quality Russell, Fincastle, & Cyclone Soils
- WEST SIDE of BROOKVILLE LAKE - 1 mile to Egypt Hollow Boat Ramp
- Big WHITETAIL Buck country, turkey, and small game
- Potential Building Sites with open land & woods

ATTENTION: Hunters • Farmers • Rural Home-site Enthusiasts
WEDNESDAY, MARCH 16 • 6PM



SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

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300 N. Morton Ave., Centerville, IN 47330

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Andy Walther,
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EASTERN INDIANA LAND
AUCTION
Liberty, IN • Union County

MARCH 2022						
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	30	31		

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as the total 84± 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 April 20, 2022.

POSSESSION: Possession will be delivered at closing. Buyer

to receive 2022 CROP RIGHTS! Possession of woodland and non-crop ground will be conveyed at closing.

REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2021 calendar year due and payable in 2022.

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

SURVEY: Survey(s) will be done 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.

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.

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property



3 TRACTS

84+

acres

EASTERN INDIANA LAND

AUCTION

Liberty, IN
Union County

WEDNESDAY, MARCH 16 • 6PM



ATTENTION

Hunters • Farmers • Rural Home-site Enthusiasts

• 16 Miles Southwest of LIBERTY, IN • 10 miles North of BROOKVILLE, IN • 14 miles Southeast of CONNERSVILLE, IN

PROPERTY LOCATION: Near 7185 S. Shay Rd. Connersville, IN 47331, just west of Brookville Lake. (Located adjacent to the Franklin County Line)

DIRECTIONS: From LIBERTY, IN take SR 101 south 9 miles to the Fairfield Causeway Rd. Turn right on Causeway and travel 5 miles to Swift Rd. Right on Swift 1 mile to Egypt Hollow / Shays Rd. Travel 1 mile and farm will be on your right side.

AUCTION SITE: Union County 4-H Community Building • 411 Patriot Blvd., 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.

TRACT DESCRIPTIONS: Union County, Harmony Township, Section 17

TRACT 1: 44± AC with 38± FSA tillable acres featuring quality Russell, Fincastle, and Cyclone Soils. This is a nice investment tract or consider adding to your current farming operation. Adjacent to camping properties servicing Brookville Lake tourism.

TRACT 2: 11± AC potential building site. This was an old home-site and features a mix of grass, trees, and cropland. Beautiful setting here with great proximity to the lake.

TRACT 3: 29± AC with a mix of woods and 13± FSA tillable acres. This is a tremendous hunting and recreational tract. Come see what this piece has to offer.



INSPECTION TIMES:
Wednesday, March 2
10 AM – 11 AM
Wednesday, March 9
10 AM – 11 AM



OWNER: Hayden McQueen Estate,
US Bank, Personal Representative

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

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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. - 800-451-2709.

