

10± Miles Southeast of Wheatfield

5± Mi. NW of Medaryville

10± Mi. SE of Wheatfield

# Jasper County, Indiana LAND AUCTION

Tuesday, March 22 • 6pm Eastern (5pm Central)

*Held at Meadow Springs, Francesville, Indiana*

# 275± Acres

Offered in 6 Tracts or Combinations

Su	M	Tu	W	Th	F	Sa
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		

**SCHRADER AUCTIONS**  
TIMED ONLINE ONLY • VIRTUAL • LIVE AND BIDDING ONLINE

**AUCTION MANAGERS:**  
 Matt Wiseman • Office: 866.419.7223 Cell: 219.689.4373 #AU11100128  
 Jim Hayworth • Office: 888.808.8680 Cell: 765.427.1913 #AU08700434  
 & Jimmy Hayworth #AU11300081  
 Schrader Real Estate and Auction Company, Inc. #AC63001504

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Corporate Headquarters:  
 950 N Liberty Dr, Columbia City IN 46725  
 800.451.2709 • www.SchraderAuction.com

5± Miles Northwest of Medaryville

- All Contiguous
- Productive Farmland
- Investigate for Home Site Potential
- Woods for Excellent Hunting & Recreational Opportunities
- Extensive Tile on Tract 1
- Tracts Ranging from 11± to 104± Acres

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ONLINE BIDDING AVAILABLE

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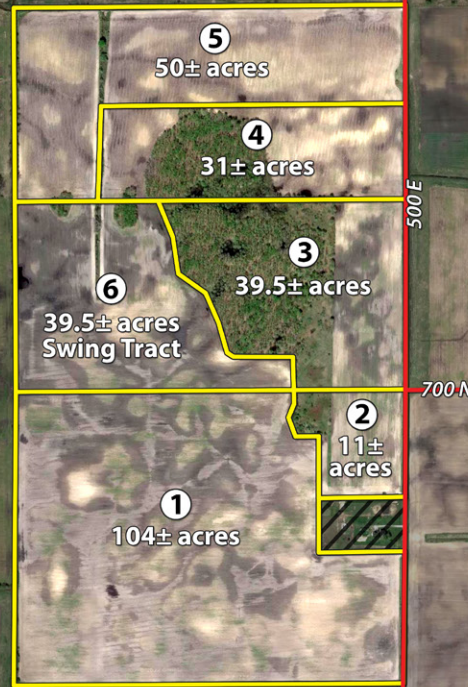


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**Inspection Dates:** Tue, Mar. 1 from 3-5pm Eastern & Thur, Mar. 10 from 3-5pm Eastern, Meet at Schrader Representative at Tract 5 on 500 E.



**AUCTION LOCATION:** Meadow Springs, 8631 S US 421, Francesville, IN 47946. Approximately 3 1/2 miles south of Francesville on US 421, at the southwest corner of US 421 & SR 114.  
**PROPERTY LOCATION:** From Medaryville at US 421, go north on US 421 for 1 mile to CR 300 N. Go west on CR 300 N 2 miles to the county line & the road turns into 600 N. Continue west on 600 N for 1 mile to CR 500 E. Go north on CR 500 E approximately 3/4 mile to Tract 1 on the west side of the road. Continue north to Tracts 2 - 6.

Immediate Pre-Closing Possession Available on Cropland with Additional 10% Down Payment.  
Buyer to reimburse former tenant, at closing, for fall tillage & fertilizer applied. Total tillage expense is \$3,295 & total fertilizer expense is \$34,708. Contact auction company for allocations to each tract.  
Property is subject to a wind energy lease, to be assigned to the respective buyer(s).

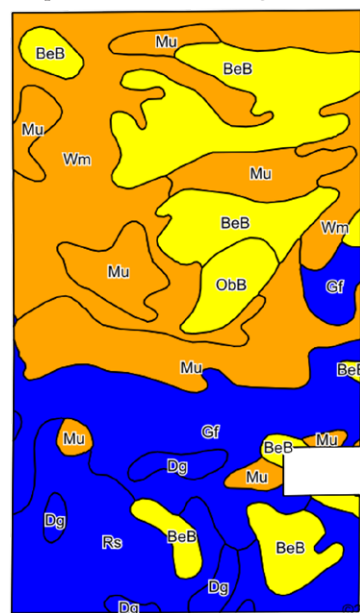
FSA Info	
Cropland	233.07 acres
Corn Base	174.77 ac., PLC Yield - 138
Soybeans Base	58.3 ac., PLC Yield 44

2020 Real Estate Taxes Payable 2021 (1 Tax #)	\$2,029.64
Drainage Assessment	\$40.00

Contact the Auction Company for additional information!

**275± Acres**  
Offered in 6 Tracts or Combinations

**TRACT 1 - 104± ACRES:** Nearly all tillable productive farmland. Much of the southern portion of this tract has been systematically tilled over the past 3 years & a main extended north for future tiling if desired. Contact auction managers for a tile map. Frontage on CR 500 E.  
**TRACT 2 - 11± ACRES:** Mostly tillable with a small area of non-farmed acreage in the northwest portion. Investigate this tract for a home site or mini farm. This Tract has frontage on CR 500 E.  
**TRACT 3 - 39.5± acres:** A tract with a great mix of woods & tillable. Investigate for a possible home site in the woods or for your private hunting & recreational retreat. Consider bidding in combination with Tracts 2, 4 & 6 for more woods & tillable acreage. This Tract has frontage on CR 500 E.  
**TRACT 4 - 31± ACRES:** Another tract with a nice mix of tillable land & woods to consider for a possible building site or hunting & recreational opportunities. Don't overlook the income potential from the tillable land. This tract also has frontage on CR 500 E & it appears a culvert/crossing will need installed at the road, by buyer, if purchased separately.  
**TRACT 5: - 50± ACRES:** This tract is mostly tillable with productive cropland & has frontage on CR 500 E.



**TRACT 6 - 39.5± ACRES (SWING TRACT):** Productive farmland being mostly all tillable. This tract must be bid on in a combination including Tracts 1, 3, 4 and/or 5, or by an adjoining landowner.

Code	Description	Acres	% of Field	Non-Irr Class	Corn Bu	Grass Legume Hay Tons	Pasture AUM	Soybeans Bu	Winter Wheat Bu
Wm	Watseka Maumee loamy sands	64.82	23.4%	Ills	125	4	8	29	53
BeB	Brems loamy sand, 1-3% slopes	56.27	20.3%	IVs	91	3	6	32	41
Mu	Morocco loamy sand, 0-2% slopes	54.61	19.7%	Ills	102	3	7	36	3
Gf	Gilford fine sandy loam	48.08	17.3%	Ilw	148	5	10	33	59
Rs	Rensselaer fine sandy loam, till substratum	39.06	14.1%	Ilw	170	6	11	47	68
Dg	Darroc, till substratum Odell complex	7.46	2.7%	Ilw	155	5	10	48	69
ObB	Oakville sand, moderately wet, 1-3% slopes	7.00	2.5%	IVs	81	3	5	29	37
<b>Weighted Average</b>				<b>2.89</b>	<b>123.6</b>	<b>4.1</b>	<b>8.1</b>	<b>34.7</b>	<b>43.9</b>

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**OWNER: TSF, Inc.**  
**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://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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combinations & the total property may compete.  
**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to sign Purchase Agreements 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 shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.  
**DEED:** Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.  
**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon as possible thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50-50 between Buyer(s) & Seller. All lender costs shall be paid by Buyer(s).  
**POSSESSION:** Possession will be delivered at closing. Immediate access is available for the cropland, prior to closing, if Buyer so elects, for normal spring farming activities, including preparing for and/or planting the 2022 crop, soil testing, fertilizer application and/or tillage. If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) & sign a Pre-Closing Access Agreement.  
**REAL ESTATE TAXES:** Seller shall pay all of 2021 real estate taxes due & payable in 2022. Buyer will assume the 2022 real estate taxes due & payable in 2023 & any drainage assessments last payable without a penalty after the date of closing.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping.  
**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are

created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Final sales price shall be adjusted to reflect any difference between advertised acres & surveyed acres.  
**TENANT REIMBURSEMENT:** Buyer to reimburse former tenant, at closing, for fall tillage & fertilizer applied. Total tillage expense is \$3,295 & total fertilizer expense is \$34,708. Contact auction company for allocations to each tract.  
**WIND ENERGY LEASE:** Property is subject to a wind energy lease, to be assigned to the respective Buyer(s) effective as of the closing.  
**EASEMENTS:** Subject to any & all existing easements.  
**STOCK PHOTOGRAPHY:** A deer photo was used for illustrative purposes only & was not taken on the auction property.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained

in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**