

Online Bidding Available for Both Auctions



Miami County, IN

190.5± acres

Offered in 4 Tracts  
from 23.5± to 72.5± acres

Wednesday, January 25 at 10am (EST)

# 2 LAND AUCTIONS

2 AUCTION TIMES

Wednesday, January 25 at 6pm (EST)

Vermillion County, IN

249± acres

Offered in 5 Tracts  
from 18± to 73± acres

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

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

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**Miami County**  
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260-229-7089  
**ARDEN SCHRADER,**  
260-229-2442

**Vermillion County**  
AUCTION MANAGERS:  
**TODD FREEMAN,**  
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765-296-8475

AC63001504, AU12100009, AU01050022,  
AU10300062, RB14050397

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**JANUARY 2023**

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			



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from 23.5± to 72.5± acres

- Productive tillable farmland
- Tremendous hunting opportunities
- Diversified Income Potential

Wednesday, January 25 at 10am (EST)

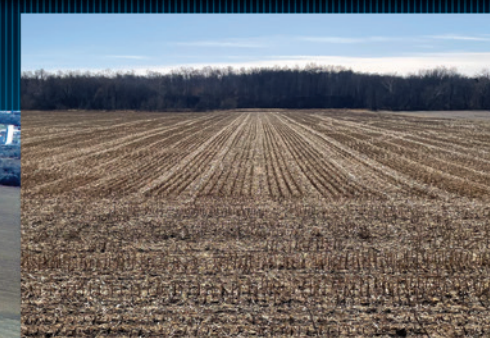
held at Akron Community Center, Akron, IN



# 2 LAND AUCTIONS

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

2 AUCTION TIMES



Vermillion County, IN

249± acres

Offered in 5 Tracts  
from 18± to 73± acres

- 238.46 ± Tillable Acres - 96% Tillable
- 200+ Contiguous Acres in Tracts 1-4
- Hunting Opportunity on Tract 5

Wednesday, January 25 at 6pm (EST)

held at Covington Beef House Restaurant, Covington, IN



Miami County, IN

190.5± acres

Offered in 4 Tracts from 23.5± to 72.5± acres

Auction Location: Akron Community Center, 815 Rural St, Akron, IN 46910. Located at the corner of St Rd 14 & East Rural Street on the East side of Akron.



William M. Hamilton Estate

LAND AUCTIONS

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 more information call Schrader Auction Co.

Wednesday, January 25 at 10am (EST)

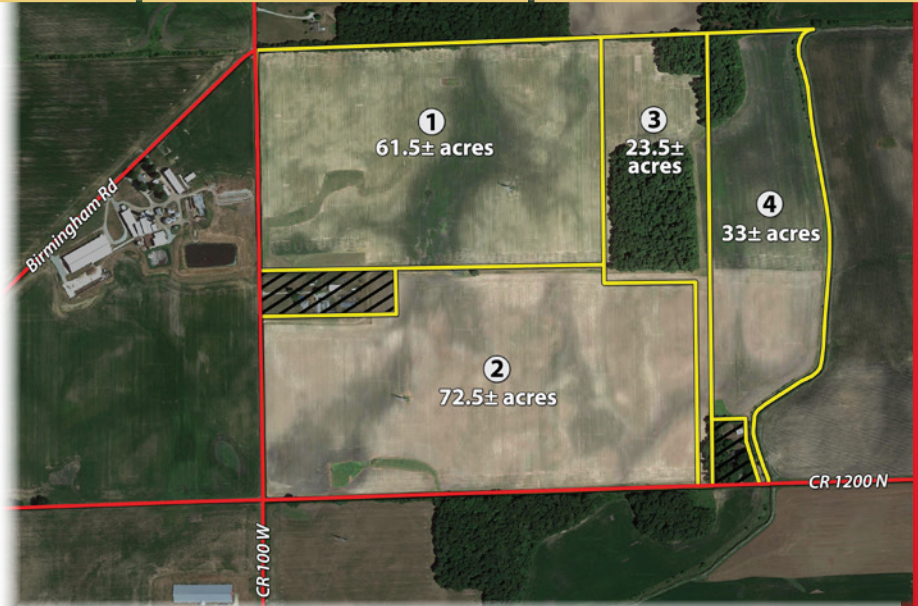


Directions to Property: Approximately 13 mile North of Peru, IN on US 31 to CR 1350N. Take CR 1350N east 2 mile to S. McKee St., in Macy. Follow S. McKee St. south to the Macy Gilead Rd then head south on N 100 W. The property is at the intersection of N 100 W and W 1200 N.

General Property Description: The Hamilton Miami County farm is an outstanding opportunity to acquire tillable farmland and woodland in northern Miami County. The farms contain a variety of soils including Metea loamy fine sand, Rensselaer loam, and Gilford sandy loam. Power lines running across a portion of the farm create for diversified income such as possible solar leases which have been active in the local area. The farm has potential for drainage improvements with a ditch running along the east end of the farm. Be sure to inspect this tremendous farm yourself!

Tract Descriptions:

TRACT 1: 61.5± acres of majority productive tillable farmland. This tract includes some loamier soil types, and would be an excellent tract in combination with tract 2 creating for a large 135± acre field. This tract has power lines running through it creating for diversified income potential such as solar. TRACT 2: 72.5± acres comprised of nearly 100% tillable farmland. This tract has also power lines running through it creating for diversified income potential such as solar. Accessibility is great with road frontage to the west and south ends of the property. TRACT 3: 23.5± acres. Hunters look in! A tremendous hunting tract



with seclusion and woodland. Portions of the property are also tillable allowing for cash rent income or food plots. TRACT 4: 33± acres of a diversified tract offering beautiful scenery and woods along with productive tillable farmland. There is a drainage outlet on the east side of the property. Consider combining with tract 3 for an excellent recreational property!

Inspection Dates: Thursday, January 5th • 3pm-5pm and Thursday, January 19th • 3pm-5pm Meet Schrader representatives at Tract 2

Contact Auction Managers for Detailed Information Book, with Additional Due-Diligence Materials on the Property.



Tract Descriptions:

TRACT 1: 56± acres - 55.5± acres tillable, approximately 1300' of SR63 frontage, access is via NE corner of farm at SR63. Soils consist of Shipshe loam. TRACT 2: 56± acres - 55.5± acres tillable, approximately 1600' of frontage along E CR 200N. Soils consist of Shipshe loam, Fox sandy loam & Eel silt loam TRACT 3: 73± acres - 70.58± acres tillable, approximately 1000' of road frontage along E CR 200N. Soils consist of Sleeth silt loam, Fox loam & Ockely silt loam.

Auction Location: The Covington Beef House Restaurant, 16501 N. State Road 63, Covington IN, 47932. Located at the NW corner of I-74 & SR63 interchange.

Vermillion County, IN

249± acres

Offered in 5 Tracts from 18± to 73± acres

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Directions to Property: Tracts 1-4 are situated immediately west of the Duke Energy Cayuga Power Plant. South side of tracts 1-4 are accessible from E CR 200N. Traveling from the north, SR63 south of Cayuga & SR234 2.5 miles, farmland is on the west side and along the highway. From the south, travel 9 miles north of Montezuma & SR36, farmland is on west side of SR63. Tract 5 is located along SR71, south of Cayuga at the intersection of SR63 & SR71, travel west, 1.5 miles, farm is situated on the south side of the highway, watch for directional signs and auction signs at each location.

Between Danville Illinois, Terre Haute and Crawfordsville Indiana

TRACT 4: 18± acres - 17.5± acres tillable, access is via easement off of SR63 on north side of farm. Soils consist of Genesee silt loam, Fox loam & Shipshe loam. TRACT 5: 46± acres - 39.98± acres tillable, approximately 900' of road frontage along SR71. Soils consist of Genesee silt loam and Shoals silt loam. Hunting potential on the Little Vermillion River along the south side of this parcel with a small wooded area and water present. • 2021 Taxes \$5234.00 annually or \$21.02 per acre.

Inspection Dates: Thursday, January 5th • 3pm-5pm and Thursday, January 19th • 3pm-5pm Meet Schrader representatives roadside at Tract 2



Miami County Auction Managers: Luke Schrader, 260-229-7089 & Arden Schrader, 260-229-2442

Vermillion County Auction Managers: Todd Freeman, 765-414-1863 (cell) & Dean Retherford, 765-296-8475 (office)

AUCTION TERMS & CONDITIONS: PROCEDURE: The Miami County property will be offered in 5 individual tracts, and as a total 190.5± acre unit. The Vermillion County property will be offered in 5 individual tracts, any combination of tracts, and as a total 249± acre unit. DOWN PAYMENT: 10% down payment on the day of auction. 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, and are capable of paying cash at closing. ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's

acceptance or rejection. VERMILLION COUNTY TILLAGE REIMBURSEMENT: If the new buyer does not have the current tenant continue farming, he will need to be reimbursed for chisel plowing done this fall. EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. DEED: Seller shall provide Warranty Deed. CLOSING: The targeted closing date will be 45 days after the auction. POSSESSION: Possession is at closing. REAL ESTATE TAXES: Seller shall pay 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing. PROPERTY INSPECTION: Each potential Bidder is responsible for con-

ducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos. SURVEY: Any need for a new survey shall be determined solely by the Seller. AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.

OWNER: William M. Hamilton Estate 800.451.2709 SchraderAuction.com

