

Major Development Land

55± Acres

in 2 Tracts

Jackson County - Seymour, Indiana

50± miles south of Indianapolis

50± miles north of Louisville

75± miles west of Cincinnati

INFORMATION BOOKLET

Absolute AUCTION

No Minimums / No Reserves

- Potential Residential or Commercial Development
- Access to Two Major US Highways near I-65 Interchange
- Productive Soils
- Highly Tillable Tracts

call 800.451.2709 | visit SchraderAuction.com



FRIDAY, DECEMBER 1st • 10AM

Auction Held at Holiday Inn Express & Suites, 249 N. Sandy Creek Dr. Seymour, IN 47274

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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SELLER: Kasting, Samples, Sullivan and Shupe Families

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

David F. Wagner, RB14034799
Rex D. Schrader II, AU09200182
Schrader Real Estate and Auction Company, Inc.,
AC63001504



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 55± acre unit. There will be open bidding on tracts and the whole during the auction as determined by the Auctioneer.

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, and are capable of paying cash at closing.

ABSOLUTE AUCTION: All tracts are offered absolute and will be sold to the high bidder(s), without reserve and regardless of price.

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(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to the harvest of the 2023 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 2024 taxes due in 2025 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is re-

sponsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have 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 tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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 and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only. Certain tracts in this auction may require new surveys on existing parcels. Contact Auction Manager with questions.

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.**

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For Information Call 800-451-2709



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

FRIDAY, DECEMBER 1, 2023
55± ACRES – SEYMOUR, 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 Wednesday, November 22, 2023.
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
55± Acres • Jackson County, Indiana
Friday, December 1, 2023

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 Friday, December 1, 2023 at 10:00 AM (EST).
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; email: auctions@schraderauction.com

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, Wednesday, November 22, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

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 260-244-7606.

LOCATION & AERIAL TRACT MAP



TRACTS 1 & 2



TRACT 2

LOCATION & AERIAL TRACT MAP



Auction Location: **Holiday Inn Express & Suites**
- 0.2 mi W of intersection of I-65 & US 50 then N
0.3 mi to Auction site. **249 N. Sandy Creek Dr.**
Seymour, IN 47274

Property Location: Exit 50 from I-65 onto US 50
east at Seymour, IN. Then East 1/2 mile to US 31
and then left/North, 0.2 mi to the property on the
left.

Tract Descriptions:

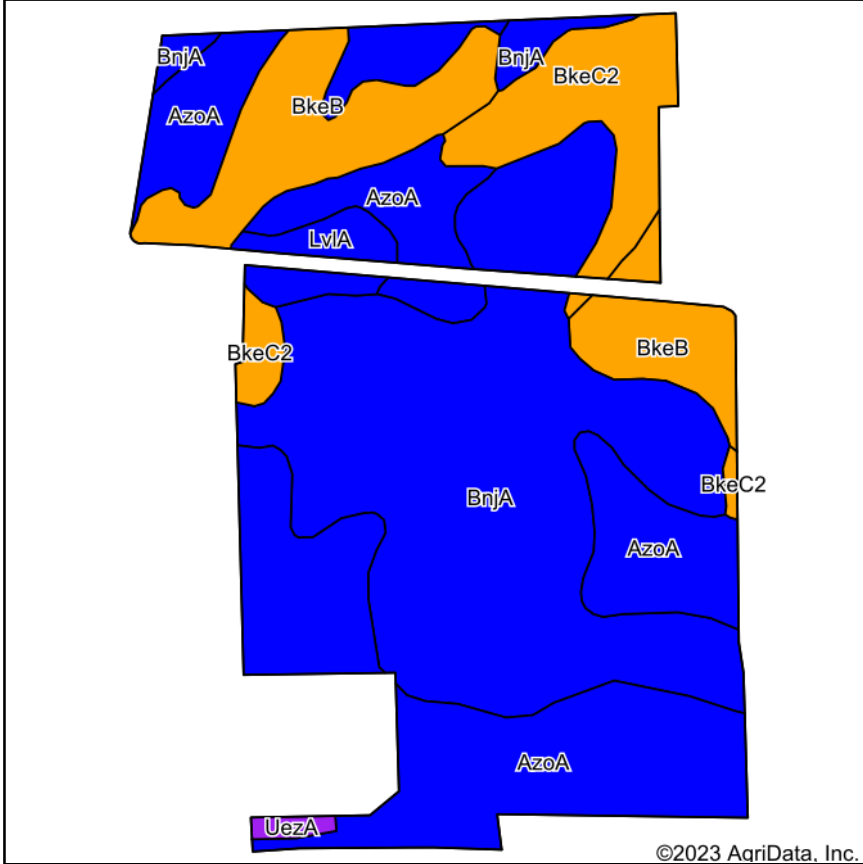
TRACT 1: 36± ACRES all tillable with road frontage on 3 sides: US 31 to the east, CR 560 N to the north, and Tanger Blvd in a small area on the south side at the intersection with Steven's Way. This tract is located just ½ mile east of I-65. Consider the development opportunity this tract offers.

TRACT 2: 19± ACRES mostly tillable with 3± acres of woods on the east side. Frontage on CR 560 N to the south and CR 1075 E on the west side of the property. Consider the residential opportunities close to the Muscatatuck National Wildlife Refuge.

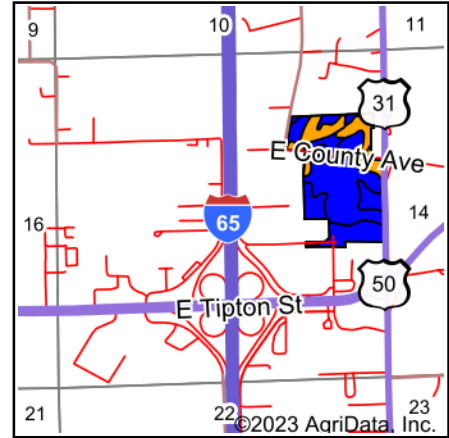


SOIL INFORMATION

SOIL MAP - TRACTS 1 & 2



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jackson**
 Location: **15-6N-6E**
 Township: **Jackson**
 Acres: **57.1**
 Date: **7/14/2023**

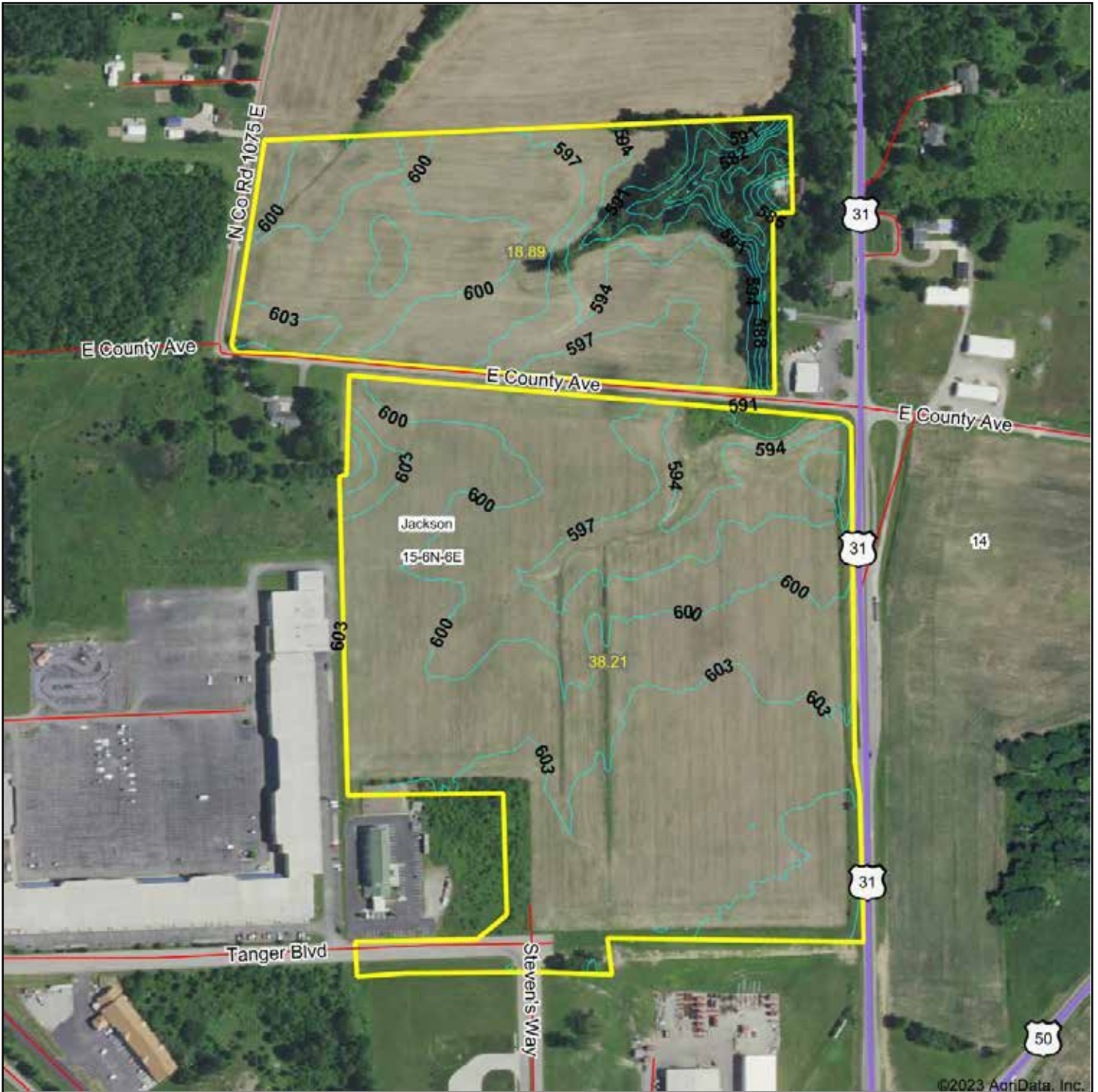


Area Symbol: IN071, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
BnjA	Bobtown loamy fine sand, 0 to 3 percent slopes	23.62	41.4%		Ils	135	5	9	47	61	
AzoA	Ayrshire fine sandy loam, sandy substratum, 0 to 2 percent slopes	19.62	34.4%		Ilw	149	5	10	48	67	
BkeB	Bloomfield-Alvin complex, 1 to 6 percent slopes	7.35	12.9%		Ills	104	4	7	36	49	
BkeC2	Bloomfield-Alvin complex, 6 to 15 percent slopes, eroded	4.90	8.6%		Ille	92	3	6	32	44	
LvIA	Lyles fine sandy loam, 0 to 1 percent slopes	1.35	2.4%		Ilw	149	5	10	34	59	
UezA	Urban land-Ayrshire, sandy substratum, complex, 0 to 2 percent slopes	0.26	0.5%		Vw						
Weighted Average						2.23	131.8	4.7	8.8	44.1	59.7

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP - TRACTS 1 & 2



©2023 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 576.1
 Max: 610.5
 Range: 34.4
 Average: 599.7
 Standard Deviation: 4.76 ft

0ft 391ft 783ft



7/14/2023

15-6N-6E
 Jackson County
 Indiana

Boundary Center: 38° 57' 49.02, -85° 50' 14.94



FSA INFORMATION

FSA INFORMATION

INDIANA
JACKSON



United States Department of Agriculture
Farm Service Agency

FARM : 923

Prepared : 7/10/23 3:26 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
58.17	51.21	51.21	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	51.21	13.70		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	50.90	0.00	98	0
Soybeans	13.70	0.00	44	0
TOTAL	64.60	0.00		

NOTES

Tract Number : 2204

Description : M5/1B JACK S15
FSA Physical Location : INDIANA/JACKSON
ANSI Physical Location : INDIANA/JACKSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : THOMAS E KASTING, BETTY C ABEL REVOCABLE FAMILY TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.17	51.21	51.21	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 923
Prepared : 7/10/23 3:26 PM CST
Crop Year : 2023

Tract 2204 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	51.21	13.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	50.90	0.00	98
Soybeans	13.70	0.00	44
TOTAL	64.60	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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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

36-66-15-800-045-000-008
 Parcel Number
 36-66-15-800-045.000-008
 Parent Parcel Number
 36-66-15-800-045.000-008
 Tax ID:
 Routing Number

Shupe, Brian T, Kristine G Sullivan, Helen
 5000 N Block US Hwy 31
 199, Other Agricultural Use
 3600610-008
 1/1

Shupe, Brian T, Kristine G Sullivan, Helen A
 15140 Champion Cir
 Carmel, IN 46033
 Legal
 PT NE & PT SE 15-6-6 61.312A

Ag/Rural Residential Homesite/
 3600610-008
 Notes

General Information	Ownership	Transfer Of Ownership	Notes
Parcel Number 36-66-15-800-045.000-008	Owner Shupe, Brian T, Kris 202003889	Doc ID Code 201501202	Sale Price \$00
Parent Parcel Number 36-66-15-800-045.000-008	Shupe, Tommy Jo C 3/ 249/635	201501202	\$00
Tax ID:	Shupe, Tommy Jo C 3	0	\$00
Routing Number	Shupe, Tommy Jo C 3	0	\$00
Property Class 199 Other Agricultural Use	ShUPE, TOMMY JO; BET	0	\$00
	ShUPE, TOMMY JO C. B		\$00

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Notice Required					
Land	\$90,900	\$71,700	\$61,700	\$61,200	\$74,600
Land Res(1)	\$00	\$00	\$00	\$00	\$00
Land Non Res(2)	\$90,900	\$71,700	\$61,700	\$61,200	\$74,600
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$800	\$800	\$800	\$700	\$600
Imp Res(1)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$800	\$800	\$800	\$700	\$600
Total	\$91,700	\$72,500	\$62,500	\$61,900	\$75,200
Total Non Res(1)	\$00	\$00	\$00	\$00	\$00
Total Non Res(2)	\$90,900	\$71,700	\$61,700	\$61,200	\$74,600
Total Non Res(3)	\$800	\$800	\$800	\$700	\$600

Land Computations

Calculated Acreage	61.31
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel/Acreage	61.31

Land Data

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Inf%	Res Elig%	Market Factor	Value
4	AY		0	20.3533		\$1,691	\$34,417	\$34,420				\$34,420
4	BN		0	25.0674		\$1,691	\$42,389	\$42,390				\$42,390
4	BMB		0	7.6994		\$1,216	\$9,362	\$9,360				\$9,360
5	BMC2		0	1.3560		\$1,045	\$1,417	\$570				\$570
4	LY		0	1.4862		\$1,938	\$2,880	\$2,880				\$2,880
6	AY		0	0.1219		\$1,691	\$206	\$40				\$40
6	BMB		0	0.3298		\$1,216	\$401	\$80				\$80
6	BMC2		0	3.9855		\$1,045	\$4,165	\$830				\$830
6	BN		0	0.9124		\$1,691	\$1,543	\$310				\$310

Characteristics

Topography	
Public Utilities	
Streets or Roads	
Neighborhood Life Cycle Stage	
NA	
Printed Friday, September 15, 2023	

Data Source: Collector
 Appraiser

PHOTOS

PHOTOS



PHOTOS



PHOTOS



TRACT 1



TRACT 1 - FRONTAGE ON US 31

PHOTOS





TRACT 2



SCHRADER REAL ESTATE & AUCTION CO., INC.
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