

# 305± acres

Offered in  
8 Tracts



**FOR INFORMATION CALL:**

1.877.747.0212

**SALES MANAGERS:**

Steve Slonaker • 765.969.1697 #AU19300120  
& Andy Walther • 765.969.0401 #AU19400167  
Schrader Real Estate & Auction Company, Inc.  
#AC63001504

Get Our  
iOS App:  

Follow  
Us On:    YouTube

**SCHRADER**  ONLINE BIDDING AVAILABLE  
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

Southeast, IN • Fayette County • Near Connersville

# LAND AUCTION

## THURSDAY, DECEMBER 21 • 1PM

Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725



Southeast, IN • Fayette County • Near Connersville

# 305± acres

Offered in  
8 Tracts

# LAND AUCTION



# 305± acres

Offered in  
8 Tracts

Southeast, IN • Fayette County • Near Connersville

# LAND AUCTION



## THURSDAY, DECEMBER 21 • 1PM

Held at Roberts Park - Miller Building, Connersville, IN

- 2024 Cropland Rights Conveyed to Buyer(s)
- Good Waterways • Nearly All Cropland w/ Good Access
- Beans Made 63 Bu. in 2023 • Large Fields Ready to Farm
- Connersville Schools • 1986 Brick Home w/ Good Barns Ready to Move In

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

800.451.2709 • www.SchraderAuction.com

 ONLINE BIDDING AVAILABLE

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

800.451.2709 • www.SchraderAuction.com

 ONLINE BIDDING AVAILABLE

## THURSDAY, DECEMBER 21 • 1PM

Auction Held at Roberts Park - Miller Building, Connersville, IN

- 2024 Cropland Rights Conveyed to Buyer(s)
- Good Waterways • Nearly All Cropland w/ Good Access
- Beans Made 63 Bu. in 2023 • Large Fields Ready to Farm
- Connersville Schools • 1986 Brick Home w/ Good Barns Ready to Move In



# 305± acres

Southeast, IN • Fayette County • Near Connersville

# LAND AUCTION

Offered in  
8 Tracts

**TRACT DESCRIPTIONS (SEC. 33 TWP. 15N R 13E): ALL ACREAGES ARE APPROXIMATE**

**TRACT 1: 74± ACRES** all cropland. Good soil index, 147 bu. & frontage on Hadler Rd & CR 250 E. Good waterways & ease of operation or nice investment tract.

**TRACT 2: 28± ACRES** all cropland. Nice tract to buy with Tracts 1 or 3. Soil Index 146 bu.

**TRACT 3: 44± ACRES** all cropland. Good waterways. Brookston & Russell soil with Index 148.5 bu.

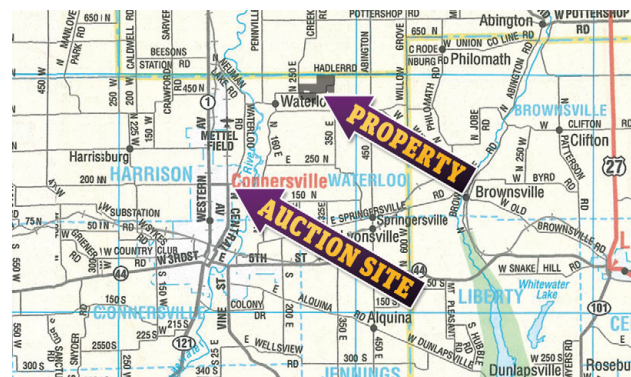
**TRACT 4: 56± ACRES** all cropland. Index is 154 bu. & Brookston soil. Good frontage on Hadler Rd.

**TRACT 5: 3.5± ACRES** with brick ranch 1,296 sq. ft. home. Built 1986. 3 bedrooms, 2 bath. LP heat & central air. 2 car garage. Barn 60'x64'. Shop 18'x38' heated & 18'x20' barn. Here is your place in county ready to move in.

**TRACT 6: 26± ACRES** all cropland. Good soils & frontage. Soil Index 151 bu.

**TRACT 7: 63± ACRES** with est. 54 acres cropland. Ockley soils. Soil Index 138 bu. Combine with Tract 4 all in one field.

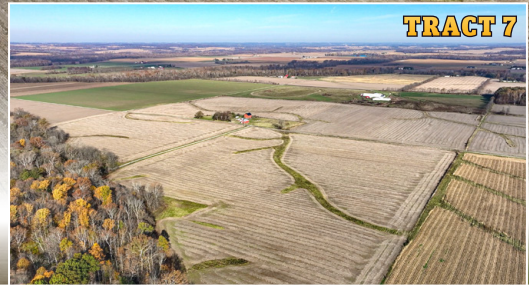
**TRACT 8: 11± ACRES** with 6 acres cropland & 5± acres nice woods & stream area. Good hunting tract, too.



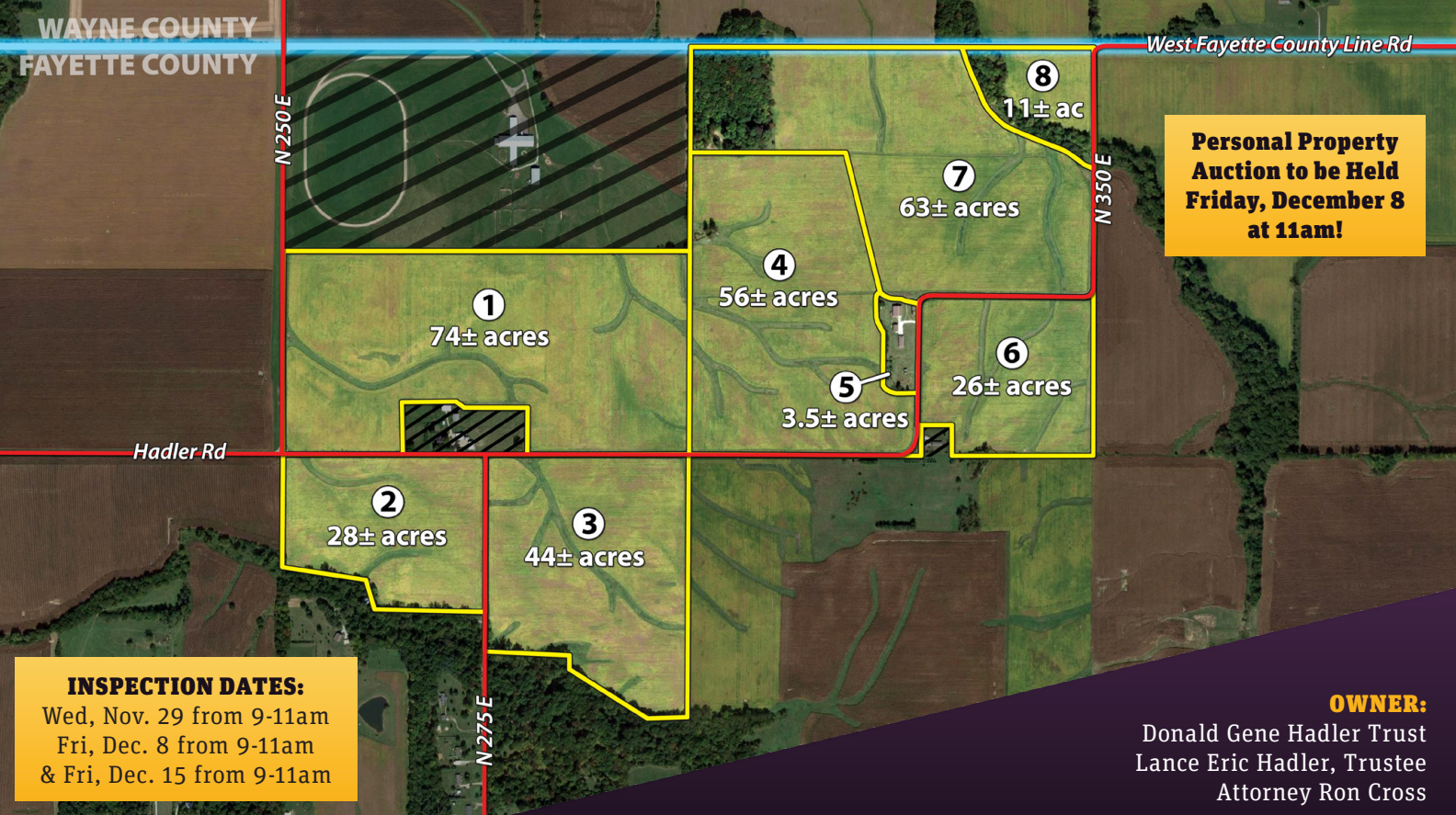
**AUCTION SITE:** Roberts Park - Miller Building, 2900 North Park Rd, Connersville, IN  
**PROPERTY LOCATION:** 5 miles northeast of Connersville. From Pennville Rd & CR 440 northeast to Waterloo, then north on Hadler Rd to CR 250 E & Hadler Rd. **Address:** 3323 E Hadler Rd, Connersville, IN



**AUCTION TERMS & PROCEDURES**  
**PROCEDURES:** The property will be offered in 8 individual tracts, any combination of tracts, or as a total 305± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.  
**DOWNPAYMENT:** Real Estate 10% down payment on the day of the auction w/ the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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:** 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:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Sellers shall provide Trustee Deed.  
**CLOSING:** 15 days after presentation of marketable title w/ target date of January 30, 2024. The balance of the real estate purchase price is due at closing.  
**POSSESSION:** At closing. Seller to retain 2023 crop rents.  
**REAL ESTATE TAXES:** Seller to pay 2023 taxes payable 2024 to be credited to Buyer(s) at closing. Taxes estimated at \$10,350.32/yr. Average \$28/crop acres.  
**ACREAGE:** All boundaries are approximate & have been estimated based on current legal descriptions.  
**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) & 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 & surveyed acreage's.  
**FSA INFORMATION:** Farm # 2396 Fayette County. Total 285 acres cropland. Corn Base 136.1 acres & Soybean Base 141.2 acres.  
**EASEMENTS:** Sale of the property is subject to any & all easements of record.  
**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is 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.**



**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.



**Personal Property Auction to be Held Friday, December 8 at 11am!**

**INSPECTION DATES:**  
Wed, Nov. 29 from 9-11am  
Fri, Dec. 8 from 9-11am  
& Fri, Dec. 15 from 9-11am

**OWNER:**  
Donald Gene Hadler Trust  
Lance Eric Hadler, Trustee  
Attorney Ron Cross

**FOR INFORMATION CALL:** 1.877.747.0212  
**SALES MANAGERS:** Steve Slonaker • 765.969.1697 & Andy Walther • 765-969-0401

**THURSDAY, DECEMBER 21 • 1PM**  
Auction Held at Roberts Park - Miller Building, Connersville, IN

- 2024 Cropland Rights Conveyed to Buyer(s)
- Good Waterways • Nearly All Cropland w/ Good Access
- Beans Made 63 Bu. in 2023 • Large Fields Ready to Farm
- Connersville Schools • 1986 Brick Home w/ Good Barns Ready to Move In

**800.451.2709**  
[www.SchraderAuction.com](http://www.SchraderAuction.com)  
**SCHRADER**  
Real Estate and Auction Company, Inc.