

Tuesday,  
*November 12*  
at 11am

# Land AUCTION

**1,090<sup>±</sup>**  
*acres*  
Offered in 17 Tracts or Combinations

2% Buyer's Premium

*Daviess & Knox Counties, Indiana*

Corporate Headquarters:  
950 N Liberty Dr, PO Box 508, Columbia City, IN 46725  
Schrader Real Estate and Auction Company, Inc.  
#AC63001504, #B0090900079, #B0090700041, #C081291723



**AUCTION MANAGERS:**

Brad Horrall • 812.890.8255  
#AU01052618, #RB14019367

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800.451.2709 • www.SchraderAuction.com

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*Daviess & Knox Counties, Indiana*

- Between Plainville & Edwardsport
- 10 Miles North of Washington
- 16 Miles Northeast of Vincennes
- 926.7 Cropland Acres
- Complete Farm Headquarters & Handling System
- 1,050,000 Bushels Grain Storage & Handling System
- Large Modern Machine Sheds
- Highly Productive Soils

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*Daviess & Knox Counties, Indiana*

*Inspection Dates:*

Thursday, October 17 • 10am-12pm (Noon)  
Wednesday, October 30 • 10am-12pm (Noon)  
Meet a Schrader Representative at Tract 14  
(Inspection Headquarters)

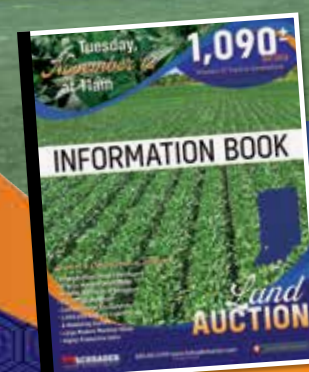
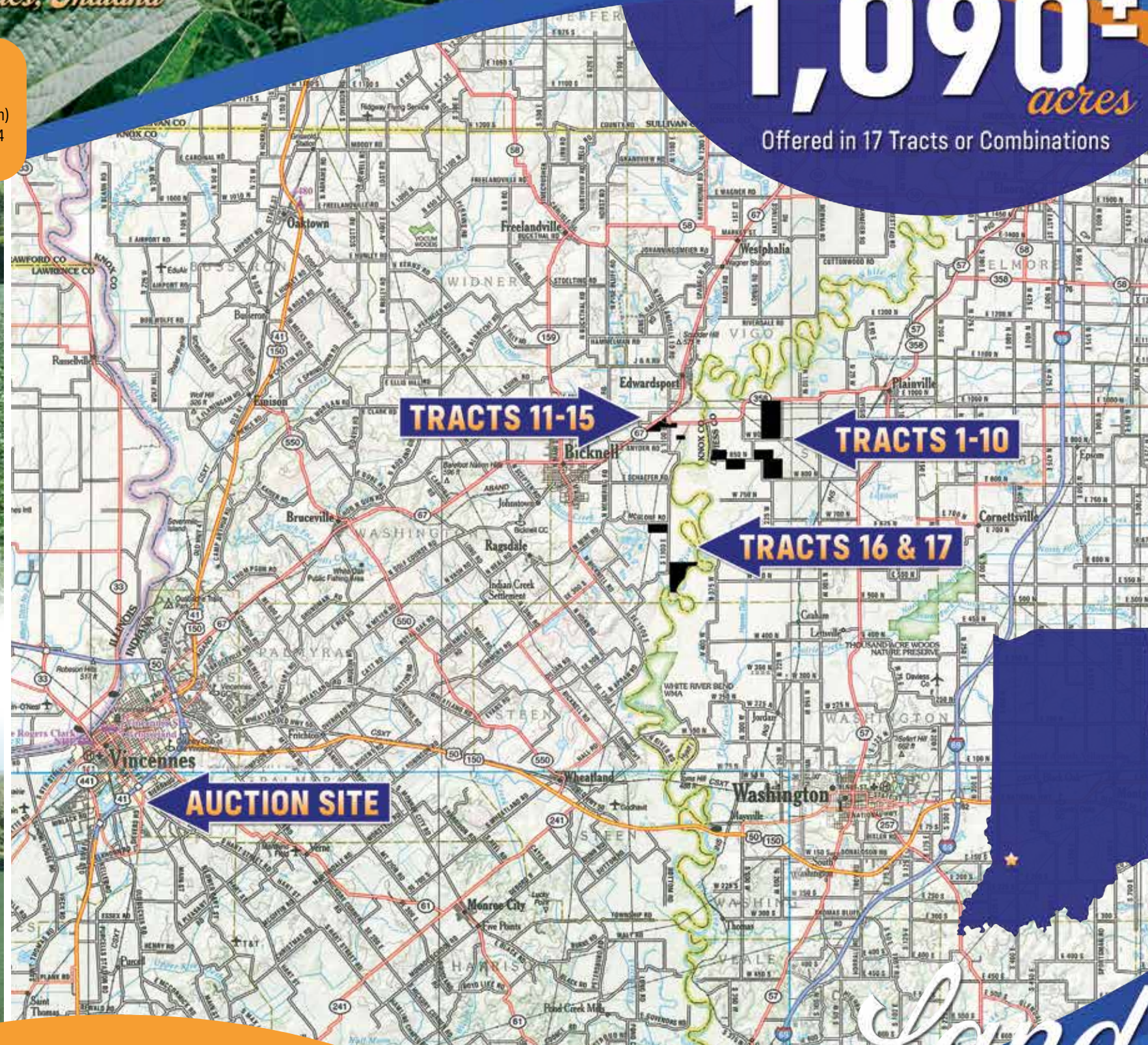
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Tracts 11-14



Tract 16



Contact the Auction Company for a detailed Information Booklet w/ additional due diligence materials, including: soil maps, tax, FSA details, etc.

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Auction Location

*Auction Location:*

Highland Woods Community Center  
1377 Hart St, Vincennes, IN 47591

*Property Location:*

**From Daviess County,** take HWY 57 north out of Washington approx. 11 miles to Plainville. At Plainville, turn west on Hwy 358 & proceed 6.4 miles to Summers Rd, turn south & then immediately east to Tract 14 (inspection headquarters).

**From Knox County,** take Hwy 67 north out of Bicknell approx. 3 miles to Hwy 358 turn east .25 miles to Summers Rd, turn south & then immediately east to Tract 14 (inspection headquarters).

# Land AUCTION

**OWNER:** Summers Farms Inc.  
**AUCTION MANAGERS:** Brad Horrall • 812.890.8255

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TRACT	ACREAGE	CROPLAND	WOODS	COMMENTS
1	81.5±	75±	3.5±	Armiesburg & Haymond Soils, Fronting Hwy 358
2	81.5±	76.5±	-	Armiesburg & Zipp Soils, Machine shed 60'x100' fronting Hwy 358
3	81.5±	80±	-	Armiesburg & Haymond Soils, along Co Rd W 900 N
4	81.5±	81±	-	Nearly all Zipp Soils, along Co Rd W 900 N

NOTE: Combine Tracts 1-4 for 326± Contiguous Acres, Over 95% Cropland!

TRACT	ACREAGE	CROPLAND	WOODS	COMMENTS
5	38±	35.4±	-	Zipp & Armiesburg Soils, along Co Rd N 275 W
6	51±	47.6±	-	Mostly Kings & Zipp Soils, access from Co Rd N 250 W
7	107±	99.6±	5±	Vincennes, Kings & Princeton Soils, wooded area in the south-east corner, along N 250 W
8	44±	38.6±	-	Predominantly Montgomery Soils

NOTE: Combine Tracts 5-8 for 240± Contiguous Acres, Over 221± Cropland!

TRACT	ACREAGE	CROPLAND	WOODS	COMMENTS
9	80±	77.3±	3±	Armiesburg & Zipp Soils along Co Rd 850 N
10	61.6±	48.7±	4±	Petrolia & Haymond Soils
11	6.7±	3.5±	3.2±	Located at the junction of Hwy 67 & Hwy 358, explore the potential of this location
12	53±	51.5±	1±	Predominantly Alvin & Ayrshire Soils, access from Hwy 358
13	7±	-	-	-

**TRACT 13 IMPROVEMENTS:** ONE MILLION, bushels of grain storage, drying & handling. This is a late model system situated on a white stone lot having easy access & 3 phase power. Additionally, there is an open face machine & chemical facility all described below:  
**BIN #1:** 2015, Brock, 150,000-bushel bin, 60' diameter, w/ estimated sidewall height of 55'. Roof vents, interior power sweep, & temperature monitors. (2) 30 hp fans.  
**BIN #2:** 2016, Brock, 150,000-bushel bin, 60' diameter, w/ estimated sidewall height of 55'. Roof vents, interior power sweep, & temperature monitors. (2) 30 hp fans.  
**BIN #3:** 2015, Brock, 150,000-bushel bin, 60' diameter, w/ estimated sidewall height of 55'. Roof vents, interior power sweep, & temperature monitors. (2) 30 hp fans.  
**BIN #4:** 2017, Brock, 200,000-bushel bin, 72' diameter, w/ estimated sidewall height of 48'. Roof vents, interior power sweep, & temperature monitors. (2) 30 hp fans.  
**BIN #5:** 2019, Brock, 350,000-bushel bin, 90' diameter, w/ estimated sidewall height of 64'. Filled by leg into an overhead conveyor measuring approx. 80' in length, estimated at 6,000 BPH. Roof vents, interior power sweep w/ tractor, temperature monitors & (4) 30 hp fans.  
**WET BINS:** 2015 & 2016, 22,000-bushel Brock hopper bottom bins, temperature monitoring, 24' diameter.  
**GRAIN DRYER:** 2015 Meyer 2650 tower dryer - 82' tall, 11'8" diameter. 3-phase power, natural gas fuel. 2,650 bushel per hour at 5% moisture reduction. (2) 60 hp inlet blowers. QUANTUM® Dryer Controller.  
**OVERHEAD UNLOAD BIN:** 10,000-bushel hopper bottom bin on 20'x20'x26' steel superstructure. Fan, exterior ladder, & steel catwalk. Approx. 18' diameter x 60'.  
**AgWEIGH SCALE:** 50-ton AgWeigh dual platform scale & receiving pit.  
**MAIN LEG:** 2015 150' tall, 11,000 BPH, 10 Hole Distributor.  
**DRY LEG:** 2015 150' tall, 5,500 BPH.  
**CONTROL ROOM:** 8'x18'x10' wood frame & colored Interior of Electric/Control Room. Steel exterior.  
**OPEN FACE MACHINE SHED:** 80'x100'x17', built in 2015 having a stone floor, finished ceiling & walls w/ the south 24' finished in 2020 for fertilizer/chemical & mixing, concrete sloped floor w/ drain, insulated, finished walls & ceiling, LP radiant heat. Two 20'x16' automatic overhead doors & 4' concrete pad on each end for entry/exit. Surefire Quick Draw induction system, 3" lines for loading. 25 hp pumps to fill & 15 hp on unload.  
**CHEMICAL CONTAINMENT AREA:** 36'x80'x4' full concrete. Green Poly 10k gal. water tank, (3) 30k gal. fert tanks, (2) 10,000 gal. black poly tanks

TRACT	ACREAGE	CROPLAND	WOODS	COMMENTS
14	16.5±	10±	-	-

**TRACT 14 IMPROVEMENTS:** **SHOP BUILDING:** 100'x100'x17' built in 2015. Wood pole frame, steel exterior, 6" reinforced concrete floor, (2) 30'x15' double sliding doors, on west & north side. Gutters on east & west sides.  
**MACHINE SHED:** 40'x62'x15' pole frame construction built in the 1980's, 3 bay, new concrete floor, approach pad & new overhead doors in 2019. Electric power & lighting.  
**MACHINE SHED:** 40'x60'x12' built in the 1950's, Wood pole frame, sliding door access on west end, painted steel exterior, unfinished interior, electric power & lighting.  
**FUEL STORAGE:** 15,000 gal. upright, double lined fuel tank w/ dual hose nozzle reels & 1hp Goulds pump.

TRACT	ACREAGE	CROPLAND	WOODS	COMMENTS
15	20±	6.6±	13±	Excellent Recreational tract w/ tillable acreage that can be rented out or farmed
16	99.4±	98.2±	-	Armiesburg, Petrolia & Nolin Soils, along E McGlone Rd
17	179.7±	101.1±	50±	Predominantly Nolin Soils, An excellent tract for farming w/ abundant hunting, fishing & recreational opportunities.



Inspection Dates:

Thursday, October 17 - 10am-12pm (Noon)  
 Wednesday, October 30 - 10am-12pm (Noon)  
 Meet a Schrader Representative at Tract 14 (Inspection Headquarters)



Summers Farms Inc. Farm Equipment Auction will be Held on Tuesday, December 3 at 11am! Call or Go Online for More Details!

Land  
AUCTION

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.

**SCHRADER** Real Estate and Auction Company, Inc. 800.451.2709 2% Buyer's Premium [www.SchraderAuction.com](http://www.SchraderAuction.com)

OWNER: Summers Farms Inc. AUCTION MANAGERS: Brad Horral • 812.890.8255

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 17 individual tracts, any combination of tracts & as a total 1,090± 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.  
**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.  
**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 enter into 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 an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide Warranty or Corporate Warranty Deed(s).  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at closing on all Tracts, except for Tract 13 (Grain System) where possession will be granted no later than January 1 2025.  
**REAL ESTATE TAXES:** Seller shall pay the 2024 taxes due in 2025. Buyer shall be responsible for all future real estate taxes.  
**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.  
**MINERAL RIGHTS:** All Mineral Rights owned by the seller shall be conveyed to the buyer.  
**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current County GIS tax records & or 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**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 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 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 & 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.