

Southeast Indiana - Near Aurora - Dearborn County

LAND AUCTION

Cropland - Woodland - Farmhouse, Barns, Bin & Cabin
Great Hunting & Recreation Opportunity

- 180.7± USDA Cropland
- 2025-2026 Hunting Rights at Closing
- 2026 Crop Rights Conveyed
- Nice Remodeled 2169 Sq. Ft. 2-Story Home
- Laughery Creek Frontage w/ Access to Ohio River
- Combination of Investment & Recreation Farm
- Tax Exchange Potential • Municipal Water
- Good Access to Hwy 56 & Hwy 50
- New Sukup 24,000 bu Bin & Remodeled Barn
- Great 960 Sq. Ft. Vacation Cabin w/ 2-Car Garage

Tracts 1-3



Wednesday,
September 24 • 6pm

238±
acres

Offered in 7 Tracts or Combinations

Southeast Indiana - Near Aurora - Dearborn County

LAND AUCTION

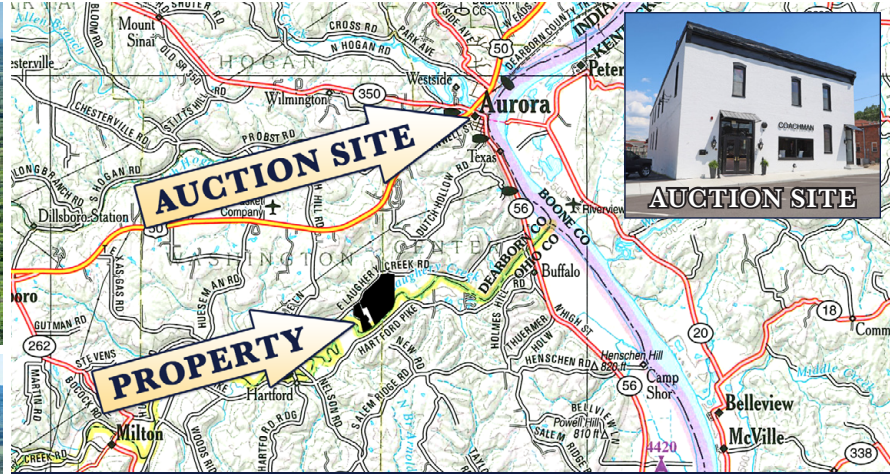
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TRACT 1



TRACTS 2-7



AUCTION SITE

AUCTION SITE: The Coachman Hall, 215 Bridgeway St, Aurora, IN 47001. Downtown Aurora. 3 blocks off Hwy 56.

PROPERTY LOCATION: 6283 E Laughery Creek Rd, Aurora, IN 47001. 3 miles southwest from Aurora. From Aurora, travel south on Hwy 56 to Laughery Creek Rd. Continue for about 3.5 miles to property on the south side.



TRACT 2



TRACT 3



TRACT 3



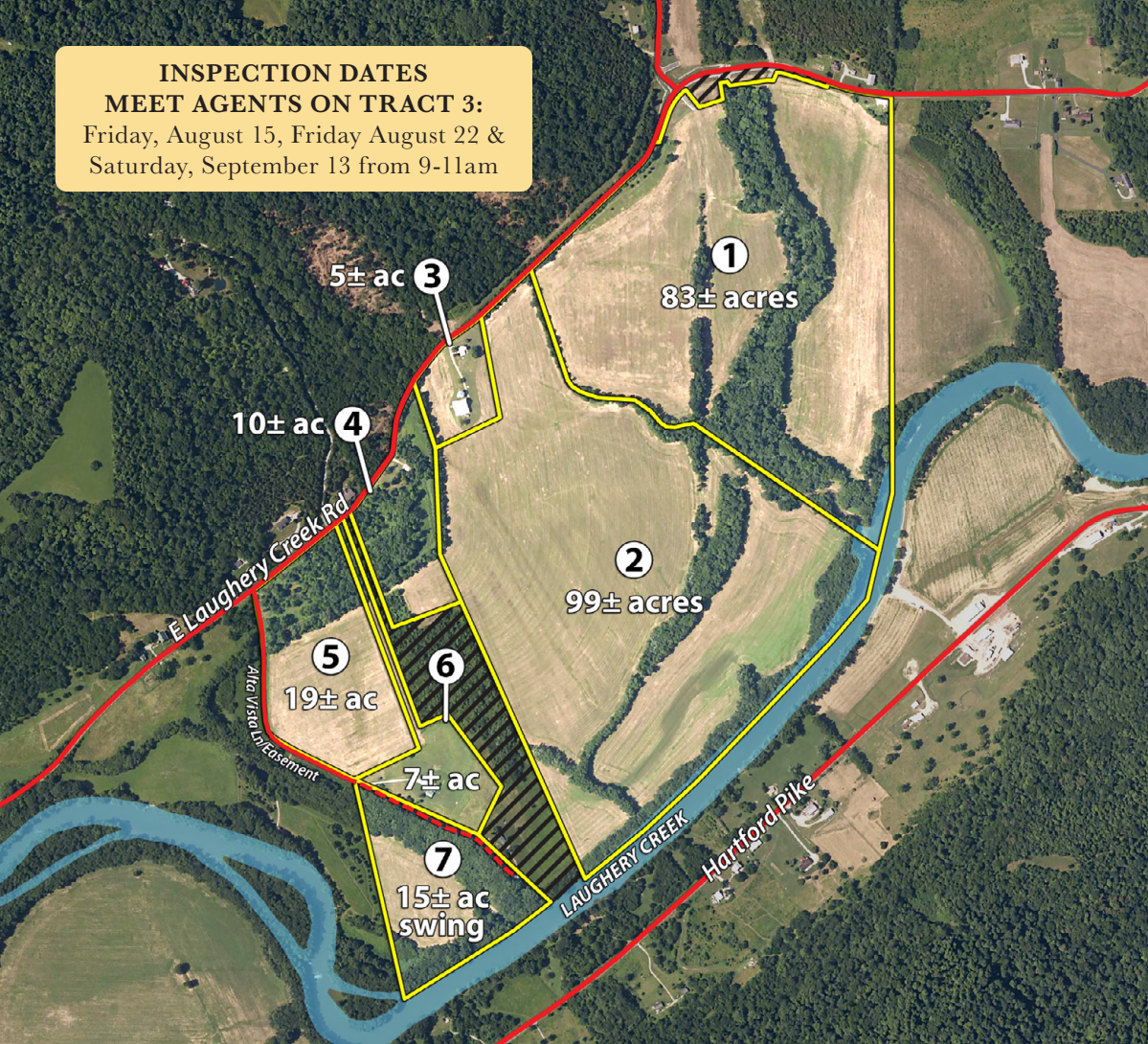
TRACT 6



TRACT 6

Wednesday, September 24 • 6pm

INSPECTION DATES
MEET AGENTS ON TRACT 3:
 Friday, August 15, Friday August 22 &
 Saturday, September 13 from 9-11am



TRACT DESCRIPTIONS (ALL ACREAGES ARE APPROXIMATE)
SEC. 13 TWP. 4N R 2W & SEC. 18 TWP. 4N R 1W

TRACT 1: 83± ACRES w/ 60± acres cropland. Excellent paved field entrance at intersection of E Laughery Creek Rd & Gregory Rd. Nice cropland & hunting tract w/ frontage on Laughery Creek for boating to Ohio River.

TRACT 2: 99± ACRES w/ 88± acres cropland & 12± acres woodland. Great frontage on Laughery Creek to boat to Ohio River.

TRACT 3: 5± ACRES w/ remodeled two story farmhouse. New roof, kitchen, floors, windows, LP furnace & central air. Finished 2,169 sq. ft. living area. Municipal water. New Sukup bin est. 24,000 bu w/ fan/heat Stirrator. Remodeled 40'x60' barn & good steel 20'x60' lean to. Buy this tract w/ Tracts 1 & 2 for nice 187± acre farm.

TRACT 4: 10± ACRES w/ good 26'x42' metal garage/ barn built 1995. Great wooded tract w/ view & frontage on E Laughery Creek Rd. Existing survey. Municipal water.

TRACT 5: 19± ACRES w/ 14.5± acres cropland & 4.5± woodland acres. Turkey & deer here & nice size tract. Good frontage & access on E Laughery Creek Rd & Alta Vista Ln. Look at combining w/ Tract 6.

TRACT 6: 7± ACRES w/ attractive 960 sq. ft. recreation home or rental. Built 1992. Two car 25'x25' garage. Great view. Three bedroom. Metal roof. 9328 Alta Vista Ln. Municipal water. Combine w/ Tract 5 or 7!

TRACT 7 (SWING TRACT): 15± ACRES w/ 6± acres cropland & rest in woods. Frontage on Alta Vista Ln & Laughery Creek. This is a great recreation tract for hunting, boating, garden & camping w/ income. Tract can only be bid on by an adjoining property owner or in combination w/ Tracts 5 or 6.

OWNER:

David C. Flaig & Patricia M. Flaig

AUCTION MANAGERS:

Steve Slonaker • 765.969.1697 (cell)

Andy Walther • 765.969.0401 (cell)

238±
acres

Offered in 7 Tracts or Combinations

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 238± 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.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with 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 Warranty Deed.

CLOSING: The targeted closing date will be on or before November 15, 2025. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2026 crop rights, timber rights & hunting rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 to be credited to Buyer(s) at closing. 2025 taxes estimated at \$14,378.32/yr.

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 #276, #2946 & #3760. Total cropland 180.72 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.

STOCK PHOTOGRAPHY: Stock photos may have been used in this brochure. Photos are for illustrative purposes only.

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.**

CORPORATE HEADQUARTERS:

950 N Liberty Dr, PO Box 508

Columbia City, Indiana 46725

#AC63001504, #CO81291723

238[±]
acres

Offered in 7 Tracts or Combinations

SEPTEMBER	SU	M	TU	W	TH	F	SA
		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				



AUCTION MANAGERS:

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#RB14008107, #AU19300120

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Tract 3

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