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Schrader Real Estate and Auction Company, Inc.,
AC63001504

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SEPTEMBER 2025						
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				

800-451-2709
SchraderAuction.com

**CROPLAND
FARMHOUSE/BARN**
**107.5±
ACRES**
Offered in 3 Tracts
or any Combinations of Tracts



LAND AUCTION

EAST CENTRAL INDIANA - FAYETTE COUNTY

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LAND AUCTION

**CROPLAND
FARMHOUSE/BARN**

**107.5±
ACRES**

Offered in 3 Tracts
or any Combinations of Tracts

- 1 Mile Northeast of Bentonville
- 8 Miles North of Connersville
- 4 Miles Southwest of Milton
- 7 Miles South of Cambridge City
- 101 Crop Acres (USDA)
- Top AG Community/Posey Twp.
- Good Soils • Improved Drainage
- Rural Home and Barns for 4-H Livestock

TUESDAY, SEPTEMBER 30TH @ 6:00 PM

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LIVE ONLINE BIDDING AVAILABLE

EAST CENTRAL INDIANA - FAYETTE COUNTY

LAND AUCTION

Tracts 1-3



Tract 2

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TUESDAY, SEPTEMBER 30TH @ 6:00 PM

Auction held at Golay Community Center, 1007 E. Main, Cambridge City, IN 47327

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LAND AUCTION

TUESDAY, SEPTEMBER 30TH @ 6:00 PM

EAST CENTRAL INDIANA - FAYETTE COUNTY

AUCTION SITE: Golay Community Center, 1007 E. Main,
Cambridge City, IN 47327. Corner of Hwy. 1 and Hwy. 40.

PROPERTY LOCATION: 7856 N County Rd 450 W,
Milton, IN 47357. From Bentonville: 1 mile North to Co. Rd.
800 N then one mile east at corner of Co. Rd. 800 N and Co. Rd. 450 W.

FEATURES:

- 1 Mile Northeast of Bentonville
- 4 Miles Southwest of Milton
- 101 Crop Acres (USDA)
- Good Soils
- Rural Home and Barns for 4-H Livestock
- 8 Miles North of Connersville
- 7 Miles South of Cambridge City
- Top AG Community/Posey Twp.
- Improved Drainage

TRACT DESCRIPTIONS: All acreages are approximate. (Sec. 17 Twp. 15N R 12E)

TRACT 1: 55.5± ACRES all cropland. Top soils. Good drainage with open ditch on east side. Good frontage on Co. Rd. 450 W.

TRACT 2: 5± ACRES with 1,368 sq. ft. two story farmhouse, 2 car detached garage and 2 barns. Great mini farm for your place in the country. Nice view.

TRACT 3: 47± ACRES all cropland at the corner of Co. Rd. 450 W and Co. RD. 800 N. Good ease of crop operation and good frontage.

CONTACT AUCTION MANAGER
FOR DETAILED INFORMATION
BOOK WITH ADDITIONAL
DUE-DILIGENCE MATERIALS
ON THE PROPERTY.



Code	Soils	% of Field	Corn	Soybeans	Wheat
MmB2	Miami silt loam, 2-6% slopes	44.4	142	49	63
By	Brookston silty clay loam, 0-2% slopes	20.3	173	51	70
CrB1	Crosby silt loam, 2-4% slopes	13.5	134	44	60
MsC3	Miami soils, 6-12% slopes	9.5	121	43	54
CrA	Crosby silt loam, New Castle Till Plain, 0-2% slopes	6.9	142	52	55
MmC2	Miami silt loam, 6-12% slopes	2.9	133	47	58
MsB3	Miami soils, 2-6% slopes	1.4	131	45	59
Br	Brookston silt loam, 0-2% slopes	1.1	174	61	70
Weighted Average			145.2	48.4	62.5

OWNER: ½ Gilda D. Hubbell Estate, Jennifer Moore, PR
and ½ Arthur David & Susan Hubbell

For Information call Sales Manager(s):

Steve Slonaker: 765-969-1697 (cell)

Andy Walther: 765-969-0401 (cell)

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Tract 3

Tract 2

Tract 2

Tract 1

Tract 3

Tract 1

Tract 3

INSPECTION DATES:
FRIDAY, SEPTEMBER 5TH @ 9:00-11:00 AM
FRIDAY, SEPTEMBER 19TH @ 9:00-11:00 AM
MEET AGENTS AT TRACT 2

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 107.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and 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, 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 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 November 15, 2025. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2025 crop rights and timber rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 or be credited to Buyer(s) at closing. 2025 Taxes were estimated at \$5,586.39/yr.

PROPERTY INSPECTION: Each potential Bidder is responsible 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 boundaries are approximate and 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) and 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 and surveyed acreages.

FSA INFORMATION: See Agent. Farm #3020, Tract 2693

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and 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. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and 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 are 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. 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.

