

**CORPORATE HEADQUARTERS:** 950 N. Liberty Dr., Columbia City, IN 46725

**Centerville, IN Office:** 300 N. Morton Ave. Centerville, IN 47330

**AUCTION MANAGER:** STEVE SLONAKER, 765-969-1697 ANDY WALTHER, 765-969-0401









SEPTEMBER 202 28 29 30

Offered in 3 Tracts or any Combinations of Tracts

800-451-2709 SchraderAuction.com

EAST CENTRAL INDIANA - FAYETTE COUNTY

**CROPLAND** FARMHOUSE/BARNS

Offered in 3 Tracts or any Combinations of Tracts

- 1 Mile Northeast of Bentonville
- Good Soils Improved Drainage

LAND AUCTION

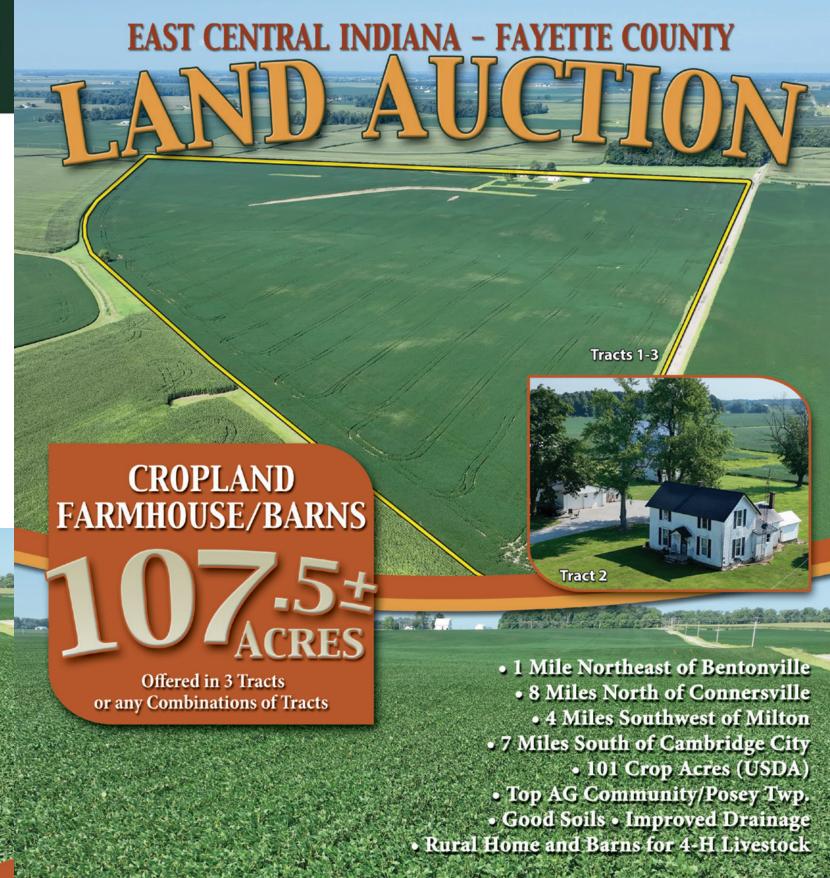
EAST CENTRAL INDIANA - FAYETTE COUNTY

• 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.

Rural Home and Barns for 4-H Livestock

TUESDAY, SEPTEMBER 30TH @





### TUESDAY, SEPTEMBER 30<sup>TH</sup> @ 6:00 PM

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





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# CROPLAND FARMHOUSE/BARNS

Offered in 3 Tracts or any Combinations of Tracts





## I AND AUCTION

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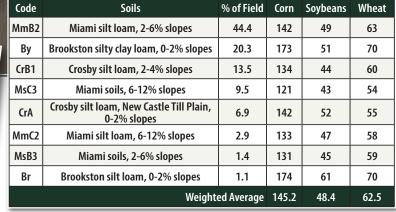
EAST CENTRAL INDIANA - FAYETTE COUNTY

**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.

> FOR DETAILED INFORMATION **BOOK WITH ADDITIONAL DUE-DILIGENCE MATERIALS** ON THE PROPERTY.



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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by all parties relying on it. No liability for its accuracy, errors or duct of the auction and increments of bidding are at the direction representatives are exclusive agents of the seller. and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any

TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY



**AUCTION TERMS & PROCEDURES** RES: The property will be offered in 3 individual tracts, subject to the Seller's acceptance or rejection. tion of tracts, or as a total 107.5± acre unit. There will EVIDENCE OF TITLE: Sellers shall provide an owner's title insuring on all tracts and combinations during the auction ance policy in the amount of the purchase price.

DOWN PAYMENT: Real Estate 10% down payment on the day of The balance of the real estate purchase price is due at closing. or corporate check. YOUR BIDDING IS NOT CONDITIONAL REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 or UPON FINANCING, so be sure you have arranged financing, if be credited to Buyer(s) at closing

diately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

tions, investigations, inquiries and due diligence concerning the subject to the Seller's acceptance or rejection.

FSA INFORMATION: See Agent. Farm #3020, Tract 2693 property. Inspection dates have been scheduled and will be staffed EASEMENTS: Sale of the property is subject to any and all ease

CLOSING: The targeted closing date will be November 15, 2025.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be rePROPERTY INSPECTION: Each potential Bidder is responsible

with auction personnel. Further, Seller disclaims any and all rements of record sponsibility for Bidder's safety during any physical inspection of the MINERAL RIGHTS: The sale shall include 100% of the mineral property. No party shall be deemed an invitee of the property by rights owned by the Seller. virtue of the offering of the property for sale.

INFORMATION BOOKLET

SURVEY: A new survey will be made where there is no existing tion contained in this brochure and all related materials are subject pense 50:50. Combination purchases will receive a perimeter sur- warranty or representation, either expressed or implied, concerning ACCEPTANCE OF BID PRICES: Successful bidder(s) will be re-quired to enter into a purchase agreement at the auction site imme-for conducting, at their own risk, their own independent inspec-between advertised and surveyed acreages.

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tion contained in this brochure is subject to verification



**INSPECTION DATES:** FRIDAY, SEPTEMBER 5TH @ 9:00-11:00 AM

FRIDAY, SEPTEMBER 19TH @ 9:00-11:00 AM

**MEET AGENTS AT TRACT 2** 



