

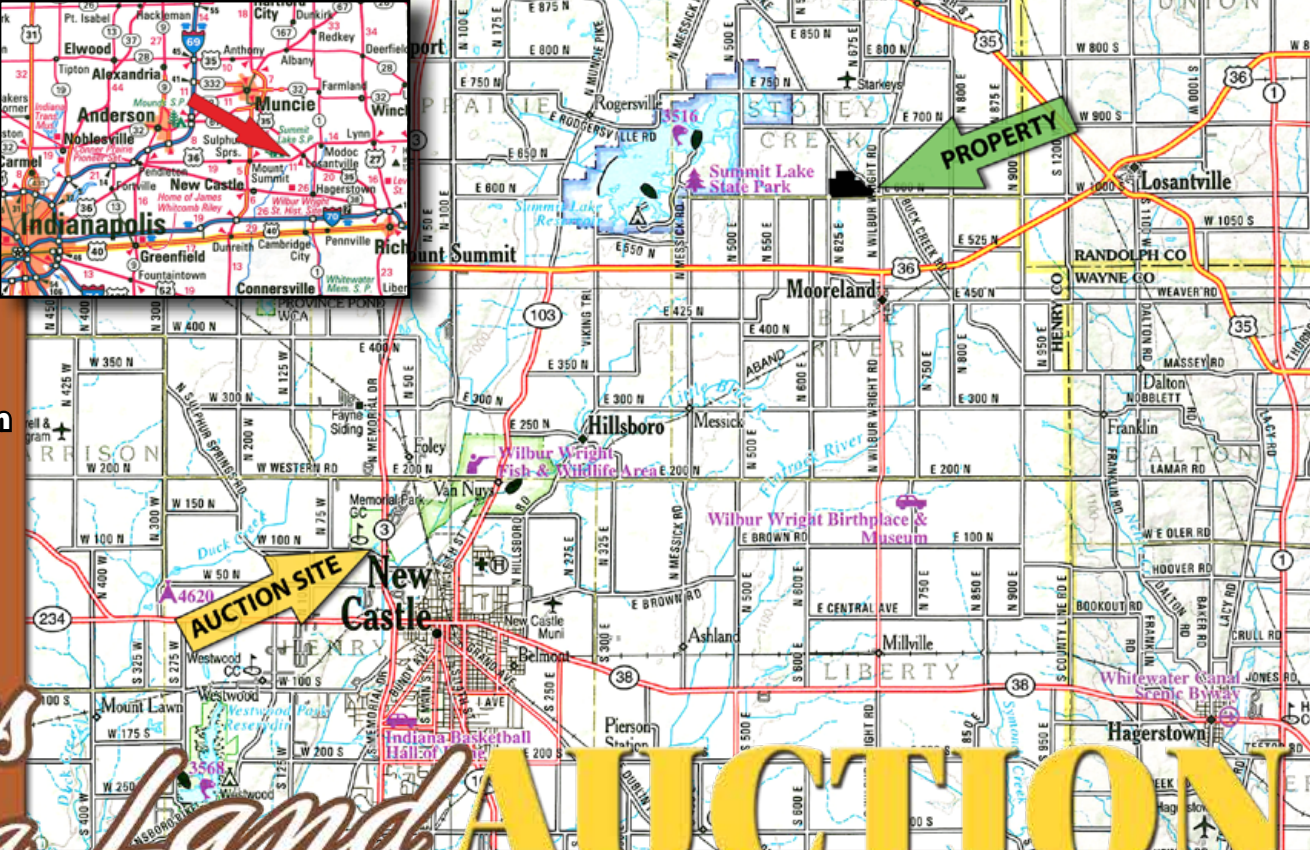
PROPERTY LOCATION: 6352 E. County Rd. 600 North, MOORELAND, IN 47360

- 13 miles Northwest of Hagerstown, IN
- 15 miles Southeast of Muncie, IN
- 4 miles West of Losantville, IN
- 11 miles Northeast of New Castle, IN

AUCTION LOCATION: W.G. Smith Auditorium, Henry Co. Memorial Park. 2221 N. Memorial Drive, New Castle, IN 47386 (Henry County Fairgrounds)

SCHRADER
Real Estate and Auction Company, Inc. 800-451-2709
SchraderAuction.com

115[±]
Offered in 4 Tracts
acres
Eastern Indiana Land



AUCTION

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Offered in 4 Tracts
acres
Eastern Indiana Land

AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

CENTERVILLE, IN OFFICE:
300 N. Morton Ave., Centerville, IN 47330

AUCTION MANAGER:
Andy Walther • 765-969-0401
Andrew M. Walther, AU19400167
Schrader Real Estate and Auction Company, Inc., AC63001504



800-451-2709
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MOORELAND, IN • HENRY CO.

OCTOBER 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	31	



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HENRY CO.

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Offered in 4 Tracts
acres

- Mixed Use Farm with Pasture, Cropland, and Woods
- 109± FSA Cropland Acres
- Abundant Wildlife – Established Hay Fields
- 2- Story Country Home and Farmstead
- 2026 Crop / Pasture Rights to Buyer
- Great Access with Frontage on (3) Roads
- Extensive Buildings, Grain Bins and Improved fencing
- COME BID YOUR PRICE ON THIS UNIQUE PROPERTY

TRACT 2

Eastern Indiana Land AUCTION

800-451-2709 | SchraderAuction.com Thursday, October 23rd • 6:00 pm



TRACTS 1-4

MOORELAND, IN
HENRY CO.

115±
acres
Offered in 4 Tracts

Eastern
Indiana
Land
AUCTION

Thursday, October 23rd • 6 pm

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MOORELAND, IN 47360

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Memorial Park. 2221 N. Memorial Drive, New Castle, IN 47386
(Henry County Fairgrounds)

TRACT DESCRIPTIONS:

HENRY County, STONEY CREEK Township, SECTION 10

TRACT 1: 22± ACRES with a 2-story farmhouse, barns, grain bins and fenced pasture. Come examine the country setting and extensive improvements this tract has to offer. Properties like this are hard to find! Frontage on East CR 600 North.

Improvements include:

- 2,220 SF Home w/ 4BR/2BA, Living Room, Family Room, Kitchen, Utility Room. New roof in JULY of 2024.
- Pole Barn (45' x 80' x 14'), concrete floor, Overhead side door, sliding end doors
- MORTON Open Sided Livestock Barn (50' x 60' x 14') built in 2004
- Pole Barn (105' x 40' x 14'). 3-sided open to the east with a large concrete feeding floor adjacent to the barn.
- (2) 10,000 bushel grain bins with drying floors
- 30' x 20' x 10' Shop with Overhead Door. Concrete floor. Small office inside.
- Additional buildings and extensive concrete feeding floor footage

TRACT 2: 21± ACRES with 18± FSA cropland Acres. Ample frontage along N CR 625 E. Add this to your operation or consider combining with Tract 1 or Tract 4. Potential Estate sized building Tract.

TRACT 3: 44± ACRES nearly all tillable. Currently in hay production. Cross fences with frontage on Buck Creek Rd. and E CR 600 North. This is beautiful gently rolling field with a mix of Losantville and Miami soils.

TRACT 4: 28± ACRES with 26± FSA tillable acres. Mostly fenced. Frontage along Buck Creek Road. Whether you are looking for tillable land, recreational opportunities, livestock production, or potential home site, this Tract warrants your attention.

OWNER: Jones Locust Grove Farm, LLC
AUCTION MANAGER: Andy Walther, 765-969-0401
andy@schraderauction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 115± 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: 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title com-

mitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing subject to current crop and land lease through December 31st, 2025.

REAL ESTATE TAXES: Seller shall pay all 2025 real estate taxes due and payable in 2026 by giving the Buyer(s) a credit at closing. Buyer(s) shall assume any taxes thereafter. Buyer(s) shall assume any ditch and drainage assessments due after closing.

Current annual taxes: \$2,855.52. Current annual ditch assessment: \$709.00.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

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 or where Seller

otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

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.

EASEMENTS: Subject to any and all existing easements.

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. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.



TRACT 1

Contact Auction Company for
Detailed Information Book
with Additional Due-Diligence
Materials on the Property.



TRACT 1



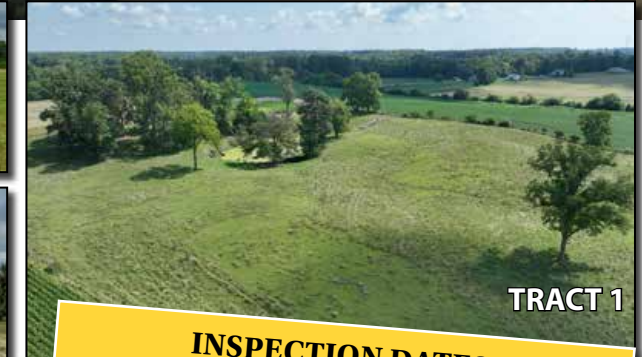
TRACT 3



TRACT 1



TRACT 1



TRACT 1

INSPECTION DATES:
Thursday, October 2nd • 9 AM - 11 AM
Wednesday, October 8th • 5 PM - 7 PM
Thursday, October 16th • 9 AM - 11 AM



TRACT 2

800-451-2709
SchraderAuction.com



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.

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