

EAST CENTRAL INDIANA Randolph Co., Union Twp.

1 mile north and west of Modoc
10 miles South of Farmland
12 miles north of Hagerstown
13 miles west of Lynn

84.9± acres

Offered in 3 Tracts



All Tillable, Open Cropland
Great Mix of Patton, Fincastle-Crosby and Losantville Soils
Good Location Just 1 Mile N and 1 Mile W of Modoc
Excellent Access with Frontage on Three Roads
2026 Crop Rights to the Buyer

Important LAND AUCTION

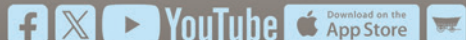
Wednesday, November 12 at 6pm

held at Losantville Community Center
Losantville, IN • Online Bidding Available



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

Follow Us and Get Our Schrader iOS App:



Auction Manager | Mark Smithson
765.744.1846

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 Company.

800.451.2709
SchraderAuction.com

Important LAND AUCTION

Wednesday, November 12 at 6pm

84.9± acres

Offered in 3 Tracts

EAST CENTRAL INDIANA
Randolph Co., Union Twp.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 84.9± 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 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 Sellers' acceptance or rejection.

FARM PROGRAM INFO: Farm 9074, Tracts 8117, 10581 and 10583. Contact agent for more info.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed and Trustee's Deed.

CLOSING: The targeted closing date will be approximately 30 days

after the auction.

POSSESSION: Possession is at closing subject to 2025 tenant crop rights. 2026 crop rights transfer to the new owner.

REAL ESTATE TAXES: Seller to pay taxes for the 2025 calendar year due and payable in 2026. 2024/2025 taxes were \$3,628.36. Real Estate taxes thereafter will be the responsibility of the Buyer(s). *This total includes acreage not offered in the auction.* Taxes estimated at approximately \$31/tillable acre.

PROPERTY INSPECTION: 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 tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current 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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter

survey only.

AGENCY: Schrader Real Estate & 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.

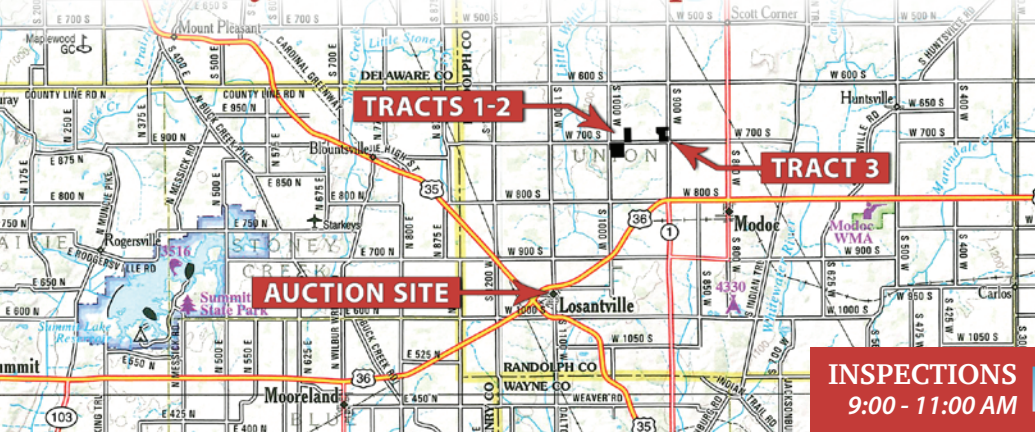
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Important LAND AUCTION

Wednesday, November 12 at 6pm Online Bidding Available

EAST CENTRAL INDIANA

Randolph Co.
Union Twp.



84.9± acres

Offered in 3 Tracts

INSPECTIONS
9:00 - 11:00 AM

Thursday, October 30 & Saturday, November 1
Meet a Schrader Representative at Tract 3.

PROPERTY LOCATION: From the intersection of SR 1 and US 36 at Modoc, IN: Travel north on SR 1 for 1 mile to CR 700 South, then west 1 mile to Tract 3. Tracts 1 & 2 are approximately ½ mile further west along CR 700 South.

AUCTION LOCATION: Losantville Community Center, Losantville, IN. 57 East Railroad St., Losantville. Next to the Fire Station along Main St. about 3 blocks S of US 36.

Sections 26 & 35, Township 18 North, Range 12 East, Union W Township, Randolph County

TRACT 1: 37.3± acres - Attractive all-tillable tract with outstanding production potential. A strong combination of soil types, primarily Patton and Fincastle-Crosby soils, results in a **Weighted Average Production Index of 156**. Located at the corner of CR 700S and CR 1000W with frontage on both roads. This tract would make an exceptional addition for today's farm operations – don't miss this opportunity!

TRACT 2: 20.3± acres - A great all-tillable parcel with good production potential. This tract features a strong mix of **Patton, Fincastle-Crosby** and **Celina** soils with full frontage along CR 700S.

TRACT 3: 27.3± acres - Attractive all-tillable parcel with solid production potential and a good mix of **Patton, Fincastle-Crosby** and **Losantville** soils. Be sure to investigate the outstanding homesite potential this versatile tract offers. Convenient access along both CR 700S and CR 900W.

SELLER: Jennifer Davis and Nellie Schlachter Revocable Living Trust



Auction Manager:
Mark Smithson
765.744.1846

800.451.2709
SchraderAuction.com



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

MULTI-TRACT AUCTIONS