

211.84±
acres
Offered in 8 Tracts

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
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765-969-0401

Andrew M. Walther, RB14024625, AU19400167
Schrader Real Estate and Auction Company, Inc., AC63001504



800-451-2709
SchraderAuction.com

NOVEMBER 2025						
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4 miles southwest of Cambridge City, IN • 13 miles northwest of Connersville, IN

Important Eastern Indiana
LAND AUCTION



Milton, IN (FAYETTE COUNTY)

4 miles southwest of Cambridge City, IN • 13 miles northwest of Connersville, IN

Milton, IN (FAYETTE COUNTY)

211.84±
acres
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TRACTS 1-5

TRACT 1

TRACTS 1-7

TRACT 8

- 2026 Crop Rights to Buyer
- Premier Whitetail Deer Hunting Tract
- Frontage on (2) roads
- Quality mix of Miami, Ockley & Genessee Soils
- Potential Country Building Sites
- Tracts from 4± Acres to 59± Acres

• **ATTENTION:**

Crop Farmers – HUNTERS – Rural Home Buyers
This farm has been owned by the same family for nearly 175 years.
Opportunities like this are rare in the marketplace.

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WEDNESDAY, NOVEMBER 19TH @ 6:00 PM

TRACT 2

Important Eastern Indiana
LAND AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

Held at Golay Community Center, 1007 E Main St, Cambridge City, IN 47327

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ONLINE BIDDING AVAILABLE

Important Eastern Indiana
LAND AUCTION

WEDNESDAY, NOVEMBER 19TH @ 6:00 PM

Held at Golay Community Center, 1007 E Main St, Cambridge City, IN 47327

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Milton, IN (FAYETTE COUNTY)

Important Eastern Indiana LAND AUCTION

WEDNESDAY, NOVEMBER 19TH @ 6:00 PM

TRACT 5
211.84± acres
Offered in 8 Tracts

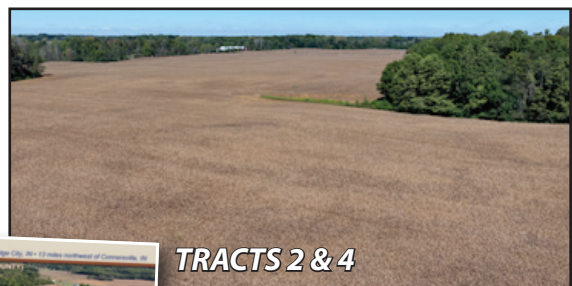
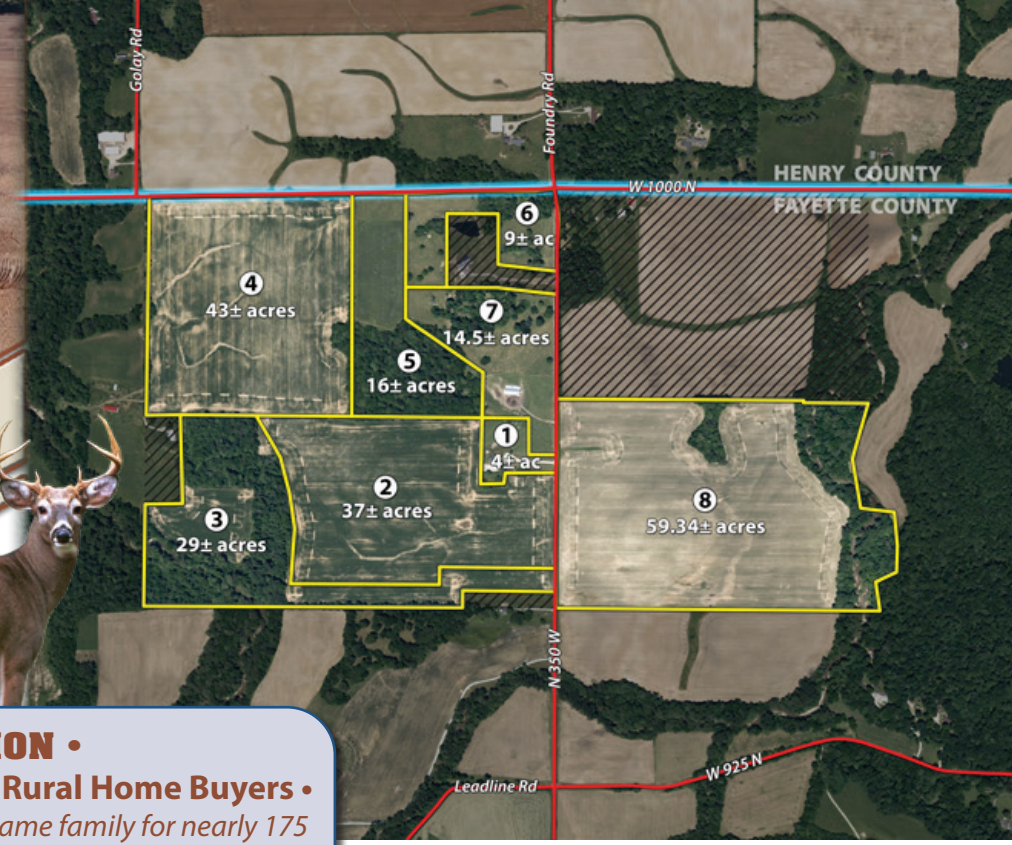
4 miles southwest of Cambridge City, IN • 13 miles northwest of Connersville, IN

AUCTION SITE: Golay Community Center, 1007 E Main St, Cambridge City, IN 47327.
Located at the intersection of US 40 and State Hwy. 1 on the northwest corner.
PROPERTY LOCATION: 9669 N. CR 350 W., MILTON, IN 47357. From Cambridge City: Travel west on US 40 1.5 miles to Dublin, turn south on Foundry Road and continue 2 miles to the farm. The farm has frontage on N. CR 350 West (Foundry Rd.) and W CR 1000 N (Wagner Rd.).

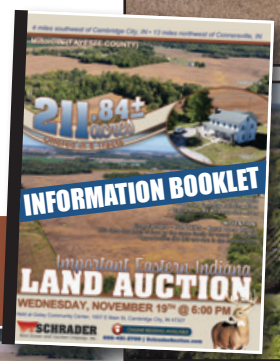
TRACT DESCRIPTIONS: All acreages are approximate. (Secs. 4 & 5, Posey Twp)
TRACT 1: 4± ACRES with a 2-Story Country Farmhouse. 5 Bedrooms and 2 ½ Bathrooms. The house sets on the hill overlooking the valley. Great setting. Nearly 3,700 sf of living space. 10 yr. old Fuel oil furnace and a good 80 gpm well. The tract includes a garage / workshop with concrete floor and a small historic building thought to be the only "ice house" remaining in Fayette County. Come examine the possibilities this property has to offer!
TRACT 2: 37± ACRES nearly all cropland. Frontage on N. 350 W. Features a productive mix of Miami and Ockley soils.
TRACT 3: 29± ACRES of premier hunting land. This features a perfect mix of mature woods surrounding an open 6± acre meadow currently in crop production. The Tract will have 150' of owned frontage off of N. 350 W. Trophy white-tail enthusiasts, Pay attention here!
TRACT 4: 43± ACRES with 42± FSA cropland acres. The tract is predominantly Miami soils with an impressive corn index rating of 133.3. Consider this as a stand-alone purchase or in combination with other tracts.

TRACT 5: 16± ACRES of premier hunting land or impressive rural building site. This farm consistently produces some of the biggest whitetail bucks in the area. Frontage on W. 1000 N. It is hard to duplicate this combination of open meadow land and established woodland.
TRACT 6: 9± ACRES featuring a mix of openland and mature trees. Investigate the possibility of making this your country homesite. Frontage on (2) roads.
TRACT 7: 14.5± ACRES of rolling pasture and trees with a picturesque 2-story livestock barn. This tract offers an unmatched setting which could be the backdrop for a rural home or consider a purchase in combination with adjoining auction tracts. Established lane and frontage on N. 350 W.
TRACT 8: 59.34± ACRES with 53± FSA cropland acres. The tract has a productive mix of Ockley and Genessee soils with a corn index rating of 133.4. This is a great investment tract with income producing tillable land along with a mix of wooded land and a creek along the east end of the property.

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Contact Auction Manager for Detailed Information Book with Additional Due-Diligence Materials on the Property!



INSPECTION DATES:
Friday, October 24th • 11AM - 12 Noon
Friday, November 7th • 11AM - 12 Noon
Thursday, November 13th • 11AM - 12 Noon
Meet Agent at Tract 1

OWNER: Jones Family Trust (Undivided ½ Interest in Tracts 2-8) • **Schenkel Irrevocable Trust** (100% Interest in Tract 1 and an Undivided ½ Interest in Tracts 2-8)
SALES MANAGER: Andy Walther,
765-969-0401 (cell) • andy@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.

AUCTION TERMS & PROCEDURES
PROCEDURES: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 211.84± 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, cashiers 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 a Trustee's Deed.
CLOSING: The targeted closing date will be on or before December 23rd, 2025. The balance of the real estate purchase price is due at closing.
POSSESSION: At closing.
REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 by giving the buyer(s) a credit at closing.
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.
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 "AS IS, WHERE IS" basis, and 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, 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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.
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