

LAND AUCTION

EAST CENTRAL INDIANA
HANCOCK COUNTY

233.9±
acres
OFFERED IN 9 TRACTS

- Great Location Just South of Greenfield
- Frontage on IN Hwy 9, CR 300S and CR 100E
- 2026 Crop Rights to be Conveyed
- 3 Farm Homes, Complete Grain Systems, (3) Hog Confinement Locations
- 159.4± Acres Total Cropland
- Good Soils
- Fenced Pasture

TRACT 1
Online Only
Farm Machinery Auction
Wednesday, December 3
See Schrader website for more information.

Cropland, Hog Facilities, Farm Houses/Barns/Grain Facility



Wednesday, December 3 at 6:00pm

held at Nine Star Connect, Greenfield, IN • Online Bidding Available

800.451.2709
SchraderAuction.com



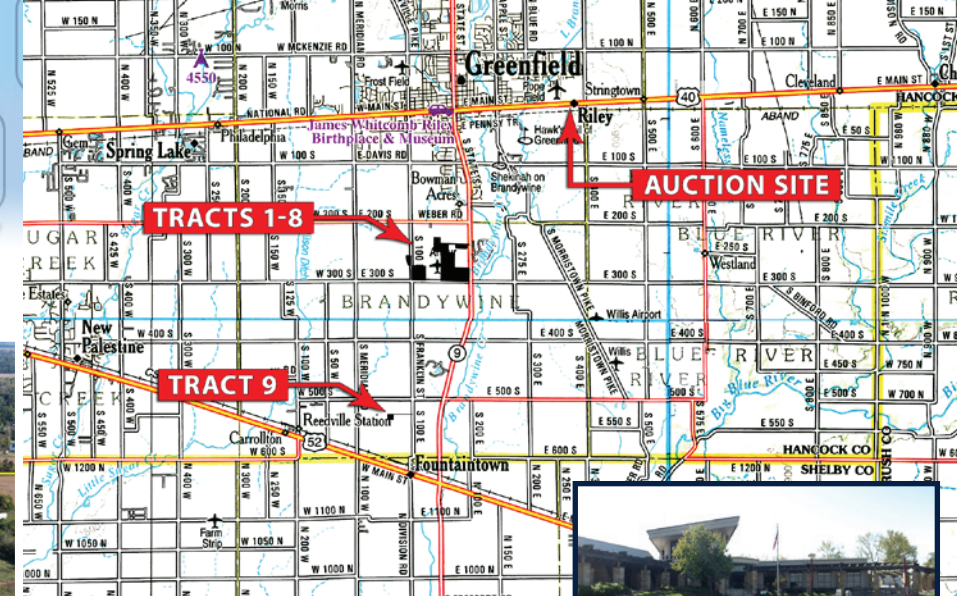
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AUCTION SITE: Nine Star Connect,
2243 East Main Street, Greenfield.
2 miles east of Greenfield on south side of US 40.

PROPERTY LOCATION: 3 Miles south of Greenfield on IN 9 (Tract 1)
then west on CR 300S on north side. 1162 E CR 300S and 2636 S 100E.
Tract 9: 5254 S 100E.

TRACTS 1-4



All acreages are approximate. (Sec. 17, 18 & 31 Twp. 15N R 7E)

TRACT 1: 33.4± acres all cropland. Great frontage on IN Hwy 9 and W CR 300S. Good Brookston and Miami soils. Soil Index of 143.5 bu.

TRACT 2: 39.3± acres all in pasture with stream. Most fenced. 1 1/2 story farmhouse. 2,028 sq. ft. living area. 30' x 60' pole barn. Numerous small barns and a pond.

TRACT 3: 16± acres all cropland. Good frontage on CR 300S. Combine with Tract 2 for 55.3± acre mini farm. Soil Index 140.3 bu. Crosby Soils.

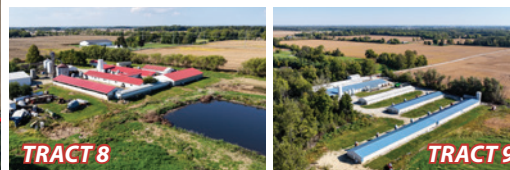
TRACT 4: 34± acres all cropland (**Swing Tract**). This tract to be purchased by adjoining owner or in combination of Tract(s) 1, 2 and/or 5. Crosby and Miami soils. Soil Index 145.1/bu.

TRACT 5: 49.8± acres all cropland. Crosby, Miami and Brookston soils. Soil Index 144.9 bu. Frontage on IN Hwy 9.

TRACT 6: 10± acres with 1,350 sq. ft. 3 bedrooms and full basement. Bedford stone ranch house built in 1955. 9 grain bins, 2 legs, 32' x 140' hog barn, numerous barns.

TRACT 7: 28± acres all cropland. Great frontage on CR 100E and CR 300S. Good Crosby soils. Soil Index 153.2 bu.

TRACT 8: 13.6± acres with 1,508 sq. ft. Bedford stone ranch house, built in 1976. Four bedrooms, full basement, fireplace, 3 bath. 5 confinement barns. 7,000 bu. bin, lagoon.



TRACT 8



TRACT 9



TRACTS 2-5



TRACT 5



TRACTS 6-8

TRACT 9: 9.8± acres. Hog facility. 34' x 400' (built in 1997), (2) 33' x 194' (built in 1995), 40' x 261' (built in 1994) finishing barns, (1) 58' x 195' (built in 1994) gestation room/nursery. 24' x 40' barn.

Owner: Lloyd Thomas Arthur, Arthurs' Inc., Arthur Gilt Farms LLC, Arthur Crop LLC and Parker & Thomas LLC



TRACT 2



TRACT 6



TRACT 2



TRACT 6



TRACT 6



TRACT 9

Auction Terms & Conditions:

PROCEDURES: The property will be offered in 9 individual tracts, any combination of tracts, or as a total 233.9± acre unit except that Tract 4 must be purchased by adjoining owner or in combination with Tract(s) 1, 2 and/or 5. 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. Court authorized sale.

EVIDENCE OF TITLE: Sellers shall furnish 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 30-60 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2026 crop rights to be conveyed.

REAL ESTATE TAXES: Seller will pay 2025 taxes payable 2026 to be paid to the treasurer or credited to Buyer(s) at closing. Taxes estimated at \$26,880.14/yr.

ACREAGE: Boundaries are approximate and have been estimated based on the county's GIS maps and a 2020 survey.

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 except as otherwise provided in the purchase documents.

FSA INFORMATION: Contact Schrader Agent.

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

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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

Auction Managers:

Steve Slonaker • 765-969-1697 (cell)

Andy Walther • 765-969-0401 (cell)

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TRACT 3

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#RB14024625, #AU19400167



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.

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TRACT 7

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