

# FARM *Real Estate* AUCTION

# 107<sup>±</sup> acres

Wednesday, April 16 • 6pm

held at the Delaware County Fairgrounds  
Heartland Hall Building, Muncie IN  
Online Bidding Available

East Central Indiana • Delaware County • Mt. Pleasant Township

OFFERED IN  
4 TRACTS



## 2025 CROP RIGHTS

- Mostly Tillable Cropland with Wooded Acreage
- Great Mix of Treaty, Pewamo and Crosby Soils
  - County Legal Drain in Place
- Excellent Location – 1 Mile from Hwy 332 in Mt. Pleasant Twp.
- Potential Country Building Sites in Yorktown School System



- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

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# FARM Real Estate AUCTION

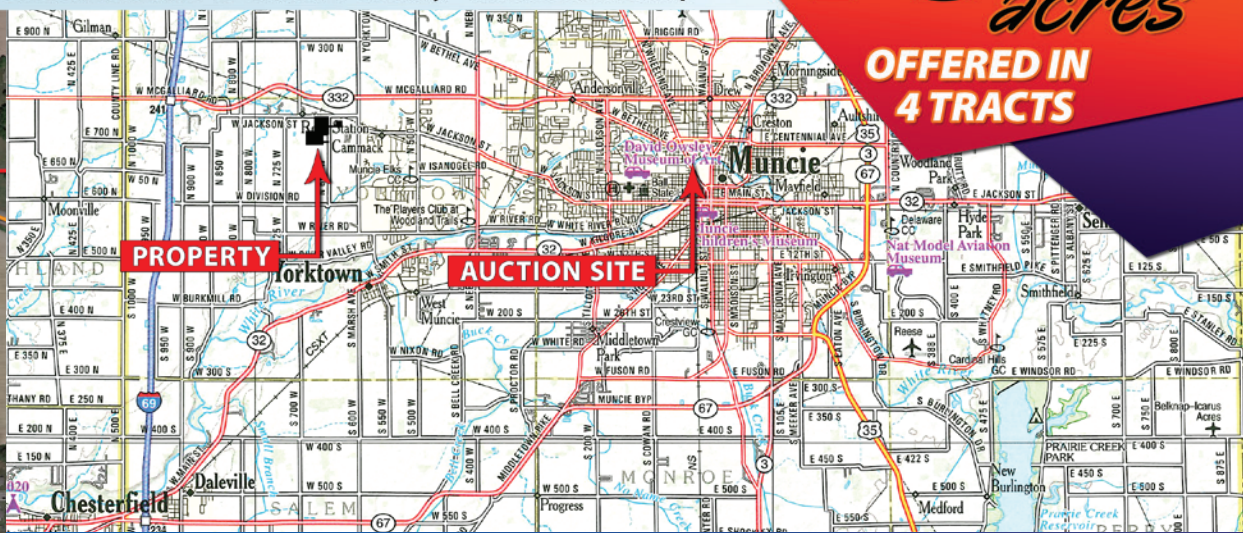
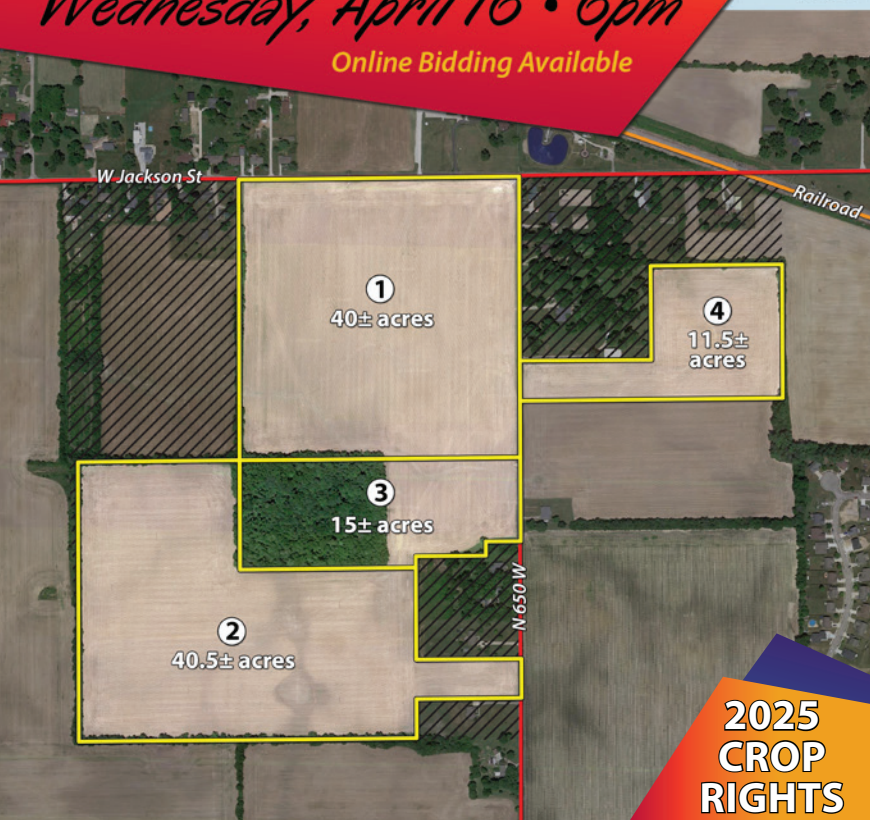
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**Property Location:** From Muncie: Travel west on SR 332 to CR 600 W, turn left (south) and travel 1/4 miles to Jackson St, then travel west 1/2 mile to the farm on the south side.

**From I-69/SR 332:** Travel east on SR 332 about 1-1/4 miles to CR 820 W, then south (right) about 1/4 mile to Jackson St, then east (left) 1-1/2 miles to the farm on the south side.

**Auction Location:** Delaware County Fairgrounds – Heartland Hall Building, 1210 N Wheeling Ave, Muncie, IN. (Between downtown Muncie and McGalliard Rd along Wheeling Ave.)

2025  
CROP  
RIGHTS

## Section 4, Township 20 North, Range 9 East Mt. Pleasant Township, Delaware County

**TRACT 1: 40± acres** Nice all-tillable tract with outstanding production potential. Strong combination of soil types includes Treaty, Pewamo, Blount and Crosby soils. Tract features excellent access along both Jackson St. and CR 650 W, and a county legal tile drain at the south end. This tract will make a valuable addition to any farm operation. Don't miss out on this exceptional opportunity!

**TRACT 2: 40.5± acres** Attractive all-tillable tract with frontage along CR 650 W. Productive soil types here include mostly Crosby and Treaty. Another great opportunity to add productive land to your operation.

**TRACT 3: 15± acres** This unique, eye-catching tract has about 8 acres wooded with the balance tillable and frontage along CR 650 W. The woods are quite attractive, somewhat open and easy to enjoy. Whether you're seeking a recreational property or the perfect location to build your dream home, this land offers a variety of possibilities. Examine all the opportunities this tract has to offer.

**TRACT 4: 11.5± acres** All-tillable tract with a quality soil mix including Treaty, Crosby and Glynwood soils. A very attractive home-building location or consider combining with Tract 1 for a larger parcel. Frontage on CR 650 W.



TRACT 1



TRACT 1



TRACT 1



TRACT 3

### Open House Dates:

Thursday, April 3 • 5-6 pm

Saturday, April 5 • 10-Noon

Meet a Schrader Representative at Tract 1.

### Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 107-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.

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

**DEED:** Seller shall provide Personal Representative's Deed Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing. Buyer to receive crop rights..

**REAL ESTATE TAXES:** Seller to pay taxes for the 2024 calendar year due and payable in 2025. 2023/2024 taxes were \$4,364.55. Real Estate taxes will be the responsibility of the Buyer(s) thereafter.

**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.

**EASEMENT:** Subject to any and all existing easements.

**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.

**Seller:** Patricia K. Aul Estate, James Buchanan, Personal Representative; Kelly Bryan, Attorney

**Auction Manager:**

Mark Smithson • 765.744.1846

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**SCHRADER**

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*Auction Manager:* AU10100108

**Mark Smithson • 765.744.1846**

<i>April</i>	Sun	Mon	Tue	<i>Wed</i>	Thu	Fri	Sat
			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14	15	<b>16</b>	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30			



*Online Bidding Available*

You may bid online during the auction at [www.schraderauction.com](http://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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