

# 535<sup>±</sup> acres

Offered in 6 Tracts or Combinations

# IMPORTANT *Land Auction*

East Central, IN • Delaware County • Hamilton & Union Township

## *Wednesday, May 21 • 9am*

**2025 Crop  
Rights!  
Immediate  
Possession!**

Held at Delaware County Fairgrounds Heartland Hall Building  
1210 N Wheeling Ave, Muncie, IN 47303

- 97% Tillable Acres
- Excellent Pella, Pewamo & Blount Soils
- High Fertility, Large Fields, Excellent Road Access
- Excellent Drainage Outlets
- 1031 Exchange Opportunity

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Real Estate and Auction Company, Inc.

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## Inspection Dates:

Thursday, May 1 • 4-6pm &  
Saturday, May 3 • 10am-12pm (Noon)  
Meet a Schrader Representative at  
12811 N Walnut St, Muncie, IN 47303

## Auction Location:

Delaware County Fairgrounds Heartland Hall Building, 1210 N Wheeling Ave, Muncie, IN 47303 (Between downtown Muncie & McGalliard Rd. along Wheeling Ave)

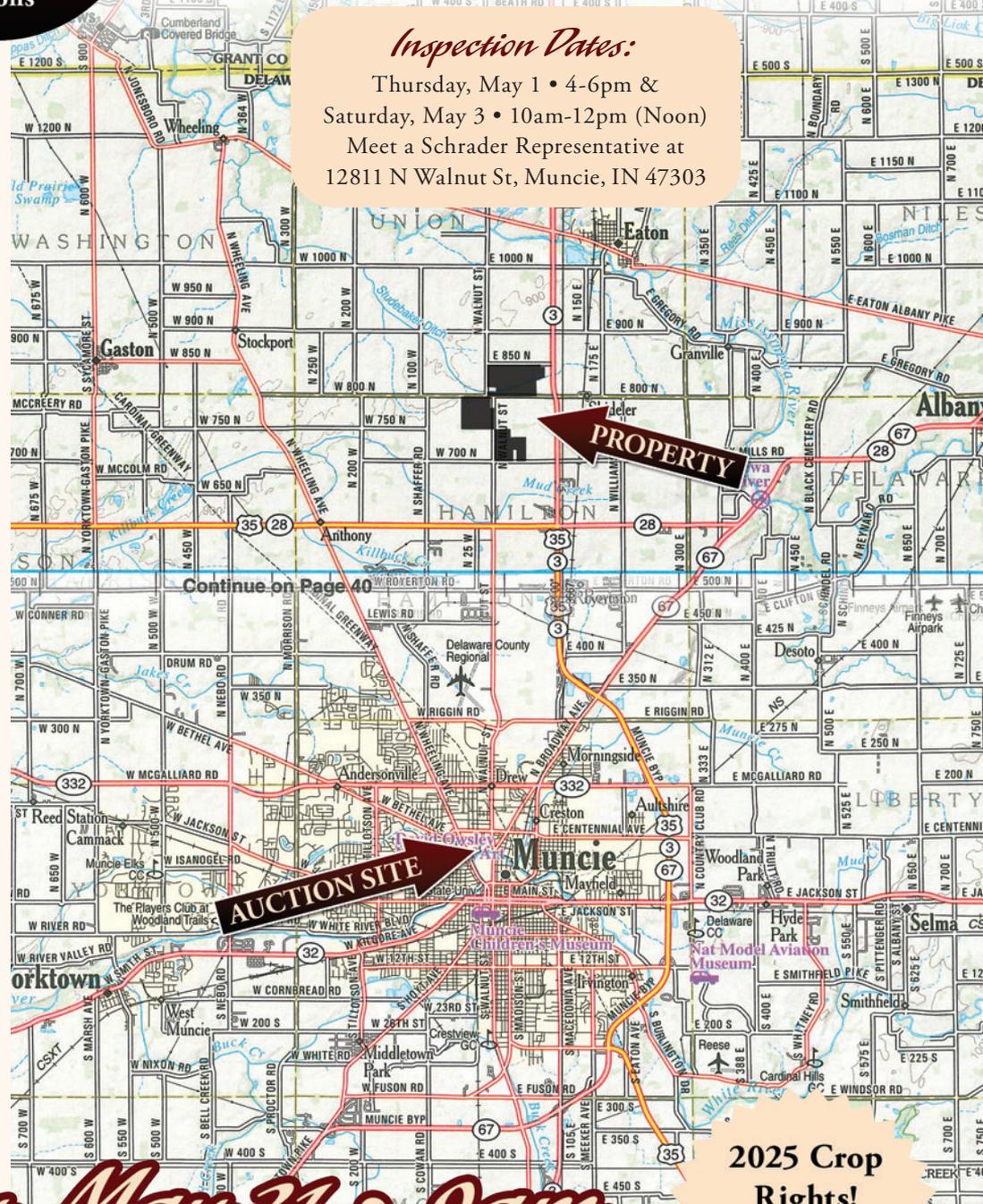
## Property Location:

**Tracts 1 & 2:** From the intersection of SR 3 & SR 28 on the north side of Muncie, travel north 2 miles on SR 3 to CR 800 N. Turn left on CR 800 N & travel approximately 1¼ miles to the property. Tract 2 also has frontage on Walnut St.

**Tracts 3 & 4:** From the intersection of SR 3 & SR 28 on the north side of Muncie, travel north on SR 3 for 1 mile to CR 700 N. Turn left on CR 700 N & travel approximately ½ mile to the property.

**Tract 5:** From the intersection of SR 3 & SR 28 on the north side of Muncie, travel north 2 miles on SR 3 to CR 800 N. Turn left on CR 800 N & travel approximately ¼ mile to the property.

**Tract 6:** From the intersection of SR 3 & SR 28 on the north side of Muncie, travel north 2½ miles on SR 3 to CR 850 N. Turn left on CR 850 N & travel approximately ¼ mile to the property. Tract 6 also has frontage on Walnut St.



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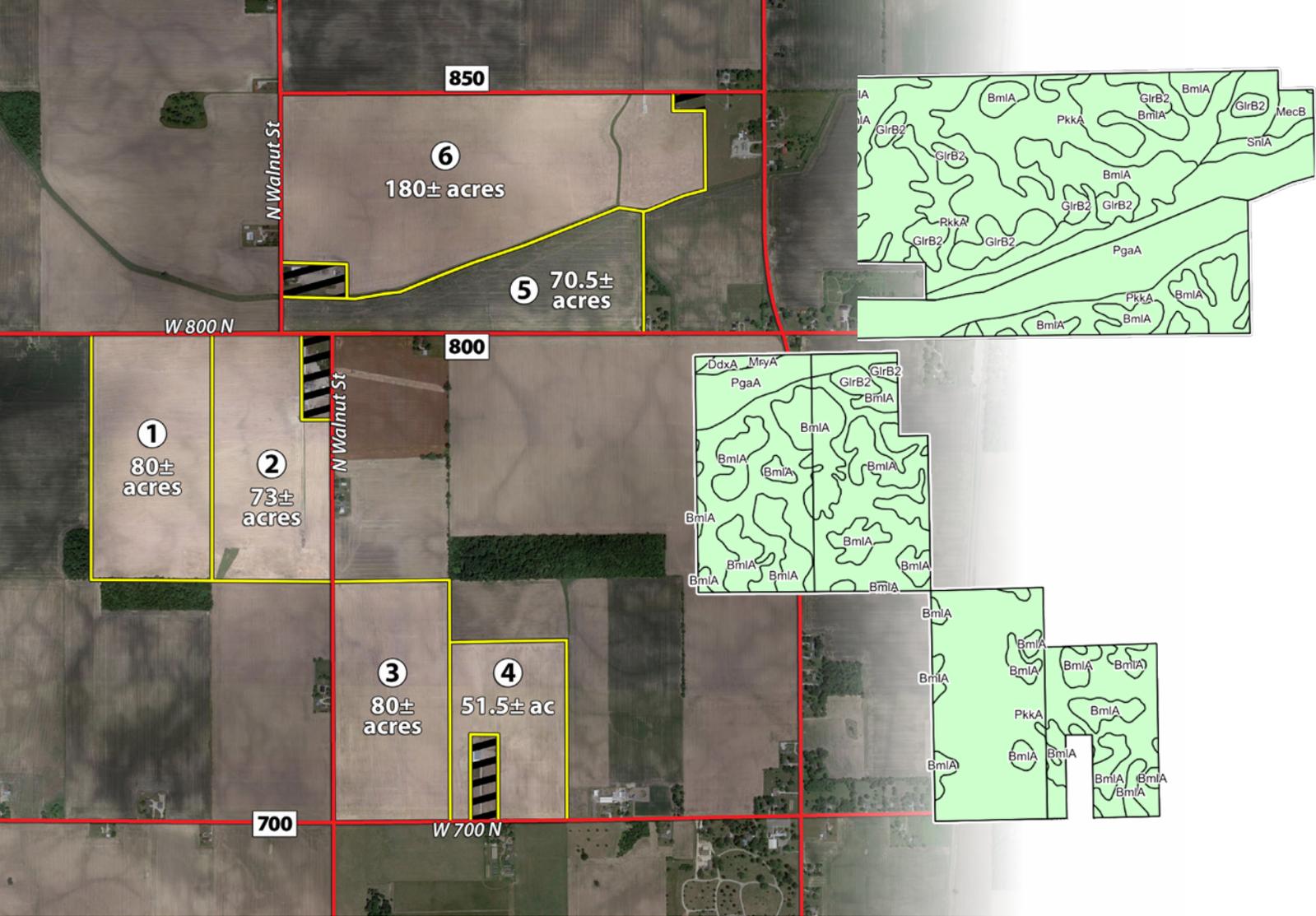
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**Sellers:** David L. Sprong & Sprong Farms, Inc.  
**Auction Managers:** Mark Smithson • 765.744.1846  
& Rick Williams • 765.639.2394

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TRACTS 1-4							
Code	Soil Description	Acres	% of Field	Non-Irr Class	Corn Bu	Soybeans Bu	Winter Wheat Bu
Pkka	Pewamo silty clay loam, 0-1% slopes	164.43	57.5%	Ilw	157	47	64
BmlA	BlountDel Rey silt loams, 0-1% slopes	97.52	34.1%	Ilw	141	46	63
PgaA	Pella silty clay loam, 0-1% slopes	17.23	6%	Ilw	173	49	69
GlrB2	Glynwood silt loam, 1-4% slopes, eroded	4.21	1.5%	Ile	129	44	57
DdxA	DigbyHaney silt loams, 0-1% slopes	2.13	0.7%	Ilw	151	51	68
MryA	Millgrove silty clay loam, 0-1% slopes	0.57	0.2%	Ilw	171	49	66
Weighted Average					152.1	46.8	63.9

TRACTS 5 & 6							
Code	Soil Description	Acres	% of Field	Non-Irr Class	Corn Bu	Soybeans Bu	Winter Wheat Bu
BmlA	BlountDel Rey silt loams, 0-1% slopes	87.01	34.8%	Ilw	141	46	63
Pkka	Pewamo silty clay loam, 0-1% slopes	69.15	27.6%	Ilw	157	47	64
PgaA	Pella silty clay loam, 0-1% slopes	60.46	24.3%	Ilw	173	49	69
GlrB2	Glynwood silt loam, 1-4% slopes, eroded	19.93	8%	Ile	129	44	57
DdxA	DigbyHaney silt loams, 0-1% slopes	5.88	2.4%	Ilw	151	51	68
SniA	Southwest silt loam, 0-1% slopes	3.99	1.6%	Ilw	163	48	59
MecB	Martinsville loam, 2-6% slopes	3.32	1.3%	Ile	145	51	72
Weighted Average					152.9	47.1	64.4

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**Tract 1: 80± acres** of all tillable land along CR 800N. Productive Pella, Pewamo & Blount-Del Rey soils combined w/ the presence of a county drain make this tract an excellent opportunity.

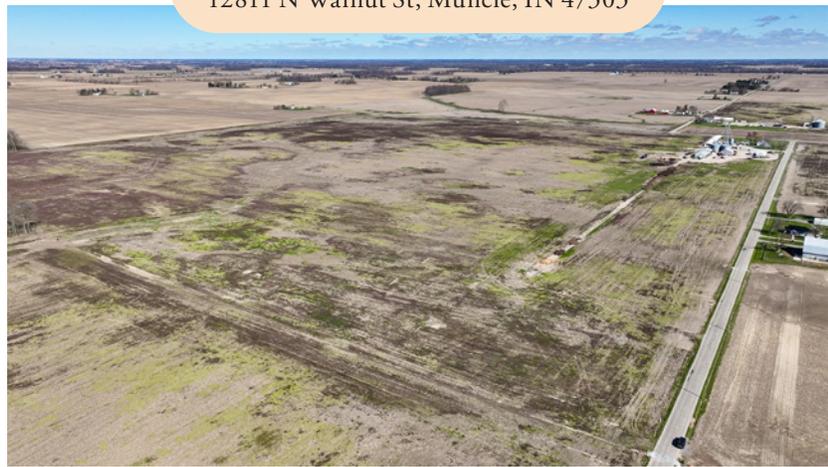
**Tract 2: 73± acres**, all tillable, w/ access from both CR 800N & Walnut St. This tract includes a county drain across the south end & features both Pewamo & Blount-Del Rey soils. Perfect to combine w/ tract 6 for approximately 150 tillable acres.

**Tract 3: 80± acres** of all tillable land, featuring Pewamo & Blount-Del Rey soils. This tract offers frontage along both CR 700N & Walnut St, making it an excellent addition to your operation. Don't miss this one.

**Tract 4: 51.5± acres** of all tillable land w/ Pewamo & Blount-Del Rey soils. This parcel has good access along CR 700N & would be perfect to combine w/ Tract 4. Excellent drainage outlet along the East property line.

**Tract 5: 70.5± acres** w/ productive Pella & Pewamo soils, providing a solid corn rating on approximately 66 tillable acres. There is an excellent drainage opportunity as Studebaker open ditch forms the northern border. Full frontage along CR 800 N & Walnut St.

**Tract 6: 180± acres**, w/ nearly 175 tillable acres of productive Pella & Pewamo Soils, making this an exciting tract to consider. This parcel also features full frontage along Walnut St. & CR 850N. Excellent drainage outlet w/ Studebaker open ditch along the southern boundary. Examine the opportunity here.



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#### **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts & as a total 535± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing OR an additional 10% down (20% total) for immediate farming possession. The down payment may be in the form of cash, 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 Warranty and/or Corporate Deed(s).

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

**POSSESSION:** Possession is at closing or immediate access available if a preclosing access document is completed.

**REAL ESTATE TAXES:** Seller to pay 2024 due 2025 taxes. Taxes due in 2026 & thereafter will be the responsibility of the Buyer(s).

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Schrader Real Estate and Auction Company, Inc.  
 Corporate Headquarters: 950 N Liberty Dr, PO Box 508  
 Columbia City, IN 46725 #AC63001504, #CO81291723

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<i>May</i>	SU	M	TU	W	TH	F	SA
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	<b>21</b>	22	23	24
	25	26	27	28	29	30	31



**Auction Managers:**

Mark Smithson • 765.744.1846

#AU10100108, #RB14036561

Rick Williams • 765.639.2394

#AU10000259, #RB14048943

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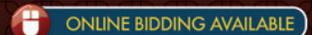
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