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NOVEMBER 2016

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			



877-747-0212
www.SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 8 individual tracts any combination of tracts or as a total 671 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.

DOWNPAYMENT: 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, 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: 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 Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy, est. by January 20, 2017.

POSSESSION: At closing, 2017 crop rights and timber rights to be conveyed and Farm 44 barns and/or reserved until April 1, 2017.

REAL ESTATE TAXES: Seller to pay 2016 taxes payable 2017 to be credited to Buyer(s) at closing. See Agents for each farm taxes.

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 seller.

tract divisions in this auction. Buyer(s) and Seller will share survey expense \$0.50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage.

ES&A 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 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 decision of the Auctioneer is 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.

CROPLAND AUCTION
High Quality

Four Farms - 8 Tracts

671± Acres

- 622± Total Cropland Acres
- Top Soils - Well Drained
- State Highway Frontage (Tract 1)
- Near Eaton and Oxford, Ohio
- 30 Minutes west of Dayton, Ohio
- 45 Minutes to Cincinnati

Southeast Indiana near Liberty
in Union County
(Near Indiana/Ohio State Line)

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ONLINE BIDDING AVAILABLE



Wednesday, November 30 at 6:00 pm

877.747.0212 | SchraderAuction.com

Held at Union County 4-H Community Building in Liberty

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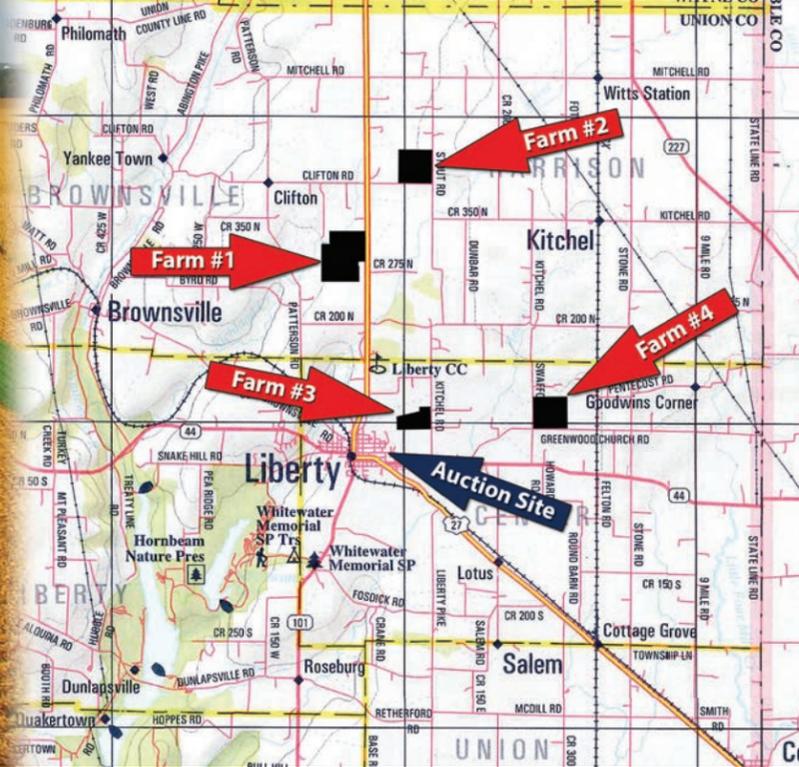
671± Acres

Four Farms - 8 Tracts

Union County, IN

FARM 4 - Tract 7

Wednesday, November 30 • 6:00 PM



AUCTION SITE: Union County 4-H Community Building in Liberty. From intersection of Hwy. 27 and Hwy. 44 east on Union St. to end of street, Community Building is on the left. 411 Patriot Blvd., Liberty, IN.

PROPERTY LOCATION: North and east of Liberty (see individual farms.) 15 miles south of Richmond.

TRACT DESCRIPTIONS: All acreages are approximate.

FARM 1: 271± ACRES – 250 USDA Cropland Acres. Located 2½ miles north of Liberty on west side of Hwy. 27, Sec. 25 Twp. 12N R 2W

TRACT 1: 57± ACRES nearly all tillable except waterways. Good frontage on Hwy. 27. Est. 1,300 ft. of frontage on Hwy. 27.

TRACT 2: 214± ACRES with est. 195 acres cropland. Est. 1,100 ft. of frontage on Hwy. 27. Top Russell, Cope and Xenia soils. Est. 18 acres nice woodland.

FARM 2: 160± ACRES – 150 USDA Cropland Acres. Located 3½ miles north of Liberty then east on Clifton Rd. ½ mi. to farm on the north side. Sec. 19 Twp. 12N R 1W

TRACT 3: 160 ACRES with 150 acres cropland, 5+ acres woodland and 5 acres CRP waterway. Est. 2,600 ft. of frontage on N. Stout Rd. and Est. 2,600 ft. of frontage on E. Clifton Rd. Good Fincastle and Crosby soils. Good drainage.

FARM 3: 85+/- ACRES – 71 USDA Cropland Acres. From Liberty east on Hwy 44. 1 mi. to Kitchel Rd/100E then north ½ mi. past NSK to farm on the west side. Sec. 6 Twp. 11N R 1W

TRACT 4: 63± ACRES with 53 acres cropland and about 10 acres woodland. Est. 936 ft. of frontage on Kitchel Rd/100 E. Nice combination of investment cropland and recreation property.

TRACT 5: 22± acres with 17+ acres cropland and 5 acres woodland. Est. 800 ft. of frontage on Kitchel Rd/100 E.

FARM 4: 155± ACRES – 151 USDA Cropland Acres. From Liberty east on Hwy. 44 - 2½ mi. to Swafford Rd/250E then north ½ mi. to farm on the right. Sec. 4 Twp. 11N R 1W

TRACT 6: 42± ACRES all cropland. Nice waterway. Est. 1,687 ft. of frontage on Swafford Rd/250E.

TRACT 7: 27± ACRES with 24+ acres cropland. Barns (45' x 82' and 27' x 61'), 2 bins (12,000 total bu.) and dwelling (needs work). Est. 700 ft. of frontage on Swafford Rd/250E.

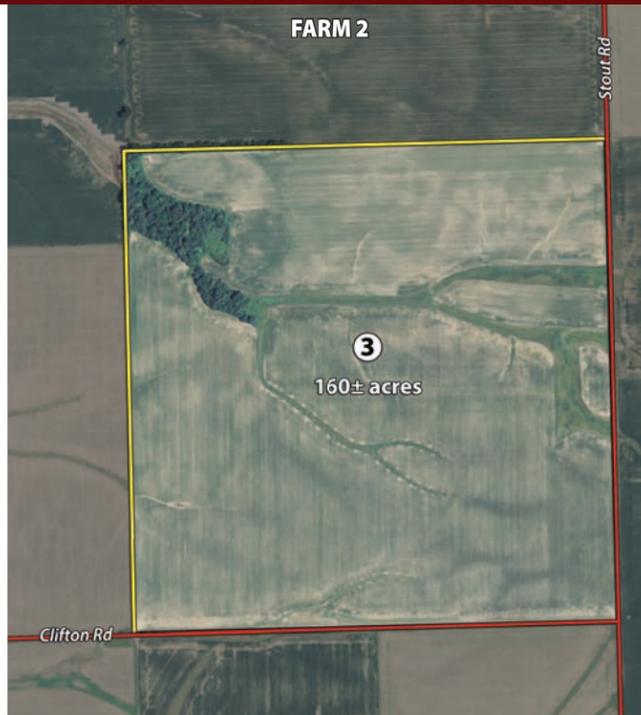
TRACT 8: 86± ACRES all cropland except waterways. Great Xenia and Celina soils. Est. 1,230 ft. of frontage on E. Greenwood Church Rd. Investment quality tract.



INSPECTION DATES:

Friday, Nov. 4th • 3-5pm | Friday, Nov. 11th • 3-5pm | Thursday, Nov. 17th • 3-5pm

Meet Agent at Farm 1 on Hwy. 27



OWNER: Hunt-Johnson Farms Inc.

SALES MANAGERS:

Steve Slonaker: 877-747-0212 or 765-969-1697
and Andy Walther: 765-969-0401



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 Schrader Auction Co. - 800-451-2709.

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Check the Website for More Photos!



FARM 1 - Tract 2



FARM 2 - Tract 3



FARM 3 - Tract 4