

Adjoining the west side of
Greenfield, IN
7 miles east of
City of Indianapolis

Spectacular REAL ESTATE AUCTION

Wednesday,
March 4
at 11am EST

1,122± acres

OFFERED IN 24 TRACTS

- Productive Cropland
- Commercial/Industrial Potential
- Excellent Development Property
- Tax Exchange Potential
- 911.38± Total FSA Cropland
- 2020 Crop Rights Conveyed

SchraderAuction.com 800-451-2709
 Real Estate and Auction Company, Inc.
 2% Buyer's Premium
 ONLINE BIDDING AVAILABLE
 GUSHMAN & WAKEFIELD
 In Cooperation with:

- Productive Cropland • Commercial/Industrial Potential
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One American Square, Suite 1800
 Indianapolis, IN 46282

GUSHMAN & WAKEFIELD
 In Cooperation with:

SCHRADER
 Real Estate and Auction Company, Inc.

MARCH 2020

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	31				

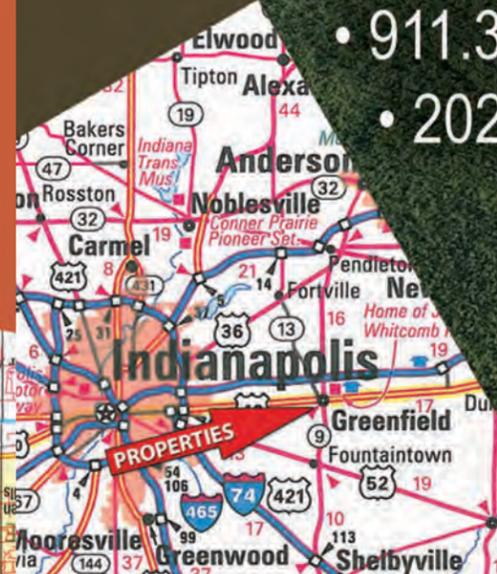


**1,122±
acres**
**REAL ESTATE
AUCTION**
 OFFERED IN 24 TRACTS
 HANCOCK COUNTY

2% Buyer's Premium
SCHRADER
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Visit www.SchraderAuction.com for More Details and Photos!

Prospective bidders may enter upon the Property only at the advertised times on the scheduled inspection dates or by special appointment. No person shall enter upon the Property without first executing an approved form of Waiver and Release.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 24 individual tracts, any combination of tracts, or as a total 1,122± acre unit (subject to Swing Tract Limitations). 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.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the purchase price.

DOWN PAYMENT: 10% non-refundable down payment is due on the day of auction. 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: Each successful bidder must execute a purchase contract at the auction site immediately following the close of bidding. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Seller will provide a Corporate Special Warranty Deed.

CLOSING: The balance of the purchase price is due in cash at closing. The targeted closing period is on or before April 17, 2020.

POSSESSION: Delivery of possession (including 2020 farming rights and the growing wheat crop) will be at closing. Buyer may elect to begin crop farming activities prior to closing by executing a Pre-Closing Access Agreement and delivering an additional 10% down payment (for a total of 20%).

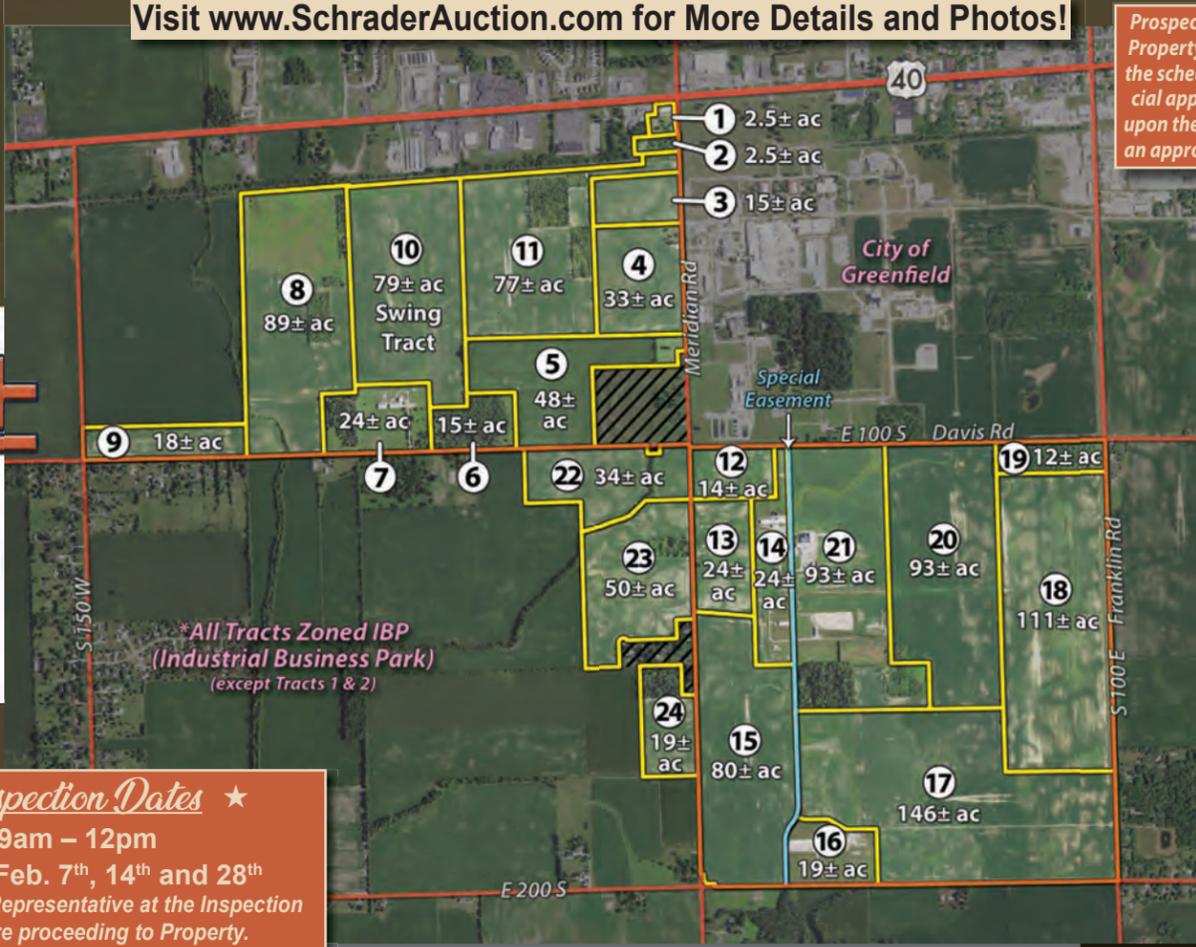
REAL ESTATE TAXES: Seller will pay the 2019 taxes (due in 2020), or the estimated amount thereof, at or before closing. Owner paid \$43,772.01 taxes payable in 2019. Estimated at about \$39/acre.



Adjoining Greenfield, IN

OFFERED IN 24 TRACTS

1,122± acres



*All Tracts Zoned IBP (Industrial Business Park) (except Tracts 1 & 2)

*Adjoins Greenfield, IN and 7 miles east of City of Indianapolis

★ *Inspection Dates* ★
 9am – 12pm
 Friday: Feb. 7th, 14th and 28th
 Meet Auction Representative at the Inspection Site before proceeding to Property.



AUCTION and INSPECTION SITE: Adaggios Banquet Hall and Conference Center.
 5999 Memory Lane, Greenfield, IN 46140.
 Just south of intersection of Mt. Comfort Rd. & Hwy. 40.

TRACT DESCRIPTIONS

Sec 1,7,12 Twp 15N R6E (All Acres are Approximate)

TRACT 1: 2.5± ACRES at the corner of US 40 and Meridian Rd. Partially wooded w/Pennsy Bike Trail access. Zoned Commercial.

TRACT 2: 2.5± ACRES just south of US 40 along Meridian Rd. Partially wooded w/Pennsy Bike Trail access. Zoned Commercial.

TRACT 3: 15± ACRES, tillable with excellent frontage along S. Meridian Rd. Zoned Industrial. Great Investment Tract.

TRACT 4: 33± ACRES, all tillable with frontage on S. Meridian Rd. Perfect to combine with Tract 3.

TRACT 5: 48± ACRES, all tillable with frontage on S. Meridian and CR 100S.

TRACT 6: 15± ACRES. This exceptional partly-open wooded tract is perfect for your Country Place. Excellent location, convenient to schools, U.S. 40, Greenfield and Indianapolis.

TRACT 7: 24± ACRES with 56'x72' office building, storage building, attached building, 52'x100' shop/building. Attractive mix of open and wooded land. Access along CR 100S.

TRACT 8: 89± ACRES, with about 82± acres tillable and small apple orchard. High-quality mix of Brookston and Crosby soils with impressive corn yield index of 161. County regulated drainage outlet in place. Access along CR 100S.

TRACT 9: 18± ACRES along CR 100S and CR 150W. Good Investment Tract.

TRACT 10: 79± ACRE "SWING TRACT". Perfect to combine with Tract 8, Tract 11 or any adjacent auction tract to provide access. All tillable with good Brookston and Crosby soil mix.

TRACT 11: 77± ACRES, about 65± acres tillable with balance in small apple orchards. Brookston and Crosby soils. 250' of owned access along S. Meridian Rd.

TRACT 12: 14± ACRES, all tillable, at corner of S. Meridian Rd. and CR 100S. County regulated drain along southern border. Great location.

TRACT 13: 24± ACRES, all tillable, with excellent frontage along S. Meridian Rd. with drainage outlet along northern border.

TRACT 14: 24± ACRES open land. Improvements include 65'x100' office building w/overhead door and loading dock, attached commercial buildings w/overhead doors, and 35'x64' building. Also includes a 40'x122' commercial building. Access from CR 100S and Special Easement.

TRACT 15: 80± ACRES all tillable farmland. Located at the corner of S. Meridian Rd. and CR 200S with frontage on both roads. Also access via Special Easement. Productive mix of Brookston, Crosby and Miami soils.

TRACT 16: 19± ACRES open land. Improvements include 40'x736' open-sided facility with 30 bays, each with overhead door. Also includes 27'x48' office building.

TRACT 17: 146± ACRES, all tillable with frontage on both CR 200S and CR 100E and access via Special Easement. Productive Top Brookston and Crosby soils mix. Excellent drainage outlet with County Regulated Drain in place. Great Investment Tract.

TRACT 18: 111± ACRES, all tillable with good mix of Brookston and Crosby soils. Excellent frontage along CR 100E. Combine with Tract 17 for a larger, all-tillable tract with drainage outlet access. All planted with wheat.

TRACT 19: 12± ACRES, all wooded pretty land, located at the corner of CR 100S and CR 100E. Excellent building lot corner location, convenient to schools and downtown shops.

TRACT 20: 93± ACRES, nearly all tillable with frontage along CR 100S. Brookston and Crosby soils. Perfect to combine with Tract 17 & 18 for 350± all-tillable acres together.

TRACT 21: 93± ACRES with about 65± acres tillable. Includes feed mixing equipment with 78'x41' office building, reinforced 50'x64' pole building, (1) 26'x86' Harvestore silo, (1) 20'x86' Harvestore silo, (2) concrete 22'x82' stave silos, 55'x41' storage building. Mostly Crosby and Brookston soils. Access along CR 100S and via Special Easement.

TRACT 22: 34± ACRES, nearly all tillable. Crosby, Brookston and Miami soils mix. Excellent drainage outlet. Access along CR 100S and S. Meridian Road. Great corner location.

TRACT 23: 50± ACRES with about 45± acres tillable. Excellent frontage along S. Meridian Rd. Top Brookston soils.

TRACT 24: 19± ACRES with about 14± acres tillable and balance in woods. Great soils. This is the perfect spot in the country with tillable land income.

AUCTION/INSPECTION SITE



SELLER: Elanco US Inc.
 For Additional Property Information:
 765-969-1697 • 765-744-1846

Contact Agent for Detailed Information Book!



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.

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PROPERTY INSPECTION: Prospective bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Prospective bidders may enter upon the property only at the advertised times on the scheduled inspection dates or by special appointment. No person shall enter upon the property without first executing an approved form of Waiver and Release. Seller and Seller's Agents disclaim any and all responsibility for the safety of any person during any physical inspection of the property.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey will be obtained only (i) where a new parcel is created, (ii) where a new survey is required in order to record the conveyance, or (iii) at Seller's election. Survey costs will be shared (50:50) by Seller and Buyer. Any survey will be sufficient for recording the conveyance but the type of survey shall otherwise be determined by Seller. Any survey of adjacent tracts purchased in combination will not show interior tract boundaries.

FSA INFORMATION: See Agent. FSA Farm #5399. Total FSA Cropland 911.38 Acres.

AGENCY: Schrader Real Estate & Auction Company, Inc., Cushman & Wakefield and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and any other marketing materials are subject to the terms and conditions of the purchase contract. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, express or implied, concerning the property is made by the Seller, Auction Company or Cooperating Broker. 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 prior to bidding. The information in this brochure is subject to independent verification by all parties relying on it. Seller, Auction Company and Cooperating Broker disclaim (i) any warranty of its accuracy and (ii) any liability for errors or omissions. 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.

In Cooperation with:

CUSHMAN & WAKEFIELD
 One American Square, Suite 1800
 Indianapolis, IN 46282

