

Significant Benton County
LAND AUCTION
 Auction Held at The Benton County Annex Building

421±
 acres
 Offered in 4 Tracts or Combinations
 Benton County, Indiana

Wednesday, January 26 • 11am EST

2022
 Farming
 Rights!

- Tracts Ranging from 64± Acres to 157.5± Acres
- Nearly 100% Tillable
- Unique Contiguous Offering

SCHRADER
 Real Estate and Auction Company, Inc.
 800.451.2709
 www.SchraderAuction.com
 ONLINE BIDDING AVAILABLE

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January						
Sa	F	Th	W	Tu	M	Su
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				



Auction Manager: Rex D. Schrader II #AU09200182, #RB14039519
Auction Company: Schrader Real Estate and Auction Company, Inc. #AC63001504, #B0090900079, #B0090700041
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SCHRADER Real Estate and Auction Company, Inc.
 Corporate Headquarters:
 950 N Liberty Dr Columbia City, IN 46725
 800.451.2709 • www.SchraderAuction.com

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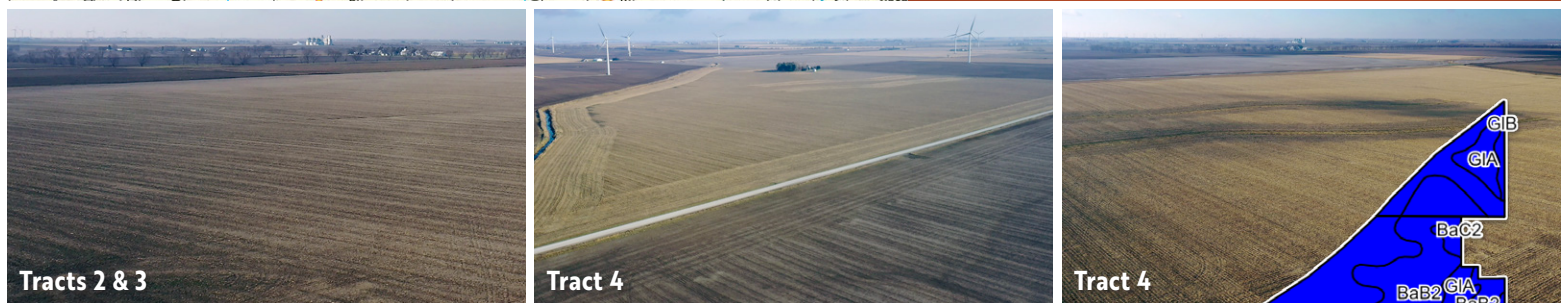
Significant Benton County LAND AUCTION

Auction Held at The Benton County Annex Building

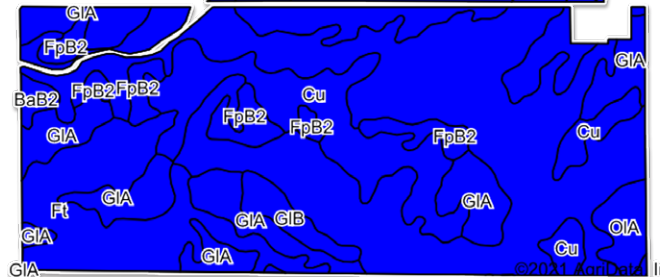
The Mary Patton Farm is an extremely unique opportunity to purchase a large amount of nearly 100% tillable contiguous acres in a part of Indiana known for its exceptional soil quality and crop yields. The multi-tract system will also allow buyers the opportunity to purchase smaller tracts or the whole unit, depending on what best fits their operation. Don't miss this chance to come bid your price on high quality farmland!



AUCTION LOCATION: Benton County Annex Building, 410 S Adeway Rd, Fowler, IN 47944 • From US 52 going through downtown Fowler, head south at the intersection of S Adeway Rd. After half a mile the building will be on your right.
PROPERTY LOCATION: Continue northwest on Highway 52 from downtown Fowler for 3 miles, then head west on W 300 N. Continue for 2.5 miles and the property will be on both sides of the road.



Code	Soil Description	Acres	% of Field	Non-Irr Class	Corn BU
Sh	Selma silty clay loam, till substratum	171.63	41.6%	llw	175
GIA	Gilboa silt loam, 0-2% slopes	90.20	21.9%	llw	155
BaB2	Barce loam, 2-6% slopes, eroded	51.48	12.5%	lle	141
Cu	Crane loam, till substratum	38.53	9.3%	llw	150
Ft	Free clay loam	32.06	7.8%	llw	175
Weighted Average				2.00	162.4



421± acres

Offered in 4 Tracts or Combinations

Benton County, Indiana

Wednesday, January 26 • 11am EST

2022
Farming
Rights!

4
157.5± acres

W 300 N

3
64± acres

2
108.5± acres

1
91± acres

N 600 W

N 500 W

Inspection Dates:
Wed, Jan. 5 • 3-5pm &
Tue, Jan. 18 • 3-5pm

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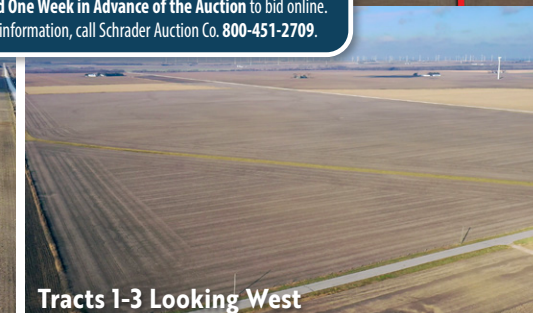
ONLINE BIDDING AVAILABLE You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.



Tracts 1, 2 & 4



Tracts 1 & 2



Tracts 1-3 Looking West

TRACT 1 - 91± ACRES of nearly 100% tillable farmland containing a high percentage of Selma silty clay loam soils. Tracts 1 and 2 together yielded approximately 250 bushel/acre corn in 2020, per farm tenant.
TRACT 2 - 108.5± ACRES of nearly 100% tillable farmland containing a high percentage of Selma silty clay loam soils. Tracts 1 and 2 together yielded approximately 250 bushel/acre corn in 2020, per farm tenant.

TRACT 3 - 64± ACRES containing a high percentage of gilboa silt loam soils. Yielded approximately 262 bushel/acre corn to the north of the ditch in 2020, and 70 bushel/acre beans to the south of the ditch, per farm tenant.
TRACT 4 - 157.5± ACRES of majority productive tillable farmland that has reportedly been systematically tilled. Yielded approximately 73 bushel/acre beans in 2020, per farm tenant.

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Seller: Mary A. Patton Estate

Personal Representative of Mary A. Patton Estate: Attorney Jud G. Barce

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 421± acre unit.
DOWN PAYMENT: 10% down payment 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, & are capable of paying cash at closing.
ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Deed.
CLOSING: The targeted closing date will be 30 days after the auction.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Seller shall pay 2021 real estate taxes due & payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing.
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 has been scheduled & will be staffed with 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description and/or aerial photos.
SURVEY: Any need for a new survey shall be determined solely by the Seller.
AGENCY: Schrader Real Estate & 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.**