

# 30± Acres in 1 Tract

Thursday, May 7 • 11am  
Delaware County, IN

Schradder Auction Company, Inc.  
Corporate Headquarters:  
950 N Liberty Dr.,  
Columbia City, IN 46725  
800.451.2709

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**Sale Manager:** Mark Smithson • 765.744.1846  
AC63001504, AU10100108



# Land Auction

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Thursday, May 7 • 11am  
Delaware County, IN

# 30± Acres in 1 Tract

Available for 2020 Crop Year!

- 2,244 SF 1½-Story Farmhouse with Outbuildings
- 22± Acres Tillable per FSA
- About 5 miles East of Muncie
- 3½ Miles North of Selma and SR 32
- Delaware Community School System

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**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be as a total 30± acre unit. There will be open bidding during the auction as determined by the Auctioneer.  
**DOWN PAYMENT:** 10% 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 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.  
**DEED:** Seller shall provide Personal Representative Deed.  
**CLOSING:** The targeted closing date will be approx. 30 days after the auction.  
**POSSESSION:** Possession is at closing.  
**REAL ESTATE TAXES:** Seller shall pay all 2019 due 2020 taxes. Buyer will assume & pay all taxes due May 2021 & thereafter. Taxes estimated at \$2,694.32.  
**FARM PROGRAM INFO:** Contact Auction Manager for crop base information.  
**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- es will receive a perimeter survey only.  
**AGENCY:** Schradder Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller. 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 info 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.

Online Bidding Available



# 30±

Acre in 1 Tract

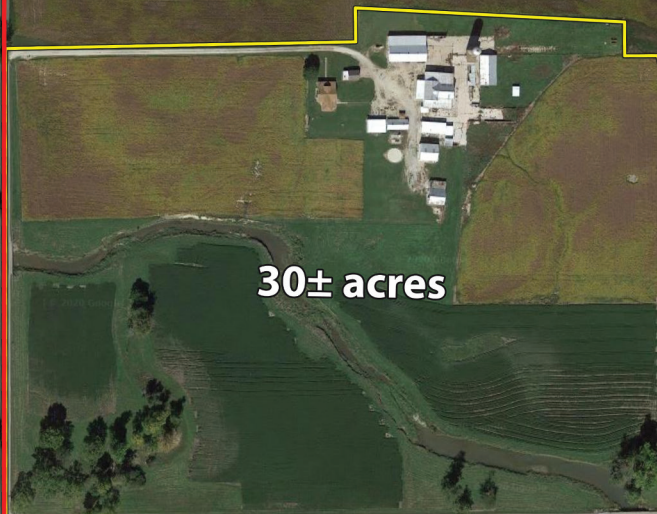
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N 650 E



30± acres

E 350 N



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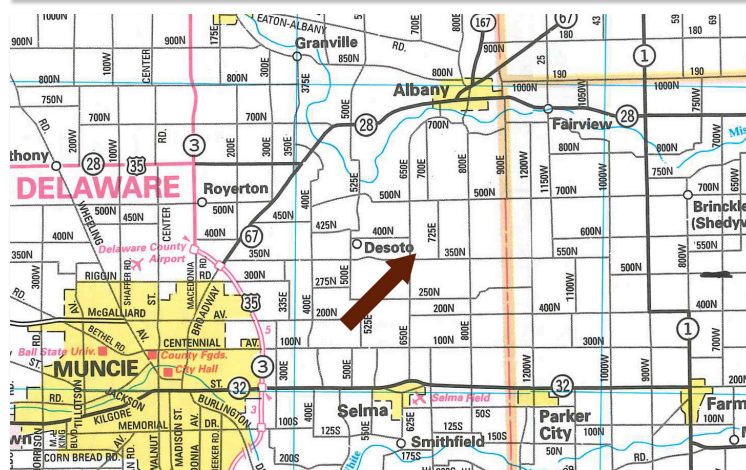


Section 27 • Twp. 21 N • Range 11 E • Delaware Twp.  
Delaware County, Indiana

**Tract Description:** 30± acres located at 5990 N CR 650 E, Albany, IN 47320. Includes 2,244 sq.ft. farmhouse with 3 bedrooms, 1 bath, central air, detached 3-car garage, pole barn, shop building & other outbuildings. About 22 acres tillable per FSA with balance in stream & pasture. Perfect hobby farm in a beautiful setting. Great location just minutes from SR 32 or SR 67.

**Auctioneer's Note:** Auction meeting conditions day of sale may result in moving to a combination Simulcast Phone Bid & Online Auction. Be sure to check the website or with Sale Manager prior to the auction.

**Inspection Dates:** Thursday, April 23 from 5-7pm & Saturday, April 25 from 9-11am



**Auction to be held onsite!**

**Auction & Property Location:** 5990 N CR 650 E, Albany, IN 47320.

**Directions:** From SR 32 & Muncie Bypass, travel East on SR 32 approximately 4 miles to CR 650 E, then turn north & travel 3½ miles to the farm. Property is at the corner of CR 650 E & CR 350 N.

**Sellers:** Debbie Taylor, Heather Burris, POA  
**Sale Manager:** Mark Smithson • 765.744.1846



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**ONLINE  
BIDDING  
AVAILABLE**

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