

# FARM *Real Estate* AUCTION

Wednesday, April 16 • 6pm  
Online Bidding Available

**107<sup>±</sup>**  
*acres*  
**OFFERED IN  
4 TRACTS**



East Central Indiana  
Delaware County • Mt. Pleasant Township



TIMED  
ONLINE ONLY

VIRTUAL

LIVE with  
ONLINE

**MULTI-TRACT  
AUCTIONS**

**800.451.2709**

**SchraderAuction.com**

# INFORMATION *Booklet*

## 2025 CROP RIGHTS

- Mostly Tillable Cropland with Wooded Acreage
- Great Mix of Treaty, Pewamo and Crosby Soils
- County Legal Drain in Place
- Excellent Location – 1 Mile from Hwy 332 in Mt. Pleasant Twp.
- Potential Country Building Sites in Yorktown School System





## *Disclaimer*

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property.

Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

*Auction Manager*

**Mark Smithson • 765.744.1846**

AU10100108



950 N. Liberty Dr., Columbia City, IN 46725

800.451.2709 | 260.244.7606

[www.schraderauction.com](http://www.schraderauction.com)

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# BOOKLET INDEX



**Real Estate Auction Registration Forms**

**Location Map**

**Tract Map**

**Tract Descriptions & Auction Terms**

**Soils Map & Productivity Information**

**Topography Map**

**County Tile Map**

**FSA Information**

**Property Photos**





# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, APRIL 16, 2025**

**107± ACRES – DELAWARE COUNTY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, April 9, 2025.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

☐ Regular Mail ☐ E-Mail E-Mail address: \_\_\_\_\_

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**107± Acres • Delaware County, Indiana**  
**Wednesday, April 16, 2025**

This form and deposit are only  
required if you cannot attend  
the auction and wish to bid  
remotely through our online  
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, April 16, 2025 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

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8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, April 9, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.





# LOCATION MAP



# LOCATION MAP



**Property Location:** From Muncie: Travel west on SR 332 to CR 600 W, turn left (south) and travel 1/4 miles to Jackson St, then travel west 1/2 mile to the farm on the south side.

**From I-69/SR 332:** Travel east on SR 332 about 1-1/4 miles to CR 820 W, then south (right) about 1/4 mile to Jackson St, then east (left) 1-1/2 miles to the farm on the south side.

**Auction Location:** Delaware County Fairgrounds – Heartland Hall Building, 1210 N Wheeling Ave, Muncie, IN. (Between downtown Muncie and McGalliard Rd along Wheeling Ave.)



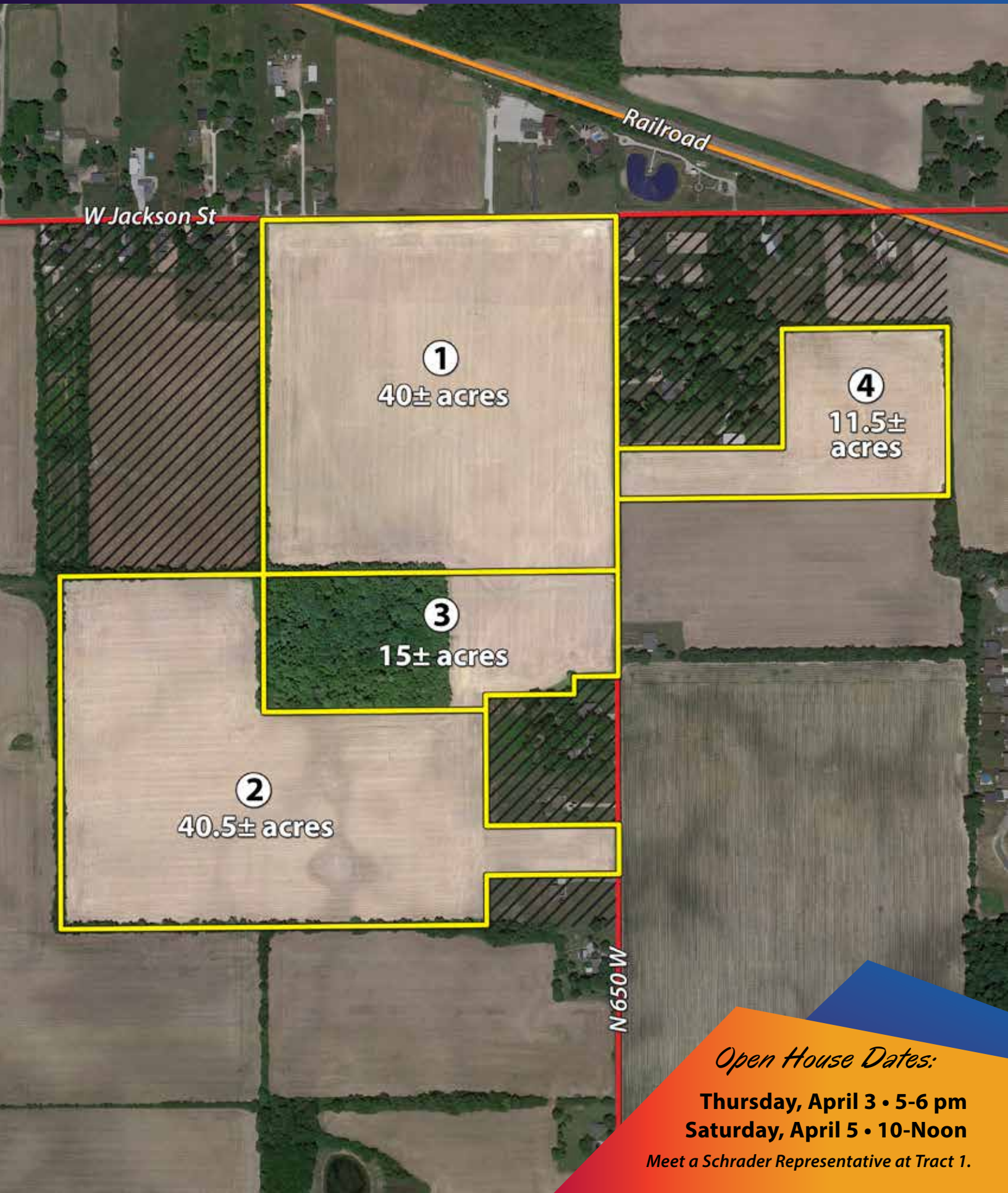
**Online Bidding Available:** You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.





# TRACT MAP

# TRACT MAP



*Open House Dates:*

**Thursday, April 3 • 5-6 pm**

**Saturday, April 5 • 10-Noon**

*Meet a Schrader Representative at Tract 1.*





# **TRACT DESCRIPTIONS**

# FARM Real Estate AUCTION

Wednesday, April 16 • 6pm  
Online Bidding Available

EAST CENTRAL INDIANA

107±  
acres  
OFFERED IN  
4 TRACTS

## 2025 CROP RIGHTS

- Mostly Tillable Cropland with Wooded Acreage
- Great Mix of Treaty, Pewamo and Crosby Soils
- County Legal Drain in Place
- Excellent Location – 1 Mile from Hwy 332 in Mt. Pleasant Twp.
- Potential Country Building Sites in Yorktown School System

*Section 4, Township 20 North, Range 9 East, Mt. Pleasant Township, Delaware County*

**TRACT 1: 40± acres** Nice all-tillable tract with outstanding production potential. Strong combination of soil types includes Treaty, Pewamo, Blount and Crosby soils. Tract features excellent access along both Jackson St. and CR 650 W, and a county legal tile drain at the south end. This tract will make a valuable addition to any farm operation. Don't miss out on this exceptional opportunity!

**TRACT 2: 40.5± acres** Attractive all-tillable tract with frontage along CR 650 W. Productive soil types here include mostly Crosby and Treaty. Another great opportunity to add productive land to your operation.

**TRACT 3: 15± acres** This unique, eye-catching tract has about 8 acres wooded with the balance tillable and frontage along CR 650 W. The woods are quite attractive, somewhat open and easy to enjoy. Whether you're seeking a recreational property or the perfect location to build your dream home, this land offers a variety of possibilities. Examine all the opportunities this tract has to offer.

**TRACT 4: 11.5± acres** All-tillable tract with a quality soil mix including Treaty, Crosby and Glynwood soils. A very attractive home-building location or consider combining with Tract 1 for a larger parcel. Frontage on CR 650 W.

## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 107-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

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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:** 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 Personal Representative's Deed Deed(s).

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

**POSSESSION:** Possession is at closing. Buyer to receive crop rights..

**REAL ESTATE TAXES:** Seller to pay taxes for the 2024 calendar year due and payable in 2025. 2023/2024 taxes were \$4,364.55. Real Estate taxes will be the responsibility of the Buyer(s) thereafter.

**PROPERTY INSPECTION:** Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**EASEMENT:** Subject to any and all existing easements.

**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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction

Company. 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. 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 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.

**Seller:** Patricia K. Aul Estate, James Buchanan, Personal Representative; Kelly Bryan, Attorney

**Auction Manager:**

Mark Smithson  
765.744.1846

800.451.2709

SchraderAuction.com



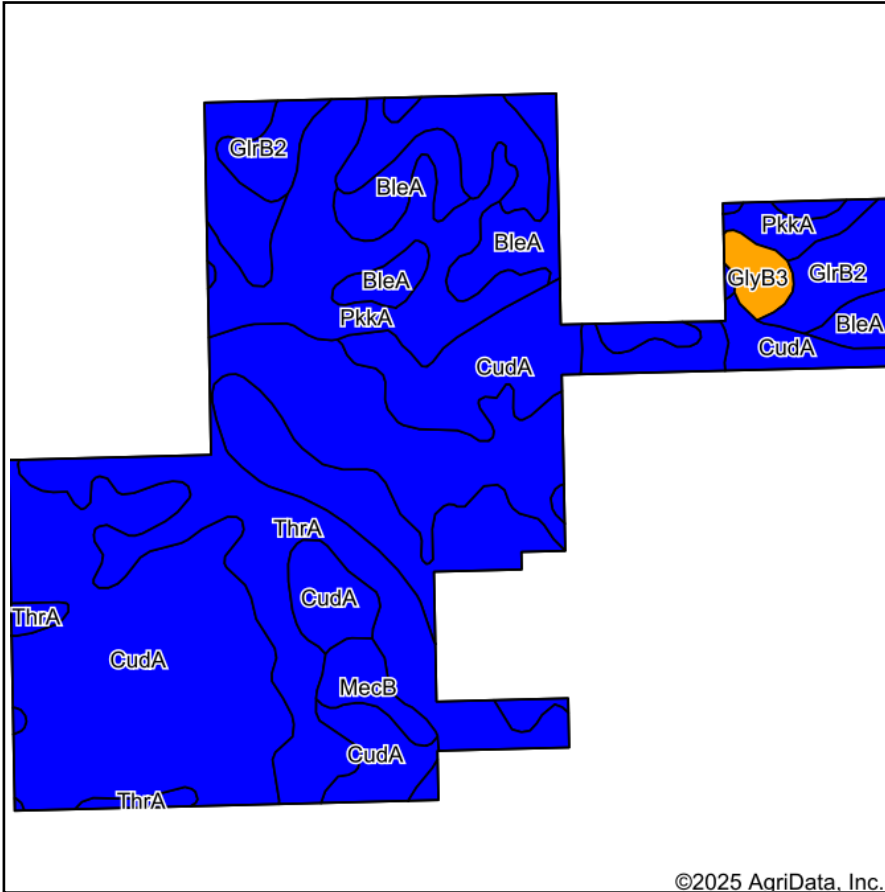
**MULTI-TRACT AUCTIONS**



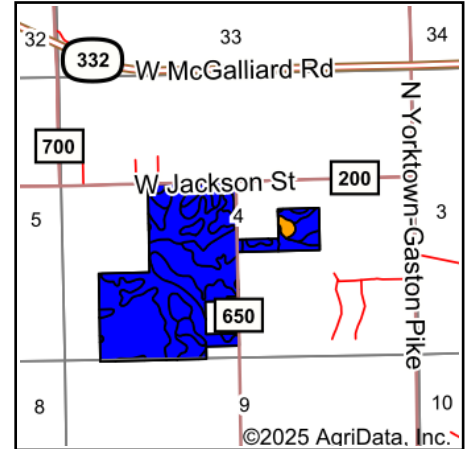
# **SOILS MAP**



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Delaware**  
 Location: **4-20N-9E**  
 Township: **Mount Pleasant**  
 Acres: **107.03**  
 Date: **2/18/2025**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IN035, Soil Area Version: 29

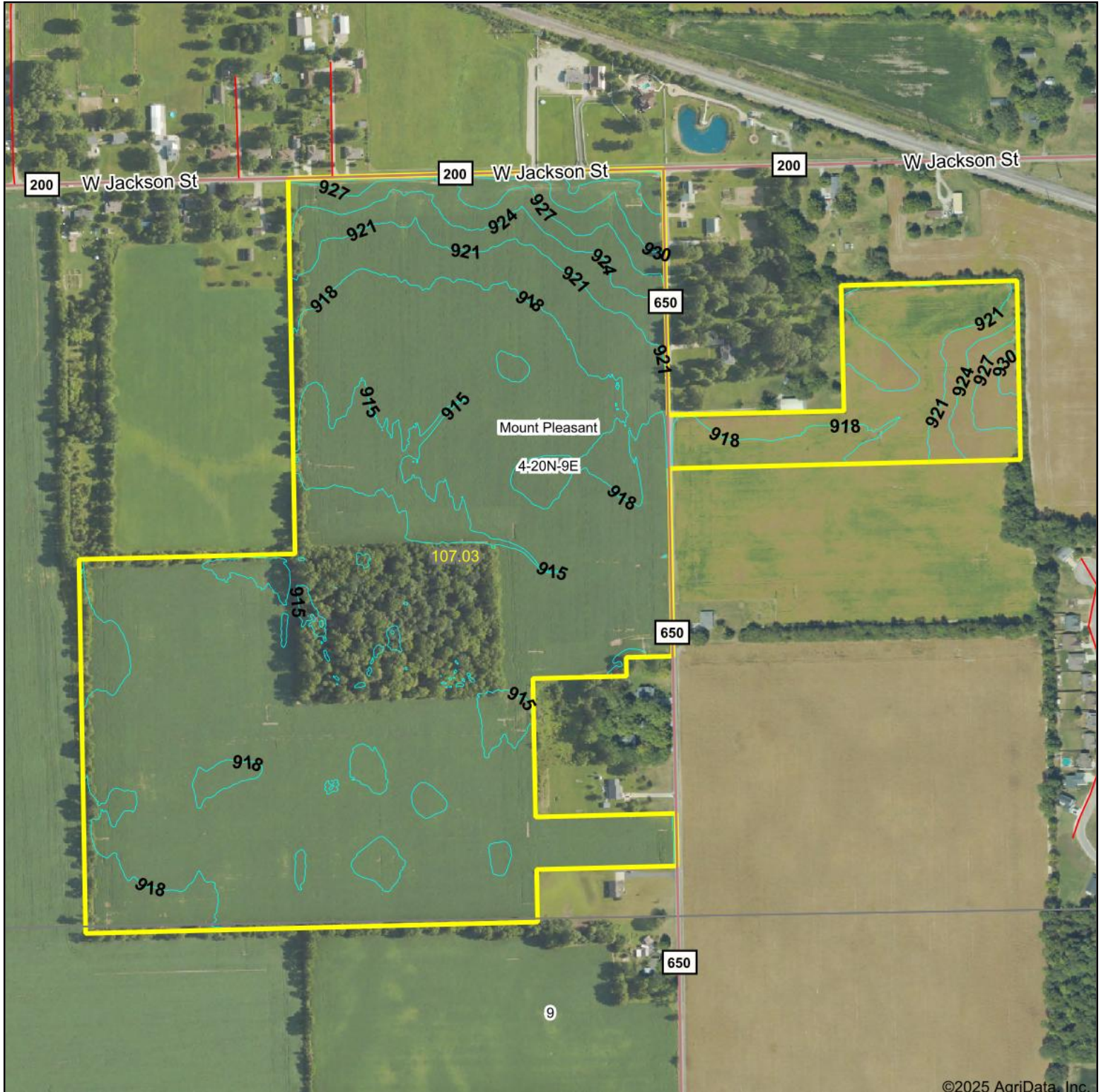
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	44.37	41.5%		Ilw	142	5		9	52	55
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	27.80	26.0%		Ilw	181	6		12	64	61
PkKA	Pewamo silty clay loam, 0 to 1 percent slopes	12.52	11.7%		Ilw	157	5	11		47	64
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	10.60	9.9%		Ilw	140	5	9		45	63
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	8.67	8.1%		Ile	129	4	8		44	57
MecB	Martinsville loam, 2 to 6 percent slopes	1.76	1.6%		Ile	145	5		10	51	72
GlyB3	Glynwood-Mississinewa clay loams, 2 to 6 percent slopes, severely eroded	1.31	1.2%		Illc	118	4		8	41	53
Weighted Average					2.01	152.4	5.2	2.8	7.1	53	58.8





# TOPOGRAPHY MAP

# TOPOGRAPHY MAP



©2025 AgriData, Inc.



Source: USGS 1 meter dem  
Interval(ft): 3.0  
Min: 913.8  
Max: 936.8  
Range: 23.0  
Average: 918.0  
Standard Deviation: 3.51 ft

0ft 550ft 1099ft



2/18/2025

4-20N-9E  
Delaware County  
Indiana

Boundary Center: 40° 12' 39.13, -85° 30' 39.5

Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

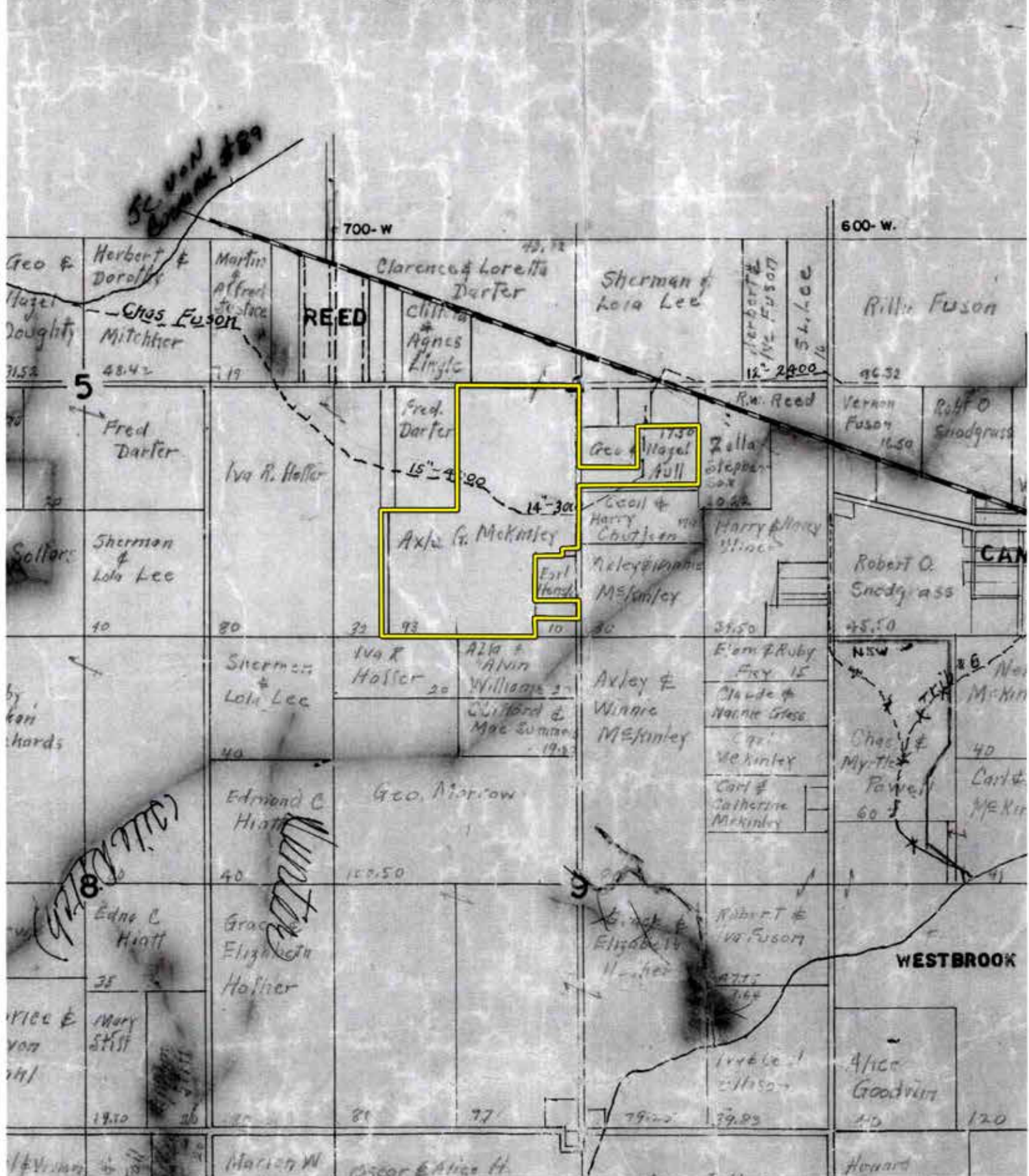
The background is a solid blue color. In the top right corner, there is a large orange triangle pointing downwards and to the left, with a smaller dark purple triangle nested below it. In the bottom left corner, there is a large orange triangle pointing upwards and to the right, with a smaller dark purple triangle nested above it.

# COUNTY TILE MAP



# COUNTY TILE MAP

## MOUNT PLEASANT TOWNSHIP







# **FSA INFORMATION**

# FSA INFORMATION

INDIANA  
DELAWARE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6854

Prepared : 3/5/25 1:13 PM CST

Crop Year : 2025

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-035-2007-33  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
121.39	99.74	99.74	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	99.74		0.00		0.00	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	61.28	0.00	158	
Soybeans	38.42	0.00	46	0

**TOTAL** 99.70 0.00

### NOTES

--

Tract Number : 11244

Description : C6/2B T20N R9E S24  
FSA Physical Location : INDIANA/DELAWARE  
ANSI Physical Location : INDIANA/DELAWARE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : PATRICIA AUL  
Other Producers : None  
Recon ID : 18-035-2007-153

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
121.39	99.74	99.74	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
DELAWARE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 6854**  
**Prepared : 3/5/25 1:13 PM CST**  
**Crop Year : 2025**

### Tract 11244 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	99.74	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	61.28	0.00	158
Soybeans	38.42	0.00	46

**TOTAL 99.70 0.00**

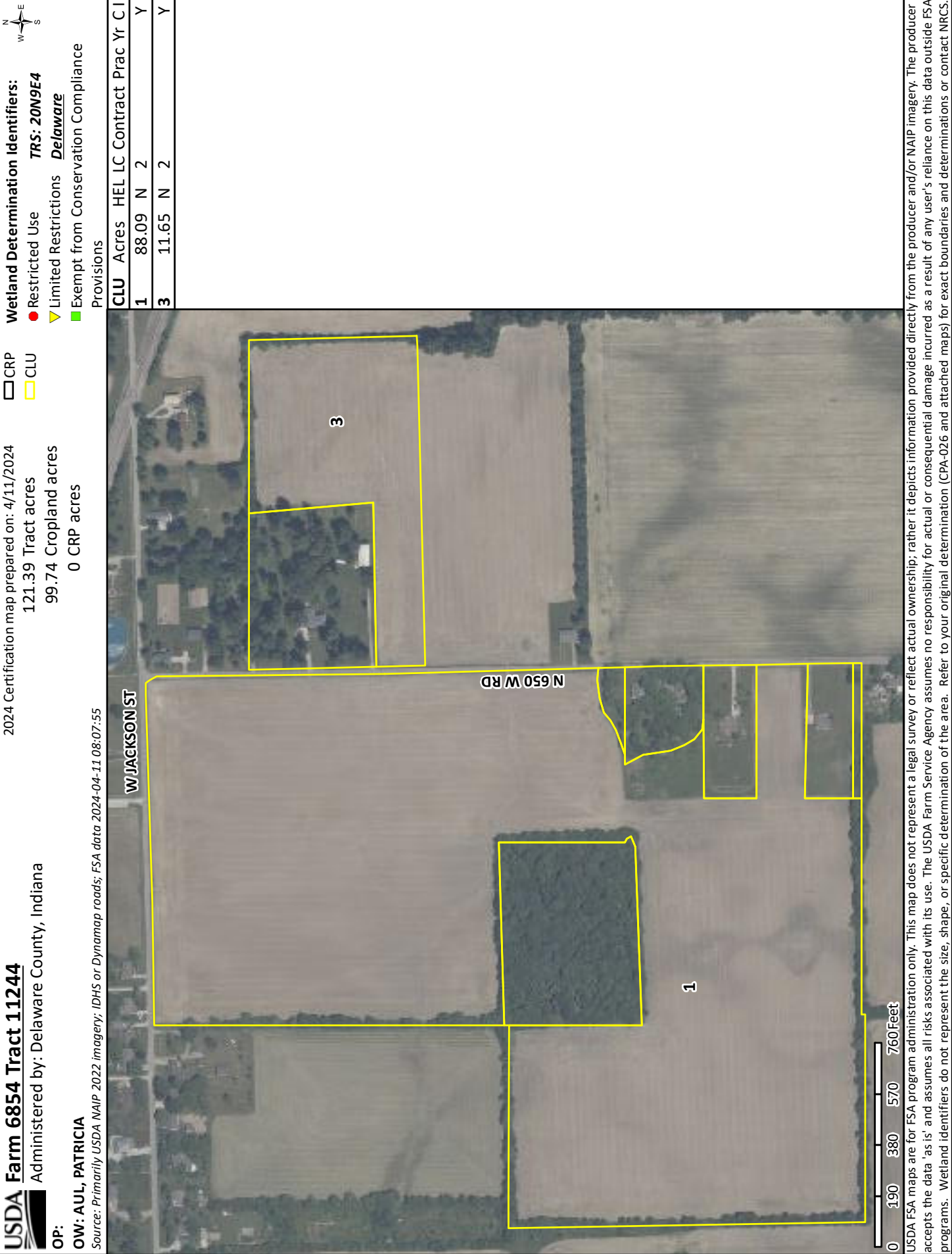
### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FSA INFORMATION







# **PROPERTY PHOTOS**

TRACTS 1 & 3



TRACT 1









TRACT 1



TRACT 1









TRACTS 1 & 3



TRACTS 1, 2 & 3









**TRACT 2**



**TRACTS 1 & 3**









TRACT 3



TRACT 4











*Auction Manager:*  
**Mark Smithson • 765.744.1846**  
AU10100108



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