

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 185± 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 Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction in Lebanon, Indiana.

POSSESSION: Possession is at Closing, after 2025 crops are harvested. Seller to retain income from 2025 lease.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the day of Closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Please contact Auction Manager to arrange walk over inspections. 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.

SURVEY: The Seller has provided a new pre-auction perimeter survey. 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.



CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

AUCTION MANAGERS:

Todd Freeman
765-414-1863 (c)
Jerry Ehle
260-410-1996 (c), 866-340-0445 (o)

Todd Freeman, AU10300062
Jerry W Ehle, AU19300123
Schrader Real Estate and Auction Company, Inc.,
AC63001504

Follow
us on:



YouTube

Get our
iOS App



185[±] Acres Land AUCTION

Montgomery County, IN

offered in 3 Tracts



OCTOBER 2025						
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	

185[±] Acres Land AUCTION

Montgomery County, IN

offered in 3 Tracts

- ▶ 170.68± Tillable Acres
- ▶ Productive Montgomery County Farmland
- ▶ Blacktop Road Frontage

Wednesday, October 8th • 6pm (EST)



INSPECTION DATE: Friday, September 26th • 11:00am - 1:00pm
Meet a Schrader representative at the farm on Tract #2



185[±] Acres Land AUCTION

offered in 3 Tracts

Montgomery County, IN

Wednesday, October 8th • 6pm (EST)

• 1.5 miles West of Ladoga • 8.5 miles South of Crawfordsville • 30 miles Northwest of Indianapolis

DIRECTIONS TO FARM:

From Ladoga, Indiana: Travel west on SR 234 for 1.5 miles and turn north on CR 350E. *From Crawfordsville, Indiana:* Travel south on US 231 approximately 7 miles to SR 234, turn east, drive 4 miles to CR 350E and turn north. The farm is a half mile north on the west side of CR 350E. Watch for auction signage.

AUCTION LOCATION: Montgomery County 4-H Exhibit Hall, 400 Parke Ave., Crawfordsville, IN 47933

TRACT DESCRIPTIONS:

Tract 1: 80 ± acres - 1300'± of road frontage on CR 350E. Predominant soils; Reesville-Fincastle & Xenia-Birkbeck soils.

Tract 2: 80 ± acres - 1300'± of road frontage on CR 350E. Predominant soils; Reesville-Fincastle & Xenia-Birkbeck soils.

Tract 3: 25 ± acres - "Swing Tract" (see note*) Predominant soils; Reesville-Fincastle & Ragsdale soils.

**This parcel must be purchased as part of auction tract #2 or by an adjacent landowner.*

AUCTIONEER'S NOTE:

- There is a Ford (low water) crossing on Auction Tract #2 for accessing "Swing Tract" #3
- FSA Farm 6031 Tract 6852 serviced out of Crawfordsville (Active)
- 156EZ Shows 187.15 Farmland and 170.68 Cropland Acres
- PLC Yield Corn 159 (81.90 Base Acres)
- PLC Yield Beans 45 (80.50 Base Acres)

OWNER: Wilda G. Timmerman Trust, Angela Fremder Trustee

AUCTION MANAGERS: Todd Freeman, 765-414-1863 (cell), and Jerry Ehle, 260-410-1996 (cell), 866-340-0445 (office)



SCHRADER
 Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com



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.