

Land Auction

Eastern Indiana
MODOC, IN | Randolph County

- Quality Patton, Fincastle, and Celina Soils
- 3.5 miles Northwest of MODOC, IN (2 miles north of US 36)
- 2026 Crop rights to Buyer (154.87 FSA Cropland Acres)
- Excellent Basis Area (Within 30 miles of (2) Ethanol Plants)
- Country Farmstead on 5± Acres w/ Barns & Grain Bin
- Great Drainage outlet with a County Tile
- Improved CRP Grassed Waterways (6.13± Acres) w/Annual Payments
- Extensive Road Frontage on 2 Roads
- 1031 Exchange Opportunity
- ATTENTION: Crop Farmers – Rural Home Buyers – Investors

157.8±
Acres

Offered in 3 Tracts
or Any Combination

THURSDAY, March 5th @ 6:00 P.M.

Held at the Randolph County Fairgrounds, 1885 US 27, Winchester, IN 47394



Land Auction
157.8±
Acres
Offered in 3 Tracts
or Any Combination

SCHRADER
Real Estate and Auction Company, Inc.

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800-451-2709
SchraderAuction.com



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TRACTS 1-3

Real Estate Auction Site: Randolph County Fairgrounds, 1885 US 27, Winchester, IN 47394.

Property Location: 9348 West 600 South, MODOC, IN 47358. From the intersection of IN SR 1 and US 36, travel north 2 miles to W 600 South, then left (west) 1.5 miles to the Farm. Farm has frontage both on W 600 S and S 900 W.

Tract Descriptions: All acreages are approximate. (Sec. 23 Union Twp)

TRACT 1: 78± ACRES nearly all tillable with frontage on 2 roads. Features a quality Patton, Fincastle, and Celina soil mix with a corn productivity INDEX of 146.3. Consider this for a stand-alone investment or combine with Tract 2. Quality drainage outlet along W 600 South and county main tile crossing through the tract. This tract features 2.63± acres of grassed waterways.

TRACT 2: 74.8± ACRES mostly tillable with grassed waterways and a county tile running through the property. Frontage on W 600 south on both sides of Tract 3. This is a nice large field for ease of farming operation. Consider combining with Tract 1 to create a 153± acre field nearly all cropland. 3.5± acres of FSA waterways.

TRACT 3: 5± ACRE FARMSTEAD with country home, grain bin, machinery shed, and older 2-story livestock barn. Specific improvements include:

- Single-story 3 Bedroom, 2 Bath vinyl sided home with attached 2 car garage. The home has a fuel oil boiler with hot water radiant heat. Features nearly 1,705 sf of living space and a new metal standing seam roof installed in 2014. The home has newer vinyl replacement windows and a basement with an entrance from the garage. Garage roof was new in 2024.
- 48' x 48' x 16' Metal Pole Barn with sliding doors facing east
- Wooden framed 2-story livestock barn, 24' x 60' with a 14' x 60' lean-to. This is a unique barn with lots of history and impressive aged timbers.
- 9,000± Bushel Grain bin with stir-rator, Brock fan, and Brock propane burner with drying floor (30' diameter with 18' side walls)
- Small acreage and farmsteads like this are very hard to find in today's market!



TRACTS 1 & 2



TRACT 1



TRACT 2



TRACTS 1 & 2



TRACT 3



Real Estate Inspection Dates:
Friday(s) February 13th • 20th & 27th
10 AM – 11 AM



Farm Equipment • Farm Primitives • Household & Antiques

Old-Time Country "ON-SITE" Auction
Saturday, March 7th • 10:30 A.M.

Held at the Farm: 9348 West 600 South, MODOC, IN 47358

Highlights Include:

- John Deere 4440 Tractor** only 5,384 hrs, 18.4R38 Firestones, *010171R*, Super Clean Tractor w/brand new front tires
- 1998 JD 9410 Combine**, Mauer Hopper extension, 2,615 Engine hrs / 1,932 Sep. hrs, One Owner
- JD 918 Grain Table** w/ cart, One Owner
- JD 693 Corn Head**, poly snouts
- 2012 John Deere 1750 Planter**, 6 x 30", liquid fertilizer, excellent, One Owner
- John Deere 750 No-Till Drill**
- Glenco 4300 18 1/2' Soil Finisher**
- 1969 C-50 Grain Truck** w/18' Bed
- IH 720 6-Bottom Plow**, 6 – 16"
- JD 6 x 30" Cultivators • Hopper Wagon**
- JD 415 Rotary Hoe**, 3 pt.
- 2011 Buick LaCerne CXL Sedan**, 105K miles
- JD X530 Garden Tractor**, 540 hrs
- Shop Tools • Barn Primitives • Fence Posts**
- Antiques • Tell City Hutch and Kitchen Table & Chairs • Furniture**
- Appliances • Fruit Jars • Primitive Furniture & Much More!**

WATCH FOR 100+ PHOTOS and Updated Listing to be POSTED at www.Schraderauction.com



Owner: Blount Farm Trust, Brice Blount, Trustee

For Information Call Sales Managers:

Andy Walther: 765-969-0401 (cell or text) | andy@schraderauction.com
Mark Smithson: 765-744-1846 (cell or text) | mark@schraderauction.com

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 157.8± 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: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide a Trustee's Deed.

CLOSING: The targeted closing date will be on or before April 10th, 2026. The balance of the real estate purchase price is due at closing.

POSSESSION: Possession at closing for the farmland, house & barns. Owner reserves the right to access the property to remove the grain from the grain bin on Tract 3 until June 1, 2026.

REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 by giving the buyer(s) a credit at closing or paying the Randolph County Treasurer directly if the tax bills have already been generated.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases

will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage except for any combination that includes Tract 3.

FSA INFORMATION: See Agent.

CRP CONTRACTS: This farm has (4) separate government conservation contracts for a total of 6.13 acres. Contract expiration dates range from 2030 to 2034. Contact Agent for complete details. (Whole farm annual payment equals \$1,497.00)

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

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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.