



Morgan & Marion Counties

Between Greenwood and Mooresville
11 miles south of Downtown Indianapolis

486[±] acres

OFFERED IN 9 TRACTS FROM 10 TO 110 ACRES

414 TILLABLE ACRES • PRODUCTIVE SOILS

POTENTIAL BUILDING SITES

WOODED ACRES

OLDER HOME WITH FARM BUILDINGS

GOOD ROAD FRONTAGE



ONLINE BIDDING
AVAILABLE

AUCTION

WEDNESDAY, AUGUST 16TH at
held at the Morgan County Fairgrounds Auditorium, Martinsville, IN
6:00 PM



800-451-2709
SchraderAuction.com

in
conjunction
with

Site Strategies

ADVISORY, 317-590-6227



TRACT 1



TRACTS 1, 2 & 3



TRACTS 2, 3, 4, 5 & 8



TRACTS 4 & 5



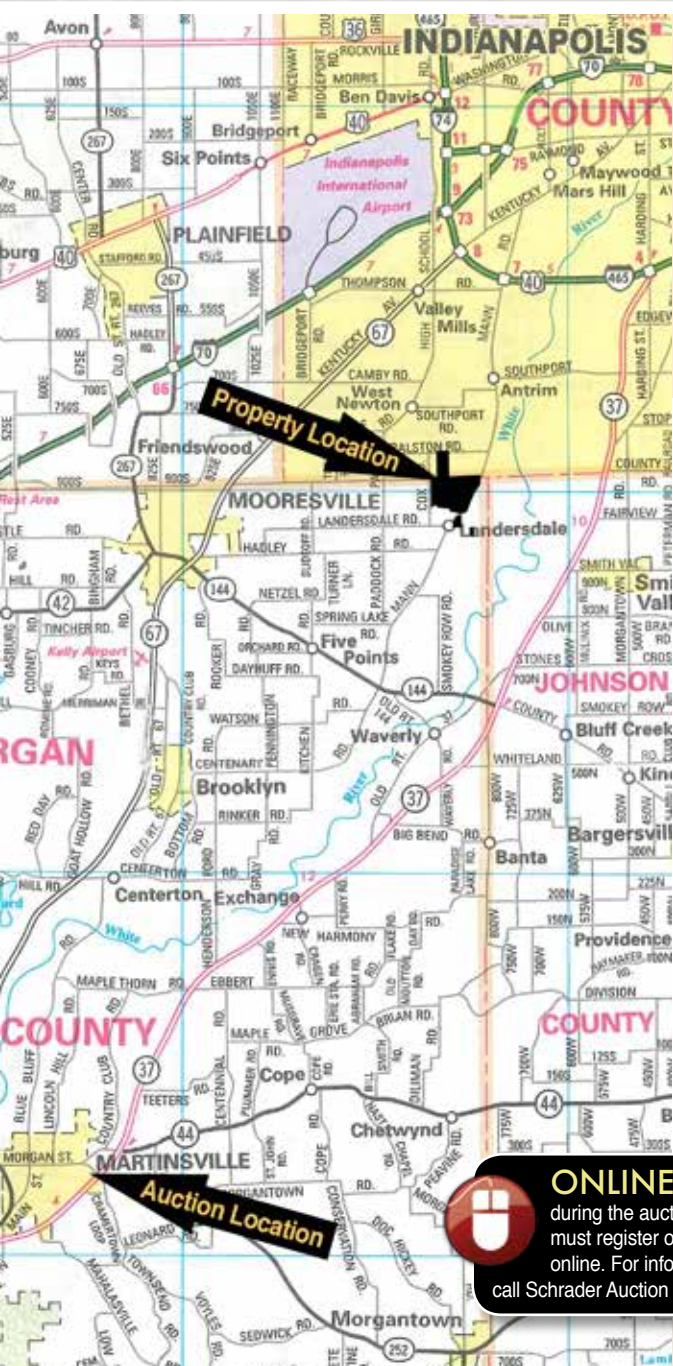
TRACTS 6 & 7

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts and as a total 486± 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.

Morgan & Marion Counties

AUCTION 486± acres

WEDNESDAY, AUGUST 16 • 6:00 PM



Directions:

From Indianapolis: From the jct. of I-465 and Hwy 37 on the south side of Indianapolis, take Hwy 37 south 2.4 miles to W. Southport Rd., turn west 2.7 miles to Mann Rd., turn south 2.5 miles to the property.

From Mooresville: From the jct. of Hwy 67 & Bridge St. (Landersdale Rd.) on the east side of Mooresville, go east on Bridge St. (Landersdale Rd.) 5 miles to Mann Rd., turn north .8 miles to Tract 5.

Inspection Dates:
 Monday, July 10 4-6 PM and
 Thursday, August 3 4-6PM
 Meet a representative at Tract 7

Auction Location:

Morgan County Fairgrounds Auditorium, 1749 Hospital Dr., Martinsville, IN 46151 (near the jct. of Hwy 37 and Hwy 252)



Tract Descriptions:

- TRACT #1:** 80± acres in Marion County, nearly all tillable, with frontage along Ralston Rd.
- TRACT #2:** 55± acres fronting Cox Rd., this tract offers open tillable with picturesque wooded areas.
- TRACT #3:** 76± acres with access off Mann Rd., this tract is mostly tillable with woods along much of the perimeter.
- TRACT #4:** 84± acres fronting Cox Rd., this tract is nearly 100% tillable.
- TRACT #5:** 110± acres fronting Mann Rd., this tract is nearly all tillable.
- TRACT #6:** 27± acres fronting Mann Rd., this tract has a combination of open land and wooded areas. There is good elevation and potential for a beautiful building site.



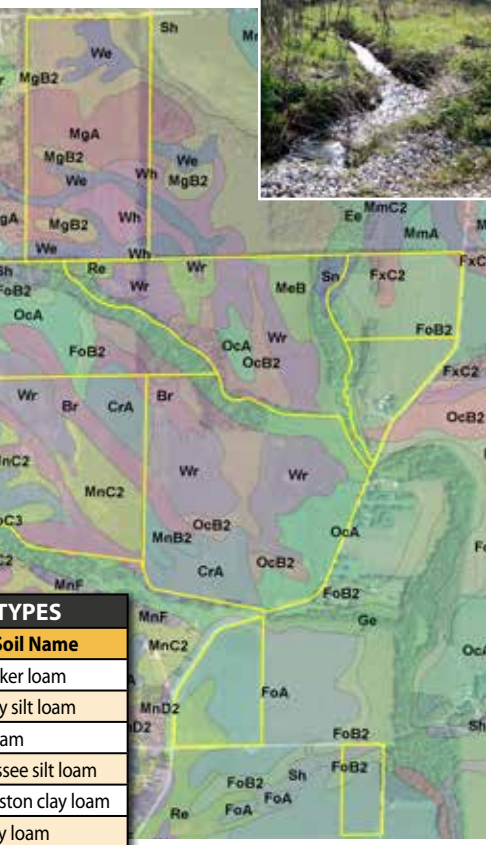
SOIL TYPES	
Code	Soil Name
Wr	Whitaker loam
CrA	Crosby silt loam
FoB2	Fox loam
Ge	Genessee silt loam
Br	Brookston clay loam
OcB2	Ockley loam
OcA	Ockley loam

- TRACT #7:** 20± acres fronting Mann Rd., a beautiful potential building location with mature shade trees. There is an old frame farm house, pole barn measuring 50' x 100', older barn, garage, and 2 grain bins.
- TRACT #8:** 24± acres fronting Mann Rd., nearly 100% tillable with easy access.
- TRACT #9:** 10± acres, all tillable along Landersdale Rd.

Owners:
LANDERS FARMS INC.



Contact Auction Company for detailed Information Booklet



WOODED SITES

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 a Corporate Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on approximately Sept. 18, 2017 subject to presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be granted upon completion of the 2017 crop harvest.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 2018 taxes due in 2019 and thereafter.

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. 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.

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., Site Strategies, 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.

ONLINE BIDDING - You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

Site Strategies ADVISORY in conjunction with 317-590-6227

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