

**SCHRADER**

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

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

CENTERVILLE, IN OFFICE:

300 N. Morton Ave., Centerville, IN 47330

**AUCTION MANAGER:**  
**ANDY WALTHER**  
**765-969-0401**

Andrew M. Walther, RB14024625, AU19400167  
Schrader Real Estate and Auction Company, Inc.,  
AC63001504, CO81291723



**800-451-2709**

**SchraderAuction.com**

JANUARY 2026						
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

**276±**  
*Acres*  
Offered in 9 Tracts

Eastern  
Indiana

**Land AUCTION**

**Milton, IN (FAYETTE COUNTY)**



Tract 4



Tract 9



Tract 5

**276±**  
*Acres*  
Offered in 9 Tracts

**Milton, IN (FAYETTE COUNTY)**

2 miles north of CONNERSVILLE, IN

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Eastern Indiana

**Land AUCTION**

**FRIDAY, JANUARY 23<sup>RD</sup> @ 11:00 A.M.**

- 2026 Crop rights to Buyer w/ 201± Acres of row crops planted in 2025
- Premier Deer Hunting Tract w/ River Frontage
- 58± Acres currently in the Indiana Classified Forest Program
- Excellent Fertility (Former Dairy Farm)
- (2) Country Homes with Extensive Livestock Improvements
- Tracts from 5± Acres to 70± Acres
- Potential Irrigation Opportunities for Value added Crops

**• ATTENTION: Crop Farmers – HUNTERS – Rural Home Buyers – Livestock Producers**



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ONLINE BIDDING AVAILABLE

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Eastern Indiana  
**Land AUCTION**

**FRIDAY, JANUARY 23<sup>RD</sup> @ 11:00 A.M.**

Auction held at the Golay Community Center, 1007 E. Main, Cambridge City, IN 47327



ONLINE BIDDING AVAILABLE

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**SchraderAuction.com**

**SCHRADER**  
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276<sup>±</sup>

Acres

Offered in 9 Tracts

Eastern Indiana

Land

AUCTION

Milton, IN (FAYETTE COUNTY)

2 miles north of CONNERSVILLE, IN

FRIDAY, JANUARY 23<sup>RD</sup> @ 11:00 A.M.

**AUCTION SITE:** Golay Community Center, 1007 E. Main, Cambridge City, IN 47327. Located at the intersection of US 40 and State Hwy. 1 on the northwest corner.

**PROPERTY LOCATION:** 4751 Pennville Rd., MILTON, IN 47357. From the northeast edge of Connersville, travel east on 30th St. to Waterloo Rd. Take Waterloo 1.5 miles to E. CR 440 North. Then right ¼ mile to Pennville Rd. North on Pennville Rd. to the farm on both sides of the road.

**TRACT DESCRIPTIONS:**  
All acreages are approximate. (Secs. 31 & 32, Waterloo Twp)

**TRACT 1: 69± ACRES** with 59± FSA Tillable acres with the balance in Classified Forest. Frontage on Pennville Rd. with a mix of Genesee and Ninevah loam soils. Excellent fertility and impressive production history.

**TRACT 2: 58± ACRES** with 47± FSA Tillable acres with the balance in woods (IN Classified Forest). Frontage on Pennville Rd. with predominantly Genesee river bottom loams. Excellent fertility levels from years of livestock production.

**TRACT 3: 10± ACRES** with a mix of tillable and pastureland. Consider this tract as a potential estate building tract or combining with Tracts 1 or 4.



Tract 4

**TRACT 4: 11± ACRES WITH 2-STORY COUNTRY FARMHOUSE** located at 4751 Pennville Rd., Milton, IN featuring extensive improvements which include:

- 2,350 sf. Home ready for your remodeling. Impressive concrete driveway.
- (2) 20' x 110' concrete bunker silos
- 45' x 81' x 12' Metal Sided pole barn
- 26' x 105' x 12' Open-sided barn historically used for hay storage
- Metal-sided Bank Barn with milking parlor and extensive improvements
- Extensive investment in concrete / feeding floors / etc.
- COME EXAMINE THE OPPORTUNITY that this tract has to offer!



Tract 4



Tract 1



Tract 7

**INSPECTION DATES:**  
(10 AM - 12 NOON)  
Friday, December 26<sup>th</sup>  
Friday, January 2<sup>nd</sup>  
Wednesday, January 7<sup>th</sup>  
Wednesday, January 14<sup>th</sup>  
Meet Agent at Tract 3



Tract 9

**OWNER:** John D. Stevens and Chrystie J. Stevens  
**FOR INFORMATION CALL SALES MANAGER:** Andy Walther  
765-969-0401 (cell) • andy@schraderauction.com

**800-451-2709 • SchraderAuction.com**

**AUCTION TERMS & PROCEDURES:**  
**PROCEDURES:** The property will be offered in 9 individual tracts, any combination of tracts, or as a total 276± 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; cashiers 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 Warranty Deed.  
**CLOSING:** The targeted closing date will be on or before February 25th, 2026. The balance of the real estate purchase price is due at closing.  
**POSSESSION:** Possession at closing on Tracts 1-6, 8 & 9. Possession of the house and buildings on Tract 7 will be conveyed on or before April 1.  
**REAL ESTATE TAXES:** Seller to pay 2025 taxes payable

2026 by giving the buyer(s) a credit at closing.  
**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 acreages.  
**FSA INFORMATION:** See Agent.  
**EASEMENTS:** Sale of the property is subject to any and all easements on 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 the person's credentials, fitness, etc. All decision 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.**  
**STOCK PHOTOGRAPHY:**  
Deer Photos are for illustrative purposes only and are not of the auction property.



**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 Co. - 800-451-2709.

