



CRANE FARM

REAL ESTATE AUCTION

Wed., December 14, 2022

(Registration begins at 5:00pm) Auction ~ 6:00 PM

Auction site: Abernathy Auction Facility
640 W. Contreras Pike, Liberty IN 47353

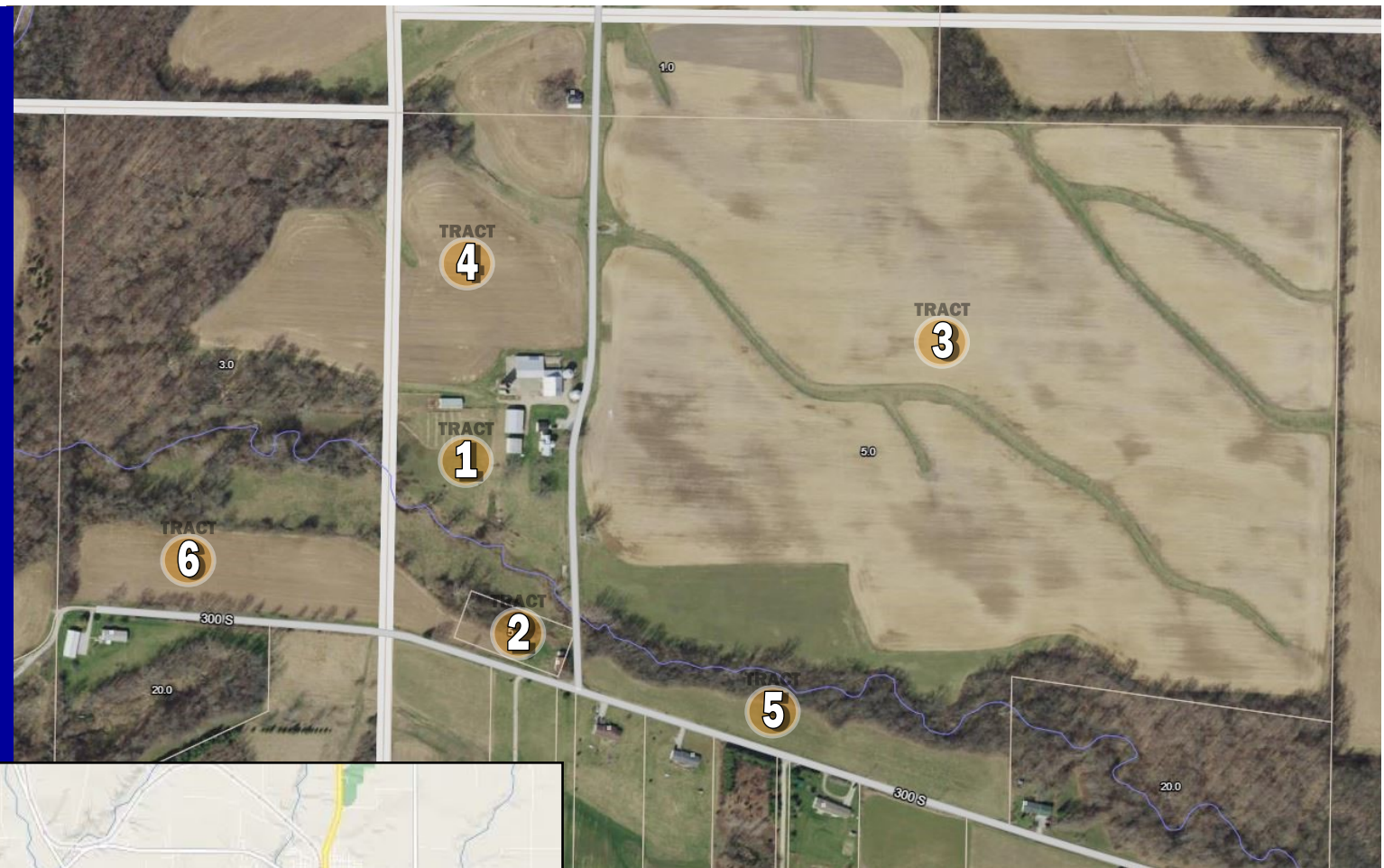
Properties located at: 2712 S. Crane Rd.,
Liberty in Union County, IN



This property has 134.20 Total Acres with Improvements, approx. 73% tillable and the remainder in woods, pasture or potential building sites.

SELLING IN 6 TRACTS,
OR AS A WHOLE

Owner: Terry Crane & Rick Crane



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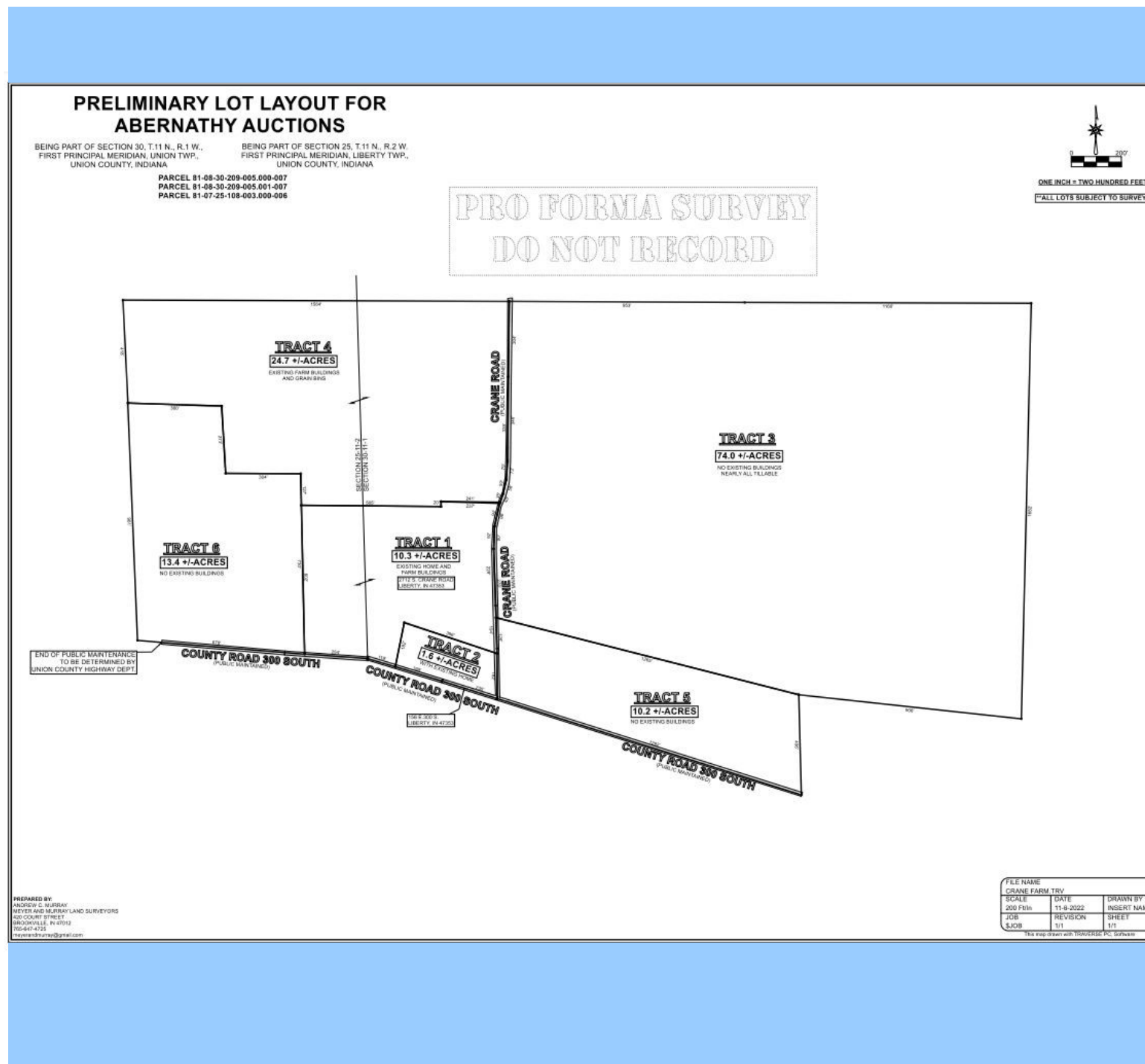
TRACT 1: 2712 S. Crane Rd. Liberty, IN contains 10.3 acres with a 2064 SF 4 BR, 2BA country home w/att. 24x28 garage, 1/2 basement, a 45 x 50 & 30 x 30 metal outbuildings. This property boasts a lovely view of the pasture & woods. Road frontage on Co. Rd. 300S, Liberty, IN offers the potential of an added building site.



TRACT 2: 158 E. Co. Rd. 300S Liberty, IN contains 1.60 acres with a 1538 SF, 1-1/2 story 2 BR, 1BA home. Also includes a Garden Shed situated at the corner of Crane Rd. and Co. Rd. 300S. A Spring System on Tr. 1 furnishes water for this tract. Great Rental, Starter or Retirement home!



TRACT 3: contains approx. 74.0 acres - all tillable and is situated on the East side of Crane Rd. (across from both Tracts 1 & 4)



TRACT 4: contains 24.70 acres with approx. 13.24 tillable acres with the balance in woods. This tract includes Improvements of 28 & 20 ft. grain bins, (2) 15 ft. silos, a 26 x 40 bldg., 64 x 42 barn, 60 x 30 hog building, a 20x 50 Lean-to, a 105 x 50 outbuilding & a 25 x 55 outbuilding.



TRACT 5 contains 10.20 acres situated at the East corner of Crane Road & Co. Rd. 300S. Approx. 5 is tillable acreage with some woods.



TRACT 6: contains 13.40 acres with approx. 5 tillable acres. The balance is in woods and in located on the North side of Co. Rd. 300S, Liberty, IN **Potential Building site!**

AUCTION TERMS & PROCEDURES

PROCEDURES: The CRANE FARM owned by Terry Crane and Rickey Crane is located in Liberty and Union Townships, Union County, Indiana and will be offered in six tracts (Tracts 1-6), selling individually, or as a total 134.20 +/- acres. There will be open bidding on each tract, in combinations, and as a whole, during the Auction, as determined by the Auctioneer. Bids on tracts & total property may compete.

DOWN PAYMENT: 10% Down payment on auction day with balance due in Cash at Closing. 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 that arranged, if needed, and are capable of paying cash at closing.

TAXES: The Crane Farm tax total for 2022 for the **entire** farm (with improvements) is estimated at \$3991.80 with a Homestead and Supplemental exemption. For each tract(s) purchased, Buyer(s) will assume re-assessed taxes in the Spring of 2023 and thereafter. Buyer(s) will be responsible for filing their own pertinent exemptions. Seller(s) will have satisfied prior taxes.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site & immediately following the auction. All final bid prices are subject to Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller(s) shall provide An Owner's Title Insurance Policy in the Amount of the Purchase Price.

DEED: Seller(s) shall provide Warranty Deed.

CLOSING: The balance of the Real Estate purchase price is due at closing to be held within 45 days following Auction – on or before January 28, 2023. Cost for an administered closing will be shared 50/50 between Buyer(s) and Seller(s). Buyer(s) pay any closing charges due to Buyer securing a mortgage.

POSSESSION: Possession is subject to tenant's rights (residential and crop).

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

SURVEY: A new tract survey with legal descriptions has been provided by seller. For tracts 3-6, if final survey has more than 0.5 ac. discrepancy, the sale price will be prorated to reflect the final survey.

FSA INFORMATION: The Crane Farm was participating in Farm Service Agency Programs in 2022.

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

AGENCY: Abernathy Auction & Real Estate Company 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 out-lined in the Purchase Agreement. The property is being sold "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.

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