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FLOYD FARM

REAL ESTATE AUCTION

Thurs., November 20th, 2025

(Registration begins at 4:30pm) Auction ~ 5:30 PM

Auction site: Abernathy Auction Facility

640 W. Contreras Pike, Liberty IN 47353

**Property located at: 2471 E. Kitchel Rd.,
Liberty in Union County, IN**

2471 East Kitchel Rd.



This farm consists of 41+/- total acres including pasture, hay and woods with a creek running through it. Tract 2 offers a beautiful brick ranch home with a fully finished walkout basement, 3-5 bedrooms and 3 baths. Five outbuildings are included on the property which have their own well and electric meter. Such a peaceful setting in northern Union County!

SELLING IN 4 TRACTS, COMBO OR AS A WHOLE

Owner: Joseph P. & Sandra J. Floyd

Selling in 4 Individual Tracts, Combinations or as a Whole

TRACT

1

This property consists of 10.8 +/- total acres without improvements. Includes 498 ft. of road frontage on Kitchel Rd in Union County, IN.



Tract 1 - 10.8 Acres

TRACT

2

This property consists of 10.5 +/- total acres with improvements. Includes a 1-story 3-5 BR, 3 BA brick home w/walkout basement, 5 outbuildings (which have their own well and electric meter) and 98 ft. of road frontage on Kitchel Rd.



Tract 2 - 10.5 Acres

KITCHEL ROAD



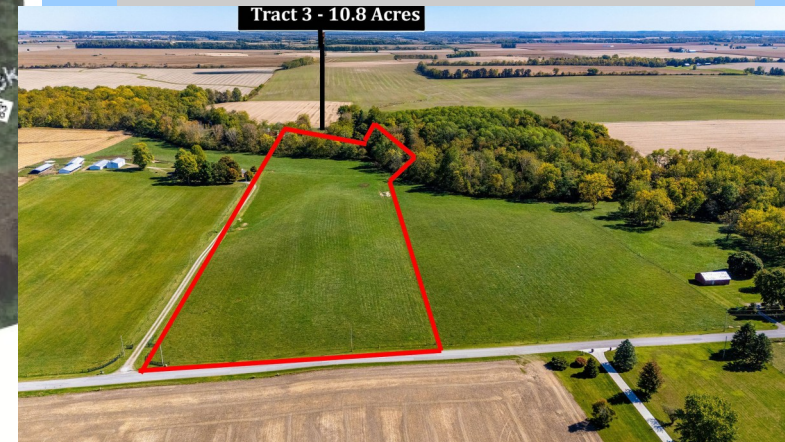
PRELIMINARY LAYOUT

NOTE:
CURRENT TAX RECORDS INDICATE 38.06 ACRES HOWEVER, THE COURSES OF THE PARENT 12.06 ACRE TRACT CALCULATE TO APPROXIMATELY 15.7 ACRES.
ALL PROPOSED TRACTS ARE SUBJECT TO SURVEY.
RETRACEMENT SURVEY IS RECOMMENDED IF SOLD AS A WHOLE.
41.4 ACRES TOTAL PROPOSED HEREIN.

TRACT

3

This property consists of 10.8 +/- total acres without improvements. Tract 3 has a creek running through it and Includes 308 ft. of road frontage on Kitchel Rd.

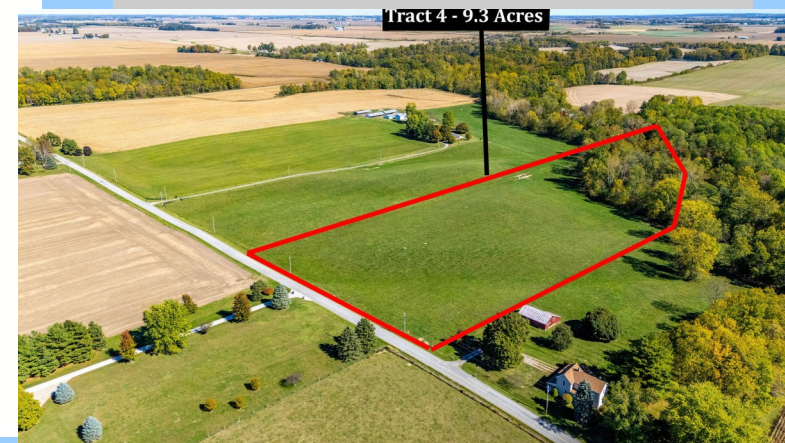


Tract 3 - 10.8 Acres

TRACT

4

This property is 9.3 +/- total acres without improvements. This tract includes 433 ft. of road frontage on Kitchel Rd.



Tract 4 - 9.3 Acres

AUCTION TERMS & PROCEDURES

PROCEDURES: The Joseph P. & Sandra J. Floyd Farm is located in Harrison Township, Union County, Indiana and will be offered in four tracts (Tracts 1-4), selling individually, or as a total 41+/- acres (per preliminary survey). 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 Joseph P. & Sandra J. Floyd Farm tax total for 2024, paid in 2025 for the **entire** farm was \$2748.00 with Homestead & Homestead Supplemental exemptions. For each tract(s) purchased, Buyer(s) will assume re-assessed taxes in the Spring of 2026 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 5, 2026. 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 given day of final closing.

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.

FSA INFORMATION: Due to government closure, FSA information is not available at this time.

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.

ANY ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ORAL STATEMENTS MADE BY THE AUCTION COMPANY OR OWNER. NOT RESPONSIBLE FOR ACCIDENTS