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Abernathy Auction and Real Estate Co.



Terry C. Abernathy, CAI
Managing Broker
IN-AU01045728
OH-57198435419



Kevin Pinkerton
IN-AU11300007
OH-2016000008



Brenda Abernathy
Licensed Broker

Stacey Schlichter
Licensed Broker

640 W. Contreras Pike, Liberty, IN 47353
Telephone: (765) 458-5826 • Fax: (765) 458-7773
Email: abernathyauctions@gmail.com

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ABERNATHY
Since 1983
AUCTION AND REAL ESTATE

BALL FARM

FARM AUCTION

Wed., November 12, 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: 5038 Oxford Pike,
Brookville in Franklin County, IN**



This farm consists of 105 +/- total acres with 92 tillable and 9 wooded acres. Conveniently located between Brookville, IN and Oxford, OH. Whether you are looking to acquire additional acreage, an investor, or are looking to purchase a rural homesite, do not miss the opportunity to bid on this property!

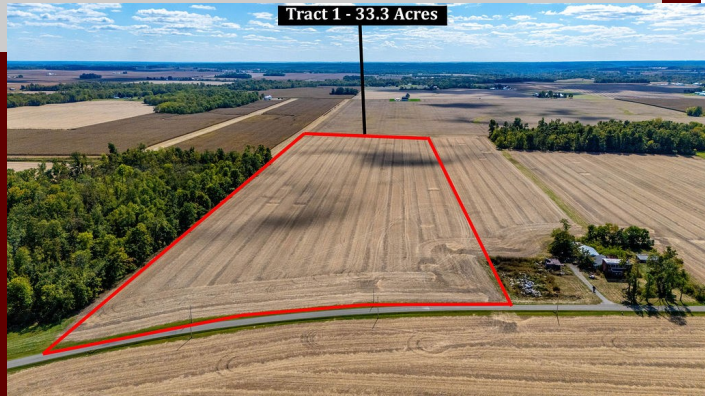
**SELLING IN 4 TRACTS,
COMBO OR AS A WHOLE**

Owner: Marcia Ball

TRACT

1

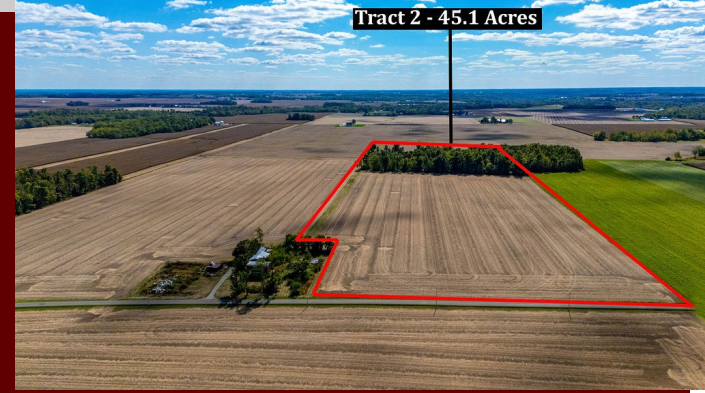
This property consists of 33.3 +/- total acres with 32.9 of those acres being tillable. There are no improvements on Tract 1 which includes 735 ft. of road frontage on



TRACT

2

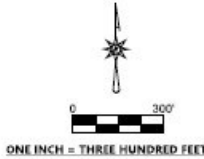
This property consists of 45.1 +/- total acres without improvements. 35.8 acres are tillable with 9.0 wooded acres plus 691 ft. of road frontage on Oxford Pike.



PRELIMINARY LAYOUT FOR ABERNATHY AUCTIONS

PART OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 9 NORTH, RANGE 1 WEST, FIRST PRINCIPAL MERIDIAN,
SPRINGFIELD TOWNSHIP, FRANKLIN COUNTY, INDIANA

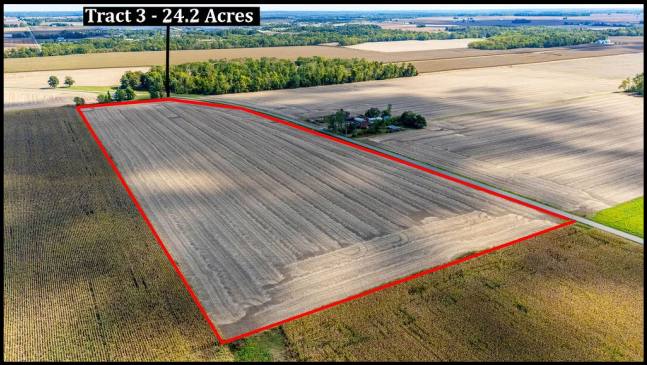
PARCEL 24-11-08-400-001.000-019



NOTES:
ZONING DESIGNATION: AG-1 (PRIME AG)
**SUBJECT TO VERIFICATION
BY AREA PLAN COMMISSION**
ALL PROPOSED TRACTS HAVE DIRECT ACCESS
AND FRONTAGE ON OXFORD PIKE (PUBLIC-MAINTAINED)
CURRENT ADDRESS AT "TRACT 4"
5038 OXFORD PIKE
BROOKVILLE, IN 47012
765-547-4725
meyerandmurray@gmail.com

FILE NAME	Ball Farm 25_087.TRV	DRAWN BY	INSERT NAME
SCALE	300 Ft/in	DATE	10-2-2025
JOB	25-087	REVISION	1/1
		SHEET	1/1

This map drawn with TRUVERSE PC Software



TRACT

3

This property consists of 24.2 +/- total acres without improvements. 23.3 acres are tillable in Tract 3 which includes 1,774 ft. of road frontage on Oxford Pike.



TRACT

4

This property is 2.4 +/- acres with improvements. This tract includes 348 ft. of road frontage on Oxford Pike.



AUCTION TERMS & PROCEDURES

PROCEDURES: The Marcia Ball Farm is located in Springfield Township, Franklin County, Indiana and will be offered in four tracts (Tracts 1-4), selling individually, or as a total 105 +/- 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 Marcia Ball Farm tax total for 2024, paid in 2025 for the **entire** farm was \$4188.12 with no 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.

UTILITIES: Franklin Co. Water is on the property.

CLOSING: The balance of the Real Estate purchase price is due at closing to be held within 30 days following Auction – on or before December 12, 2025. 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.

SCHOOLS: Franklin County School District; www.fccsc.k12.in.us

POSSESSION: Possession is given day of final closing but subject to 2025 tenant's crop rights.

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
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