

## Auction Terms & Procedures

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 96 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.

**DOWNPAYMENT:** 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; 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:** 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 Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by September 1, 2014.

**POSSESSION:** At closing subject to removal of 2014 crop. 2015 crop rights and all timber rights to be conveyed.

**REAL ESTATE TAXES:** Taxes prorated to date of closing. Taxes estimated at \$6,379.08/yr.

**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 acreage's.

**FSA INFORMATION:** Farm #3819, Tract #9105. Total 44.06 acres cropland. Corn base of 38.9 acres with yield of 123 Bu.

**EASEMENTS:** Sale of the property is subject to any and all easements of 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 to the person's credentials, fitness, etc. All decision of the Auctioneer is 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.**



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27	28	29	30	31		



96<sup>±</sup>  
Acres

• House • Pool • Deluxe Stables • Cropland

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Wayne County  
Indiana

House • Pool • Deluxe Stables • Cropland

Fantastic Real Estate  
AUCTION

Tuesday, July 22 • 6:00 pm



ONLINE BIDDING  
AVAILABLE



Mulick  
Quarter  
Horses





RICHMOND, INDIANA • Southeast Indiana

# Fantastic Real Estate AUCTION

**Tuesday, July 22 • 6:00 PM • HELD ON SITE**

**AUCTION SITE:** 4333 Straight Line Pike, Richmond, IN.

**PROPERTY LOCATION:** 3 miles south of Richmond, Indiana at 4333 Straight Line Pike. From Richmond Hwy. 27 south past Hwy. 227 about 1½ miles to Farlow Rd. then east 1 mile to Straight Line Pike then south 1 mile to farm on the east side.



## DRIVING DISTANCES:

- I-70 (Hwy. 27) - 7 Miles • Dayton, OH - 35 Miles
- Indianapolis, IN - 65 Miles • Cincinnati, OH - 60 Miles
- Brookville Lake - 11 Miles • Oxford, OH - 19 Miles
- Richmond Municipal Airport - 2 Miles

## INSPECTION DATES:

Monday, June 16 @ 4 - 6 PM  
Saturday, June 21 @ 10 - 12 noon  
Tuesday, June 24 @ 4 - 6:00 PM  
Saturday, July 12 @ 10 - 12:00 noon  
and Day of Sale @ 4 PM

**TRACT DESCRIPTIONS:** All acreages are approximate.

**TRACT 1:** 40± acres with est. 31 acres cropland and balance is pretty woodland. 928 ft. of frontage on Straight Line Pike. County approved new entrance. Buy as cropland, possible building location or buy with Tract 2.

**TRACT 2:** 56± acres with circa 1830 brick home, 3 bedrooms, 3 ½ bath and indoor 18' x 34' deluxe pool with spa. Main barn has 32 stalls and trainer's quarters, 5 fenced paddocks, 80' x 200' indoor arena, 20' x 54' RV barn, about 2 acres cropland, 25± acres pasture, and 28± acres pretty woods and streams. This is a wonderful property in a great location.

**Features:** Multi use property including horse facility suited to show, race or breeding operation. Farm has reputation for top Quarter Horses in the country being trained and raised here. Also well suited for cattle operation. Tract 1 could be used to build a training track. Beautiful secure setting back ½ mi. paved lane with iron gates and loads of board fence.

**OWNER:** CONNIE MULICK



## 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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.



Circa 1830 remodeled home with indoor pool



32 stalls and living quarters



80' x 200' riding arena



For Information call:  
Sales Manager: Steve Slonaker  
877-747-0212 or 765-855-2045



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