

FSA: The farm is enrolled at the Seller's Office in Rockport, IN, which shall make all acreage determinations and eligibility for farming programs, unless otherwise made by the Seller.

ACREAGE: All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos. The Seller shall provide a new survey where there is no existing legal description. Any need for a new survey shall be determined solely by the Seller.

SURVEY: The Seller shall provide a new survey where needed for the purpose of determining the boundaries of the property being sold. The Seller shall be 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons' credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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Land
Auction

59.5
acres

Offered in 1 Tract

**INSPECTION
DATE:**
Monday, February 2nd
12:00 Noon - 2:00 PM

THURSDAY, FEBRUARY 12TH • 6:00 PM

- Spencer County, Indiana • South Spencer School System
• 4 Miles West of Rockport at Reo
• 10 Miles North of Owensboro • 18 Miles East of Evansville
- Productive Tillable Land • Excellent Location
• 50'x80' pole barn (2010) • Potential Building Site

PROPERTY DIRECTIONS: From the junction of State Route 66 and State Route 161 at Reo, Indiana, go west .5 mile to Co. Rd. 350 W, turn north and proceed .4 mile to the property on the west side of the road.

AUCTION LOCATION: Rockport City Park Community Building (formerly Fairgrounds) 934 Fairground Drive, Rockport, IN.

DESCRIPTION: The property consists of 59.5± acres with 49.2 cropland acres (FSA). The predominant soil is Ragsdale. The land is improved with a 50'x80' pole building constructed in 2010. Attached is a 15'x80' lean to and two 20'x14' overhead doors. There is public water available to the property.



SELLERS: Rodney and Mary Beth Holbrook
AUCTION MANAGER: Brad Horrall 812-890-8255 (cell)

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. www.SchraderAuction.com



ONLINE BIDDING AVAILABLE

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