



Real Estate and Auction Company, Inc.

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AUCTION MANAGER: BRAD HORALL

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www.schraderauction.com

OCTOBER 2015						
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LAND AUCTION

252 acres
Offered in 4 Tracts

- 132 Tillable Acres
- 14 CRP Acres
- Hardwood Timber
- Potential Building Site
- Great Hunting!



Real Estate and Auction Company, Inc.

Tuesday • October 20th at 6 PM

Jackson Co, Indiana
Near Medora
12 miles SW of Brownstown
13 miles SE of Bedford

ONLINE BIDDING
AVAILABLE



LAND AUCTION

Jackson Co, Indiana

252 acres



AUCTION LOCATION: Pewter Hall, 850 West Sweet Street, Brownstown, IN 47220.

DIRECTIONS: From Brownstown, IN take US Hwy 50 West 5.7 miles to Hwy 235 turn south 3.6 mi. to Medora, IN. From Medora take Sparksville Pike Rd. (southwest along the railroad track) follow signs 5.5 mi. to Sparks-ville, travel north from Sparksville on CR 1100W .6 mi. to CR 6255, turn west and proceed .5 mi. to the property.



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TRACT DESCRIPTIONS:

TRACT 1: 82± ACRES with 70.9 cropland acres, level to sloping topography fronting CR 625 S.

TRACT 2: 74± ACRES with 58.6 cropland acres, the balance of acreage is wooded with a picturesque creek. Frontage and access is via CR 625 S.

TRACT 3: 6± ACRES with 2.8 cropland acres. This tract fronts CR 625 S and offers a potential building site. The balance of this tract is woodland wrapping around the open area creating a beautiful setting.

TRACT 4: 90± ACRES nearly 100% wooded, approx. 80 acres of standing timber, 14 acres enrolled in CRP paying \$80 per acre annually through 9-30-18. Access is via a 50' easement from CR 625 S.

**INSPECTION DAY:
Monday, October 12th
10-12 Noon**

OWNER: Edwin Starr

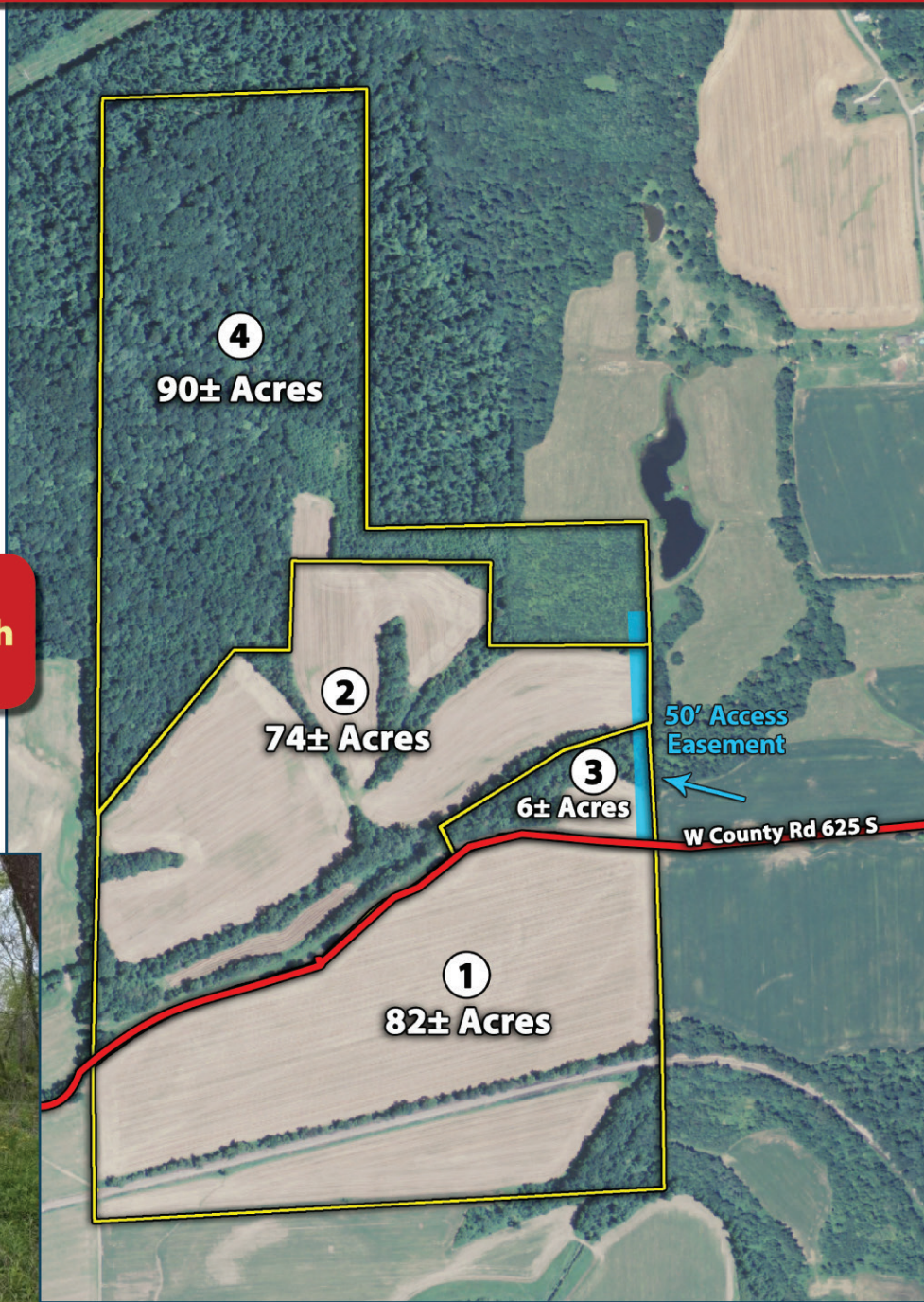
AUCTION MANAGER:

Brad Horrall 812-890-8255

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SCHRADER
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Tract 3



Tract 3

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 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.

BUYER'S PREMIUM: A Buyer's Premium equal to three percent (3%) of the high bid amount will be charged to the Buyer(s) and added to the high bid amount to arrive at the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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: All successful bidders will be required to enter into Purchase Agreements 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: The Seller agrees to furnish Buyer(s) an updated commitment for an Owner's Policy of Title Insurance prior to closing.

DEED: Seller shall provide a Warranty Deed.

CLOSING: Closing shall take place within 30 days after auction day, or as soon thereafter as applicable closing documents and title insurance are completed. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be granted at closing on all tracts. Subject to tenant's rights. Seller shall retain seller's share of the 2015 rental income if any.

REAL ESTATE TAXES: Seller shall pay the 2015 real estate taxes due and payable in 2016, if any. All subsequent real estate taxes and assessments shall be the buyer's responsibility. The estimated real estate taxes are \$4002 annually.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the prop-

erty by virtue of the offering of the property for sale.

MINERAL RIGHTS: Seller shall convey its entire interest in the property including all mineral rights, if any, in the property owned by the Seller.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

CRP: There is a Conservation Reserve Program (CRP) contract pertaining to 14 acres of Tract 4. The CRP contract expires 9-30-2018 and is paying \$1,121.00 annually. The Buyer shall assume all responsibility and benefits of said CRP contract.

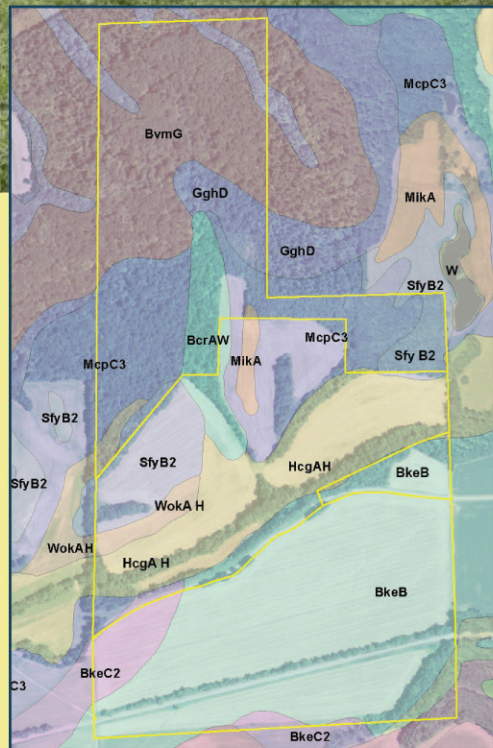
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 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 person's 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.

SOIL MAP KEY

Code	Soil Description
BkeB	Bloomfield-Alvin
BvmG	Brownstown channey
McpC3	Markland silty clay loam
HcgAH	Haymond silt loam
SfyB2	Shircliff silt loam
BcrAW	Beanblossom silt loam
BkeC2	Bloomfield-Alvin
GghD	Gilwood-Wrays silt loam
WokA H	Wilbur silt loam
KxvD2	Knobcreek-Crider-Gilwood
MikA	McGary silty clay loam
BlfF	Bloomfield fin sand
DosAH	Driftwood clay loam



ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.