

ONLINE BIDDING
AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.

Land Auction
THURSDAY, NOVEMBER 19 • 6:00 PM
at Jennings County Community Building, Jennings County Fairgrounds, North Vernon, IN

**Nice Woodland
Level Cropland**

OFFERED IN 2 TRACTS

80 Acres

JENNINGS COUNTY, IN
South Central Indiana
between North Vernon & Scottsburg

www.schraderauction.com



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SALES MANAGER: Steve Slonaker
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Real Estate and Auction Company, Inc.

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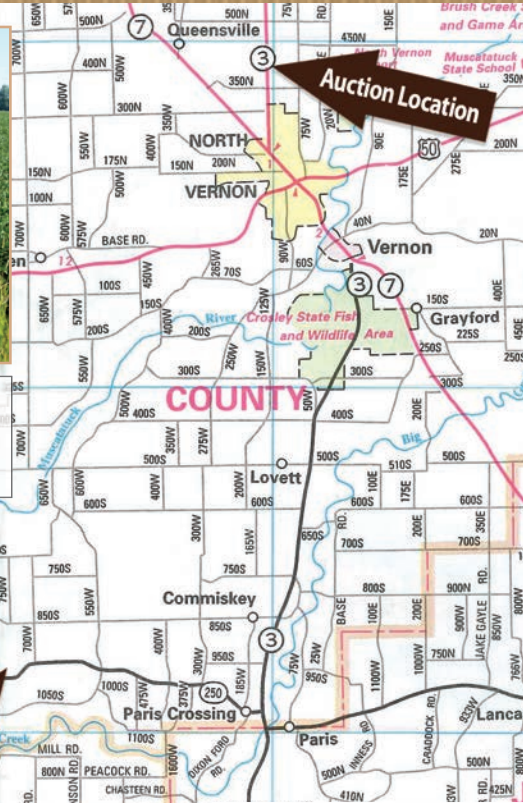


NOVEMBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Auction Terms & Procedures
PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 80 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.

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Sellers shall provide Trustee's 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 December 21, 2015.
POSSESSION: At closing, 2015 crop rights and timber rights to be conveyed.
REAL ESTATE TAXES: Seller to pay 2015 assessed taxes due 2016 by credit at closing. Buyer to pay taxes assessed 2016 payable 2017. 2015 taxes were \$2,597.26.
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, 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.

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.



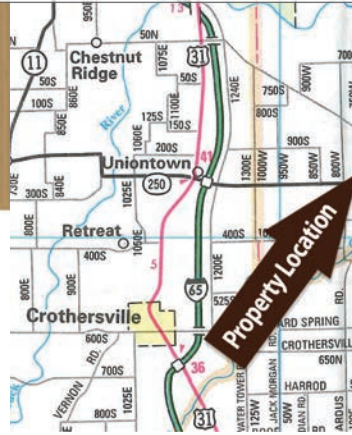
80[±] Acres

Land AUCTION

Thursday, November 19 • 6 PM

DRIVING DISTANCES

3.5 Miles to I-65
10 Miles to Seymour
12 Miles to North Vernon
15 Miles to Madison
10 Miles to Scottsburg
40 Miles to Louisville, KY



AUCTION SITE: Jennings County Community Building, Jennings County Fairgrounds, 4920 N. State Highway 3, North Vernon, IN. About 3 miles north of North Vernon.

PROPERTY LOCATION: 10 miles southwest of North Vernon or 10 mi. southeast of Seymour. From I-65 and Hwy. 250 then east 3.5 mi. to farm on the north side of Hwy. 250. 3 mi. west of Paris Crossing. Sec. 28 Twp. 5N R 7E.

TRACT DESCRIPTIONS: All acreages are approximate.

TRACT 1: 68[±] acres all cropland. Good Peoga and Dubois silt loam. 1/2 mi. long north/south rows. Nice tract to farm or investment. About 902 ft. of frontage. Great corn soil index at 135/bu.

TRACT 2: 12[±] acres with 6 acres cropland and 6 acres of pretty woodland. This is a nice tract to own with est. 360 ft. of frontage. Great potential building site or your mini farm.

OWNER: PRISCILLA LINE TRUST, Priscilla Sharon Baker, Trustee



ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com.

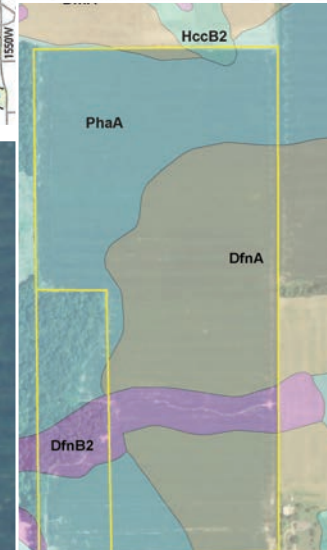
You must be registered **One Week in Advance of the Auction** to bid online. For information on registering for online bidding, call Schrader Auction Company at 1-877-747-0212.

For Information call:
Sale Manager: Steve Slonaker
877-747-0212
or 765-969-1697



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SOIL TYPES

Code	Soil Name
PhaA	Peoga silt loam
DfnA	Dubois silt loam
DfnB2	Dubois silt loam
HccB2	Haubstadt silt loam

Inspection Date:

SATURDAY, NOVEMBER 14, 9-11 AM

Walk over inspections at prospect's convenience & risk.
NOTE: Hunting season, caution early or late in day.