

## AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 47 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.

**DOWN PAYMENT:** 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; cashiers 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. on or before January 12, 2018.

**POSSESSION:** At closing subject to 2017 crop rights. House/garage possession to be 30 days after closing.

**REAL ESTATE TAXES:** Buyer to pay installment due and payable 2018. 2017 taxes estimated at \$2,668.72.

**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.

**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.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

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### HEADQUARTERS:

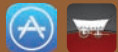
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47<sup>±</sup>  
Acres



2 TRACTS • GREENVILLE COMMUNITY, FLOYD COUNTY, IN  
*Between Floyds Knobs & Corydon in New Albany/Louisville Area*

NOVEMBER 2017						
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		

Greenville Community, Floyd County, IN

*Between Floyds Knobs & Corydon in New Albany/Louisville Area*

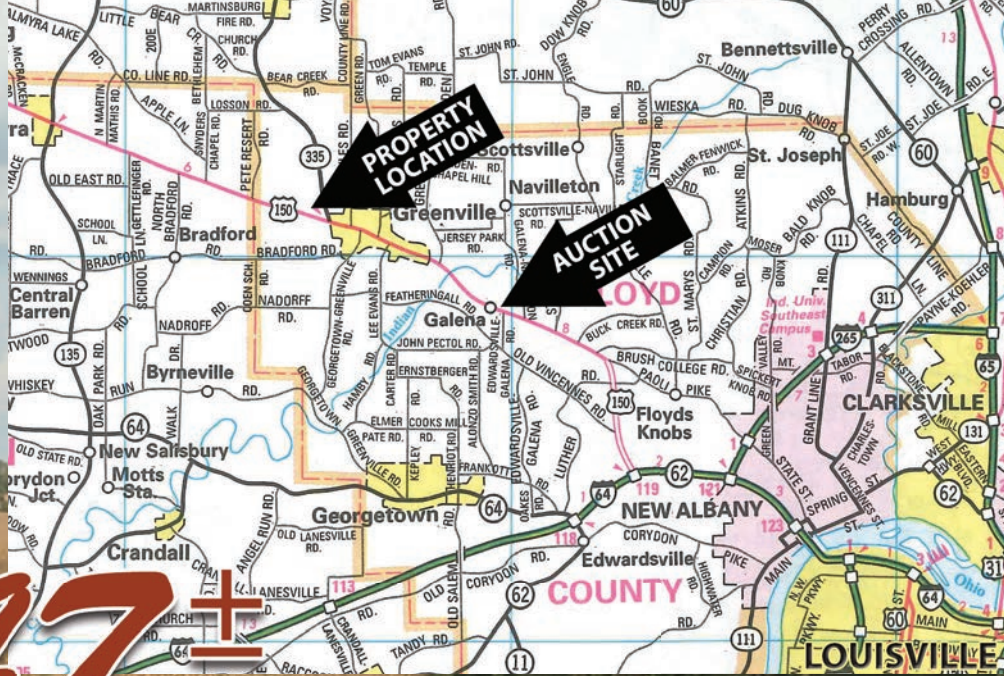
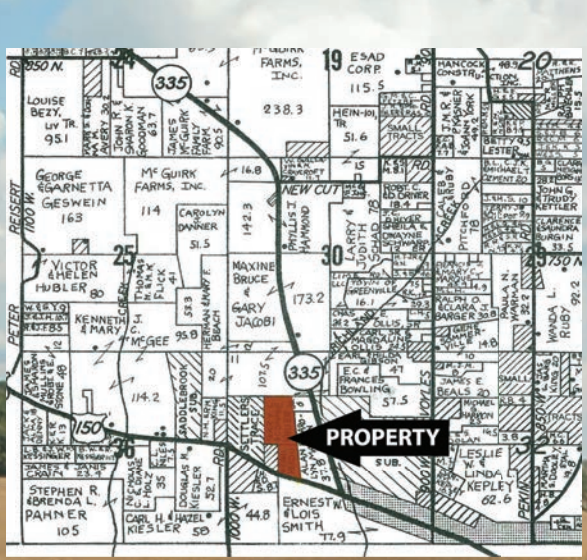
47<sup>±</sup>  
Acres  
IN 2 TRACTS



- Great Location on St. Hwy. 150
- 2 Nice Tracts or Buy in Combination
- Municipal Water
- Pretty Cropland / Open Land
- Well-Kept Home with Good Outbuildings, Paved Driveway
- Nice Mini Farm with Easy Access to Louisville Area

LAND AUCTION  
TUESDAY, NOVEMBER 28 • 6:30 PM

**SCHRADER**  
Real Estate and Auction Company, Inc.



## GREENVILLE COMMUNITY FLOYD COUNTY, IN

Between Floyds Knobs and Corydon  
in New Albany/Louisville Area

# 47± Acres

# LAND AUCTION

Tuesday, November 28 • 6:30 PM



### AUCTION SITE:

Greenville Township Fire Department  
7020 US 150  
Floyds Knobs, IN.

### PROPERTY LOCATION:

8± miles west of Floyds Knobs or 1 mile west of Greenville  
on Hwy. 150. Address: 10682 Hwy. 150, Greenville, IN.

### TRACT DESCRIPTIONS:

All acreages are approximate. Sec. 31 Twp. 15R 5E

**TRACT 1: 10± acres** with 1,590 sq. ft. remodeled farmhouse, 3 bedrooms, 1½ baths, fireplace, nice deck and above ground pool. Great 30' x 40' garage with oversize door and 47' x 60' barn with stalls. Nice pond and pasture with fencing. Well maintained property. Don't miss this.

**TRACT 2: 37± acres** with about 20 acres cropland and about 6 acres woodland and pond near the back and nice commercial graveled lot with about 300 ft. of frontage. Many uses with this tract, with frontage on St. Hwy. 150.

**OWNERS: GARY L. AND  
CONNIE J. KRUEER**

**For Information call:**

**Sales Manager:**

Steve Slonaker: 877-747-0212  
or 765-969-1697 (cell)



### ONLINE BIDDING -

You may bid online during the auction at  
[www.schraderauction.com](http://www.schraderauction.com). You must register  
one week in advance of the auction to bid  
online. For information on registering for online bidding,  
call Schrader Auction Company at 800-451-2709.

*Inspection Dates:*  
Saturday, November 11  
9-11 AM &  
Wednesday, November 15  
3-5 PM



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TRACT 2