

Thursday, April 19th @ 6pm

Real Estate Auction

• Hunting - Fishing
• Recreation

- 91% Tillable (some with Hwy. 56 frontage)
- Productive Armiesburg Soils
- Immediate Possession
- Hunting – Fishing
- Recreation

Offered in 3 Tracts

camp **GGI**

Pike County Petersburg, IN

800.451.2709
schraderauction.com

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AUCTION MANAGER:
BRAD HORRALL
817-890-8255
#AC63001504 • #AU01052618

CORPORATE HEADQUARTERS
950 N. Liberty Dr.,
Columbia City, IN 46725



SCHRADLER
Real Estate and Auction Company, Inc.

Pike County - Petersburg, IN

Auction Real Estate
Pike County - Petersburg, IN

Pike County Petersburg, IN



155±
in 3 Tracts *acres*

Offered in 3 Tracts

A banner for a real estate auction. The background is a photograph of a field with dry grass and some green patches. The text "Real Estate" is in a white, sans-serif font. The word "Auction" is in a large, green, cursive script font with a white outline. A black diagonal line runs from the bottom right corner towards the center, separating the field from a blue sky with clouds. A small orange triangle is visible in the bottom right corner.

Real Estate Auction

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- **91% Tillable (some with Hwy. 56 frontage)**
- **Productive Armiesburg Soils**
- **Immediate Possession**
- **Hunting – Fishing Recreation**



ONLINE BIDDING AVAILABLE



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155± acres

Pike County - Petersburg, IN Real Estate Auction

3 Tracts



Auction Site

Thursday, April 19th @ 6pm

**Productive
Armiesburg
Soils**

AUCTION LOCATION:

Pike County Fairgrounds 4-H Building, 1211 W. St. Rt. 56, Petersburg, IN. Behind Hornady Park.

DIRECTIONS: From the jct. of St. Hwy. 56 & St. Hwy. 57 at Petersburg to Tracts:

Tract 1: Travel 2.8 miles west on Hwy. 56.

Tract 2: Travel 3.7 miles west on Hwy. 56 to Co. Rd. 375W, turn north and travel 1.5 miles. (Property is ¼ mile west).

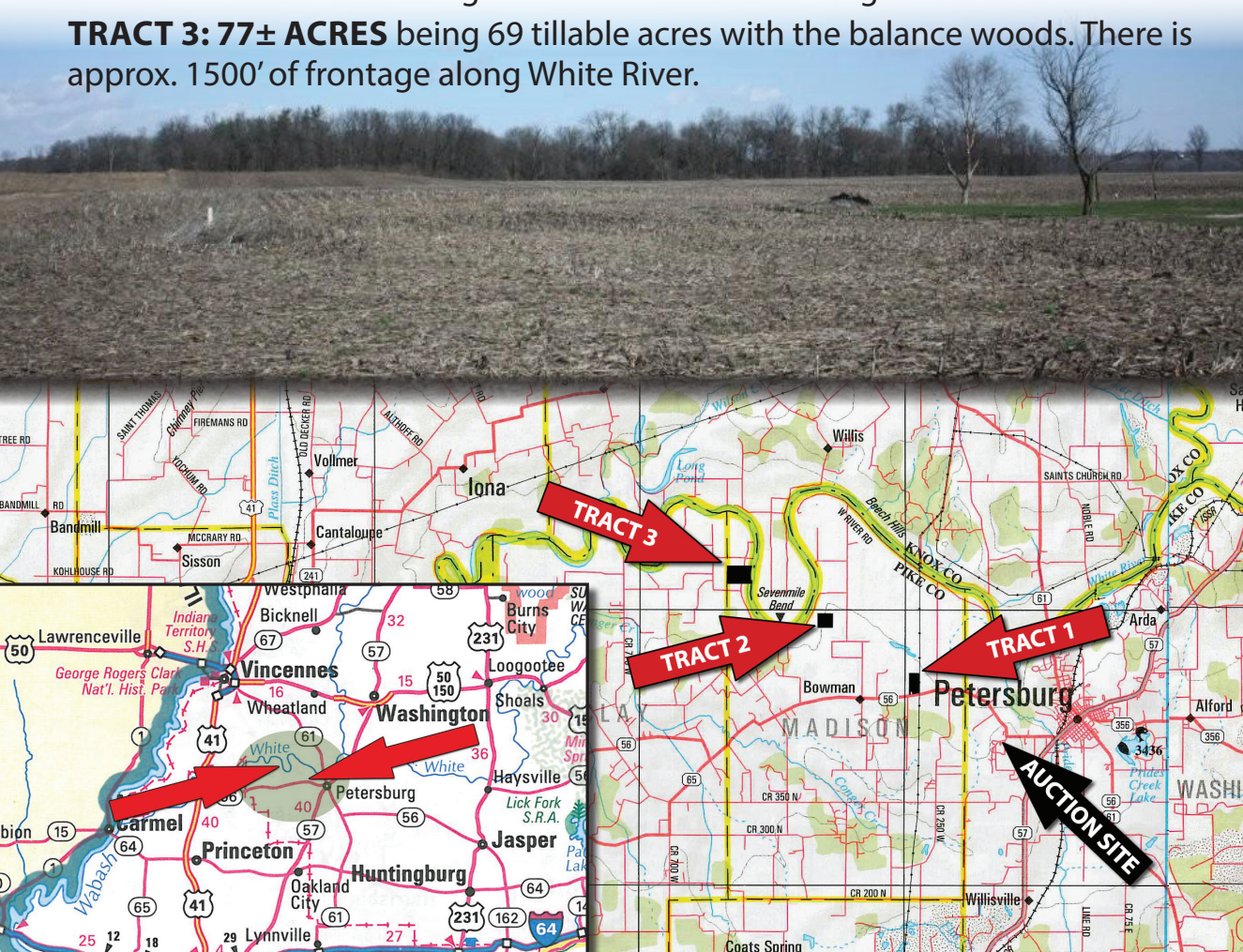
Tract 3: Travel 5.2 miles west on Hwy. 56 to Co. Rd. 500W, turn north .6 miles, turn right then immediately left and proceed 2.5 miles north (watch for signs), turn right & proceed to Tract 3.

TRACT DESCRIPTIONS:

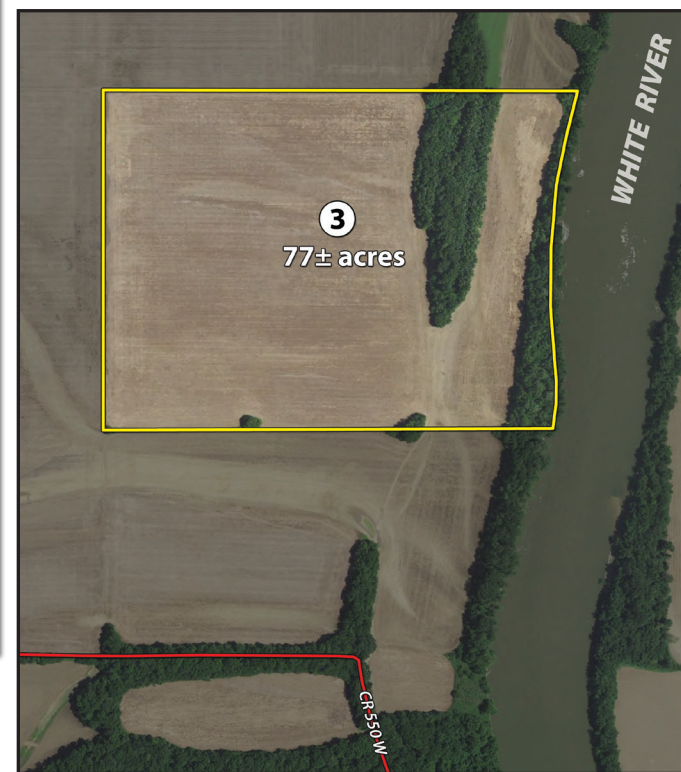
TRACT 1: 38± ACRES having 34.8 tillable acres, fronting Hwy. 56.

TRACT 2: 40± ACRES being all tillable with Armiesburg & Vincennes soils.

TRACT 3: 77± ACRES being 69 tillable acres with the balance woods. There is approx. 1500' of frontage along White River.



Inspection Date
Friday, April 6th
10AM - 12 Noon
Meet a Representative at Tract 1



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 155± 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: 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 Sellers' acceptance or rejection.

BUYERS PREMIUM: A Buyers Premium equal to 3% of the high bid will be charged to the buyer and added to the high bid to arrive at the contract purchase price.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: At the buyers option possession will either be at the time of closing or Immediate upon signing a Pre-Closing Access Agreement and depositing an additional 10% (20% total) earnest money deposit with the auction company.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2018 taxes due in 2019 and thereafter.

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

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

SURVEY: No survey will be performed. Seller shall convey title using existing legal descriptions.

MINERAL RIGHTS: All mineral rights owned by the seller shall be conveyed.

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.

OWNER: PICKAWAY COUNTY COMMUNITY FOUNDATION, LLC



**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 Schrader Auction Co. 800-451-2709.

SALE MANAGER: Brad Horrahl, 812-890-8255

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