

Important LAND AUCTION

12[±] Mi. SE of Bedford • 30[±] Mi. S of Bloomington • 12[±] Mi. NW of Salem



- Wooded Recreational Land
- White River Frontage
- Tillable & Pasture Land

Tuesday, February 22 • 6pm

Held at the Quality Inn at 911 Constitution Avenue, Bedford, IN

 ONLINE BIDDING AVAILABLE

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

800.451.2709 | www.SchraderAuction.com

Lawrence County / Bedford, Indiana


292[±] acres

Offered in 8 Tracts or Combinations


Important LAND AUCTION

12[±] Mi. SE of Bedford • 30[±] Mi. S of Bloomington • 12[±] Mi. NW of Salem

Tuesday, February 22 • 6pm



| SU | M | TU | W | TH | F | SA |
|----|----|----|----|----|----|----|
| | 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 | | | | | |



BROKER: Dave Wagner • 812.545.2552 #8814034799
AUCTIONEER: Rex D. Schrader II • 800.451.2709 #AU09200182
AUCTION COMPANY: Schrader Real Estate & Auction Company, Inc. #AC63001504

Follow us on:



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

ONLINE BIDDING AVAILABLE

Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 | www.SchraderAuction.com

Important LAND AUCTION

12[±] Mi. SE of Bedford • 30[±] Mi. S of Bloomington • 12[±] Mi. NW of Salem

Lawrence County / Bedford, Indiana

292[±] acres

Offered in 8 Tracts or Combinations





- Wooded Recreational Land
- White River Frontage
- Tillable & Pasture Land

Tuesday, February 22 • 6pm

Held at the Quality Inn at 911 Constitution Avenue, Bedford, IN

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

800.451.2709 | www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

Important LAND AUCTION

12± Mi. SE of Bedford • 30± Mi. S of Bloomington • 12± Mi. NW of Salem

This farm was formerly a cow-calf operation consisting of 200 acres of wooded pasture, half of which was fenced, w/ 22 acres of open hay & pasture. Additionally, it has 50± acres of unfenced productive river bottoms w/ 22± tillable acres. The 20± acres remaining have four improvements including a two bedroom hunting cabin currently leased monthly for \$200/month, a 40'x60' shop w/ pole construction & a concrete floor, a 40'x50' older post & beam barn w/ a lean-to, as well as a 70'x100' open storage shed. Since discontinuing the livestock operation after their father's death, the land has been leased out for hunting deer, turkeys, rabbits, squirrels, ducks, raccoons, possums & coyotes. The fishing is quite good w/ the E Fork of the White River holding the state record for flathead catfish at 80lbs. Several flatheads 25-40lbs. have been caught off the bank w/ a good population of channel catfish a well. Bass, crappie, river perch & many other species can also be caught here.

TRACT 1 - 40± ACRES: All woodland except for three acres of open hay field in the NE corner. It is bounded on its west by River Rd w/ two cabins excepted on its NW & SW corners. Topography in the woods ranges from 12-75% w/ the hay field being 2-12%. In the middle of its south boundary is the site where the old homestead stood years ago. Access is by easement at the SW corner.

TRACT 2 - 21± ACRES: Triangular shaped & fronted by River Rd on the SW. All woods w/ access on its NW corner. Topography in the woods ranges from 6-75%.

TRACT 3 - 47± ACRES: Fronted by River Rd on its S boundary. It is considered woods & wooded pasture & has a pond in the NE portion of the Tract. Topography in the woods ranges from 12-75%.

TRACT 4 - 44± ACRES: River bottom w/ frontage at the E fork of the White River on its SE boundary & River Rd fronting at N boundary for good access. 22± acres is currently being farmed however w/ proper drainage more of it could potentially be brought into production.

TRACT 5 - 20± ACRES: Contains all physical improvements including a 2 bedroom hunting cabin. It also has a 100'x70' open storage shed, 40'x60' shop w/ pole construction & a concrete floor, a 40'x50' older post & beam barn in good shape w/ a lean-to. A 43'± well which taps the river aquifer services all the improvements. This tract enjoys substantial river frontage along its southeastern boundary. Ample access by River Rd. Topography is gently rolling 12-25% slopes.

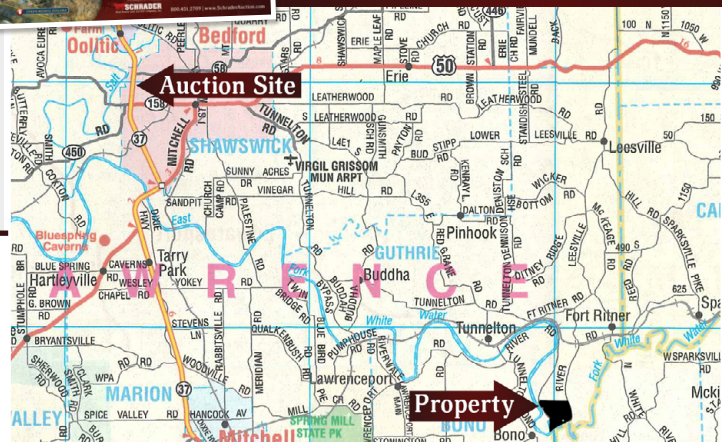
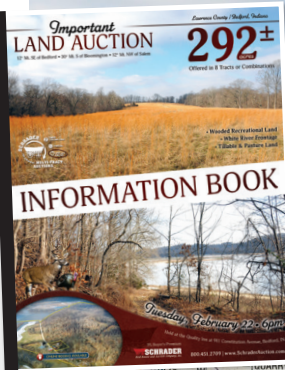
TRACT 6 - 51± ACRES: 40± acres of woodland w/ 11± acres of open pasture traversed on its E quarter by a ROW access road. The tract's access is near its SE corner on River Rd at the S end of the ROW access road. This acreage also has a pond in the NE portion of the open pasture.

TRACT 7 - 36± ACRES: 29± acres of woods & wooded pasture & 7± acres of open hay field. The ROW access road comes up almost straight north bisecting the tract by a quarter on its E side. Topography in the woods ranges from 12-75% w/ the hay field being 2-12%.

TRACT 8 (SWING) - 33± ACRES: 24± acres of woodland & 9± acres of open hay field. Topography in the woods ranges from 12-75% w/ the hay field being 2-12%. On the NW corner of the hayfield, there is a small pond. This tract is a swing tract to be purchased only by neighbor or in combination w/another tract.



INSPECTION DATES:
Tue, Jan. 25 from 1-4pm &
Thur, Feb. 10 from 10am-Noon
Meet a Schrader Representative
at the shop on Tract 5



PROPERTY LOCATION: From the intersection of Hwy-50 & Leesville Rd, travel S on Leesville Rd for 7 mi. to Fort Ritner Rd, turning right there (SW). In ½ mi. turn S on Underwood Rd for 1 mi. to the railroad underpass where the road changes to River Rd. Keep traveling S along Tunnel Hill & the river bottoms for 2½ mi. to the farms improvement site at Tract 5 (5077 River Rd, Bedford, IN 47421).

AUCTION SITE: Quality Inn • 911 Constitution Ave, Bedford, IN (along State Rd 37)

OWNERS: Bobbi & Cindy Rout

FOR MORE INFORMATION, CONTACT: Dave Wagner • 812.545.2552



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.



- Wooded Recreational Land
- White River Frontage
- Tillable & Pasture Land

Tuesday, February 22 • 6pm

Held at the Quality Inn at 911 Constitution Avenue, Bedford, IN

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 | www.SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 8 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 292± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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.

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 real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

POSSESSION: Possession is at closing on bare land tracts. Possession on improvements 30 days after closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

TILLABLE ACRES: the tillable acres have been estimated based on the FSA field maps provided by the USDA. For purposes of the brochure acres have been rounded & in some cases estimated (where field boundaries don't match up w/ auction tracts). Actual FSA field maps are available in the Information Booklet available on the auction website.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only & were not taken on the auction property.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Lawrence County / Bedford, Indiana

292± acres

Offered in 8 Tracts or Combinations

Contact the Auction Company for a detailed Information Book w/ additional due diligence materials, including: soil maps, tax & FSA details, etc.

