

57[±] Acres

Real Estate Land AUCTION

Jasper, IN
Dubois County

Offered in 5 Tracts

Wednesday, Mar. 2nd
@ 6PM EST

- 40 +/- Tillable Acres, Woods
- Potential Building Sites
- Public Water Available
- 7 Miles West of Jasper
- Jasper School District
- Combine Tracts to Create Your Desired Property



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Real Estate and Auction Company, Inc.

800.451.2709 • SchraderAuction.com



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March 2022						
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	31		



Auction Manager:

Brad Horrall, 812.890.8255

AC63001504, AU01052618

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SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709

SchraderAuction.com

Corporate Headquarters:

950 N Liberty Drive
Columbia City, IN 46725

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Wednesday, Mar. 2nd
@ 6PM EST



Owners: Jason & Heather Burkhart
Auction Manager: Brad Horrall,
812.890.8255

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AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 57-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.

BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the final bid price and included in 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 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 targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay all 2021 real estate taxes due and payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

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: 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.

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.**

Inspection Date: Tuesday, February 8th from 11AM to 1PM

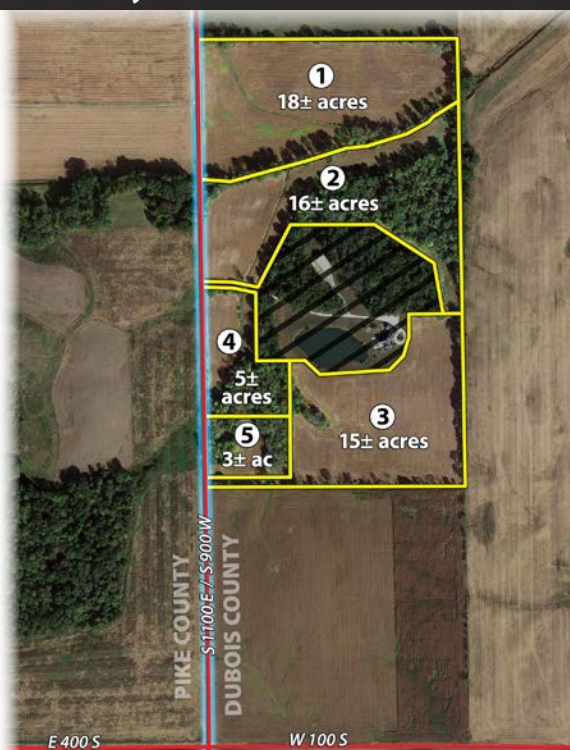
TRACT 1: 18± acres Nearly all tillable, Zanesville and Steff soils, field tile installed in 2009. Frontage along Co Rd 900 W.

TRACT 2: 16± acres Nearly equal acres of tillable and woods, frontage along 900 W, a potential building site.

TRACT 3: 15± acres Nearly all tillable with a gently rolling topography 60' frontage on Co Rd 900 W, (combine with tract(s) 4 and or 5 for more woods and road frontage).

TRACT 4: 5± acres A potential building site with frontage on Co Rd 900 W, woods and open areas, public water available, Jasper School district.

TRACT 5: 3± acres A potential building site, frontage along C Rd 900 W, public water available, Jasper School district.



Auction Location: Knights of Columbus Hall, 5103 West Walnut St, Ireland, IN 47545

PROPERTY DIRECTIONS: From Jasper IN, at the jct of Hwy 231 and Hwy 56 at the "Triangle" take Hwy 56 west 5 miles through Ireland to Co Rd W 300 N turn left 1.1 miles to Co Rd N 750 W, turn south and proceed 4 miles (turns into Co Rd W 50 N) to Co Rd S 900 W turn south 1 mile to the auction property.

