

Auction Held at the
Comfort Inn - Bedford, IN

Hunter's Paradise
White Tail
Turkey
Fishing
Recreation
CRP Income

SCHRADER
Real Estate & Auction Co., Inc.



South of Bedford, Indiana Lawrence Co.
LAND AUCTION
300 Acres
offered in 2 tracts

Wednesday, March 20th • 11AM

Just 15 Minutes from Bedford & 40 from Bloomington

Productive Cropland • Rolling Woodland • White River Frontage

LAND AUCTION
300 Acres
offered in 2 tracts
Lawrence County, Indiana - Guthrie Twp.

800.451.2709

SchraderAuction.com

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Brad Horral, Auction Manager
Cell: 812-890-8255
AC63001504, AU09200182

MARCH 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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						

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Beautiful Views in the Heart of Indiana Hardwood Country

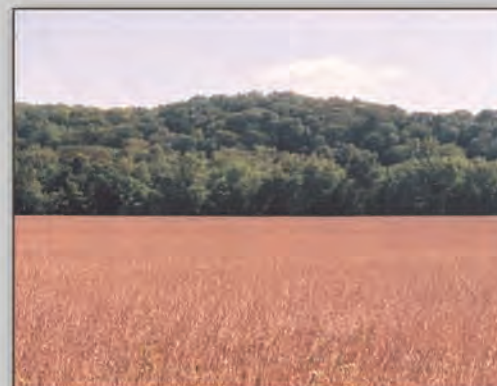
Lawrence County, Indiana - Guthrie Twp.

LAND AUCTION
300 Acres
offered in 2 tracts



Active Bald Eagle's Nest

Just 15 Minutes from Bedford & 40 from Bloomington



- Productive Cropland
- Rolling Woodland
- Approximately 3 Miles of White River Frontage
- CRP Income

Hunter's Paradise
White Tail
Turkey
Fishing
Recreation

m **3** MAXIMUM
MARKETING
METHOD

In the **Schrader Method of Auction**, you may put together the tracts in the manner that best fits your needs and desires. You can acquire productive tillable land or rolling woodland just minutes from Bedford & Bloomington, IN.

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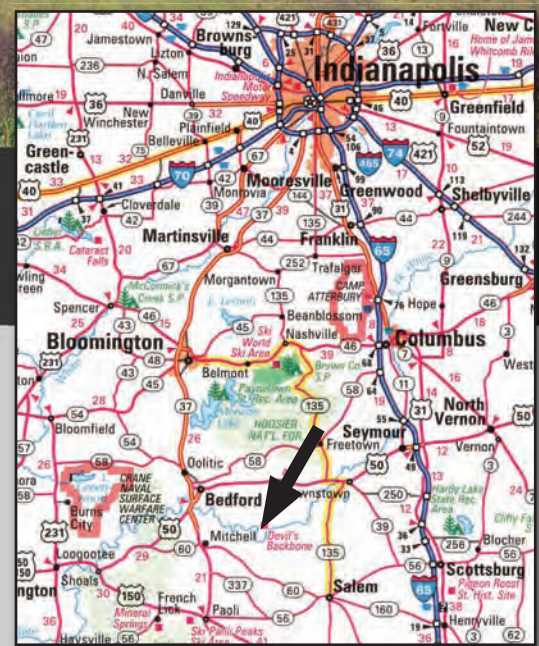
Wednesday, March 20th • 11AM

Auction Held at the
Comfort Inn, Bedford, IN

Productive Tillable Land • Woods & Recreation • Beautiful Views

South of Bedford, Indiana - Lawrence County

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- 15 minutes from Bedford
- 40 minutes from Bloomington
- 1 hour 15 minutes from Indianapolis

PROPERTY DIRECTIONS:
From downtown Bedford take HWY 50 east approx. 1 mile to Tunnelton Road, turn south, go 8.5 miles to Murry Holt Road, turn south, go 1 mile to the property. (south of the railroad tracks)

AUCTION LOCATION:
The Comfort Inn, 911 Constitution Ave., Bedford, IN, along SR 37.



300 Acres

offered in 2 tracts

Wednesday, March 20th • 11AM

TRACT DESCRIPTIONS

TRACT 1: 199+ acres more or less, mostly tillable with productive soils, having a level topography. There is a filter strip CRP Contract containing 11.1 acres paying \$1,397 annually through September 30, 2017.

TRACT 2: 101+ acres mostly wooded tract with 44 acres enrolled in CRP through September 30, 2013. A rolling topography, woods and open areas make this an excellent recreational tract. There is also a 30' x 40' pole building on the property (subject to a reservation of use in favor of Steve Miller.)

OWNER: Mike & Deborah Hicks
AUCTION MANAGER: Brad Horrall 812-890-8255

PROPERTY INSPECTION
Friday, March 8th
11AM-1PM - Meet at Tract 1



Code	Soil Description	Acres	Percent of field	Non-Im Class Legend	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
MvnAH	Moundhaven loamy sand	82.2	26.2%		60			21	
AmeE	Alvin sandy loam	70.2	22.3%		90	3	5.9	32	45
WprAH	Wirt loam	64.2	20.4%		95			33	
NprAH	Nolin silt loam	51.5	16.4%		120			42	
BlrC	Bloomfield loamy sand	24	7.7%		85	2.8	5.5	30	38
CbxG	Caneyville-Adyeville-Rock outcrop complex	21.8	7.0%						
W	Water	0.2	0.1%						
Weighted Average					81.4	0.9	1.7	28.6	13

SOIL MAP

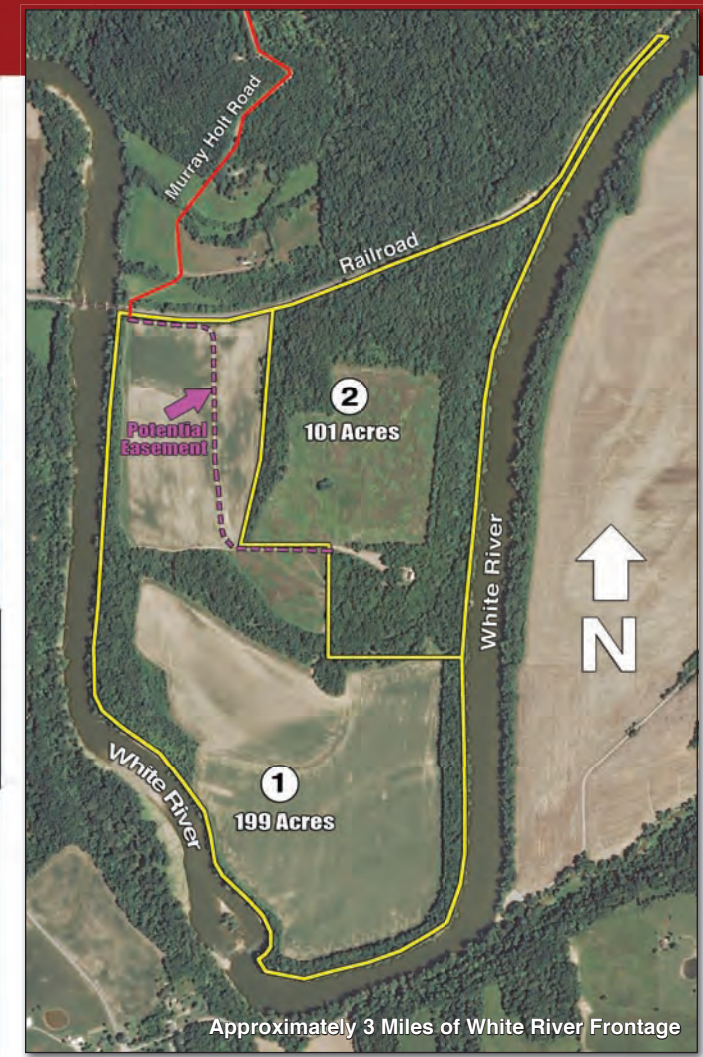
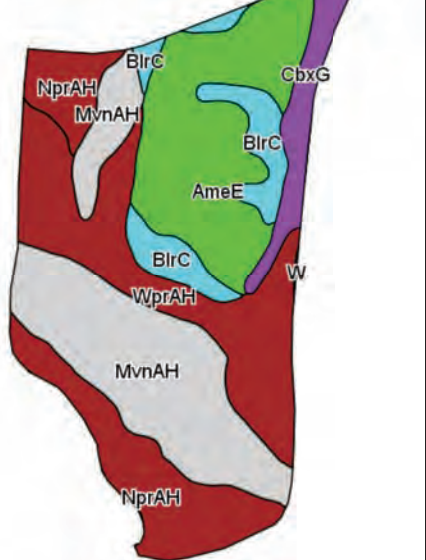
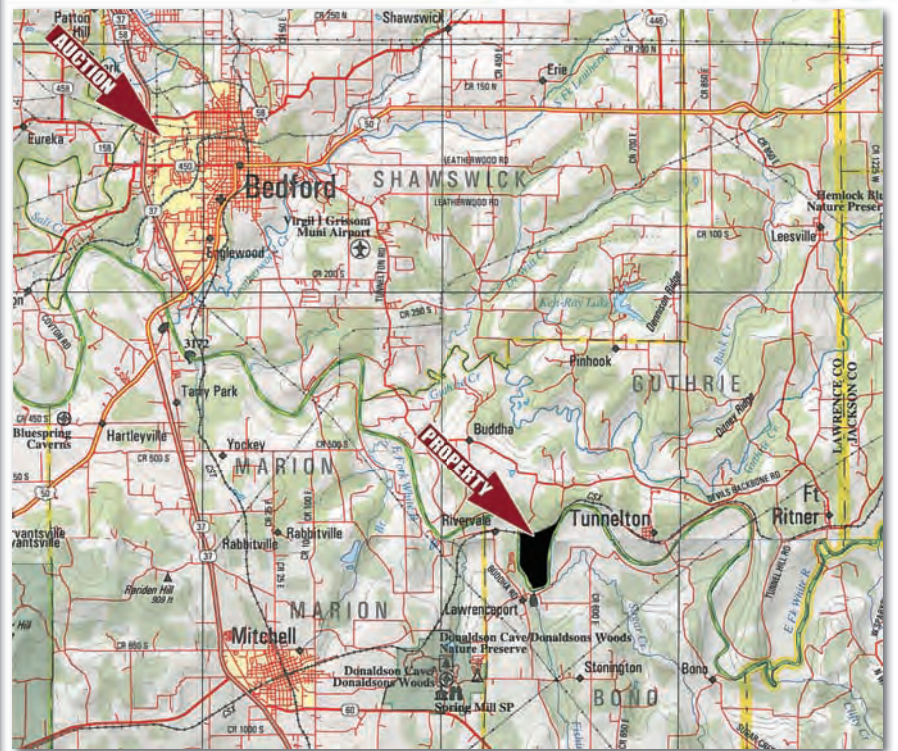


Photo 1



Photo 2



Local History

The mill pictured (Photo 1) was located across the river near the southern tip of the property. In 1880 a group of local farmers in the night time dynamited the dam and destroyed it. There is still today part of the foundation of the mill showing and you can also tell where the dam was located. The farmers were never prosecuted and their intent was to remove the dam to stop flooding of farm ground upriver. The tunnel was being guarded by the civil war soldiers. Note the guns they are holding. In 1880 the railroad took the top off of the tunnel (Photo 2) because of continuing cave-ins. An 1879 map of Lawrence Co. shows a state highway running along the western side of the property travelling from New Albany to Lafayette. There was also a ferry that crossed the river at Lawrenceport. The 2nd school house to be built in Lawrence County was located on the property. - Owner, Mike Hicks

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total unit. Bids on tracts 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.

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

DEED: Seller shall provide a Warranty Deed(s).

DEED RESTRICTIONS FOR TRACT 2: There is a building situated on Tract 2 occupied by Steve Miller. Mr. Miller shall have the legal right to continue to live on the

property for the duration of his life. This arrangement will be specifically spelled out in the purchase contract.

CRP: There are two CRP contracts. One is for 11.1 acres with an annual payment of \$1397.00 expiring 9-30-17. The second is for 44 acres with an annual payment of \$3080.00 expiring 9-30-13. Buyer shall assume these CRP contracts at closing and assume all responsibility.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title.

POSSESSION: Possession shall be at closing, subject to tenant's rights, if any.

REAL ESTATE TAXES: Real estate taxes are estimated to be \$3007.28. The Seller shall pay the 2012 real estate taxes due and payable in 2013. All future taxes will be the Buyer's responsibility.

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

EASEMENTS: If the real estate sells in a manner where there is not access via a public roadway, an easement shall be provided. Potential easements are illustrated on the aerial

photo (tract map).

SURVEY: At the Seller's option, any need for a survey shall be determined in the sole discretion of the Sellers. If a survey is determined by the Sellers to be necessary, final bids will be adjusted to reflect the results of said survey. The type of survey prepared shall be determined by the Owners so long as it is sufficient for issuance of a title policy. Only the boundary corners of the respective tract sold will be marked. Successful bidders will then pay a revised purchase price calculated by multiplying the actual surveyed acreage by the actual purchase price per acre indicated in the Agreement to Purchase. All auction tracts are approximate and have been estimated based on aerial photographs or current legal descriptions. All survey cost prior to and following the auction shall be shared equally (50:50 basis) between the buyer and seller.

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.

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