

# TERMS and PROCEDURES

**PROCEDURES:** The property will be offered in 10 individual tracts, any combination of tracts, or as a total 141 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.

**DOWNPAYMENT:** 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; 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:** 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 Corporate 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, on or before August 16, 2013.

**POSSESSION:** At closing. Subject to 2013 crop rights. Buyer(s) to receive second installment of cash rent credited at closing. Buyer(s) to receive 2014 crop rights.

**REAL ESTATE TAXES:** Seller to pay 2012 taxes due and payable May and November 2013. Buyer to pay taxes beginning May 2014. Taxes estimated at \$22/acre per cropland acre and \$4/acre woodland.

**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.

**FSA INFORMATION:** Farm #313, Tract #315. Total 76.3 acres cropland. Corn base of 25.8 acres with yield of 103 Bu., Soybean base of 34.6 acres with yield of 34 Bu. and Wheat base of 15.9 acres with yield of 47 Bu.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral and timber rights owned by the Seller.

**ZONING/UTILITIES:** All property is zoned agriculture under Union County Zoning. Tracts 1 - 10 will be surveyed to 10+ acres to meet ordinance except Tract 8. Tract lines may be adjusted slightly to meet acreage. This property is served by Brookville Lake Regional Waste District, Whitewater Valley REMC and Franklin County Water Association. The school system is Union County.

**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.**

SOUTHEAST INDIANA

# REAL ESTATE AUCTION

**141 ACRES**  
IN 10 TRACTS  
from 6 to 36 acres

Follow Us:   

**SCHRADER**  
Real Estate and Auction Company, Inc.  
950 N. Liberty Dr., Columbia City, IN 46725

**JUNE 2013**

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						



**AUCTION MANAGER:**

Steve Slonaker 877-747-0212 or 765-855-2045

e-mail: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

**800-451-2709 • [www.schraderauction.com](http://www.schraderauction.com)**

Between  
Brookville  
and Liberty,  
Indiana

Excellent Location at Brookville Lake  
Recreation Area on Hwy 101  
45 Minutes North of Cincinnati

SOUTHEAST IN

# REAL ESTATE AUCTION

Wednesday, June 12 at 6pm

Held at the American Legion Bernard Hurst Post #77



Tract 4

**Cropland  
Recreation Land  
Development Potential**

**141 ACRES**  
IN 10 TRACTS  
from 6 to 36 acres

- Hwy 101 Entrance to Brookville Lake, Hanna Creek Boat Ramp, Harbor Links Golf Club and Sagamore Waterfront Resort (Kent's Harbor and Ainsley's Restaurant)
- Municipal Water and Sewer
- Approximately 2 Miles of Road Frontage
- Nice Woodland to be Enjoyed by the Whole Family



Tract 3

Wednesday, June 12 at 6pm

# REAL ESTATE AUCTION

# 141 ACRES

IN 10 TRACTS  
from 6 to 36 acres

Excellent Location at Brookville Lake Recreation Area on Hwy 101 • 45 Minutes North of Cincinnati

**AUCTION SITE:** American Legion Bernard Hurst Post #77, Brookville, IN. 1290 Fairfield Ave. From Hwy. 101 at Brookville Lake Dam then left on Fairfield Ave. to the American Legion on the left. Next to Brookville Town Park. 4 blocks east of the intersection of Hwy. 1 and Hwy 52 in Brookville.

**PROPERTY LOCATION:** 6 miles south of Liberty, IN and 6 mi. north of Brookville, IN. Located at the corner of Hwy. 101 and Old Hwy. 101 (to Kent's Harbor and Ainsley's Restaurant). Also Hanna Creek Boat Ramp at Curry Rd. intersection



Tract 4

## Cropland • Recreation Land • Development Potential

**TRACT DESCRIPTIONS:** All acreages are approximate.

**Tract 1:** 36 acres with about 33 acres cropland. Great frontage on Curry Rd., Bath Springs Rd., and Bossart Rd. Municipal water available. This is a great investment tract with crop income, frontage, location to lake and nice size. This is a solid growth investment.

**Tract 2:** 10 acres with 6± acres cropland and about 800 ft. of frontage with good entrance off Curry Rd. All stream area will be on this tract. Nice elevation and adjoins woods. Buy separately or with Tract 1.

**Tract 3:** 10 acres all pretty woodland with nice rock stream. About 700 ft. of frontage on Bossert Rd. and just off Hwy. 101. Great location. Nice young Oak, Ash and Poplar. For hunters and family recreation, this is hard to beat.

**Tract 4:** 13± acres with 10 acres woodland and 3 acres cropland at the corner of Hwy. 101 and Curry Rd. Nice Ash stand at the top of the hill. Good entrance and water and sewer. Across from commercial retail properties. This is a better investment than money in the bank. Don't miss this investment opportunity. About 500 ft. of frontage on Hwy. 101 and 700±ft. on Curry Rd.

**Tract 5:** 10 acres all cropland with good waterway. About 700 ft. of frontage on Curry Rd. and about 350 ft. of frontage on Bath Springs Rd. Nice tract. Municipal water.

**Tract 6:** 10 acres with about 5 acres cropland and 5 acres pretty woodlot. Preliminary new county driveway permitted on Curry Rd. just east of the bridge. About 750 ft. of frontage. Nice Walnut stand with over \$2,000 marketable now.

**Tract 7:** 11± acres with 6 acres cropland and 5 acres woodlot with stream. About 600 ft. of frontage on Curry Rd. and good entrance. Nice hunting and family recreation tract.

**Tract 8:** 6± acres all open/cropland. About 500+ ft. of frontage on Hwy. 101 at the corner of Hwy. 101 and Curry Rd. Municipal water and sewer here. Preliminary entrance approvals on Hwy. 101 and Curry Rd. This is a real place to invest today. Super location and elevations. 400± ft. of frontage on Curry Rd.

**Tract 9:** 17± acres. 14 acres rolling woodland and 3 acres cropland. Old pioneer house and over 750 ft. of frontage on Hwy. 101. Water and sewer are available.

**Tract 10:** 17± acres with 12 acres woodland and 5 acres cropland. About 1,000 ft. of frontage on Old Hwy. 101 (to Kent Harbor). Estimated by forester to have nearly \$8,000 marketable timber. Nice Poplar, Red Oak, Walnut and Sugar Maple. Good entrance and ready for the whole family to enjoy and close to the best lake developments (golf, lodging, marina and restaurant). Don't miss this one.

Between Brookville & Liberty, Indiana



Tract 3



Tract 9



Tract 9 Frontage



Hwy 101 & Curry Rd



Tract 4



Tract 3

**INSPECTION DATES:**  
Sat, May 25 & June 8 • 9am - Noon  
Meet a Schrader Agent on Tract 4



Tract 8 Sewer Line

OWNER: Dunco, Inc.

AUCTION MGR: STEVE SLONAKER • 877-747-0212 OR 765-855-2045

800-451-2709 • WWW.SCHRADERAUCTION.COM



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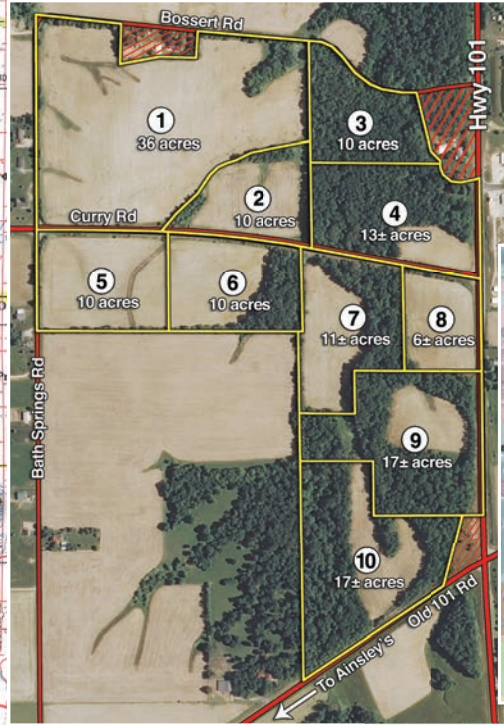
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