

You may bid online during the auction at www.schraderauction.com. You must register by **ONLINE BIDDING** 

800-451-2709. for online bidding, call Schrader Auction Company at March 20th to bid online. For information on registering

## RD Schrader, 800-451-2709 **AUCTION MANAGERS:**

Real Estate and Auction Company, Inc. SchraderAuction.com Brad Horrall, 812-890-8255 (cell)

which includes some mineral ownership other minerals and rights appurtenant hereto, except for 1 ract 23 the owners of the respective tracts shall have the use of the lake notions to take of the many payment on the day of auction total property may compete. nent in the torm approved by Seller mined by the Auctioneer. Bids on tracts, tract combinations and the payment (for a total of 20%) and sign a Pre-Closing Access Agree- at the auction, final surveyed acreage will be made available to bidding on all tracts and combinations during the auction as deterany combination of tracts and as a total unit. There will be open

ance policy in the amount of the purchase price. EVIDENCE OF TITLE: Seller shall provide an owner's title insur-PROPERTY INSPECTION: Each potential Bidder is responsible tinancing, it needed, and are capable of paying cash at closing. gate of dosing. CONDITIONALUPON FINANCING, so be sure you have arranged personal check, or corporate check. YOUR BIDDING IS NOT I he down payment may be made in the torm of cashier's check

administered closing shall be shared 50:50 between Buyer(s) and any and all responsibility for Bidder's safety during any physical which will take place within 60 days after auction day. Costs for an auction personnel. Further, Seller and Auction Company disclaim CLOSING: The balance of the purchase price is due at closing, DEED: Seller shall provide Special Warranty Deed(s

PROCEDURE: The property will be offered in 25 individual tracts.

**AUCTION TERMS & CONDITIONS:** 

the property by virtue of the offering of the property for sale. rspection of the property. No party shall be deemed an invitee of

Inspection dates have been scheduled and will be statted with

ing access is available, if Buyer so elects, for spring farming activi- based on current legal descriptions and/or aerial photographs.

**BOOKLET** 

3,794

sach bidder

oposed boundaries are approximate and have been estimated a bublect to the terms and conditions outlined in the Agreement to ACREAGE & SURVEY: All advertised auction tract acreages and inton contained in the sale brochure and any related materials are DISCLAIMER AND ABSENCE OF WARRANTIES: All informa-

the boundary lines of their respective tracts.

Diligence Materials on the Property.

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**Contact Auction** 

tive purposes and were not taken on the property. OWNER: Shawnee Holdings, LLC STOCK PHOTOGRAPHY: Photos depicting wildlife are for illustra representatives are exclusively the agents of the Seller. AGENCY: Schrader Real Estate & Auction Company, Inc. and its easement documents are available for review prior to the auction. Auction Company for more information. Copies of the conservation from Company. The Owner and Auction Company reserve the right ivestigations, inquiries and due diligence concerning the property. This brochure. All potential Buyers are encouraged to contact the or conducting, at their own risk, their own independent inspections, different types of conservation easements as briefly described in CONSERVATION EASEMENTS: The property is sold subject to

Ber at the Auction are tinal. the person's credentials, titness, etc. All decisions of the Auctionto breclude any person from bidding it there is any question as to increments of bidding are at the direction and discretion of the Auc in the brochure are approximate. Conduct of the Auction and the the Owner or the Auction Company. All sketches and dimension REAL ESTATE TEXES: Real estate taxes shall be prorated to the not granting Buyers the right to use any portion of the lake outside to verification by all parties relying on it. No liability for the acsurface only writin their respective ownership boundaries. Seller is the Property. The information contained in the brochure is subject MINERALS: Sale of the property shall exclude all coal, oil, gas and LAKE RIGHTS: With respect to the lakes on Tracts 19, 20 and 21, bidder is responsible for conducting his or her own independent

curacy of the brochure or any errors or omissions is assumed by inspections, investigations, inquiries, and due diligence concerning tion Company unless agreed to in writing by Owner. Each potentis implied, concerning the Property is made by the Owner or the Aucto closing, Buyer will be required to deliver an additional 10% down tised acreages and final surveyed acrea may differ. Prior to bidding IS" basis, and no warranty or representation, either expressed or 2A" ns no blos prior strong and prior states of the prior survey of each auction tract prior to the auction. Therefore adverties, including preparing for and planting the 2015 crop, soil testing, The Seller has hired a registered land surveying firm to conduct a Auction that are not contained in the written purchase agreemen Purchase. Statements, promises, or inducements made at the

BE-CLOSING ACCESS: With respect to the crop land, pre-clos-POSSESSION: Possession shall be given at closing.

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ONLINE BIDDING AVAILABLE BUILDING RESTRICTION CLASS Х Frontage & access along St. Hwy. 13 С Mostly tillable w/ wooded acres fronting Tipple & Smith Rds. С Х С Frontage along Carrier Mills Road Х Х В There is a steel sided shop building Х С Frontage along St. Hwy. 13 Good hunting/recreational tract В Good recreational tract w/ income potential Х С Good building site w/ hard surface road frontage Х Е Х Recreational tract w/ good road frontage В **TRACTS 5 & 21** С Recreational usage w/ income potential Х Х В Large hunting/recreational tract Х Е Building site along Liberty Road Х В Building site along Liberty Road Х Building site along Liberty Road В Х В Building site along Liberty Road Excellent frontage & access along St. Hwy. 13 Х С Х Heavily wooded tract w/ access along Old Hwy. 13 А Beautiful lake surrounded by woods w/ 2 building pads. X (2) Х В Fronting on Old Hwy. 13 Х Х С This tract offers island in addition to the features mentioned Huge lake, 2 building pads & tillable. Ideal waterfowl RESTRICTION CLASS X (2) С Х DESCRIPTION hunting w/ income Huge lake, 2 building pads & tillable. Ideal waterfowl Recreational, No Pasture, X (2) Х С А Farming or Digging hunting w/ income Pasture & Recreational Wooded tract along St. Hwy. 45, good access В Α С Farming, Pasture, & Recreational Heavily wooded tract w/ tillable land along Corinth Road -Х D includes some mineral rights and no conservation easement D No Conservation Easement Narrow strip of wooded land Α F One Limited Residence Allowed Wooded tract w/ frontage along Nixville Road Α

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edford Rd

(9)

(11)

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Id-State-Route-13

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