

AUCTION TERMS & CONDITIONS: The property will be offered in 1 individual tract.
DOWN PAYMENT: 10% down payment on the day of auction. 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: The successful bidder will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.
BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 3% of the bid amount.
EVIDENCE OF TITLE: Seller shall provide the insurance title letter prior to the auction. Should the Buyer desire title insurance, Buyer shall bare cost of any title insurance policy.
CLOSING: The balance of the purchase price is due at closing, which will take place on or before December 31, 2015, or as soon thereafter as Seller's closing documents are prepared. Cost for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be granted at closing.
REAL ESTATE TAXES: Seller shall pay taxes assessed against the property for 2015 (due on or before December 31, 2015). All future taxes will be the responsibility of the Buyer(s).
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. An inspection date has 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 county tax maps.
SURVEY: Seller shall order a new survey. The type of survey performed shall be at the seller's option and sufficient for providing title insurance. Seller and Buyer shall pay half (50/50) of the cost of the survey. Final contract price shall be adjusted to reflect any difference in advertised and surveyed acreage.
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.
STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

SCHRADER
Real Estate and Auction Company, Inc.

950 North Liberty Dr.
 Columbia City, IN 46725
AUCTION MANAGER:
 Brad Horral
 812-890-8255



NOVEMBER 2015						
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					

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LAND AUCTION

BRECKINRIDGE CO. — KENTUCKY

261± ACRES



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- Mature Woodland
- Lush Meadows
- Great Deer & Turkey Hunting

ONLINE BIDDING AVAILABLE

SCHRADER
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Thursday, November 19th
 11AM CST - 12 NOON EST
 at the Breckinridge Co. Extension Community Building

LAND AUCTION

GREAT SECLUDED
HUNTING &
RECREATIONAL
TRACT

BRECKINRIDGE CO.
KENTUCKY

261±
ACRES



THURSDAY, NOVEMBER 19TH
11AM CST - 12 NOON EST

Great Hunting • Mature Woodland • Lush Meadows • Louisville 50 mi. NE of property
• Owensboro 45 mi. W of property • Minutes from Rough River Lake Resort & Airport

PROPERTY INFO

Inspection Date: Friday, November 6th
10-12 Noon at the property

Auction Location: Breckinridge Co. Extension Commu-
nity Bldg., 1377 S Hwy. 261, Hardinsburg, KY
(jct. of US Hwy. 60 & Hwy. 261)



Property Directions: From the intersection of US Hwy.
60 and Hwy. 86 (Between Hardinsburg and Irvington), take Hwy.
86 south 9.4 miles to Hwy. 401, turn west and go 4.7 miles to
Howard Tucker Ln., turn south 1 mile to the property.

Property Description: Consisting of 261 acres
more or less. This is a beautiful, heavily wooded tract of
land with lush open meadows, uniquely secluded with
no public road frontage. If you are looking for a perfect
place to harvest the big buck or gobbler, while making
an investment in timber land, this is your opportunity.

MAPS



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 Kevin Jordan
at Schradler Auction Company - 800-451-2709 or
kevin@schraderauction.com.



Owner: Priscilla Line Trust. Priscilla Sharon Baker Trustee
Auction Manager: BRAD HERRALL • 812-890-8255

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