

**AUCTION TERMS & CONDITIONS:**

**PROCEEDURES:** The property will be offered in 3 individual tracts, open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Tract 3 must be bid in combination with Tract 2 or adjoining owner with legal access. Bids on tracts, 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; cashiers 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. Property will sell regardless of bid price.

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

**DEED:** Sellers shall provide Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at



950 North Liberty Dr.

Columbia City, IN 46725

**AUCTION MANAGERS:**

Steve Stonaker: 877-747-0212

Andy Walther: 765-969-0401

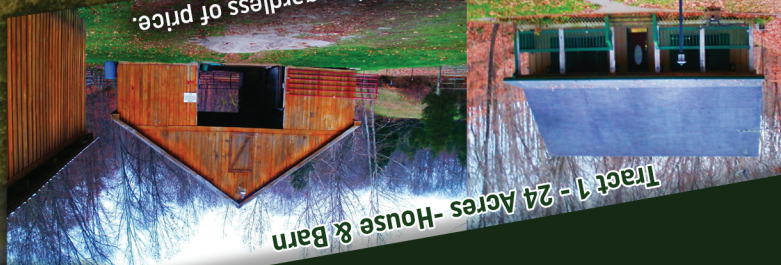


27	28	29	30	31		
20	21	22	23	24	25	26
13	14	15	16	17	18	19
6	7	8	9	10	11	12
		1	2	3	4	5
SUN	MON	TUE	WED	THU	FRI	SAT
<b>DECEMBER 2015</b>						

**800-451-2709**  
www.SchradlerAuction.com

# ABSOLUTE LAND AUCTION

**150± ACRES IN 3 TRACTS**



**Tract 1 - 24 Acres - House & Barn**

- Property will sell to the highest bid(s), regardless of price.
- Well kept 1,512 sq. ft. home - 3 bedroom, 2 bath.
- 7± acres of fenced pasture. About 62± acres of open land with pond and 80± acres of woodland.



**DECEMBER 29TH, 6PM**  
Held at the Brown County Inn, Town Hall Room, Nashville, IN

**150± ACRES IN HOOSIER NATIONAL FOREST**  
BROWN COUNTY, IN • South of Nashville, near Story

# ABSOLUTE LAND AUCTION

**150± ACRES IN 3 TRACTS**

BROWN COUNTY, IN • South of Nashville, near Story

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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 their 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.**

**POSSESSION:** At closing. 2016 crop rights and timber rights to be conveyed.

**REAL ESTATE TAXES:** Buyer to pay installment due and payable with Tract 2 or adjoining owner with legal access. Bids on tracts, 2016. Taxes were \$3,388.74 in 2015.

**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.

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

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

**AGENCY:** Schradler Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All

**BROWN COUNTY, IN**  
South of Nashville,  
near Story

ABSOLUTE LAND  
**AUCTION**  
IN HOOSIER NATIONAL FOREST

**150<sup>±</sup> ACRES**  
IN 3 TRACTS

**FEATURES**

- Property will sell to the highest bid(s) regardless of price.
- Great vacation or retirement farm near Hoosier National Forest Horse Camp.
- About 18 miles south of Nashville, Indiana - Located between Columbus, Seymour and Bedford & 1½ hrs. to Indianapolis.
- Well-kept 1,512 sq. ft. home built in 1995. 3 Bedroom, 2 bath. Public water. - Nice 7 stall 38' x 48' horse barn with loft. Good pole/metal barn with shop and office.
- Est. 7 acres of fenced pasture. About 62 acres of open land with pond and 80 acres woodland.
- Taxes for Tracts 2 & 3 are only \$875/yr.



TRACT 2 - BARN



TRACT 1 - 24 ACRES - HOUSE

**AUCTION SITE:** Brown County Inn, 51 SR 46E, Nashville, IN. Town Hall Room. On Hwy. 46 just east of downtown Nashville.

**PROPERTY LOCATION:**

18 mi. south of Nashville near the village of Story. Address is 7085 S. Hamilton Creek Rd., Columbus, IN. From Nashville, IN east on Hwy. 46 to Hwy. 135 then south to Story then continue south to Christiansburg Rd. then left one mi. to Christiansburg Methodist Church, then right 1 mi. to property on the right. (Watch for Rd. sign that says "The Farm").



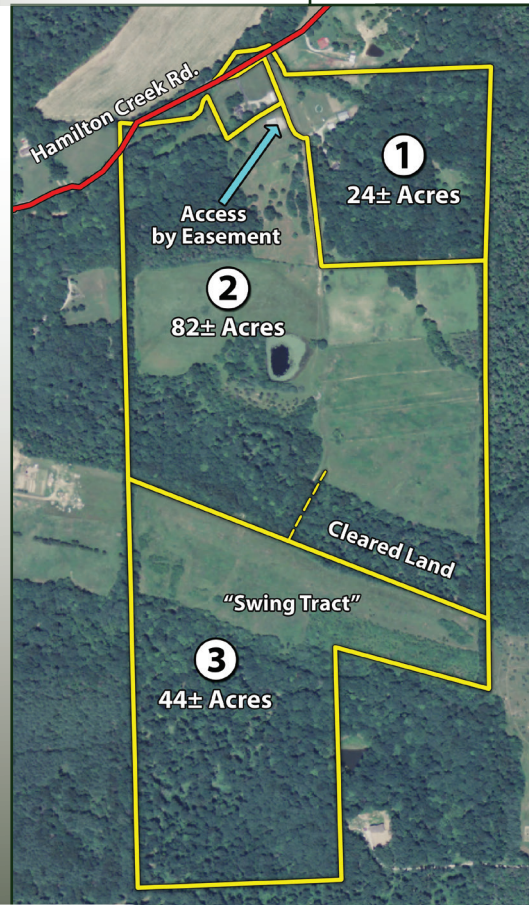
Brown County Inn

**TRACTS**

**TRACT 1:** Est. 24± acres with nice 1,512 sq. ft. home with 3 bedrooms, 2 baths built in 1995. Public water, all appliances, LP, heat and central air. 7 stall horse barn (38' x 48') with loft built in 2000. 24' x 30' barn built 2001. Owned frontage and good lane off blacktop Hamilton Creek Rd. Some fenced pasture and pretty setting in the woods. Est. 65 ft. of frontage on Hamilton Creek Rd. Here is your retirement place or summer home. This is ready to move in.

**TRACT 2:** Est. 82± acres with good 40' x 60' pole/metal barn with office. Est. 42± acres open land for pasture and hay currently with pond. Est. 40± acres woodland. Existing 20 ft. lane/easement through Tract 1. Buy this hobby farm and recreational property or combine with Tract 1.

**TRACT 3:** Est. 44± acres (Swing Tract) with about 20± acres open land and about 24± acres woodland. Must bid with Tract 2 or adjoining property owner with legal access. Use for hunting, pasture or hay.



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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 Schrader Auction Company - 800-451-2709 or [kevin@schraderauction.com](mailto:kevin@schraderauction.com).



**OWNER:** Claudia Marie Miller, Ian A. Northon, Esquire, POA  
Sales Managers: Steve Slonaker: 877-747-0212 & Andy Walther: 765-969-0401

**Inspection Dates:**  
Saturday, December 12th @ 9:00 to 11:00 AM  
and Saturday, December 19th @ 9:00 to 11:00 AM  
and day of auction 3:00 to 4:00 PM.

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