

Gibson & Pike Counties, Indiana

Absolute LANDAUCTION

Without Reserve

THURSDAY, FEBRUARY 13th
at 6PM CST (7pm EST)

offered in 7 tracts

122± Acres

122± Tillable Acreage (FSA)

Alford Soils

Wooded Acreage

Hunting Tracts

Grain Storage

Machine Sheds/Shop

Located Between Princeton And Petersburg

TRACT 1

SCHRADER
Real Estate and Auction Company, Inc.

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TRACT 4



TRACT 3



TRACT 7



TRACT 7

Gibson & Pike Counties, Indiana

LANDAUCTION

Without Reserve

THURSDAY, FEBRUARY 13th at 6PM CST (7pm EST)

204[±]

Acres

offered in 7 tracts



AUCTION LOCATION: Gibson County Fairgrounds Exhibit Hall, 409 N Embree St, Princeton IN 47670.

PROPERTY DIRECTIONS: From Princeton: Take Hwy 65 north approx 7 miles to Ford Rd (Co Rd 500 N) turn east and proceed 4 miles to the property. From Petersburg: Take Hwy 56 west 6.7 miles to the

junction of Hwy 56 & Hwy 65, continue on Hwy 65 1.5 miles to Coal Haul Rd (N Co Rd 700 W) turn south 2.5 miles to the property.

TRACT DESCRIPTIONS:

TRACT 1: 40.5± ACRES, with 35.6± cropland acres, the balance woods, frontage on Ford Rd & N 775 E.

TRACT 2: 26.3± ACRES, with 19.4± cropland acres, the balance woods, frontage on Ford Rd & N 775 E

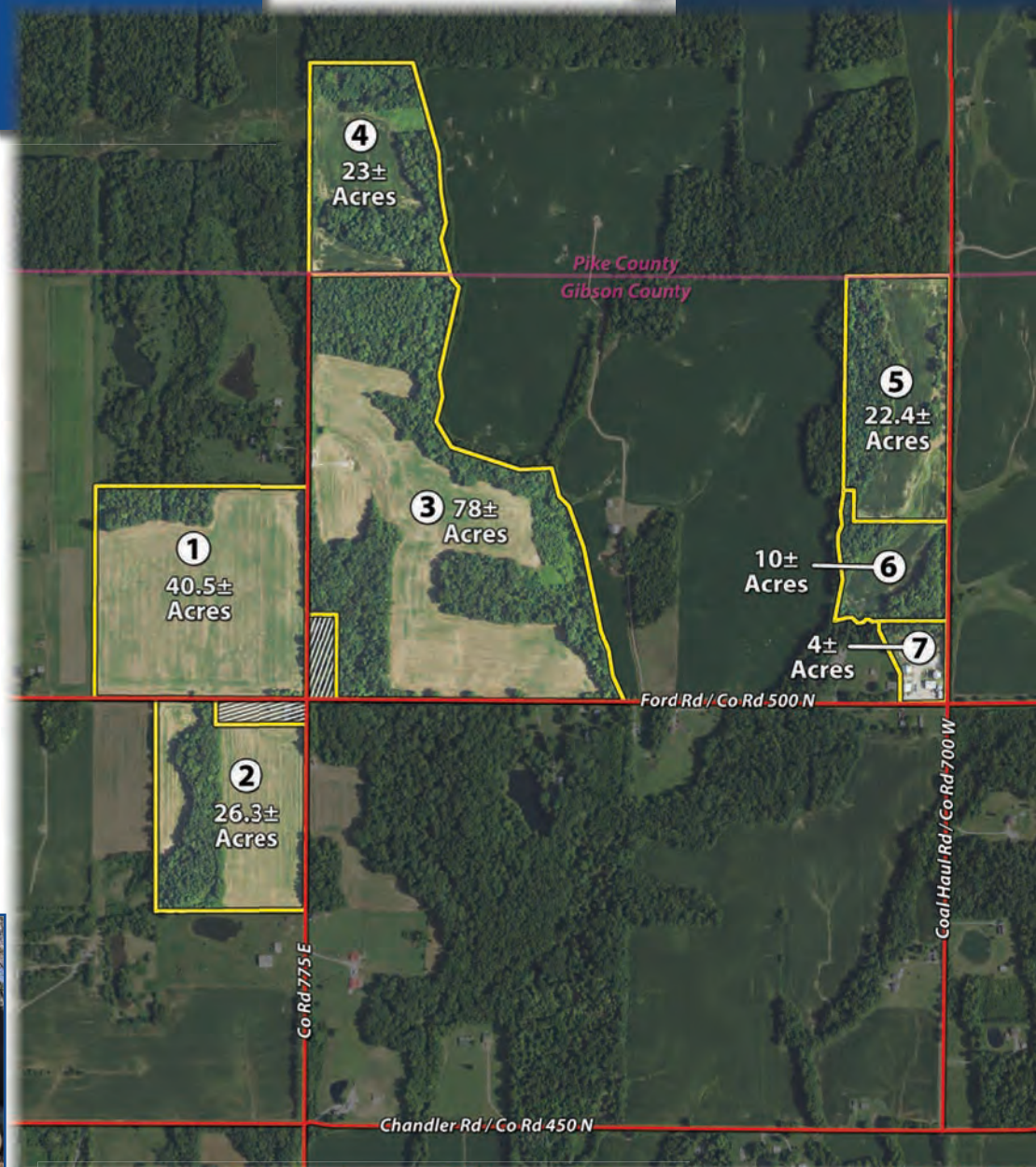
TRACT 3: 78± ACRES, with 39.6± cropland acres, the balance is wooded, with frontage on Ford Rd & N 775 E.

TRACT 4: 23± ACRES, with 10.6± cropland acres, a potential hunting tract access via Co Rd N 775 E.

TRACT 5: 22.4± ACRES, approx 50% cropland with the balance wooded, with frontage on Coal Haul Rd.

TRACT 6: 10± ACRES, with cropland and wooded acreage, frontage on Coal Haul Rd.

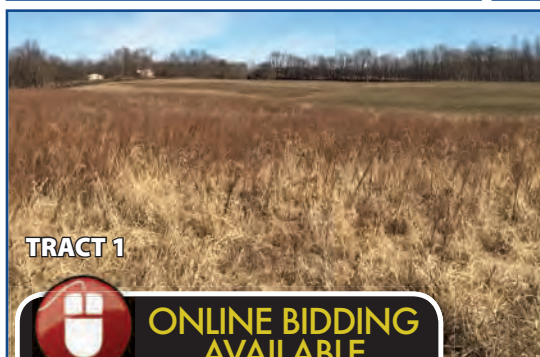
TRACT 7: 4± ACRES, this farm headquarters is improved with a 42'x72' steel shop, (2) machine doors, full concrete floor, propane overhead heat and electric, a 48'x60' steel sided pole building wiring machine doors and partial concrete floor, a 45'x60' 3 bay open face machine storage building, a 80,000± bushel grain storage and handling system consisting of 4 steel grain bins, unloading augers and aeration.



TRACT 7



TRACT 7



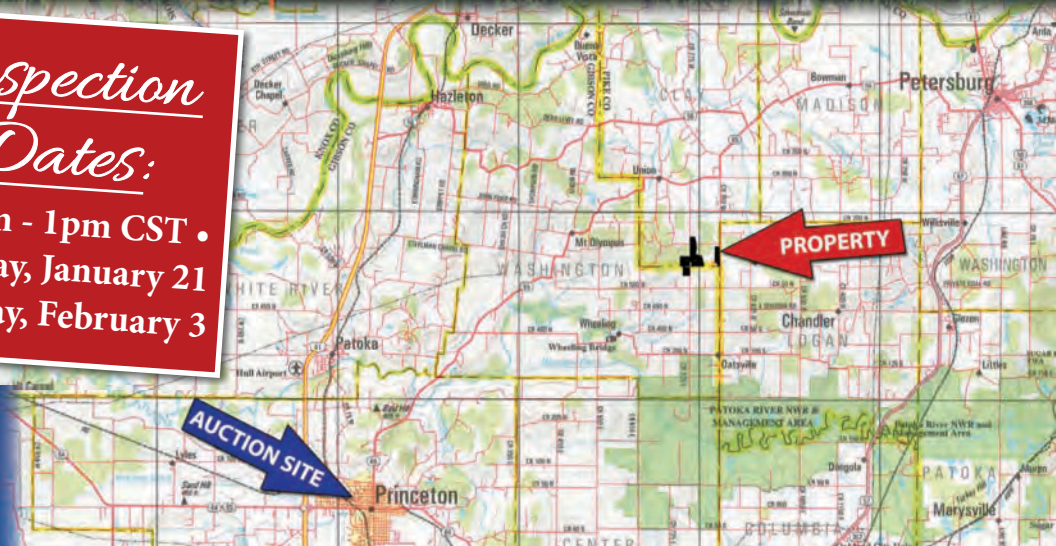
TRACT 1



TRACT 7

Inspection Dates:

• 11am - 1pm CST •
Tuesday, January 21
Monday, February 3



OWNERS: FRANK & MARLENE BRITTINGHAM
SALE MANAGER: BRAD HORRALL, 812-890-8255

 **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 Schrader Auction Co. - 800-451-2709.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 204± 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.

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: The real estate shall sell as an Absolute Auction without reserve to the highest bidder. All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction, with the balance of the real estate purchase price is due at closing.

POSSESSION: Possession is at closing, except for the Grain Bins located on Tract 7. Possession will be granted on or before June 1, 2020.

REAL ESTATE TAXES: Real Estate taxes will be the responsibility of the buyer

beginning with the taxes assessed for the year 2020 due in 2021.

MINERAL RIGHTS: Seller shall convey all the mineral rights they own. However, Seller does not own the coal rights. With respect to the oil and gas rights, any interest of the Seller is subject to a Life Estate interest in favor of Phyllis Brittingham.

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. Inspection dates have 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 current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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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