

- Total 120± FSA Cropland Acres
- 20 Minutes to Greensburg & Batesville
- Municipal Water Service
- 3 Miles North of Versailles State Park
- Investment Cropland Opportunity & Recreational Use
- Easy Access to Lawrenceburg/Aurora Area Timber Potential

• Easy Access to Lawrenceburg/Aurora Area

158.97 Acres

SALE MANAGER: Steve

#AC63001504, #AU19300120

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| 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |

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AGENCY: Schrader Real Estate and Auction Company, Inc. and its owned by the Seller.

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 158.9± 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: Real Estate 10% down payment on the day of the 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. 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.

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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 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.**

SCHRAEDER Real Estate and Auction Company, Inc.
Corporate Headquarters:
950 N Liberty Dr Columbia City, IN 46725
800.451.2709 • www.SchraederAuction.com

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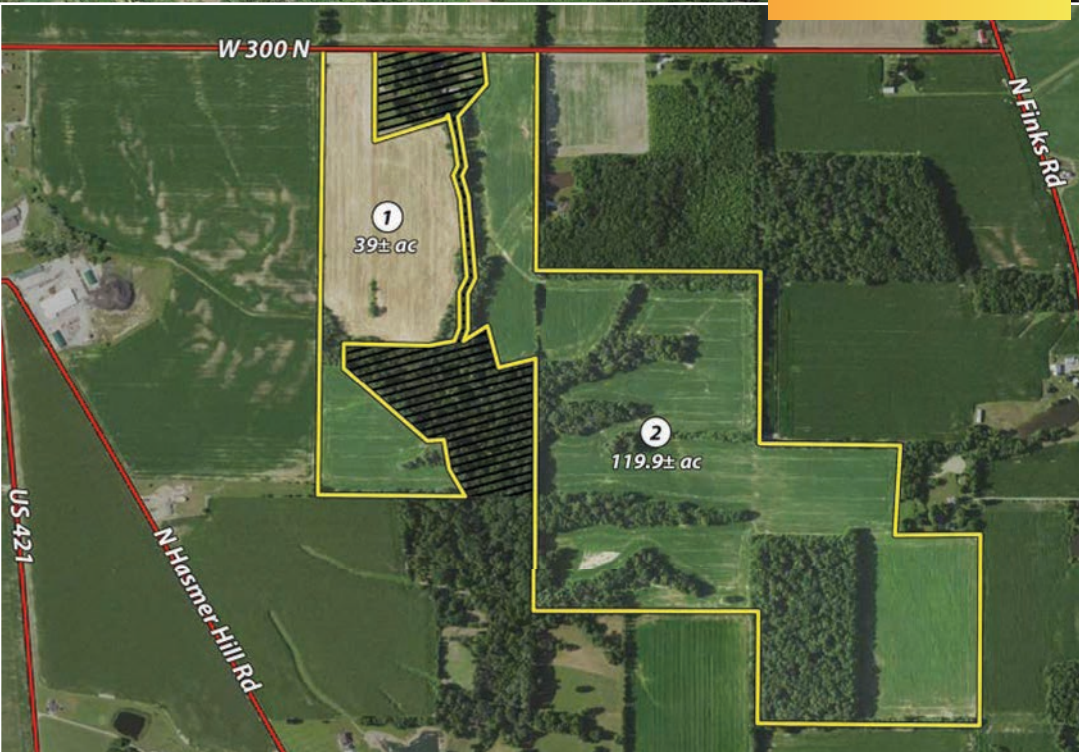
SCHRADEL
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE 

LAND AUCTION | Thursday, July 22 • 6pm

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INSPECTION
DATES: Thur, July
8 from 9-11am &
Mon, July 19 from
9-11am



AUCTION SITE: Osgood Town Hall, 147 W Ripley St Osgood, IN 47037 • Just off Hwy 421

PROPERTY LOCATION: W County Rd 300 N Osgood, IN 47037 • From Osgood, South on Hwy 421 to County Rd 300 N, then East ¾ mi. to farm on South side of road. 1 mi. Southeast of Osgood.

ALL ACREAGES ARE APPROXIMATE | SEC. 26 TWP. 8N R 11E

TRACT 1: 39± ACRES with 37± acres cropland. Approx. 323' of frontage on County Rd 300 N. Good Cobbsfork and Avonburg silt loam soils. Nice cropland investment with good location.

TRACT 2: 119.9± ACRES with 83± acres cropland and 36± acres nice woodland. Approx. 327' of frontage. Great combination of crop income and recreation area and your managed timber to enjoy. Possible pond sites for your building area.



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.

OWNER: Mink Farms Inc., Don Mink (President), Jeff French (VP)

ATTORNEY: Larry Eaton

AUCTION MANAGER: Steve Slonaker • 877.747.0212 • 765.969.1697 (cell)

Southeast Indiana at
Ripley County, Osgood

158.9±
Acres
Offered in 2 Tracts



TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 1

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