AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 2 individual tracts, any

property may compete. by the Auctioneer. Bids on tracts, tract combinations and the total bidding on all tracts and combinations during the auction as determined combination of tracts, or as a total 158.9± acre unit. There will be open

arranged financing, if needed and are capable of paying cash at closing. check. Your bidding is not conditional upon financing, so be sure you have made in the form of cash; cashiers check, personal check or corporate auction with the balance in cash at closing. The down payment may be DOWN PAYMENT: Real Estate 10% down payment on the day of the

Seller's acceptance or rejection. following the close of the auction. All final bid prices are subject to the to enter into a purchase agreement at the auction site immediately ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required

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

DEED: Sellers shall provide Corporate Deed.

Timber Potential

Recreational Use

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SU M TU W TH F SA #AC63001504, #AU19300120 (IIao) 7681.686.287 Slonaker • 877,747,0212 •

SALE MANAGER: Steve

Offered in 2 Tracts

Ripley County, Osgood

Southeast Indiana at

Municipal Water Service

Easy Access to Lawrenceburg/Aurora Area

 Investment Cropland Opportunity & 5 Miles North of Versailles State Park

· 20 Minutes to Greensburg & Batesville

Total 120± FSA Cropland Acres

LAND AUCTION | Thursday, July 22 • 6pm

AGENCY: Schrader Real Estate and Auction Company, Inc. and its

MINERAL RIGHTS: The sale shall include 100% of the mineral rights

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

FSA INFORMATION: SEE AGENT. Farm #455 Tract #1695 Total 120.4 acres

SURVEY: Seller has provided survey on Tract 1. Tract 2 to be sold with

ACREAGE: All boundaries are approximate and have been estimated

REAL ESTATE TAXES: Seller to pay November 2022 & May 2022 payable

POSSESSION: At closing. Subject to 2021 crop rights. Buyer(s) to receive

2021. The balance of the real estate purchase price is due at closing.

CLOSING: The targeted closing date will be on or before November

November 2022. Taxes estimated at \$3,954.09 or \$24.87/acre. taxes to be credited to Buyer(s) at closing. Buyer(s) to pay taxes payable

950 N Liberty Dr Columbia City, IN 46725 Corporate Headquarters:

SCHEADER (ONLINE BIDDING AVAILABLE)

SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER

Auctioneer is final. ANY ANNOUNCEMENTS MADE THE DAY OF THE

any question as the person's credentials, fitness, etc. All decision of the

Agents reserve the right to preclude any person from bidding if there is

at the direction and discretion of the Auctioneer. The Sellers and Selling

Auction Company. Conduct of the auction and increments of bidding are

for its accuracy, errors or omissions is assumed by the Sellers or the

brochure is subject to verification by all parties relying on it. No liability

diligence concerning the property. The information contained in this

or her own independent inspections, investigations, inquiries, and due

auction company. Each potential bidder is responsible for conducting his

express or implied, concerning the property is made by the seller or the

sold on "AS IS, WHERE IS" basis, and no warranty or representation, either

Conditions outlined in the Purchase Agreement. The property is being

in this brochure and all related materials are subject to the Terms and

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained

representatives are exclusive agents of the seller.

800.451.2709 • www.SchraderAuction.com

ORAL STATEMENTS MADE.

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LAND AUCTION | Thursday, July 22 • 6pm

TOART-ITAUM ...

owned by the Seller.

existing legal description.

7077 crop rights.

based on current legal descriptions.

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Ripley County, Osgood

Southeast Indiana at

Acres



SchraderAuction.com

LAND AUCTION | Thursday, July 22 • 6pm

Total 120± FSA Cropland Acres 20 Minutes to Greensburg & Batesville Municipal Water Service 3 Miles North of Versailles State Park Investment Cropland Opportunity & INSPECTION Recreational Use **DATES:** Thur, July · Easy Access to Lawrenceburg/Aurora Area 8 from 9-11am & • Timber Potential 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 3/4 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 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

Offered in 2 Tracts

















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