

REAL ESTATE AUCTION

Benton County, Indiana
4.5± Miles Northwest of Fowler
3.25± Miles Southeast of Earl Park



Friday, November 6 • 11am Eastern

Auction Held at the Benton County Annex Building - Fowler, IN

3.179±
Acres - 1 Tract

+ 3 Excellent Pole Buildings

- Highly Improved With Excellent Pole Buildings
- 60'x160' Pole Building - Half with Concrete Floor & Radiant Heat
- 60'x126' Pole Building - Concrete Floor & Radiant Heat
- 34'x64' Pole Building - Concrete Floor & A/C
- 28'x30' Barn - Concrete Floor



ONLINE BIDDING AVAILABLE



800.451.2709 • www.SchraderAuction.com

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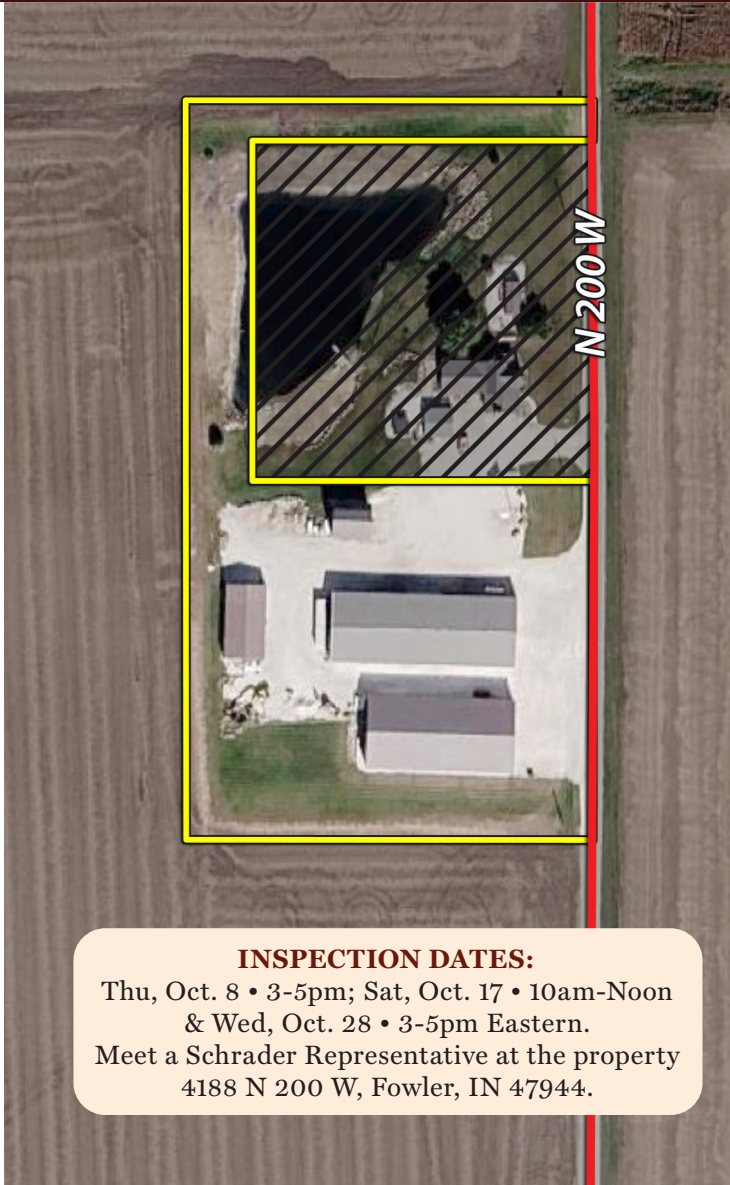
ONLINE BIDDING AVAILABLE You may bid online during the auction at www.schraderauction.com. You **must** be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

3.179± ACRES - 4188 N 200 W, Fowler, IN 47944:

- 60'x160' Pole Building. Half with concrete floor, insulated and metal siding interior, overhead radiant heat, floor drain, 2 water hydrants, office, bathroom along with storage over office and bathroom. This area has a 30' Wx14' H electric overhead door and a 20' Wx14' H electric overhead door. The other half of the building has a gravel/dirt floor and a 31' Wx14' H electric overhead door.
- 60'x126' Pole Building. Concrete floor, insulated with metal siding interior, overhead radiant heat, 4 floor drains, 2 water hydrants and bathroom. This building has two 20' Wx14' H electric overhead doors.
- 34'x64' Pole Building. Concrete floor, spray foam insulation, air conditioned and a floor drain. This building has a 20' Wx10'6" H electric overhead door. The water hydrant is not connected.
- 28'x30' Barn. Concrete floor, 21'10" Wx12'10" H electric overhead door and concrete apron. Water hydrant does not work.

NOTE: Buyer shall receive a credit at closing from Seller in the amount of \$12,001.67 for well installation cost!

REAL ESTATE TAXES	
2025 Payable 2026	Drainage Assessments
(1 Tax ID #) \$2,622.16	\$6.36
ZONING: A 1 – Agriculture	

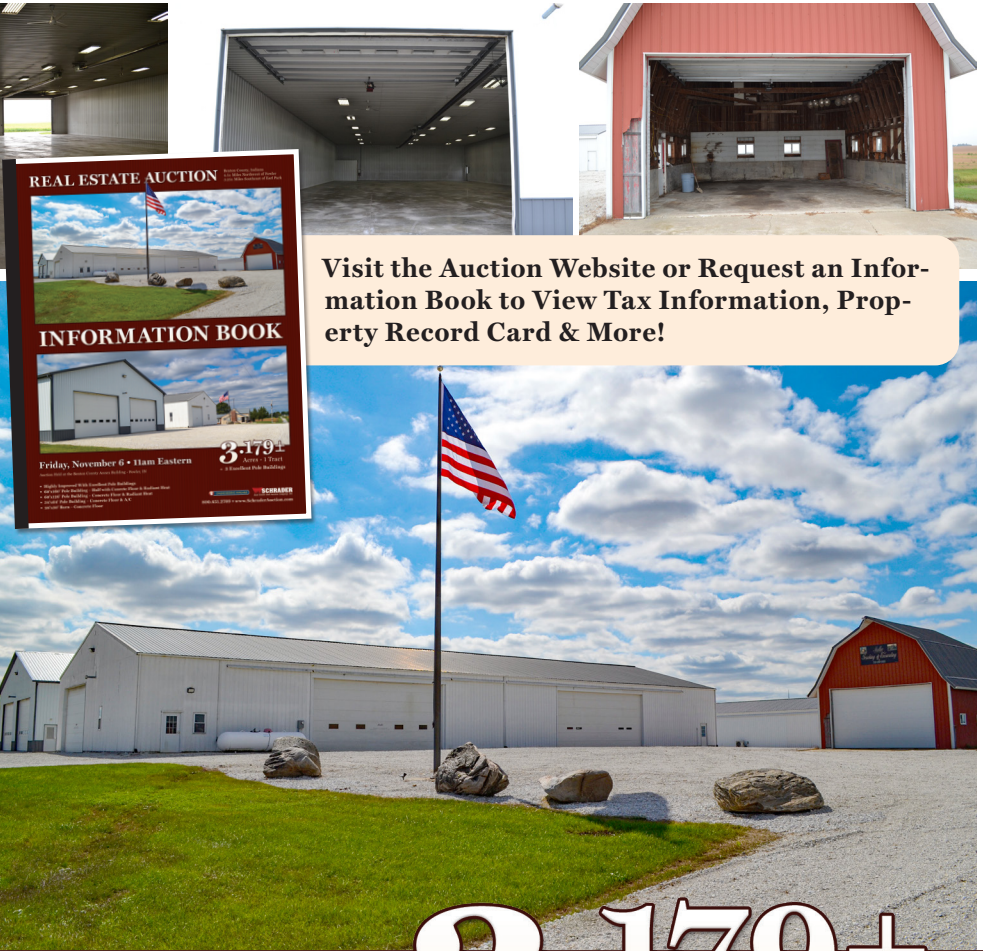
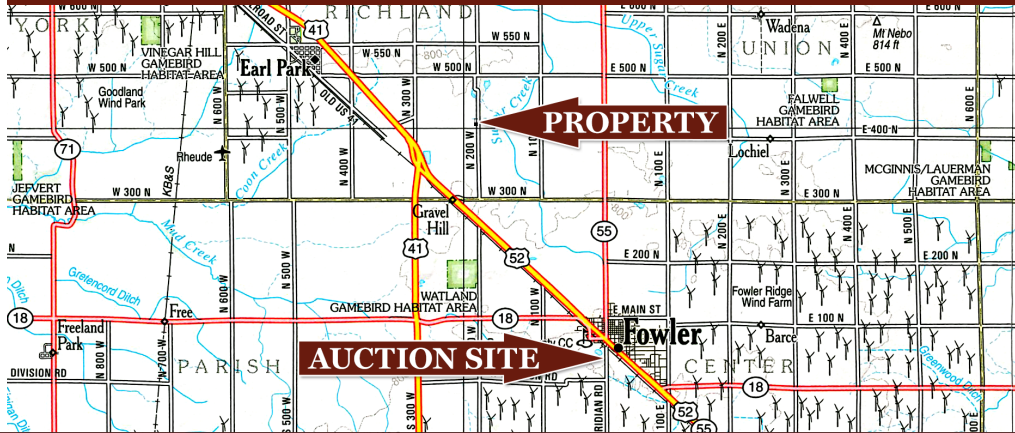


INSPECTION DATES:

Thu, Oct. 8 • 3-5pm; Sat, Oct. 17 • 10am-Noon
& Wed, Oct. 28 • 3-5pm Eastern.
Meet a Schrader Representative at the property
4188 N 200 W, Fowler, IN 47944.



AUCTION SITE: Benton County Annex Building, 410 S Adeway Rd, Fowler, IN 47944. From US 52 going through Fowler, go south on Adeway Road (first street south of stop light) for 0.2 mile to the auction site on your right.
PROPERTY LOCATION: From just southeast of Earl Park at the intersection of US 41 and CR 500 N, go east on CR 500 N 1.9 miles to CR 200 W and then south on CR 200 W 0.75 mile to the property. 4188 N 200 W, Fowler, IN 47944.



Visit the Auction Website or Request an Information Book to View Tax Information, Property Record Card & More!

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Auction Held at the Benton County Annex Building - Fowler, IN

OWNER: Estate of Randal J. Muller, Keely M. Patterson & Richard J. Muller – Co-Personal Representatives
AUCTION MANAGERS: Matt Wiseman • 219.689.4373 Cell & Jim Hayworth • 765.427.1913 Cell

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SCHRADER
Real Estate and Auction Company, Inc.

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered as a total 3.179 ± acre unit. There will be open bidding during the auction as determined by the Auctioneer.
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, & are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction. If the final high bid is accepted, the completion of the sale of the Property at closing will be contingent upon obtaining any final court approval or confirmation of the sale that may be required (and/or that may be sought by Owner) in connection with the estate proceeding pending in the Benton County Circuit Court.
DEED: Seller shall provide a Personal Representative's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.
EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to

closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.
CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of survey, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. All lender costs shall be paid by the Buyer.
POSSESSION: Possession will be delivered upon closing.
CREDIT FOR WELL INSTALLATION: Buyer shall receive a credit at closing from Seller in the amount of \$12,001.67 for well installation cost.
REAL ESTATE TAXES: Taxes to be prorated to the date of closing.
SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. If Seller determines a survey is needed, the final sales price shall not be adjusted to reflect any difference between advertised & surveyed acres.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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.
EASEMENTS: Subject to any & all existing easements.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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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Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, IN 46725 #AC63001504, #CO81291723

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NOVEMBER	SU	M	TU	W	TH	F	SA
	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					



AUCTION MANAGERS:

Matthew Wiseman • 219.689.4373 Cell

#AU11100128, #RB14004381

James David Hayworth • 765.427.1913 Cell

#AU08700434, #RB14004965

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