245.7± acres

Offered in 4 Tracts or Combinations

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High Quality Farmland Auction

• 97% Cropland
• Patton, Ragsdale & Reesville Soils

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SALE MANAGER: Bradley R. Horrall • 812.890.8255
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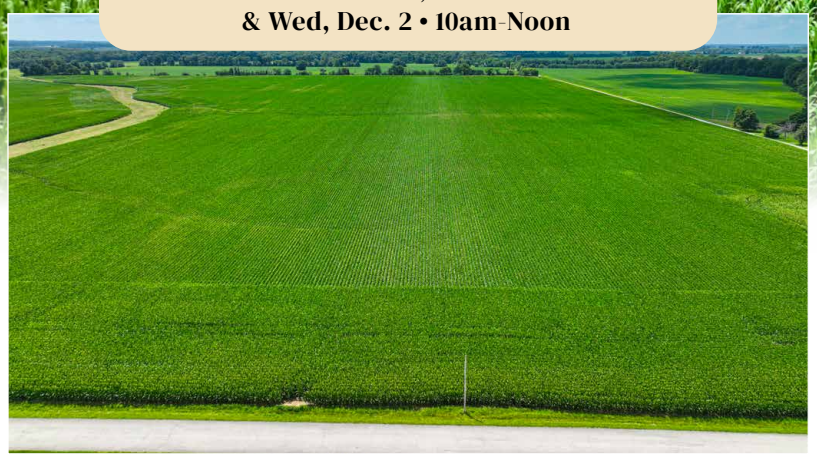
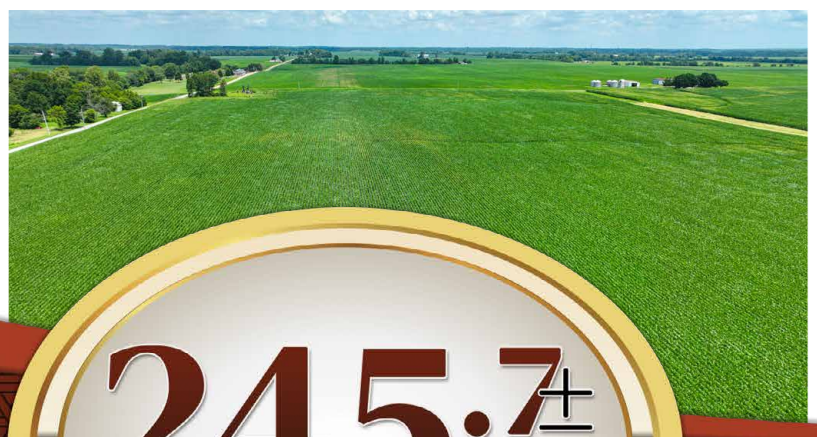
INSPECTION DATES: Fri, Nov. 20 • 10am-Noon
& Wed, Dec. 2 • 10am-Noon











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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**.

TRACT 1 - 38± ACRES, nearly 100% tillable, predominantly Reesville soils with frontage along Co Rd 300 S & Co Rd 100 W.

TRACT 2 - 38± ACRES, nearly 100% tillable, predominantly Ragsdale & Reesville soils with frontage along Co Rd 100 W.

TRACT 3 - 87.7± ACRES, nearly 100% tillable, predominantly Ragsdale & Reesville soils, with frontage along Co Rd 300 S.

TRACT 4 - 82± ACRES, nearly 100% tillable, mostly Patton soils, with frontage along Co Rd 300 S.

DIRECTIONS TO PROPERTY: From the intersection of US Hwy 41 & St Rt 154 at Sullivan, take US Hwy 41 south 4.6 miles to County Rd 300 S, turn west & proceed 3/10 of a mile to the property.



AUCTION LOCATION: Sullivan County Fairgrounds, 1361 E County Rd 75 N, Sullivan, IN 47882

245.7± acres

Offered in 4 Tracts or Combinations

Sullivan County, Indiana

Tuesday December 15 • 11am EST

OWNER: Hirsch Land Group LLC
SALE MANAGER: Brad Horrall • 812.890.8255

800.451.2709
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TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 241.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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 45 days after the auction, but in any event no later than March 1, 2027.

POSSESSION: Possession is at Closing.

MINERAL RIGHTS: Seller shall convey all mineral rights they own.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2028 & thereafter.

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.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & 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 & 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. Combination purchases will receive a perimeter survey only.

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.**