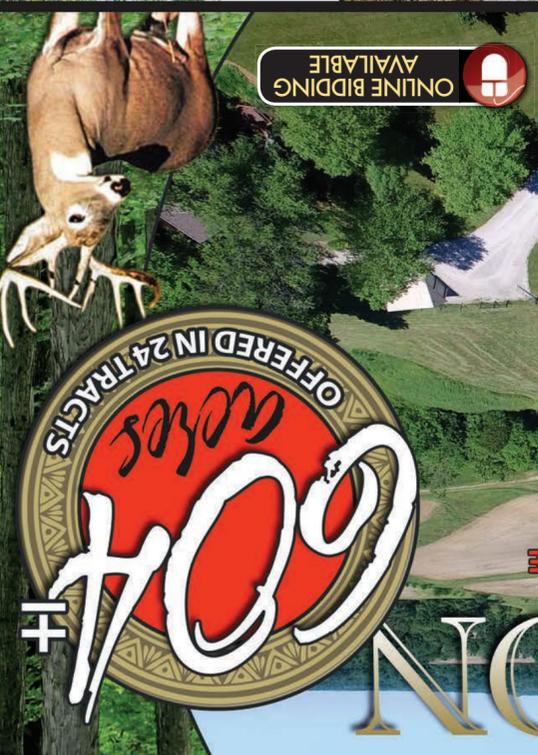


Morgan County, IN

Land AUCTION



- THE PROPERTY FEATURES:**
- 10 Pristine Ponds/Lakes
 - Authentic Log Cabin on Lake
 - Prime Hunting/Sportsman's Retreat
 - 4 Bedroom Remodeled Home
 - Scenic Rolling Woodland
 - 163 Acres Productive Tillable
 - 120 Acres of Fenced & Cross Fenced Pasture Land
 - Morgan County - Adjacent to Brown County
 - Near Nashville, IN

ONLINE BIDDING AVAILABLE

Land AUCTION

Morgan County, Indiana NEAR NASHVILLE



For the Hunter/Recreational Buyer:

This property is nestled in the rolling hills of southern Indiana near Nashville, IN. The property's meticulously designed grounds include fully stocked lakes, native prairie grasses, wildflowers, wildlife food plots and tree plantings. The property offers a full range of recreational activities that include prime Deer and Turkey hunting, fishing, sporting clay shooting house, modern 14 stall kennel with vet room, hiking, camping and ATV trail riding. (The 10 ponds/lakes plus 200+ acres of mixed hardwood trees provide a rare opportunity to purchase incredible scenery within 45 minutes of Indianapolis.)

For the Residential/Rural Estate Buyer:

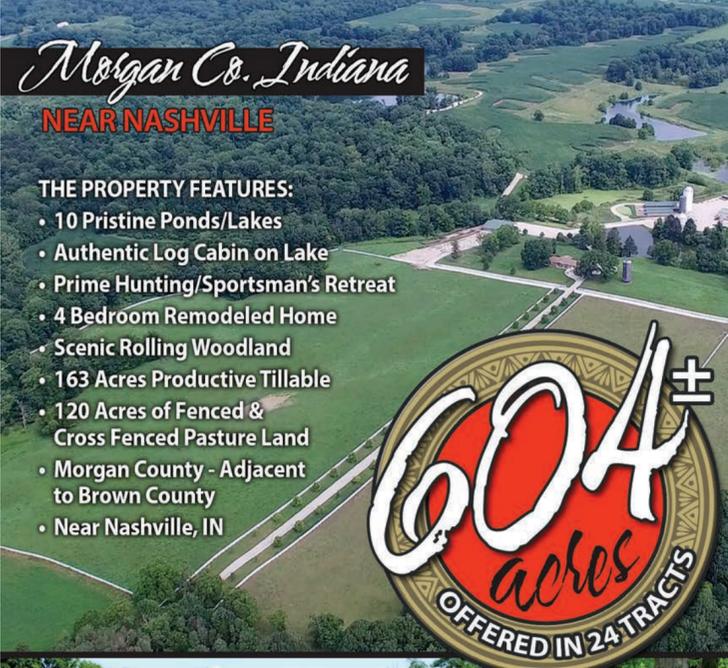
This property offers 11 tracts with pristine pond/lake scenic water frontage. One of the tracts includes an authentic log cabin with large deck and pier on a 16 acre lake and 39 shelter house. This cozy rustic setting must be seen to be appreciated. Another tract includes a 4 bedroom home plus a 20 x 24 frame building used as a garage. Many of these tracts include mature hardwood trees along with the rolling nature of the topography creating scenic views. Several of these tracts have potential for future pond/lake sites. Call for more details on possible future sites for ponds/lakes.

For the Farmer:

163 acres of productive tillable farmland, plus 120 acres of fenced and cross fenced pasture land with heated automatic waters in various fields. This property has been well managed and maintained including black painted posts with High Tensile fencing, vinyl board fencing, 16' galvanized gates, 40x60 work shop, grain storage and livestock building. See information booklet for more details.



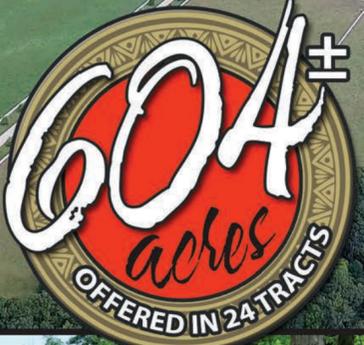
THE PROPERTY FEATURES:
 10 Pristine Ponds/Lakes • Authentic Log Cabin on Lake • 4 BR Remodeled Home
 Prime Hunting/Sportsman's Retreat • Scenic Rolling Woodland
 163 Acres Productive Tillable Land • 120 Acres of Fenced & Cross Fenced Pasture Land



Morgan Co. Indiana

NEAR NASHVILLE

- THE PROPERTY FEATURES:**
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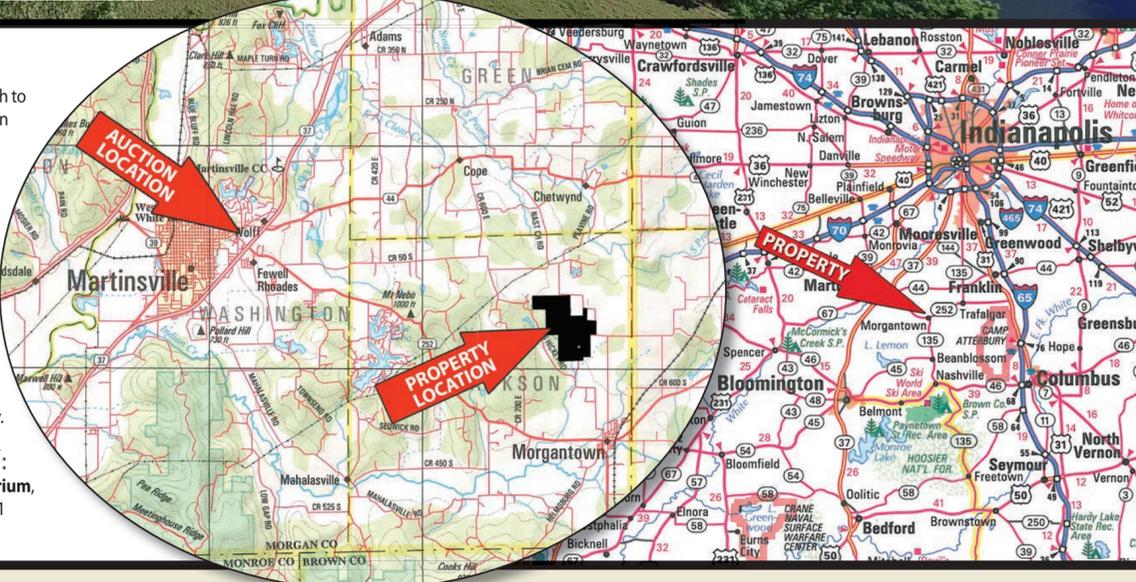


ONLINE BIDDING AVAILABLE

DIRECTIONS:

From Nashville, IN take St. Rt. 135 North to the jct. of St. Rt. 252 at Morgantown, turn east 2 blocks to S. Church St. (turns into S. Morgantown Rd.), turn North 2 miles, go to "T", turn left (west) on to Old Morgantown Rd. and proceed ¼ mile to the property.
From Indianapolis, at the jct. of I-465 and St. Rt. 37 on the south side of Indianapolis, take St. Rt. 37 South 23 miles to St. Rt. 252 at Martinsville, turn east 9 miles into Morgantown. Turn left (north) on S. Church St. go 2 miles to the "T", turn left (west) on Old Morgantown Rd. ¼ mile to the property.

AUCTION LOCATION:
 Morgan County Fairgrounds Auditorium,
 1749 Hospital Dr., Martinsville, IN 46151



AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination and as a whole unit. Bidding on individual tracts and all combinations will complete until the end of the auction. **ALL TRACTS ARE BEING SOLD WITHOUT RESERVE.**

PURCHASE CONTRACT: Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 6% buyer's premium.

PAYMENT: 10% of the purchase price will be due as a down payment on the day of auction, with the balance due at closing. 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.

CLOSING: Closing will be on or before Nov. 1, 2016 or as soon as possible thereafter upon completion of the survey (if applicable), the Final Title Commitment and Seller's closing documents. The title company's fee for administering the closing shall be shared equally (50:50) between Buyer and Seller.

POSSESSION: Possession will be delivered 30 days after closing, subject to the rights of the current farm tenant for the remainder of the 2016 crop year. Buyer will not acquire any rights to the farm rent for the 2016 crop year.

REAL ESTATE TAXES: Seller will pay any balance due for 2015 real estate taxes (due in 2016) and prior years. Buyer will receive a credit at closing for the estimated amount of the 2016 real estate taxes (due in 2017). Buyer will then pay all installments due after closing.

DELIVERY OF TITLE: The property will be conveyed free and clear of liens but otherwise subject to all roads, easements, matters of record and other permitted exceptions described in the purchase contract.

EVIDENCE OF TITLE: Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller shall furnish a standard owner's title insurance policy in the amount of the purchase price at Seller's expense.

NEW EASEMENTS & COVENANTS: Where applicable, the auction tracts will have the benefit of and/or be subject to new easements and related covenants pertaining to the shared access drives, utilities and certain rights and obligations with respect to the ponds and dams. *Contact the Auction Company for more information.*

MINERALS: Seller is not reserving any minerals. However, no warranty or representation is made as to the existence of any minerals or the extent of Seller's interest therein.

SURVEY: A new survey shall be obtained only if (i) necessary to record the conveyance or (ii) otherwise deemed appropriate in Seller's sole discretion. If a new survey is obtained, the survey will be ordered by Auction Company and will be sufficient for recording the conveyance, but the type of survey shall otherwise be determined solely by Seller. Survey costs will be shared equally (50:50) by Seller and Buyer. The purchase price will be adjusted to reflect any difference between advertised and surveyed acres except with respect to a purchase that includes substantial improvements.

TRACT MAPS/ACRES: Tract maps and stated acres are approximations based on county parcel data, current legal descriptions and/or aerial mapping and are not provided as survey products.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Seller and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee by virtue of the property being offered for sale.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is provided subject to bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives do not represent any Buyer.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

CHANGES: Please arrive prior to scheduled auction time to review any changes or additions to the property information. **AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

STOCK PHOTOS: The marketing materials, including this brochure, contain stock photos of wildlife which were not taken on the auction property.

SCHRADER
 Real Estate and Auction Company, Inc.
 P.O. Box 508, 950 N. Liberty Drive
 Columbus City, IN 46725
 260-244-7606 • 1-800-451-2709
 #63198513759 - #A001052618

SEPTEMBER 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	4	5	6	7	8	9
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

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SCHRADER
 Real Estate and Auction Company, Inc.

Land AUCTION

TUESDAY, SEPTEMBER 13 • 6:00 PM

held at the Morgan County Fairgrounds Auditorium, Martinsville, IN

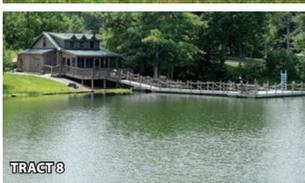
TUESDAY, SEPTEMBER 13 • 6:00 PM

held at the Morgan County Fairgrounds Auditorium, Martinsville, IN

Land AUCTION

Morgan County, Indiana

TUESDAY, SEPTEMBER 13 • 6:00 PM
held at the Morgan County Fairgrounds Auditorium, 1749 Hospital Drive, Martinsville, IN 46151



TRACT DESCRIPTIONS:

TRACT 1: 12± acres open grassland with frontage along Morgantown Road.

TRACT 2: 9± acres open grassland fronting Morgantown Road. Public water available.

TRACT 3: 24± acres a rolling topography, featuring 2 ponds, wooded area, public water and improved with a 4 bedroom remodeled home consisting of a 1-1/2 story vinyl sided house containing approx 1440 sq. ft. on the main floor. There is a living room with carpeting and fireplace, kitchen/dining area with ceramic tile flooring, modern cabinetry, fireplace, built-in oven, electric range top and dishwasher. 2 bedrooms on the main floor with closets and a full bath. Upstairs there is a bedroom, bonus room, full bath, and walk-in closet. The house is heated with propane and has central air-conditioning. There is a wooden deck and landscaping. Adjacent to the house is a 20' x 24' garage with concrete floor and electric overhead door. There is an additional 12' x 18' storage building.

TRACT 4: 12± acres with frontage along Morgantown Road. This tract has open areas of mature trees and a 64' x 80' pole building with dirt floor and 12' eves. Also has public water.

TRACT 5: 22± acres featuring a rolling topography, 2 lakes, and tillable cropland.

TRACT 6: 22± acres featuring a scenic lake, gently rolling topography and tillable acreage.

TRACT 7: 32± acres featuring a secluded lake surrounded by woods and tillable acreage. This tract combined with Tract 4 will provide good access to Morgantown Road.

TRACT 8: 21± acres. Situated in a grove of mature Oak trees overlooking a beautiful lake is a rustic authentic log cabin measuring approximately 20'x24'. The interior is open and has a living area with fireplace, dining area and modern kitchen. Upstairs is a bedroom large enough to sleep 6 and a full bath. There is a screened-in porch and the cabin has central air-conditioning. Outside is a stamped concrete patio with fire pit. Open air shelter house and campground area are adjacent to cabin. Walk from the cabin out the pier and enjoy the diving board, slide, or just relax on the pier.

TRACT 9: 20± acres with several hundred feet of access to a beautiful scenic lake. A great recreational tract with tillable cropland also.

TRACT 10: 21± acres with several hundred feet of access to a beautiful scenic lake. A great recreational tract with tillable cropland also.

TRACT 11: 21± acres with lake frontage, nearly an equal amount of woods and tillable land. A secluded and scenic tract.

TRACT 12, 13, 14: 13.7± acres each, these tracts have frontage along Morgantown Road. Each tract features open land, woods, and potential lake sites. Public water available.

TRACT 15: 21± acres mostly open tillable land. Potential lake site.

TRACT 16: 27± acres mostly woods, with open areas, and creek. An excellent recreational/hunting tract.

TRACT 17: 29± acres mostly woods, with a rolling topography, some open areas, and creek. Potential lake site.

NOTE: Combine Tracts 16 and 17 and have 2 potential lake sites. Create your unique hunting/recreational retreat.

TRACT 18: 21± acres having a combination of open land, woods, and creek. Potential lake site.

TRACT 19: 24 acres a combination of woods, creek, and tillable land. Potential lake site.

TRACT 20: 27± acres with lake frontage, mostly woods with some open tillable acreage. A secluded, serene tract.

TRACT 21: 28± acres with lake frontage, mostly woods with some tillable acreage. A peaceful, scenic tract.

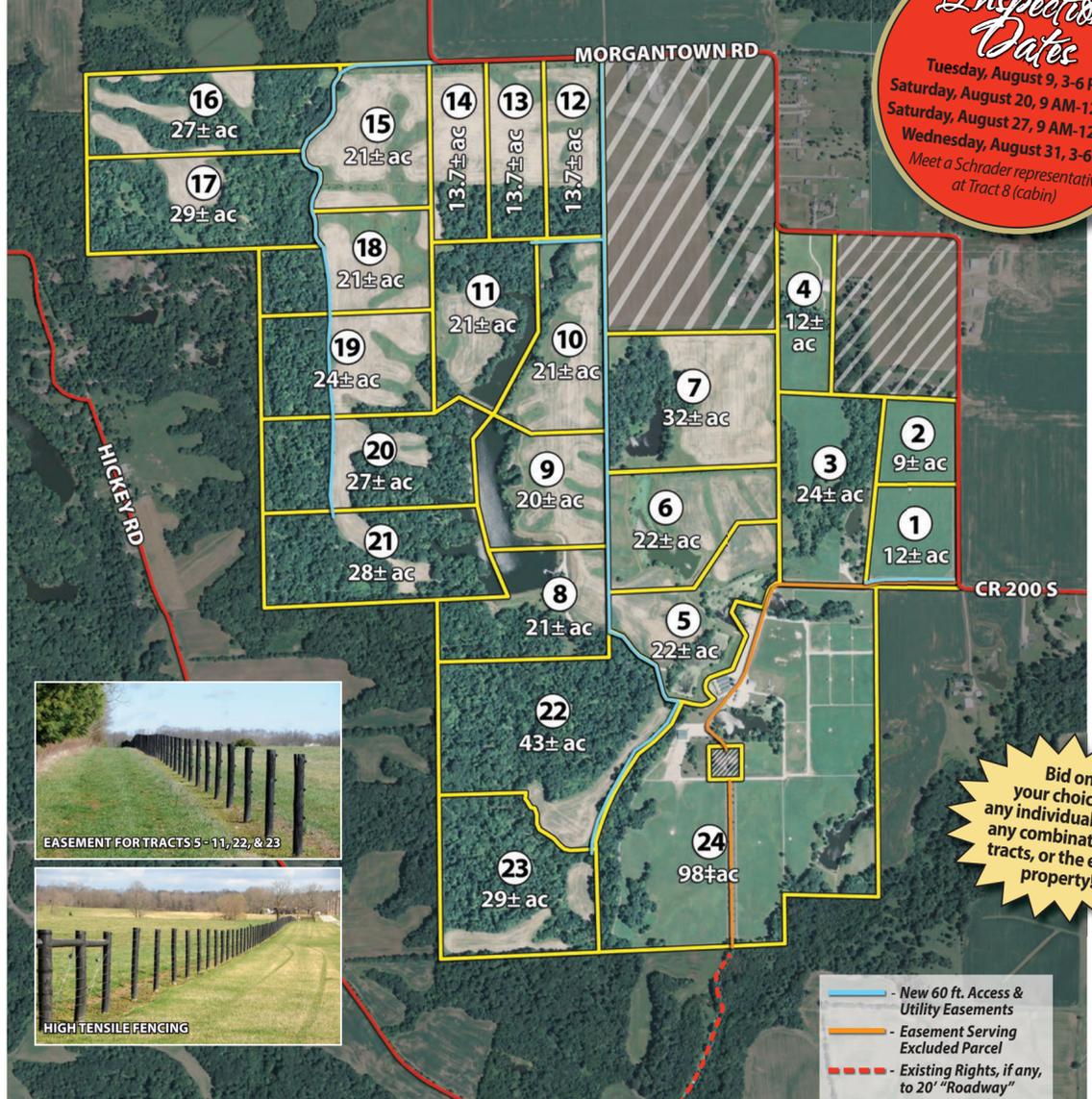
TRACT 22: 43± acres nearly all wooded with a rolling topography and tillable land along a creek. Potential lake site. Prime recreational/hunting tract with scenic rolling terrain.

TRACT 23: 29± acres mostly wooded with a rolling topography, some open area, and creek. Potential lake site.

NOTE: Combine Tracts 22 and 23 for over 70 acres of excellent secluded recreational/hunting land.

TRACT 24: 98± acres featuring lush meadows, lake, pond, fenced paddocks. Improvements include a shop consisting of 40' x 58' steel beam construction, 18' eves. Shop is insulated, heated, and has a full concrete floor. There is a 18' x 24' electric overhead door on the west end and 11.5 x 14 electric overhead door on the east end. 3 steel grain bins having a total capacity of 33,000 bushels. 1 bin has 2 drying units and a stirrator. The others have aeration only. Cattle Facility: Consisting of a A O Smith Harvester and concrete stave silo setup to distribute feed to the 100' concrete feed bunk. Situated along each side the feed bunk are (2) 26' x 75' pole buildings with sloping concrete floor currently used for machinery storage. Attached to the north building is a 14 pen kennel with sloping concrete floor, veterinary room. Shooting House: Consisting of a elevated 16' x 26' competition shooting house with 5 bays, ceiling fans, and storage cabinets. Equipment Storage: Consisting of 48' x 70' pole building with a 20' x 70' lean to. The building has a concrete floor, 2 machine doors measuring 13' x 15', tack room.

NOTE: Combine Tracts 1-4 & 24 for approx. 155 acre show place for cattle or horses. These tracts feature remodeled home w/ fireplace, several machine sheds, livestock barn, excellent fencing (high tensile and vinyl board), heated automatic waters in paddocks, stoned driveways around paddock, ponds, plus many other improvements. Don't miss this opportunity to purchase a premier livestock/horse facility. Must be seen to be appreciated.



Inspection Dates
 Tuesday, August 9, 3-6 PM
 Saturday, August 20, 9 AM-12 Noon
 Saturday, August 27, 9 AM-12 Noon
 Wednesday, August 31, 3-6 PM
 Meet a Schrader representative at Tract 8 (cabin)

Bid on your choice of any individual tracts, any combination of tracts, or the entire property!

- New 60 ft. Access & Utility Easements
- Easement Serving Excluded Parcel
- Existing Rights, if any, to 20' "Roadway"



AUCTION MANAGERS:
 GENE KLINGAMAN
 AND BRAD HORRALL
SCHRADER
 Real Estate and Auction Company, Inc.
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ONLINE BIDDING
 You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



Contact Auction Company for Detailed Information Book or DVD with Additional Due-Diligence Materials on the Property.

