

ONLINE BIDDING AVAILABLE

SCHRADER Real Estate and Auction Company, Inc. 800.451.2709 • Schraderauction.com

Thursday, March 30th • 6 pm CST (7 pm EST)

60 Tillable Acres • Mature Woods • Great Hunting
Potential Building Sites
25 miles East of Evansville • 20 miles South of Jasper • Near Gentryville

LAND Auction
Spencer County, IN

Offered in 3 Tracts
138± acres

800-451-2709
Schraderauction.com



MARCH 2017

SUN	MON	TUE	WED	THU	FRI	SAT
	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
	31					



LAND Auction
Spencer County, IN

SCHRADER Real Estate and Auction Company, Inc.
P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
812-890-8255 (Cell)
#AC63001504 #AU01052618
Auction Manager: Brad Horrall
Offered in 3 Tracts

Spencer County, Indiana
25 miles East of Evansville • 20 miles South of Jasper • Near Gentryville

138± acres

Offered in 3 Tracts

LAND Auction

60 Tillable Acres
Mature Woods
Great Hunting
Potential Building Sites

Thursday, March 30th • 6 pm CST (7 pm EST)

Held at Spencer Co. 4-H Fairgrounds Youth & Community Building
1101 E. Co. Rd. 800N, Chrisney, IN 47611

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138± acres

Spencer County, IN

LAND Auction

Offered in 3 Tracts

Thursday, March 30th • 6 pm EST (7 pm EST)



Auction Location:
Spencer Co. 4-H Fairgrounds Youth & Community Bldg. 1101 E. Co. Rd. 800N, Chrisney, IN 47611

Direction to Property:

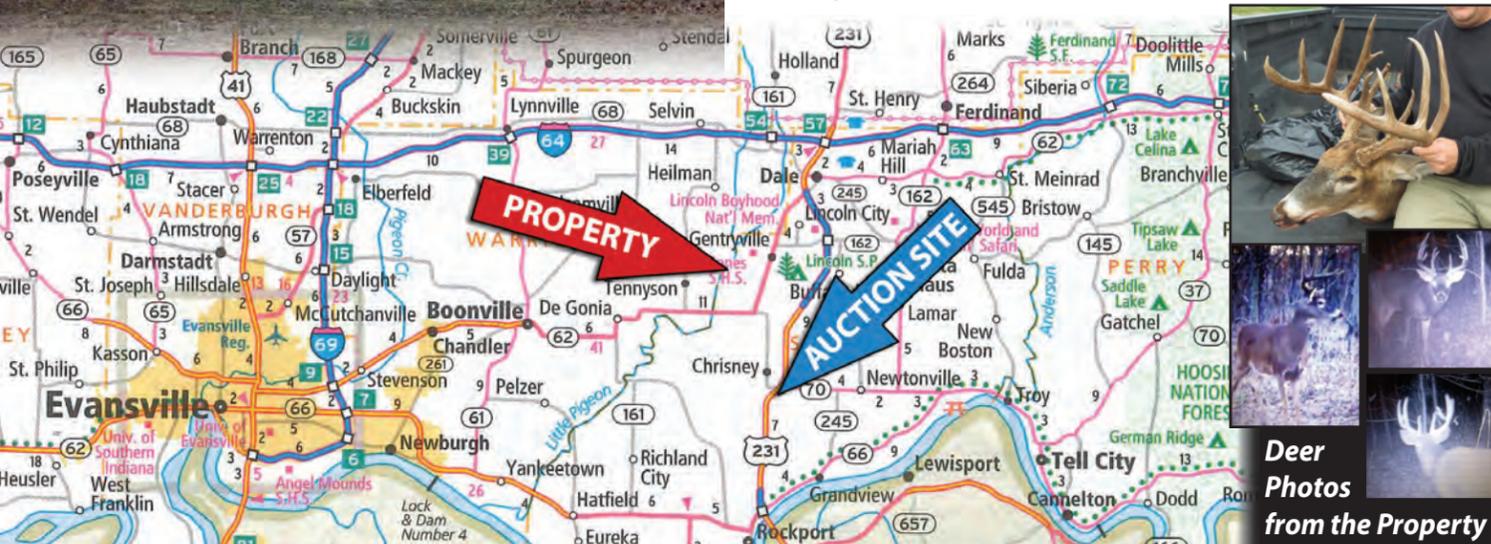
From the jct. of Hwy 231 & Hwy 62 just south of Dale, IN, take Hwy 62 south 5.7 mile (through Gentryville) to Co. Rd. 1350N, turn west .8 miles to Co. Rd. 10W, turn North 1 mile to the property.

Tract Descriptions:

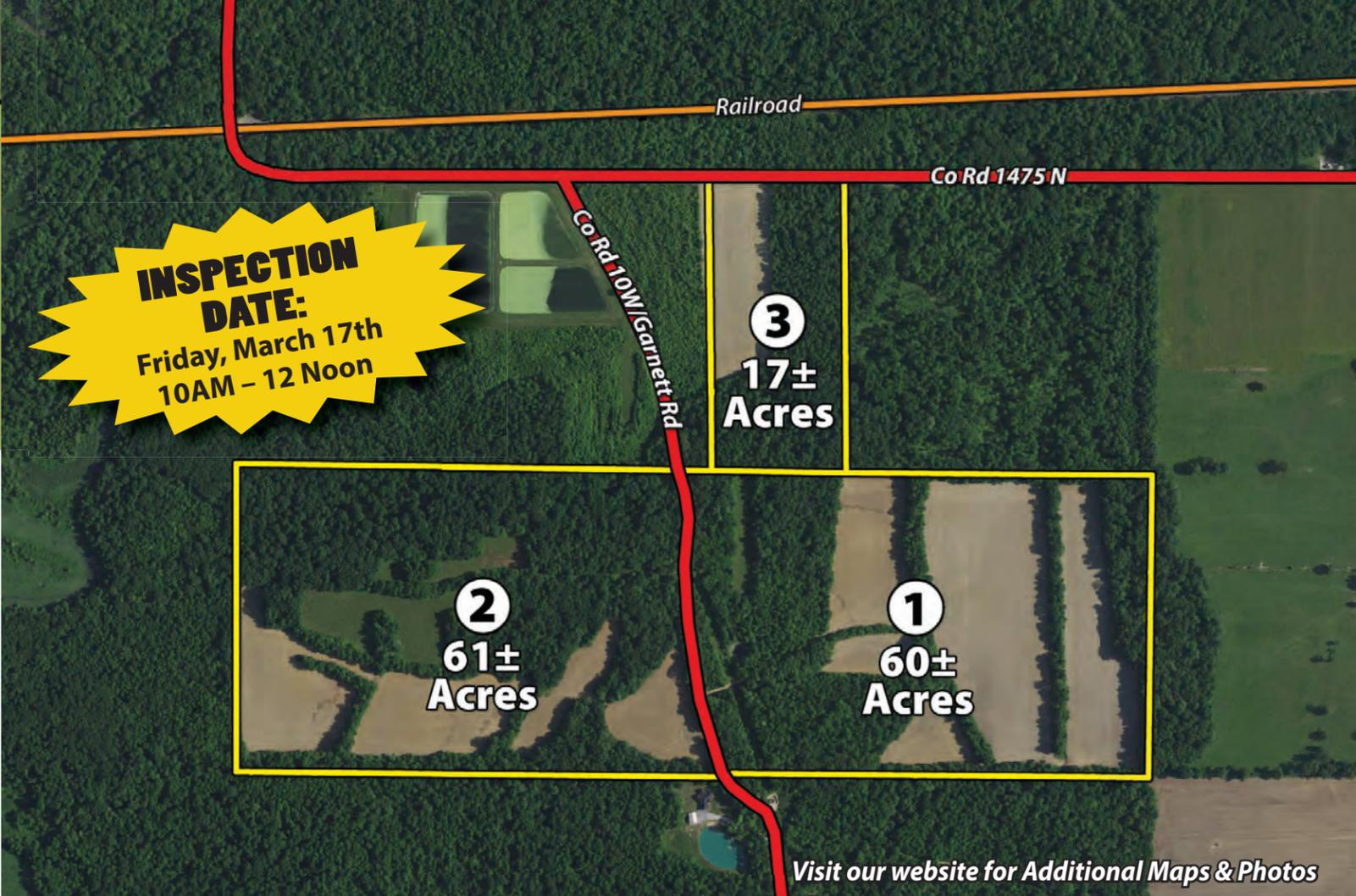
TRACT #1: 60± ACRES with 31.3 tillable acres, the balance is woodland with mature trees, an excellent income producing property with recreational appeal and building potential.

TRACT #2: 61± ACRES with 22.7 tillable acres, the balance is wooded. An excellent recreational tract with income and building potential.

TRACT #3: 17± ACRES with 6.4 cropland acres, a great hunting tract with income.

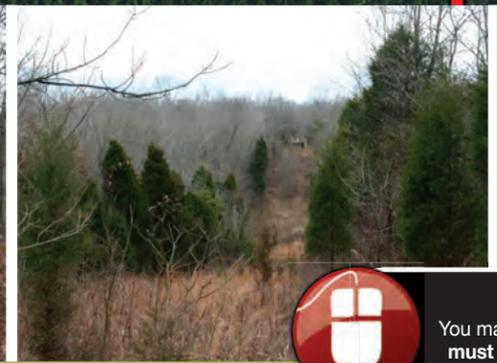


Deer Photos from the Property



INSPECTION DATE:
Friday, March 17th
10AM - 12 Noon

Visit our website for Additional Maps & Photos



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.

Auction Terms & Conditions:
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 138± 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.
BUYER'S PREMIUM: The Contract Purchase Price will include a Buyer's Premium equal to 3% of the bid amount.
DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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.
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 Seller's 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 a warranty deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable

title. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession at closing subject to tenants rights, if any.
REAL ESTATE TAXES: Seller shall pay the 2016 taxes due in 2017. All future taxes are the buyer(s) responsibility.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and 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 and 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 and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers, on all tracts and tract combinations of 15 acres or more, unless there is a home on that tract or combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 decisions of the Auctioneer are final.
STOCK PHOTOS: This brochure contains stock photos depicting deer and turkey which were not taken on the auction property.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

OWNERS: Jason Burkhart & Kim Schroeder • SALE MANAGER: Brad Horrall • 812-890-8255

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