

**AUCTION**  
Wednesday, November 1 • 6PM CST



*Posey County, IN*

Offered in 4 Tracts  
**149.8± Acres**

- 114.5 Tillable Acres
- Productive Soils • Woods
- Farm Buildings
- 5 miles SW of Poseyville
- 16 miles NW of Evansville
- 12 miles North of Mt. Vernon



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ONLINE BIDDING AVAILABLE

800.451.2709  
www.schraderauction.com

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NOVEMBER 2017

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			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 MANAGER: BRAD HORRALL  
812-890-8255  
#AC63001504 • #AU01052618

**SCHRADER** Real Estate and Auction Company, Inc.  
CORPORATE HEADQUARTERS  
950 N. Liberty Dr., Columbia City, IN 46725

*Posey County, Indiana*  
**AUCTION** Offered in 4 Tracts  
**149.8± Acres**

Posey County, IN

# AUCTION

## 149.8± Acres

Offered in 4 Tracts

Wed., Nov. 1 at 6PM CST

TRACT 4

- 114.5± Tillable Acres
  - Productive Soils
  - Woods
  - Farm Buildings
- 5 miles SW of Poseyville  
16 miles NW of Evansville  
12 miles North of Mt. Vernon



TRACT 2



TRACT 2

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

**SCHRADER** 800-451-2709  
Real Estate and Auction Company, Inc. [www.schraderauction.com](http://www.schraderauction.com)

**PROPERTY ADDRESS: 4490 Hidbrader Rd., New Harmony, IN 47631.**  
**Directions:** from the jct. of St. Rt. 66 & St. Rt. 165 at Wadesville, go west on St. Rt. 66 3.5 miles to Goodman Rd., turn South .5 mile to Romaine Rd., turn west .1 mile to Pfister Rd., turn south 1.0 mile to Hidbrader Rd., turn east .3 mile to the property.

**AUCTION SITE: Poseyville Community Center, 25 W. Fletchall Ave. (At the corner of Fletchall & Church St., beside North Elementary School)**

**TRACT 1: 54± ACRES** with 46.1 tillable acres, level to sloping topography. A productive tract with easy access.

**TRACT 2: 32.3± ACRES** with 18.9 tillable acres, there are approx. 7 wooded acres. Improvements include a 52'x60' pole building w/metal siding, dirt floor suitable for livestock or machinery storage, a 24'x36' pole building with a sliding 12' door, separate office or storage area, a 24'x162' open face building w/concrete front pad suitable for livestock or machinery storage. This tract is serviced by a private well.

**TRACT 3: 28.5± ACRES** with 15.9 tillable acres, the balance of this tract is wooded. An ideal recreational tract with income potential.

**TRACT 4: 35± ACRES** with 33.4 tillable acres. A productive tract w/county roads on two sides providing easy access.

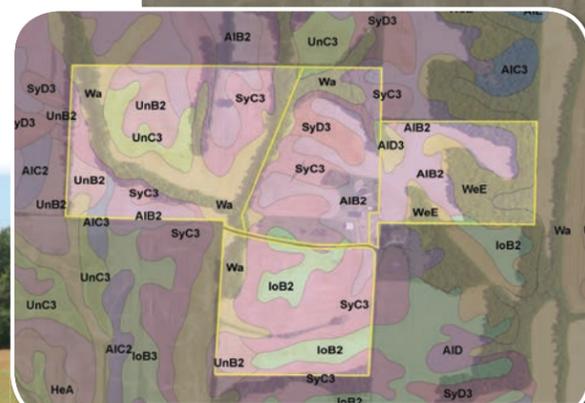
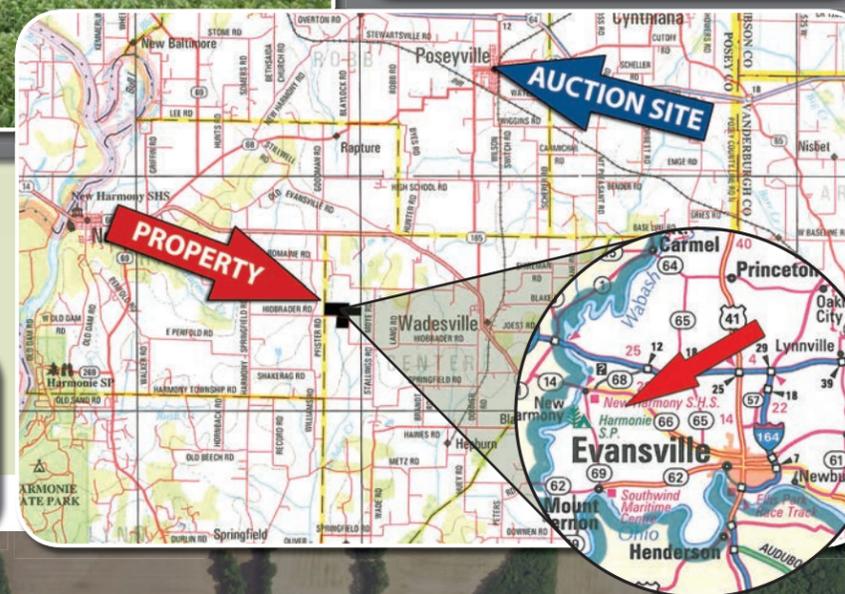
TRACT 1



TRACT 4



TRACT 1



SOIL MAP INDEX			
Soil Symbols	Name	Soil Symbols	Name
SyC3	Sylvan silt loam	IoB2	Iona silt loam
AIB2	Alford silt loam	UnC3	Uniontown silt loam
Wa	Wakeland silt loam	SyD3	Sylvan silt loam
WeE	Wellston silt loam	AID3	Alford silt loam
UnB2	Uniontown silt loam	AIC3	Alford silt loam

**Inspection Date:**  
Tuesday, October 17  
10 AM - 12 Noon

**OWNER: SEIB FARMS**  
**SALE MANAGER:**  
**BRAD HORRALL, 812-890-8255**

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 149.8-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.  
**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, 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 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 balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.  
**POSSESSION:** Possession is at closing.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2018 taxes due in 2019 and thereafter.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, 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. Combination purchases will receive a perimeter survey only.  
**MINERAL RIGHTS:** Seller does not own the minerals, therefore, no mineral rights shall be conveyed with the real estate.  
**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.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**