

Monday, November 4 • 6pm
At The Wabash Valley Family Sports Center - Terre Haute, IN



Offered in 6 Tracts

419± Acres

LAND AUCTION

Terre Haute, Indiana • Just 1 Hour West of Indianapolis - Off I-70

Clay & Vigo Counties

Mostly Wooded Land • Excellent Hunting & Recreation
Multiple Lakes with Great Fishing • Reclaimed Tillable Land

800.451.2709
SchradlerAuction.com



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R. D. Schradler Broker #PB21300150
IN Auctioneer #AU09200182

NOVEMBER 2013						
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			

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P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725



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Auction Site

PROPERTY DIRECTIONS:

FROM INDIANAPOLIS: Take I-70 west to Exit 23 (St. Rt. 59) go south .3 miles to St. Hwy 42 go west: **For Tracts 1-5** travel 7 miles to Tabortown Rd. turn south .3 miles to Lower Bloomington Rd. turn east .5 miles. **For Tract 6 from Hwy. 42** travel 4 miles to Co. Rd. 500W Turn south and travel 1 mile.
FROM TERRE HAUTE: (Due to SR 42 being closed by Terre Haute International Airport) Take I-70 east to Exit 11 (Hwy. 46) and go north .3 miles to E. Margaret Dr. Turn east 2 miles to S 79th St. (S. Frye St.) turn north .3 mile to Crossland Rd. Go east 1 mile to Palmer St. turn north 1 mile to Hwy. 42. Turn east 1.2 miles to Tabortown Rd. turn south .3 miles to Lower Bloomington Rd. turn east .5 mile to Tracts 1-5.

DIRECTIONS TO AUCTION SITE:

THE WABASH VALLEY FAMILY SPORTS CENTER. Address: 599 South Tabortown Road, Terre Haute, IN.

FROM TERRE HAUTE: (Due to SR 42 being closed by Terre Haute International Airport) Take I-70 east to Exit 11 (Hwy. 46) and go north .3 miles to E. Margaret Dr. Turn east 2 miles to S 79th St. (S. Frye St.) turn north .3 mile to Crossland Rd. Go east 1 mile to Palmer St. turn north 1 mile to Hwy. 42. Turn east 1.2 miles to Tabortown Rd. Turn north .6 miles to the Auction Site.

FROM INDIANAPOLIS: Take I-70 west to Exit 23 (St. Hwy 59) and go south .3 mile to St. Hwy 42. At St. Hwy 42 go

TRACT DESCRIPTIONS:

TRACT 1: 79± acres nearly all wooded with 2 large lakes ideal for fishing. There are trails, open areas and a grove of Walnut trees at the east end of the tract.

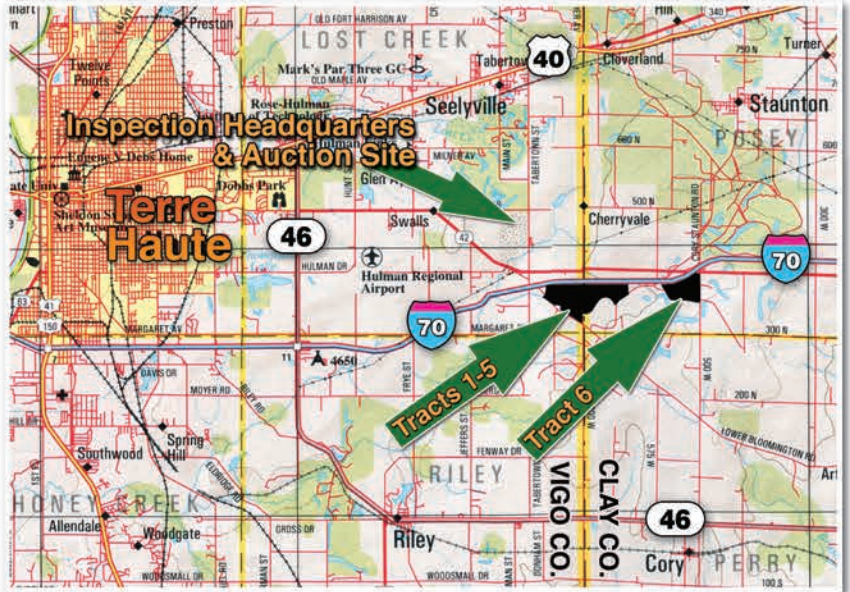
TRACT 2: 75± acres mostly wooded with a private fishing lake and duck hole. This is a great tract for the deer, turkey and waterfowl hunter or fisherman.

TRACT 3: 130± acres with a large lake, wooded area, improved interior road with stone, over a mile of frontage along I-70, electric service at Lower Bloomington Rd. and along I-70 including a large double sided display sign along I-70. A great tract for hunting and fishing with income potential.

TRACT 4: 42± acres with approximately 2,000' of frontage along Lower Bloomington Rd. This tract offers nearly equal amounts of cropland and partially wooded meadows.

TRACT 5: 13± acres having frontage along Lower Bloomington Rd. This wooded tract offers a fishing pond and would make a nice camping area.

TRACT 6: 80± acres having a private lake, open land and woods with frontage along CR 500 W and proximity to I-70. This tract offers income potential and recreational benefits.



INSPECTION DATES:
FRIDAY, OCTOBER 18 • 4:00PM-6:00PM
MONDAY, OCTOBER 28 • 4:00PM-6:00PM
Meet a Schrader Representative at the Property Entrance at Tract 1 for More Information.



Tracts 1-5



Tract 6



Tracts 1 & 3



Tract 3



Tract 4



Tract 2



Tract 6

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 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: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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, 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 a Special Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days after auction day, or as soon thereafter as applicable closing documents are completed. If desired by the Buyer, the Seller will attempt to close on or before November 15, 2013. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be given at closing, except on Tracts 4 and 6 which are subject to a farm lease for the 2013 crop year. Farm rental income for 2013 crop year shall be retained by the Seller.

MINERALS: Sale of the property shall include all mineral rights owned by the current owner.

REAL ESTATE TAXES: Real estate taxes due in 2014 will be paid by the Seller. Buyer shall pay the taxes due in 2015 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries 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 order and provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. 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.

TRACTS 1, 2, 3, 4 & 5 EASEMENT: Seller reserves an easement 200 feet in width (100 feet on each side) of the existing rail line adjacent to Tracts 1, 2, 3, 4 & 5.

MINE PERMIT AREA: A portion of Tracts 1, 2 & 3 is included in a mining permit and lease with oversight from the Indiana Department of Natural Resources.

SHARED LAKE RIGHTS: In the event Tracts 1 & 2 sell separately, each respective tract shall have unrestricted use of the surface of the entire lake for boating, fishing and recreation. This provision shall be spelled out in the deed.

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.
STOCK PHOTOGRAPHY: Some photos may be for illustrative purposes and were not taken on the property.
OWNER: RLF Chinoak Properties, LLC.



www.schraderauction.com
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