

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual as a total 30.7± acre unit. Bid increments determined by the Auctioneer.

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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: Successful bidder will be required to enter into Purchase Agreement at the auction site immediately following the close of the auction. Final bid price is 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 30 days after the auction.

POSSESSION: Possession is at closing, subject to a cash rent lease w/ Steve Jones.

LEGAL DESCRIPTION: Seller shall convey the real estate by current legal description. Seller shall not provide a new survey.

CASH RENT & BUYER CREDIT: At closing, the buyer shall receive a credit amount equal to the 2020 cash rent amount stated in a certain lease w/ Steve Jones (tenant). The credit amount is \$2775.00 (based on \$150 per acre x 18.5 cropland acres).

MINERAL RIGHTS: Seller shall convey to the buyer 100% of all mineral rights owned by the seller.

REAL ESTATE TAXES: Seller shall pay all 2019 real estate taxes due & payable in 2020. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing.

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 w/ 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.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only &

were not taken on the auction property.

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.**

April	SU	M	TU	W	TH	F	SA
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	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
brad@schraderauction.com
AC63001504, AU01052618



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Corporate Headquarters:

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800.451.2709 • SchraderAuction.com

Land Auction

Tuesday, April 7 • 6pm CST (7pm EST) | Gibson County, IN

30.7±

Acrees Offered in 1 Tract

30.7±

Acrees Offered in 1 Tract



- 18.5± Cropland Acres (FSA)
- Productive Alford Soils
- 8 Miles Northeast of Princeton
- Woodland
- Excellent Deer Hunting
- Food Plot Area

Land Auction

Tuesday, April 7 • 6pm CST (7pm EST)
Gibson County, Indiana



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30.7±

Acres Offered in 1 Tract

CR 400 N (Atkinson Chapel Rd)

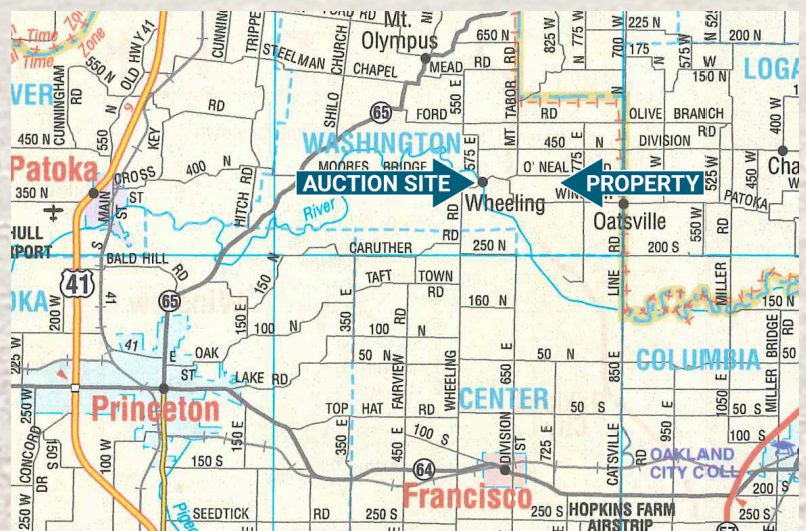
30.7± acres

Land Auction

Tuesday, April 7 • 6pm CST (7pm EST)

Gibson County, Indiana

- 18.5 Cropland acres (FSA) • Productive Alford Soils • 8 Miles Northeast of Princeton • Woodland • Excellent Deer Hunting • Food Plot Area



Auction Location: Wheeling Community Building • 6014 E 390 N, Francisco, IN • 1.4 miles west of the property in the community of Wheeling

Directions to Property: From Princeton, at the north edge of Princeton take Hwy 65 North 7 miles to Ford Rd turn east approx 4 miles to C Rd 775E turn south 1 mile to Co Rd 400 N turn West and proceed 1/4 mile to the property on the left.



Auction Location



Inspection Date:
March 30 from
4-6pm CST

Owners: Janice & Pat Wildt
Auction Manager: Brad Horrall • 812.890.8255
brad@schraderauction.com

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