

# LAND AUCTION

**10335 Acres**  
Offered in 16 Tracts

792 Acres - Sullivan Co., Indiana  
243 Acres - Clark Co., Illinois

**SCHRADER**  
Real Estate and Auction Company, Inc.  
950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 or 800-451-2709  
www.schraderauction.com

**MURRAY WISE ASSOCIATES LLC**

1605 South State Street, Suite 110, Champaign, IL 61820  
217-398-6400 or 800-607-6888  
www.murraywiseassociates.com

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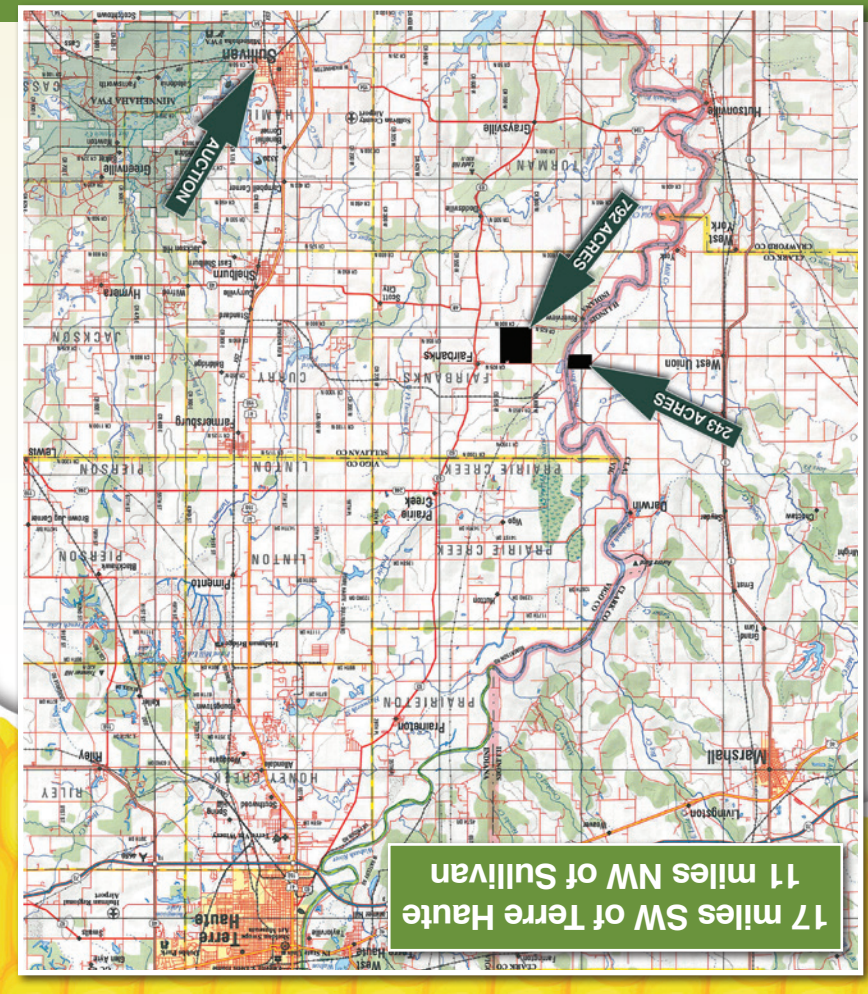
AUCTIONEER: Rex Schrader #441.000252, Broker #475.091834  
Schrader Real Estate & Auction Company, Inc. #444.000158  
Indiana #63001504; AU01005815



JUNE 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
	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

**POSSESSION:** Possession of the property shall be given to Buyer(s) at closing, subject to tenants' rights to harvest the 2013 crops on tillable land. **ACREAGE:** All tract acreages, dimensions, and boundaries are approximate and have been estimated based on current legal descriptions. **SURVEY:** Seller, at his sole cost and expense, may provide a new survey to the Buyer(s) for the tracts prior to closing. Any need for a new survey shall be determined solely by Seller. If the property purchased is a combination of tracts, the survey shall be for the perimeter of such combination only. **PROPERTY INSPECTION:** Each potential bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations. **AGENTS:** Schrader Real Estate and Auction Company, Inc., Murray Wise and exclusive agents of the Seller regarding the sale of the property. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the terms and conditions outlined in the Real Estate Purchase Contract. **ANNOUNCEMENTS MADE BY THE AUCTIONEERS AT THE AUCTION PODIUM:** Seller and the Auctioneers reserve the right to preclude any person from bidding if there are any questions, in the sole judgment of Seller or Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fines, etc. All decisions of Seller and the Auctioneers are final. **NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to the scheduled auction time to review any changes, corrections, or additions to the property information. **SELLER:** Indiana Michigan Power Company and Indiana Franklin Realty, Inc.

The cost of the owner's title insurance policy will be paid by Seller. Seller agrees to provide merchantable title to the property, subject to matters of record, general conditions of title, and similar or related matters. All tracts will be sold "AS-IS-WHERE-IS". **RESERVATION OF RIGHTS:** Less and except all of the coal, oil and gas, coalbed methane gas, shale gas and other liquid or gaseous hydrocarbons or other resources owned by Indiana Michigan Power Company/Indiana Franklin Realty, Inc. lying under the surface of the above described tracts of land. **TRANSMISSION LINES:** Easement rights for electric transmission lines will be granted to Indiana Michigan Power Company on some tracts prior to auction. **REAL ESTATE TAXES:** Seller will pay the current year taxes prior to closing or a credit for the current year taxes will be given to Buyer(s) at closing. If the current year taxes are undetermined, Seller shall credit Buyer(s) at closing based on the most recent assessment figures. **CLOSING:** Closing shall take place on or about November 1, 2013, at a location designated by Seller. With respect to the timing of the successful bidder fulfilling its obligations under the Real Estate Purchase Contract, time is of the essence. **AUCTION TERM & CONDITIONS:** A three percent (3%) Buyer's premium will be added to the final bid price and included in the total purchase price. **PROCEDURE:** The property will be offered in sixteen (16) individual tracts. Any combination of two (2) or more tracts, and as an entire tract at the date of the auction. There will be open bidding on all tracts and times noted in this brochure. There will be no cash, cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING SO BE SURE TO HAVE ARRANGED FINANCING.** **IF NEEDED, AND THAT YOU ARE CAPABLE OF PAYING CASH AT CLOSING.** **ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into a Real Estate Purchase Contract at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection. **EVIDENCE OF TITLE/CONDITION:** Seller agrees to furnish bidders a preliminary owner's title insurance commitment to review prior to the auction.



**AUCTION LOCATION:** Sullivan County 4-H Fair Grounds Exhibit Building, Address: 1361 East County Road 75 North, Sullivan, IN

**PROPERTY LOCATION:** (792 acres - Sullivan Co., IN) From intersection of US HWY 41 and St. Rd. 48 in Shelbyville, IN go west on St. Rd. 48 for 7 miles to St. Rd. 63 turn right (north) travel approximately .3 miles to Co Rd 800 N, turn left (west) go approximately .7 miles to property on north side of Co Rd 800 N (Tract #5).

**PROPERTY LOCATION:** (243 acres - Clark Co., IL) From intersection of US Hwy. 41 and St. Rd. 154 in Sullivan, IN, go west on St. Rd. 154 for 14.6 miles to St. Rd. 1 in Illinois, (you will cross the Washbasin River at Hutsonville, IL - SR 1 is on the west of Hutsonville) turn north (right) on SR 1 go approx. 8 miles to West Union, turn east (right) on Union St. in West Union and go approx. 4 miles to the property. Union St. turns into Co. Rd. 450 which turns into River Rd. 2 miles from the property.

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## LAND AUCTION

EXCELLENT INVESTMENT OPPORTUNITY

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243 Acres - Clark Co., Illinois



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**SCHRADER**  
Real Estate and Auction Company, Inc.  
**MURRAY WISE ASSOCIATES LLC**

Held at the Sullivan County 4-H Fairgrounds Exhibit Building  
**TUESDAY, JUNE 18 • 6PM**

- 792 Acres all Contiguous
- Excellent Road Frontage
- Level/Nearly Level
- Productive Soils
- Great Investment Opportunity

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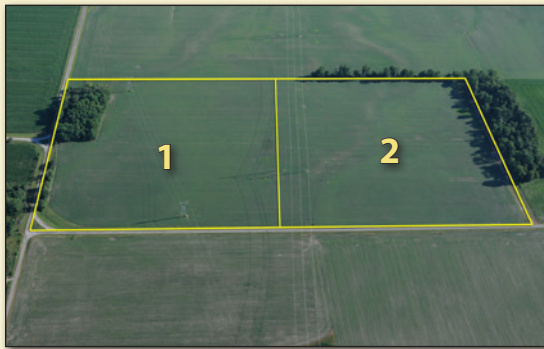
# LAND AUCTION

792 Acres - Sullivan Co., Indiana

243 Acres - Clark Co., Illinois

**1035**  
**Acres**  
Offered in 16 Tracts

**TUESDAY, JUNE 18 • 6PM**

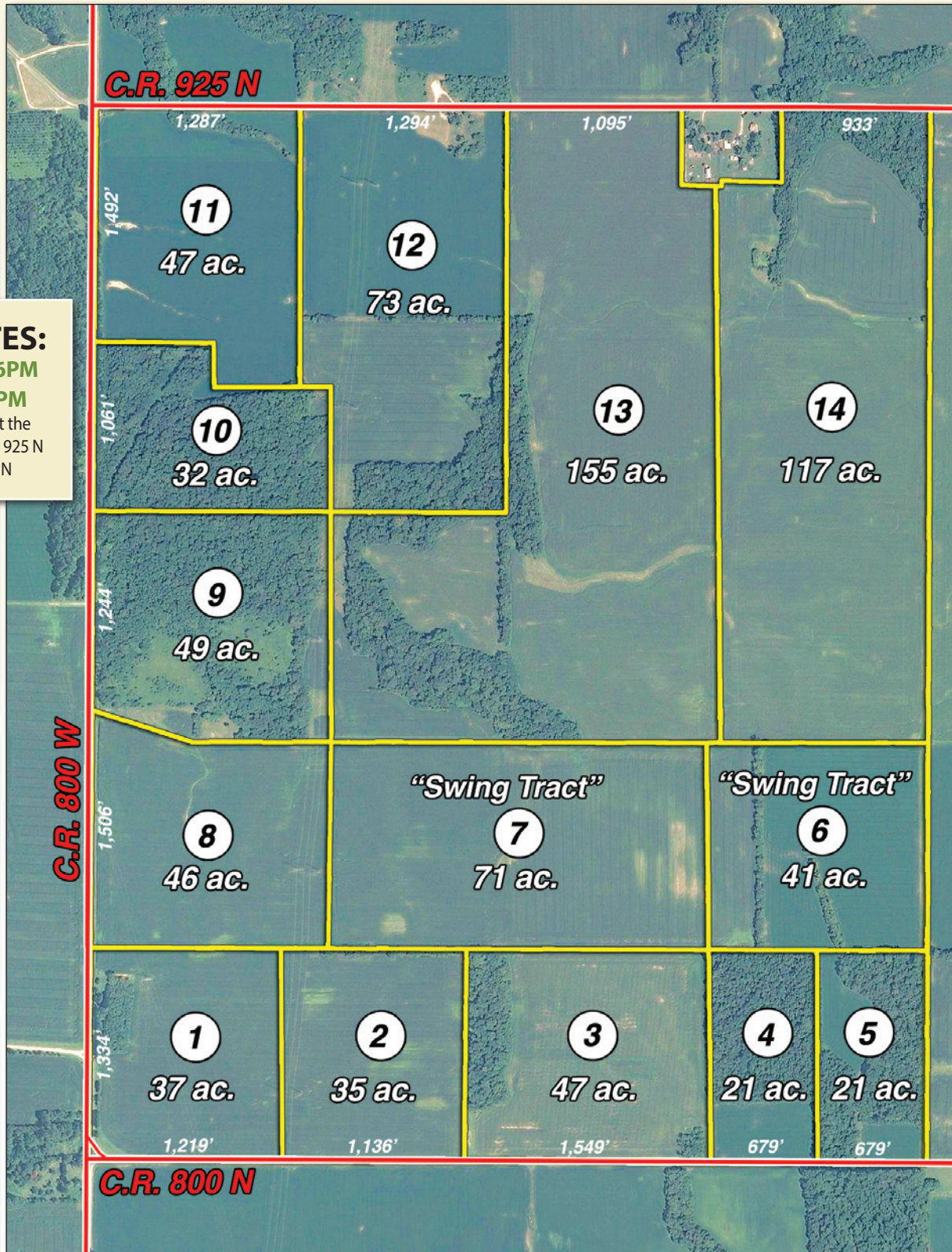


**TRACT DESCRIPTION - SULLIVAN CO., INDIANA:**

- TRACT #1:** 37 acres mostly tillable frontage on Co Rd 800 N & Co Rd 800 W.
- TRACT #2:** 35 acres all tillable frontage on Co Rd 800 N.
- TRACT #3:** 47 acres mostly tillable frontage on Co Rd 800 W.
- TRACT #4:** 21 acres with 15 acres of mixed hardwood trees. Potential building site, recreational or hunting tract.
- TRACT #5:** 21 acres features 14 acres of mixed hardwood trees. Potential building site and/or recreational/hunting tract.
- TRACT #6:** 41 acres (SWING TRACT) productive farm land.
- TRACT #7:** 71 acres (SWING TRACT) all tillable productive farm land.
- (SWING TRACTS) Tracts 6 & 7 are swing tracts and must be purchased by an adjoining landowner or in combination with an adjoining tract.**
- TRACT #8:** 46 acres all tillable farm land with frontage on Co Rd 800 W.
- TRACT #9:** 49 acres mostly mixed hardwood trees, excellent hunting/recreational tract with frontage on Co Rd 800 W.
- TRACT #10:** 32 acres mixed hardwood trees excellent hunting/recreational tract with frontage on Co Rd 800 W.
- TRACT #11:** 47 acres mostly tillable productive farm land with frontage on Co Rd 800 W & Co Rd 925 N.
- TRACT #12:** 73 acres mostly tillable productive farm land frontage on Co Rd 925 W.
- TRACT #13:** 155 acres with approximately 130 acres of productive tillable farm land balance of acreage in woodland. Frontage on Co Rd 925 N.
- TRACT #14:** 117 acres mostly tillable productive farmland.



**INSPECTION DATES:**  
**THURSDAY, MAY 23 • 4-6PM**  
**TUESDAY, JUNE 4 • 4-6PM**  
Meet an Auction Representative at the Fairbanks Fire Dept. - Located on CR 925 N just west of SR 63 in Fairbanks, IN



**TRACT DESCRIPTION - CLARK CO., ILLINOIS:**

- TRACT #15:** 36 acres with approximately 34 acres of productive tillable farmland. Small grain bin and outbuilding located on the Southwest corner of this tract.
- TRACT #16:** 207 acres with approximately 179 acres of tillable land with frontage on River Road. This tract has approximately 1/2 mile of frontage on the Wabash River. The balance of acreage is mixed hardwood trees creating an excellent habitat for hunting and recreational opportunities.



Tract 15

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