



WESTERN JEFFERSON COUNTY  
Near Madison & Hanover, IN

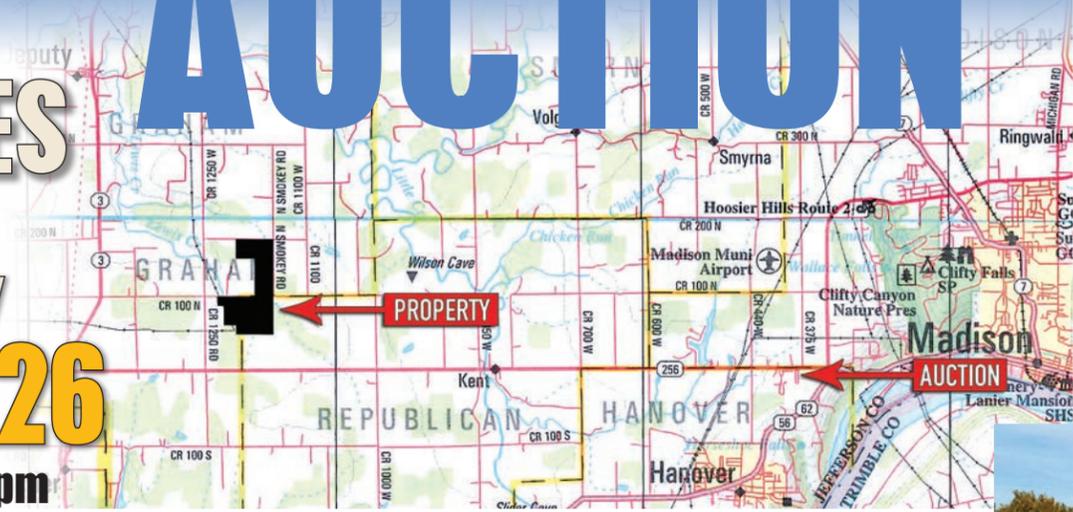
**366±**  
ACRES

offered in 5 tracts

**Thursday**  
**April 26**

Auction begins at 6:00pm

# Real Estate AUCTION



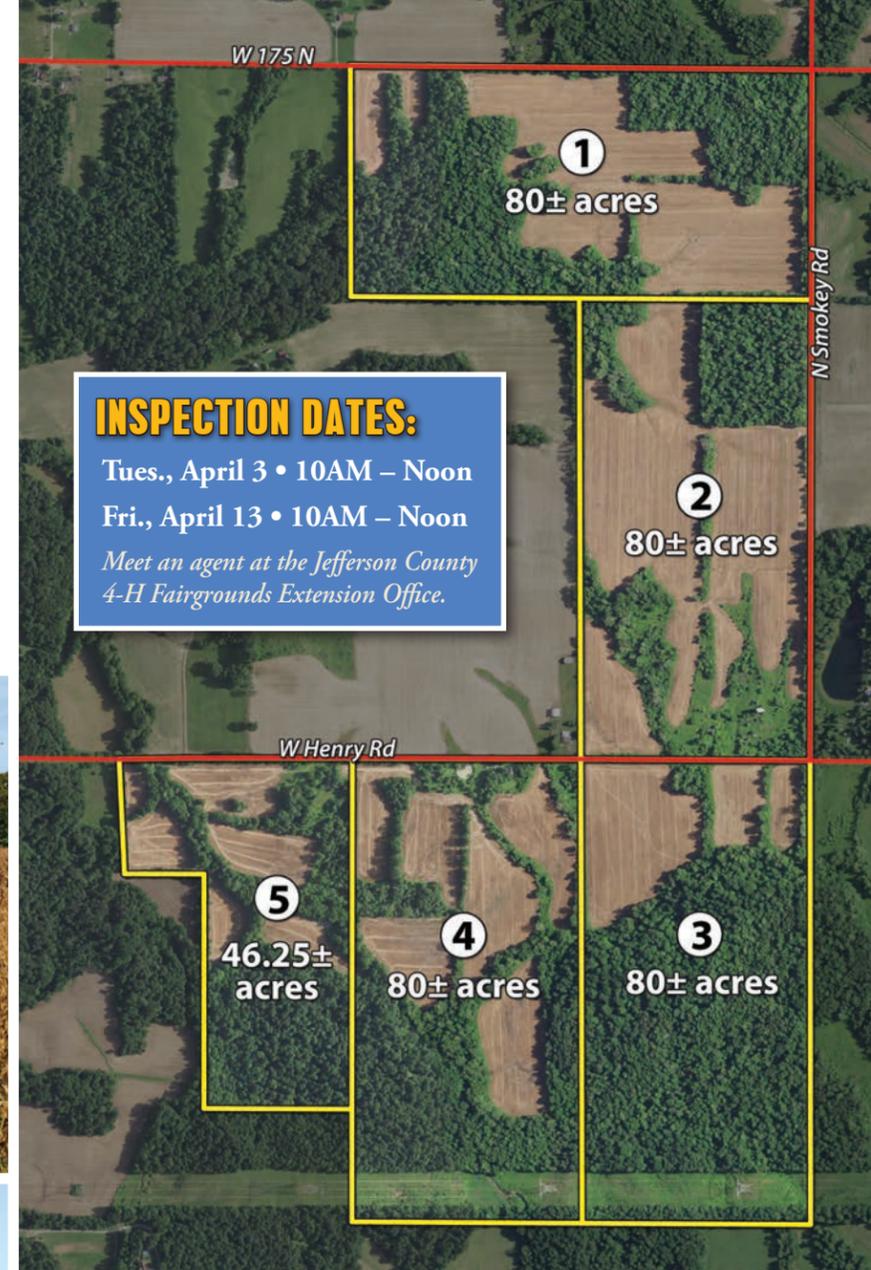
**TRACT 1:** 80± acres with frontage along CR W 175 N & Smokey Rd. Nearly an equal mix of tillable and wooded land. FSA records indicate 38.6 tillable acres.

**TRACT 2:** 80± acres with frontage along Henry Rd & Smokey Rd There is 49.7 tillable acres with balance in woods.

**TRACT 3:** 80± acres fronting Henry Rd. 18 tillable acres with the balance being beautiful rolling woodland with a picturesque running creek.

**TRACT 4:** 80± acres fronting Henry Rd with 35.7 tillable acres and the balance in beautiful rolling woodland with a running picturesque creek. There is a small frame home with vinyl siding, living room, 3 bedrooms, kitchen & full bath. It has a propane heater & public water. Adjacent to the home is a small pond.

**TRACT 5:** 46.25± acres with frontage along Henry Rd. 17.7 tillable acres with balance being rolling woodland and a picturesque running creek.

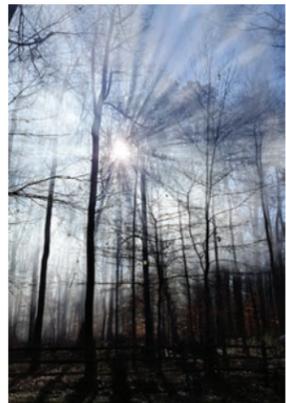


**INSPECTION DATES:**  
Tues., April 3 • 10AM – Noon  
Fri., April 13 • 10AM – Noon  
Meet an agent at the Jefferson County  
4-H Fairgrounds Extension Office.



**AUCTION SITE**

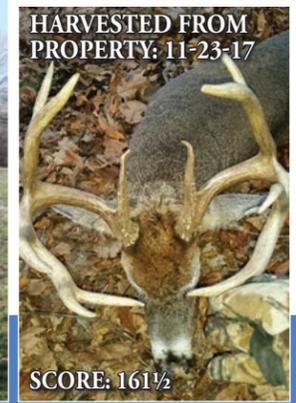
Jefferson County 4-H Fairgrounds Building  
3852 West SR 256, Madison, IN  
2 miles west of Hwy 62 on Hwy 256.



TRACT 1



TRACT 5



HARVESTED FROM PROPERTY: 11-23-17

SCORE: 161½



TRACT 4

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 Kevin Jordan at Schrader Auction Company - 800-451-2709.

**DIRECTIONS TO PROPERTY:** From the jct of Hwy 256 & Hwy 62 on the west side of Madison, take Hwy 256 west 6.6 miles to CR 1000W, turn North 1 mile to W Henry Rd, turn West 1.5 miles to the property.

**OWNER:** Estate of Alice Marie Dean

*Call auction manager for more information.*



Auction Mgr: BRAD HORRALL • 812.890.8255 • [brad@schraderauction.com](mailto:brad@schraderauction.com)  
**800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)**

**AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 366± 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 Personal Representative's Deed(s).  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days after presentation of a title commitment. Estimated closing date shall be on or before June 1, 2018.  
**POSSESSION:** At the buyer's option possession shall be at

closing or immediate provided the buyer signs a preclosing access agreement and deposits an additional 10% earnest money (20% total). Immediate possession pertains to all the real estate except the home located on Tract 4.  
**REAL ESTATE TAXES:** Buyer(s) shall be responsible for 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, 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 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.  
**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, investiga-

tions, 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.**