

ONLINE BIDDING AVAILABLE

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com) Real Estate and Auction Company, Inc.

**SCHRADER**

# Land Auction

*Irrigated Land in the Heart of Produce Country!*

## 492± Acres

Offered in 7 Tracts

*437 Ac. Tillable  
3 center pivot  
Irrigation Systems  
Excellent Produce Acreage  
Suited for melons,  
vegetables & specialty crops*



*Tuesday, June 26 • 6PM EST*  
Sullivan & Knox Counties, IN

800-451-2709  
[SchraderAuction.com](http://SchraderAuction.com)

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**JUNE 2018**

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				28	29	30



Auction Manager:  
 Brad Horrall, 812-890-8255  
 brad@schraderauction.com  
 auctions@schraderauction.com  
 AC63001504, AU01052618

# Land Auction

Offered in 7 Tracts

## 492± Acres

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

Sullivan & Knox Counties, IN Sullivan & Knox Counties • Near Oaktown  
 13 mile South of Sullivan • 15 mile North of Vincennes

*Irrigated Land in the Heart of Produce Country!*

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*Tuesday, June 26 • 6PM EST*

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# Land Auction

Auction held at Sullivan County 4-H Fairgrounds Exhibit Building,  
 1361 E. County Rd. 75 N, Sullivan, IN

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 Real Estate and Auction Company, Inc.

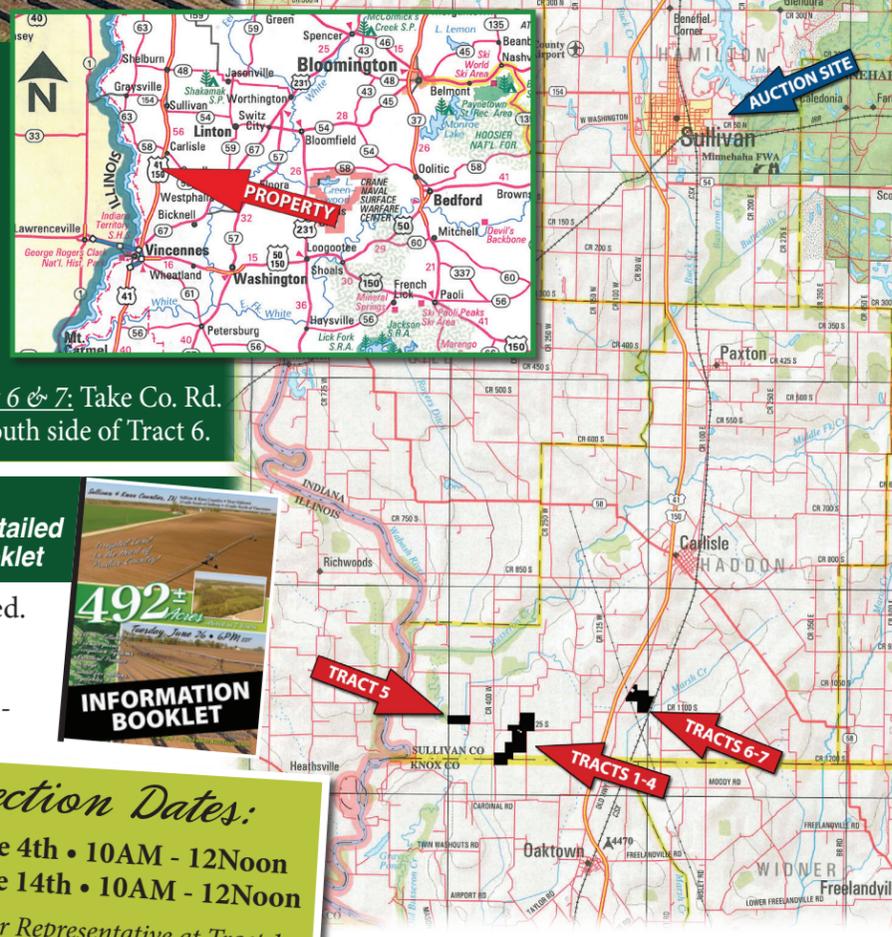
ONLINE BIDDING AVAILABLE

Sullivan & Knox  
Counties, IN

# Land Auction

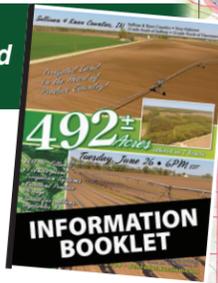
## 492± Acres offered in 7 Tracts

**AUCTION LOCATION:** Sullivan County 4-H Fairgrounds Exhibit Building, 1361 E. County Rd. 75 N, Sullivan, IN.  
**PROPERTY DIRECTIONS:** From the Jct. of US Highway 41 & Co. Rd. 1100 S 3.3 mile north of Oaktown or 3.5 mile south of Carlisle. To Tract 1 through 5: Take Co. Rd. 1100 S and go west 2.3 mile (making several turns) to the property. To Tract 6 & 7: Take Co. Rd. 1100 S and go east 0.7 mile to the south side of Tract 6.



Tuesday, June 26 • 6PM EST

Contact Auction Company for detailed Information Booklet

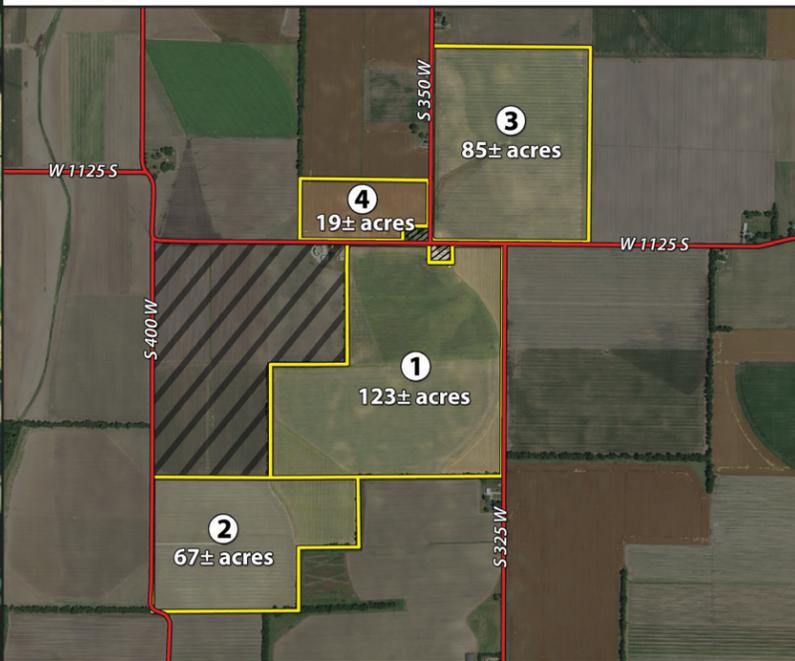


**Inspection Dates:**  
 Monday, June 4th • 10AM - 12Noon  
 Thursday, June 14th • 10AM - 12Noon  
 Meet a Schrader Representative at Tract 1

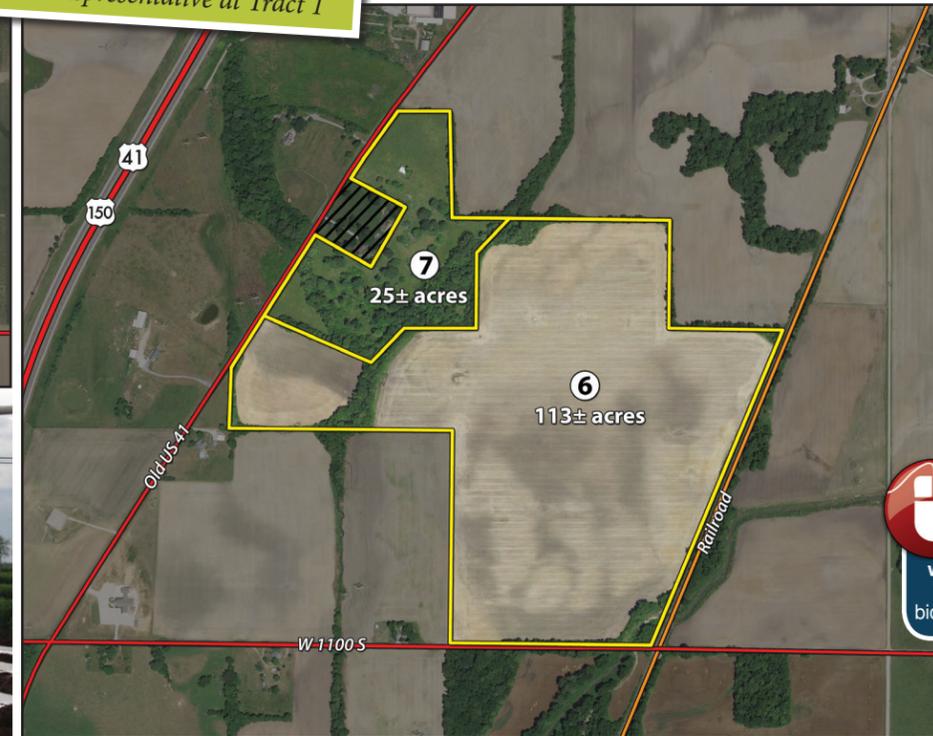
**TRACT DESCRIPTIONS:**

**TRACT 1: 123± ACRES**, nearly all tillable, level topography, Ade & Elston soils, a small grain bin and a T-L, 6 tower, hydraulic, center pivot irrigation system. New tires 2017.  
**TRACT 2: 67± ACRES**, nearly all tillable, level topography, Ade, Elston & Stockland soils, and a Reinke, 4 tower, center pivot irrigation system.  
**TRACT 3: 85± ACRES**, all tillable, level topography, Ade and Elston soils and a Valley, 5 tower, center pivot irrigation system with corner arm.  
**TRACT 4: 19± ACRES**, all tillable, level topography, Ade & Elston soils.

**TRACT 5: 60± ACRES**, with 40.7 tillable acres, the balance wooded. An excellent tract for recreational & hunting with a good potential income stream.  
**TRACT 6: 113± ACRES**, with 105.6 tillable acres, Princeton, Rensselaer & Ayshire soils. Frontage on Co. Rd. 1100 S and Old Hwy. 41.  
**TRACT 7: 25± ACRES**, fronting Old Hwy. 41. A nice pasture, recreational tract with trees and a stream making it a potential building site. There is a 40'x40' Quonset building.



See website for More Photos!



**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 7 individual tracts, any combination of tracts and as a total 492± 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 Seller's 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 real estate purchase price is due at closing, which will take place on or before July 26, 2018.  
**POSSESSION:** Possession shall be at closing subject to tenant's right to 2018 crop.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in November 2019 and thereafter.  
**CASH RENT 2018:** Seller shall retain the 1st cash rental installment of 2018. Buyer shall receive the 2nd installment of cash rent for 2018.  
**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.  
**MINERAL RIGHTS:** Seller shall retain all mineral rights they own until August 1, 2028. At which time Seller shall convey 100% of their mineral right interest to the owner of the surface.  
**IRRIGATION TRACTS 1 & 2:** The well providing irrigation water to Tract 2 is situated on Tract 1. In the event Tract 1 and Tract 2 sell separately, the Buyer of Tract 2 shall be responsible for providing their own water source.  
**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, 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.**

**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.

**OWNER:** Summers Wolfe, LLC  
**AUCTION MANAGER:**  
 Brad Horrall, 812-890-8255

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