

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered as a total 60± acre unit. There will be open bidding as 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, 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 Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction, with the balance of the purchase price is due at closing.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility

of the Buyer(s) beginning with 2019 taxes due in 2020 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 acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall convey the property by current legal description. 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.

**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.**



**CORPORATE HEADQUARTERS**  
950 N. Liberty Dr., Columbia City, IN 46725

**AUCTION MANAGER: BRAD HORRALL**

**812-890-8255**

#AC63001504 • #AU01052618

JANUARY 2019	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	31		



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**60±**  
*acres*  
**In 1 Tract**

**Daviess County, IN**  
**land AUCTION**

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**60±**  
*acres*

**In 1 Tract**

**Daviess County, IN**

9 miles SE of Washington

2 miles south of Glendale

5.3 miles north of Otwell



**800-451-2709 • SchraderAuction.com**

**ONLINE BIDDING AVAILABLE**

**Approx. 35± tillable acres**  
**Haymond & Bloomfield soils**  
**Rolling Topo**  
**Over 1500' White River Frontage**  
**Deer • Turkey**  
**Fishing • Hunting**  
**White River Access**



**land AUCTION**  
**THURSDAY, JANUARY 24 • 6 PM**

# 60<sup>±</sup> acres

**In 1 Tract**

# land AUCTION

**THURSDAY, JANUARY 24 • 6 PM**

**Daviess County • Near Washington, IN**

**AUCTION LOCATION:**

**Masonic Lodge** at Glendale, IN, located in Glendale at the jct of Co Rd 600 S and Glendale Rd.

**PROPERTY LOCATION:** 9 miles SE of Washington • 2 miles south of

Glendale • 5.3 miles north of Otwell

**Directions from Washington:** From the jct. of US Hwy 50 & St. Rt. 257, take Hwy 257 south 5.7 miles to Co. Rd. 600S, turn east 2.0 miles to Co. Rd. 500E at Glendale, turn south 2.0 miles to Co. Rd. 825S, turn west (right) & proceed 1.3 miles to the property. Watch for signs.

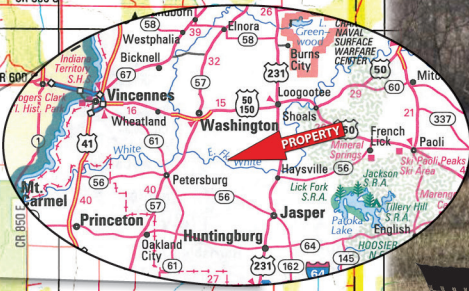
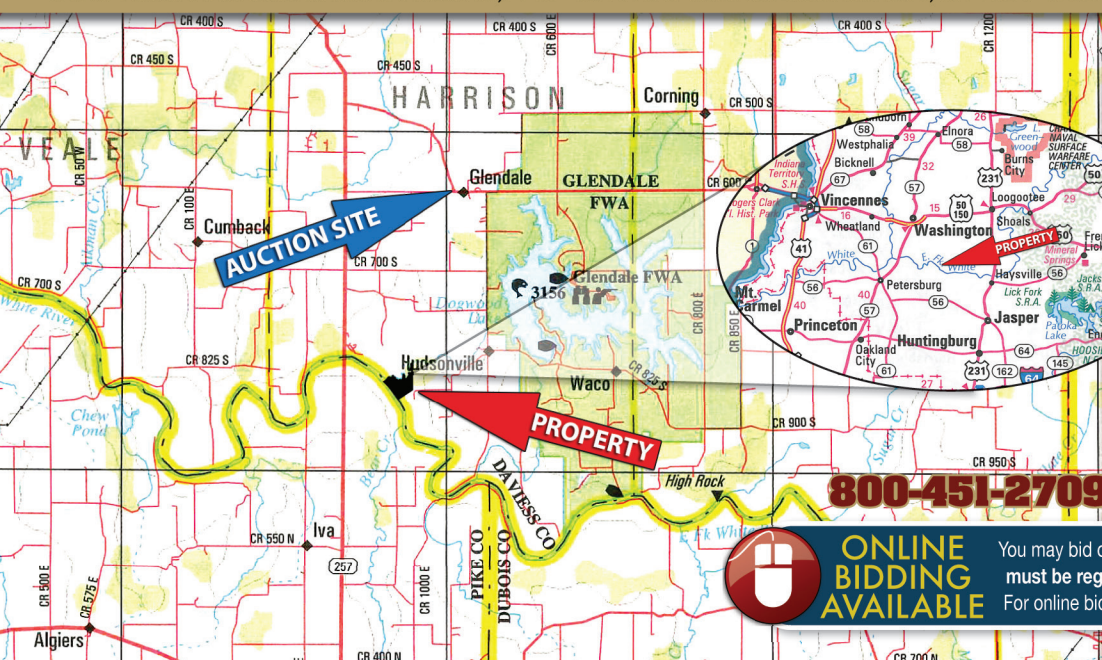
**• DEER & TURKEY HUNTING**

- **WHITE RIVER FRONTAGE (OVER 1500')**
- **HAYMOND & BLOOMFIELD SOILS**
- **35<sup>±</sup> TILLABLE ACRES**
- **WOODS**



**OWNER: Schimerosa Farms of Indiana, LLC • SALE MANAGER: Brad Horrall, 812-890-8255**

**INSPECTION DATE:**  
**Thursday, January 17**  
**10am - 12 Noon**



**SCHRADER**  
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**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.