

- Approximately 82.5 Tillable Acres per FSA
- Many Years Since Last Timber Harvest
- Patoka River Frontage
- Mineral Rights Conveyed to Buyer
- Good Hunting Area

LAND AUCTION

Thursday August 12 • 6pm

187.5±
 Acres

Offered in 2 Tracts

Held at Pike County Fairgrounds
 Community Building
 Petersburg, IN

Pike County, Indiana
 Near Winslow, Indiana

LAND AUCTION

Thursday August 12 • 6pm

AUGUST						
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29	30	31				



Auction Manager: Brad Horral • 812.890.8255
 #AC63001504, #AU01052618

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 950 N Liberty Dr, Columbia City, IN 46725
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LAND AUCTION

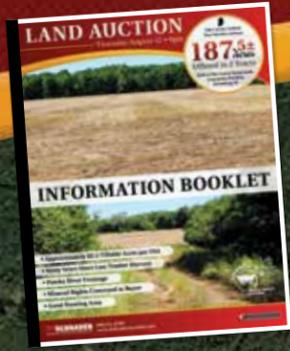
Thursday August 12 • 6pm

Pike County, Indiana
Near Winslow, Indiana

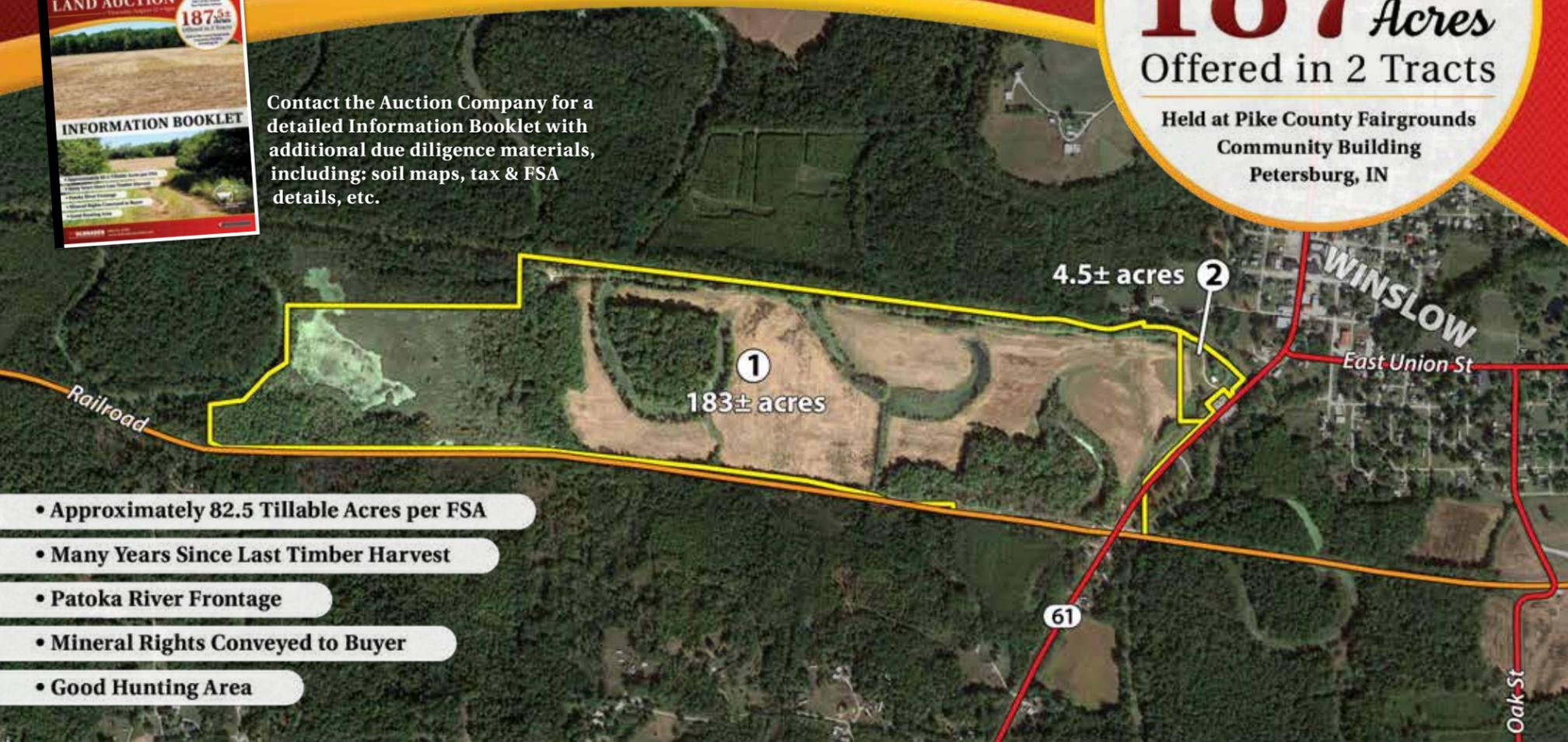
187.5± Acres

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Held at Pike County Fairgrounds
Community Building
Petersburg, IN



Contact the Auction Company for a detailed Information Booklet with additional due diligence materials, including: soil maps, tax & FSA details, etc.



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Auction Site: Pike County Fairgrounds Community Building • 1211 West St Rt 56 Petersburg, IN 47567
Directions to Property: Located at the South edge of Winslow, IN along SR 61

TRACT 1 - 183± ACRES consisting of approximately 82.5 tillable acres, with the balance mostly woods, level topography and good access off Hwy 61.

TRACT 2 - 4.5± ACRES with frontage along SR 61 and frontage along the Patoka River.



**Inspection
Date: Wed,
July 28 from
4-6pm**

Owner Tract 1: Estate of Donald Richardson, Richardson Joint Revocable Living Trust
Owner Tract 2: Martha Annabel Richardson

Auction Manager: Brad Horral • 812.890.8255

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts with simultaneous bidding.

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 Trustee and/or Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to the current farm lease and remaining tenants rights.

MINERAL RIGHTS: Sellers shall convey to buyer(s) 100% of their mineral rights.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day of closing.

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, 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.**

SCHRADER
Real Estate and Auction Company, Inc.

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BIDDING
AVAILABLE**

You may bid online during the auction at 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.