

24.36[±] acres
Madison County, IN

Offered in 3 Tracts

- Great Location Near Access to SR 32 & I-69
- Old Beam Barn in Good Condition
- Anderson Schools
- Great Family Recreation Tracts
- Nice Woodland With Stream
- Potential Building Sites
- Extraordinary Amount of Personal Property Sold with Tract 1 Including Appliances, Newer Furnace, Furniture and Many Shop Tools

Extraordinary WOODLAND AUCTION

Between Daleville and Chesterfield



Unique Auction Opportunity, Don't Miss This Date



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Online 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 Company.

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Madison County, IN
24.36[±] acres
Offered in 3 Tracts
Extraordinary WOODLAND AUCTION
Between Daleville and Chesterfield

Thursday, June 20 • 6pm
held at Girl Scouts of Central Indiana, Daleville • Online Bidding Available



Terms and Conditions

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 24.36± 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: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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: Successful bidder(s) will be required to enter into a purchase agreement 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Sellers shall provide Warranty Deed.

CLOSING: The targeted closing date will be on or before August 30th. The balance of the real estate purchase price is due at closing.
POSSESSION: At closing.
REAL ESTATE TAXES: Seller to pay 2023 taxes payable 2024.. Taxes are estimated at \$15/acre/yr.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: A new survey will be provided. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage except Tract 1.
EASEMENTS: Sale of the property is subject to any and all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

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All acreages are approximate. (Sec. 2 Twp. 19N R 8E)

TRACT 1: 4.36[±] acres pretty woodland with 3-story old beam barn in good shape. Well, electric and natural gas. Secluded and private. About 500 ft. of frontage on CR 150 N. Wow personal property included in barn once used as summer place. Security on-site.

TRACT 2: 10[±] acres all nice woodland. Turkey Creek crosses. Pretty pine woods with driveway entrance. Here is your place to hunt, recreational use or potential building site.

TRACT 3: 10[±] acres all mature woodland. Beautiful Turkey Creek stream for family enjoyment. About 400 ft. of frontage on CR 150 N. Good potential building site. Buy with Tract 2 or separately.

**All tracts selling are subject to approval of County Drainage Board and County Administrative Plat.*

**DISCLOSURE: Tract 1 barn occupancy is subject to Madison County Ordinance(s). Planning & Zoning Department Officials stated buyer would be required to have barn engineering study and septic suitability requirements approved. No seller or auction company warranty is made as to occupancy. Madison County Planning & Zoning Department questions should be directed to 765-641-9542. Property is being sold in "As Is Condition".*

Inspection Dates

Saturday, June 1
9:00 - 11:00 AM

Thursday, June 6
5:00 - 7:00 PM

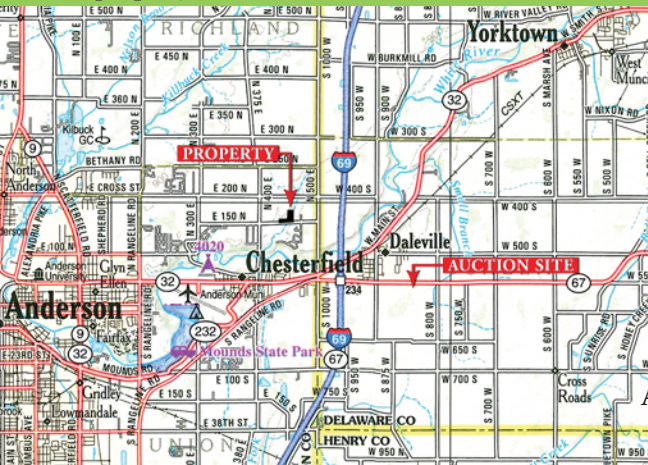
Thursday, June 20
3:00 - 4:00 PM



Auction Site - Girl Scouts of Central Indiana, 13555 W 550 S, Daleville, IN. From the I-69/SR 67 interchange at Daleville, travel east 1 mile on SR 67 to the Girl Scout building on the south.

Property Location - 4340 East CR 150 N, Anderson, IN. 1 mile north of SR 32 and west of I-69. From SR 32 north on Madison Co. CR 500 E / Delaware Co. CR 1000 W to CR 150 N then west 1/2 mile to property.

Thursday, June 20 at 6:00pm Online Bidding Available



OWNER: David G. Smith, Stephanie Cardini, POA
AUCTION MGRS: Steve Slonaker: 765.969.1697 (cell)
Mark Smithson: 765.744.1846 (cell)

