

WARRICK COUNTY, near Chandler Indiana

LAND AUCTION 440[±] acres

• 6[±] miles to Evansville Eastside
• 5[±] miles West of Boonville

Offered in 14 Tracts

• 317 Cropland Acres (FSA)

- Mature Timber Tracts
- Hunting & Fishing
- Recreational Land
- Future Development Potential
- Cell Tower Income Stream (Tract 2)
- Tracts From 10[±] To 78.5[±] Acres
- 1031 Exchange Opportunity
- 2025 Farming Rights Available
- Near Evansville's Eastside



800.451.2709 • SchraderAuction.com

WEDNESDAY, NOVEMBER 6 • 6PM

held at Warrick County Farigrunds, Boonville, IN • Online Bidding Available



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SCHRADER

Real Estate and Auction Company, Inc.
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606

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Auction Manager:

Brad Horrall • 812.890.8255 #AU01052618

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440± LAND AUCTION

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WEDNESDAY, NOVEMBER 6 • 6PM

Warrick County
Fairgrounds,
Alcoa Building,
133 County Rd 100 N
Boonville, IN 47601

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.

Offered in 14 Tracts

• 6± miles to Evansville Eastside
• 5± miles West of Boonville



TRACT 1 - 73± acres nearly 100% tillable with easy access from Inderrieden Rd. Hosmer, Birds and Wakeland soils.

TRACT 2 - 46± acres nearly 100% tillable with frontage and access from Inderrieden and CR 225 N. Hosmer soils. There is a cellular tower lease that will sell with this tract providing an annual income stream.

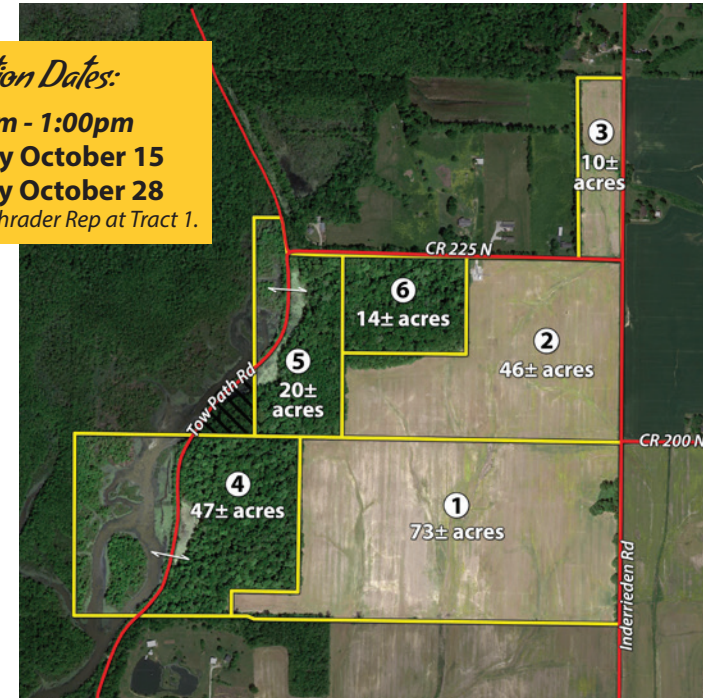
TRACT 3 - 10± acres with abundant road frontage along Inderrieden Rd.

TRACT 4 - 47± acres an excellent recreational tract offering upland woods with mature trees and fishing. Abundant frontage on Tow Path Rd.

TRACT 5 - 20± acres a great recreational tract with upland woods and mature timber, fronting both CR 225 N and Tow Path Rd.

TRACT 6 - 14± acres all upland woodland with mature trees. A good size tract for recreation or other uses.

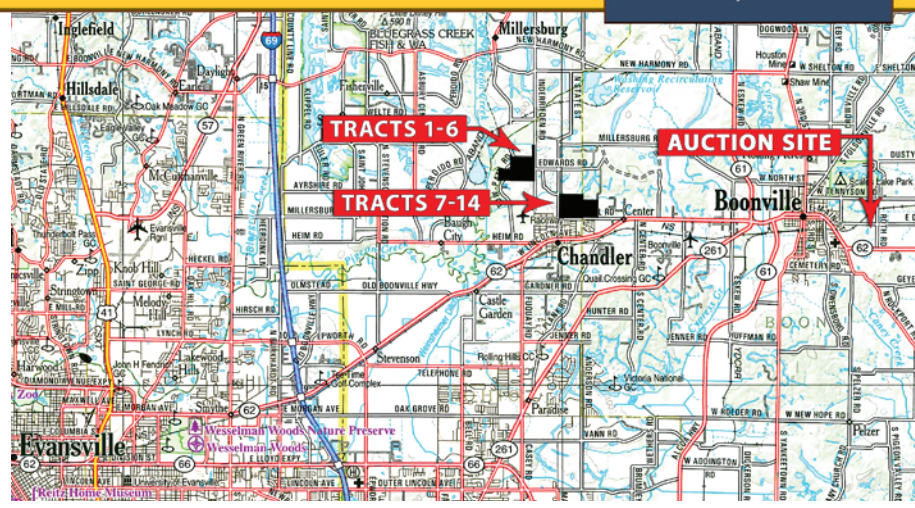
Inspection Dates:
11:00am - 1:00pm
Tuesday October 15
Monday October 28
Meet a Schrader Rep at Tract 1.



Directions To Property: **Tracts 1 - 6** located North of Chandler along Inderrieden Rd and Tow Path Rd. **Tracts 7 - 14** located at the Northside of Chandler bordering State St on the west, McCool Rd and Hewins on the east.

From the eastside of Evansville at the Junction of I-69 and Hwy 62 (Morgan Ave) take Hwy 62 east... (for TRACTS 1-6) 5.7 miles to Inderrieden Rd, turn North 1.4 miles to Tracts 1-6. (For TRACTS 7-14) 6.3 miles to State St, turn North 1/2 mile to Tracts 7-14.

From Boonville's westside go west on Hwy 62... (for TRACTS 1-6) 5.3 miles to Inderrieden Rd turn North 1.4 miles to Tracts 1-6 (For TRACTS 7-14) 4.7 miles to State St turn North 1/2 mile to Tracts 7-14.



TRACT 7 - 15± acres all tillable with Hosmer soils. Frontage along N State St and McCool Rd.

TRACT 8 - 15± acres all tillable with Hosmer soils. Fronting McCool Rd.

TRACT 9 - 24.5± acres nearly all tillable. Fronting N State St.

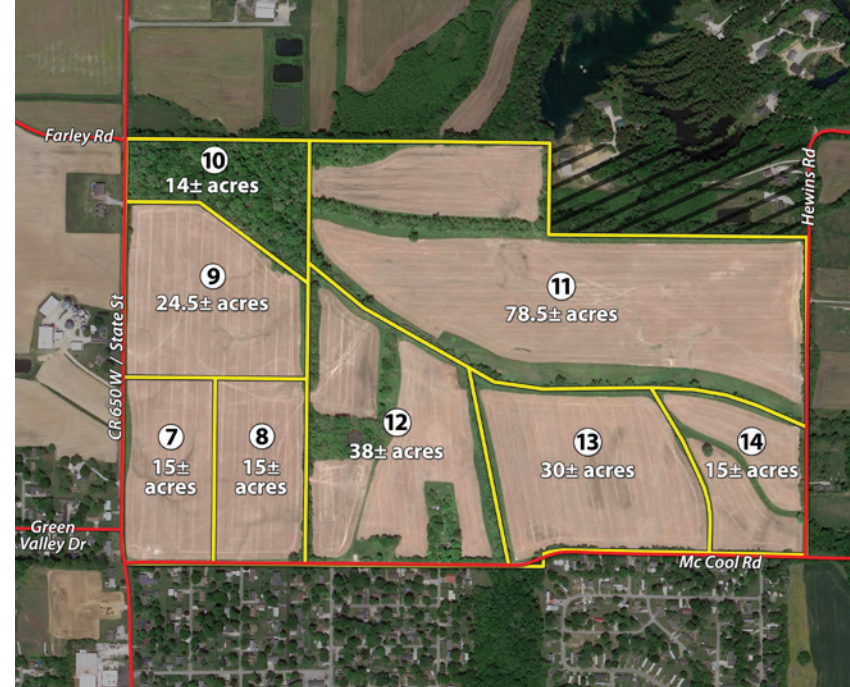
TRACT 10 - 14± acres all woods. An excellent recreational tract along N State St.

TRACT 11 - 78.5± acres with 73± cropland acres (fsa), Hosmer and Wakeland soils, with abundant frontage along Hewins Rd.

TRACT 12 - 38± acres a combination of tillable and woods with an older homesite with mature shade trees. Explore the possibilities of this unique tract along McCool Rd.

TRACT 13 - 30± acres nearly all tillable with good drainage and frontage on McCool Rd. Hosmer soils.

TRACT 14 - 15± acres mostly tillable with frontage on Hewins and McCool Rd. Hosmer soils.



Auction Manager Statement: The land has been in the Hilliard and Hart Families for well over 150 years. The fact that it is now going to be available to the public for the first time since the mid 1800's presents a rare opportunity for anyone looking to own quality tillable farmland, hunting land, place to fish, or just to enjoy owning beautiful woods with mature hardwood trees.

For the investor or 1031 exchange buyer it gives you the chance to acquire land with a bright future due to it's location near Chandler and Evansville's eastside. If you're a farmer or farmland investor interested in only tillable land you can, create a combination of tracts that best suits you and own over 300 tillable acres. For the developer looking to the future, the abundance of road frontage providing access, the topography and location is ideal.

Don't miss this unique offering plan to attend one of the scheduled inspections or contact the auction company directly!

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 14 individual tracts, any combination of tracts and as a total 440± 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 a Trustee or Warranty deed(s). Type of deed will be at the seller's discretion.
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: The new owner will have Farming Rights for the 2025 crop season. Possession at closing, subject to the rights of the farm tenants for the 2024 farming season.
CELLULAR TOWER LEASE: There is a cell tower located on Tract 2 that is included with Tract 2, to view a copy of the lease go to www.schraderauction.com once you click on this auction click on the downloads tap to access the lease document.

TIMBER REPORT: A timber Inventory Report was prepared May 13 2024 pertain to Tract 4, 5 & 6. Go to www.schraderauction.com once you click on this auction click on the downloads tap to access the timber report.
REAL ESTATE TAXES: Seller shall pay the 2024 real estate taxes due in 2025. Buyer(s) to pay all subsequent taxes.
MINERAL RIGHTS: All mineral rights owned by the seller shall be conveyed to the buyer.
PROPERTY INSPECTION: 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(s) 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 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 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.
Auction Manager:
Brad Horrall • 812.890.8255
800.451.2709
SchraderAuction.com

Owner: Nancy C. Dunnington Living Trust

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THE ORIGINAL MULTI-TRACT AUCTIONS

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