

WARRICK COUNTY
INDIANA
near
Boonville



- 378 Cropland Acres (FSA)
- Hwy 62 Frontage
- Productive Soils
- Easy Access
- Grain Storage and Machine Sheds
- Ponds
- Public Water Available
- 20 Miles East of Evansville

438±
Acres
OFFERED IN 10 TRACTS



Land AUCTION

WEDNESDAY, JUNE 26 • 6PM
held at the Warrick County Fairground, Boonville, IN

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dm - 659

800-451-2709
SchraderAuction.com

JUNE 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
				4	5	6
				11	12	13
				18	19	20
				25	26	27
						28
						29
						30



AUCTION MANAGER:
Brad Horral, 812-890-8255 (cell)
#AC63001504, #AU09200182

SCHRADER
Real Estate and Auction Company, Inc.
950 N. Liberty Drive, P.O. Box 5088
Columbia City, IN 46725
800-451-2709 • 260-244-7606



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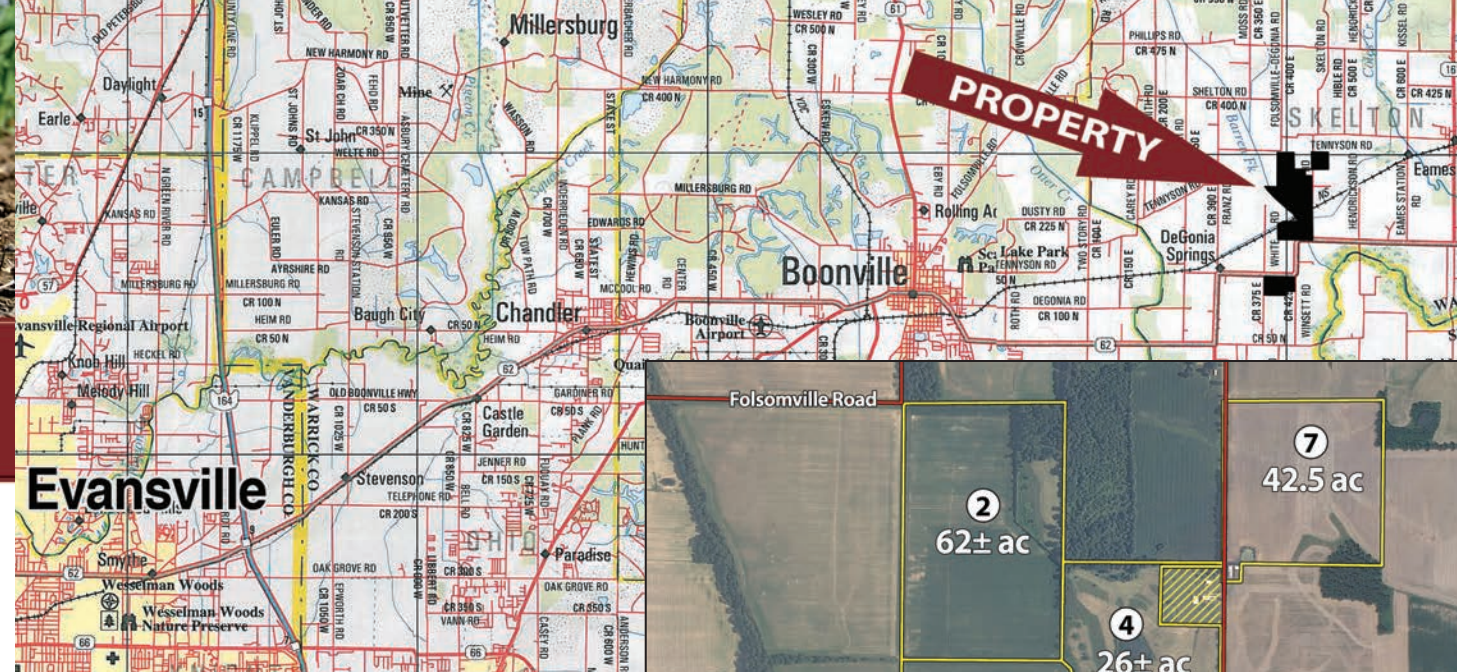


PROPERTY LOCATION:

Directions from Boonville, IN – Take Hwy 62 east 6 miles to Tract 1, continue 1 mile to Frog Pond Rd., turn north to Tracts 2 through 10.

AUCTION LOCATION:

Warrick Co. Fairground, 133 E. Degonia Road, Boonville, IN (on the east side of Boonville).



TRACT DESCRIPTIONS:

TRACT 1: 65± Acres with 63.3 tillable acres with approximately 2000 feet of frontage along Hwy 62.

TRACT 2: 62± Acres with 53.1 tillable acres, access is via Folsomville Road (CR 400 E) at the northwest corner. The non tillable is suitable for recreational use.

TRACT 3: 87.5± Acres (swing tract) with 80.6 tillable acres. This tract shall be combined with one or more of the following Tracts 2, 4, 5 and/or 6.

TRACT 4: 26± Acres with 25 tillable acres per FSA records. This tract is currently in grass and has a nice pond. Access and frontage is along Frog Pond Road.

TRACT 5: 19± Acres mostly tillable, with pond and improvements including two grain bins with aeration, a 25'x60' open face machine shed, 30'x48' pole building suitable for machine storage and several other structures all fronting Frog Pond Road.

TRACT 6: 34± Acres nearly all tillable fronting Frog Pond Road.

TRACT 7: 42.5 Acres with 35.5 tillable acres. Access and frontage is along Frog Pond Road. There is an older livestock building and silo.

TRACT 8: 57± Acres with 52.6 tillable acres. Access and frontage along Hwy 62.

TRACT 9: 31± Acres with 25 tillable acres, level topography and frontage on Frog Pond Road.

TRACT 10: 14± Acres with 11.2 tillable acres with frontage along Hwy 62 and Frog Pond Road.

OWNERS: Metcalf Farms Irrevocable Trust

AUCTION MANAGER: Brad Horrall, 812-890-8255

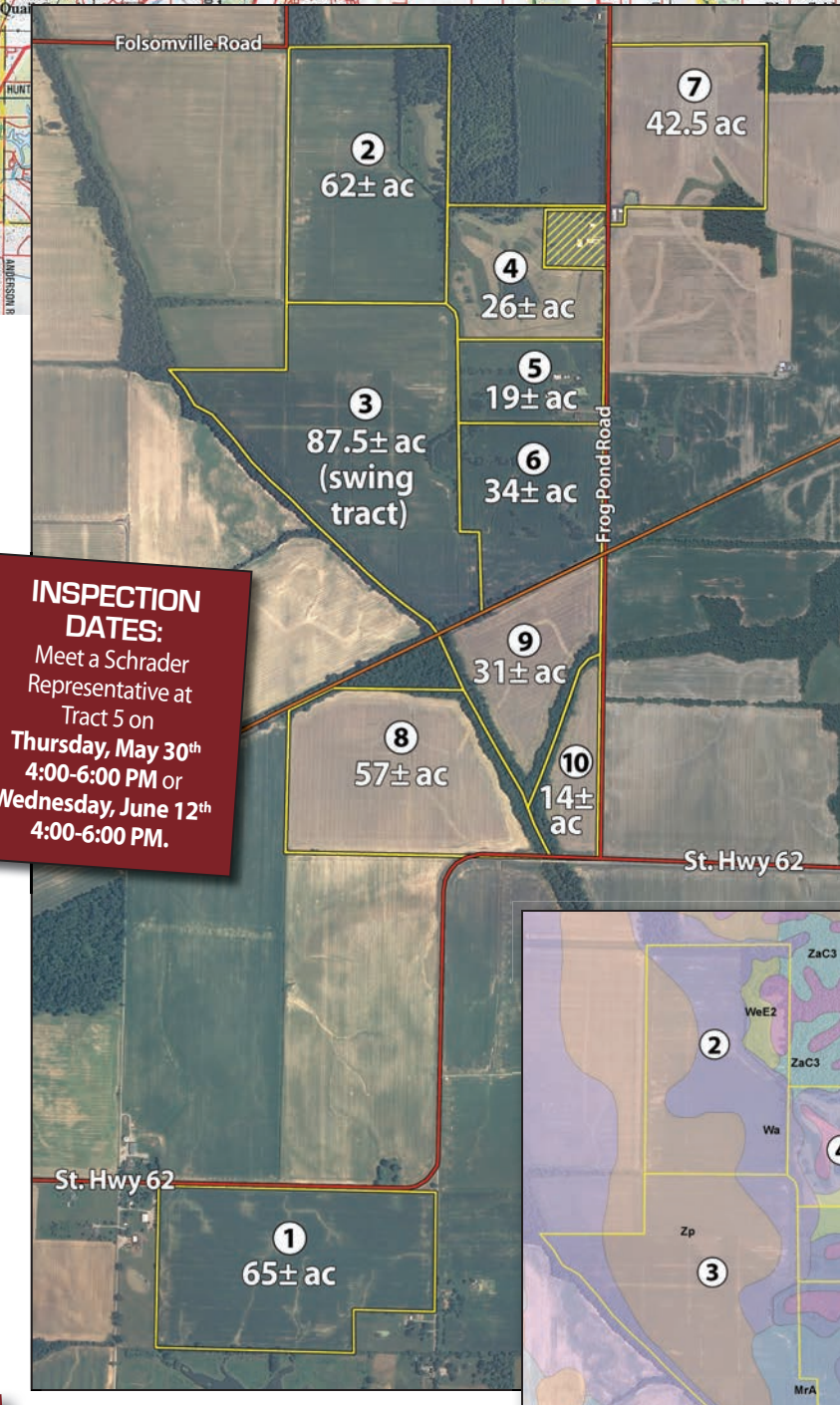


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m³ MAXIMUM MARKETING METHOD

In the Schrader Method of Auction, you may put together the tracts in the manner that best fits your needs and desires.



INSPECTION DATES:
Meet a Schrader Representative at Tract 5 on
Thursday, May 30th 4:00-6:00 PM or
Wednesday, June 12th 4:00-6:00 PM.



AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 10 will be offered in individual tracts, in any combination of these 10 tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on tract, tract combinations, and total property may compete. The property will be sold in the manner resulting in the highest total sale price.

SWING TRACT: Tract 3 shall be combined and sell with one or more of the following auction tracts 2, 4, 5 & or 6 in order to provide access from a public roadway.

DOWN PAYMENT: 10% of the Contract Purchase Price as down payment on the day of auction with the balance in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. All auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller will convey by Warranty Deed and/or Trustee Deed.

EVIDENCE OF TITLE: The Owner agrees to furnish at Owner's expense a Title Insurance Policy. A preliminary commitment will be available for review prior to the auction.

CLOSING: The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession is at closing, subject to tenant's rights.

MINERAL RIGHTS: Seller shall convey 100% of their mineral rights.

CASH CREDITS TO BUYER: The Sellers at the time of closing shall **CREDIT TO THE BUYER \$60 PER CROPLAND ACRE** based on current Farm Service Agency (FSA) records.

REAL ESTATE TAXES: Seller shall pay the 2012 taxes due and payable in 2013. All subsequent taxes shall be the Buyers responsibility.

ACREAGE AND SURVEY: The Seller shall determine weather to convey title by current legal description or to survey the property. Any need for a new survey shall be at the Seller's sole discretion. Seller and Buyer shall each pay half (50:50) of the survey cost. The type of survey performed shall be at the Seller's option and sufficient for providing merchantable title. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

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.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. There shall be no sub-agency.

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

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STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

SOIL TYPES

Symbol	Soil Name
Zp	Zipp silty clay loam
MrA	McGary silt loam
Wa	Wakeland silt loam
ZaD3	Zanesville silt loam
HoB	Hosmer silt loam
HoB3	Hosmer silt loam
HoC	Hosmer silt loam
Sn	Stendal silt loam
WeE2	Wellston silt loam

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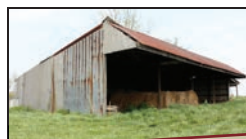
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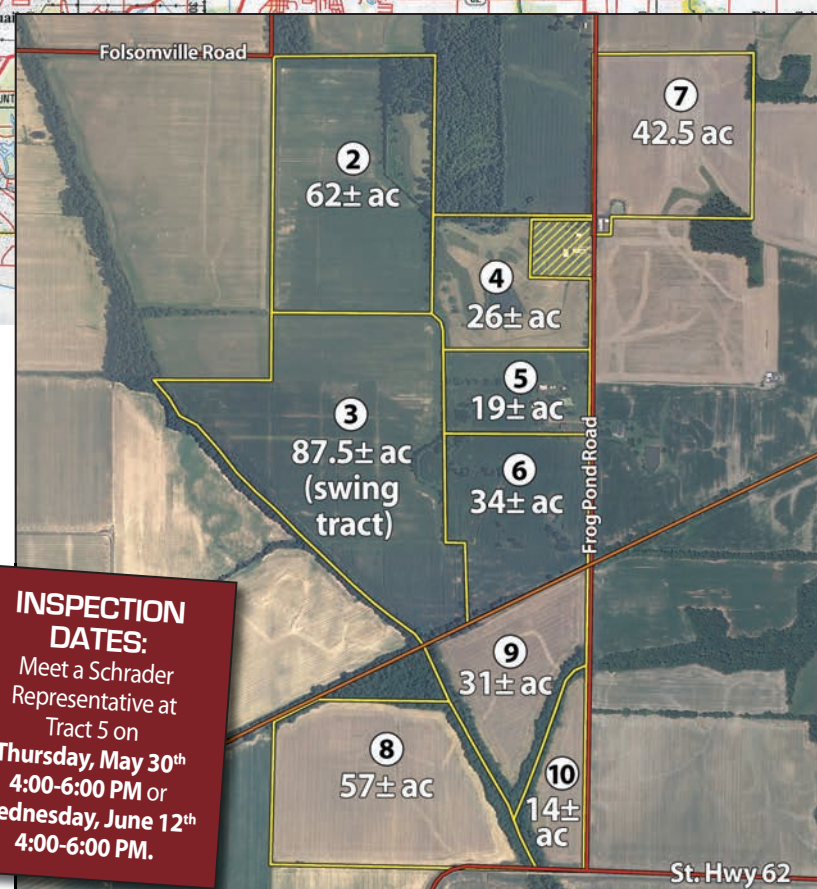
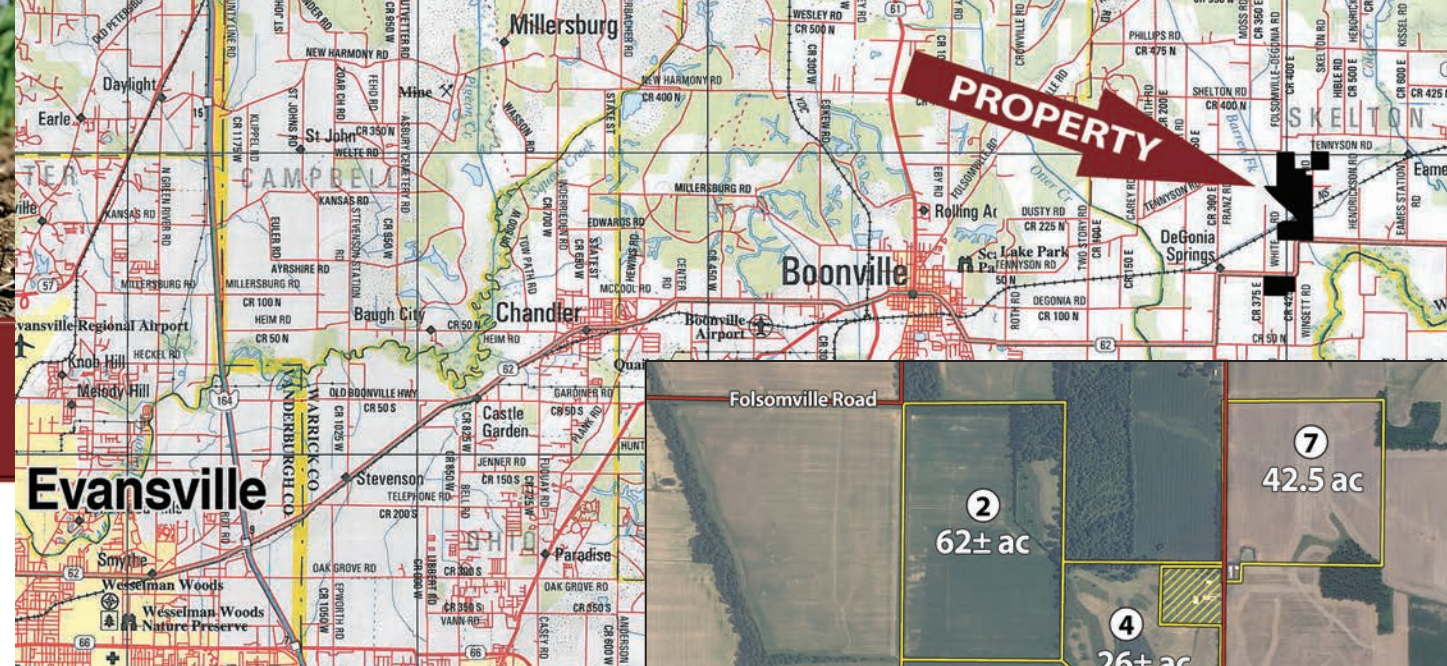
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