

REAL ESTATE Auction

Held at the Rockport City Park Community Building (formerly Fairgrounds)

MONDAY, NOVEMBER 2 • 6:00 PM



- Productive Soil
- Potential Home Sites
- Tillable Acreage

128.4 Acres
offered in 6 tracts

SPENCER COUNTY, IN • Near Rockport
20 min. to Evansville • 15 minutes from Owensboro

800-451-2709
www.schraderauction.com



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29	30					

#AC63001504 #AU01052618

AUCTION MANAGER: BRAD HORRALL
812-890-8255 (Cell)



REAL ESTATE Auction

SPENCER COUNTY, IN

PROPERTY IS BEING SOLD "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.

PROCEDURE: The property will be offered in 6 individual tracts, any combination of the 6 tracts and as a total unit. There will be open bidding on all tracts and combinations during the auction 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: The successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller agrees to furnish Buyer an updated commitment for an Owner's Policy of Title Insurance prior to closing.
DEED: Seller shall provide Executors Deed.

CLOSING: Closing shall take place within 30 days after auction day or as soon thereafter as applicable closing documents and title insurance are completed. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.
POSSESSION: Possession shall be granted at closing subject to the 2015 Farm Lease Agreement.
REAL ESTATE TAXES: Seller shall pay the 2015 real estate taxes and ditch assessments due and payable in 2016, if any. All subsequent real estate taxes and assessments shall be the buyer's responsibility.
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.
MINERAL RIGHTS: Seller shall convey its entire interest in the property including all mineral rights, if any, in the property owned by the Seller. **ACREAGE:** All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.
SURVEY: The Seller shall provide a new survey where there is no existing legal description. Any type of survey performed 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 related materials are subject to the terms and conditions outlined in the Purchase Agreement. The related materials are subject to the terms and conditions outlined in the Purchase Agreement. The related materials are subject to the terms and conditions outlined in the Purchase Agreement.

TERMS AND CONDITIONS



TRACT 1



TRACT 3



TRACT 1

Productive Soil • Potential Home Sites • Tillable Acreage

SPENCER CO.,
INDIANA

128.4 Acres

offered in 6 tracts

**MONDAY, NOVEMBER 2
at 6:00 PM**

AUCTION LOCATION: Rockport City Park Community Bldg. (formerly Fairgrounds) 934 Fairground Dr., Rockport, IN.

PROPERTY DIRECTIONS: From Rockport travel west on Hwy. 66, 9.7 miles to Co. Rd. 900 W (Eureka Rd.), at Hatfield, turn south 2.8 miles (through Eureka) to the property.

TRACT DESCRIPTIONS:

TRACT 1: 50± ACRES mostly tillable with predominantly Alford soils, good access and a gentle rolling topography.

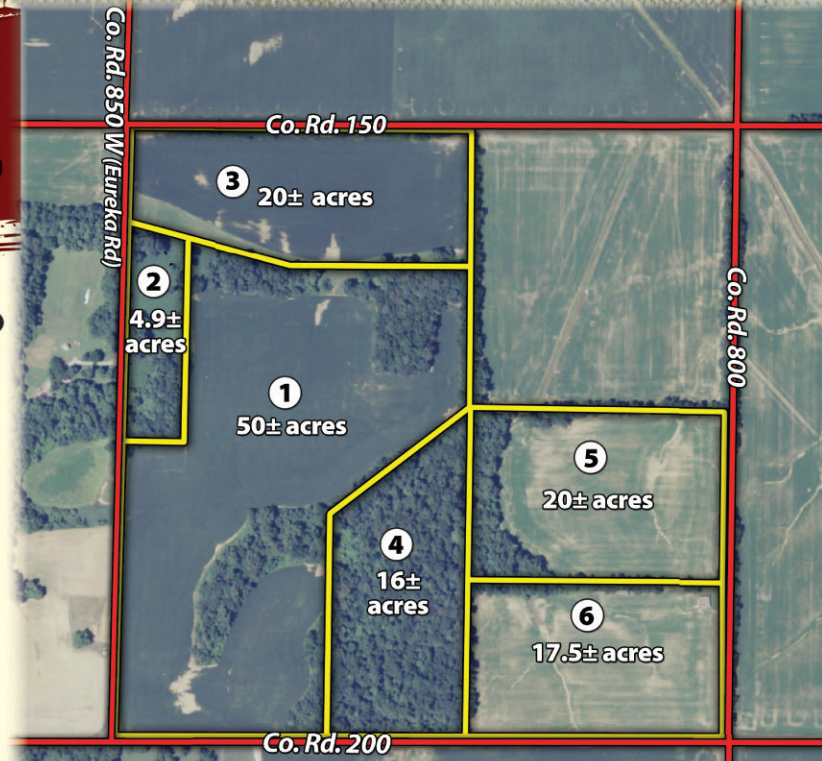
TRACT 2: 4.9± ACRES a potential building site, with lots of road frontage and high elevation.

TRACT 3: 20± ACRES nearly all tillable with Alford & Algiers soils, level topography and good access.

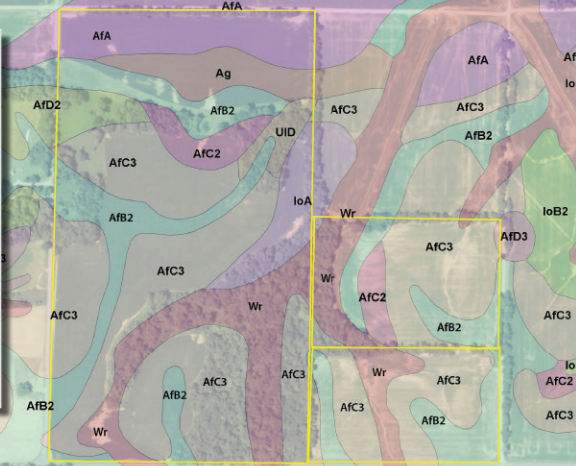
TRACT 4: 16± ACRES nearly all wooded with frontage along Co. Rd. 200 S. A potential building site or recreational tract.

TRACT 5: 20± ACRES nearly all tillable with mostly Alford soils, with frontage on Co. Rd. 800 W.

TRACT 6: 17.5± ACRES nearly all tillable mostly Alford soils, with a 36' x 40' x 18' tobacco barn and frontage along Co. Rd. 200 S & Co. Rd. 800 W.



SOIL MAP INDEX	
Soil Symbols	Name
Afc3	Alford silt loam, 6-12% slopes
Afb2	Alford silt loam, 2-6% slopes
Wr	Wilbur silt loam
Afa	Alford silt loam, 0-2% slopes
loA	Iona silt loam, 0-2% slopes



INSPECTION DATE:

Wednesday, October 21 • 11 AM – 1 PM



TRACT 6



TRACT 1



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

OWNER: Estate of Rose Mary Payton

AUCTION MANAGER: Brad Horrall
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