

**Auction Terms & Procedures**

**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as a total 178± acre unit. There will be open bidding on all tracts and combinations, subject to swing tract limitations.

**DOWNPAYMENT:** 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, 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:** 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:** The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title Insurance policy in the amount of the purchase price.

**DEED:** Seller(s) shall provide a Warranty Deed. All tracts sold "As-Is."

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before May 17, 2016.

**POSSESSION:** Possession on all tracts will be delivered at closing.

**REAL ESTATE TAXES / ASSESSMENTS:** Buyer to assume the 2<sup>nd</sup> half of the tax payment due in 2017.

**AGENCY:** Schradler Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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ONLINE BIDDING AVAILABLE

**178± Acres**  
OFFERED IN 4 TRACTS

The JURIC FARM presents a great opportunity for the Farmer or Hunter. Known for trophy deer and turkey, come examine all of the possibilities!

**800-451-2709**  
**www.SchradlerAuction.com**

24	25	26	27	28	29	30
17	18	19	20	21	22	23
10	11	12	13	14	15	16
3	4	5	6	7	8	9
1	2					
Sun	Mon	Tue	Wed	Thu	Fri	Sat

APRIL 2016

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andys@schraderauction.com  
877-747-0212 • 765-969-0401  
#AC63001504, #AU19400167

Auction Manager: Andy Walther  
Centerville, IN 47330  
300 N. Morton Avenue  
Columbia City, IN 46725  
260-244-7606 • 800-451-2709

950 N. Liberty Drive  
Columbia City, IN 46725  
260-244-7606 • 800-451-2709

Real Estate and Auction Company, Inc.

**SCHRADER**

MAA Auctioneer, IAA Auctioneer, OMA Auctioneer

**IMPORTANT**



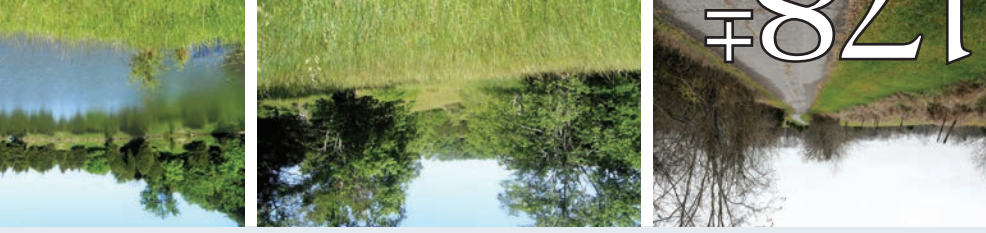
VEVAY, INDIANA  
Switzerland Co., Craig Twp.

- TROPHY DEER & TURKEY HUNTING
- Open Tillable Land for Pasture or Hay
- Quality Road Frontage - Municipal Water
- (7) Ponds - Mature Mixed Hardwoods
- 60 miles to Cincinnati, OH, 15 miles to Madison, IN
- Potential Building Tracts - 3 Homes with Barns



**SCHRADER**  
Real Estate and Auction Company, Inc.  
held at the Moorehead Community Fire Dept.  
WEDNESDAY, APRIL 13 • 6:00 PM

**178± acres • VEVAY, IN - Switzerland Co., Craig Twp.**



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 to 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.**

Individual tracts, any combination of tracts, or as a total 178± acre unit. There will be open bidding on all tracts and combinations, subject to swing tract limitations. During the auction as determined by the Auctioneer, DOWNPAYMENT: 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, 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.

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# 178<sup>±</sup> acres

## IMPORTANT

# Land Auction

### WEDNESDAY, APRIL 13 • 6 PM

VEVAY, INDIANA • Switzerland County, Craig Township

**AUCTION NOTE:** The Juricic's have owned and enjoyed this farm for over 30 years. Over that time, the land has been used for cattle, hay production and trophy turkey and deer hunting. You will be pleased with the condition of the land and what it has to offer. Please come and take a look!

**PROPERTY LOCATION:** Section 19 & 24 of Craig Twp., Switzerland County, with frontage on Braytown Rd. and Raymond Scudder Rd. Physical Address(s): 3460 Braytown Rd., 2946 and 2990 Raymond Scudder Rd. Vevay, IN 47043. **From MADISON,** IN take IN SR 56 "Ohio River Scenic Byway" east 13 miles to Patton Hollow Rd. Turn left and travel 3 miles to Farm. Patton Hollow Rd. turns into Braytown Rd. **Or from the NORTH** at the junction of IN SR 250 and IN SR 129 in Pleasant, travel south on IN 129 for 6 miles to Big Doe Run Rd., then right 2 miles and turn left on Vineyard Rd. and continue straight for 1.5 miles to farm. Vineyard Rd. turns into Braytown Rd.

**AUCTION SITE:** The MOOREFIELD COMMUNITY FIRE DEPARTMENT

**TRACT DESCRIPTIONS:** (All Acreages are Approximate)

**TRACT 1: 18± Acres. 10.5± tillable acres with the balance in woodland.** It features a 3 BR ranch style home with a newer roof and barn. Served by municipal water (Patriot) and by the Switzerland Co. Schools. Come examine this setting.

**TRACT 2: 65± Acres with a mix of woodland and open grassland.** A great hunting and fishing tract featuring a stocked pond with bass, channel catfish, and hybrid bluegill. Frontage on Raymond Scudder Rd. with municipal water. Make this your getaway for recreation, ATV riding, hunting, and fishing. An older framed barn with a lean-to is located on this tract.

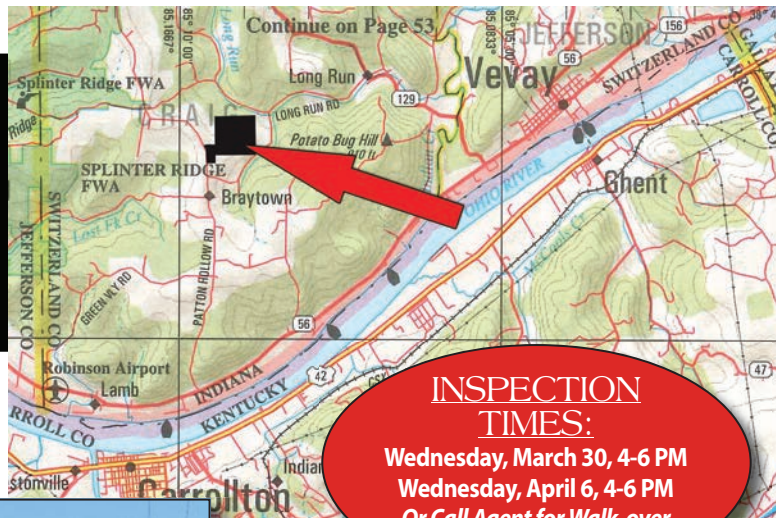
**TRACT 3: 42± Acres with a mix of woodland and open grassland.** HUNTER'S PARADISE. This farm has been leased for years by a World Champion Turkey Caller and has produced numerous 10 point bucks. Features a pond and good frontage on Raymond Scudder Rd. Municipal water along the road.

**TRACT 4: 53± Acres with a nice mix of open grassland & woodland.** Improvements include an early 1900's frame farmhouse with new metal roof, historic bank barn, metal-sided pole barn and mobile home trailer with an addition. This tract offers some spectacular elevated views. Quality grass and hay ground or room for your managed food plots. A must see property if you're interested in outdoor recreation.

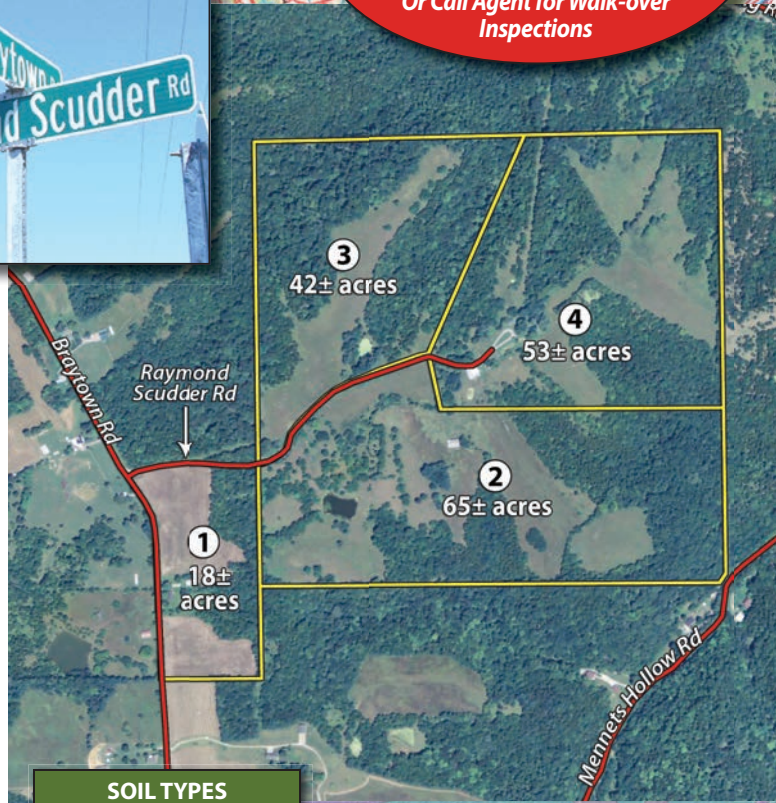
**OWNER:** James and Patricia Juricic

For Information Call: Auction Manager: Andy Walther, 765-969-0401  
Email: andy@schraderauction.com

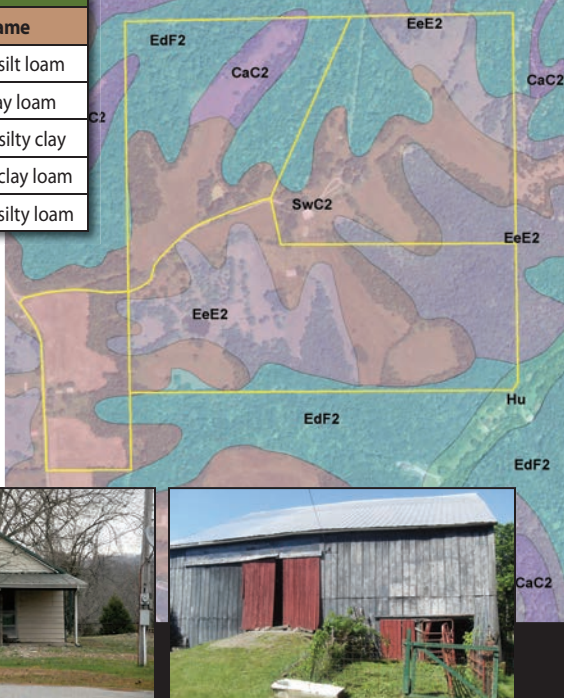
**SCHRADER** 800-451-2709  
Real Estate and Auction Company, Inc. **SchraderAuction.com**



**INSPECTION TIMES:**  
Wednesday, March 30, 4-6 PM  
Wednesday, April 6, 4-6 PM  
Or Call Agent for Walk-over Inspections



SOIL TYPES	
Code	Soil Name
SwC2	Switzerland silt loam
EeE2	Eden silty clay loam
EdF2	Eden flaggy silty clay
CaC2	Carmel silty clay loam
Hu	Huntington silty loam



**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://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 at 800-451-2709.

