

Western Kentucky Land Auction

Tuesday, September 22 • 6pm (CDT)

1,879± Acres

Offered in 19 Individual Tracts

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Auction Managers: Brad Horrall #253400
Kevin Herron #253285

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Real Estate and Auction Company, Inc.
HERRON
Auction & Realty
Corporate Headquarters:
 950 N Liberty Dr, Columbia City, IN 46725
 800.451.2709 • www.SchraderAuction.com

1,879± Acres

Offered in 19 Individual Tracts

- Tracts from 4± Acres to 300± Acres
- 435.9 Cropland Acres (Per FSA)
- Excellent Hunting & Recreation
- Potential Timber Investment
- 45 Miles South of Owensboro

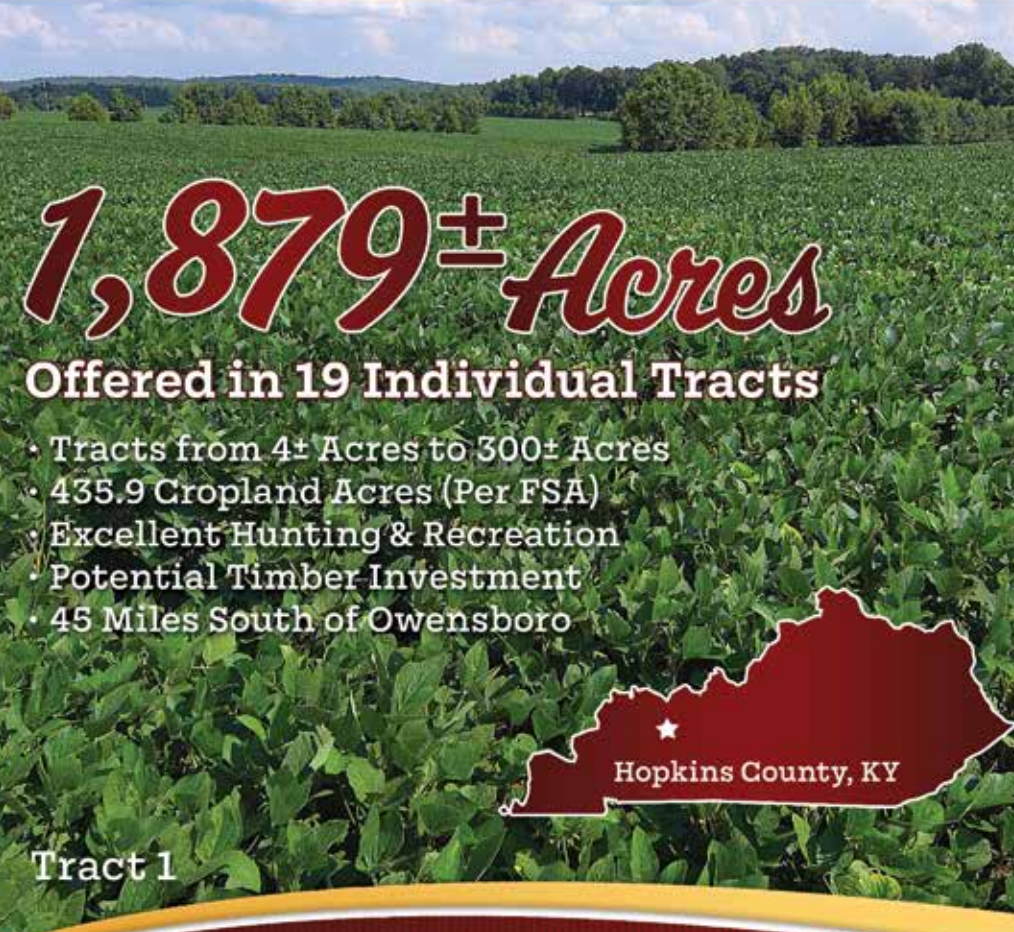


Tract 1

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Tract 1

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ONLINE BIDDING AVAILABLE

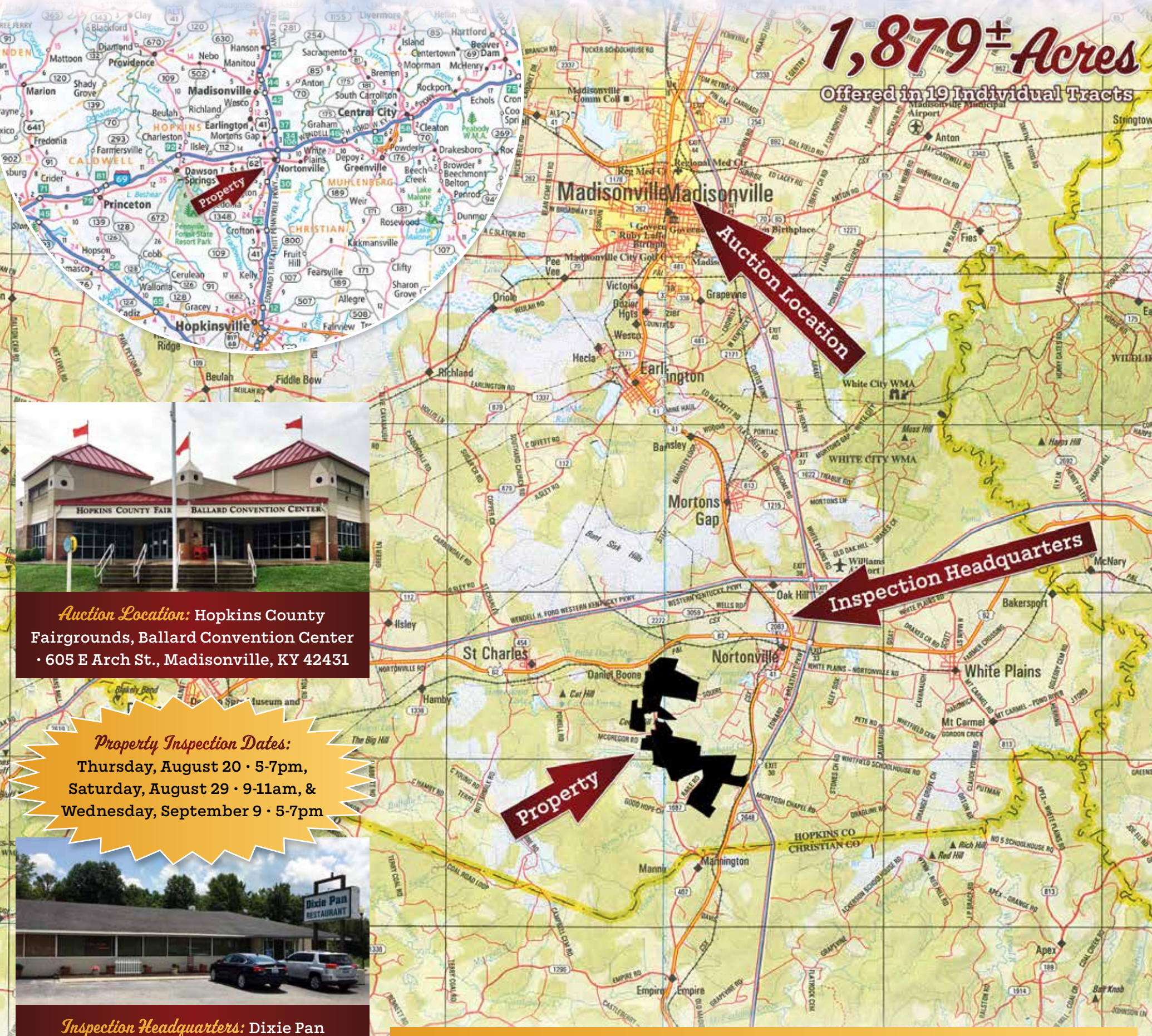
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Auction Location: Hopkins County Fairgrounds, Ballard Convention Center • 605 E Arch St., Madisonville, KY 42431

Property Inspection Dates:
 Thursday, August 20 • 5-7pm,
 Saturday, August 29 • 9-11am, &
 Wednesday, September 9 • 5-7pm



Inspection Headquarters: Dixie Pan Restaurant • 196 N Hopkinsville St., Nortonville, KY 42442 • At the junction of US HWY 41 & KY HWY 62

Directions to Property: From Madisonville, take Pennyrile Parkway South approximately 10 miles to Exit 33, turn West on KY HWY 62 (Nortonville Rd.), travel through Nortonville 3.7 miles to Daniel Boone Rd.(1687) turn South and proceed to the property (watch for signs).

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 19 individual tracts, any combination of tracts and as a total 1,879± 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.
BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the final bid price and included in the contract purchase price.
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: After the Auction and prior to closing, Seller shall furnish at Seller's expense an updated attorney's title opinion confirming that Seller is able to convey fee simple title to the Purchase Tracts free and clear of any material encumbrance that does not constitute a Permitted Exception, and subject to standard requirements, conditions, and exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy shall be charged to Buyer.
DEED: Seller shall provide Special Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction.
POSSESSION: Buyer shall have possession of the Purchase Tracts effective as of the completion of closing; *provided, however,* possession of the farm land will be delivered subject to the rights of the farm tenant for the remainder of the 2020 crop year. Seller will retain all rights with respect to the 2020 farm rent. Buyer may elect to have immediate access to the Purchase Tracts for hunting privileges prior to closing. Call Auction Company for details.
REAL ESTATE TAXES: Real estate taxes assessed against and attributable to the Purchased Tracts shall be prorated on a calendar year basis to the date of closing.
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.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: A new survey will be obtained after the auction (to the extent not completed before the auction) for each closing. One-half of the survey costs (as allocated between the respective closings) will be charged to the respective Buyer(s) at each closing.
STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and were not taken on the auction property.

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 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.**

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ONLINE BIDDING AVAILABLE
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TRACTS 9 & 10



TRACT 2



TRACTS 2, 5-10
Daniel Boone Rd.



TRACT 12



TRACTS 12 & 13



TRACTS 12 & 13



TRACT 17

Property Inspection Dates:
Thursday, August 20 · 5-7pm,
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TRACT 5



TRACT 14



TRACT 11



TRACT 9



TRACTS 19 & 18



TRACT 19



TRACT 19



TRACTS 6 & 7

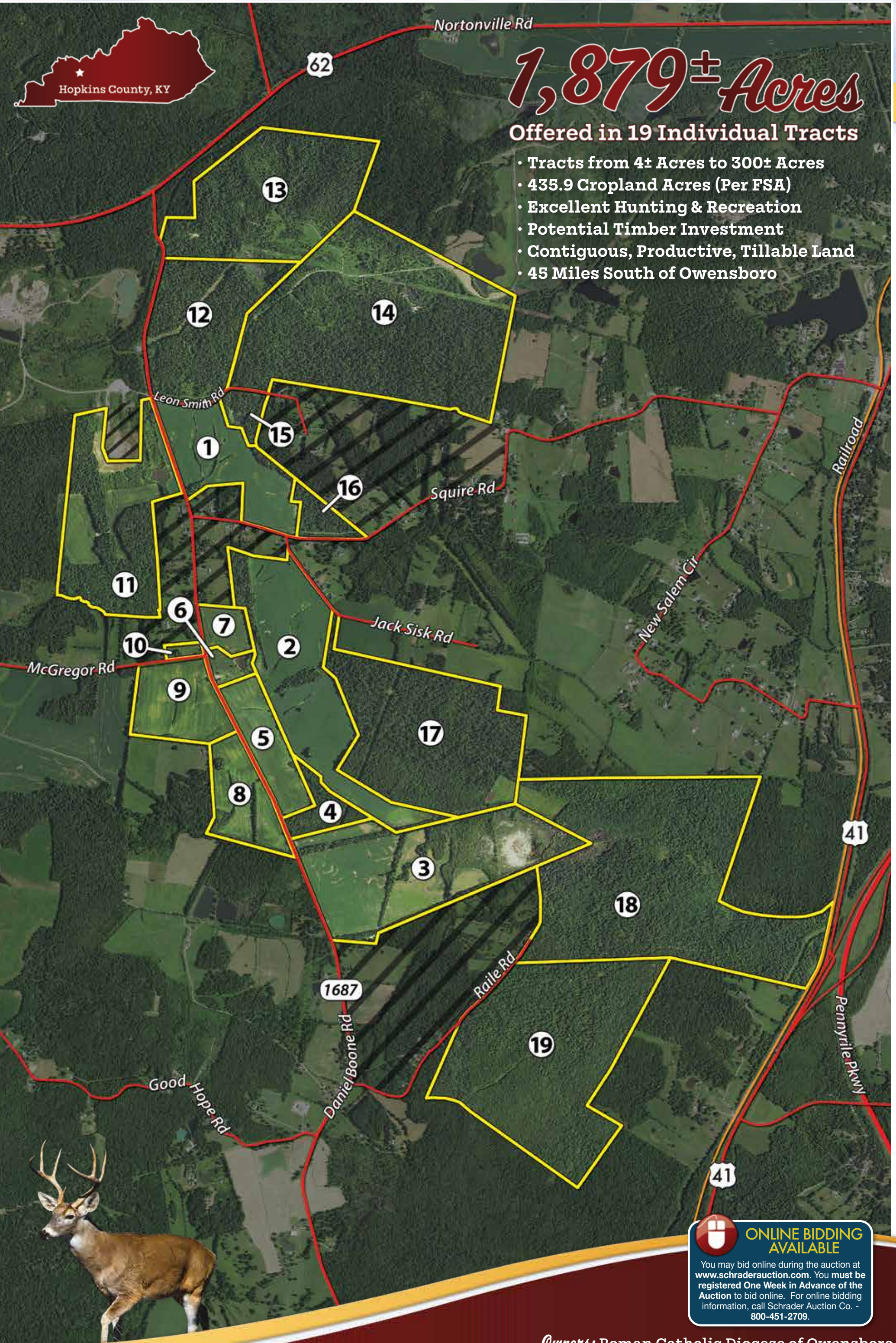


TRACT 3



TRACTS 12 & 13

TRACT	ACREAGE	TILLABLE	WOODLAND
1	70±	X	
2	132±	X	
3	157±	X	X
4	19±	X	X
5	40±	X	
6	10±	X	
7	16±	X	
8	43±	X	
9	48±	X	
10	4±	X	X
11	126±	X	X
12	100±		X
13	140±		X
14	260±		X
15	12±		X
16	15±		X
17	168±		X
18	300±		X
19	219±		X



1,879± Acres

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- 435.9 Cropland Acres (Per FSA)
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- Potential Timber Investment
- Contiguous, Productive, Tillable Land
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SCHRADER HERRON
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Owners: Roman Catholic Diocese of Owensboro
Auction Managers: Brad Horrall #253400 Kevin Herron #253285