

SCHRADER
Real Estate and Auction Company, Inc.

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Major Development Land
55± Acres
No Minimums /
No Reserves
AUCTION
Jackson County - Seymour, IN

in 2 Tracts

DECEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
					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
31						

Major Development Land
55± Acres
in 2 Tracts
Jackson County - Seymour, IN
50± miles south of Indianapolis
50± miles north of Louisville
75± miles west of Cincinnati

- Potential Residential or Commercial Development
- Access to Two Major US Highways near I-65 Interchange
- Productive Soils • Highly Tillable Tracts

Absolute AUCTION
No Minimums / No Reserves
FRIDAY, DECEMBER 1st • 10AM



Major Development Land
55± Acres
in 2 Tracts
Jackson County - Seymour, Indiana
50± miles south of Indianapolis
50± miles north of Louisville
75± miles west of Cincinnati



Absolute AUCTION
No Minimums / No Reserves

- Potential Residential or Commercial Development
- Access to Two Major US Highways near I-65 Interchange
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FRIDAY, DECEMBER 1st • 10AM
Auction Held at Holiday Inn Express & Suites, 249 N. Sandy Creek Dr. Seymour, IN 47274

55± Major Development Land

in 2 Tracts

Acres

Jackson County - Seymour, Indiana



Absolute AUCTION

No Minimums / No Reserves

FRIDAY, DECEMBER 1st • 10AM

Auction Location: Holiday Inn Express & Suites
- 0.2 mi W of intersection of I-65 & US 50 then N
0.3 mi to Auction site. **249 N. Sandy Creek Dr.**
Seymour, IN 47274

Property Location: Exit 50 from I-65 onto US 50
east at Seymour, IN. Then East 1/2 mile to US 31
and then left/North, 0.2 mi to the property on the
left.

- Potential Residential or Commercial Development
- Access to Two Major US Highways near I-65 Interchange
- Productive Soils • Highly Tillable Tracts

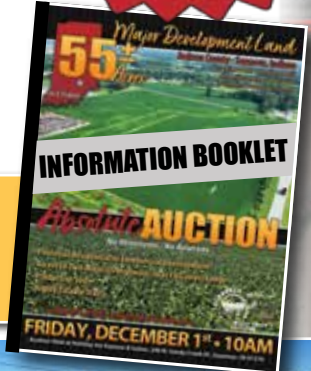
Tract Descriptions:

TRACT 1: 36± ACRES all tillable with road frontage on 3 sides: US 31 to the east, CR 560 N to the north, and Tanger Blvd in a small area on the south side at the intersection with Steven's Way. This tract is located just 1/2 mile east of I-65. Consider the development opportunity this tract offers.

TRACT 2: 19± ACRES mostly tillable with 3± acres of woods on the east side. Frontage on CR 560 N to the south and CR 1075 E on the west side of the property. Consider the residential opportunities close to the Muscatatuck National Wildlife Refuge.

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

Inspection Date:
MONDAY, NOVEMBER 6th
10-NOON
Meet a Schrader Representative at the Property



TRACT 1

TRACT 2

TRACT 1 - FRONTAGE ON US 31



AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 2 individual tracts and as a total 55± acre unit. There will be open bidding on tracts and the whole during the auction as determined by the Auctioneer.
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.
ABSOLUTE AUCTION: All tracts are offered absolute and will be sold to the high bidder(s), without reserve and regardless of price.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deed(s).
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession is at closing, subject to the harvest of the 2023 crop.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 2024 taxes due in 2025 and thereafter.
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: 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 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. Certain tracts in this auction may require new surveys on existing parcels. Contact Auction Manager with questions.
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.



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 Co. - 800-451-2709.

Seller: Kasting, Samples, Sullivan and Shupe Families | **Sale Manager:** David Wagner, (812) 545-2552

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