

CORPORATE HEADQUARTERS:
950 N Liberty Dr, Columbia City, IN 46725

120.94±
acres

Offered in 3 Tracts

FEBRUARY	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			

AUCTION MANAGER:

Brad Horrall • 812.890.8255 #AU01052618
Schrader Real Estate & Auction
Company, Inc. #AC63001504

Get Our
iOS App:  

Follow
Us On:    YouTube

SCHRADER  ONLINE BIDDING AVAILABLE
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

Gibson County, IN • 8 Miles South of Oakland City, IN • 18 Miles North of Evansville, IN

LAND AUCTION

Tuesday, February 27 • 6pm

Gibson County, IN • 8 Miles South of Oakland City, IN • 18 Miles North of Evansville, IN

LAND AUCTION



Tract 1



Tract 2



Tract 3

120.94±
acres

Offered in 3 Tracts

Tuesday, February 27 • 6pm

120.94±
acres

Offered in 3 Tracts

Tuesday, February 27 • 6pm

- Gibson County, IN
- 8 Mi. South of Oakland City
- 18 Mi. North of Evansville
- Tillable Cropland
- Hunting & Recreational Land
- Picturesque Pond

 ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

- Tillable Cropland
- Hunting & Recreational Land
- Picturesque Pond

 ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

Gibson County, IN • 8 Miles South of Oakland City, IN • 18 Miles North of Evansville, IN

LAND AUCTION

Tract 2



Tract 2



Tract 3

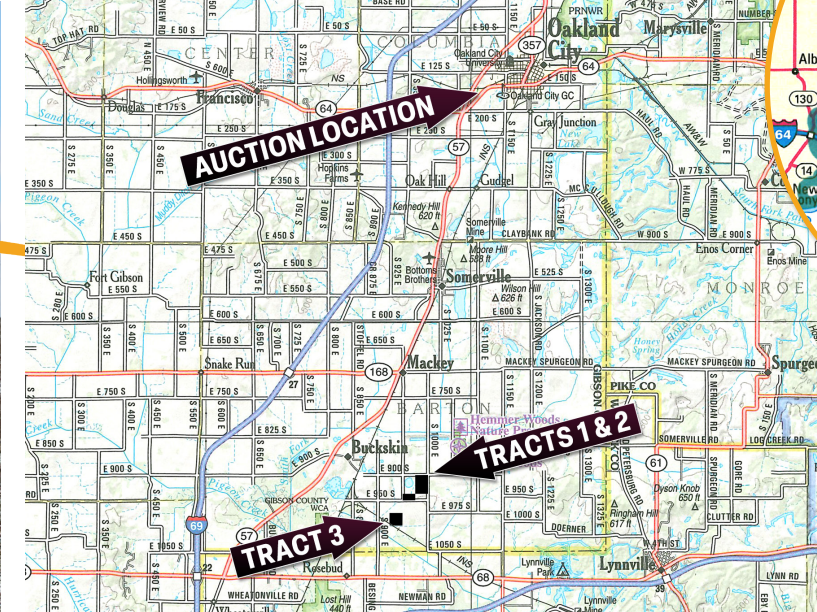
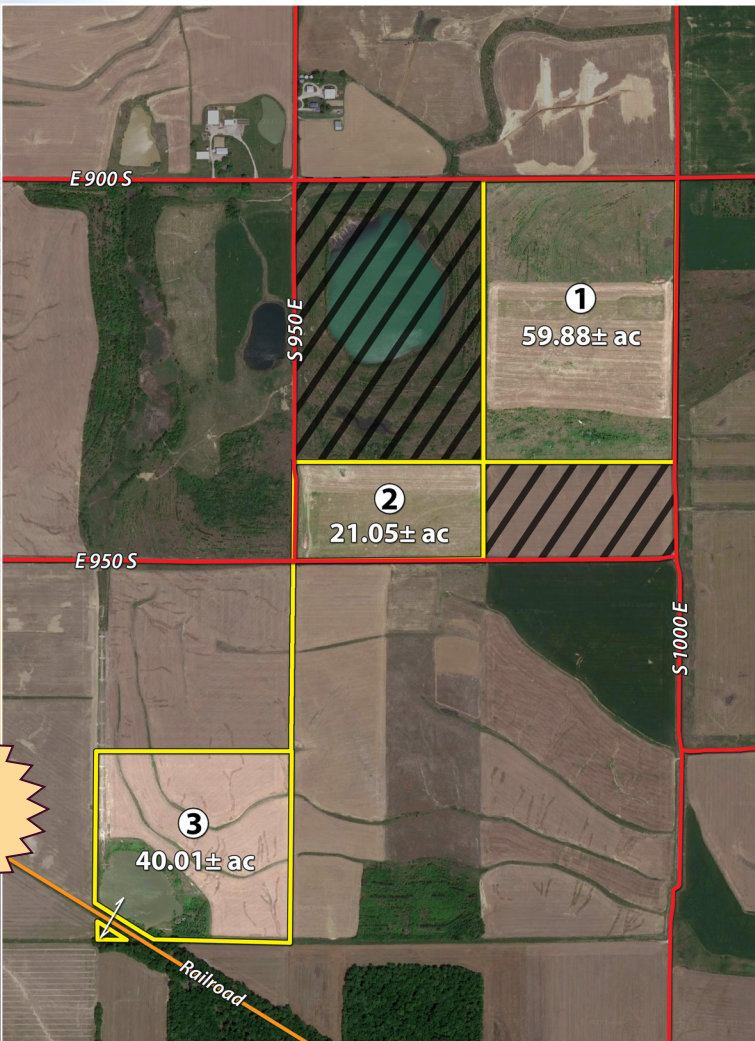


Offered in 3 Tracts

120.94± acres

INSPECTION DATE:
Tue, Feb. 15 • 11am-1pm.
Meet a Schrader Representative at Tract 1

- Tillable Cropland
- Hunting & Recreational Land
- Picturesque Pond



AUCTION LOCATION: Oakland City Community Center, 1210 W Morton St, Oakland City, IN 47660

PROPERTY LOCATION: From Oakland City at the junction of State Hwy 64 & State Hwy 57, travel south on State Hwy 57 7.5 miles to Buckskin (flashing light) turn east on Main St & continue 2 miles to the north side of Tract 1. From Evansville, take I-69 north the exit 27, (St Hwy 168) turn east 2 mile to St Hwy 57, turn south on St Hwy 57 2 miles to Buckskin (flashing light) turn east on Main St & continue 2 miles to the north side of Tract 1.

TRACT 1 - 59.88± ACRES, consisting of a mix of tillable cropland, planted trees & grassland. Easy access with county road frontage on 2 sides
TRACT 2 - 21.05± ACRES, mostly tillable cropland with a gentle sloping topography & lots of county road frontage.
TRACT 3 - 40.01± ACRES, Mostly tillable cropland with terraces, a picturesque pond located in the southwest corner. Access via a 15' strip of land running from Co Rd 950 S to the northeast corner of Tract 3.

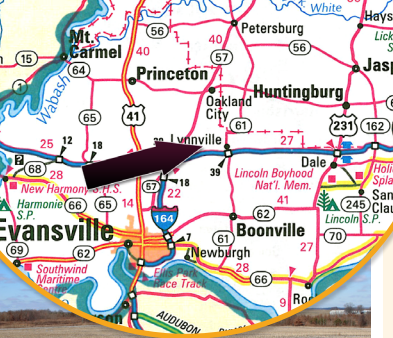


Tract 1

2% Buyer's Premium

SELLER: Jeide Land Trust
AUCTION MANAGER: Brad Horrall • 812.890.8255

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 info, call Schrader Auction Co. 800-451-2709



Tract 1



Tract 2



Tract 3



Tract 3

Tuesday, February 27 • 6pm

800.451.2709
www.SchraderAuction.com

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts & as a total 120.94± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.
BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & 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, & 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: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Trustee or Warranty deed(s) Type of deed will be at the sellers discretion.
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession at closing, subject to the rights of the farm tenants for the 2024 farming season.
REAL ESTATE TAXES: Seller shall pay the 2023 real estate taxes due in 2024. Buyer to pay all subsequent taxes.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

