

KNOX COUNTY, INDIANA • MINUTES FROM VINCENNES

LAND AUCTION

TUESDAY, OCTOBER 27 AT 6:00PM

held at Knights of Columbus Hall, Vincennes, IN

331[±] *acres*
Offered in 3 Tracts

270[±] Acres Tillable

Petrolia, Haymond & Nolin Soils

4 Plus Acre Lake

30' x 40' Pole Building

1[±] Mile of Frontage on Wabash River

Recreational Potential



TIMED
ONLINE ONLY

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**MULTI-TRACT
AUCTIONS**

800.451.2709

SchraderAuction.com

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TRACT 1: 165± acres with 153.7± cropland acres situated in two large fields, comprised mostly of Petrolia, Nolin and Haymond soils. Explore the potential of adding center pivot irrigation to this large tract.
TRACT 2: 38± acres with 26.2± cropland acres,, predominantly Haymond and Petrolia soils, the balance of the acreage is suited for waterfowl and recreation.
TRACT 3: 128± acres with 89± cropland acres, predominantly Haymond and Petrolia soils, and the balance having recreational appeal. There is a 4 plus acre lake, woods, 30' x 40' pole building with concrete floor suited for equipment or recreational vehicle storage. Minutes from anywhere in Vincennes. Don't miss this opportunity to buy income producing property with recreational potential.

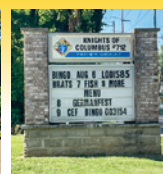


TRACT 1

AUCTION LOCATION:
Knights of Columbus Hall
401 Felt King Rd
Vincennes, IN 47591



AUCTION SITE



DIRECTIONS TO TRACT 1: From the intersection of 6th St and Executive Blvd on the north side of Vincennes IN, take Executive Blvd north 1/10 mile to 2nd St, turn right and then immediately left onto Old Hwy 67, travel 4/10 mile to Old Terre Haute Rd, turn left 3/10 mile to Ft Knox Dr turn right and proceed 1.3 miles to the entrance to Auction Tract 1.
TO AUCTION TRACTS 2 & 3: at the jct of Old Terre Haute Rd & Ft Knox Dr. continue past Ft Knox Dr 1/10 mile and turn right to enter Tracts 2 & 3.



TRACT 3



TRACTS 1-3



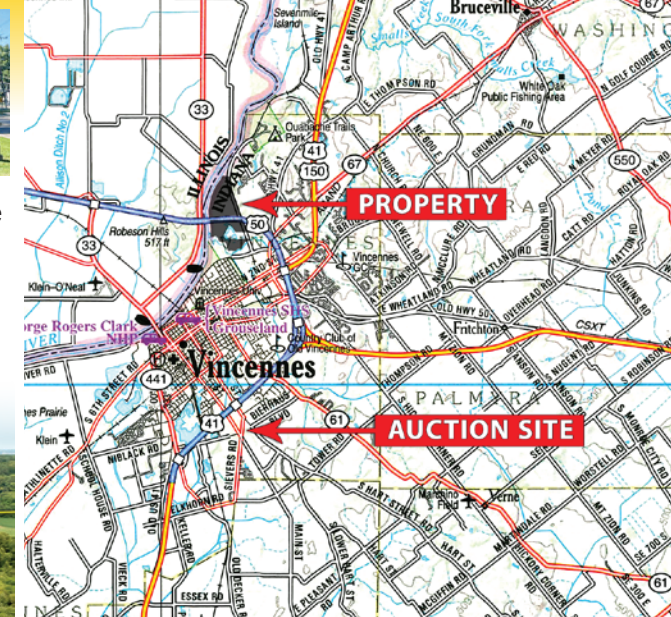
TRACTS 2-3



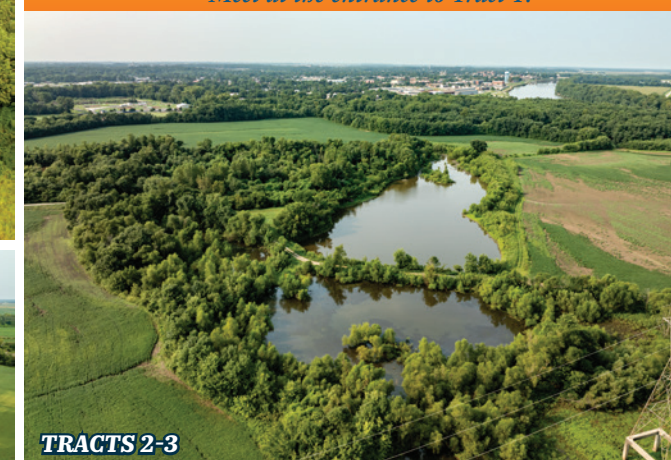
TRACT 1



TRACTS 2-3



Friday, Oct 2, 10:00am - Noon
Meet at the entrance to Tracts 2 & 3.
Tuesday, Oct 13, 10:00am - Noon
Meet at the entrance to Tract 1.



TRACTS 2-3



TRACTS 1-3

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 331± 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.

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: Seller shall provide an owner's title insurance policy

in the amount of the purchase price.

DEED: Seller shall provide a Warranty and/or Trustee's Deed.

EASEMENTS: ACCESS TO TRACTS 2 & 3 is from Old Terre Haute Rd as illustrated on the auction tract map.

CLOSING: The targeted closing date will be December 10, 2026.

POSSESSION: Possession is at closing, subject to tenant's rights to 2026 crops.

REAL ESTATE TAXES: Seller to pay 2026 real estate taxes due in 2027. Buyer(s) will be responsible for all taxes 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.

RESTRICTIVE COVENANTS FOR CONSERVATION: There is a non tillable area of Tract 3 containing 19.8± acres, which is subject to a Declaration of Restrictive Covenants for Conservation. The recorded document is located in the Knox County Records office under document #2023R00366 and at schraderauction.com under Downloads of this auction.

AGENCY: Schrader Real Estate and 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. 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.

Owners: Ford Sawmill Inc. and John and Nancy Ford Revocable Trust

Auction Manager: Brad Horrall • 812.890.8255



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Recreational Potential





Real Estate and Auction Company, Inc.

PO Box 508 • 950 N Liberty Dr

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#AC63001504, #CO81291723

Auction Manager:

Brad Horrall • 812.890.8255

Bradley R. Horrall #AU01052618, #RBI4019367

OCTOBER

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



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 Company.

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