

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 155.87± 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.

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 Warranty Executors Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2026 & all subsequent taxes assessed in 2025.

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 with 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.**

Pike County
Petersburg, IN **LAND**
AUCTION



Auction Managers:

Gene D. Klingaman - 260.229.2401 #RB14005780, #AU01045485

Drew Lamle - 260.609.4926 #RB21000229, #AU12100017

Brad R. Horrall - 812.890.8255 #RB14019367, #AU01052618

Follow Us On:



Get Our iOS App:



800.451.2709 • www.SchraderAuction.com

Pike County
Petersburg, IN **LAND**
AUCTION

- 131 Cropland Acres (FSA)
- Potential Commercial Appeal
- Hunting/Recreational Tracts
- Adjacent to the City of Petersburg



800.451.2709 • www.SchraderAuction.com

Thursday, February 27 • 6pm

Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725
Schrader Real Estate and Auction Company, Inc.

#AC63001504, #C081291723

155.87±
Acres
Offered in 4 Tracts

Thursday, February 27 • 6pm

155.87±
Acres
Offered in 4 Tracts

Pike County
Petersburg, IN **LAND**
AUCTION

Thursday, February 27 • 6pm



**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.



Auction Location: Pike County Fairgrounds 4-H Building (at Hornady Park), 1211 St. Rd. 56, Petersburg, IN 47567
Directions to Property: From the intersection of Hwy 61/56 & Hwy 57 in Downtown Petersburg, take Hwy 61/56 (9th St) southeast 7 mile to Tract 1. For Tracts 2, 3 & 4, continue another 1.4 miles (crossing I-69) to Co Rd 300 N, turn left & go 1.2 miles to Co Rd 175 E, turn left .5 mile to Co Rd 350 N, turn left & proceed .4 mile to Tracts 2, 3 & 4.

Tract 1: 40.05± Acres with 38.62 cropland acres (FSA), located adjacent to the city of Petersburg & Prides Creek Golf Course. These factors make this tract appealing from a potential commercial development standpoint!

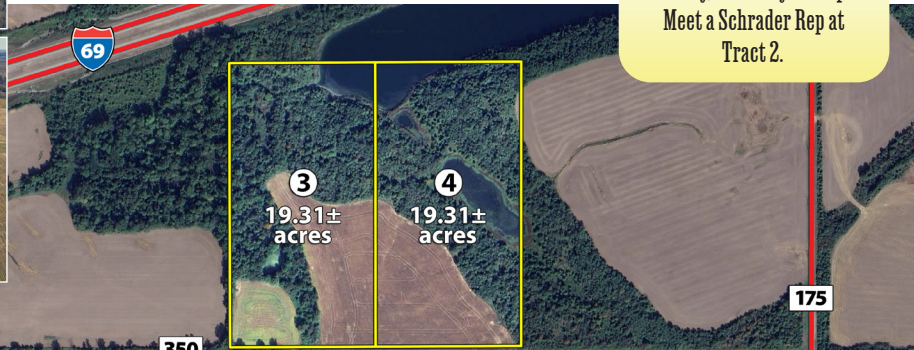
Tract 2: 77.2± Acres with 78.2 cropland acres (FSA). Mostly Hosmer soils, having a level to gently rolling topography.

Special Note: Fall fertilizer was applied in November of 2024, in preparation for 2025 planting season. At closing, the Buyer(s) will be responsible for reimbursing the Seller the following amounts for the applied fertilizer:

Tract 1: \$1,486.53 Tract 2: \$5,680.79 Application maps can be found in the auction Information Book!

Tracts 3 & 4: 19.31± Acres Each (38.62± Acres Total), both tracts are excellent hunting/recreational tracts with food plot areas, plenty of wooded cover & water source via shoreline access on a large lake.

Combine Tracts 3 & 4 for a Dream Hunting Spot Including 14.16 Cropland Acres (FSA)!



Inspection Date:
 Tuesday, February 4 • 1-3pm.
 Meet a Schrader Rep at Tract 2.

Seller:
 Carolyn Joyce Wilson Estate
Auction Managers:
 Gene Klingaman • 260.229.2401
 Drew Lamle • 260.609.4926
 Brad Horrall • 812.890.8255

SCHRADER
 Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com



155.87±
 Acres
 Offered in 4 Tracts