

**819±**  
*acres*

Offered in 13 Tracts

◆ Knox County, IN • Near Oaktown ◆

# LAND AUCTION



- ◆ Potential Building & Recreational Sites!
- ◆ 670 Cropland Acres ◆ 4 Farms
- ◆ 15 Miles North of Vincennes, IN
- ◆ 17 Miles South of Sullivan, IN

**Tuesday, October 21 • 6pm**

*Held at Highland Woods Community Center - 1377 Hart St, Vincennes, IN 47591*



800.451.2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)



Online Bidding Available



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# LAND AUCTION

## INSPECTION DATES:

Tue, Sep. 23 • 10am-12pm at Tract 4  
Tue, Sep. 23 • 1-3pm at Tract 12  
Tue, October 7 • 10am-12pm at Tract 4  
Tue, October 7 • 1-3pm at Tract 12



**AUCTION LOCATION:** Highland Woods Community Center, 1377 Hart St, Vincennes, IN 47591

## DIRECTIONS TO PROPERTY:

**Tracts 1, 2 & 3:** From Oaktown at the intersection of Oaktown/Freelandville Rd, take Hwy 41 south 2.8 miles to N Ross Rd, turn left 250' to N Meeks Rd, turn right & proceed .75 miles to Tracts 1, 2 & 3.

**Tracts 4, 5, 6, 7, 8 & 9:** From Oaktown at the intersection of Hwy 41 & Oaktown/Freelandville Rd, go east on Oaktown/Freelandville Rd 1.5 miles to Tracts 4, 5, 6 & 7. To Tracts 8 & 9, turn south (right) on N Scott Rd .3 mile.

**Tracts 10, 11 & 12:** From Oaktown at the intersection of Hwy 41 & Oaktown/Freelandville Rd, take Hwy 41 south 1 mile to Co Op Rd, turn right 1 mile (crossing a railroad track & crossing Old Hwy 41 to the "T" at E Wilson Rd (N Taylor Rd), turn left 1.2 miles to Texas Gas Rd, turn right .5 mile to E Airport Rd, turn left 2 miles to N Mason Rd, turn left 1 mile to Tracts 10, 11 & 12

**Tract 13:** From Oaktown at the intersection of Hwy 41 & Oaktown/Freelandville Rd, take Hwy 41 south 1 mile to Co Op Rd, turn right 1 mile (crossing a railroad track & crossing Old Hwy 41 to the "T" at E Wilson Rd (N Taylor Rd), turn left 1.2 miles to Texas Gas Rd, turn right .5 mile to E Airport Rd, turn left 3 miles, E Airport Rd will turn to Blann Rd. Continue on Blann Rd though a 90 degree right turn & continue on Co Rd 325 W approx. to Tract 13 west of the levee.

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**SCHRADER**  
Real Estate and Auction Company, Inc.

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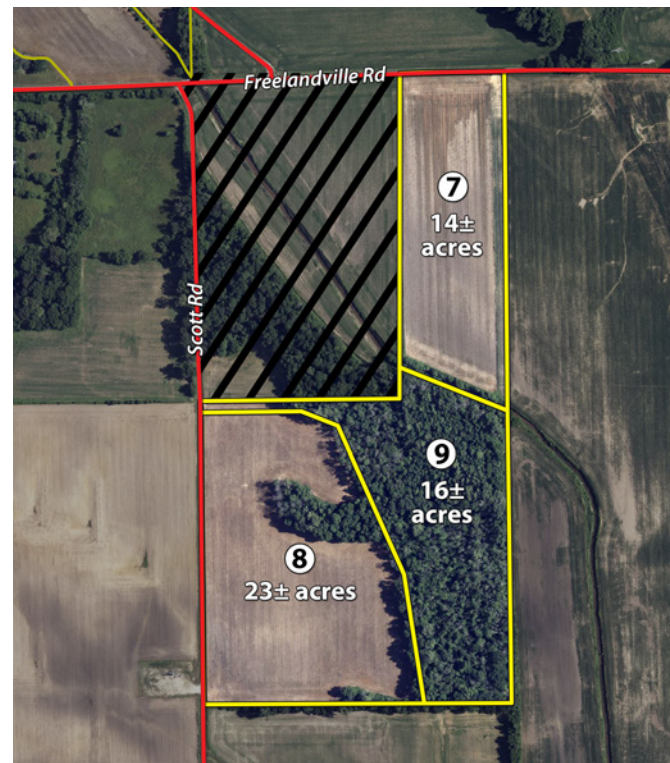
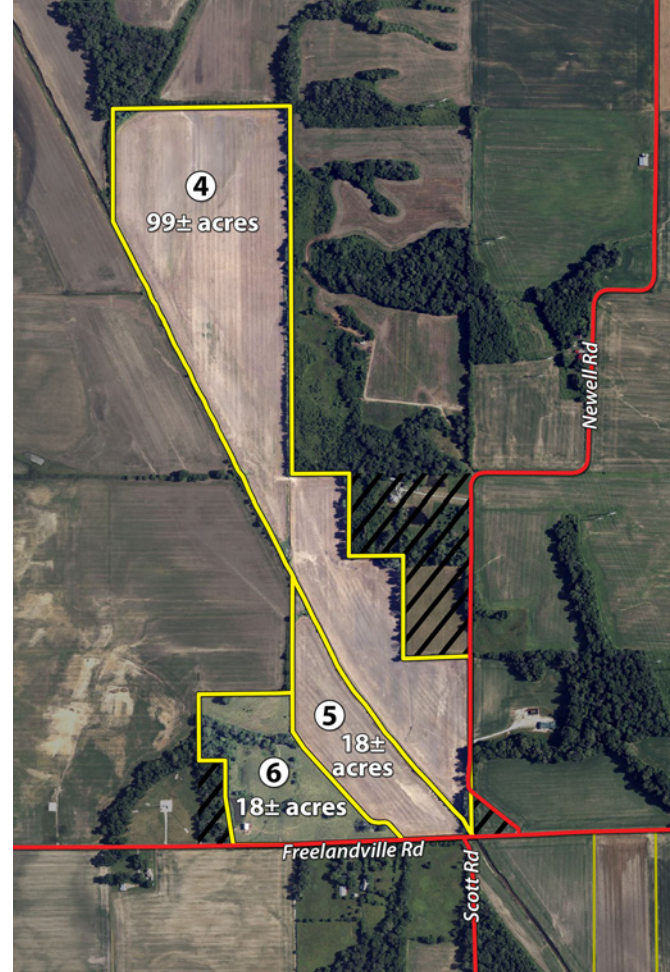
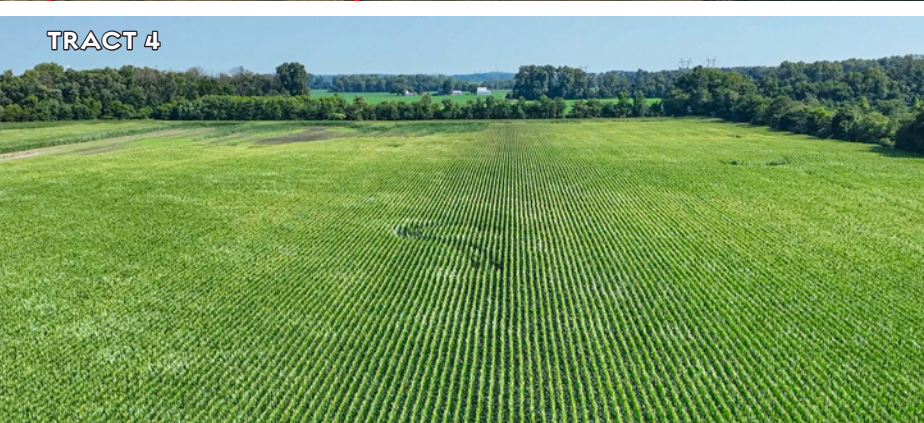
**SELLER:** Estate of Marjorie Tolan  
**AUCTION MANAGER:** Brad Horrall  
**PH:** 812.890.8255



TRACT 3



TRACT 4



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**SELLER:** Estate of Marjorie Tolan  
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Tue, October 7 • 10am-12pm at Tract 4 & Tue, October 7 • 1-3pm at Tract 12

TRACT	ACRES	CROPLAND ACRES	WOODS/PASTURE/ RECREATION ACRES	COMMENTS
1	68±	63.5±	1±	Predominately Ragsdale & Sylvan soils. Good access & Location Near Hwy 41.
2	17±	16±	0	Good location w/ building potential. Alvin soils, ideal for produce production, along Meeks Rd.
3	24±	23.5±	0	Mostly highly productive Ragsdale soils, fronting Chattin & Meeks Rd's. A nice potential building site.
4	99±	92±	0	Over 90% tillable, mostly Lyles & Ayrshire soils.
5	18±	19.8±	0	100% cropland according to FSA, comprised of Lyles & Ayrshire soils.
6	18±	4.2±	0	Excellent pasture Tract w/ a lot of building potential & improved w/ a classic livestock barn.
7	14±	11.6±	0	Nearly all tillable, mostly Wakeland, Lyles & Ayrshire soil.
8	23±	21.8±	0	Ragsdale, Ayrshire & Iona soils, easy access from Scott Rd.
9	16±	0	16±	A nice upland woods tract ideal for hunting or a potential building site.
10	175.5±	142.2±	30±	Mostly productive Kings & Selma soils, level topography a great candidate for center pivot irrigation.
11	99±	81.7±	16±	Mostly Kings & Selma soils. Combine w/ Tract 10 & have over 220 contiguous tillable acres suitable for pivot irrigation.
12	102.8±	84.3±	12±	Stockland & Chelsea soils, ideal for produce. This tract has an irrigation well already in place.
13	144.6±	110.3±	25±	Level topography. This tract is mostly Nolin, Haymond & Lomax soils. There are several wooded areas suitable of hunting.

**NOTE:** Most Cropland acreage in the above chart was derived from FSA data w/ the Woods/Pasture/ Recreational acreage column derived from internal measurements. All interested parties are responsible for their own acreage determinations & due diligence.

TRACTS 4-6



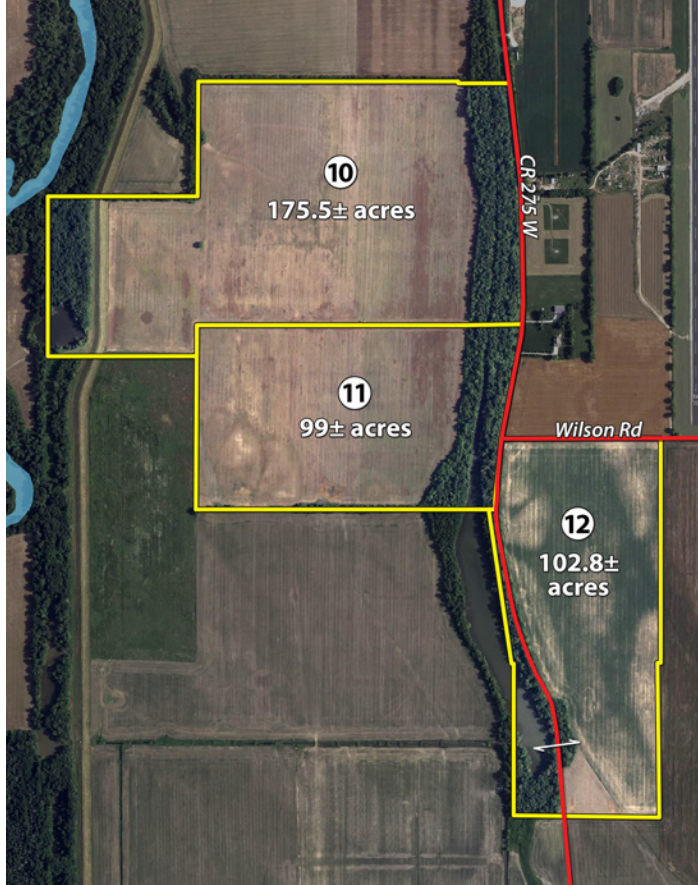
TRACT 6



TRACTS 8 & 9







TRACT 12



TRACT 12



TRACT 13



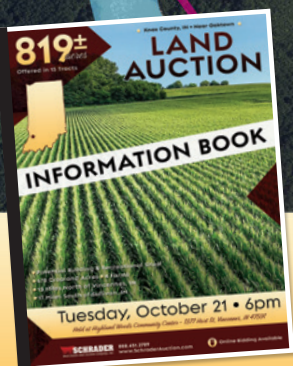
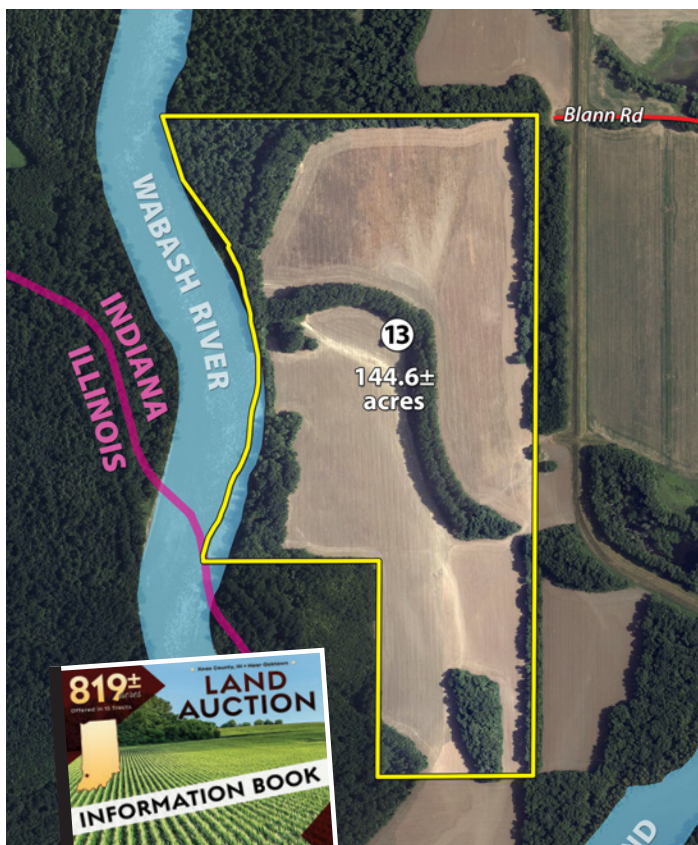
TRACT 13



TRACT 13



**EXCELLENT AREA  
FOR HUNTING!**



**Contact the Auction Company for a detailed Information Booklet w/ additional due diligence materials, including: soil maps, tax & FSA details, etc.**

#### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 13 individual tracts, any combination of tracts & as a total 819± 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 Warranty or Personal Representatives Deed(s).

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

**POSSESSION:** Possession is at closing subject to tenants rights which expire December 31, 2025. The land is available for the 2026 crop year.

**MINERAL RIGHTS:** Seller shall convey to the buyer(s) 100% of mineral rights they own.

**REAL ESTATE TAXES:** The buyer will be responsible for taxes assessed in 2026 due in 2027 and all future 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 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. & it's 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.**



**ONLINE BIDDING AVAILABLE:** You may bid online during the auction at **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**



# 819<sup>±</sup> acres

Offered in 13 Tracts

OCTOBER	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	31	

#### AUCTION MANAGER:

Brad Horral • 812.890.8255 #RB14019367, #AU01052618



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**Corporate Headquarters:** 950 N Liberty Dr, PO Box 508,  
Columbia City, Indiana 46725 #AC63001504, #CO81291723

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