

- Near Huntingburg & Jasper
- Pike County, Indiana

# LAND AUCTION



*Tuesday, February 10 • 6pm*

**176.8±**  
Acres

- 95± Tillable Acres • Excellent Hunting Area
- Joining Patoka River National Wildlife Refuge
- Over 1/2 Mile of Patoka River Frontage

Offered in 3 Tracts  
or Combinations



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***This property offers a wonderful opportunity to acquire 95± acres of income producing tillable farmland & at the same time acquire 80± acres of excellent hunting/recreational land adjacent to the Patoka River National Wildlife Refuge. If you're a Hunter/Recreationist or Farmer don't miss this important auction. I look forward to meeting you at the inspection or the auction on February 10th!***



**Tract 1**



**Tract 2**

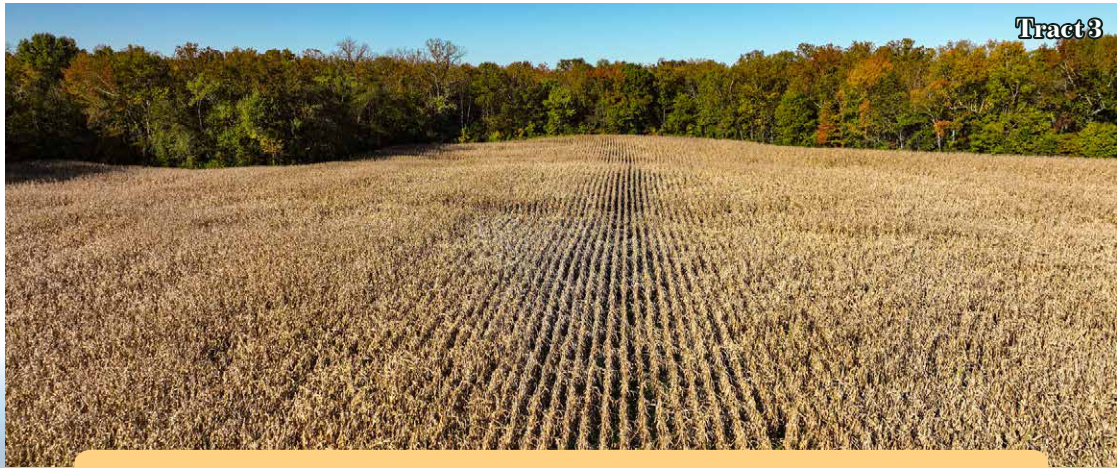


**Tract 3**

**TRACT 1 - 50± ACRES** with 30± tillable acres, the balance is mostly wooded. There is a small pond, frontage along St Rd 257, a homesite & older outbuildings.

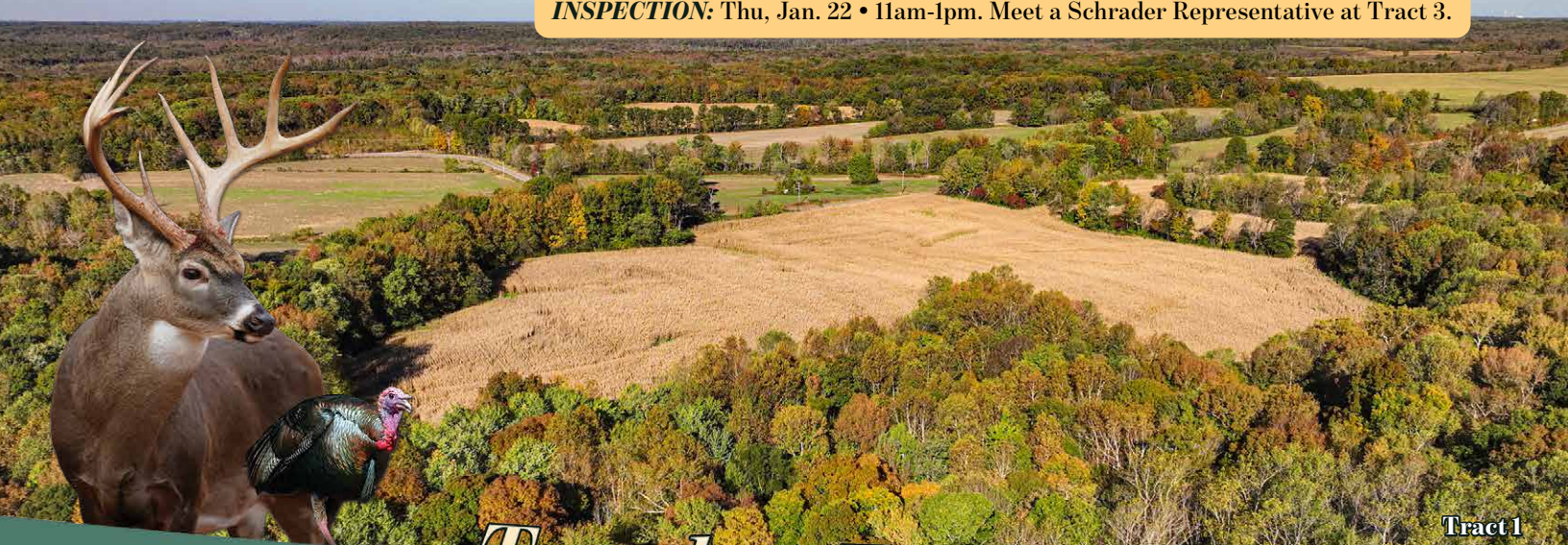
**TRACT 2 - 74.3± ACRES** with 38± tillable acres, the balance is mostly wooded. There is over 1/2 mile frontage along Patoka River. This tract is adjacent to the Patoka River National Wildlife Refuge.

**TRACT 3 - 52.5± ACRES** with 27± tillable acres, the balance is in woods & adjoins the Patoka River National Wildlife Refuge.



**Tract 3**

**INSPECTION:** Thu, Jan. 22 • 11am-1pm. Meet a Schrader Representative at Tract 3.



**Tract 1**

## Tuesday, February 10 • 6pm

### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts & as a total 176.8± 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 complete.

**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 Warranty 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 2026 taxes due in 2027 & thereafter.

**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.

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

**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.

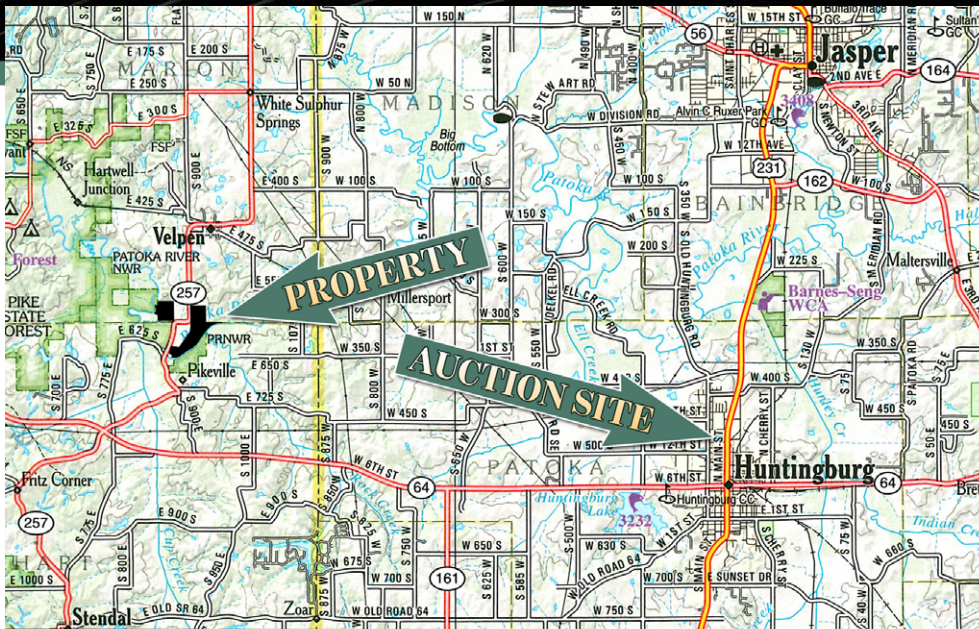
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement.



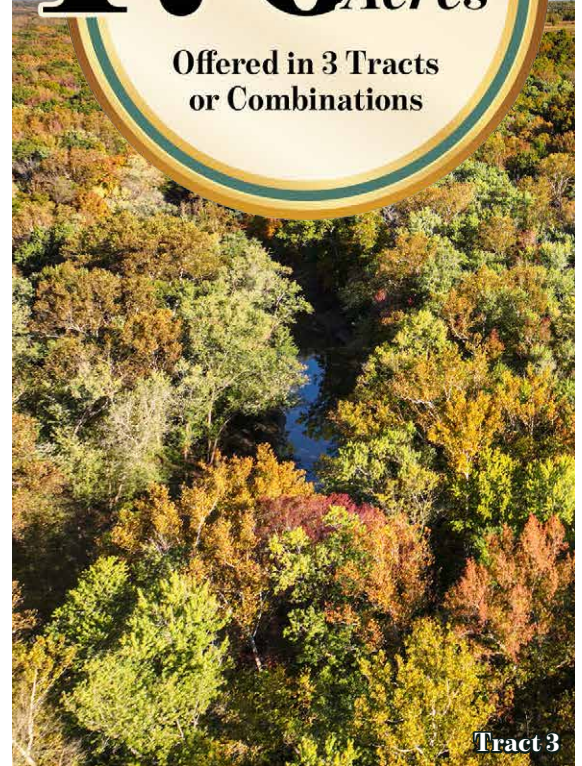
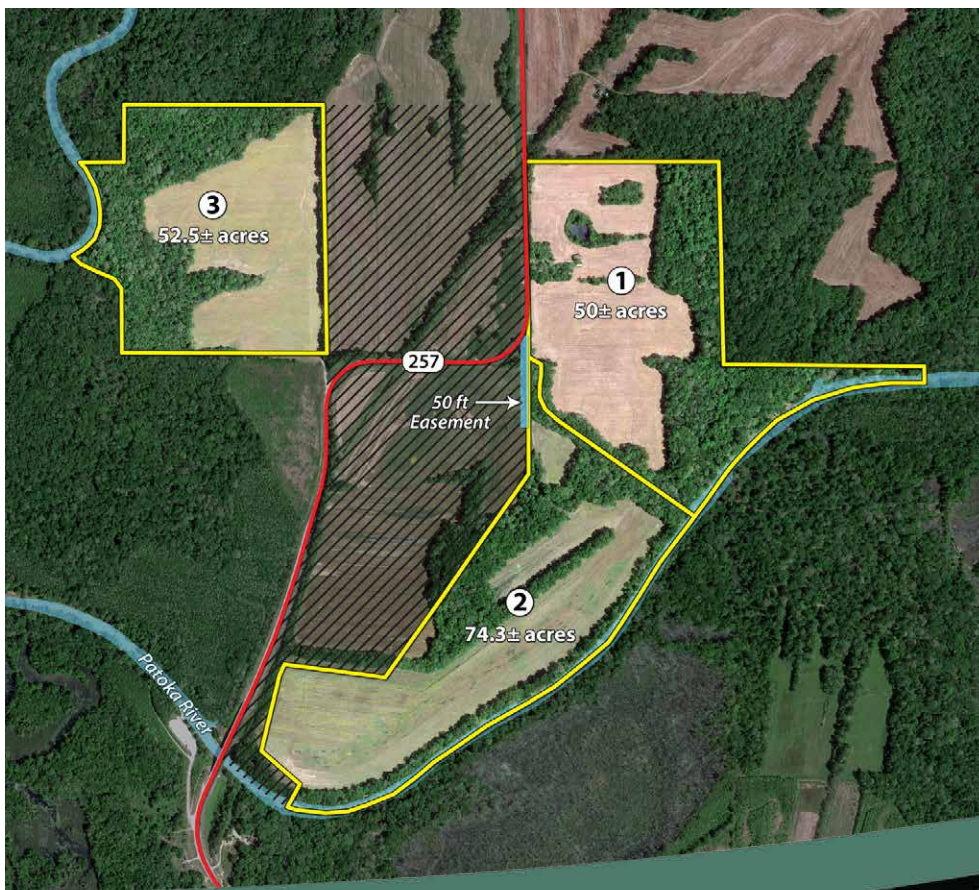
# 176.8± Acres

Offered in 3 Tracts or Combinations

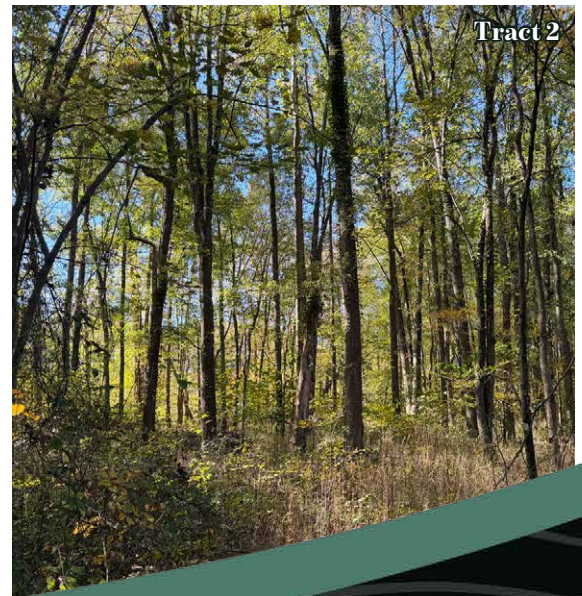


**AUCTION LOCATION:** Huntington Event Center, 110 E 14th Street, Huntington IN 47542

**DIRECTIONS TO PROPERTY:** From the junction of US Hwy 231 (Main St) & St Rd 64 (6th Street) in downtown Huntington, go west on St Rd 64 10 miles to St Rd 257, turn north & proceed 2.8 miles to the property.



Tract 3



Tract 2

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.**  
STOCK PHOTOGRAPHY: Photos are for illustrative purposes only & are not of the auction property.

**OWNERS:** Dave Coleman & Carol Beth Coleman  
**AUCTION MANAGER:** Brad Horrall • 812.890.8255



**ONLINE BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

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2% Buyer's Premium

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



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- Pike County, Indiana

# LAND AUCTION

*Tuesday, February 10 • 6pm*

Schrader Real Estate and Auction Company, Inc.  
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,  
Columbia City, Indiana 46725 #AC63001504, #C081291723

## 176.8± Acres

Offered in 3 Tracts  
or Combinations



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

### AUCTION MANAGER:

Bradley R. Horrall • 812.890.8255 #AU01052618, #RB14019367

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Tract 3

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