

# *Southeast Indiana* **Land Auction**

Switzerland County  
Craig Township, IN

# 140<sup>±</sup> *acres*

Offered in 6 Tracts  
or Combinations

- Farmhouses, Barns, Potential Cropland & Woods
- Great Hunting & Recreation Potential
- Potential Building Sites

Tracts 3 & 4

Tracts 3-6

# Monday, December 15 • 6pm





# Southeast Indiana Land Auction

The Revocable Living Trust of Larry & Kathleen Perlich, Kathleen Perlich as Grantor & as Trustee, is offering a fabulous opportunity to acquire a large amount of land in Switzerland County, IN. This property consists of three tax parcels totaling 140± acres w/ 68.66± potential cropland acres per FSA. This total property is located a short distance from Vevay, IN & has excellent road frontage on Parks Ridge Rd (60± acres) & has access from Hastings Rd (80± acres). Whether you are an operator looking to acquire additional acreage, a hunter looking to acquire potential great hunting & recreation opportunity, an investor looking to buy additional land or an individual looking to purchase a rural homestead, do not miss this opportunity to bid on a great property in Switzerland County!

## PROPERTY HIGHLIGHTS:

- 68.66± USDA Potential Cropland Acres
- 2026 Crop Rights Conveyed
- Timber & Hunting Rights Conveyed
- Municipal Water Is Available through Patriot Municipal Utilities
- Easy Access to SR 129 & SR 56

## TRACT DESCRIPTIONS (ALL ACREAGES ARE APPROXIMATE) - SEC. 32 & 33 CRAIG TWP. & SEC. 4 CRAIG TWP.

**TRACT 1: 9± Acres** & Potential Building Site! With excellent road frontage on Parks Ridge Rd, this tract has potential cropland & pastureland. Municipal water is available to this tract through Patriot Municipal Utilities (new tap fee required\*). The soil is a mix of Cincinnati silt loam & Eden silty clay loam. Consider the possibilities on this tract!

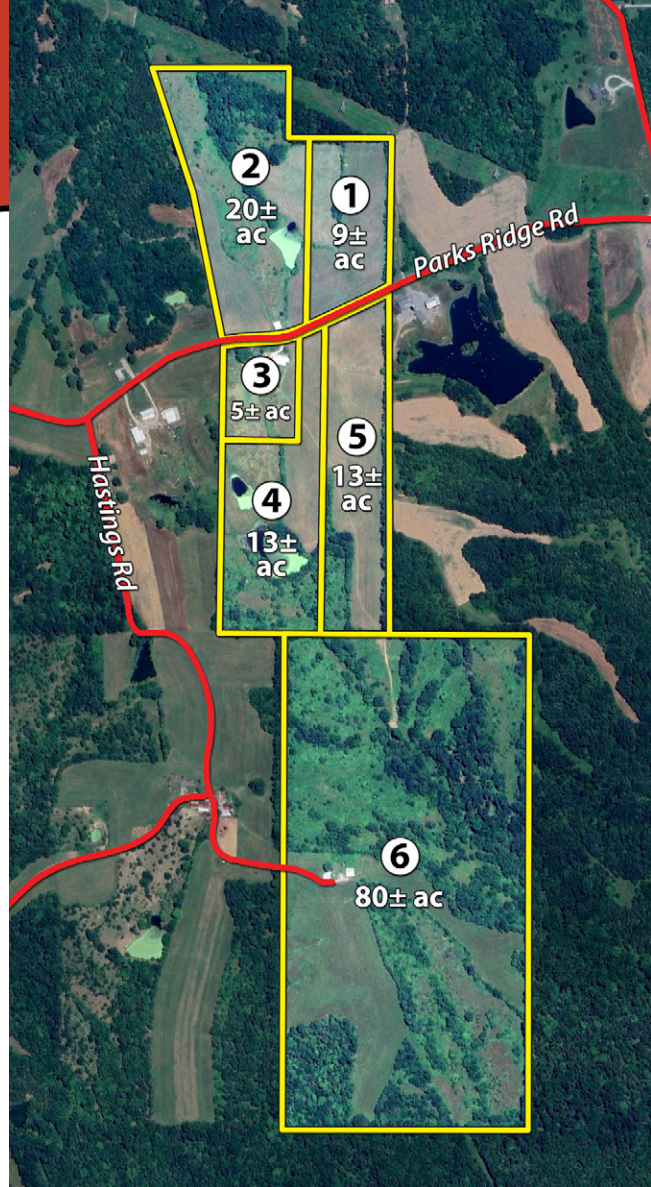
**TRACT 2: 20± Acres** w/ Pond, Hay Shed & Woods! With excellent road frontage on Parks Ridge Rd, this tract has potential cropland & pastureland & includes a .5± acre pond & 4± of woods. Municipal water is available to this tract through Patriot Municipal Utilities (new tap fee required\*). The soil is a mix of Eden silty clay loam & Cincinnati silt loam. Combine tracts 1 & 2 for 29± acres in Switzerland County! Do not forget about the potential building site on this tract either!



Tracts 1 & 2



Tracts 1 & 2



Tracts 3 & 4



Tracts 3-5



**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.

Tract 6

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SELLER: The Revocable Living Trust of Larry & Kathleen Perlich, Kathleen Perlich as Grantor & as Trustee  
AUCTION MANAGER: Steven Coil • 260.446.2037 (Cell)



Switzerland County  
Craig Township, IN

**140±**  
acres

Offered in 6 Tracts  
or Combinations

**OPEN HOUSE/INSPECTION**  
**DATES:** Fri, Nov. 7 from 3-5pm;  
Sat, Nov. 8 from 10am-12pm;  
Fri, Nov. 21 from 3-5pm &  
Sat, Nov. 22 from 10am-12pm.  
Meet Auction Manager onsite or  
call for a private showing.

**TRACT 3: 5± Acres,** Farmhouse, Barns, Shed & Silo! With excellent road frontage on Parks Ridge Rd, this tract includes an 1840's, 1,742± sq. ft. one-story farmhouse w/ 3 bedrooms & 1 full bath on a 1,191 sq. ft. crawl space. The farmhouse has L.P. gas central warm air, municipal water, & private septic. This tract also includes a bank barn, pole barns w/ lean-to's, utility shed & a 10' x 30' silo. If you desire to own a mini farm in Switzerland County, here is your one-time opportunity!

**TRACT 4: 13± Acres** w/ Two Ponds! With 150' of road frontage on Parks Ridge Rd, this tract is potential pastureland & includes woods & two ponds, one measuring .4± acres & the other 1± acre. Municipal water is available to this tract through Patriot Municipal Utilities (new tap fee required\*). The soil is a mix of Eden silty clay loam & Cincinnati silt loam. Combine tracts 3 & 4 for 18± acres in Switzerland County!

**TRACT 5: 13± Acre** & Potential Building Site! With excellent road frontage on Parks Ridge Rd, this tract has potential cropland & pastureland. Municipal water is available to this tract through Patriot Municipal Utilities (new tap fee required\*). The soil is a mix of

Cincinnati silt loam & Eden silty clay loam. Combine tracts 5 & 6 for 93± acres of potential great hunting & recreation opportunity in Switzerland County!

**TRACT 6: 80± Acres,** Farmhouse, Barn & Shed! This tract is at the end of the left wing of Hastings Rd, which is County maintained\*\*. This tract is a mix of potential pastureland & woods, & includes an 1870's, 1,120± sq. ft. one-story farmhouse w/ 3 bedrooms & 1 full bath on a crawl space. This tract also includes a barn & utility shed. The soil is a mix of Eden silty clay loam, Switzerland silt loam, & Carmel silty clay loam. Consider the possibilities of a new cabin on this tract, w/ potential for great hunting, gardening, camping & recreation opportunity in Switzerland County!

*\*Information obtained from Joey Duckworth, Superintendent of Patriot Municipal Utilities. Please contact Joey at [Joey@patriotmunicipalutilities.com](mailto:Joey@patriotmunicipalutilities.com) or (812) 221-0135 w/ any further questions.*

*\*\*Verified by Dusty Hunt, Superintendent of Switzerland County Highway. Please contact Dusty at (812) 801-3832 w/ any further questions.*

**AUCTION LOCATION:** Switzerland County Technology & Education Center, 708 West Seminary St, Vevay, IN 47043

**PROPERTY LOCATION:** From the intersection of SR 56 & SR 129 near Vevay, IN, drive north on SR 129 for 5.6 miles to Parks Ridge Rd. Turn right & drive east along Parks Ridge Rd for 2.3 miles to property. **Tracts 1-5:** 4994 Parks Ridge Rd, Vevay, IN 47043  
**Tract 6:** 6828 Hastings Rd, Vevay, IN 47043



#### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in SIX (6) individual tracts, any combination of tracts & as a total of 140± 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. The property will be bid in a manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** A Buyer's Premium equal to 2.5% of the high bid amount will be charged to the Buyer at the auction & paid to the Owner as part of gross purchase price.

**DOWN PAYMENT:** 10% down payment on the day of the auction for individual tracts or combinations of tracts w/ the balance in cash at closing. 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:** Successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.

**EVIDENCE OF TITLE:** Seller shall provide an Owner's title insurance policy in the amount of the gross purchase price.

**DEED:** Seller shall provide Trustee's Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which is targeted to take place approximately 45 days after the auction.

**POSSESSION:** Buyer(s) shall receive possession at closing. 2026 crop rights, timber rights, & hunting rights to be conveyed to Buyer(s).

**REAL ESTATE TAXES:** Seller shall pay the 2025 Real Estate taxes payable in 2026, which will be credited to Buyer(s) at closing. Buyer(s) shall pay all Real Estate taxes thereafter. 2024 pay 2025 real estate taxes were \$2,018.14/year w/ deductions.

**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.

**TRACT MAP(S) & ACREAGE:** All tract map(s), tract acreage, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

**SURVEY:** The Seller shall provide a new survey where there are no existing legal description(s) 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. The 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. Closing prices will be adjusted, excluding "Tract 3", to reflect any differences between advertised & surveyed acres.

**FSA INFORMATION:** Farm #2343; Tracts #609 and #612. Total potential cropland acres of 68.66 per FSA. Most of the potential cropland acres are not currently being maintained for crop production.

**EASEMENTS:** All real estate is being sold subject to any & all easements of record.

**MINERAL RIGHTS:** The auction sale will include all minerals currently owned by the Seller (if any). However, no promise, warranty, or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

**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. The 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.**

**NEW INFORMATION, CORRECTIONS & CHANGES:** Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information. **BIDDER PRE-REGISTRATION IS STRONGLY ENCOURAGED!**

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



# Southeast Indiana Land Auction

Monday, December 15 • 6pm

**CORPORATE HEADQUARTERS:** 950 N Liberty Dr, PO Box 508  
Columbia City, IN 46725 #AC63001504, #CO81291723

DECEMBER	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:

Steven Coil • 260.446.2037 (Cell)  
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