

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract, as a total 80± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of the auction. The down payment may be made in the form of a cashier's check, personnel 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: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the seller's 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.

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

POSSESSION: Possession shall be at closing subject to tenant's right to 2025 crop.

REAL ESTATE TAXES: Buyer will be responsible for the 2026 real estate taxes due in 2027 and 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.

AGENCY: Schrader Real Estate & 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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 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.

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGER:

Brad Horrall

812-890-8255

Bradley Horrall, RB14019367, AU01052618



800-451-2709

SchraderAuction.com

DECEMBER 2025						
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			

Real Estate AUCTION

80± acres Offered in 1 Tract

Greene County, IN



- 77 Tillable Acres (approx)
- Productive soils
- Country Home
- Possession for the 2026 Crop Year
- Extensive Drainage Tiling



ONLINE BIDDING
AVAILABLE

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Greene County, Indiana (near Lyons)

Real Estate AUCTION

80± acres Offered in 1 Tract

Auction held at the Lyons Community Building,
600 West Broad St., Lyons IN 47443

Tuesday, December 16th at 1pm



Greene County, Indiana (near Lyons)

Real Estate AUCTION

80± acres

Offered in 1 Tract

Tuesday, December 16th at 1pm

AUCTION LOCATION: Lyons Community Building, 600 West Broad St., Lyons IN, 47443.
PROPERTY ADDRESS: 4627 S 800 W, Lyons IN 47443

DIRECTIONS TO PROPERTY: At the jct of Hwy 47 and Co Rd 800 W on the westside of Lyons, go south on 800 W 2.3 miles to the property.



AUCTION SITE



- 77 Tillable Acres (approx.) • Productive soils
- Country Home • Possession for the 2026 Crop Year • Extensive Drainage Tiling

LEGAL DESCRIPTION: N1/2, SW 1/4, Section 16, Township 6 N, Range 6 West
PROPERTY DESCRIPTION: 80 ACRES± with approximately 77 tillable acres, predominant soils are Henshaw and Montgomery with some Rensselaer. There is a single-story frame home with 1136 square feet of living area, the home has a living room, 2 bedrooms, full bath and kitchen with built-in cabinets and appliances. There is a full basement and enclosed wrap around porch. The home is heated with a fuel oil furnace and has central air conditioning.

SELLER: Kathy Summerville
AUCTION MANAGER: Brad Horrall, 812-890-8255



INSPECTION DATE:

Tuesday, December 2nd • 11am to 1pm



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Real Estate and Auction Company, Inc.



**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.

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