

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered as a single property.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers check, personal 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: Successful bidder 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.

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing.

REAL ESTATE TAXES: Taxes to be prorated to the day of closing.

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: It is expected that the property will transfer using the current legal description.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

**CORPORATE HEADQUARTERS:**

950 N. Liberty Dr., Columbia City, IN 46725

CENTERVILLE, IN OFFICE:

300 N. Morton Ave., Centerville, IN 47330

**AUCTION MANAGER:
ANDY WALTHER,
765-969-0401**

Andrew M. Walther, RB14024625, AU19400167

Schrader Real Estate and Auction Company, Inc.,
AC63001504



800-451-2709

SchraderAuction.com

26[±] acres Hancock County, IN Real Estate AUCTION



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			



26[±] acres

OFFERED IN 1 TRACT

6 Miles east of GREENFIELD

30 Miles to ANDERSON (Hoosier Park Racing)

31 Miles to SHELBYVILLE (Horseshoe Indianapolis Racing)

**Thursday,
December 11th • 6pm**

Real Estate AUCTION

Greenfield, IN • Hancock County



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Greenfield, IN • Hancock County

6 Miles east of GREENFIELD

30 Miles to ANDERSON (Hoosier Park Racing)

31 Miles to SHELBYVILLE (Horseshoe Indianapolis Racing)

Real Estate AUCTION

26± acres

- 3 Bedroom Ranch Home • Massive 100' x 152' Pole Barn with Riding Area & Stalls. Features an attached 24' x 40' office or living space equipped with a bathroom and observation area.
- Established Outdoor ½ mile Dirt Training Track and Outdoor Riding Arena • Beautiful 3± Acre POND
- LOCATION, LOCATION! LOCATED in rapidly growing HANCOCK County
- Potential ESTATE BUILDING SITE — MINI-FARM — LIVESTOCK FARM
- GREAT Visibility on US 40 / Large HARD surface gravel lot

**Thursday,
December 11th • 6pm**

OFFERED IN 1 TRACT

PROPERTY LOCATION:

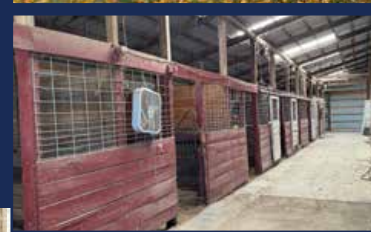
7820 E. US 40, GREENFIELD, IN 46140

AUCTION LOCATION: Charlottesville Lion's Club Building.
10165 East CR 25, Charlottesville, IN 46117

PROPERTY DESCRIPTION:

This 26± Acres represents a UNIQUE property that warrants your attention.

- Home built in 1987 with 1,840 sf of living space featuring 3 Bedrooms and 2 Full Bathrooms. Vinyl sided with a gas furnace and central air
- Large Pole Barn (100' x 152') with an indoor riding and stall area. Features an attached 24' x 40' office or living space equipped with a bathroom and observation area.
- Pole barn has NEW metal siding, trim, sliding doors, windows and exterior entry doors
- Serviced by Eastern Hancock Schools
- 3± Acre Pond encompassed by a ½ mile dirt training track and additional outdoor riding arena
- Property Consists of (2) tax parcels: 30-08-32-400-001.001-011 and 30-08-32-400-001.000-011
- Total Property Taxes payable in 2025: \$ 2,881.70
- Located in Section 32 of Jackson Township
- The property has a nice mix of pasture, established grasses, potential tillable land, and improvements all waiting for you to make it your own.
- Take advantage of the INSPECTION TIMES to come and view this property.



OWNER:

Nasby Family Irrevocable Trust
SALES MANAGER: Andy Walther

765-969-0401 (cell)

andy@schraderauction.com

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709

SchraderAuction.com

Inspection Dates:

Friday, November 21st • 12 NOON - 1PM
Wednesday, November 26th • 12 NOON - 1PM
Thursday, December 4th • 12 NOON - 1PM



**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.

