

REAL ESTATE AUCTION
THURSDAY, APRIL 9, 2020 ~ 6:00 PM
2112 W. Powerline Rd., Bedford, IN

Directions: From Hwy. 50, turn north onto Hwy. 446. Turn left onto the 2nd road to the left
(Powerline Rd.) and follow to signs.

320 +/- ACRES
in 8 Tracts

Tract 1: 40 +/- acres
Tract 2: 40 +/- acres
Tract 3: 111 +/- acres, open & wooded
Tract 4: Limestone home on 1 +/- acre
Tract 5: 5.1 +/- acres
Tract 6: 5.8 +/- acres
Tract 7: 111 +/- acres, open & wooded
Tract 8: 6 +/- acres

Owner: Tom Anderson Farms, LLC

*AUCTION WILL TAKE PLACE AT ROBINSON AUCTIONS & GATHERINGS
(Located at 8620 N. St. Rd. 37, Orleans, IN)

Terms & Conditions

Auction Procedure: Property consists of 8 tracts that will be offered individually, in any combination of tracts, or all as one parcel. No buyer's premium.

Tract Size: Acreages and marked boundaries on all tracts have been determined based upon aerial photos and current deed descriptions. Any surveying costs will be split between the seller & buyer.

Down Payment & Closing: A 10% down payment will be due day of auction, with balance due at closing. This down payment is non-refundable. Owner will provide clear deed/title insurance. If your bidding is conditioned upon financing, financial arrangements must be made prior to auction. Only cash, check, or money order will be accepted. Out of state checks must be accompanied by a letter of credit from bank. Closing costs will be split between seller & buyer.

Real Estate Taxes: Taxes will be pro-rated at day of closing.

Inspection of Property: Potential buyers are encouraged to do their own independent inspection of the property at their own risk. Any injuries or damages incurred by potential buyer will be at the potential buyer's own risk.

This property is being sold on an as is/where is basis and any announcements made on the day of the sale take precedence over any printed material or previous statements made.