

REAL ESTATE AUCTION
WEDNESDAY, DECEMBER 7, 2022 ~ 6:30PM
30 S. Canton South Boston Rd., Salem, IN

141 +/- ACRES
in 6 TRACTS

Tract 1: 38 +/- acres

Tract 2: 9.8 +/- acres

Tract 3: 9.8 +/- acres

Tract 4: 3 bedroom, 2 bathroom home w/ full basement
on 3.6 +/- acres w/ barn & grain bins

Tract 5: 72 +/- acres

Tract 6: 7.6 +/- acres

**Auction will take place at Robinson Auctions & Gatherings located at 8620 N. St. Rd. 37,
Orleans, IN.*

*OPEN HOUSE: Wed., November 30th 6-7PM
Owner: The Karen Smith Estate*

Terms & Conditions

Auction Procedure: Property consists of 6 tracts that will be offered individually, in any combination of tracts, or all as one parcel. This auction does have a reserve and the owner will let us know during the auction once the reserve has been reached. No buyer's premium.

Tract Size: Acreages and marked boundaries on all tracts have been determined based upon aerial photos and current deed descriptions.

Down Payment & Closing: A 10% non-refundable down payment on each tract will be due the day of the auction, with balance due at closing. 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 & any surveying required will be divided in half 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.

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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.