

338±
Acres
Offered in 4 Tracts
Combinations & the Entirety

Gibson County • Wabash Township
LAND AUCTION
Wednesday, July 25, 2018 • 5pm CT

ATTENTION FARMERS, HUNTERS
& INVESTORS!

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wilsonauctions.com



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PO Box 305 • New Harmony, IN 47631

Gibson County • Wabash Township
AUCTION 338±
Wed., July 25 • 5pm CT Acres

ATTENTION FARMERS, HUNTERS
& INVESTORS!



Gibson County • Wabash Township
LAND AUCTION
8 Miles North of Griffin, Indiana

Tracts 2-4

338±
Acres

Offered in 4 Tracts
Combinations & the Entirety

Tract 1

FSA 132.6± Tillable Acres
Wabash River Frontage
Outstanding Recreational Tracts & Wildlife Habitat

Wednesday, July 25, 2018 • 5pm CT

Held at The Auction Center - New Harmony, Indiana

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LAND AUCTION

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ATTENTION FARMERS, HUNTERS & INVESTORS!

William Wilson Auction & Realty, Inc. has been authorized to sell the real estate belonging to Michael Maier, located in Sections 6, 7, 14 and 31 of Wabash Township, Gibson County, Indiana.

AUCTIONEER'S NOTE: William Wilson Auction Realty is pleased to offer these tracts at public auction. Quality hunting and recreational acreage is becoming harder to find, making this your opportunity to acquire large tracts with river frontage and good wildlife habitat.

PROPERTY LOCATION: Located in Sections 6, 7, 14, 31 of Wabash Township, 8 miles north of Griffin, Indiana.

DIRECTIONS to PROPERTY: From Griffin, Indiana, proceed north on Upper Griffin Road (CR 1150), then north on CR 1850W, then west on CR 650S (at the old Covered Bridge). Continue on CR 650S and follow road to CR 1950W along the river north to Tract 1; to access Tracts 2-4, turn north on CR 1875 off of CR 650S and follow to the property. Watch for signs. Use GPS locator for navigation.

AUCTION LOCATION: The Auction Center • 1026 Granary St, New Harmony, IN 47631.

DIRECTIONS to AUCTION CENTER: From I-64 take Exit 4 to New Harmony. Turn south onto the Thomas F. Mumford Highway (Highway 69 Bypass) and follow to the first exit to New Harmony. "The Auction Center" is located on the north side of Church Street.

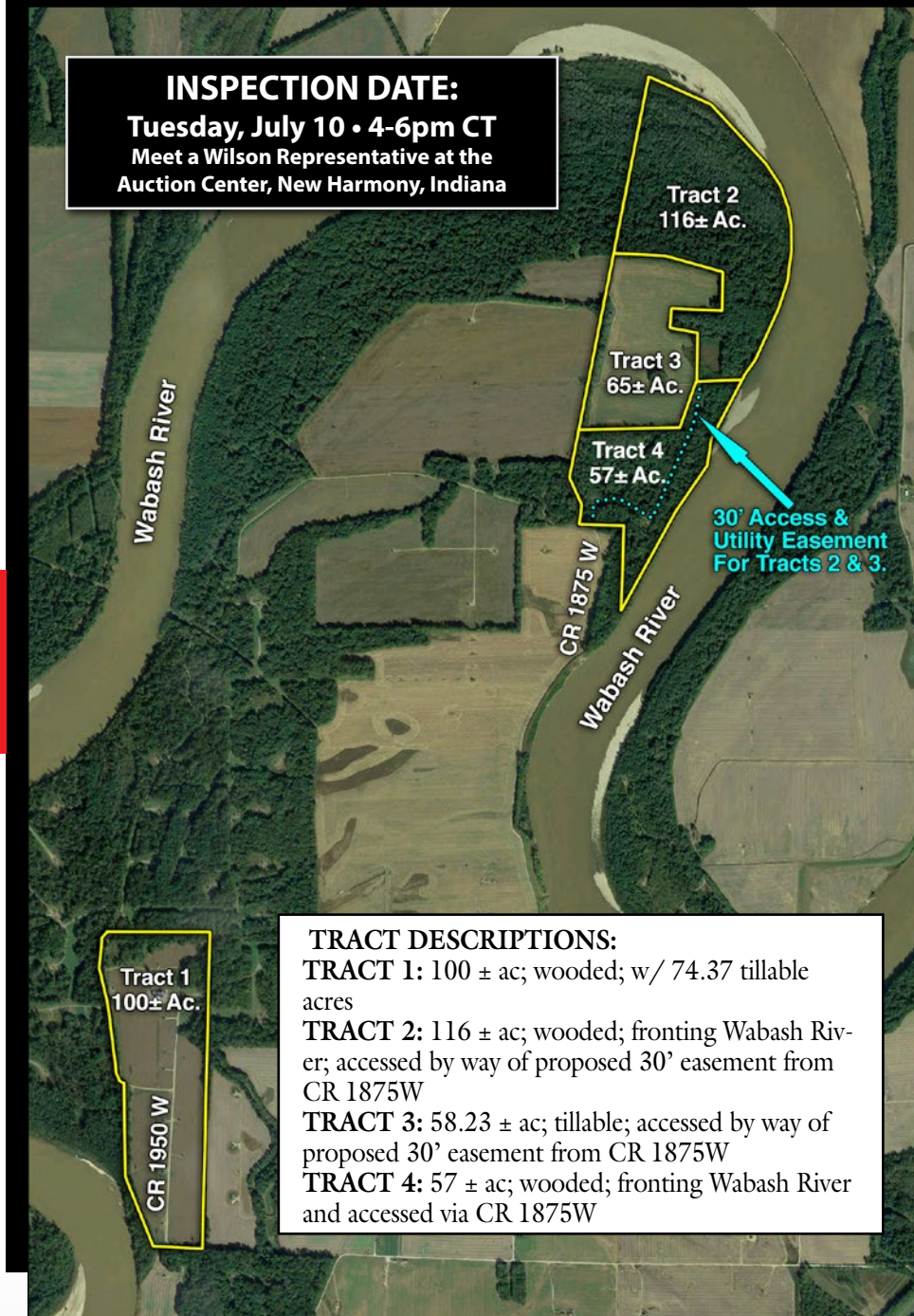
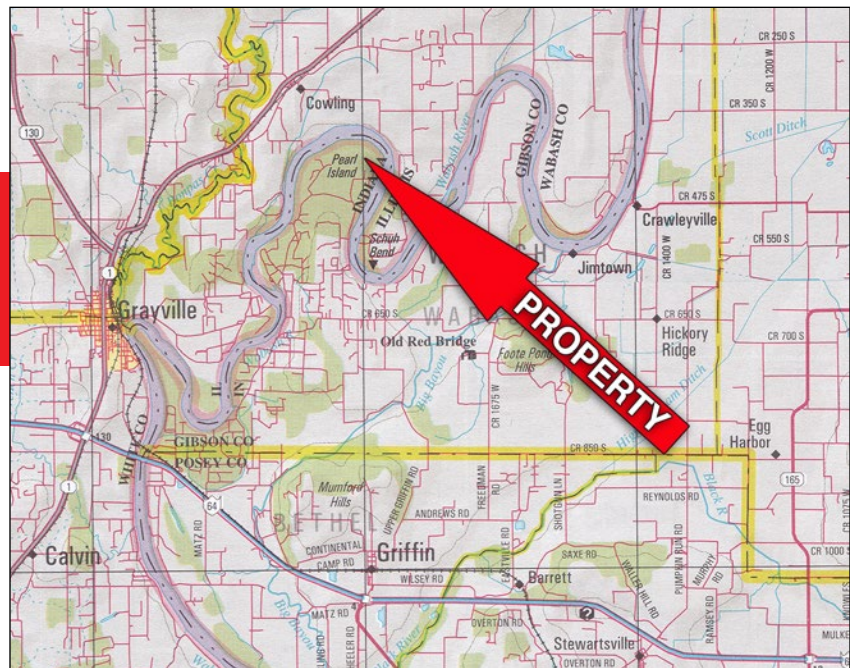
PROPERTY DESCRIPTION:

TRACT 1: 100 Total Acres; Approx. 74.37 Acres Cropland

For the farmland investor, the Maier farm is productive Gibson County farmland featuring Nolin silt loam as the predominant soil type. The 2018 crop is soybeans. Please refer to website for FSA and soil information. Seller will retain lease payments for 2018 crop. [GPS LOCATOR: 38.260084, -87.938439]

TRACTS 2-4: 238 Total Acres, Wooded and Recreational Tracts; Approx. 58.23 Acres Cropland

For the recreational land buyer, these tracts feature over 8,400 ft of frontage along the Wabash River with trails and lowland sloughs. They represent ideal wildlife habitat and have consistently yielded large whitetail deer. [GPS LOCATOR: 38.285871, -87.917783]



PROCEDURE: The real estate will be offered in (4) tracts, in combinations and in the entirety. There will be open bidding during the auction as determined by the Auctioneer. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. All decisions of the Auctioneer are final.

DOWN PAYMENT: A 10% down payment is due on the day of the auction with the balance due at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. Bidding is not conditional upon financing. Bidders should arrange for financing, if needed, and be capable of paying cash at closing.

ACCEPTANCE OF BID: 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.

BUYER'S PREMIUM: A 5% Buyer's Premium will be added to the high bid to determine the contract sale price.

DEED: Seller shall provide a sufficient deed conveying title to the property.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the presentation of insurable title.

POSSESSION: Buyers will receive possession to the property at closing, subject to Farm Tenants' rights. Seller will retain all lease payments for 2018.

REAL ESTATE TAXES: The real estate taxes will be the responsibility of the buyer beginning with the taxes due and payable in May 2019 and thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries outlined on the auction plat and all advertising are approximate and are estimated based on current legal descriptions and/or aerial photos. Purchaser should make his/her own independent determination of acreage prior to bidding.

MINERALS/TIMBER: Seller will retain all minerals owned. Timber harvest has been contracted on Tracts 2-4.

SURVEY: If a survey is deemed necessary to establish a new legal description, the cost of the survey will be shared 50/50 between the seller and buyer.



DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this ad and all related materials are subject to the terms and conditions outlined in the Purchase Agreement, which shall take precedence. 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 WILLIAM WILSON AUCTION & REALTY, INC., including, but without limitations to fitness for a particular use, physical condition, any specific zoning classification, title, location of utilities, assurance of building permits, driveway permits, or water and septic permits. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.



OWNER: Michael Maier
All announcements the day of the auction take precedence over printed material or any other oral statements made.

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