

SPENCER COUNTY, INDIANA

LAND AUCTION

WEDNESDAY, OCTOBER 24 • 5PM (CT)

Held at the Spencer Youth Center (4-H Fairgrounds) - Chrisney, IN

**101±
Acres**

Offered in 3 Tracts
Combinations &
The Entirety

- FSA 50.87± Tillable Acres
- 1800's Classic Barn
- 50± Acre Pasture • Excellent Frontage
- 1 Mile South of SR 70 / 4 Miles East of US 231



812.682.4000

wilsonauctions.com



WILLIAM WILSON
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

**101±
Acres**

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**101±
Acres**



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LAND AUCTION101±

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PROPERTY LOCATION: Located in Sections 16 and 21 of Hammond Township, 4.2 miles northeast of Grandview and 1-miles south of 70; 4 miles east of US-231, centrally located between Rockport, Tell City, and Santa Claus; GPS LOCATOR: 37.983014 -86.964304. **DIRECTIONS:** From US-231 turn East on SR 70 then South on 245 and proceed approximately 1-mile. Watch for signs. **AUCTION LOCATION:** Spencer Co. Youth & Community Center (4-H Fairgrounds). 1101 E CR 800 N, Chrisney IN 47611

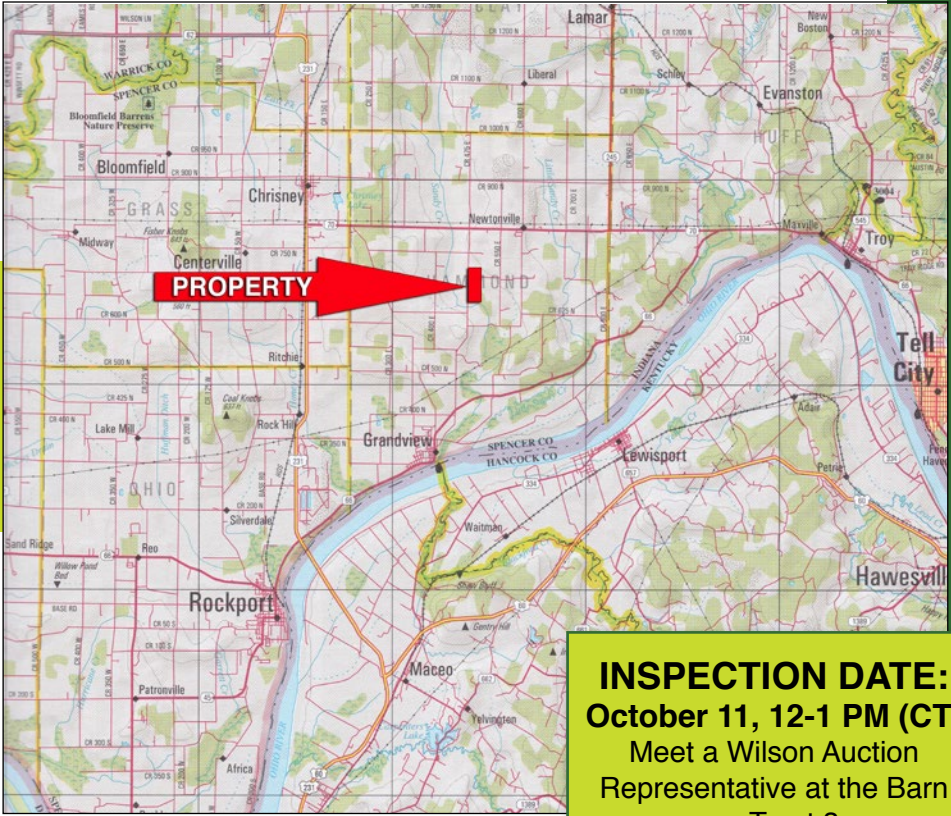
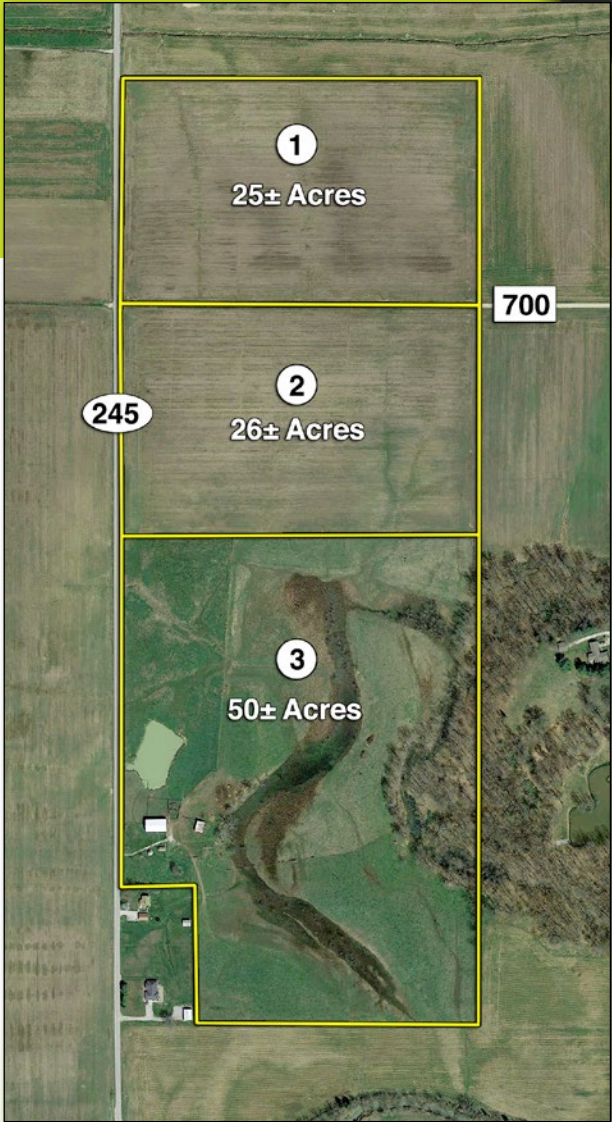
AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Varner Estate Farm at public auction. This farm features good quality tillable tracts and a unique pasture and barnyard in an easy to access location.

PROPERTY DESCRIPTION:

Tracts 1 and 2: 51 Total Acres, Tillable Spencer County Tracts
For the farmland buyer, these tracts feature approximately 50.87 tillable acres with ample road frontage along 245 and CR 700 which provides for easy access. Predominant soil types include Zipp silty clay loam, Henshaw silt loam, and Markland silty clay loam.
The 2018 crop is soybeans. Please refer to website for FSA and soil information.

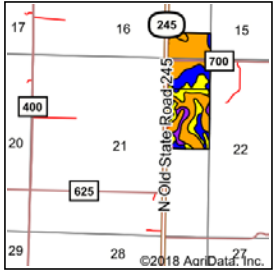
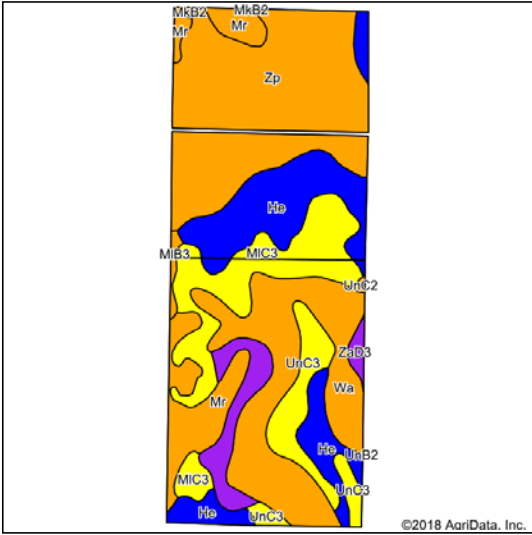
Tract 3: 50-Acre Pasture and Barnyard
1800's barn, feed bins, and fencing in place this tract features road frontage along 245 and represents a quality pasture, and barnyard, easy to access and centrally located between surrounding communities.

TRACT DESCRIPTIONS
Tract 1: 25 ± ac; all tillable; fronting 245 and CR 700
Tract 2: 26 ± ac; all tillable; fronting 245 and CR 700
Tract 3: 50 ± ac; partially wooded and pasture ground; fronting 245



INSPECTION DATE:
October 11, 12-1 PM (CT)
Meet a Wilson Auction Representative at the Barn on Tract 3

Soils Map



State: Indiana
County: Spencer
Location: 21-6S-5W
Township: Hammond
Acres: 105.73
Date: 8/11/2018



Area Symbol: IN147, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Alfalfa hay	Grass legume pasture	Oats
Zp	Zipp silty clay loam, 0 to 2 percent slopes	31.69	30.0%		Illw	148	5	9	44	59		1	6
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	20.51	19.4%		Illw	119	4		39	47		6	
He	Henshaw silt loam	17.92	16.9%		Illw	146	5	10	48	66			
MIC3	Markland silty clay loam, 6 to 12 percent slopes, severely eroded	14.00	13.2%		IVe	105	4	7	37	47	3		
Mr	McGary silt loam	8.76	8.3%		Illw	119	4	8	39	54			
UnC3	Uniontown silt loam, 6 to 12 percent slopes, severely eroded	6.85	6.5%		IVe	125	4	8	44	56			
MID3	Markland silty clay loam, 12 to 18 percent slopes, severely eroded	4.45	4.2%		Vile	90	3	6	32	45			
ZaD3	Zanesville silt loam, 12 to 18 percent slopes, severely eroded	0.72	0.7%		Vle	100	3	7	35	45	4		
MIB3	Markland silty clay loam, 2 to 6 percent slopes, severely eroded	0.55	0.5%		Ille	115	4	8	40	52	4		



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

AUCTION TERMS & CONDITIONS

MINERALS: Owner will retain 50% of the mineral interests owned for 20 years.

POSSESSION: Buyers will receive possession to the property at closing, subject to Farm Tenants rights

TAXES: Buyer will assume May 2019 and thereafter

SURVEY: If new survey is required, survey expenses will be split 50/50 between buyer and seller.

10% DEPOSIT DAY OF AUCTION

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