

THURSDAY, OCTOBER 25 • 5PM (CT)



LAND AUCTION
Posey County, Indiana
Tillable Acreage • Country Home • Barns • Woods
101± Acres



Office: 812.682.4000
Toll Free: 877.338.3272
Email: info@wilsonauctions.com

Bill Wilson, CAI
IN#AU01037816
Andrew Wilson,
CAI, CES
IN#AU19800110
Aron Wilson,
CAI, CES
IN#AU10300104

PO Box 305 • New Harmony, IN 47631

101± Acres

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LAND AUCTION

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101± Acres

Offered in 4 Tracts
Combinations &
The Entirety



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wilsonauctions.com

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Held at the Robinson Twp. Conservation Club - Wadesville, IN

Posey County, Indiana LAND AUCTION 101[±] Tillable Acreage • Country Home • Barns • Woods

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PROPERTY LOCATION: Located in Sections 4 & 9 of Robinson Township, 4-miles south of Blairsville. **DIRECTIONS:** From Hwy 66 at Blairsville, turn South on Stierley Road and proceed approximately 4-miles. Watch for signs.

AUCTION LOCATION: ROBINSON TOWNSHIP CONSERVATION CLUB, 1015 Stierley Road, Wadesville, Indiana

AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Snodgrass Estate Farm at public auction. A classic Posey County farmstead, the farm offers productive tillable farmland, with 10-acres of woods, old farmhouse, and barns. Plan to inspect this property and attend this auction.

PROPERTY DESCRIPTION:

Tracts 1, 2, and 4: 88.5 Total Acres, Tillable Posey County Tracts

For the farmland buyer, these tracts feature approximately 87.3 tillable acres with ample road frontage along Stierley Road which provides for easy access. Predominant soil types include Alford and Wakeland loams, with 7 Acres Evansville Soils.

The 2018 crop is a mix of corn and soybeans. Please refer to website for FSA and soil information.

Tract 3: 12.5-Acre Farmstead

Old Farmhouse and Barns ideal for a small hobby farm or the buyer looking for a nice country location with easy access.

TRACT DESCRIPTIONS

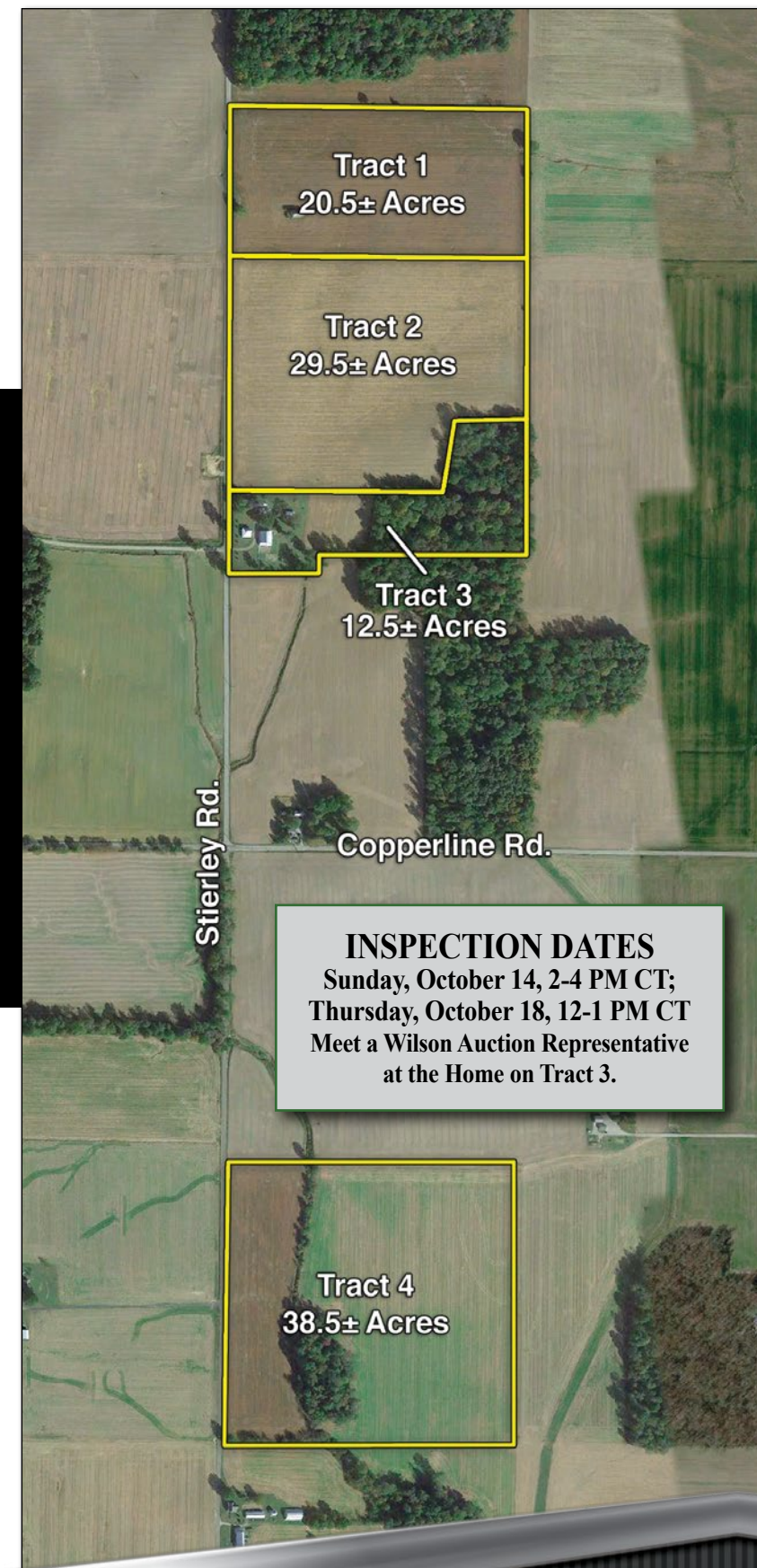
Tract 1: 20.5 ± ac; FSA 19.95 Acres; fronting Stierley Road

Tract 2: 29.5 ± ac; all tillable; fronting Stierley Road

Tract 3: 12.5 ± ac; 10 Acres wooded; fronting Stierley Road

Tract 4: 38.5 ± ac; FSA 35.75 Acres; fronting Stierley Road

Click "Documents" Tab for Detailed Information with additional Due-Diligence Materials, including information such as: soil maps, tax information.



INSPECTION DATES
Sunday, October 14, 2-4 PM CT;
Thursday, October 18, 12-1 PM CT
Meet a Wilson Auction Representative
at the Home on Tract 3.

AUCTION TERMS & CONDITIONS

MINERALS: Seller will convey all minerals owned.

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

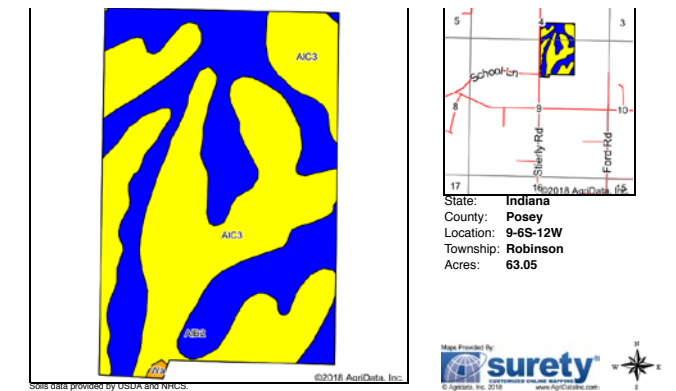
TAXES: Buyer will assume May 2019 and thereafter

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

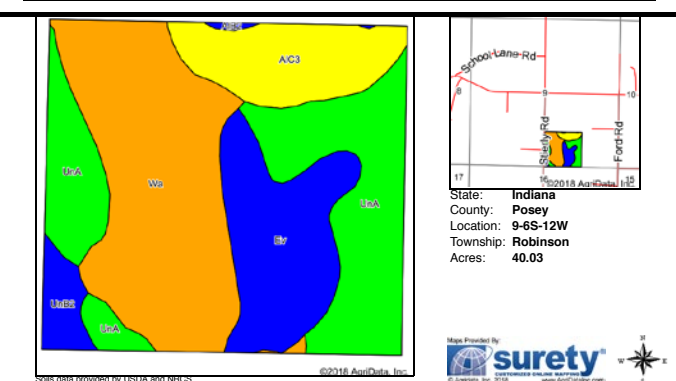
BUYER'S PREMIUM: 6% / 10% DEPOSIT DAY OF AUCTION

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

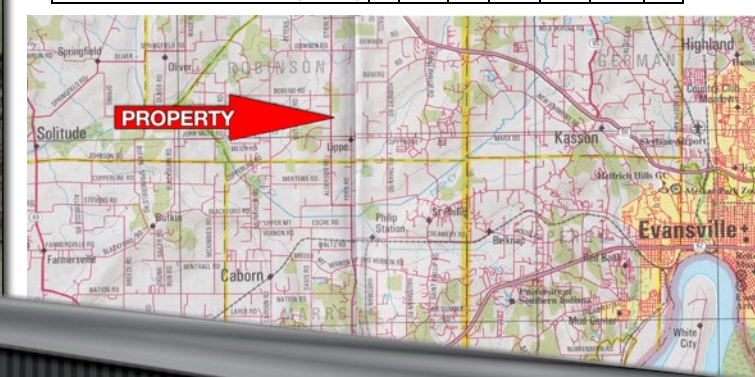
Soil Maps



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Corn	Soybeans	Winter wheat	Grain sorghum	Grass legume hay	Grass legume pasture
AIC3	Alford silt loam, 5 to 10 percent slopes, severely eroded	36.91	58.5%	IVe	116	116	36	46	85	4	6
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	25.94	41.1%	IIe	139	43	55	101	4	7	
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	0.20	0.3%	IIlw	119	39	47			4	6
Weighted Average		125.5	38.9			49.7	91.3	4	6.4		



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Corn	Soybeans	Winter wheat	Grain sorghum	Grass legume hay	Grass legume pasture	Pasture
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	14.43	36.0%	IIlw	119	39	47			4	6	
UnA	Uniontown silt loam, 0 to 2 percent slopes, rarely flooded	12.03	30.1%	I	130	46	59			4		9
Ev	Evansville silt loam, rarely flooded	7.02	17.5%	IIw	150	44	60			5		10
AIC3	Alford silt loam, 5 to 10 percent slopes, severely eroded	5.09	12.7%	IVe	116	36	46	85	4	6		
UnB2	Uniontown silt loam, 2 to 6 percent slopes, eroded, rarely flooded	1.35	3.4%	IIe	125	44	56			4		8
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	0.11	0.3%	IIe	139	43	55	101	4	7		
Weighted Average		127.6	41.8			53.1	11.1	4.2	2.9	4.7		



William Wilson
AUCTION-REALTY, INC.
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812.682.4000 wilsonauctions.com