

The Blessinger Brothers Land Trust

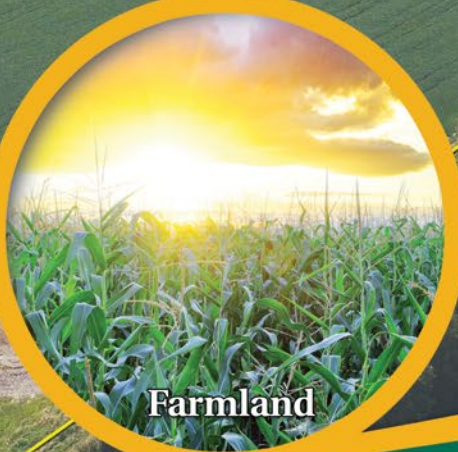
ABSOLUTE AUCTION

Warrick & Spencer Counties
INDIANA

602[±] Acres

Offered in 13 Tracts, Combinations & the Entirety

- FSA 546.79[±] Tillable Acres
- Productive Tillable Land
- Tiled and Dammed
- Quality Recreational Tract near Selvin



Farmland



Hunting



Woodland

812.682.4000

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William Wilson
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WEDNESDAY, NOVEMBER 14TH • 12 NOON CT

12 NOON CT - At the Spencer Co. Youth & Community Center - Chrisney, IN

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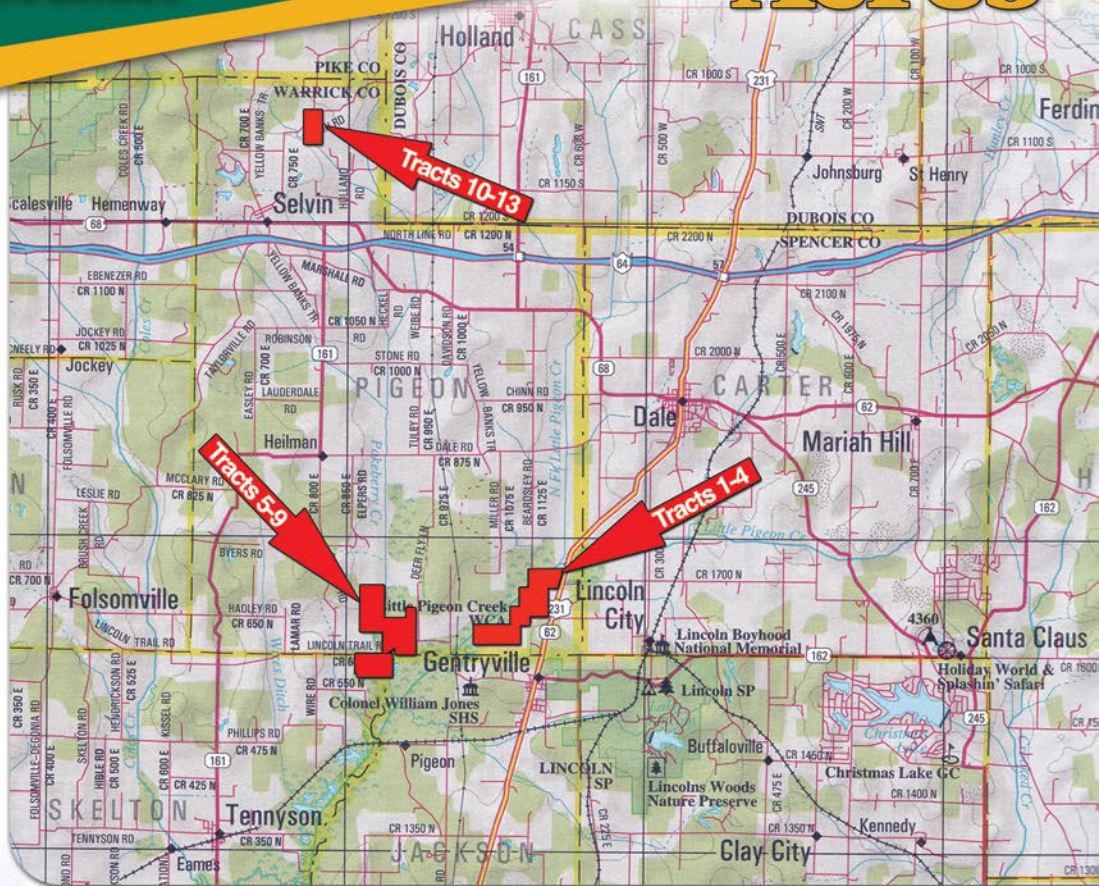
PROPERTY LOCATION: Located in Sections 33, 34, 35, and 36 of Pigeon Township and Section 4 of Skelton Township, near Gentryville, IN; Tracts 10-13 located 2-miles northeast of Selvin and 4-miles southwest of Holland in Section 29 of Pigeon Township, Warrick County, IN - [GPS LOCATOR: 38.223571, -87.095104]

AUCTION LOCATION: Spencer Co. Youth & Community Center (4-H Fairgrounds). 1101 E CR 800 N, Chrisin IN 47611

DIRECTIONS TO THE GENTRYVILLE FARM (TRACTS 1-4): From Gentryville, proceed North on SR 62 and watch for signs.

DIRECTIONS TO THE LINCOLN TRAIL FARM (TRACTS 5-9): From Gentryville, IN proceed West on CR 1575 N, then West on Lincoln Trail Road. From SR 161, turn East on Lincoln Trail Road and proceed approx. 2-miles. Watch for signs. [GPS LOCATOR: 38.120257, -87.067033]

DIRECTIONS TO THE SELVIN FARM (TRACTS 10-13): From Selvin proceed Northeast on Selvin Road approx. 2-miles. Watch for Signs. [GPS LOCATOR: 38.223571, -87.095104]



INSPECTION DATES

Tuesday, October 23 • 12-2 PM CT

Saturday, November 3 • 12-3 PM CT

Meet a Wilson Representative at Tract 4,
just off Hwy 62 North of Gentryville

Tracts 1-4

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PROPERTY DESCRIPTION

TRACTS 1-3: 294 Total Acres, 291.1 Acres Cropland

For the farmland buyer, these tracts feature frontage along SR 62 with easy access. Predominant soil types: Bonnie Silt Loam; Stendal Silt Loam; Zipp, Tilsit, and Bartle Silt Loams

TRACT 4: Quonset Hut, Grain Storage, and Improvements Tract

2.25 Acres with easy access off of SR 62. 60'x 150' Quonset hut building with 66,500-bushel grain storage.

The 2017 crop was a mix of corn and soybeans. Please refer to website for FSA and soil information.

TRACT DESCRIPTIONS

Tract 1: 140[±] ac; all tillable - FSA 135.25 ac; fronting SR 62

Tract 2: 76[±] ac; all tillable FSA 77.74 ac; fronting SR 62

Tract 3: 78[±] ac; FSA 78.11 ac; swing tract

Tract 4: 2.25[±] ac; Equipment and Grain Storage tract



Tract 4



Tract 1



Tracts 2-3



3
"Swing"
78[±] Acres



1
140[±] Acres

4
2.25[±] Acres

2
76[±] Acres

62
231

ATTENTION FARMERS, HUNTERS, AND INVESTORS!

AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Blessinger Bros. Land Trust at public auction. Assembled beginning in the 1950's, ownership has been good stewards of the farm to improve its productivity. This is an outstanding opportunity to buy large tracts in Warrick County.

TRACTS RANGING FROM 2.25± ACRES TO 140± ACRES



TRACTS 5-9: 228 Total Acres, 226.62 Acres Cropland

For the farmland buyer, these tracts front Lincoln Trail Road just west of the Little Pigeon Creek Wetlands Conservation Area.

Predominant soil types: Stendal, Apalona-Zanesville, and Steff

GPS LOCATOR: 38.120257, -87.067033

The 2017 crop was soybeans. Please refer to website for FSA and soil information.

TRACT DESCRIPTIONS

Tract 5: 46± ac; FSA 47.71 ac; swing tract

Tract 6: 36± ac; FSA 33.88 ac; accessed via Lincoln Trail Road

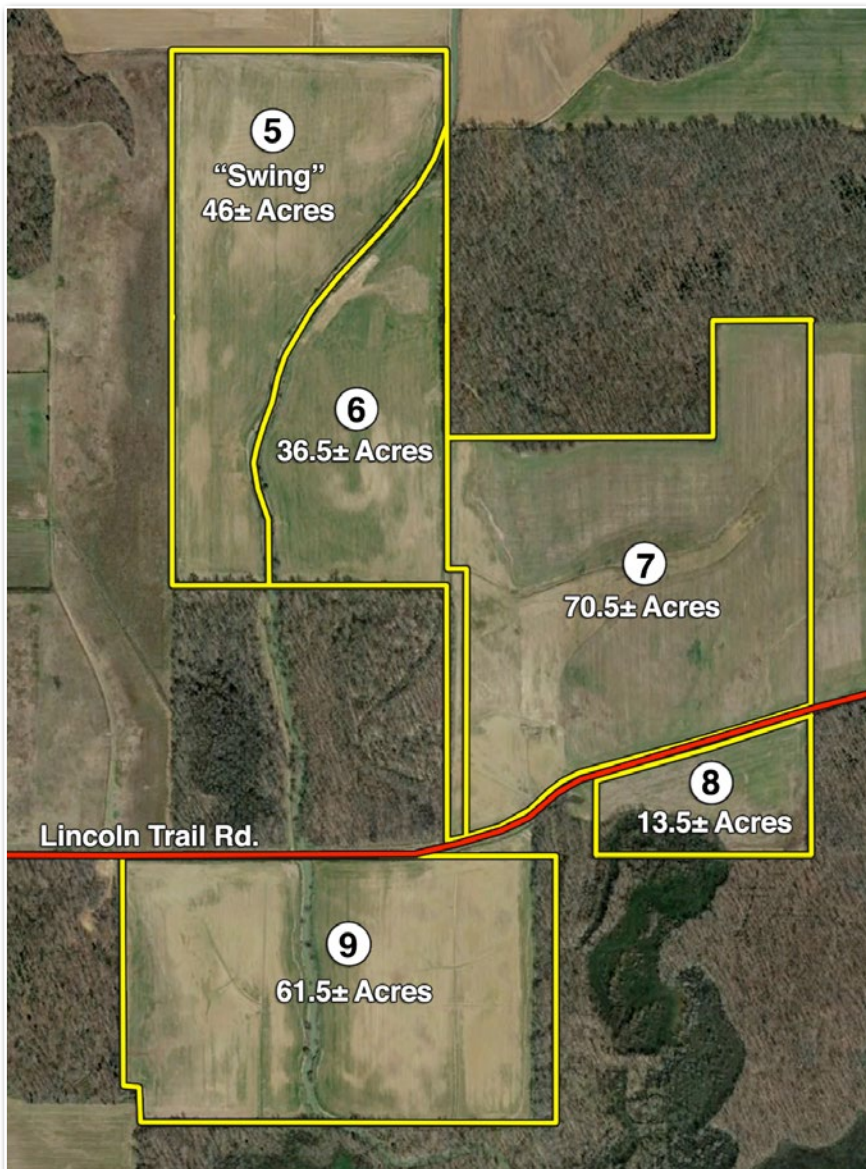
Tract 7: 70.5± ac; FSA 73.77 ac; fronting Lincoln Trail Road

Tract 8: 13.5± ac; FSA 11.66 ac; fronting Lincoln Trail Road

Tract 9: 61.5± ac; FSA 59.6 ac; fronting Lincoln Trail Road



Tracts 7-8



Tracts 5-7



Tract 9



Tracts 10-13



Tracts 10-13

TRACT 10-13: 78 Total Acres; Mix of Tillable, Recreational, and Wooded Acres; 30± Acres Tillable

Approx 28 Wooded Acres with rolling terrain and creek bottoms perfect for wildlife habitat. This farm fronts Selvin-Holland Road just 2-miles north east of Selvin.

The 2017 crop was corn. Please refer to website for FSA and soil information.

TRACT DESCRIPTIONS

Tract 10: 15 ± ac; pasture/recreational land; fronting Selvin Road

Tract 11: 17 ± ac; FSA 9.07 ac; fronting Selvin Road

Tract 12: 20 ± ac; FSA 20 ac; fronting Selvin Road

Tract 13: 28 ± ac; wooded acres; fronting Selvin Road



Tracts 10-13



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

AUCTION TERMS & CONDITIONS:

POSSESSION: Buyer(s) will receive possession to the property at closing.

MINERALS: Seller will convey all minerals owned

TAXES: Buyer pays May 2019 taxes and thereafter

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

DOWN PAYMENT: 10% Down on Auction Day

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