

Posey County, Indiana
LAND AUCTION 107± Acres
FEBRUARY 13, 2019 - 12 NOON (CT)

Posey County, Indiana
LAND AUCTION
12 Miles Northeast of Mt. Vernon

107± Acres

WED, FEB 13 - 12 NOON (CT)

Held at THE AUCTION CENTER
New Harmony, Indiana

Posey County, Indiana
LAND AUCTION 107± Acres
Offered in 4 Tracts,
Combinations & the Entirety

12 Miles Northeast of Mt. Vernon

- FSA 93.33 +/- Tillable Acres
- Highly Productive Soil Types
- Ample Road Frontage
- Tracts Ranging from 13 to 41 Acres

WEDNESDAY, FEBRUARY 13, 2019 - 12 NOON (CT)

Held at THE AUCTION CENTER
New Harmony, Indiana

812.682.4000

wilsonauctions.com

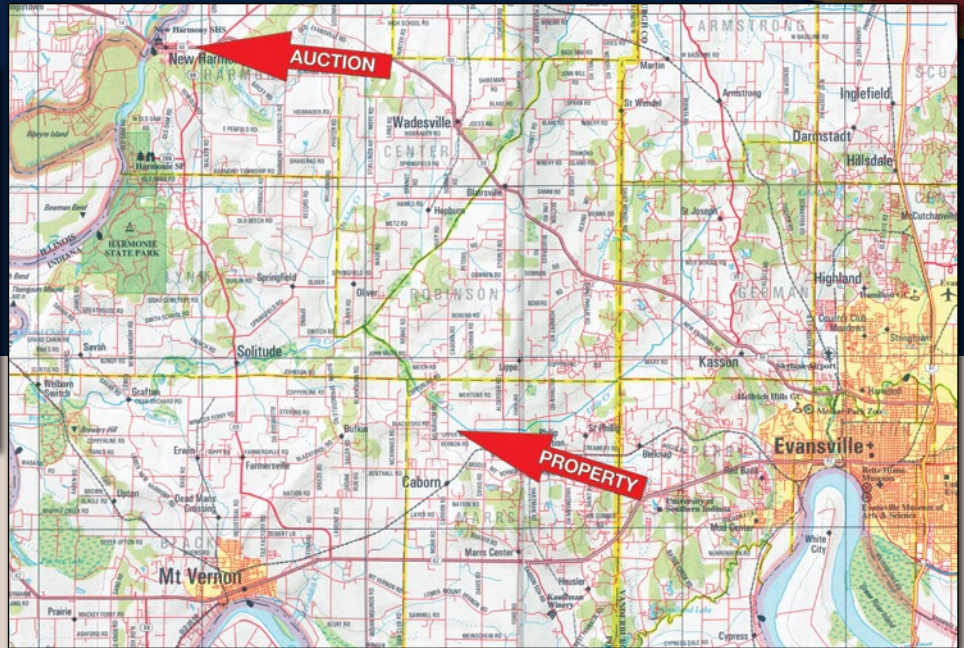
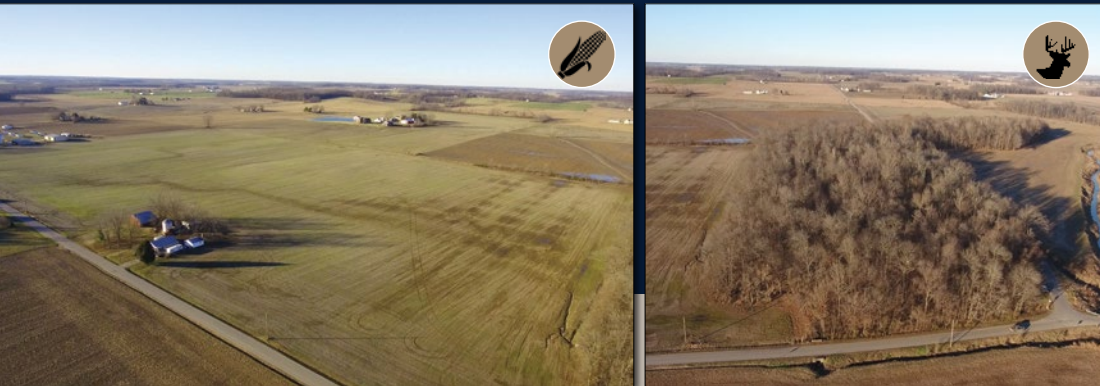
William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

Posey County, Indiana

LAND AUCTION 107± Acres

WEDNESDAY, FEBRUARY 13, 2019 - 12 NOON (CT)

ATTENTION FARMERS, HUNTERS, AND INVESTORS!!



PROPERTY LOCATION: Located in Section 16 of Marrs Township, 3-miles West of St. Philip and 12-miles Northeast of Mt. Vernon [GPS LOCATOR: 37.993709, -87.766820].
DIRECTIONS: From Hwy 66, turn South on Stierley Road at Blairsville and proceed approx 5-miles to the farm. From St. Philip, proceed West on Upper Mt. Vernon Road approx 3-miles to the farm. From Hwy 62, turn North on Ford Road or St. Philip Road then West on Upper Mt. Vernon Road. Watch for signs.
AUCTION LOCATION: The Auction Center, 1026 Granary St., New Harmony, Indiana

PROPERTY DESCRIPTION:

Tracts 1-3: 94 Total Acres, Highly Productive Tillable Tracts

For the farmland buyer, these tracts are highly productive with nearly 39 acres Patton silty clay loam soils. Other predominant soil types include Henshaw, Uniontown, and Alford silt loams. The farm also features (4) risers and tiling. The 2018 crop was soybeans. Please refer to website for FSA and soil information.

Tract 4: Approx. 14 Wooded Acres

Located at the corner of Stierley Road and Upper Mt. Vernon Road, this tract offers recreational potential for a small hunting tract with easy access and in the path of whitetail patterns.



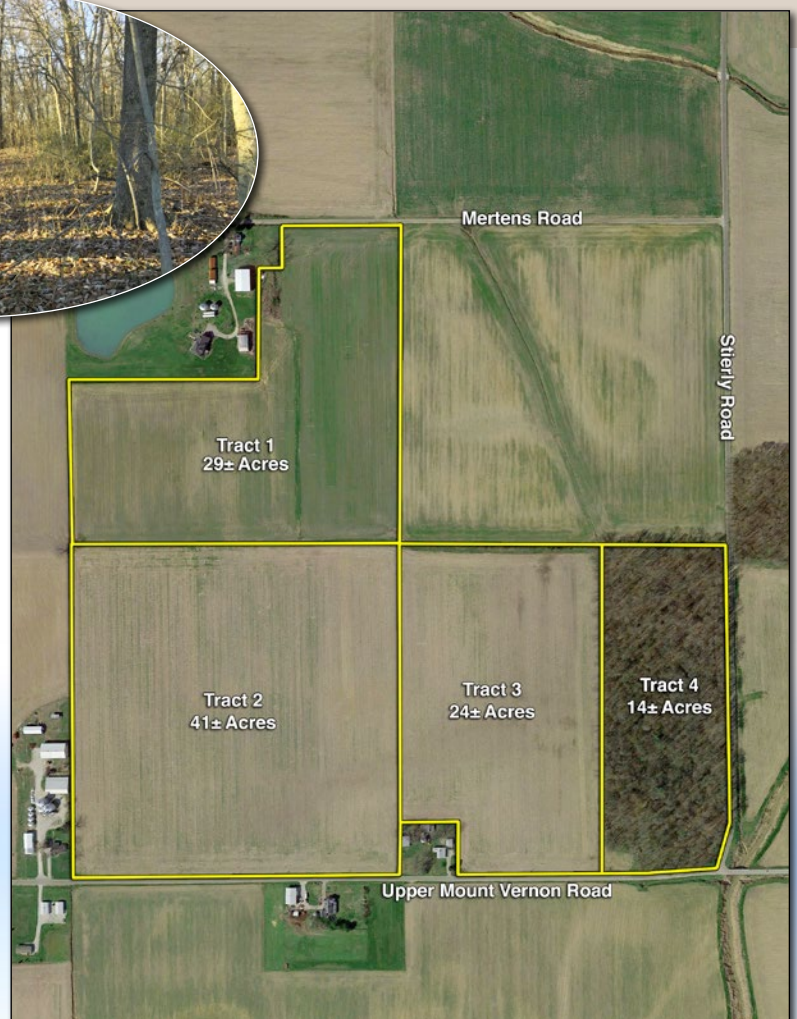
FOR THE FARMLAND INVESTOR: This farm represents highly productive tillable tracts in an area of Posey County known for strong production numbers, with ample road frontage and easy access to grain terminals -- all combined to make this an attractive farmland investment opportunity.



FOR THE RECREATIONAL BUYER: A small, but important 14-acre tract at an intersection of two roads and whitetail patterns.

TRACT DESCRIPTIONS

Tract 1: 29 ± ac; nearly all tillable; road frontage along Mertens Road
Tract 2: 41 ± ac; nearly all tillable; road frontage along Upper Mt. Vernon Road
Tract 3: 24 ± ac; nearly all tillable; road frontage along Upper Mt. Vernon Road
Tract 4: 14 ± ac; wooded; road frontage along Stierley and Upper Mt. Vernon Roads



TERMS:

MINERALS: Seller will convey all minerals owned.
POSSESSION: Buyers will receive possession to the property at closing. Buyer will have farming rights for 2019.
SURVEY: If new survey is required, survey expenses will be split 50/50 between buyer and seller.
TAXES: Buyer pays May 2019

Call or email to request
a Bidders Packet

INSPECTION DATE:
Wednesday, February 6th
12noon - 1pm (CT)

Meet a Wilson Auction
Representative at the Auction
Center, New Harmony, IN

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