

ABSOLUTE REAL ESTATE AUCTION

PRIME GIBSON COUNTY LAND - INCREDIBLE BUYING OPPORTUNITY!

Between Haubstadt & Ft. Branch, Indiana along US Hwy 41

293.2±
Acres

- 272.01 Tillable Acres
- 3 BR Country Home
- Outbuildings
- Development Potential
- US Hwy 41 Visibility
- 4,600' of Road & Rail Frontage
- Offered in Tracts, Combinations, & the Entirety

THURSDAY, FEBRUARY 28 • 12 NOON CT

Held at the Haubstadt Gymnasium - 151 CR 50 (West St.), Haubstadt, Indiana

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Acres

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

812.682.4000

wilsonauctions.com

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ABSOLUTE REAL ESTATE AUCTION

PRIME GIBSON COUNTY LAND - INCREDIBLE BUYING OPPORTUNITY!

THURSDAY, FEBRUARY 28 • 12 NOON CT **293.2[±]**
Acres



- 293.2 Total Acres w/ 272.01 Tillable Acres
- 3 Bedroom farm house on the hill
- Total of 14,640 sq. ft. space in pole buildings
- Productive Tillable Farmland - 100+ Acres Evansville & Reesville Soils
- Development Potential
- US Hwy 41 Visibility
- 4,600 feet of road & rail frontage
- Incredible Buying Opportunity
- Offered in Tracts, Combinations, & the Entirety

PROPERTY LOCATION: Located in Sections 24, 25, and 30 of Union Township, between Haubstadt and Ft. Branch on CR 25S.

DIRECTIONS TO THE FARM: From US-41 at Fort Branch, turn West on Coal Mine Road to South on CR 25. Watch for signs.

AUCTION LOCATION: Haubstadt Gymnasium, 151 CR 50 (West Street), Haubstadt, IN.

DIRECTIONS TO AUCTION LOCATION: From US 41 at Haubstadt, turn West on CR 1025 S (Gibson Street) and proceed approx 1.5 miles then turn South on CR 50 (West Street). Watch for signs.

AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Dewig Bros Farm, which has been in existence since 1902-This is an historic opportunity to own these important tracts.

FOR THE FARMLAND INVESTOR: The Dewig Farm represents highly productive tillable farmland with 100+ acres Evansville and Reesville soils and excellent road frontage with easy access to major roads for transport to grain terminals.

FOR THE DEVELOPER: Highly visible tracts with ample road frontage, access to public utilities, and conveniently located to the continually growing Tri- State manufacturing base-- namely Toyota Motor Manufacturing Indiana.

PROPERTY DESCRIPTION

TRACTS 1-5: 138.9 Total Acres - Path of Progress Potential

With visibility from US-41, 4600 feet of road frontage, and access to public utilities these tracts represent significant development potential, exactly in the path of progress between two prosperous communities.

TRACTS 2-9: Approx. 272 Acres Cropland

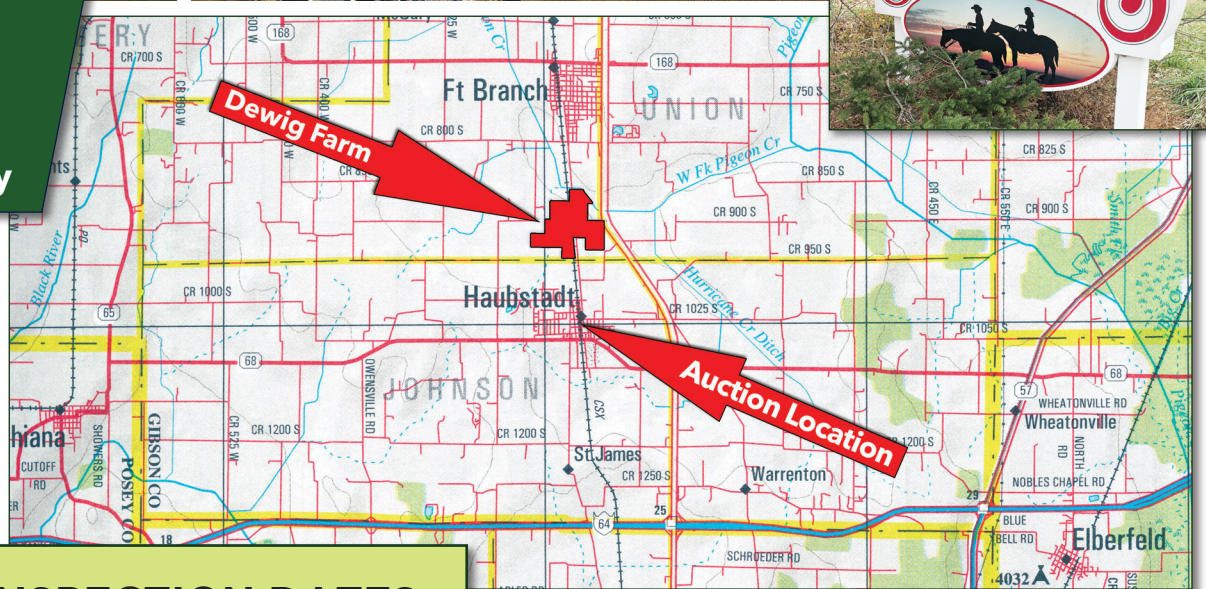
For the farmland investor, the Dewig Bros farm is highly productive Gibson County farmland featuring Evansville, Birds, and Alford silt loams as the predominant soil type on these tracts. The farm also features a mix of Reesville, Uniontown, Hosmer, and Wakeland. These soils are known for strong production numbers in the modern cultivation of corn and soybeans.

Tracts 2-5 (east of CR 25): 128.2 Total Acres with 124.97 Cropland Acres

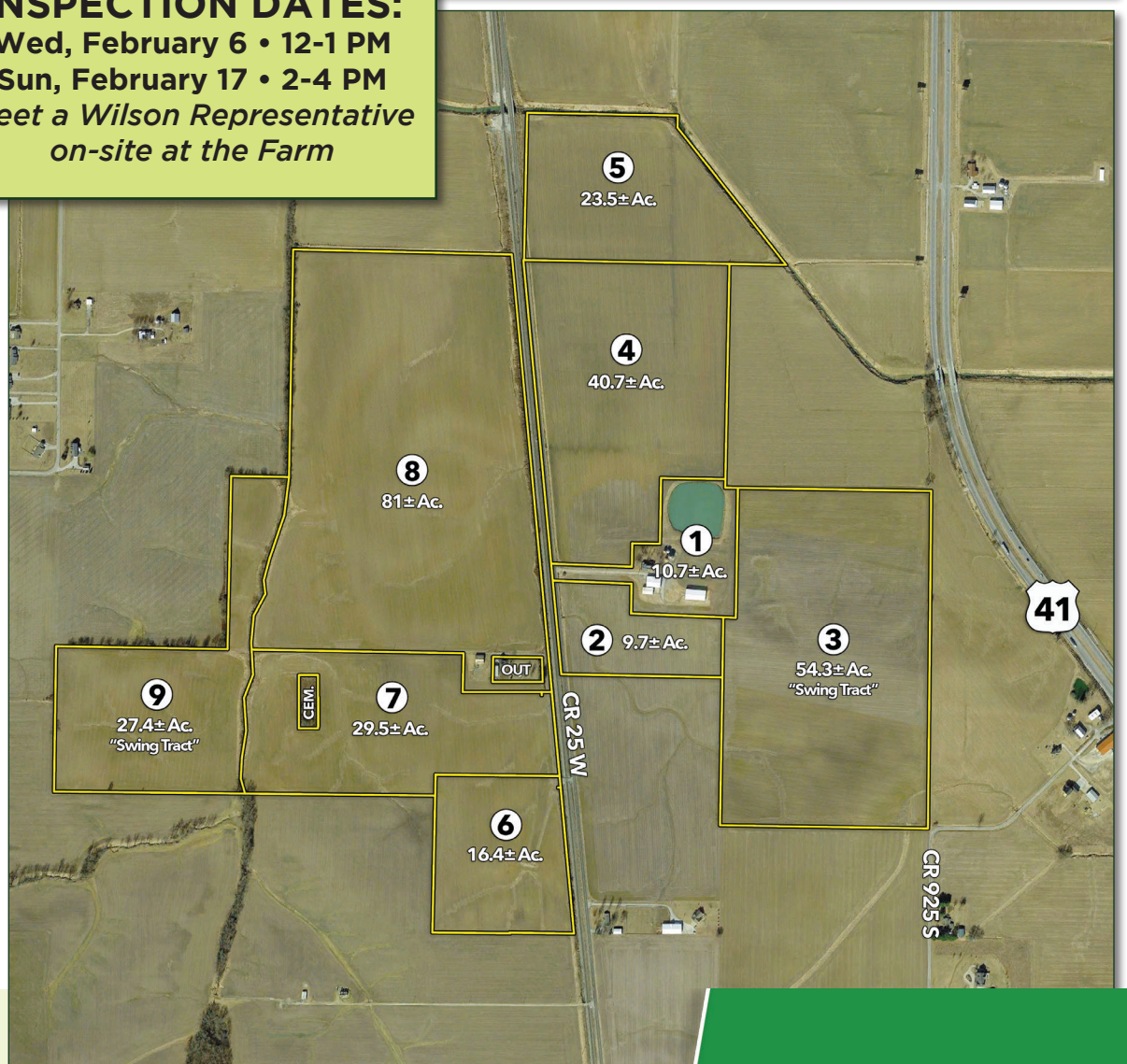
Tracts 6-9 (west of rail): 155.5 Total Acres with 147.04 Cropland Acres

Buyer will have farming rights for 2019.
Please refer to website for FSA and soil information.

See Website for Detailed Information with additional Due-Diligence Materials, including information such as: soil maps, tax information.



INSPECTION DATES:
Wed, February 6 • 12-1 PM
Sun, February 17 • 2-4 PM
Meet a Wilson Representative
on-site at the Farm



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AUCTION TERMS: POSSESSION: Buyers will receive possession to the property at closing with farming rights for 2019. **SURVEY:** If new survey is required, survey expenses will be split 50/50 between buyer and seller. **5% Buyer's Premium.** **TAXES:** Buyer pays November 2019. **MINERALS:** Seller will convey all minerals owned.