

POSEY COUNTY, INDIANA | MARRS TOWNSHIP | OFF IN-62

LAND AUCTION

- Highly Productive Farmland
- Potential Building Sites
- Significant Road Frontage

**40±
Acres**
Offered in 4 Tracts

Attention Farmers & Investors!

WEDNESDAY, NOVEMBER 20TH, 2019

Held at the Auction Center - 1026 Granary St., New Harmony, IN



812.682.4000
wilsonauctions.com

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

**40±
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Offered in 4 Tracts

LAND AUCTION

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812.682.4000
wilsonauctions.com



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William Wilson
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**40±
Acres**

WED, NOVEMBER 20TH • 5:30PM CT

LAND AUCTION

POSEY COUNTY, INDIANA | MARRS TWP.

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William Wilson Auction & Realty, Inc. has been authorized to sell the real estate belonging to Seifert Family Farms, LLC located in Section 6 of MARRS Township, Posey County, IN

PROPERTY LOCATION: Located in Section 6 of MARRS Township, off IN-62 [GPS LOCATOR: 37.94368.-87.79451]

DIRECTIONS TO FARM: From Evansville, head West on IN-62 towards Mt. Vernon and watch for signs on the North side of the road.

AUCTION LOCATION: The Auction Center, 1026 Granary Street, New Harmony, IN 47631

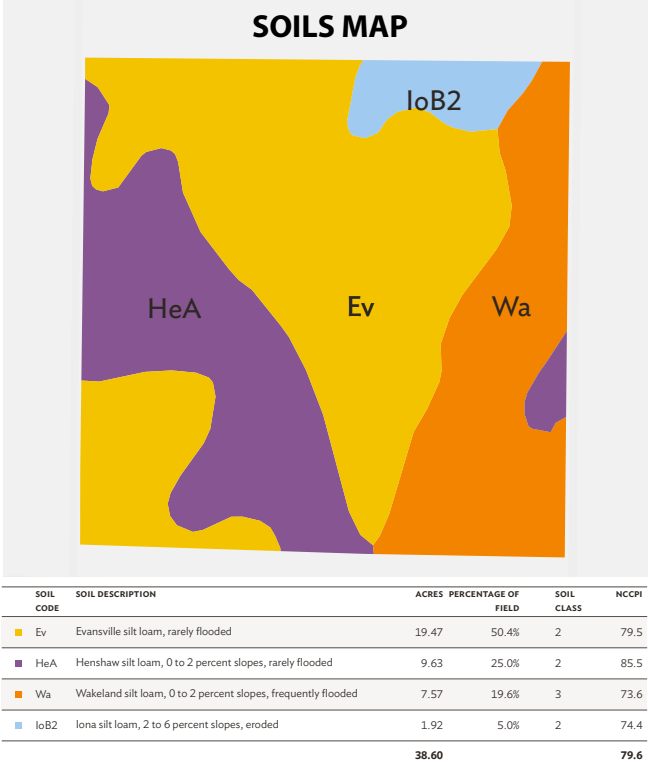
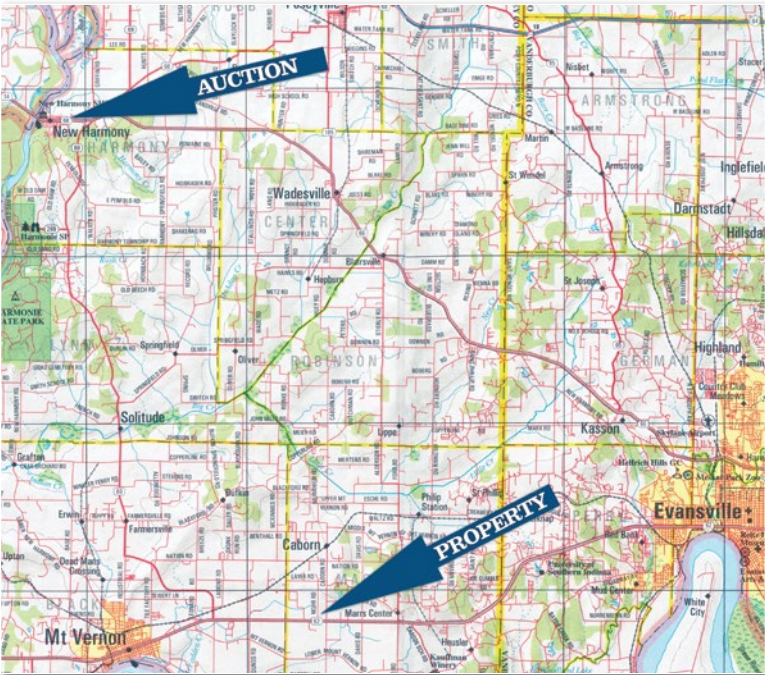
FOR THE FARMLAND INVESTOR: This farm represents highly productive tillable tracts in an area of Posey County known for strong production numbers, with ample road frontage and easy access to grain terminals -- all combined to make this an attractive farmland investment opportunity.

PROPERTY DESCRIPTION: 40 +/- Total Acres
Tracts 1-4: Approx. 40 Acres Cropland in MARRS Township
For the farmland buyer, this property has 1285' of frontage along IN-62, 1300' of frontage along Mohr Road, and 1300' of frontage along Caborn Road with easy access from both the East and West. This farm represents quality farmland with good drainage and path of progress potential, with highly producing Evansville, Henshaw, & Wakeland soil types.

The 2019 crop was corn. Please refer to website for FSA and soil information.

OWNER: Phyllis D. Seifert, Seifert Family Farm, LLC

INSPECTION DATES
Tues, November 12, 12-1 PM CT
Meet a Wilson Representative
at The Auction Center, 1026 Granary St., New Harmony, IN



AUCTION TERMS & CONDITIONS:

PROCEDURE: The real estate will be offered in four (4) tracts. There will be open bidding during the auction as determined by the Auctioneer. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. All decisions of the Auctioneer are final.
DOWN PAYMENT: A 10% down payment is due on the day of the auction with the balance due at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. Bidding is not conditional upon financing. Bidders should arrange for financing, if needed, and be capable of paying cash at closing. The down payment is non-refundable.
BUYER'S PREMIUM: A 5% Buyer's Premium will be added to the high bid to determine the contract sale price.
ACCEPTANCE OF BID: Successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the seller's acceptance or rejection.

DEED: Seller shall provide a sufficient deed conveying title to the property.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the presentation of insurable title.
POSSESSION: Buyers will receive possession to the property at closing. Buyer will have farming rights for 2020.
REAL ESTATE TAXES: Buyer will pay taxes in November 2020 and all thereafter.
ACREAGE: All tract acreages, dimensions, and proposed boundaries outlined on the auction plat and all advertising are approximate and are estimated based on current legal descriptions and/or aerial photos. Purchaser should make his/her own independent determination of acreage prior to bidding.
MINERALS: Sellers will convey all minerals they own.
SURVEY: If a survey is deemed necessary to establish a new legal description, the cost of the survey will be shared

50/50 between the seller and buyer.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this ad and all related materials are subject to the terms and conditions outlined in the Purchase Agreement, which shall take precedence. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or WILLIAM WILSON AUCTION & REALTY, INC., including, but without limitations to fitness for a particular use, physical condition, any specific zoning classification, title, location of utilities, assurance of building permits, driveway permits, or water and septic permits. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. All announcements the day of the auction take precedence over printed material or any other oral statements made.



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