

PERRY COUNTY INDIANA | NEAR BRISTOW

LAND AUCTION

WEDNESDAY, JUNE 16TH • 5:30 PM CST/6:30 PM EST

135[±]
Acres

in 4 Tracts

Hunting & Recreational Paradise!

ANDERSON RIVER FRONTAGE & SMALL POND
SMALL POLE BUILDING / HUNTING CABIN
150' ELEVATION CHANGE
OUTSTANDING RECREATIONAL TRACTS & WILDLIFE HABITAT
EASY ACCESS - JUST 7 MILES SOUTH OF I-64 OFF SR 145
OFFERED IN 4 TRACTS, COMBINATIONS, AND THE ENTIRETY



William Wilson
AUCTION • REALTY, INC.
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Attention Hunters & Investors!

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PO Box 305 • New Harmony, IN 47631
Bill Wilson, CAI Andrew Wilson,
IN#AU01037816 CAI, CES
IN#AU19800110

Office: 812.682.4000
Toll Free: 877.338.3272

Email: info@wilsonauctions.com



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AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Parvin Raibley Trust property at public auction. This retreat property has it all. With abundant wildlife. Plan to attend the inspections and auction for your opportunity to buy this quality Southern Indiana property.

PROPERTY LOCATION: Located in Clark Township, Perry County, 7-miles south of Interstate 64 just north of Bristow, Indiana [GPS LOCATOR: **38.156370, -86.673535**] **DIRECTIONS TO FARM:** From Interstate 64 proceed South on SR145 approximately 7-miles, then east on Canada Road approximately 1.5 miles. Watch for signs.

AUCTION LOCATION: FERDINAND COMMUNITY CENTER, 1710 Community Dr, Ferdinand, IN 47532

DESCRIPTION:

135 +/- Total Acres • Small Modern Pole Building for Equipment Storage/Hunting Cabin • Anderson River Frontage • 150' elevation change • Large Evergreen Trees • Small Fishing Pond • Outstanding recreational tracts and wildlife habitat • Offered in (4) tracts, combinations, and the entirety • Tracts Ranging from 32.5 to 36.5 Acres • Easy and Convenient Access just 7-miles south of Interstate 64 off SR 145

TRACT DESCRIPTIONS:

Tract 1: 36.5 ± ac; wooded; fronting Canada Road

Tract 2: 32.5 ± ac; wooded; easement access

Tract 3: 33.5 ± ac; wooded; fronting Anderson River; easement access

Tract 4: 33 ± ac; wooded; fronting Anderson River; easement access

FOR THE RECREATIONAL BUYER:

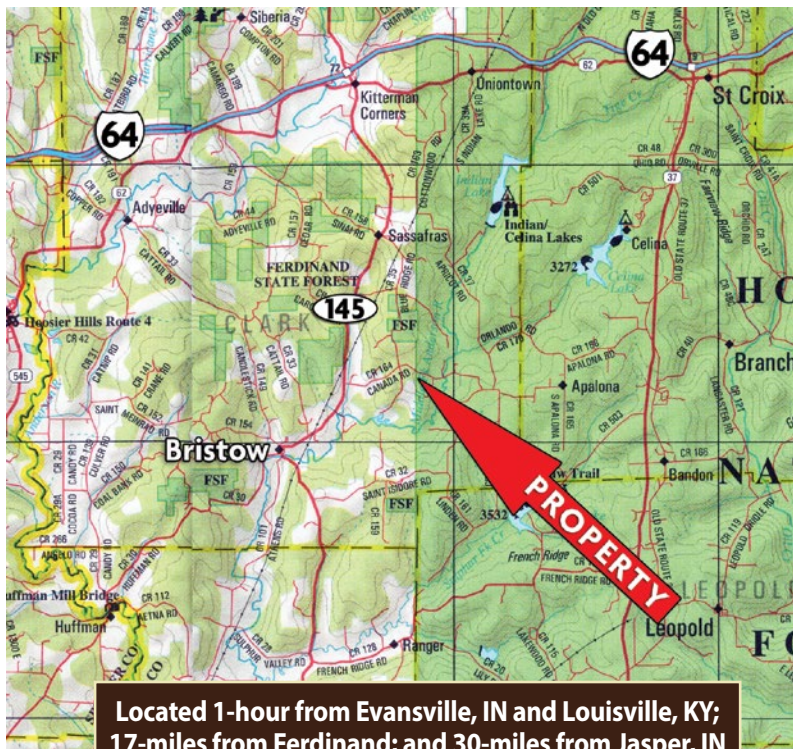
Located 7-miles south of Interstate 64, this wooded recreational property certainly features all the qualities for whitetail deer and turkey. These tracts feature elevation changes of more than 150' and frontage along the Anderson River with easy access and lowland sloughs. They represent ideal wildlife habitat, and have consistently yielded large whitetail deer and turkey. With a small pole building, fishing pond, and other amenities these tracts are uniquely suited for the buyer looking for a retreat in or around the Hoosier National Forest.

INSPECTION DATES:

SATURDAY, JUNE 5TH • 2-4PM • SUNDAY, JUNE 13TH • 2-4 PM

Meet a Wilson Representative at the gated entrance off of Canada Road

OWNER: Raibley Family Partnership



Located 1-hour from Evansville, IN and Louisville, KY;
17-miles from Ferdinand; and 30-miles from Jasper, IN

AUCTION TERMS & CONDITIONS

PROCEDURE: The real estate will be offered in 4 tract(s), combinations, and the entirety. Bids on individual tracts and combinations may compete. 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.

BUYER'S PREMIUM: A 6% buyer's premium will be added to the high bid to the determine the contract sales 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.

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.

REAL ESTATE TAXES: The real estate taxes will be the responsibility of the buyer beginning MAY 2022, and 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: Seller will convey all minerals owned

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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