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

LAND AUCTION

84[±] Acres

Outstanding Building Sites & Development Potential

145 TRUMAN AVENUE, PRINCETON, INDIANA
GIBSON COUNTY

WED, JULY 21 • 5:30PM CT

Wilsonauctions.com



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Offered in 6 Tracts
Combinations & the Entirety

DEVELOPMENT/EQUESTRIAN PROPERTY

WEDNESDAY, JULY 21, 2021 • 5:30PM CT
Held at the Gibson Co. Fairgrounds, Toyota Events Center - Princeton, IN

- Conveniently Located adjoining City of Princeton
- Excellent Development Potential, Zoned R-4
- Ample Road Frontage
- Outstanding Homesite Tracts
- 9+ Acre Lake with Waterfront Cabin
- Entire Property Fenced
- 9,000+ SF Buildings
- Utility Infrastructure in Place

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AUCTIONEERS NOTE: Mr. Dike developed all of the land around this fantastic property into homes, along with his numerous real estate holdings throughout Princeton and the greater region. This property, however, he maintained for himself and his family as their exclusive getaway. You will want to be sure to check out all of the amenities this property has to offer, and explore the possibilities of owning all or part of this important property.

AUCTION LOCATION: Gibson County, IN Fairgrounds, Toyota Events Center – 709 N Embree St., Princeton, IN 47670

PROPERTY LOCATION: 145 TRUMAN AVENUE, PRINCETON, INDIANA

DIRECTIONS TO THE PROPERTY: From East Broadway Street, turn North on Wilson Avenue then East on Taylor, North on Roosevelt, and East on Truman. Property is located just outside the Princeton city limits with multiple access points. GPS can take you to 145 Truman Avenue, Princeton, Indiana. Watch for signs.

HOMESITE BUYER

For the homesite buyer, these tracts feature ample road frontage with easy access along multiple ingress/egress points. They represent ideal homesite potential conveniently located within Gibson County but just outside the City of Princeton limits with multiple utility access locations. Currently zoned R-4, low density residential permitting 4 dwelling units per acre and just in time for the upcoming major expansion at Toyota Indiana.

Build multiple family homes or large estates on this idyllic and sprawling 84-acre property.

HORSE AND EQUESTRIAN BUYER

For the specialty buyer, the Dike farm represents an exclusive opportunity to buy a proven equestrian farm with fencing and facilities already in place. Build your luxury equestrian estate on this secluded property with a beautiful 9+ acre lake, 9,000+ SF buildings with 10+ stalls, wash bay, feeding sheds, maintenance building, and more.



TRACT DESCRIPTIONS:

TRACT 1: 33.5± ac; pasture, lake, cabin, and equine buildings; access from Truman Avenue

Tract 2: 12± ac; pasture and woods; fronting Truman Avenue

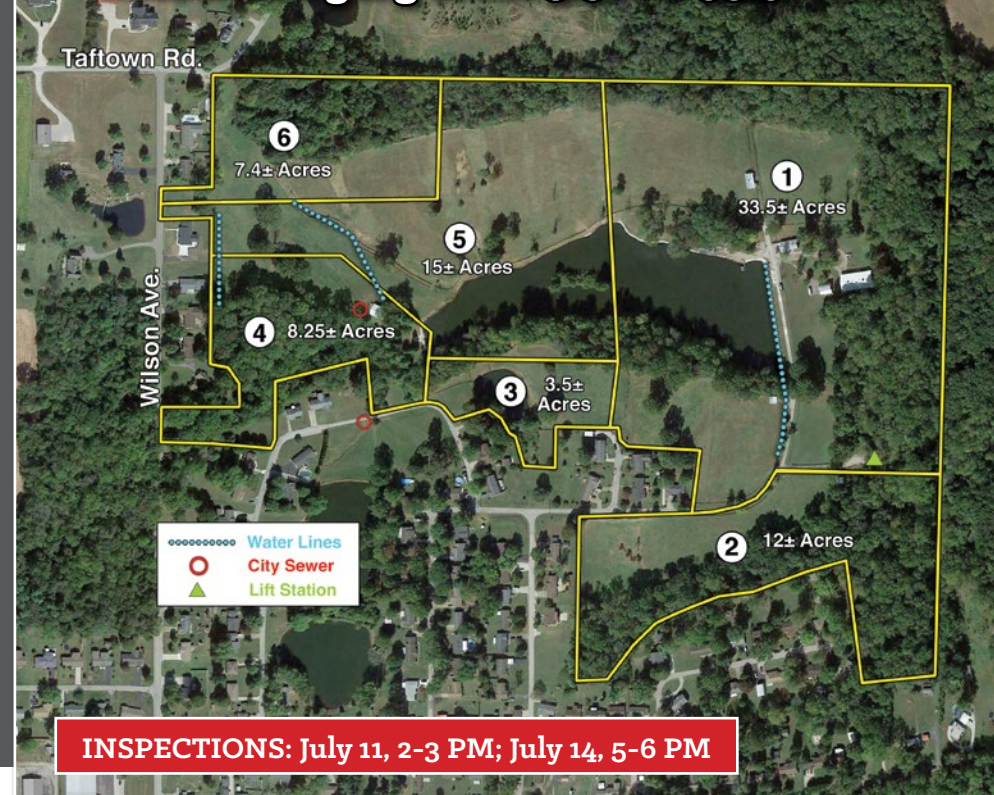
Tract 3: 3.5± ac; pasture; fronting Kennedy Drive; no lake access

Tract 4: 8.25± ac; mostly wooded w/ lake access; stable; fronting Kennedy Drive and Wilson Avenue

Tract 5: 15± ac; pasture and lake; fronting Wilson Avenue

Tract 6: 7.4± ac; pasture and woods; fronting Wilson Avenue

Tracts Ranging from 3.5± to 33.5± Acres



INSPECTIONS: July 11, 2-3 PM; July 14, 5-6 PM

PROCEDURE: The real estate will be offered in (6) 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 5% Buyer's Premium will be added to the high bid to 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. The real estate will be sold subject to the approval of the Personal Representative.

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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OWNER: Estate of Charles E. Dike, Jr.