

MAJOR INDIANA/ILLINOIS LAND AUCTION

POSEY COUNTY, INDIANA & WHITE COUNTY, ILLINOIS

**1300±
Acres**

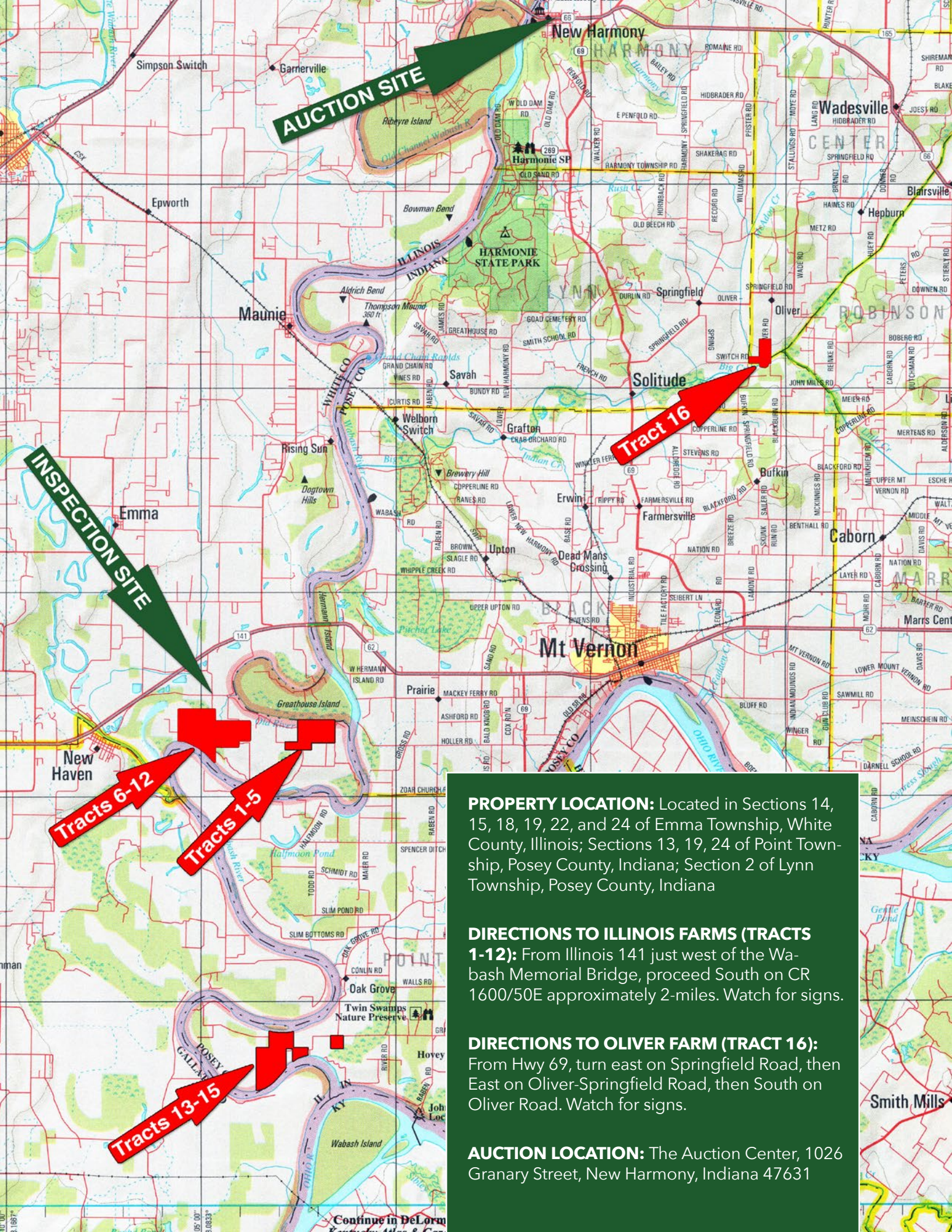
SELLING ABSOLUTE! REGARDLESS OF PRICE!

- FSA 625± Tillable Acres
- Wabash River Frontage
- Outstanding Recreational Tracts
- Prime Hunting Land
- Mackey Bend Conservation Acreage
- Close Proximity to Grain Terminals


William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS
812.682.4000
wilsonauctions.com

WEDNESDAY, AUGUST 18, 2021 • 1PM CT

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



AUCTION SITE

Tract 16

INSPECTION SITE

Tracts 6-12

Tracts 1-5

Tracts 13-15

PROPERTY LOCATION: Located in Sections 14, 15, 18, 19, 22, and 24 of Emma Township, White County, Illinois; Sections 13, 19, 24 of Point Township, Posey County, Indiana; Section 2 of Lynn Township, Posey County, Indiana

DIRECTIONS TO ILLINOIS FARMS (TRACTS 1-12): From Illinois 141 just west of the Wabash Memorial Bridge, proceed South on CR 1600/50E approximately 2-miles. Watch for signs.

DIRECTIONS TO OLIVER FARM (TRACT 16): From Hwy 69, turn east on Springfield Road, then East on Oliver-Springfield Road, then South on Oliver Road. Watch for signs.

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

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William Wilson Auction & Realty, Inc. has been authorized to sell the real estate belonging to the Ackman Allyn Heirs, located in Lynn & Point Township, Posey County, IN and Emma Township, White County, IL.

AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Ackman Allyn Heirs property at public auction. These land tracts have been held by the same ownership for generations and are now being offered at Absolute Auction. Plan to attend the inspections to investigate the opportunity more closely, and be sure to mark your calendars to attend the auction.

INSPECTIONS:

July 31, 2021, 2-4PM (CT)

August 7, 2021, 2-4PM (CT)

Meet a Wilson Representative at the intersection of CR 300N and CR 1650E, just north of Tracts 6 - 10.



FOR THE FARMLAND BUYER:

With more than 625 tillable acres, buyers looking for a solid investment land portfolio should take note. These tracts offer a good mix of soil types with easy access and transport to grain terminals.

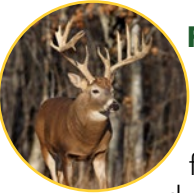
TRACTS 1 and 2: The Dagley Farm features 102.34 tillable acres with a productivity index of 120 -- the highly productive Armiesburg (3597A) soils cover 52% of the tracts. The tracts offer frontage along two sides for easy access.

TRACT 3: The School House Farm features 88.1 tillable acres with a productivity index of 116 -- the highly productive Armiesburg (3597A) soils covering a large percentage of the tract. The tract offers frontage along two sides for easy access.

NOTE ON TRACTS 1-3: Please note that due to different ownership structures, these tracts cannot be combined during the auction.

TRACTS 6-12: The Harlem Farm features almost 600-contiguous acres with 346.84 tillable acres having an average productivity index of 113.8. The large 158-acre field in Tract 6 fronts the Wabash River, with access just south of IL 141.

TRACT 16: The Oliver Farm features 86.37 tillable acres with highly productive Wakeland, Henshaw and Evansville soils and good road frontage to the east along Oliver Road. The tract also fronts Big Creek to the South.



FOR THE RECREATIONAL BUYER:

Located just north of the confluence of the Ohio and Wabash Rivers, these tracts are in the flyway for migratory waterfowl and certainly feature all the qualities for whitetail deer and turkey.

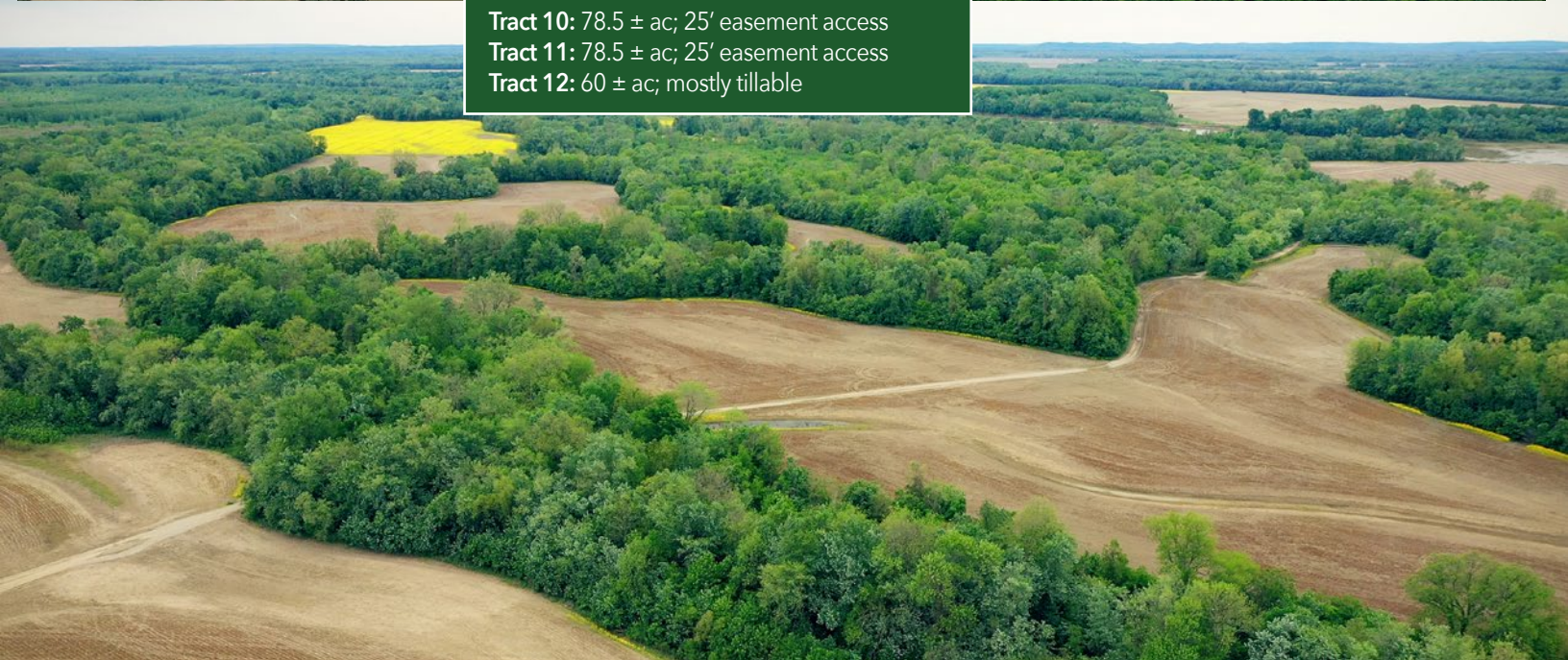
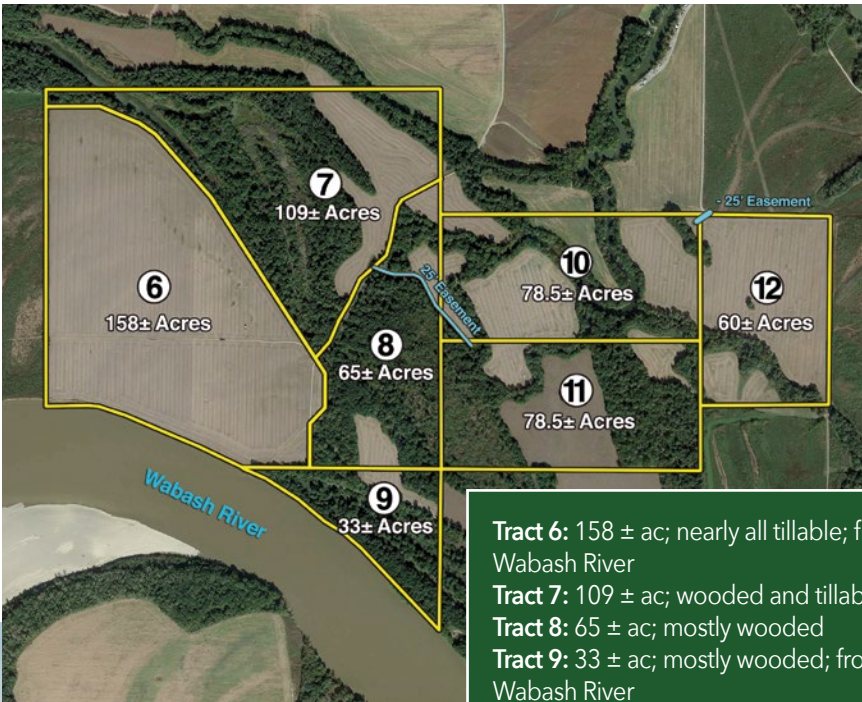
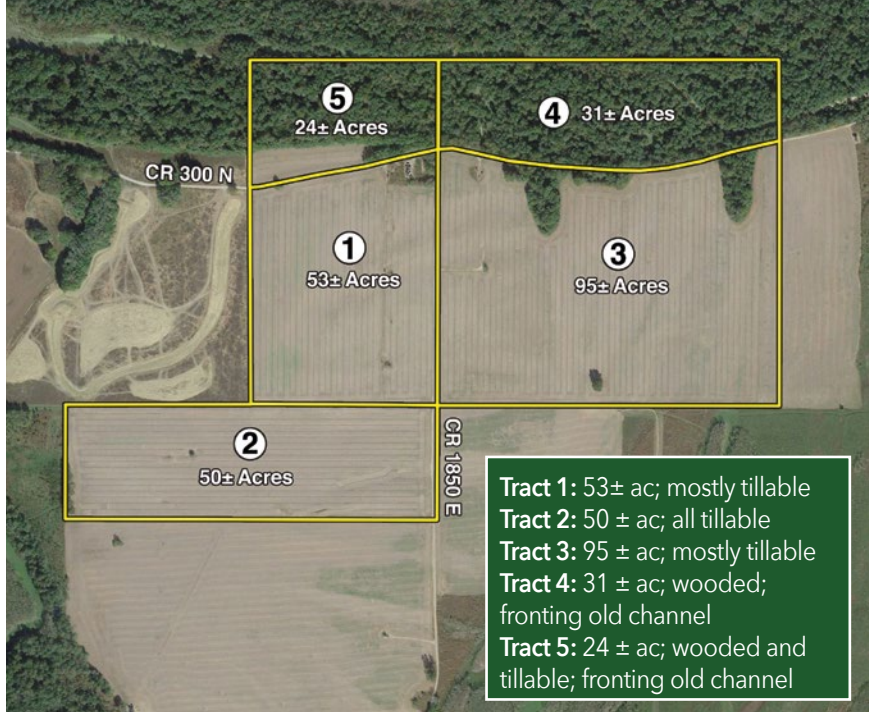
TRACTS 4 & 5: Adjoining the Greathouse Island, these tracts offer frontage along CR 300N for easy access. Tract 4 features a small tillable plot. Please note that due to different ownership structures, these tracts cannot be combined during the auction but can be bid individually.

TRACTS 6-12: Offering a balance of tillable and wooded acreage, lowland sloughs, and Wabash River frontage the Harlem Farm is a prolific wildlife habitat in an area especially known for attracting large whitetail deer and turkey.

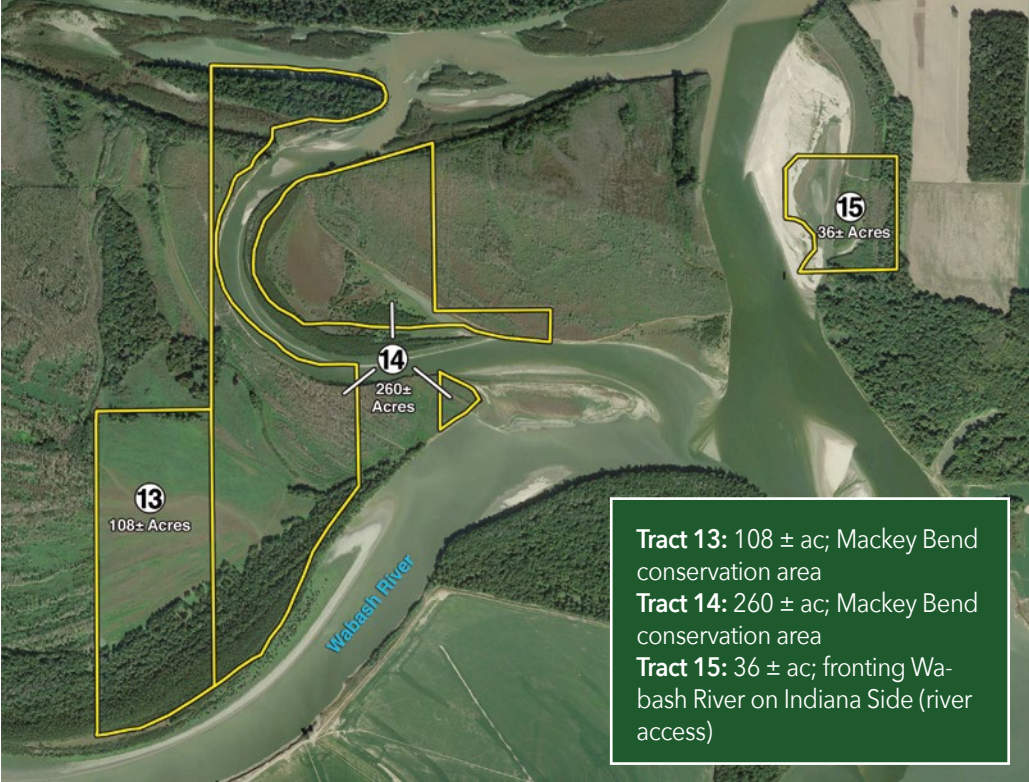
Easily accessed just 2-miles south of IL-141 and just west of the Wabash Memorial Bridge -- 10-miles West of Mt. Vernon, IN these tracts are ideal for the hunting enthusiast also looking for a proven investment return.

TRACTS 13-15: Severed by the Wabash River, these tracts are located in the Mackey Bend conservation area. Accessed primarily by water, they are a hunters haven perfect for waterfowl and other recreational interests.





Tract 6: 158 ± ac; nearly all tillable; fronting Wabash River
Tract 7: 109 ± ac; wooded and tillable acres
Tract 8: 65 ± ac; mostly wooded
Tract 9: 33 ± ac; mostly wooded; fronting Wabash River
Tract 10: 78.5 ± ac; 25' easement access
Tract 11: 78.5 ± ac; 25' easement access
Tract 12: 60 ± ac; mostly tillable



Tract 13: 108 ± ac; Mackey Bend conservation area
Tract 14: 260 ± ac; Mackey Bend conservation area
Tract 15: 36 ± ac; fronting Wabash River on Indiana Side (river access)



Tract 16: 106 ± ac; mostly tillable acres, fronting Oliver Road and Big Creek



PROCEDURE: The real estate will be offered in 16 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 4% 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 at Absolute Auction, regardless of price.

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. The closings shall take place after August 28, 2021.

POSSESSION: Buyers will receive possession to the non-tillable acres at closing. Buyers will receive possession to the tillable acres subject to the farm tenants rights, after the fall harvest.

REAL ESTATE TAXES: The real estate taxes will be the responsibility of the buyer beginning MAY 2022, and thereafter on the Indiana tracts. The real estate taxes will be prorated to the date of the closing on the Illinois tracts.

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 mineral interests owned on Tracts 6-12 (Harlem Farm). For all remaining tracts, Seller will retain all minerals.

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: ACKMAN ALLYN HEIRS

AUCTION MANAGERS: BILL WILSON, CAI & ANDREW WILSON, CAI, CES



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WED, AUGUST 18 • 1PM CT

Hwy 66 East
New Harmony, Indiana
(812) 682-4000 - Toll-Free (877) 338-3272

BILL WILSON, CAI - #AU01037816
ANDREW WILSON, CAI, CES - #AU19800110



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