

812.682.4000

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- 40 +/- Total Acres, Zoned A-Agricultural
- Just North of Hwy 62
- Over 650' Feet of Road Frontage
- Cell Tower Lease
- Outstanding Homesite Tracts
- Offered in (5) Tracts, Combinations, and the Entirety
- Tracts Ranging from 2.75 to 15 Acres

**ATTENTION HOMEBUILDERS,
AND INVESTORS!!**

POSEY COUNTY
Land Auction
40± Acres
THURS, AUGUST, 26 5:30PM CT

812.682.4000
wilsonauctions.com



Office: 812.682.4000
Toll Free: 877.338.3272
Email: info@wilsonauctions.com

Bill Wilson, CAI
IN#AU01037816
IL#041.0000190
Andrew Wilson, CAI, CES
IN#AU19800110
IL#041.0001293



POSEY COUNTY
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Land Auction
40± Acres

THURS, AUGUST 26, 5:30PM CT

HELD AT: THE AUCTION CENTER, NEW HARMONY, IN.

**DEVELOPMENT
TRACTS**



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Property Located just north of Hwy 62 and West of Ford Road; 1-mile from Marrs Elementary School; and 8-miles West of Evansville.

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POSEY COUNTY *Land Auction* 40± Acres

DEVELOPMENT
TRACTS
OFFERED IN FIVE
TRACTS

AUCTIONEERS NOTE: William Wilson Auction Realty is privileged to offer this exceptional land tract at auction, with topography ideal to build your dream property. The location of this tract is outstanding, minutes from the Westside shopping districts and near exceptional schools. Plan to investigate this opportunity and attend the auction.

FOR THE FARMLAND BUYER/INVESTOR: 24 +/- tillable acres featuring Alford silts as the predominant soil type on the tract. These tracts are easily accessible with close proximity to grain terminals.

FOR THE HOMESITE BUYER: Just west of Ford Road and minutes from Westside Shopping district, this tract is ideally located to provide the privacy of the country on a paved road near schools and represents unique and ideal homesites. Buy the existing farmhouse to preserve and expand.

DIRECTIONS TO FARM: From Hwy 62 at Marrs Elementary School, turn north on Ford Road then West on Barter Road. Watch for signs.

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

OWNER: LB Walker Limited Partnership



TRACT DESCRIPTIONS:

Tract 1: 2.75 AC With farmhouse and barns

Tract 2: 7.5 AC mostly wooded; frontage on Barter Rd

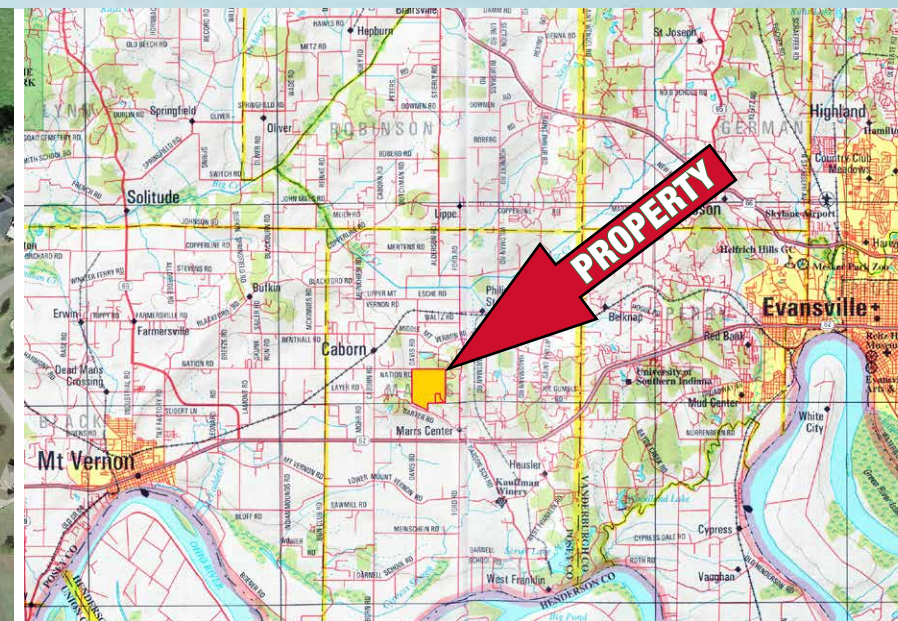
Tract 3: 3.25 AC homesite; frontage on Barter Road

Tract 4: 9 AC tillable and partially wooded; cell tower lease; easement access

Tract 5: 15 AC tillable and wooded with pond; easement access

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INSPECTIONS:
AUGUST 12, 5-6 PM
AUGUST 22, 2-3 PM



PROCEDURE: The real estate will be offered in five (5) tracts, 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. 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 sales price.

ACCEPTANCE OF BID: Successful bidder(s) 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(s) 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: Possession to the real estate shall be delivered to Buyer(s) at closing.

REAL ESTATE TAXES: Buyer will pay taxes in May 2022 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: 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.

William Wilson
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