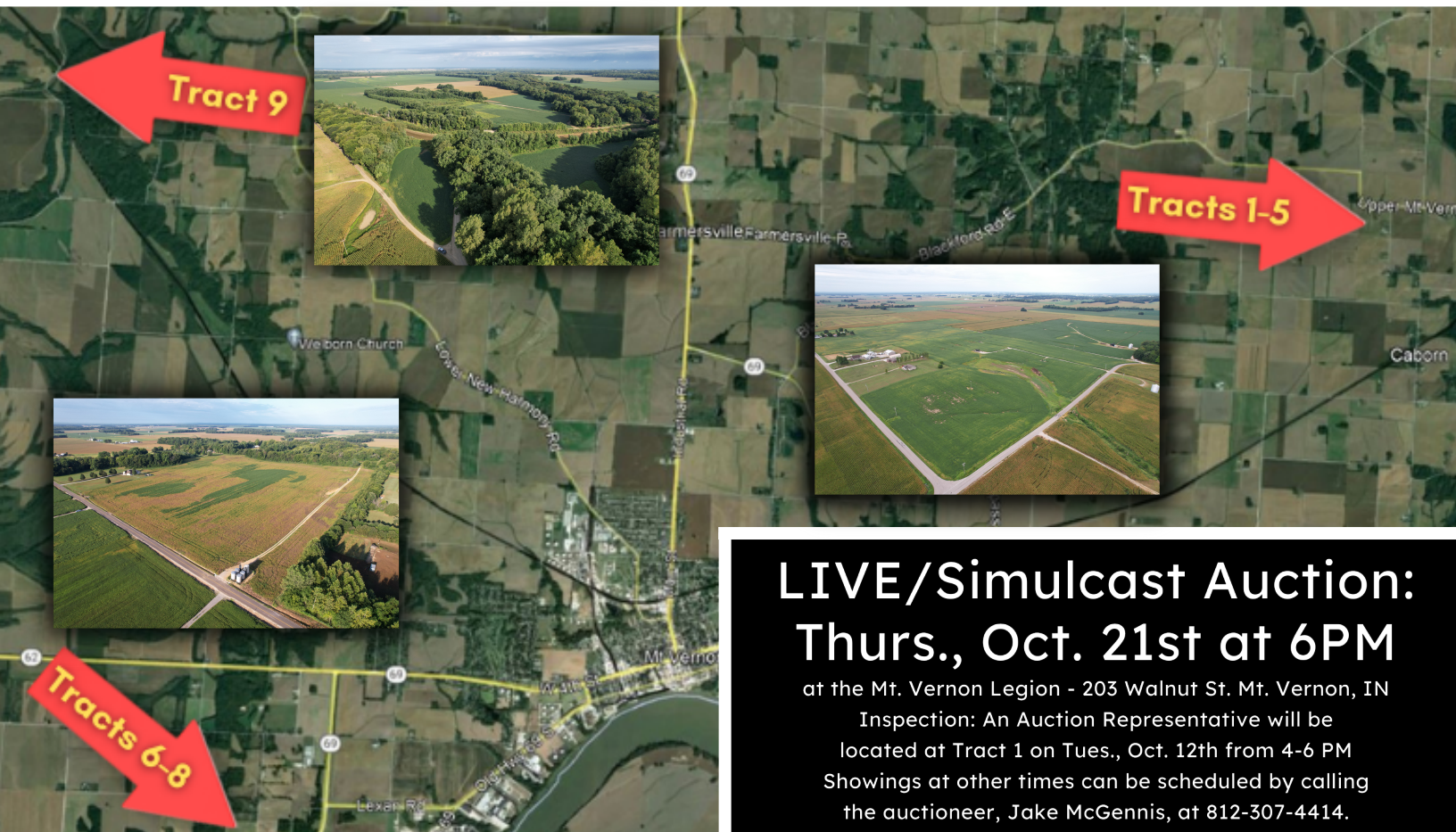


145+/- Acres
Posey County, IN

Curran Miller
Auction/Realty



LIVE/Simulcast Auction: Thurs., Oct. 21st at 6PM

at the Mt. Vernon Legion - 203 Walnut St. Mt. Vernon, IN

Inspection: An Auction Representative will be

located at Tract 1 on Tues., Oct. 12th from 4-6 PM

Showings at other times can be scheduled by calling
the auctioneer, Jake McGennis, at 812-307-4414.

AUCTIONEERS NOTE: Curran Miller Auction/Realty is honored to offer 145+/- acres of land from the James F. Davis Land Trust. Posey County land with these types of residential, recreational, and agricultural opportunities are rarely available to the public. This is certainly an auction you don't want to miss!

PROPERTY LOCATIONS: Section 19, Marrs Township Posey County, IN fronting Caborn Rd and Upper Mount Vernon Rd; Sections 14 & 21, Black Township Posey County, IN fronting Cox Rd North & Raben Rd.

AGRICULTURAL BUYERS: There are 95.35+/- acres of tillable land between the 3 parcels of land. Comprised of Alford, Henshaw, Patton, Wakeland, and Newark soil these acres offer a good mix of productive soil types.

TRACTS 1-5: Features 33.3+/- acres with 30.11+/- acres tillable. These tracts have excellent road frontage along Caborn Rd and Upper Mount Vernon Rd. The primary soil type of these tracts is Alford and the 2021 crop is/was soybeans. There is an active oil production lease, with active wells located on tract 2.

TRACTS 6-8: Features 35.52+/- acres with 32.63+/- acres tillable. These tracts have excellent blacktop road frontage on Cox Rd North. The primary soil types of these tracts are Henshaw, Uniontown, & Patton. The 2021 crop is/was soybeans. There is an active oil production lease, with an oil tank battery located on tract 6.

TRACT 9: Features 76.64+/- acres, with 32.61+/- acres tillable. This tract of land fronts Raben Rd. The primary soil types of this tract are Wakeland & Newark. The 2021 crop is/was soybeans. A portion of this tract, 24+/- acres, is enrolled in a USDA NRCS wetland reserve easement in perpetuity. Tract 9 will not be offered in combination with tracts 1-8.

HOME BUILDERS & DEVELOPERS: Tracts 1-8 provide an excellent range of opportunities for potential buyers looking to purchase land to build their dream rural Posey County Home. Tracts 1 and 2 provide an excellent building opportunity and are part of the plated Seifert Estates Subdivision. Tracts 3-5 offer ideal 2+/- acre lots for building are part of the plated Caborn Meadows Subdivision. Nearly identical, tracts 6 & 7 provide excellent building sites with ample road frontage on Cox Rd N. Tract 8 offers development opportunity of 4 building lots and one outlot via the previously platted West Meadows subdivision.

Jake McGennis

Auctioneer & Realtor

812-307-4414

jake@curranmiller.com

www.curranmiller.com

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TRACT 1: 3.8+/- acres, all tillable; 305' Upper Mt. Vernon Rd frontage; Excellent home site potential

TRACT 2: 23.3+/- acres, mostly tillable; 555' Upper Mt. Vernon Rd Frontage

TRACT 3: 2.2+/- acres, all tillable; 118' Upper Mt. Vernon Rd & 217' Caborn Rd Frontage; Excellent home site potential

TRACT 4: 2+/- acres, all tillable; 194' Caborn Rd frontage

TRACT 5: 2+/- acres, all tillable; 194' Caborn Rd Frontage; Excellent home site potential

TRACT 6: 12.5 acres, mostly tillable; 400' Cox Rd N Frontage; Excellent home site potential

TRACT 7: 12.5 acres, mostly tillable; 400' Cox Rd N Frontage; Excellent home site potential

TRACT 8: 10+/- acres, mostly tillable; 183' Cox Rd N Frontage; Consists of 4 plated building lots with an outlet.

TRACT 9: 76.64+/- acres, 32.61+/- tillable; Raben Rd N; Excellent recreational opportunities

SIMULCAST AUCTION PROCESS: The real estate will be offered in a simulcast auction, which is a live, on-site auction with real-time online bidding. Potential buyers can bid in the manner that is most convenient for them: either on-site at the live auction or online at www.curranmiller.com.



ABBREVIATED TERMS: A 5% earnest money deposit is due on auction day for on-site bidders and within 24 hours of auction conclusion for online bidders with the balance due within 45 days. The purchaser shall assume the real estate taxes due and payable in May 2022. Possession will be given at the final closing, subject to tenants' rights to the fall 2021 soybean crop. The seller will convey any and all mineral interests. The real estate will sell subject to seller approval. Any fee (typically \$250 - \$300) charged by a title company or escrow agent to close the transaction will be split evenly between buyer & seller. SELLER: James F Davis Trust.