

VIRTUAL ONLINE

Real Estate Auction

THURSDAY, AUGUST 24TH • 5:30PM

106±
ACRES
in 7 tracts



- Heckel Road Estate in Vanderburgh County
- Tracts Offered in Combinations & Entirety
- Wooded & Recreational Tracts
- 77.59± FSA Tillable Acres
- 4174 SF Cape Cod Style Home
- Equipment Barns




William Wilson
AUCTION • REALTY, INC.
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812.682.4000
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William Wilson Auction & Realty, Inc. has been authorized to sell the real estate belonging to The Charlier Trust located in Vanderburgh County, Indiana.

DESCRIPTION:

106 +/- Total Acres with FSA 77.59 +/- Tillable Acres • 4174 SF Cape Cod Style Home • Equipment Barns • Wooded and Recreational Tracts • Offered in (7) tracts, combinations, and the entirety • Tracts Ranging from 9 to 20 Acres

PROPERTY LOCATION: Located along the eastern edge of the Vanderburgh County at Interstate 69, this property has frontage along Heckel and Heerdink Roads for easy and convenient access with visibility from Interstate 69.



PROPERTY DESCRIPTION: 106 +/- Total Acres; 77.59 FSA Tillable Acres
For the farmland investor, Tracts 2, 4, 5, 6, and 7 of this farm feature McGary, Zip, and Markland as the predominant soil types, which are highly responsive to the modern cultivation of corn, soybeans, and wheat. With over 77- tillable acres currently, these tracts represent quality farmland with good silts and history of good production numbers. Please refer to the website for FSA and soil information.

For the home buyer, this estate property is conveniently located just a few miles east of North Green River Road with convenient access to the city and major roads. Tucked away back a long paved drive, the notable Cape Cod Style Home

features ample space with over 4174 SF including a spacious floor plan, sunroom, and large basement. Additionally, the property offers over 6,000 SF in equipment barns, and an historic barn with original hand hewn planks.

The home features high quality materials along with a whole house generator, among other amenities.

TRACT DESCRIPTIONS:

Tract 1: 17.5 ± AC; 4174 SF Cape Cod Home and Barns; Paved lane off Heckel Road

Tract 2: 9 ± AC; nearly all tillable acreage; frontage along Heckel Road

Tract 3: 13.5 ± AC; wooded acreage; deeded access off Heerdink Lane

Tract 4: 20 ± AC; tillable acreage; frontage along Heerdink Lane

Tract 5: 17 ± AC; tillable acreage; frontage along Heerdink Lane and Heckel Road

Tract 6: 12.5 ± AC; tillable acreage; frontage along Heerdink Lane

Tract 7: 16 ± AC; tillable acreage; frontage along Heerdink Lane and Heckel Road



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HECKEL ROAD ESTATE
VANDERBURGH COUNTY

PROPERTY INSPECTION:

A Wilson Representative will be onsite
Thurs, August 10, 5-6 PM ET
Sun, August 20, 2-3 PM ET
to answer questions about the property.

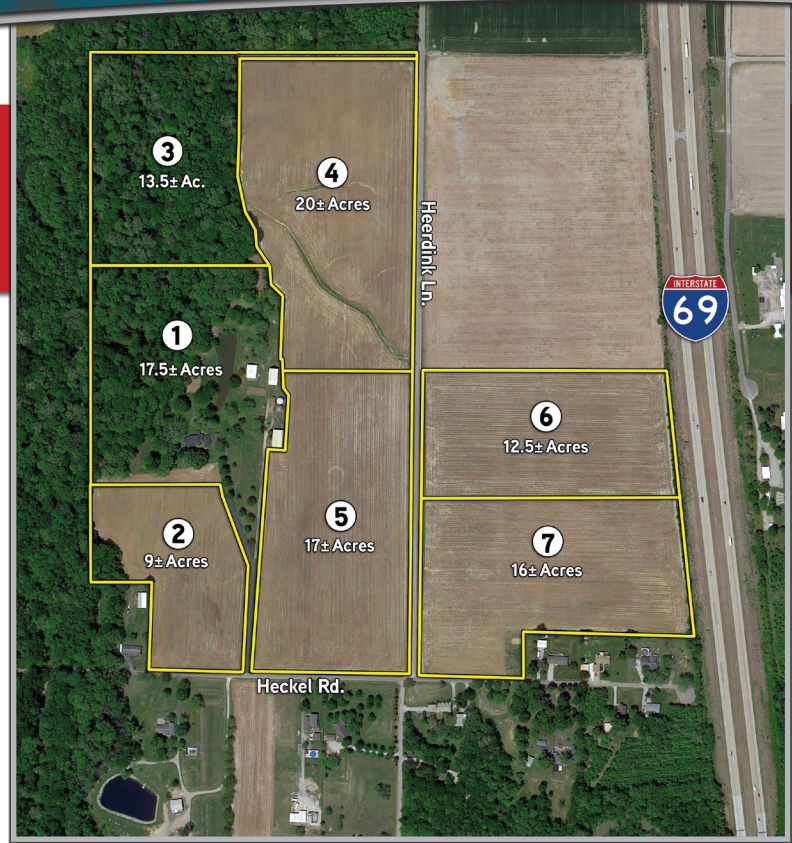
PLEASE READ AND REVIEW THE REAL ESTATE TERMS ON OUR WEBSITE THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY.

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: August 10, 2023 @ 12 NOON (CT); Bidding closes: August 24, 2023 @ 5:30 PM (CT) (**See AUCTION END TIMES). Bidding will be conducted online at www.wilsonauctions.com. Alternatively, to place a confidential phone bid or to make other arrangements for bidding, please contact our office at least two days prior to the auction.

AUCTION LOCATION: This auction will be conducted virtual online from our Auction Offices. All bidding will be conducted online with the Auctioneer appearing virtually during the final bidding process.

OWNER: Charlier Trust

All announcements the day of the auction take precedence over printed material or any other oral statements made.



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Webpage!



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