



VIRTUAL ONLINE REAL ESTATE AUCTION

**THURSDAY, MAY 30TH
AT 5:30 PM (CT)**

PO Box 305, New Harmony, IN 47631



**COMMERCIAL SHOP &
OFFICE ON 3.3± AC**

11± AC, ZONED M-1, INDUSTRIAL

14± AC, WOODED BUILDING SITES



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

BIDDING AND REGISTRATION INFORMATION BIDDER VERIFICATION: Bidding rights are provisional, and if identity verification is questionable, William Wilson Auction Realty, Inc. has the right to reject the registration, and bidding activity will be terminated. The Seller and William Wilson Auction Realty, Inc. reserves the right to preclude any person from bidding if there is any question as to the person's credentials, mental fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. If the registered bidder's user name is offensive to William Wilson Auction Realty, Inc. or in their sole opinion detrimental to bidding activity, then William Wilson Auction Realty, Inc. reserves the right to delete the bidder from bidding or unilaterally change the username with notification to the bidder, when using the website you must obey any and all local, state, and federal laws. Violations will result in the termination of website use privileges. ****AUCTION END TIMES:** William Wilson Auction Realty, Inc. online only auctions are timed events and all bidding will close at the specified time. However, our auctions also have what is called an Auto Extend feature. Any bid placed within the final 5 minutes of the auction results in the auction automatically extending to 5 additional minutes. The bidding will extend in 5-minute increments from the time the last bid is placed until there are no more bids, and all of the lots sit idle for 5 minutes. Therefore, the auction will not close until all bidding parties are satisfied and no one can be outbid at the last second without having another opportunity to bid again. The auctioneer shall have full discretion to modify this end time and extension time which will be announced to bidders during the auction. **TECHNICAL ISSUES:** In the event, there are technical difficulties related to the server, software, internet, or any other online auction-related technologies, William Wilson Auction Realty, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor William Wilson Auction Realty, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason. **CONDUCT OF THE AUCTION:** The minimum bid increase will be indicated on the bidding application. William Wilson Auction Realty, Inc. reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction, or remove any item or lot from this auction prior to the close of bidding. All decisions of William Wilson Auction Realty, Inc. are final. YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND William Wilson Auction Realty, Inc. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION. **AUCTION LOCATION:** This auction will be conducted virtually online from our Auction Offices. All bidding will be conducted online with the Auctioneer appearing virtually during the final bidding process. All announcements the day of the auction take precedence over printed material or any other oral statements made.



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

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

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**THURSDAY,
MAY 30TH AT
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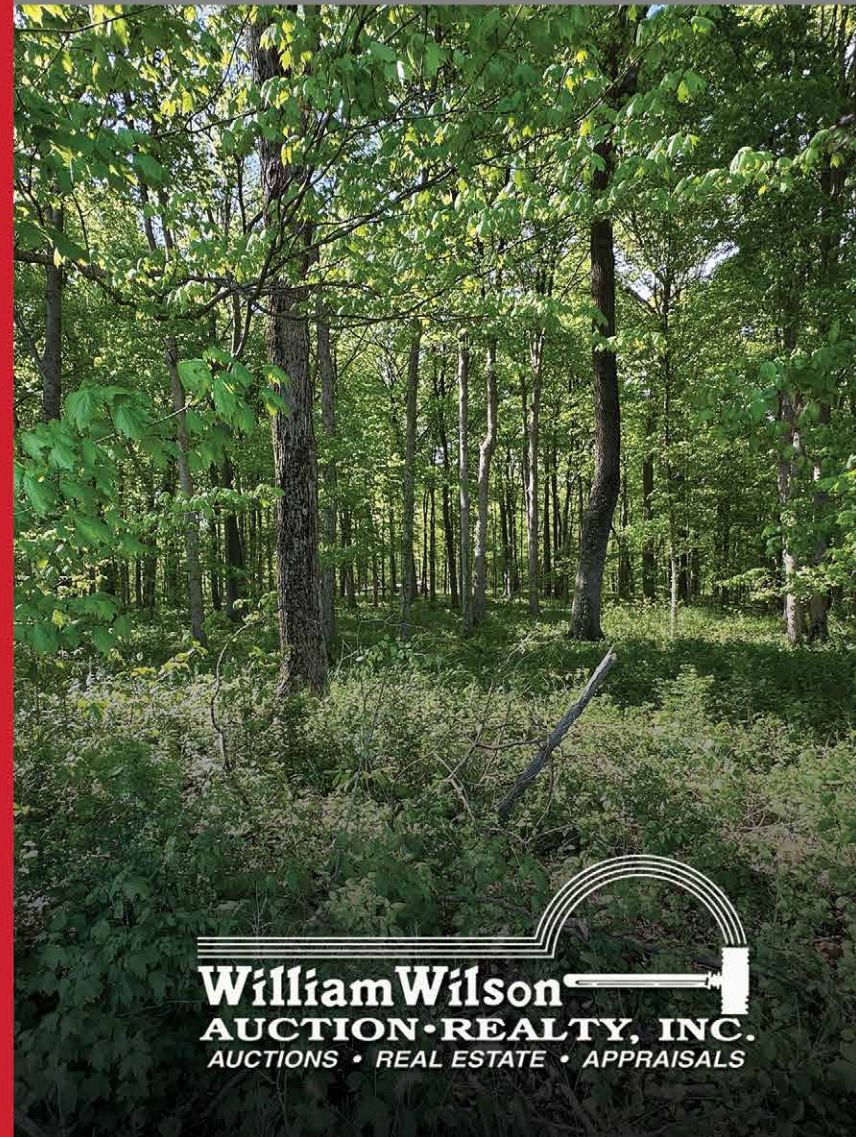
- 5222 HWY 66, POSEYVILLE IN
- COMMERCIAL SHOP & OFFICE ON 3.3± AC
- 11± AC, ZONED M-1, INDUSTRIAL
- 14± AC, WOODED BUILDING SITES
- HIGH VISIBILITY AND TRAFFIC COUNTS
- DEVELOPMENT & HOMESITE POTENTIAL
- OFFERED IN (4) TRACTS & COMBINATIONS

COMMERCIAL SHOP & OFFICE ON 3.3± AC



11± AC, ZONED M-1, INDUSTRIAL

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Register & Bid Online @
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- 11± AC, ZONED M-1, INDUSTRIAL
- 14± AC, WOODED BUILDING SITES
- HIGH VISIBILITY AND TRAFFIC COUNTS
- 11,000+ SF IN TOTAL
- 28± ACRES IN TOTAL
- UNIQUE OPPORTUNITY
- DEVELOPMENT & HOMESITE POTENTIAL
- OFFERED IN (4) TRACTS & COMBINATIONS



VIRTUAL ONLINE

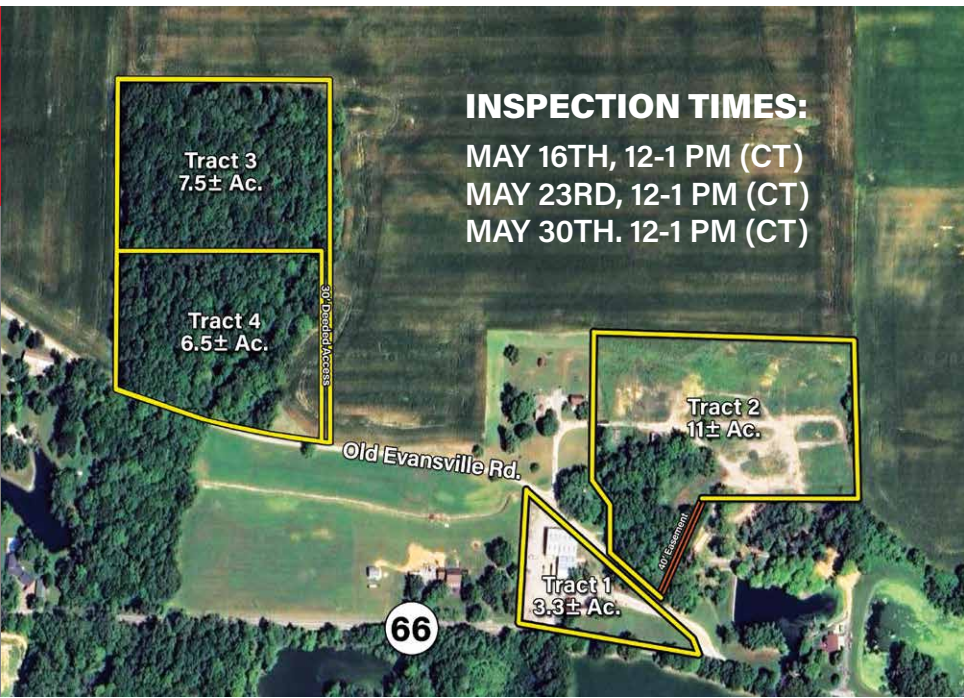
THURSDAY, MAY 30TH
AT 5:30 PM (CT)

PROPERTY LOCATION:

5222 HWY 66, POSEYVILLE IN
Located 2.5 miles west of Wadesville, Indiana; 20 miles west of Evansville, Indiana; and 6 miles east of New Harmony, Indiana along Indiana State Road 66 and Old Evansville Road.

DIRECTIONS TO PROPERTY:

HWY 66, 2.5 Miles West of Wadesville IN, watch for signs.



INSPECTION TIMES:
MAY 16TH, 12-1 PM (CT)
MAY 23RD, 12-1 PM (CT)
MAY 30TH. 12-1 PM (CT)

FOR THE COMMERCIAL BUYER, Tract 1 offers a fenced and gated 3.3-acre lot with 11,000+ square feet of office, shop, and warehouse space, brick and block office space; as well as a metal frame heated warehouse space with 400 amp, 3 phase electric service. This tract also offers a fueling station (tanks leased), (2) 2 ton cranes, ¼ ton swinging crane, and basement storage. This tract is zoned agricultural.

With high visibility and traffic counts, this long-standing commercial/industrial tract lends itself to a residence and shop; indoor and outdoor equipment storage; self storage unit site; or an auto/diesel/large equipment mechanics shop. More commonly known as 5222 Hwy 66, Poseyville, Indiana 47633.

Please refer to website for additional building and acreage information.

Tract 2 offers 11.14-acre open and level lot. The tract is improved with a 30'x40' Morton building with two sliding doors and gravel floor. This tract is zoned M-1 industrial and lends itself to a equipment storage/shop facility; self-storage site; or other commercial/industrial/agricultural interests.

FOR THE HOMESITE BUYER, Tracts 3 & 4 are quality wooded building sites with rolling topography. These tracts are also ideal for building a secluded homesite just off Indiana State Road 66. These tracts are being sold subject to a first right of refusal. Please call the Auction Company for additional information. Please refer to the website for additional building and acreage information.



Andrew Wilson, CAI, CES
IN#AU19800110
IL#041.0001293

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IN#AU01037816
IL#041.0000190



SCAN ME

Building Style(s)	Single-Story Brick Office (Tract 1), Cinder Block Office (Tract 1), Metal Frame Warehouse (Tract 1), Metal Morton Building (Tract 2)
Construction Type(s)	Exterior Walls - Mix of Masonry-Style Concrete Block (Painted), Metal, and Brick Veneer; Interior Walls - Stick-Built with Drywall/Paneling (Painted); Insulation - Fiberglass in Ceiling (Concealed); Flooring - Mix of Concrete, Vinyl and Ceramic Tile;
Zoning	TRACT 1: A- Agricultural; TRACT 2: M-1, Industrial; TRACTS 3 & 4: A-Agricultural
Building Size(s)	11,000+ SF
Lot Size(s)	TRACT 1: 3.30± acre highly visible corner lot with access on two sides; TRACT 2: 11.14± industrial acreage with access off Old Evansville Rd; TRACT 3: 7.5± wooded acres with 30' deeded access off Old Evansville Rd; TRACT 4: 6.5± wooded acres with frontage along Old Evansville Rd
Foundations	Reinforced concrete slab/foundation; 16" concrete floor (Tract 1/ Building 3
Site Characteristics	Irregular in Shape, Sloping towards drainage
Frontage	TRACT 1: Approximately 534' on Highway 66 and 609' on Old Evansville Road; TRACT 2: 180' along Old Evansville Road; TRACTS 3 & 4: 716' Old Evansville Rd
Roof Type(s)	Metal (all buildings)
HVAC Type(s)	Gas forced air furnaces with Central Air Conditioning in offices; Hanging Gas heaters in shop areas
Ceiling Height(s)	Shop - 17' clear height
Utilities	Public Electricity (400 Amp, 3-phase in shop), Propane, Well Water w/ German Township Water available, Septic, Phone/Cable
Overhead Doors	13'; 17'
Year(s) Built	1968 original office and shop (Tract 1), New Office expanded 1987 (Tract 1), Morton Building 1980 (Tract 2)
Township	Harmony
Annual Taxes	TRACT 1: \$4,345/year (2022 Payable 2023), TRACT 2: \$1316/year (2022 Payable 2023, TRACTS 3&4: \$110/year (2022 Payable 2023)
Other Features	Fueling station (2,000-gallon tanks leased); (2) 2-ton cranes; ¼ ton swing crane; Basement Storage under portions; fenced and gated lot
Tax Parcel Number(s)	New Parcels Created by Survey

William Wilson Auction & Realty, Inc. has been authorized to sell the real estate belonging to the DONALD K. PARKER TRUST located in Posey County, Indiana.

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: THURSDAY, MAY 16, 2024 @ 12 NOON (CT); Bidding closes: THURSDAY, MAY 30, 2024 @ 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.

UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be sent a Real Estate Contract to print and is required to fully and correctly complete and properly sign without any modifications. Bidder is to return the completed, signed contract to William Wilson Auction Realty, Inc. by email or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the Winning Bidder will be required to send the specified non-refundable earnest money deposit as stated in the property description. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees. Successful bidders not executing and returning the completed contract and earnest money deposit by 4:00 PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and William Wilson Auction Realty, Inc. Seller shall have the right to (a) declare this contractual agreement canceled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with William Wilson Auction Realty, Inc. and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and William Wilson Auction Realty, Inc. In addition, William Wilson Auction Realty, Inc. also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify William Wilson Auction Realty, Inc. for and hold harmless William Wilson Auction Realty, Inc. from any costs, losses, liabilities, or expenses, including attorney fees resulting from William Wilson Auction Realty, Inc. being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

REAL ESTATE TERMS:

PROCEDURE: The real estate will be offered in 4 tract(s) via online only auction. Bids on any individual tract, combinations of tracts, or the entirety 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 direction and 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 sale price.

ACCEPTANCE OF BID: Successful bidder(s) will be required to enter into a Purchase Agreement following the close of the auction. The real estate is being sold subject to the approval of the seller.

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 November 2024 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.

RIGHT OF FIRST REFUSAL: Auction is made contingent upon the recorded right of first refusal on the wooded 14.38- acre tract with frontage along Old Evansville Road, Poseyville, Indiana 47633 with Parcel Number: 65-04-35-400-006.000-006 and referenced as Tracts 3 & 4 in this Auction. Therefore, Tracts 3&4 cannot be combined with any other tract during the auction.

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.