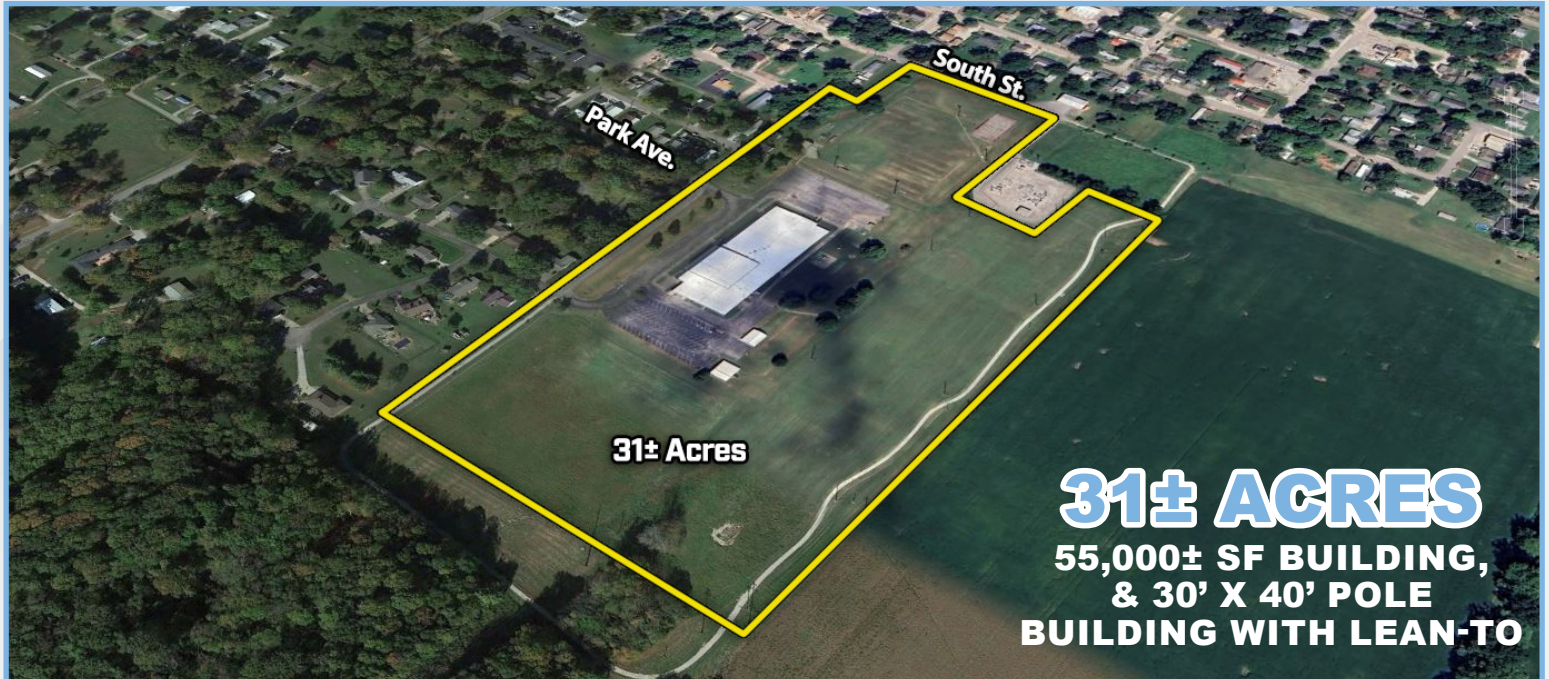


Sealed Bid Auction

FORMER NEW HARMONY SCHOOL

BIDS DUE: THURSDAY, NOV. 14TH AT 3PM CT



- 55,000+ SF BUILDING
- 2.54+/- ACRES PAVED PARKING
- 30' X 40' POLE BUILDING WITH 15' X 40' LEAN TO
- 30' X 40' OPEN SHELTER
- DEVELOPMENT & HOMESITE POTENTIAL
- 31+/- ACRES IN TOTAL
- OFFERED IN (1) TRACT

INSPECTIONS:

Meet a Wilson Representative at
1000 East St. New Harmony, IN 46731
SUN, NOV. 10, 2-4PM CT
THURS, NOV. 14, NOON-1PM CT

BID DELIVERY LOCATION: 515 Main St. New Harmony, IN
BID MAIL-IN ADDRESS: P.O. Box 305 New Harmony, IN 46731
OWNER: Indiana Mounds East, LLC



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

812.682.4000 - Toll-Free 877.338.3272



wilsonauctions.com

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

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BID MAIL-IN ADDRESS: P.O. Box 305 New Harmony, IN 47631
OWNER: Indiana Mounds East, LLC



William Wilson Auction & Realty, Inc. has been authorized to sell the real estate belonging to Indiana Mounds East, LLC, located at 1000 East St, New Harmony IN, 47631.

AUCTIONEERS NOTE: Seize this incredible chance to own a prime tract of real estate in a thriving community! With major investments pouring into development, revitalization, and new housing over the past two decades, this property is perfectly positioned for future growth. You will not want to miss out on exploring the endless possibilities this tract offers.

PROCEDURE: The real estate will be offered in one (1) tract via sealed bid. Sealed bids shall be submitted to the Auction Company Office at 515 Main St, New Harmony, IN 47631 by November 14, 2024 at 3:00 PM (CT).

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.

OFFER REQUIREMENTS: All offers must be sealed and the name and address of the offering party must appear on the outside front of the envelope. Offers must be in writing on the appropriate Purchase Agreement provided by the Auction company in the Bidder's Packet and must be received by WILLIAM WILSON AUCTION REALTY, 515 Main St, New Harmony, IN 47631 as mentioned above. Bidder may deliver or use overnight delivery service. Bids to be notified within 24 hours.

ALL OFFERS MUST BE ACCOMPANIED BY:
(a) Real Estate Purchase Agreement. The Real Estate Purchase Agreement must be properly completed and signed. Bidders should carefully review the Real Estate Purchase Agreement to be used and any exhibits and addenda to the Real Estate Purchase Agreement.

(b) A down payment equal to ten percent (10%) of bid price. Check must be payable to "William Wilson Auction Realty". The check will be deposited only if bid is accepted. Checks submitted with unacceptable bids will be returned within three (3) days after the bids are rejected.

OFFER AND ACCEPTANCE: The seller reserves the right to request a Best and Final Offer. All successful bidders will be required to enter into Purchase Agreements upon acceptance. The Real Estate will sell subject to the Seller's Approval.

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.

POSSESSION: Possession of real estate shall be delivered to the buyer at closing.

REAL ESTATE TAXES: The real estate taxes will be the responsibility of the buyer beginning with the taxes due and payable in May 2025 and 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.

SURVEY: If a survey is deemed necessary to establish a new legal description, the cost of the survey will be split 50/50 between 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.

DIRECTIONS: From south Main Street in New Harmony, turn East on Park Street. Watch for signs.

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

