

Gibson County Just North of Owensville, Indiana
LAND AUCTION

WEDNESDAY, APRIL 11 • 5 PM (CT)

**AUCTION LOCATION: REH CENTER,
205 W. Walnut St., Owensville, IN**

**84[±]
ACRES**

**OFFERED IN (3) TRACTS,
COMBINATIONS, & THE
ENTIRETY**



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

PO Box 305 • New Harmony, IN 47631

Office: 812.682.4000

Toll Free: 877.338.3272

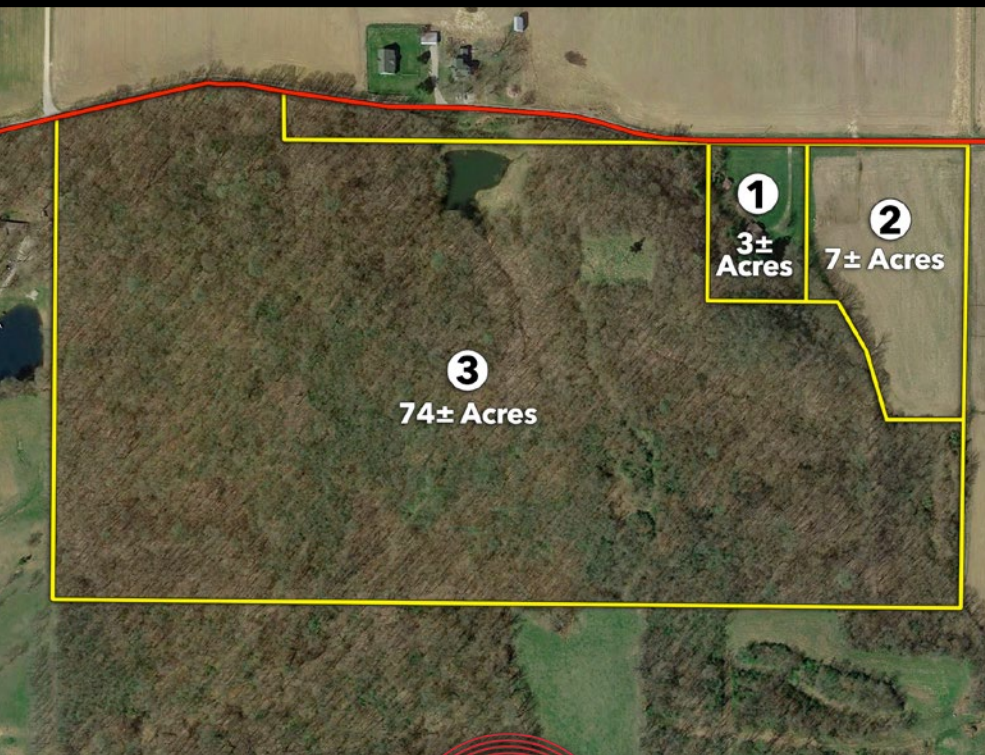
FAX: 812.682.4740

Email: info@wilsonauctions.com

Bill Wilson, CAI
IN#AU01037816

Andrew Wilson, CAI, CES
IN#AU19800110

Aaron Wilson, CES
IN#AU10300104



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More Information Available Online

wilsonauctions.com 812.682.4000

Gibson County Just North of Owensville, Indiana **LAND AUCTION**

84± ACRES

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- **1364 SF BRICK RANCH HOME WITH ATTACHED GARAGE**
- **DETACHED STORAGE SHED**
- **7 +/- TILLABLE ACRES**
- **SMALL, STOCKED POND**
- **TRAILS & BRIDGES IN PLACE**
- **AWESOME RECREATIONAL HABITAT**
- **EASY ACCESS, JUST WEST OF SR 65**

INSPECTION DATES:

Saturday, March 31, 12 NOON - 2PM

Sunday, April 8, 2-3PM

AUCTION LOCATION: REH Center, 205 W. Walnut St., Owensville, Indiana

PROPERTY LOCATION: The property is located in Section 25 of Montgomery Township, on CR 250 S; just west of State Road 65 and 2.5-miles south of State Road 64

PROPERTY DESCRIPTION

TRACT 1: Brick Ranch Home with Spectacular View

- Surveyed 3.0± Acres
- 1364 Square Feet
- New windows, siding, carpet & updated HVAC
- Detached Shed
- Great Location Just off Highway 65

TRACT 2: 7± Acres Tillable Farmland

- Road frontage and easy access
- Maplehill silt loam soils

TRACT 3: 74± Total Acres

Outstanding tract already established for hunting and recreation, this tract is nearly all wooded with a small pond perfect for catching fish. Trails and bridges are in place for placing your hunting stands and blinds, riding your ATV, or running your dogs.

OWNER: John Higgins.

AUCTION TERMS & CONDITIONS: All announcements the day of the auction take precedence over printed material or any other oral statements made. Owner will convey minerals, if any, they own. Buyer(s) will receive possession to the property at closing, subject to tenants' rights on the tillable land. Buyer will assume taxes payable November 2018 and thereafter. 6% Buyer's Premium. 10% down payment required on Auction Day.



TRACT 1: Home & 3± Acres



TRACT 2: 7± Acres Tillable



TRACT 3: 74± Acres Wooded

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