

LAND AUCTION

150[±] ACRES

Vanderburgh County, Indiana

WED., JULY 11TH • 5PM CT

William Wilson
AUCTION-REalty, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

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150[±] ACRES
Offered in 7 Tracts
Combinations & the Entirety

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INDIANA LAND AUCTION

150[±] ACRES

Vanderburgh County • German Township



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WEDNESDAY, JULY 11TH • 5PM CT
Held at The Resurrection Gym - 5301 New Harmony Rd., Evansville, IN

INDIANA LAND AUCTION

Vanderburgh County • German Township



150[±] ACRES
Offered in 7 Tracts
Combinations & the Entirety

- Productive Tillable Farmland
- FSA 107.56± Tillable Acres
- Outstanding Development Potential
- Excellent Access off West Mill Rd., Hwy. 66 & University Pkwy.
- Tracts Ranging from 4.72 Acres to 61 Acres

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150[±]
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William Wilson Auction & Realty, Inc. has been authorized to sell the real estate belonging to the Estate of Colleen Doerner Mueller, located at 7200 W. Mill Rd. and 8616 Marx Rd. and approximately 150 acres in Sections 5 & 7 of German Township, Vanderburgh County, Indiana.

AUCTIONEER'S NOTE: William Wilson Auction Realty is pleased to offer these fantastic properties at public auction. This is a fabulous opportunity to own Westside acreage with tremendous development potential

PROPERTY LOCATION: The farm is located at 7200 W. Mill Rd. and 8616 Marx Rd. and approximately 150 acres in Sections 5 & 7 of German Township, Vanderburgh County, Indiana. **DIRECTIONS TO FARM:** From University of Southern Indiana, proceed North on University Parkway. Watch for signs.

AUCTION LOCATION: The auction will take place at Resurrection Gym at 5301 New Harmony Rd., Evansville, IN. **DIRECTIONS:** From IN-66. Turn **south** onto Resurrection Dr. (at Big Cynthiana/IN-65 intersection) Then turn **left** onto New Harmony Rd. Resurrection Parish, 5301 NEW HARMONY RD is on the **left**.

PROPERTY DESCRIPTION: 150 +/- Total Acres; Approx. 107.56 Tillable Acres
Tracts 1 & 2: 25.94 Total Acres, Along University Parkway & Marx Road

For the investment land buyer, these tracts feature frontage along the University Parkway & Marx Road with easy access. They represent ideal future development opportunities.

Tracts 3-7: 123 Total Acres, Along IN-66 & West Mill Road

For the farmland investor, the Mueller farm is productive Evansville farmland featuring Hosmer silt loam as the predominant soil type on these tracts. For the investment land buyer, these tracts feature frontage along IN-66 & West Mill Road. They also represent ideal future development opportunities.

TRACT DESCRIPTIONS:

Tract 1: 4.72 ± ac; Improved with Farmhouse & Storage Barns

Tract 2: 21.22 ± ac

Tract 3: 10.5 ± ac

Tract 4: 11 ± ac; Improved with (2) Wood Frame Barns & Concrete Block Garage

Tract 5: 10 ± ac;

Tract 6: 30.5 ± ac;

Tract 7: 61 ± ac;

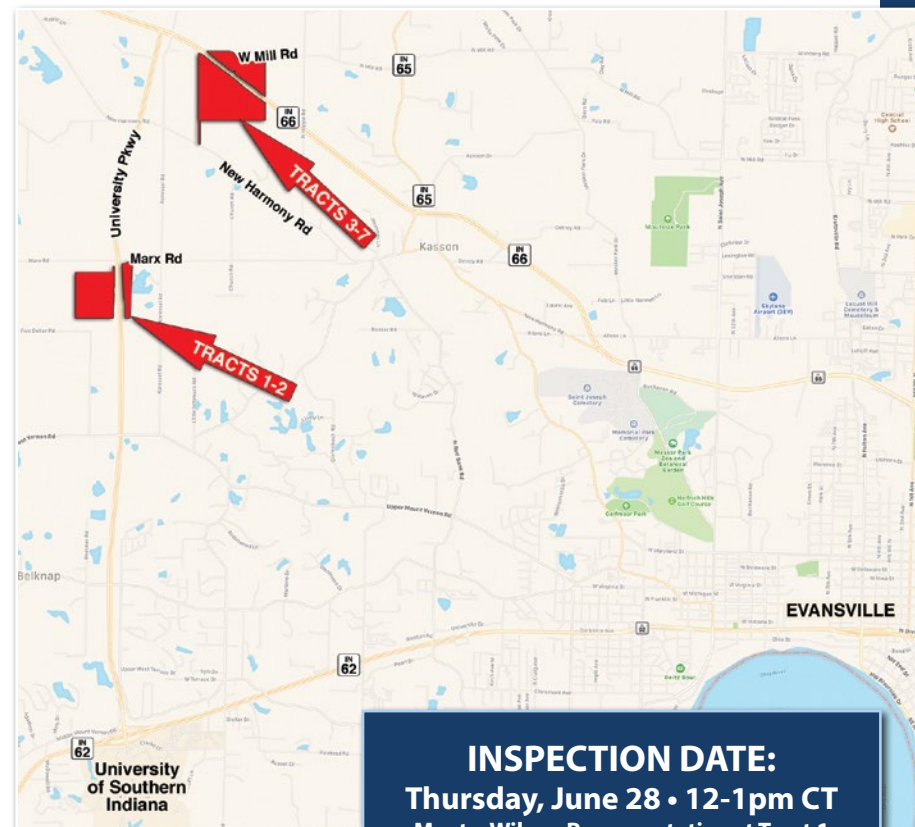
The 2017 crop was soybeans. Please refer to website for FSA and soil information.



OWNER: Estate of Colleen Doerner Mueller

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

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INSPECTION DATE:
Thursday, June 28 • 12-1pm CT
Meet a Wilson Representative at Tract 1



AUCTION TERMS & CONDITIONS:

PROCEDURE: The real estate will be offered in one (7) tracts. There will be open bidding during the auction as determined by the Auctioneer. Conduct of the auction and increments of bidding are at the 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. The down payment is non-refundable. Should a buyer default, the down payment shall be divided as follows: 20% to William Wilson Auction Realty; 80% to the owner.

ACCEPTANCE OF BID: Successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to

the seller's acceptance or rejection.

BUYERS PREMIUM: A 5% Buyer's Premium will be added to the high bid to determine the contract sale price.

DEED: Seller shall provide a Personal Representative 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: Buyers will receive possession to the property at closing, subject to Farm Tenants rights. Seller will retain all lease payments for 2018.

REAL ESTATE TAXES: The real estate taxes will be prorated to the date of closing.

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: Sellers will convey all minerals they own.

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.

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.