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106.8±
Acres
Offered in 13 Tracts
& the Entirety

LAND AUCTION
WEDNESDAY, MARCH 6 • 5PM CT

VANDERBURGH COUNTY, INDIANA

Attention Home Builders & Investors!

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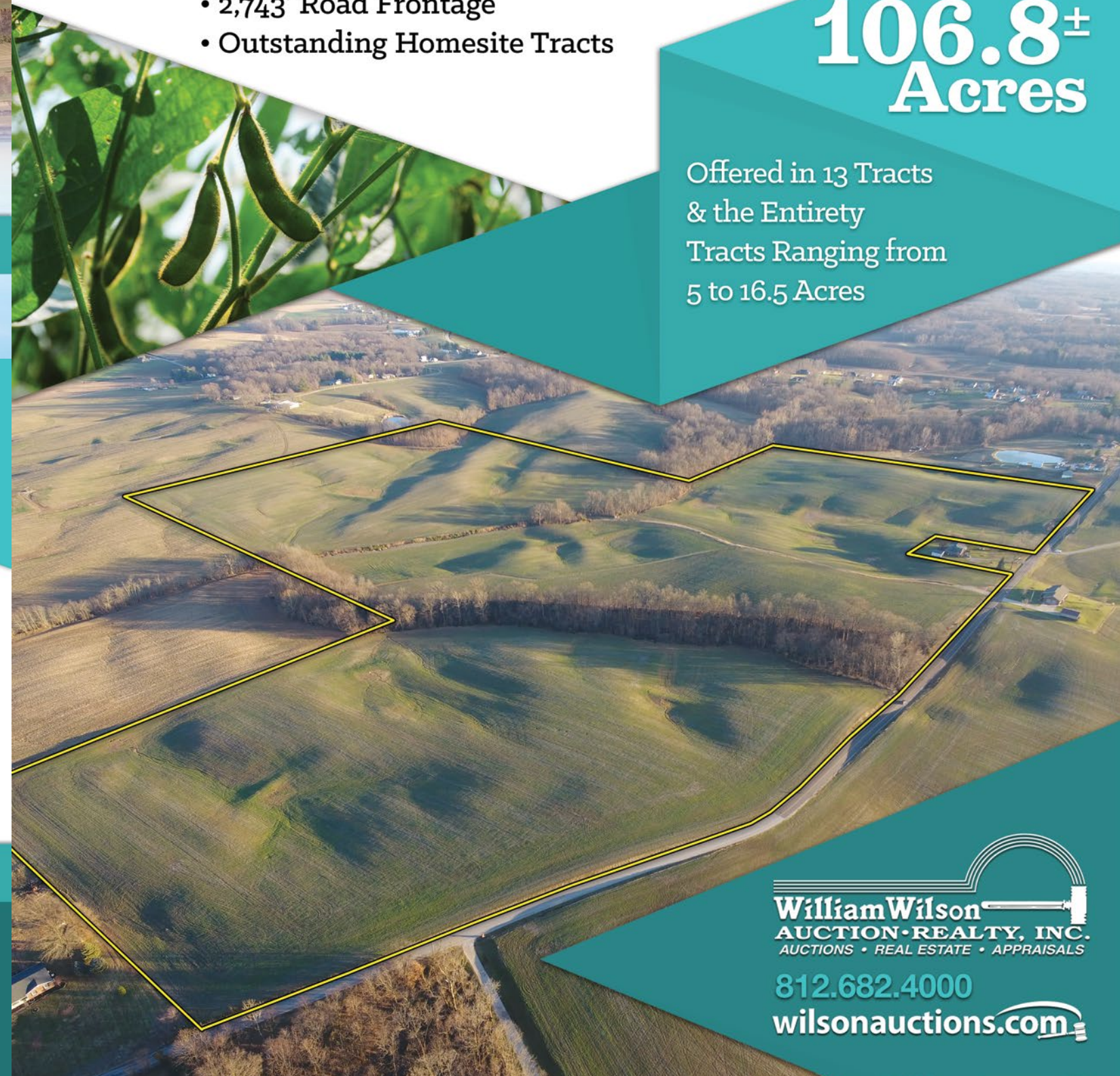
LAND AUCTION

WEDNESDAY, MARCH 6, 2019 • 5PM CT

- FSA 97.88± Tillable Acres
- 2,743' Road Frontage
- Outstanding Homesite Tracts

106.8±
Acres

Offered in 13 Tracts
& the Entirety
Tracts Ranging from
5 to 16.5 Acres



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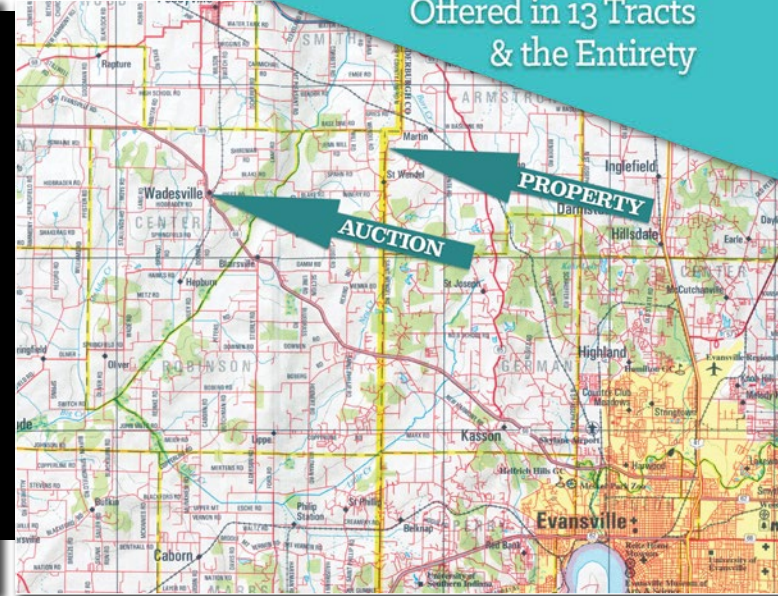
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VANDERBURGH COUNTY, INDIANA

LAND AUCTION

106.8± Acres
Offered in 13 Tracts & the Entirety

WEDNESDAY, MARCH 6 • 5PM CT



PROPERTY LOCATION: Located in Section 6 of Armstrong Township, Vanderburgh County just north of St. Wendel Church on County Line Road.
DIRECTIONS: From St. Wendel Church proceed North on County Line Road approx ¼ mile. Watch for signs.

AUCTION LOCATION: St. Wendel Knights of St. John, 11714 Winery Road, Wadesville, IN

AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer this Farm at public auction. Rarely does an opportunity present itself to find quality homesites such as these in close proximity to St. Wendel's core.
FOR THE DEVELOPER OR HOMESITE BUYER: Offering fantastic views of the St. Wendel hills, these tracts represent ideal homesites perfect for walk-out basements, lakesites, and easy access off of County Line Road.
FOR THE FARMLAND INVESTOR: This farm represents productive tillable tracts with adequate drainage and good road frontage for transport to grain terminals.

PROPERTY DESCRIPTION –

Tracts 1-4 : 22.5 Total Acres; Approx 21.68 Acres Cropland

For the homesite land buyer, these tracts feature approximately 1300' of frontage along County Line Road with easy access. Zoned A- Agricultural - which would allow homesite construction on tracts as outlined in the Auction Plat

Tract 5-10: 64.3 Total Acres; Approx. 56.2 Acres Cropland

For the homesite land buyer, these tracts are perfect building sites with access off a central easement. Approximately 600' road frontage along County Line Road with easy access.

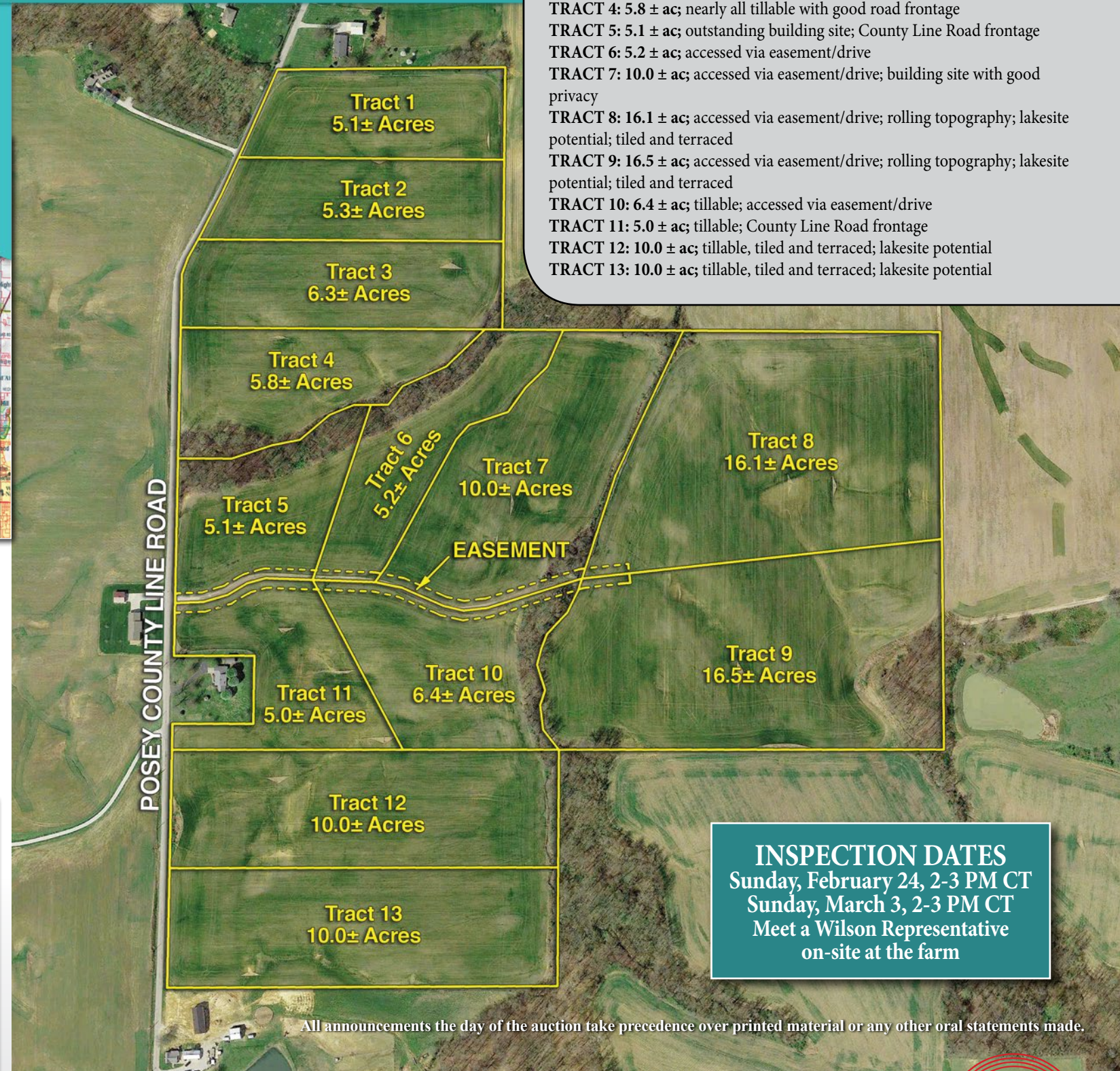
Tracts 8 & 9 are larger tracts that offer a unique opportunity with potential lake sites on the east end of the farm. Zoned A- Agricultural - which would allow homesite construction on tracts as outlined in the Auction Plat

Tracts 12-13: 20 Total Acres; Approx. 20 Acres Cropland

For the homesite land buyer, these tracts feature approximately 725' of road frontage along County Line Road with lakesite potential. Zoned A- Agricultural - which would allow homesite construction on tracts as outlined in the Auction Plat



The 2018 crop was soybeans. Please refer to website for FSA and soil information.



TRACT DESCRIPTIONS

TRACT 1: 5.1 ± ac; nearly all tillable with good road frontage; nice building site
TRACT 2: 5.3 ± ac; nearly all tillable with good road frontage; nice building site
TRACT 3: 6.3 ± ac; nearly all tillable with good road frontage; nice hilltop building site
TRACT 4: 5.8 ± ac; nearly all tillable with good road frontage
TRACT 5: 5.1 ± ac; outstanding building site; County Line Road frontage
TRACT 6: 5.2 ± ac; accessed via easement/drive
TRACT 7: 10.0 ± ac; accessed via easement/drive; building site with good privacy
TRACT 8: 16.1 ± ac; accessed via easement/drive; rolling topography; lakesite potential; tiled and terraced
TRACT 9: 16.5 ± ac; accessed via easement/drive; rolling topography; lakesite potential; tiled and terraced
TRACT 10: 6.4 ± ac; tillable; accessed via easement/drive
TRACT 11: 5.0 ± ac; tillable; County Line Road frontage
TRACT 12: 10.0 ± ac; tillable, tiled and terraced; lakesite potential
TRACT 13: 10.0 ± ac; tillable, tiled and terraced; lakesite potential

INSPECTION DATES
Sunday, February 24, 2-3 PM CT
Sunday, March 3, 2-3 PM CT
Meet a Wilson Representative
on-site at the farm

AUCTION TERMS & CONDITIONS

POSSESSION: Buyers will receive possession to the property at closing. Buyer will have farming rights for 2019.

SURVEY: If new survey is required, survey expenses will be split 50/50 between buyer and seller.

TAXES: Buyer pays November 2019

MINERALS: Seller will convey all minerals owned.

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