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

BLACK TOWNSHIP | 38.23 Acres
ROBINSON TOWNSHIP | 43.25 Acres

Held at the Auction Center - New Harmony, IN

LAND AUCTION

TUESDAY, OCTOBER 29, 2019 • 5:30PM CT

Posey County, Indiana

81.4±
Acres
Offered in 3 Tracts

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81.4±
Acres
Offered in 3 Tracts

Attention Farmers & Investors!

BLACK TOWNSHIP | 38.23 Acres
• FSA 38.25+ Tillable Acres
• Quality Farmland - Good Drainage
• Path of Progress Potential

Posey County, Indiana

LAND AUCTION

TUESDAY, OCTOBER 29, 2019 • 5:30PM CT
Held at the Auction Center - New Harmony, IN

ROBINSON TOWNSHIP | 43.25 Acres
• FSA 43.25+ Tillable Acres
• Productive Farmland
• Access from Boberg Road

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**81.4[±]
Acres**

Offered in 3 Tracts

Posey County, Indiana

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LAND AUCTION

TUESDAY, OCTOBER 29, 2019 • 5:30PM CT

Held at the Auction Center - New Harmony, IN

AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Niehaus Farms at Public Auction. For the farmland investor each tract is unique, while offering quality Posey County soils and productivity. Plan to take a closer look at each tract and attend this auction.

AUCTION LOCATION: The Auction Center, 1026 Granary Street, New Harmony, IN

BLACK TOWNSHIP FARM

PROPERTY LOCATION: Located in Section 33 of Black Township with frontage along the William H. Keck Bypass

DIRECTIONS: To Black Township Farm: From Hwy 62 East of Mt. Vernon, turn North on the William H. Keck Bypass and proceed to farm. Watch for signs.

PROPERTY DESCRIPTION:

Tracts 1 & 2: Approx. 38.23 Acres Cropland in Black Township

For the farmland buyer, these tracts feature over 650' of frontage along both sides of the William H. Keck Bypass with easy access. They represent quality farmland with good drainage and path of progress potential, with highly producing Henshaw and Patton soil types.

The 2019 crop was corn. Please refer to website for FSA and soil information.

TRACT DESCRIPTIONS:

Tract 1: 18.49 ± ac; Approx. 650' frontage on William H. Keck Bypass; Henshaw & Patton soils

Tract 2: 19.74 ± ac; Approx. 650' frontage on William H. Keck Bypass & Seibert Lane; Patton soils

INSPECTION DATES

Tues, October 22, 12-1 PM (CT)

Meet a Wilson Representative at The
Auction Center, New Harmony, Indiana

Tract 1
18.49± Acres

William Keck Bypass

Tract 2
19.74± Acres

Seibert Ln.

ROBINSON TOWNSHIP FARM

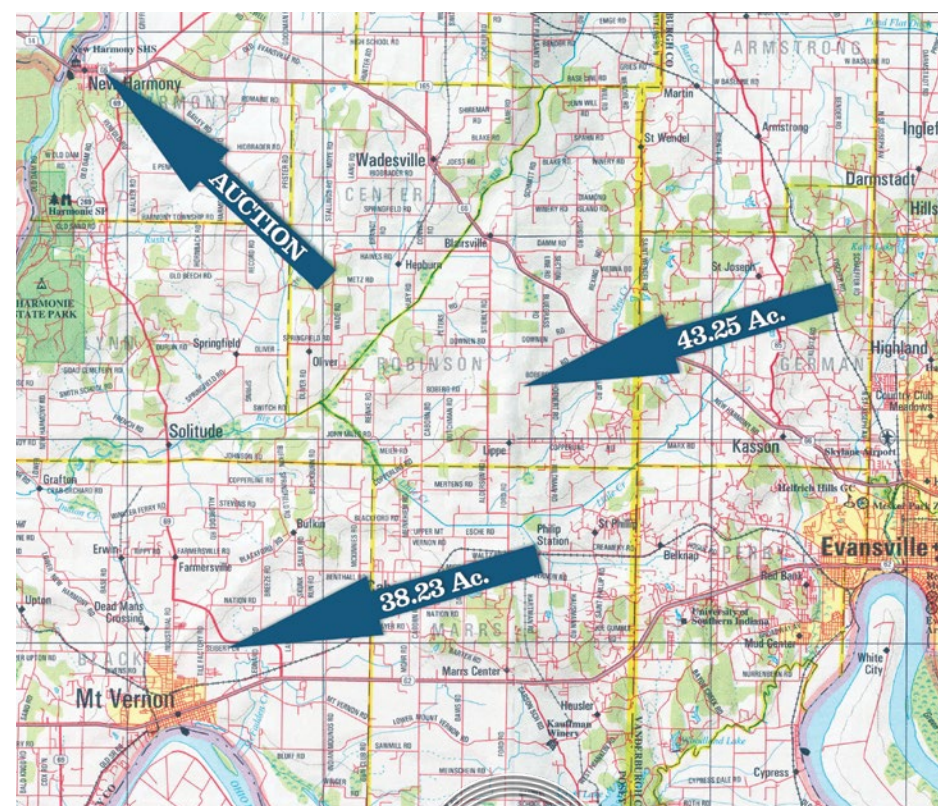
PROPERTY LOCATION: Located in Sections 3 and 34 of Robinson Township, off Boberg Road [GPS LOCATOR: 38.034216, -87.750873]

DIRECTIONS: From Hwy 66 at St. Philip Road, turn South on St. Philip Road then West on Boberg Road. Watch for signs.

TRACT 3: Approx. 43.25 Acres Cropland in Robinson Township

For the farmland investor, this farm is productive Posey County farmland featuring Alford silt loams as the predominant soil type. The tract has a dedicated 25' easement access off of Boberg Road.

The 2019 crop was a mix of corn and soybeans. Please refer to website for FSA and soil information.



OWNER: Estate of Dorothy Niehaus

MINERALS: Seller will convey all minerals owned.
POSSESSION: Buyers will receive possession to the property at closing, subject to Farm Tenants rights.
Survey: If new survey is required, survey expenses will be split 50/50 between buyer and seller.

5% buyer's premium

TAXES: Buyer pays May 2020

Visit wilsonauctions.com for Detailed Information with additional Due-Diligence Materials, including information such as: soil maps, tax information.

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