

812.682.4000
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William Wilson
AUCTION-REACTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

Posey & Vanderburgh Counties, Indiana
ABSOLUTE LAND AUCTION
FEBRUARY 22, 2020 • 12:00 NOON CT
Resurrection Catholic Church Cafeteria, 5301 New Harmony Road, Evansville, IN 47720

106.5[±]
ACRES
Offered in 12 Tracts

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VANDERBURGH COUNTY

- 51[±] Total Acres with FSA 41.5[±] Tillable Acres
- Zoned A-Agricultural
- Just East of University Parkway
- Over 1,000 Feet of Road Frontage
- Outstanding Homesite Tracts
- Offered in (7) tracts, combinations, and the entirety
- Tracts Ranging from 3.75 to 11.5 Acres

51[±] Acres

Posey & Vanderburgh Counties, Indiana
ABSOLUTE LAND AUCTION

FEBRUARY 22, 2020 • 12:00 NOON CT

Resurrection Catholic Church Cafeteria, 5301 New Harmony Road, Evansville, IN 47720

55.5[±] Acres

POSEY COUNTY

- 55.5[±] Total Acres
- with FSA 48.68[±] Tillable Acres
- Zoned Agricultural
- Just South of Copperline Road
- Over 1,775 Feet of Road Frontage
- Outstanding Homesite Tracts
- Offered in (5) tracts, combinations, and the entirety
- Tracts Ranging from 7.5 to 25 Acres

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Posey & Vanderburgh Counties, Indiana **ABSOLUTE LAND AUCTION**

FEBRUARY 22, 2020 • 12:00 NOON CT

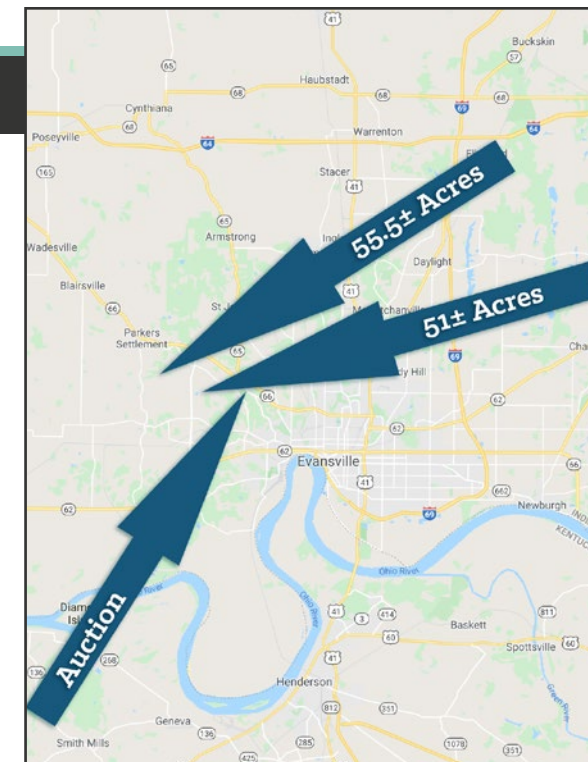
Resurrection Catholic Church Cafeteria, 5301 New Harmony Road, Evansville, IN 47720

POSEY COUNTY

PROPERTY LOCATION: Located in Section 1 of Robinson Township, Posey County, 1.5 miles South of Hwy 66.

DIRECTIONS: From University Parkway, turn West on Marx Road, continuing on Copperline Road proceed approx. 2-miles to North on St. Philip Road to the POSEY COUNTY ACREAGE. From Hwy 66, turn South on St. Philip Road and proceed approx. 1.5-miles. Watch for signs.

PROPERTY DESCRIPTION: **Tract 8-12: 55.5 Total Acres, Approx. 48.68 Acres Cropland**
For the farmland investor, this is productive Posey County farmland featuring Wakeland, Hosmer, and Alford as the predominant soil type on these tracts. These tracts feature over 1,700 feet of road frontage along St. Philip Road and are uniquely suited for homesite development.



TRACT DESCRIPTIONS:

Tract 8: 3.5 ± ac
Tract 9: 5.5 ± ac
Tract 10: 14 ± ac
Tract 11: 7.5 ± ac
Tract 12: 25 ± ac



AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer both of these unique land tracts at ABSOLUTE AUCTION. The locations of each of these land tracts are exceptional, splitting University Parkway and the County Line in an area poised for high growth and residential construction.

FOR THE FARMLAND INVESTOR: These farms represent quality tillable tracts with productive soils, and good access.

FOR THE BUILDER/INVESTOR: With only 4.2 miles between these land tracts, builders and investors have good options. Individuals seeking a quality spot to build their dream home should take a look at both of these tracts and plan to attend this auction.

Please refer to website for FSA and soil information.

MINERALS: Seller will convey all minerals owned.

POSSESSION: Buyers will receive possession to the property at closing, with farming rights for 2020.

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

5% BUYER'S PREMIUM

TAXES: Buyer pays November 2020



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INSPECTION DATES

Sun, February 9, 2-3PM CT at Tract 1, VANDERBURGH COUNTY MARX ROAD ACREAGE and 3:30-4:30 at Tract 10, POSEY COUNTY ST PHILIP ROAD ACREAGE

Sat, February 15, 12-1 PM CT at Tract 1, VANDERBURGH COUNTY MARX ROAD ACREAGE and 1:30-2:30 at Tract 10, POSEY COUNTY ST PHILIP ROAD ACREAGE

VANDERBURGH COUNTY

PROPERTY LOCATION: Located in Section 8 of German Township, Vanderburgh County 1-mile east of University Parkway

DIRECTIONS: From University Parkway on turn East on Marx Road and proceed approx. 1-mile to the VANDERBURGH COUNTY ACREAGE.

PROPERTY DESCRIPTION: Tracts 1-7: 51 Total Acres

For the homesite land buyer, these tracts feature over 1,000 feet of frontage along Marx Road. With rolling topography perfect for walk-out basements and potential lakesites. These tracts are well-located in Vanderburgh County with easy and convenient access.

TRACT DESCRIPTIONS:

Tract 1: 10 ± ac Tract 5: 5.5 ± ac
Tract 2: 11.5 ± ac Tract 6: 5.75 ± ac
Tract 3: 7.25 ± ac Tract 7: 3.75 ± ac
Tract 4: 7.25 ± ac

