

Wed, September 1st • 5pm CT
Held at the Vanderburgh 4H Center Exposition Hall - Evansville, IN
812.682.4000
wilsonauctions.com



PRIME VANDERBURGH COUNTY LAND AUCTION

202.75± Acres
Premier Development Opportunity!

812.682.4000
wilsonauctions.com



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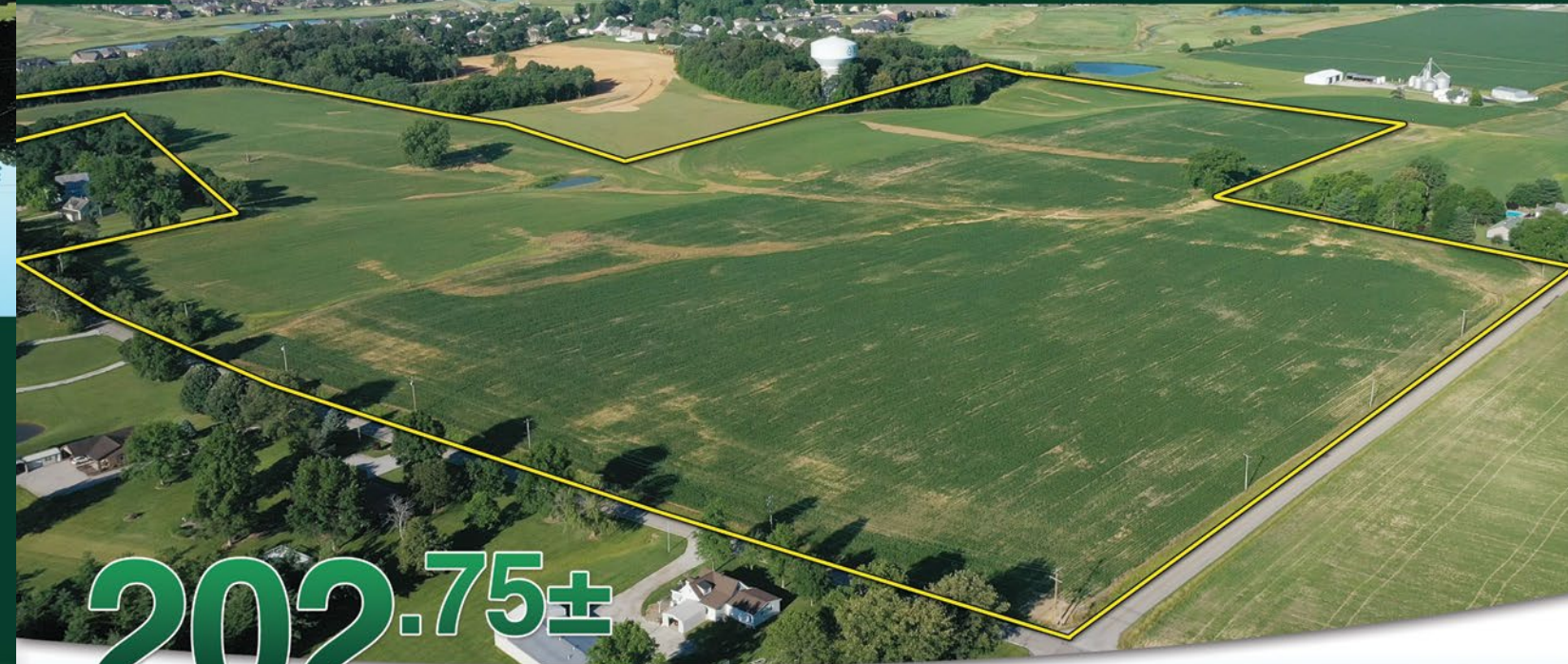
PO Box 305 • New Harmony, IN 47631



PRIME VANDERBURGH COUNTY
LAND AUCTION
Wed, September 1st • 5pm CT
202.75± Acres

PRIME VANDERBURGH COUNTY LAND AUCTION

Premier Development Opportunity!



202.75± Acres

Offered in 14 Tracts, Combinations,
and as a Whole

- FSA 94± Tillable Acres - Highly Productive
- Close Proximity to Grain Terminals
- 6,000'+ Road Frontage Along Old State & Schroeder Roads
- Prime Development & Premier Homesite Tracts



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Productive Tillable Farmland Premier Development Opportunity!

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AUCTIONEERS NOTE: An Incredible Buying Opportunity in Northern Vanderburgh County. Conveniently located in a rapidly growing area of this region, these tracts are prime for development and homesite construction -- in the wake of recent large scale jobs announcements. Plan to investigate this property and attend the auction.

PROPERTY LOCATION: Located in Scott Township, Vanderburgh County, Indiana just South of Interstate 64 and east of US-41 along Old State and Schroeder Roads.

DIRECTIONS TO THE PROPERTY: From US 41 at Volkman Road, turn East on Volkman then North on Old State Road. Watch for Signs.

AUCTION LOCATION: Vanderburgh 4H Center Exposition Hall, 201 E Boonville-New Harmony Road, Evansville, IN 47725

TRACT DESCRIPTIONS:

Tract 1: 24.5 ± ac; nearly all tillable; frontage on two sides

Tract 2: 28 ± ac; mostly tillable

Tract 3: 8.75 ± ac; mostly tillable; swing tract

Tract 4: 13 ± ac; mostly tillable; frontage along Old State Road

Tract 5: 4 ± ac; frontage along Old State Road

Tract 6: 3 ± ac; frontage along Old State Road

Tract 7: 12.5 ± ac; horse barn and support barns; frontage along Old State Road

Tract 8: 26.25 ± ac; small pond; wooded; lakesites; private building site; frontage along Old State Road

Tract 9: 41 ± ac; livestock barn; wooded; lakesites; private building site; frontage along Schroeder Road

Tract 10: 20 ± ac; frontage along Schroeder Road

Tract 11: 6 ± ac; wooded; frontage along Schroeder Road

Tract 12: 4 ± ac; wooded; frontage along Schroeder Road

Tract 13: 5 ± ac; wooded w/ pond; frontage along Schroeder Road

Tract 14: 6.75 ± ac; tillable acres; swing tract

FOR THE HOMESITE BUYER/DEVELOPER: Rolling topography and ample road frontage with access to utilities all make these tracts prime for development and premier homesite construction. Large mature trees and long lanes offer built-in privacy. Or buy a small road frontage tract or tracts to build your ideal home. With quick and convenient access just east of US-41 and South of Interstate 64, these tracts are perfectly located to offer options for a variety of homebuyers.

FOR THE FARMLAND BUYER: Tracts 1-4, 9, 10, 14 offer 94+/- tillable acres in total with good productive soils and are easily accessed for transport to grain terminals. Tracts 1-4 offer 74+/- contiguous tillable acres at the southwest corner of Old State and Schroeder Roads and ample road frontage.

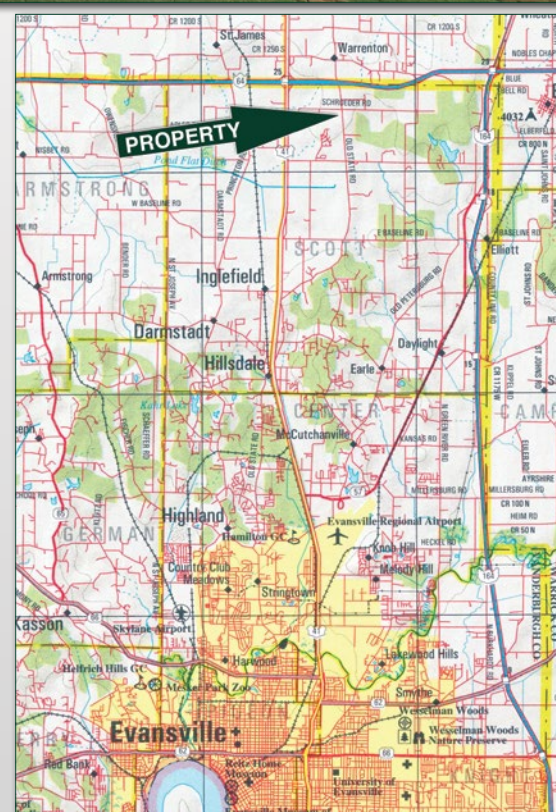
FOR THE HOBBY FARM/ EQUESTRIAN BUYER: Large tracts provide for ample space to build your hobby or equestrian farm. Tract 7 features a 315' Horse Barn currently utilized as a horse rescue center, with a 56'x170' covered riding arena and stables -- ample pasture space and is conveniently located off of Old State Road.

INSPECTIONS:

TUES, AUGUST 17, 5-6 PM CT

SUN, AUGUST 29, 2-3 PM CT

Meet a Wilson Representative at Tract 1.



Tracts Ranging 3 to 41 Acres • Incredible Buying Opportunity!



AUCTION TERMS & CONDITIONS:

PROCEDURE: The real estate will be offered in (14) tract(s), combinations, and the entirety. Bids on individual tracts and combinations may compete. 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.

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

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 real estate will be sold subject to the approval of the Sellers.

DEED: Seller shall provide a sufficient 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 on the tillable acres. Buyer will have farming rights for 2022.

REAL ESTATE TAXES: The real estate taxes will be the responsibility of the buyer beginning MAY 2022, and thereafter.

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: Seller will convey all mineral interests owned on the tracts west of Old State Road. Seller will retain minerals on the tracts east of Old State Road.

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

OWNER: Tom and Ann Rossi Winkler

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

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