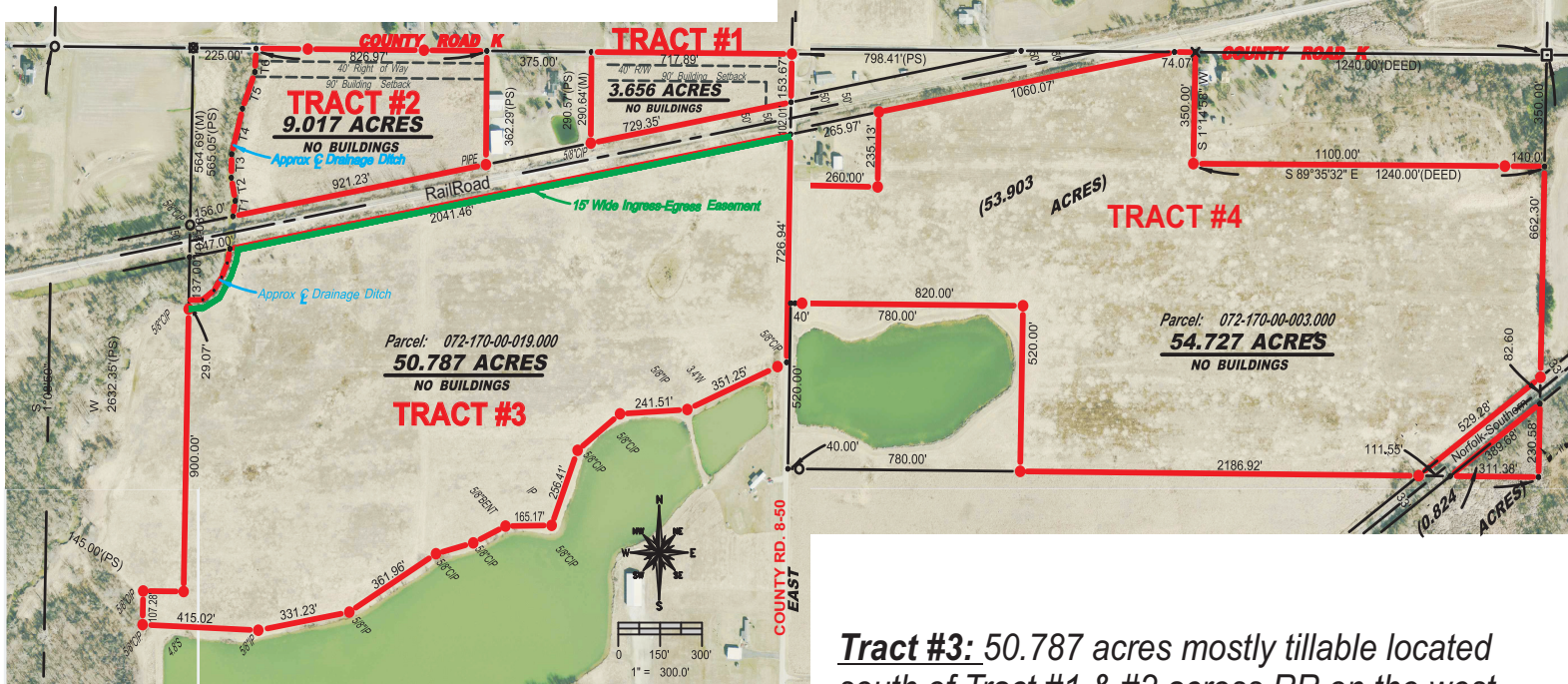


Public Auction

118 +/- Acres Offered in 4 Tracts

Tuesday September 24, 2024 @ 6:00 pm

Auction Location: Montpelier Moose Family Center #312



Tract #1: 3.656 acres mostly tillable or possible building site. Located at 8400 County Road K. Part of Wms. Cty. Parcel #072-170-00-019.000. Est. CAUV Yr. Tax \$65.

Tract #2: 9.017 acres mostly tillable or possible building site. Located at 8200 County Road K. Part of Wms. Cty. Parcel #072-170-00-019.000. Est. CAUV Yr. Tax \$160.

Tract #3: 50.787 acres mostly tillable located south of Tract #1 & #2 across RR on the west side County Road 8-50. Part of Wms. Cty. Parcel #072-170-00-019.000. Est. CAUV Yr. Tax \$1040.

Tract #4: 54.727 acres mostly tillable located across the road from Tract #3 on the east side of County Road 8-50. Part of Wms. Cty. Parcel #072-170-00-003.000. Est. CAUV Yr. Tax \$1040.

Note: Here is an opportunity to add mostly tillable acreage to your operation, plus possible building sites. We will offer the above tracts via the multi-parcel method, allowing you to purchase an individual tract, combinations of tracts, or the entire 118 (+/-) acres. All tracts are located in Section 17 of Superior Township and Montpelier Schools.

Terms: 10% (non-refundable) of purchase price due on sale day. Balance due at closing on or before November 7, 2024 when marketable title and possession will be given. Crops are reserved by tenant. Taxes will be pro-rated at closing. Being sold with the immediate confirmation of the seller.

Owner:

Dorothy A. Brown Estate

Wms Cty Probate #20241086 Craig Jarboe, Executor
Michael W. Spangler, Estate's Attorney of Newcomer, Shaffer, Spangler, & Breninger-Attorneys at Law

Broker: Mary Stoller

Auctioneers: Albert (Bert) Brown - Shane Sumner



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