



(812) 467-0227

12600 N Green River Rd,
Evansville, IN 47725

"ABSOLUTE" Public Land Auction

WEDNESDAY AUGUST 14th at
6:00 PM



"ABSOLUTE" Public Land Auction

LIVE AUCTION: **WEDNESDAY AUGUST 14th at 6:00 PM**

POSEY COUNTY - MT VERNON, IN

266 +/- ACRES OFFERED IN MT VERNON, IN
OFFERED IN 12 TRACTS & COMBINATIONS



Auction what you own with Sohn... www.SohnAndAssociates.com 1-800-357-4031

"ABSOLUTE" Public Land Auction

LIVE AUCTION: **WEDNESDAY AUGUST 14th at 6:00 PM**

POSEY COUNTY - MT VERNON, IN

266 +/- ACRES OFFERED IN MT VERNON, IN
OFFERED IN 12 TRACTS & COMBINATIONS



Pole Barn Tract 5



House on Tract 3

- Prime Posey County Farmland!
- Beautiful Potential Building Sites!
- Oil Income!
- 1,164+/- SQFT Home Perfect for Remodeler/ Investor!
- Great for Horses, 4H Animals & Mini Farms!
- Buy from 3.5+/- Acres Up to Entirety!
- Outstanding Investment Opportunity!
- Sells to Highest Bidder(s) w/ NO RESERVE!
- No Buyer's Premium!

Property Location: POSEY COUNTY - MT VERNON, IN Along LOWER NEW HARMONY in Black Twp; From Main St in Mt Vernon, go West on W 9th St to Right on Lower New Harmony, continue about 4.5 miles and watch for signs; **OR** from IN 69 go West on Copperline, to Left on Base, to Right on Copperline & watch for signs

Auction Location: Beulah Lodge at 1121 W 4th in Mt Vernon; go West through Mt Vernon on SR 62 / 4th St to auction on your right

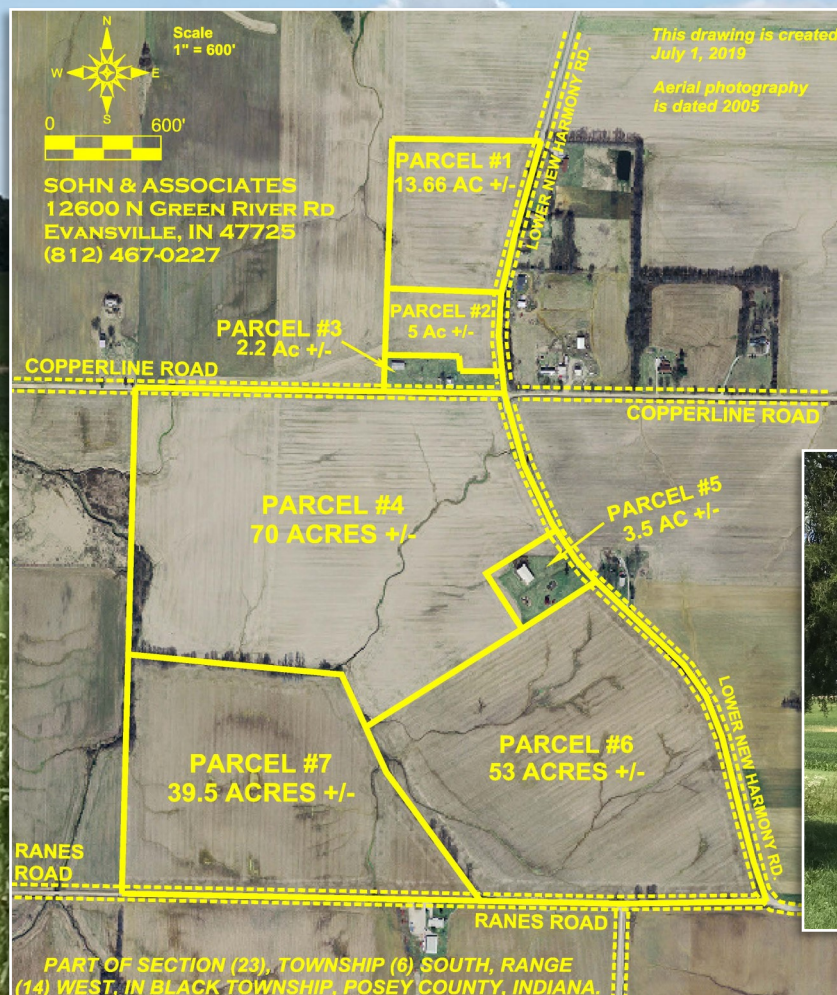
Auctioneers Note: Sohn & Associates is very pleased to offer this outstanding property at "Absolute" Public Auction! If you are a farmer, investor, developer, outdoor enthusiast, or just someone looking for the perfect place to build your country dream home, you must come investigate this beautiful and productive property!



(812) 467-0227

Auction what you own with Sohn... www.SohnAndAssociates.com 1-800-357-4031

Auction what you own with Sohn... www.SohnAndAssociates.com 1-800-357-4031



TRACTS 1-3: Totals 20+/- Acres, Parcel #65-11-23-200-002.000-017

Tract 1 – Consists of 13.66+/- beautiful rolling acres. It offers lots of frontage along Lower New Harmony and is nearly all tillable.

Tract 2 – Is another pretty rolling 5+/- acres. It is nearly all tillable and offers ample road frontage on Lower New Harmony.

Tract 3 – Commonly known as 1659 W Copperline Rd, this tract includes 2.2+/- acres fronting on both Lower New Harmony & Copperline. It is improved with a 1,164+/- square foot home built in 1900. It will require considerable repair / remodeling but offers amazing views and potential. Per the Posey Co Assessor, there are 2 beds and 1 full bath.

Additional Notes on Tracts 1-3

- 2018 Pay 2019 Taxes: \$370.34 Per Semi Annual Installment w/ Hmstd Exemption

- 17.45 Tillable Cropland Acres Per the FSA

- Soils consist mainly of Alford & Uniontown Silt Loams

- Brief Legal W1/2 SE NW 23-6-14 20.86A

TRACTS 4-7: Totals 166+/- Acres, Parcel #65-11-23-700-013.000-017

Tract 4 – Includes 70+/- mostly tillable acres. It fronts on both Copperline & Lower New Harmony.

Tract 5 – Consists of 3.5+/- acres fronting on Lower New Harmony. It is improved with a large older pole barn and a grain bin. It offers lovely views and would make another great home site.

Tract 6 – Offers approximately 53 rolling acres fronting on Lower New Harmony & Ranesh Rd. It is nearly all tillable.

Tract 7 – Consists of 39.5+/- acres. This tract is nearly all tillable and has lots of frontage along Ranesh Rd.

Additional Notes on Tracts 4-7

- 2018 Pay 2019 Taxes: \$2,357.41 Per Semi Annual Installment w/ No Exemptions

- 155.93 Tillable Cropland Acres Per FSA

- Soils consist mainly of Sylvan, Evansville, Uniontown, Alford & Wakeland Silt Loams

- Brief Legal PT SW & SW PT SE 23-6-14 166A

TRACTS 8-12: Totals 80+/- Acres, Parcel #65-11-26-400-010.000-017 & 65-11-25-300-013.000-017

Tract 8 – Offers a picturesque 5+/- acres at the SW corner of the farm fronting along Welborn Church Rd. It would make another fantastic potential building site with amazing views.

Tract 9 – Includes 23+/- acres with frontage on both Welborn Church Rd & Dunn Cemetery Rd. This tract is nearly all tillable.

Tract 10 – Features approximately 32 acres fronting on Dunn Cemetery Rd. It is nearly all tillable.

Tract 11 – Consists of 10+/- acres fronting on both Dunn Cemetery & Lower New Harmony Roads.

Tract 12 – Offers another 10+/- acres with frontage on Lower New Harmony Roads.

• 2018 Pay 2019 Taxes: \$923.14 Per Semi Annual Installment w/ No Exemptions

• 78.82 Tillable Cropland Acres Per FSA

- Soils consist mainly of Alford & Sylvan Silt Loams
- Brief Legal N PT SE 26-6-14 70.25 & W PT NW SW 25-6-14 9.62A
- This 80 acre parcel is currently producing oil revenue. Please call or attend the preview for details.

PUBLIC SHOWINGS: Auction Representatives will be onsite at Tracts 3 & 5 on **WEDNESDAY AUGUST 7th 12 NOON – 2:00 PM or CALL**

Auction Procedure: The property will be offered using our **Select Tract Auction Method**. Each tract will be offered individually and in any combinations the bidders desire. All bidders will have the opportunity to bid on any individual tract or combination, including the entirety, at any time throughout the auction. The sale will conclude when all the competitive bidding has been exhausted.

Terms: No Buyer's Premium will be charged! A 10% down payment will be required immediately following the auction. This may be in the form of a personal or business check. The balance will be due & payable at closing within 60 days. While this provides time to obtain financing, bidding is not "subject to financing". Buyer(s) will be provided evidence of good merchantable title. Possession will be immediate upon closing subject to the tenant farmers rights for the 2019 crop year. Buyer(s) to receive 2019 crop proceeds with the exception of the current wheat crop. Purchaser(s) will assume the taxes starting with the Fall 2019 installments. All mineral rights owned by the seller, if any, will be conveyed to buyer(s). Buyer(s) to receive all oil income paid out after closing. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase

agreement. This agreement has, or will, be made available at your request. Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "as-is, where-is" basis, and with no minimums or reserves. No warranty or representation, either express or implied, concerning the property is made by the seller or the auction company including, but without limitations to fitness for a particular use, zoning classification, utilities, assurance of building permits, driveway permits, or water and septic permits. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. If required, seller will provide survey/parcelization work sufficient to pass title. If a survey is required and the surveyed acreage differs by more than 5% from the advertised acreage, the sale price will be adjusted based on the per acre auction price. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

Sellers: Barbara Grabert; Leroy Grabert; Anna Mary Grabert; Laverne Livers

Auctioneer: Trent Sohn
#AU19700067
Don Sohn #AU01000328
Doug Emig #AU10700088
AC#30000226

