

LAND AUCTION

Thursday, April 17th - 5 PM

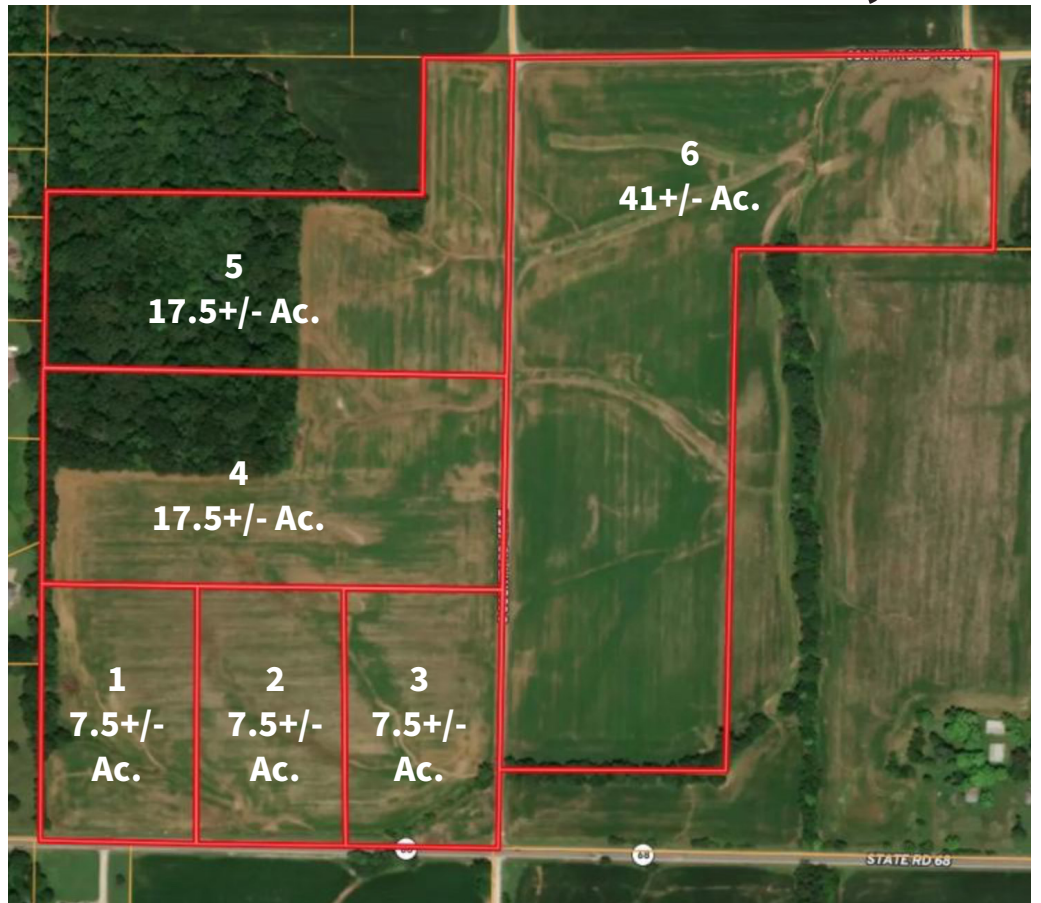
Hwy. 68, Haubstadt, ~ CR 225W., Fort Branch, ~ 200N, Franciso, IN

**Auction to be conducted at the Knights of St. John,
107 S. Main Street, Haubstadt, IN**

395+/- ACRES in 9 TRACTS PRIME FARMLAND - GIBSON CO., IN

**TRACTS
RANGE FROM
7.5 ACRES TO
119+/- ACRES**

- Over 300 Tillable Acres
- Road Frontage
- Potential Homesites
- Good Productive Row Crop Soils
- Smaller Tracts 7.5 Ac to 119+/- Ac.
- Good Hunting



TRACTS 1 - 5: Located along Hwy 68 just 5 miles East of Haubstadt, IN, these tracts offer potential building sites. The 5 lots will be offered in parcels ranging from 7.5+/- acres to 17.5+/- acres. The larger tracts have a few wooded acres and are located along S 450E. Located 15 minutes from Toyota Motor Manufacturing in Princeton, IN.

TRACT 6: This 41.87+/- acre tract is located along Hwy 68 and S 450E 5 miles east of Haubstadt. It is almost entirely tillable with the predominant soil types being Stendal Silt Loam and Hosmer Silt Loam.

There is **NO BUYERS PREMIUM.**

TRACT 7-9 ON OTHER SIDE ➔

**FOR MORE INFORMATION, MAPS, TERMS AND PHOTOS OF THE PROPERTY GO TO:
KURTZAUCION.COM OR CONTACT JASON BLUE AT 812-452-3191**

SELLER: The Estate of Mary Alice Bertram

812-452-3191

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2025

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TRACT 7: Located about ¼ mile north of Tract 6. This 119+/- acre tract has approximately 105 acres of tillable farmland. The predominant soil types are Wakeland Silt Loam, Hosmer Silt Loam, Birds Silt Loam and Stendal Silt Loam. The balance of the property is wooded.



TRACT 8: Located about 5 miles NNW of Ft. Branch on CR 225W is this 52+/- acres of tillable farm ground. The predominant soil types are Ragland Silt Loam and Uniontown Silt Loam.



TRACT 9: Located along 200N and N 450E about 5 miles NNW of Francisco is this 117+/- acre farm that offers 98+/- tillable acres with the predominant soil types being Alford Silt Loam and Wilbur Silt Loam.

Terms: 10% down payment at the auction site. Balance due with delivery of the deed on or before May 29th, 2025.

Farming Rights: The farm is rented for the 2025 farm season. The Buyer will receive the owner's share of the farm income.

There is **NO BUYERS PREMIUM.**

TRACT 1-6 ON OTHER SIDE

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