

Wednesday - March 29<sup>th</sup>, 6PM

# AUCTION

## 193 ACRES (151 Tillable) Wabash Township - Gibson Co - Indiana Selling In 3 Tracts

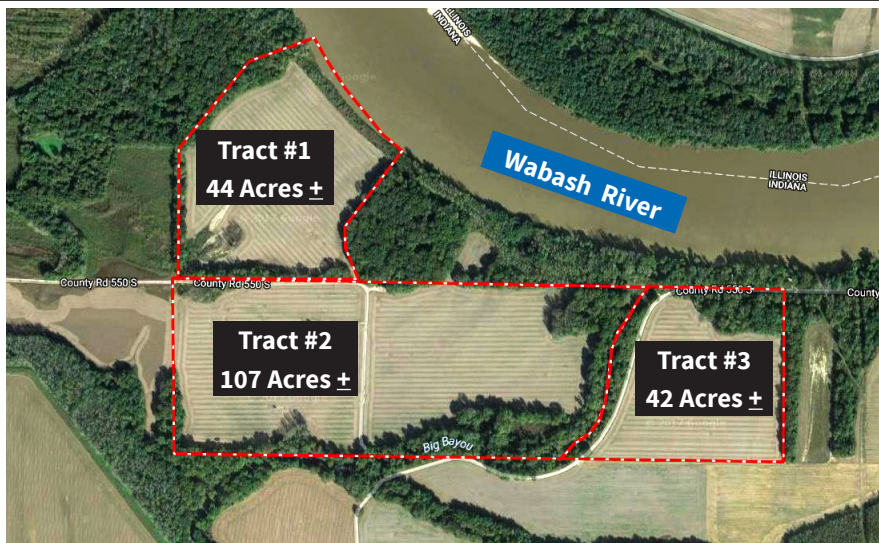
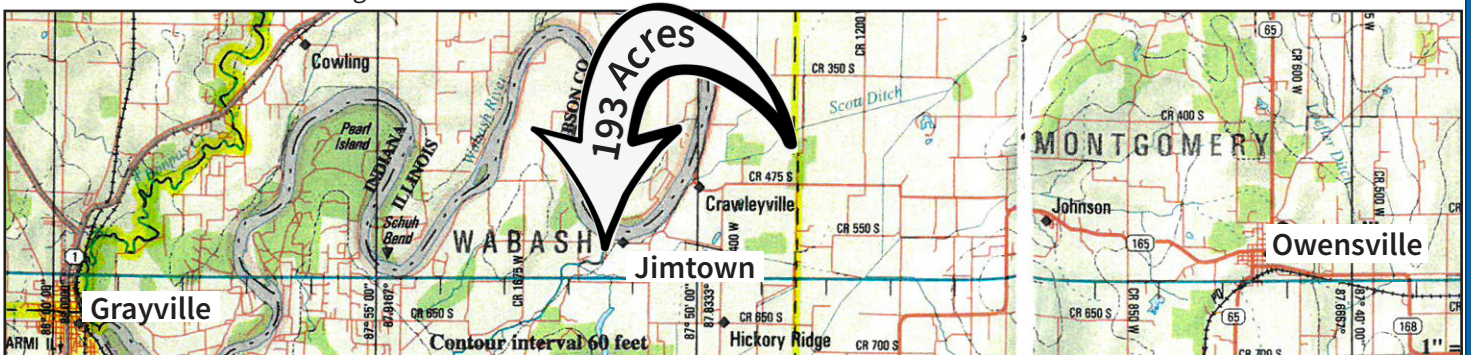
- Good Productive Row Crop Soils
- Approximately 151 tillable acres
- Tracts from 42 acres to 107 acres
- Excellent Hunting
- 900 Ft. Wabash River Frontage

**AUCTION SITE:**  
Poseyville Community Center  
60 N. Church St.  
Poseyville, IN

### Directions from I-64 exit 12 north of Poseyville:

**Tract 1:** Go north from I-64 on SR 165 3.1 miles, then west on CR 875-S .7 mile, then north on CR 1250-W 350 ft. then west on CR 850-S 4.3 miles, then north on CR 1675-W (Freeman Road) two miles, then continue on CR 700-S one mile, then CR 600-S 1/10 mile, over the levee then left 1/2 mile. Watch for our signs!

**Tracts 2 and 3:** Go north from I-64 on SR 165 3.1 miles, then west on CR 875-S .7 mile, then north on CR 1250-W 350 ft. then west on CR 850-S 4.3 miles, then north on CR 1675-W (Freeman Road) two miles, stay on CR 1675-W 1.2 miles then east on CR 550-S 1/2 mile. Watch for signs.



**Tract 1:** 44 acres +/- containing approximately 38.5 acres +/- of productive tillable farm ground. It has over 900' of frontage along the Wabash River and on CR 550-S. The predominate soil types are Chagrin and Nolin silt loams.

**Tract 2:** 107 acres +/- with 81.5 tillable acres +/- . The predominate soil types are Nolin and Haymond silt loams. With 25 acres of woods and a slough, this tract offers excellent deer, turkey and waterfowl hunting.

**Tract 3:** 42 acres +/- with approximately 31.5 tillable acres +/- . The predominate soil types are Nolin and Haymond silt loams.

For more information, maps, and a flyover video tour of the property go to [www.kurtzauction.com](http://www.kurtzauction.com) or contact Jason Blue, License # AU10800083 or John Kurtz, License # AU19700054, Auctioneers.

Seller: GBM Land Company, LLC

This sale is performed in conjunction with Whitetail Properties Real Estate, LLC. Stephen French, Broker.

**See reverse for terms and conditions.**



812-452-3191  
800-264-1204  
[kurtzauction.com](http://kurtzauction.com)

**KURTZ**  
AUCTION & REALTY®

1227 Lincoln Ave., Evansville, Indiana

Wednesday - March 29<sup>th</sup>, 6PM

# AUCTION

## 193 ACRES (151 Tillable)

Wabash Township - Gibson Co - Indiana

Selling In 3 Tracts

River Frontage



Flat Cropland



Prime Grain Producing Farmland – Excellent Hunting –  
900' Wabash River Frontage

- Good Productive Row Crop Soils
- Approximately 151 tillable acres
- Tracts Range from 42 acres to 107 acres
- Excellent Hunting

AUCTION SITE:  
Poseyville Community Center  
60 N. Church St.  
Poseyville, IN

### Full Terms and Conditions:

**Terms:** 10% of the purchase price as a down payment at the auction. The balance is due with delivery of the deed on or before May 15th, 2017. **Mineral Rights:** All mineral rights will be retained by the sellers. **Deed:** Seller shall provide a General Warranty Deed. **Evidence of Title:** The Seller agrees to furnish Bidders a preliminary title insurance commitment to review prior to the Auction. The Seller will furnish an owner's title insurance policy. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. The Buyer will be responsible for paying all premiums associated with title insurance, if title insurance is desired. All tracts are sold "AS IS". **Real Estate Taxes:** The Seller will pay all taxes due and payable through the Spring 2017 tax bill. All taxes due after the Spring 2017 tax bill are the responsibility of the Buyer. **Closing:** Closing will occur on or before May 15th, 2017. The seller will be responsible for deed preparation and a preliminary title commitment. The buyer shall be responsible for title insurance premiums if desired. Closing costs will be split 50/50 between the buyer and the seller. Any additional costs associated with buyer financing are the sole responsibility of the buyer. **Possession:** Buyer(s) will be granted immediate farming rights. Full possession shall be granted with deed at closing. **Acresage:** All tract acresages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps and other documents.

**Survey:** If tracts 2 and 3 are sold to different buyers, a survey will be ordered and the cost of the survey shall be paid 50% by the seller and 25% respectively by the buyers of tracts 2 and 3. An estimate of these survey costs will be provided prior to the auction. **Property Inspection:** Each Potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property. Inspection dates have been scheduled and will be staffed with auction personnel. Bidder shall be liable for any property damage to growing crops and/or the subject property caused by Bidders inspection and investigation if any. **Agency:** Kurtz Auction and Realty Co. and their representatives are the Auctioneers and exclusive agents for the Seller regarding the sale of the Property. **Disclaimer:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS". No warranty of representation, either express or implied, or arising by the operation of law concerning the Property is made by the Seller and the Auctioneers, and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. All decisions of the Auctioneer are final.

NO BUYERS PREMIUM.

**For more information, maps, and a flyover video tour of the property go to [kurtzauction.com](http://kurtzauction.com) or contact Jason Blue, License # AU10800083 or John Kurtz, License # AU19700054, Auctioneers.**

See reverse for tract information and directions.

Seller: GBM Land Company, LLC



812-452-3191  
800-264-1204  
[kurtzauction.com](http://kurtzauction.com)

**KURTZ**  
AUCTION & REALTY®

1227 Lincoln Ave., Evansville, Indiana

This sale is performed in conjunction with Whitetail Properties Real Estate, LLC. Stephen French, Broker.