

AUCTION

Tuesday, June 21st at 12 PM

LOCATION: Along Old Highway 41, just north of County Road 575N north of Patoka, IN. From the intersection of Hwy 41 and Hwy 64 in Princeton, IN take Hwy 41 6.5 miles to 575N and turn west. Travel 900 ft to Old Hwy 41 and turn north. Travel 0.3 miles to the property. Watch for signs!

140 +/- ACRES SELLING IN 8 TRACTS LOCATED IN GIBSON COUNTY



PROPERTY FEATURES:

- 140 +/- acres
- Ample road frontage
- Selling in 8 tracts from 2.3 +/- acres to 46 +/- acres
- **Tracts 1-5** are very nice potential home sites. These tracts are all located along Old Hwy 41 and have excellent road frontage. They will need utilities brought to the property and a perc test. Please check with the local Area Plan to determine the requirements to build a home.
 - **Tract 1:** 3.4 +/- acres
 - **Tract 2:** 3.0 +/- acres
 - **Tract 3:** 3.9 +/- acres
 - **Tract 4:** 2.3 +/- acres
 - **Tract 5:** 5.0 +/- acres
- **Tracts 6-8** are large tracts ranging from 30 acres to 46 acres. They consist of a mixture of tillable, pasture, and wooded acreage. They each have 40 feet of frontage along Old Hwy 41. These tracts offer excellent hunting.
 - **Tract 6:** 30 +/- acres
 - **Tract 7:** 46 +/- acres
 - **Tract 8:** 46 +/- acres
- Tillable, pasture, and wooded land
- Excellent hunting
- Partially planted in a cover crop of Winter Wheat

812-452-3191
kurtzauction.com

Announcements made at auction take precedence over printed

FOR MORE INFORMATION VISIT KURTZAUCION.COM OR CONTACT JASON BLUE AT 812-452-3191, AUCTIONEER, OR TIM MASON AT 812-664-0845, BROKER.

TERMS: 10% down at the auction, balance due on or before August 5th, 2022. Possession with deed. 2022 taxes will be prorated. No buyer's premium. Normal and customary closing costs will apply.

SELLER: H&S Land, LLC

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