

kurtz
AUCTION & REALTY.
1227 Lincoln Ave
Evansville IN

PRESORT STD
U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

SHERIFF AUCTION
Wed., Jan. 9th 10 AM

POSEY COUNTY, INDIANA
RIBEYRE ISLAND

634 ± Acres
Selling in 4 Tracts

Auction Site:

Posey County 4-H Center, 111 Harmony Township Rd,
New Harmony, IN 47631

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. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.

There is **NO BUYERS PREMIUM**. Normal and customary closing costs will apply.

Terms and Conditions:

Terms: 10% down payment at the conclusion of bidding. The balance is due with delivery of the deed by February 8th, 2019.

Mineral Rights: No mineral rights are included in this sale.

Deed: Seller shall provide a Sheriff's Deed.

Evidence of Title: The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters.

Real Estate Taxes: The property taxes shall be paid by the Seller through the Fall 2018 tax bill. All taxes due and payable after the date of closing are the responsibility of the buyer.

Closing: Closing shall occur by February 8th, 2019.

Possession: Possession and farming rights shall be granted to the successful bidder(s) at closing.

Acreage: All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps, and other documents.

Seller: Posey County Sheriff

Auction Site: Posey County 4-H Center at 111 Harmony
Township Rd, New Harmony, IN 47631

**For additional information, contact Jason Blue, Auctioneer Lic
#AU 10800083**

**812-452-3191
800-264-1204
kurtzauction.com**

kurtz
AUCTION & REALTY.

Kurtz Auction & Realty has been authorized by the sheriff of Posey County to sell this property.

Directions: From the I-64 Grayville, IL (Exit #130) just west of the Wabash River go southwest on HWY 1 then southeast at Crossville on HWY 14 then turn left (North) onto N 225 east then right onto 1830 N. Turn right onto N 2350 East (this will cross over the closed section of HWY 14 at the old toll booth just continue straight across to the property). Watch for our signs.

- 634 ± Total Acres
- 451 ± Tillable Acres
- Good Productive Row Crop Soils
- Wooded/Timber Tract with Hunting Lodge
- Excellent Deer & Turkey Hunting
- Wabash River Flyway - Waterfowl

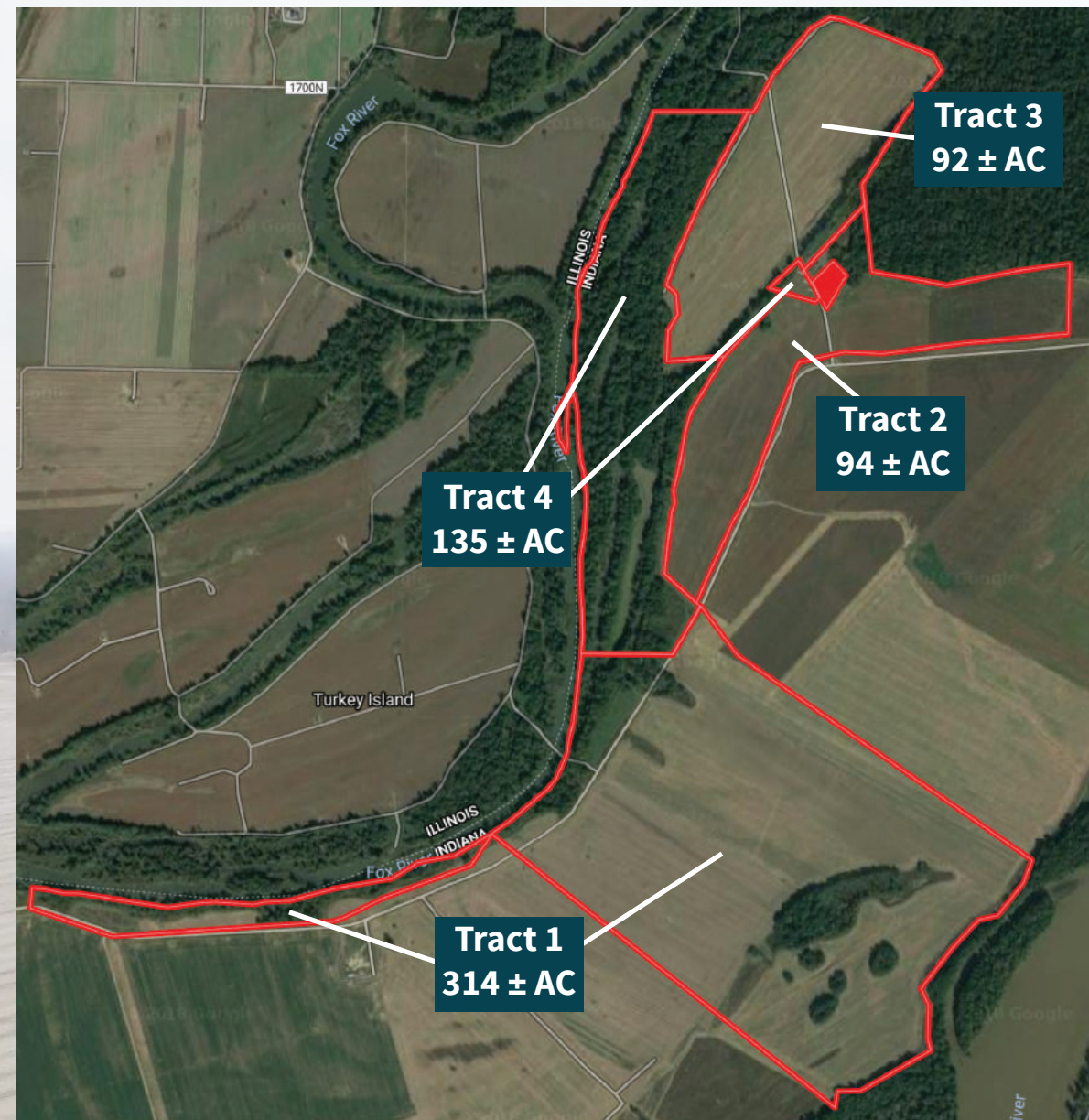
**SEE INSIDE FOR
MORE INFORMATION**

**For additional information,
contact Jason Blue, Auctioneer
Lic #AU 10800083**

1227 Lincoln Ave
Evansville IN

**812-452-3191
800-264-1204
kurtzauction.com**

kurtz
AUCTION & REALTY.



Tract 1: 314 ± acre tract containing approximately 270 tillable acres. This tract has a center-pivot irrigation system. It has a wide frontage on the Old Wabash River Channel. The predominate soil types are McAdoo Silt Loam, Newark Silty Clay Loam and Armiesburg Silt Loam.

Tract 2: 94 ± acre tract, almost completely tillable with the predominant soil types being Genesee Loam, Landes Sandy Clay and Newark Silty Loam.

Tract 3: 92 ± acre tract with 87 ± tillable acres. The predominant soil types are McAdoo Silt Loam and Newark Silty Clay Loam.

Tract 4: 135 ± mostly wooded acres. This tract offers excellent waterfowl, deer and turkey hunting. It has a hunting lodge on a small separate tract with two bedrooms, a full bath, a large open kitchen and living area with a wood burning stove. It also has a gear room and a large equipment storage area with two overhead doors.



Hunting Lodge with equipment area is part of tract #4



Hunting lodge kitchen and living area



One of the two bedrooms

Open House Dates:

Fri, Dec. 21st, 10 AM - 1 PM
Fri, Dec. 28th, 10 AM - 1 PM
Sat, Jan. 5th, 10 AM - 1 PM

Auction Site: Posey County 4-H Center at 111 Harmony Township Rd,
New Harmony, IN 47631

For additional information contact Jason Blue, Auctioneer Lic# AU 10800083
or go to kurtzauction.com

Please note that gates are typically locked on the private roads to the property. You can view the property at one of the above inspection dates or by appointment.

Announcements made day of sale take precedence over printed matter.

812-452-3191
800-264-1204
kurtzauction.com

Kurtz
AUCTION & REALTY.