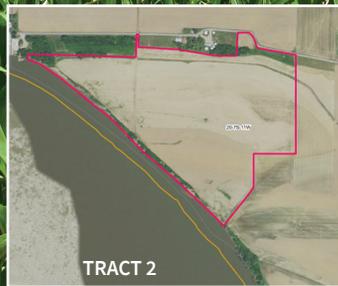


# AUCTION Tuesday, July 26th, 10 AM

## 250+/- ACRES IRRIGATED FARMLAND VANDERBURGH COUNTY, IN Selling in 2 Tracts

- 250 +/- Acres
  - 97% Tillable
  - Ample Road Frontage
- Selling in 2 Tracts (both irrigated)  
Mostly Irrigated (2 center pivots)  
Predominant Soil: Rham, Wheeling & Weinbach



Located along Roth Rd in Union Township  
along the Ohio River just  
East of Posey County.

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# Tuesday, July 26th, 10 AM

## Directions to the Property:

From Hwy 62: Head South on Posey County Line Rd for ½ mile and turn left onto Broadway Ave. Drive 1.5 miles and then take a right on to Bayou Creek Rd. Drive 1.8 miles to Seminary Rd and take a right. Travel 1.9 miles and take a right onto Roth Road. Drive a few hundred yards and the farm will be on both sides of the road.

**Watch for our signs!!!**

**Tract 1:** Is a 182+/- acre tract that is nearly all tillable and irrigated. The predominate soils are Wheeling Loam and Wheeling Silt Loam. It has excellent road frontage along Roth Road and Cypress Dale Rd.

**Tract 2:** Is a 68 ac+/- tract that is also mostly tillable and irrigated farmland. The predominant soils are Rham Silty Clay Loam, Wheeling Silty Clay Loam and Wheeling Silt Loam. It has ample road frontage along Roth Rd.

**A 3% BUYERS PREMIUM will be applied to the final purchase price.**

**Sellers:** Wabash Valley Management, Inc.

**Auction Site:** Auction to be conducted on-site.

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For More Info Section  
[kurtzauction.com](http://kurtzauction.com) or contact  
Jason Blue at 812-452-3191  
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