

AUCTION

Alcoa Surplus Property

2,139

ACRES SELLING IN 11 TRACTS

Prime Grain Producing Farmland | Excellent Hunting | Timber | Mineral Rights Included

- Good Productive Row Crop Soils
- Large Tracts can be Irrigated
- Mineral Rights Included
- Hunting - Timber Tracts
- Tracts Range from 2.4 to 516 Acres
- Ohio River Frontage

SESSION A:

July 26 | 6:00
TUESDAY | PM (CDT)

St. Peter of Alcantara Catholic Church, Stanley, KY

957

ACRES IN 6 TRACTS

Henderson and Daviess Counties, KY

SESSION B:

July 27 | 6:00
WEDNESDAY | PM (CDT)

American Legion Post 44 - Newburgh, IN

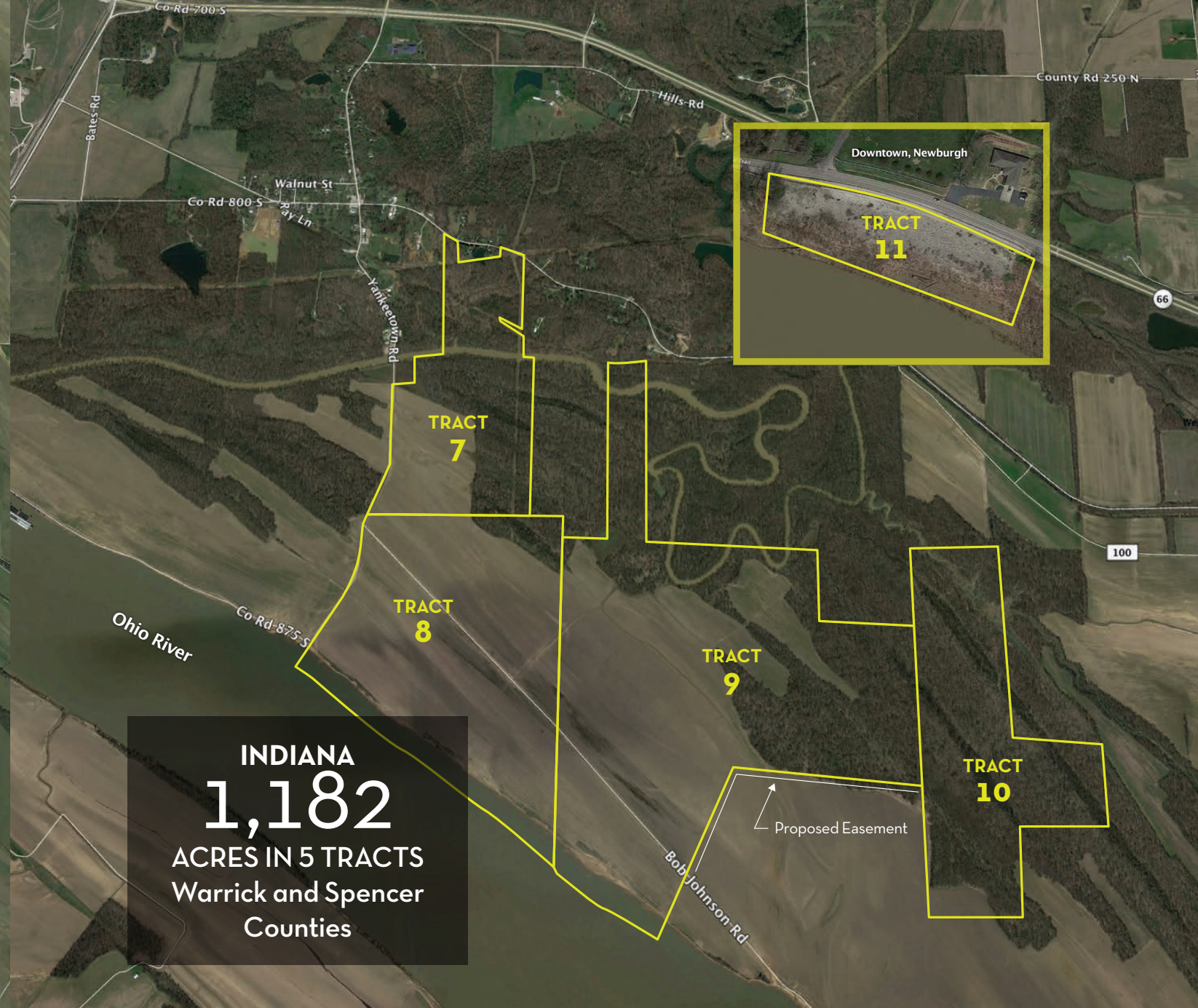
1,182

ACRES IN 5 TRACTS

Warrick and Spencer Counties, IN

kurtz
AUCTION & REALTY

Announcements made day of sale take precedence over printed matter.



Terms and Conditions:

Terms: The purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before August 26, 2016. Time is of the essence regarding this transaction.

Mineral Rights: All mineral rights owned by the seller, if any, are included with the sale of the surface rights.

Deed: Seller shall provide a Special Warranty Deed.

Evidence of Title: The Seller agrees to furnish Bidders a preliminary title insurance commitment to review prior to the Auction. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. The Buyer shall 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 shall pay all taxes due and payable through the Fall 2016 tax bill. All taxes due after the Fall 2016 tax bill are the responsibility of the Buyer.

Closing: Closing shall occur on or before August 26, 2016 at a location designated by the Seller. With regards to the closing and obligations outlined in the purchase agreement, time is of the essence.

Possession: Possession and rights shall be granted with deed at closing with the exception of the Farming Rights, which will be granted to the Buyer on November 15, 2016.

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

Right-of-Ways and Easements: The sale of this property is subject to any and all right-of-ways and easements.

Property Inspection: Each Potential Bidder is required to sign an access authorization form and is responsible for conducting at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property. For a copy of this form, please contact Auctioneer. Bidder shall be liable for any property damage to growing crops and/or the subject property caused by Bidders inspection and investigation if any.

Purchase and Sale Agreement: Seller will provide the form of Purchase and Sale Agreement. The Purchase and Sale Agreement shall solely and fully govern the contractual relationship between Seller and purchaser. For avoidance of doubt, the Purchase and Sale Agreement shall supercede these terms and any conflict between these terms and the Purchase and Sale Agreement shall be governed solely by the Purchase and Sale Agreement.

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 set forth in the Purchase and Sale Agreement, which Purchase and Sale Agreement shall solely and fully govern the contractual relationship between Seller and purchaser. For avoidance of doubt, the Purchase and Sale Agreement shall supercede these terms and any conflict between these terms and the Purchase and Sale Agreement shall be governed solely by the Purchase and Sale 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 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.

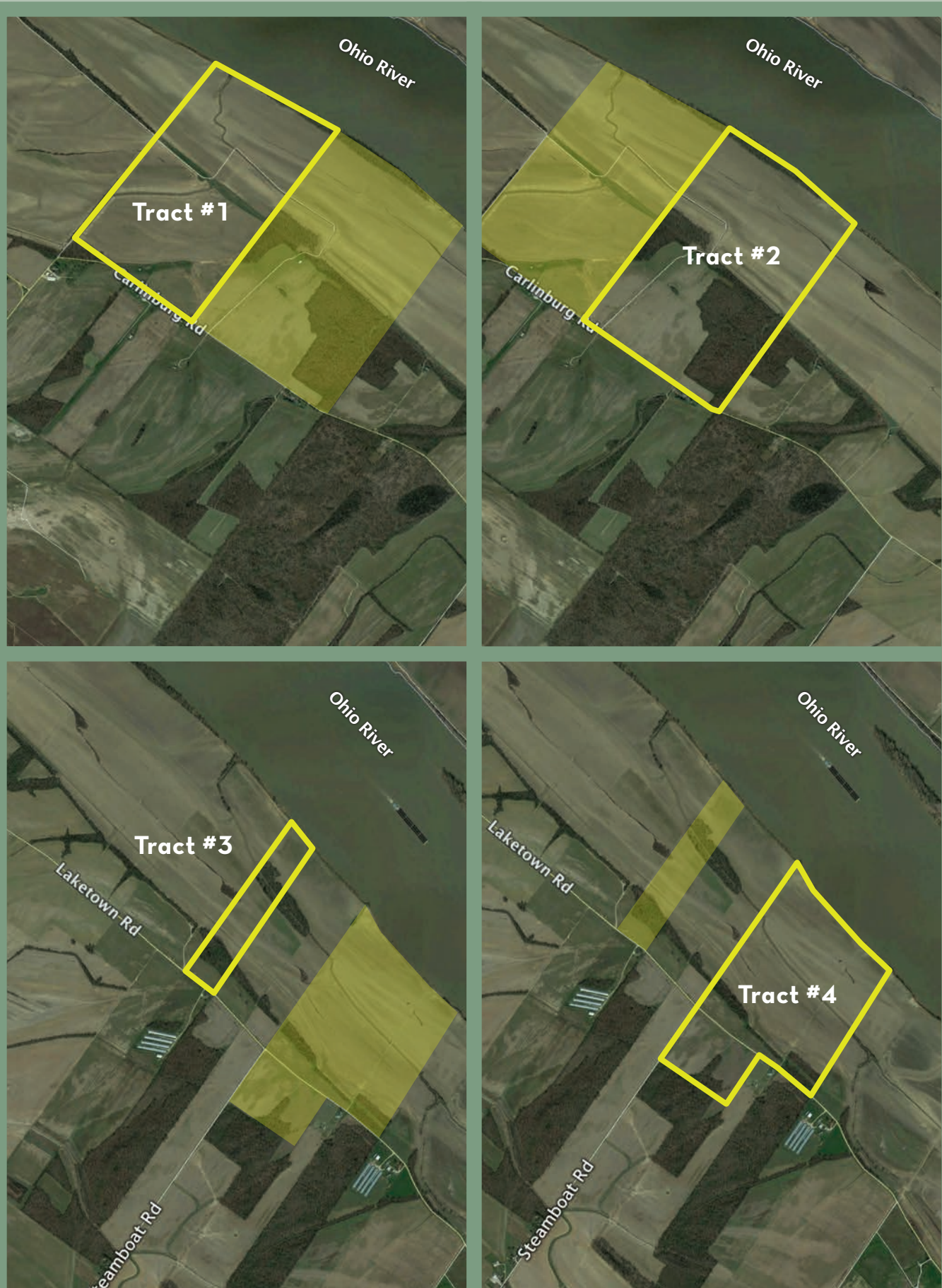
Seller: ALCOA, INC.

For more information, maps, and a flyover video tour of the property go to www.kurtzauction.com or contact Jason Blue or John Kurtz, Auctioneers at 812-452-3191.



1227 Lincoln Ave., Evansville, Indiana
305 Frederica St., Owensboro, Kentucky
www.kurtzauction.com

Sale conducted in cooperation with JLL



KENTUCKY TRACTS

Tract #1

265.659 newly surveyed acres in Henderson County, with 243.11 acres of cropland (FSA), wide frontage on Carlinburg Road extending back toward the Ohio River on the north. The primary soil types are Egam silty clay loam, Huntington silt loam and Newark silty clay loam.

Tract #2

311.118 newly surveyed acres in Henderson and Daviess Counties with 213.56 acres adjoining Tract #1 of cropland (FSA), wide frontage on Carlinburg/Laketown Road extending back toward the Ohio River on the north. The primary soil types are Huntington, Weinbach and Ashton silt loams.

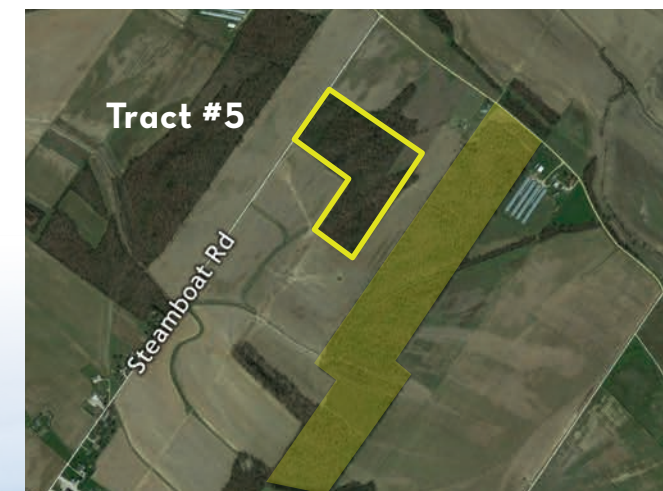
Tract #3

48.989 newly surveyed acres in Daviess County with 34.21 acres of cropland (FSA), 534 ft. of frontage on Laketown Road extending back toward the Ohio River on the north. The primary soil types are Ashton and Huntington silt loams.

Tract #4

201.961 newly surveyed acres in Daviess County with about 185 acres of cropland, a total of about 4,000 ft. of frontage on both sides of Laketown Road extending back toward the Ohio River on the north. The primary soil types are Huntington and Ashton silt loams.

NOTE: The above four tracts sell subject to a reservation of riparian rights, the placement of deadman anchors along the rivers edge for docking watercraft, servicing the same and land ingress and egress through these tracts for these purposes.



Tract #5

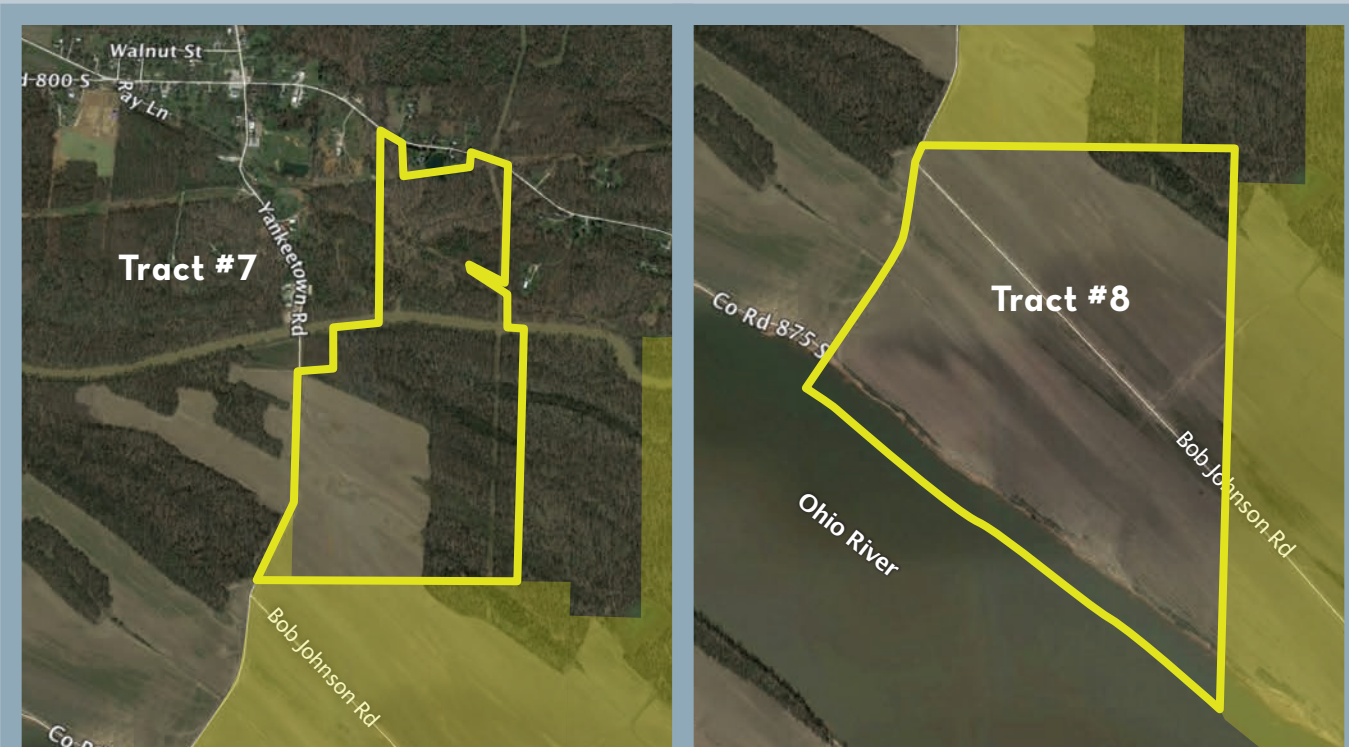
33.356 newly surveyed acres, mostly wooded timber and hunting land with a few acres of open flat land and 661 ft. of frontage on Steamboat Road.



Tract #6

95.520 newly surveyed acres of all wooded timber and hunting land with 708 ft. of frontage on the south side of Laketown Road.





Tract #7

Tract #8



Tract #9

Proposed Easement

INDIANA TRACTS

Tract #7

195.96 acres as per assessor's office in Warrick County with about 59 acres of cropland, the balance in wooded bottom or hill land, two frontages on Old SR 66 on the east side of Yankeetown, frontage on Yankeetown Road and both sides of Little Pigeon Creek just east of the Yankeetown Boat Ramp. The primary soil types of the cropland are Huntington, Newark and Woodmere silty clay loams.

Tract #8

267.43 deeded acres located in Warrick County with an estimated six acres of wooded land on the north portion and the remainder in cropland with frontage on the east side of Yankeetown Road, both sides of Bob Johnson Road and on the Ohio River. The primary soil types are Huntington, Newark and Woodmere silty clay loams.

Tract #9

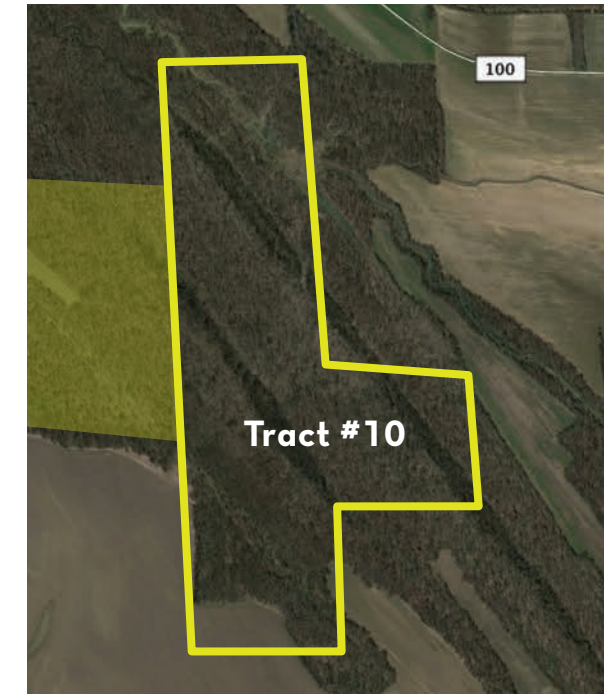
516.66 deeded acres located in Warrick County with about 256 acres of cropland, frontage on both sides of the Bob Johnson Road both sides of Little Pigeon Creek and on the Ohio River. This tract sells subject to an easement for ingress and egress from Bob Johnson Road to Tract #10. The primary soil types are Huntington, Newark and Woodmere silty clay loams.

Tract #10

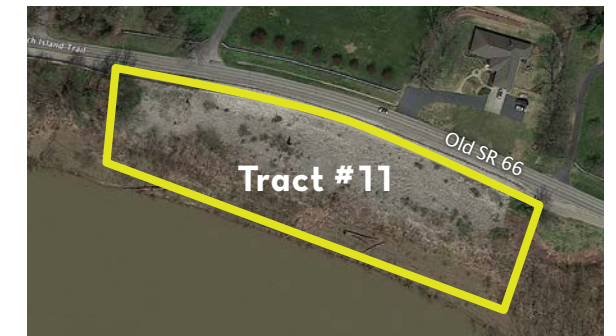
200 deeded acres located in Spencer County with access as stated above. This tract is almost all wooded timber and hunting land.

Tract #11

2.4 acres located just minutes from historic Downtown Newburgh between French Island trail and the Ohio River.



Tract #10



Tract #11





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2,139

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IN LIC. #:
AU10800083

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