PRIME COMMERCIAL CORNER ACREAGE

AUCTION

THURSDAY, OCTOBER 22ND, 10:00 AM

Location and Auction Site: Southwest corner of Diamond and St. Joseph Avenues, Evansville, IN. Watch for signs.

Kurtz Auction & Realty Co. has been authorized by JC Bower Special Account, LLC to sell the following:

17.17 ACRES ZONED COMMERCIAL DIAMOND & ST. JOE AVENUES

DIAMOND AVE. / SR 66

- 17.17 Acres located on the southwest corner of Diamond & St. Joseph Aves.
- Utilities available (water, gas, electric, sewer and phone)
- · Zoned Commercial, C-4
- High visibility location with traffic signal, high traffic count and great access off St. Joseph Ave.
- Near Busler's, Rural King, convenient stores, Sisco Distributors and Mesker Park Zoo
- Area is considered a west side sub-market with a mix of uses in the immediate area including senior housing, retail, public facilities (Mesker Park Zoo) and residential

Terms: 10% down day of auction, balance due within 45 days.

AUCTION IN CONJUNCTION WITH For more information go to kurtzauction.com or call Jason Blue, Auctioneer (#10800083) at 812-452-3191 or contact Mike Richardson with Re/Max.

17.17 ACRES

RF//AFX°

Announcements made day of sale take precedence over printed material.

812-452-3191

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