

Kurtz Auction & Realty Co.
1227 Lincoln Ave
Evansville IN

PRESORT STD
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OWENSBORO, KY
42301
PERMIT #563

50± Acre with Six Homes and
Three Ponds
Selling in 1 Tract
Wednesday, May 8th at 11 AM



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.**

Terms and Conditions:

Possession: Possession shall be granted with deed at closing.

Farming Rights: Farm is rented for 2019 Farming Season. Buyer to receive owners share or farming income.

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

Rental Income: Four of the six homes are currently rented. Total rental income is currently \$3,125/mo, no utilities included. Rental income shall be prorated to date of closing.

Property Inspection: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Bidder shall be liable for any property damage to growing crops and/or the subject property caused by Bidders inspection and investigation if any.

Agency: Kurtz Auction & Realty Co. and their representatives are the Auctioneers and exclusive agents for the Seller regarding the sale of the property.

Announcements made day of sale take precedence over printed matter

Seller: Kinkel Family Limited Partnership
Location: 1616 S. Posey County Line Rd.
Evansville, IN 47712

For additional info & a fly over video tour
contact Jason Blue, Auctioneer,
(LIC#AU10800083) or go to kurtzauction.com

812-452-3191

800-264-1204

kurtzauction.com

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AUCTION

Vanderburgh Co. Indiana
Wednesday, May 8th, 11 AM



**50± Acres with Six Homes
and Three Ponds**

- 17± Tillable Acres
- Mineral Rights Included
- Mostly R3 , Zoning With Some Agricultural
- Selling in 1 Tract

This property, just west of Evansville, borders the Lloyd Expressway and Posey County Line Rd. and is just minutes from the University of Southern Indiana

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50± Acres, Six Rental Homes & 3 Ponds



Lakeside Home

- Stone structure situated by a lake (this home is a fixer upper)
- 4 Bedrooms
- 2 Baths
- Great room with several large windows that provide a beautiful view of the lake.
- Woodburning fireplace
- 1,260 Sq. Ft.
- Large detached garage with 3 overhead doors



Farm House

- 2 bedrooms
- 1 bath
- 1,220 sq ft
- Car shed
- Barn

The other four houses are Wood framed homes located on Merrihill Drive

They each have 3 bedrooms, 1 bath, 1,180 sq. ft., and an attached garage



Open House Dates

Tues., April 16th
 Wed., April 24th
 Tues., April 30th
 4 - 6 PM for all showings



Ford Tractor (over 2500 hrs.),
 grater blade & bush hog



Scag Tiger Cub Zero Turn Mower



Troybuilt Rear
 Tine Tiller

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