

Tuesday, October 22nd at 5 PM

# BEAUTIFUL NORTHSIDE LOTS AND DEVELOPMENT LAND AUCTION



13.14 ACRES  
SELLING IN 4 TRACTS  
HAMILTON CREEK SUBDIVISION  
EVANSVILLE, IN

- Beautiful Homesites
- Great Northside location
- Exclusive Subdivision
- Lots Ranging from .384± ac to 11.78± ac
- Mature Trees
- Close to Schools and Shopping

**Parcel 1:** This parcel is located at the end of Barrington Ct. and Mannington Ct. and is made of two wooded lots containing a total of 11.78 acres. This acreage could be made into several lots or could make a very nice home site.

**Parcel 2:** This parcel is located on Mannington Ct. and consists of Lots 14 & 15 containing just over a half acre.

**Parcel 3:** This parcel is located on Mannington Ct. and is Lot 16 containing .384 acres. It is located at the end of the cul-de-sac.

**Parcel 4:** This parcel is located on Mannington Ct. and is Lot 17 containing .464 acres. It is also located at the end of the cul-de-sac.



See Pictures and Terms on Reverse Side

**Directions:** From US Hwy 41 just north of Evansville go west on Petersburg Rd. .95 miles to Hamilton Creek Subdivision. Right onto Derrington Drive. Left onto Barrington Ct. then right onto Mannington Ct. The auction will be conducted at the Gazebo where Mannington Court ends.

For more information, maps and photos of the property go to [www.kurtzauction.com](http://www.kurtzauction.com). or contact Jason Blue at 812-452-3191.

Auction Lic #: 10800083

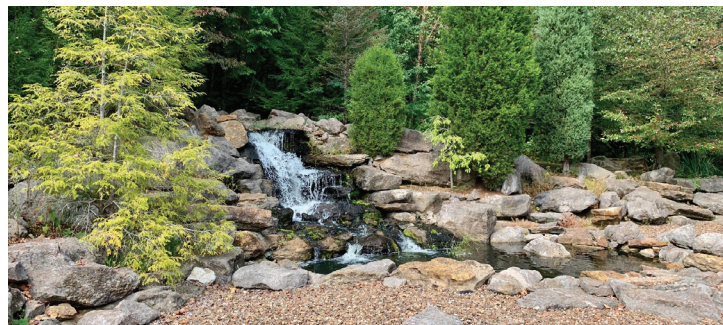
Announcements made day of sale take precedence over printed matter.

**KURTZ**  
AUCTION & REALTY®  
1227 Lincoln Ave., Evansville, Indiana  
[www.kurtzauction.com](http://www.kurtzauction.com)

# AUCTION

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## 13.14 ACRES HAMILTON CREEK SUBDIVISION



Lake, Gazebo and Waterfalls on Common Area



Lots Ready to Build

**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 November 29th, 2019.

**HOA:** All sales are subject to the covenants and restrictions of the Hamilton Creek Subdivision. Current HOA fees are \$850 per lot within the subdivision.

**Deed:** Seller shall provide a General Warranty 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. All tracts are sold "AS IS".

**Real Estate Taxes:** The property taxes shall be paid by the Seller through the Fall 2019 tax bill. All taxes due and payable after the date of closing are the responsibility of the buyer.

**Closing:** Closing shall occur on or before November 29th, 2019.

**Possession:** Possession shall be granted with deed at closing.

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

**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.

**Seller:** Esquire Properties, LLC

**Auction Site:** Auction to be conducted on-site in the Gazebo.

See Map and Details  
on Reverse Side

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