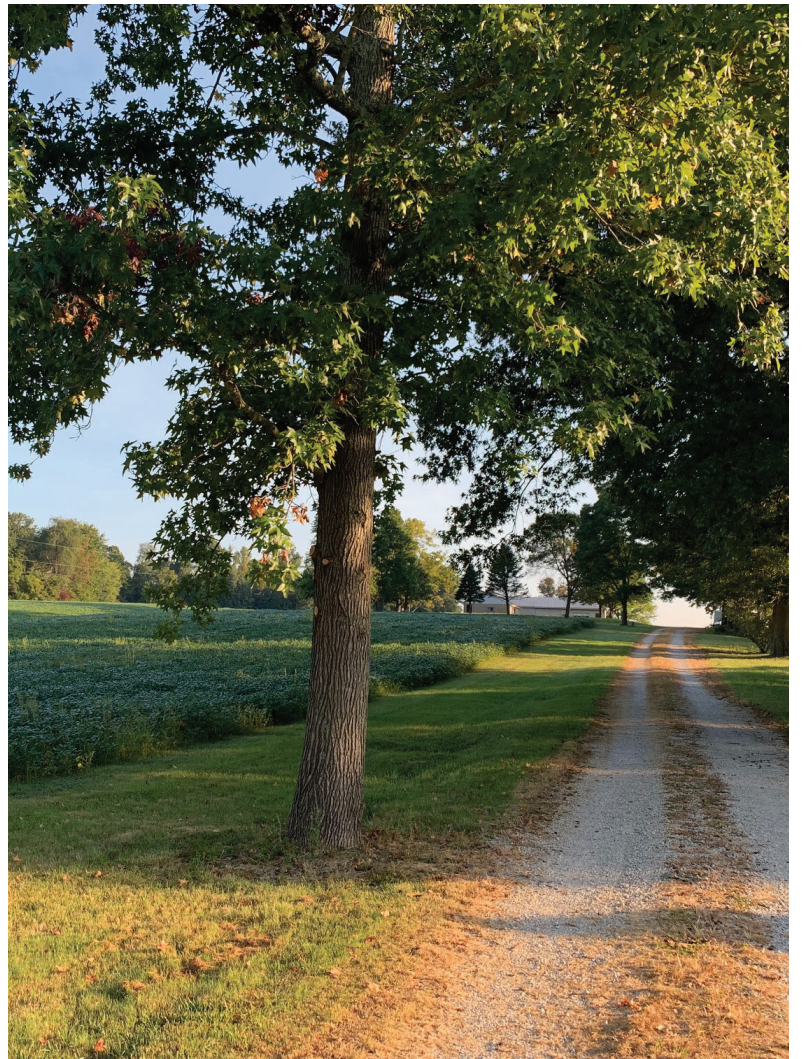


Wednesday, October 23rd at 5 PM

AUCTION

BEAUTIFUL 14.53+ ACRES DARMSTADT, IN



- Beautiful Homesite(s)
- Located just East of Darmstadt, IN
- Over 200' of frontage along Boonville-New Harmony Rd

- Mature Trees - Pecan, Oak, Etc.
- Potential Lake Site
- 11+/- Tillable Acres
- Storage Shed

Directions: From the Intersection of Hwy 41 and Boonville-New Harmony Rd, head west on Boonville-New Harmony Rd 1.2 miles. The property will be on your right. Watch for our signs!

See Pictures and Terms
on Reverse Side

For more information, maps and photos of the property
go to www.kurtzauction.com. or contact Jason Blue at 812-452-3191.

Auction Lic #: 10800083

812-452-3191
kurtzauction.com

Announcements made the day of sale take precedence over printed matter.

KURTZ
AUCTION & REALTY®

1227 Lincoln Ave., Evansville, Indiana
www.kurtzauction.com

AUCTION

Wednesday, October 23rd at 5 PM

14.53 ACRES JUST WEST OF DARMSTADT



See more info on
Reverse Side



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 November 29th, 2019.

Mineral Rights: All mineral rights owned by the Sellers will be conveyed with the Real Estate.

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. This land is sold strictly "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 thereafter 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. Farming rights shall be granted after the crops are removed, no later than December 1st, 2019.

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: Imelda F. Balbach Trust

Auction Site: Auction to be conducted on-site

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