

SOHN
& Associates, LTD

(812) 467-0227

12600 N Green River Rd,
Evansville, IN 47725

PRIME REAL ESTATE AUCTION

**202+/- BEAUTIFUL
ROLLING ACRES in
HAUBSTADT, IN**



Offered in 6 Tracts & Combinations!



Auction what you own with Sohn... www.SohnAndAssociates.com 1-800-357-4031

PRIME REAL ESTATE AUCTION

202+/- BEAUTIFUL ROLLING ACRES in HAUBSTADT, IN

TUESDAY JANUARY 21st at 6:00 PM



- *Fantastic Investment Opportunity!*
- *No Buyer's Premium!*
- *Guaranteed Good Clear Title & 60 Days to Close!*

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PRIME REAL ESTATE AUCTION

TUESDAY JANUARY 21st at 6:00 PM

**202+/- BEAUTIFUL ROLLING ACRES in
HAUBSTADT, IN**

- *Fronts on SR 68 & S Owensville Rd West of Town!*
- *Offered in 6 Tracts & Combinations!*
- *Quality Tillable Farmland (195.47 Acres Per FSA)!*
- *Amazing Potential Building Sites!*
- *Almost 1.5 Miles of Total Hard Top Road Frontage!*

- *Fantastic Investment Opportunity!*
- *No Buyer's Premium!*
- *Guaranteed Good Clear Title & 60 Days to Close!*



PROPERTY LOCATION: Around 3443 W SR 68 Haubstadt, IN in Johnson Twp; From Hwy 41, go West on SR 68, continue through Haubstadt to S Owensville Rd & watch for signs; OR from Poseyville, follow 68 East through Cynthiana, continue Left/North on 65/68 to Right on SR 68 & watch for signs

AUCTION LOCATION: HAUBSTADT COMMUNITY CENTER/PARK; From Hwy 41, go West on SR 68, then Left on 1100 S, to Left into park and follow signs.

Auctioneers Note: Sohn & Associates is very pleased to offer this outstanding property at Public Auction! If you are a farmer, investor, developer, outdoor enthusiast, or just someone looking for the perfect place to build your country dream home, you must come investigate this beautiful and productive property!

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Tract #1: Offers **80.47+/- beautiful rolling acres**. It offers tremendous hard top road frontage along the north side of SR 68 and the south side CR 1050 S. Per the FSA, there are 73.93 tillable acres. Soils consist mostly of productive Uniontown & Alford Silt Loams. It would also provide amazing potential building sites with wonderful views of the countryside.

Tract #2: Includes a very nice **20+/- acres** with lots of frontage on the south side of SR 68. This tract is nearly all tillable and consists mainly of Uniontown, Alford & Muren Silt Loams. It would make another great building site or mini farm.

Tract #3: Consists of **18+/- gently rolling acres** with ample frontage along the south side of SR 68. It is nearly all tillable and consists mainly of Alford & Muren Silt Loams.

Tract #4: Offers a lovely **6.2+/- rolling acres** that front on both SR 68 & S. Owensville Rd. While it is nearly all tillable, it would make a fantastic potential home building site!

Tract #5: Consists of **6.1+/- scenic acres** fronting on S. Owensville Rd. It would make another amazing potential building site!

Note: Per the FSA, Tracts 2-5 include 50.9 tillable cropland acres and .9 CRP acres.

Tract #6: Offers **72.11+/- gently rolling acres** with lots of road frontage along S. Owensville Rd and CR 300 W. Per the FSA, there are 69.74 tillable cropland acres and 1.3 CRP acres. Soils consist of productive Uniontown, Alford, Maplehill, Muren & Wakeland Silt Loams. Please note, there is a small old cemetery on this property.

SHOWING: An Auction Rep will be Onsite **TUESDAY JANUARY 14th from 12 NOON-2:00** or CALL

Auction Procedure: The property will be offered using our **Select Tract Auction Method**. Each tract will be offered individually and in any combinations the bidders desire. All bidders will have the opportunity to bid on any individual tract or combination, including the entirety, at any time throughout the auction. The sale will conclude when all the competitive bidding has been exhausted.

Terms: No Buyer's Premium will be charged! A 10% down payment will be required immediately following the auction. This may be in the form of a personal or business check. The balance will be due & payable at closing within 60 days. While this provides time to obtain financing, bidding is not "subject to financing". Buyer(s) will be provided evidence of good merchantable title. Possession will be immediate upon closing. Purchaser(s) will assume the taxes starting with the Fall 2020 installments. All mineral rights owned by the seller, if any, will be conveyed to buyer(s). **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. This agreement has, or will, be made available at your request. Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "as-is, where-is" basis, and subject to seller approval. No warranty or representation, either express or implied, concerning the property is made by the seller or the auction company including, but without limitations to fitness for a particular use, zoning classification, utilities, assurance of building permits, driveway permits, or water and septic permits. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. If required, seller will provide survey/parcelization work sufficient to pass title. If a survey is required and the surveyed acreage differs by more than 5% from the advertised acreage, the sale price will be adjusted based on the per acre auction price. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

Seller: J W Cleveland Trust

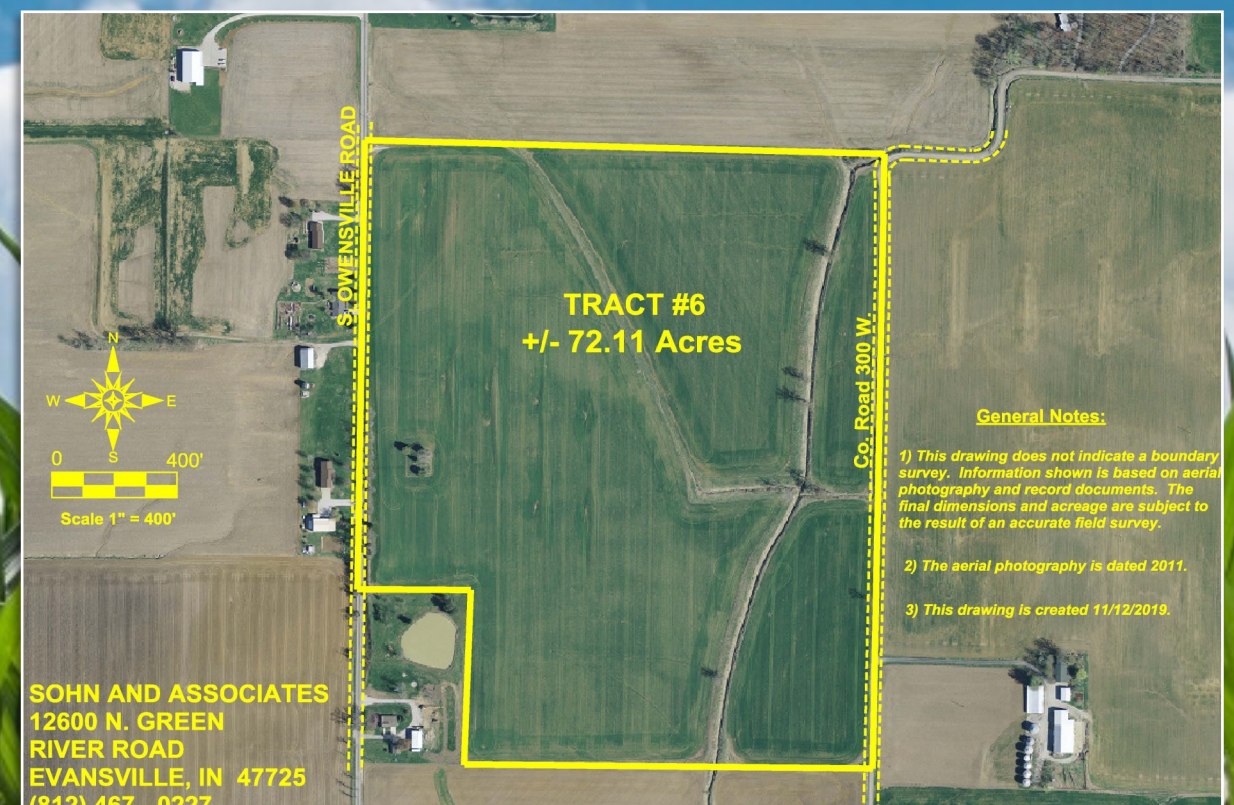
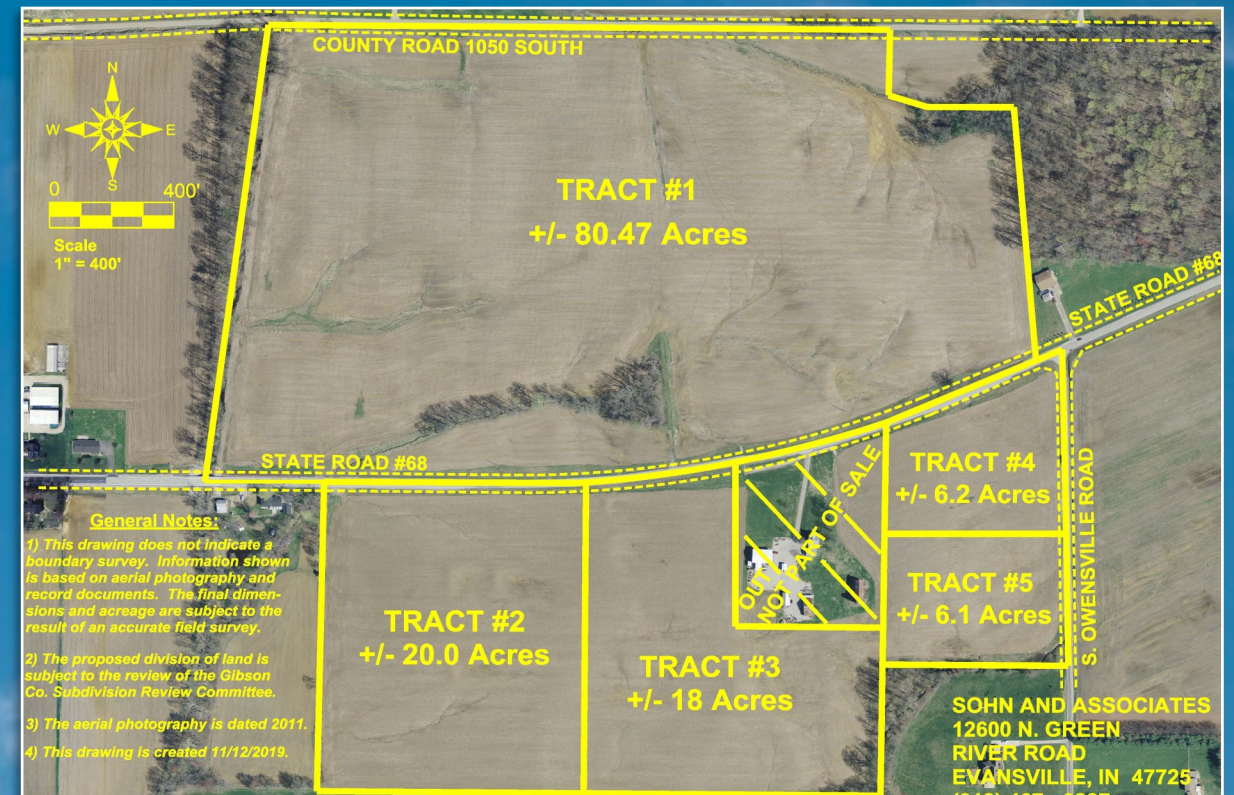
Amazing Potential Building Sites!



Quality Tillable Farmland (195.47 Acres Per FSA)!



Fronts on SR 68 & S Owensville Rd West of Town!



Auctioneer:
Trent Sohn #AU19700067
Don Sohn #AU01000328
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