

FARMLAND AUCTION

(+/-) 37 ACRES IN 1 TRACT- 36 TILLABLE
GIBSON COUNTY, INDIANA

★ Go to our Websites - www.mobleygrant.com or auctionzip.com #2499 ★

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Auction Location: Gibson County 4H Exhibit Bldg.,
709 N. Embree St., Princeton, IN



Auction Date: Fri., Feb. 28th, 2020
Starting at 9:00 a.m. (CST)



SELLER: Tim Woods, Mike Woods, POA

Farm Location: From Princeton square, head North on N. Main St/
Hwy 65 for 5 miles. Turn East on Co. Rd. 400 N. Head East for
1 mile crossing over bridge. Turn South on Co. Rd. 350 E.
Parcel is on the right, signs posted.

- (+/-) 36 TILLABLE ACRES -

Farm being offered consists of a total of 37 acres(+/-), with all being deemed tillable, with the exception of 1 acre. To be offered on a cash basis, and not on a per acre basis. Decent, level topography with primary soils being Elkinsville, Wilhite silty clay, Henshaw, Ragsdale, and Stendal silt loams. This parcel runs parallel with the Patoka River. Flooding can occur, but productive acreage for many years.

Farm sells currently with all mineral rights of record. The tract has access off of County Road 350 E. Excellent opportunity to add quality acreage to your farming operation!

- AUCTION TERMS & CONDITIONS -

10% deposit required down on day of sale, with balance being due within 45 days of auction. Farm to be offered on a cash basis. Taxes to be prorated to closing. Warranty Deed granted. Possession granted after closing (Will close prior to 2020 planting season). No Buyer's Premium! Land sells subject to seller approval.

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AUCTIONEERS

PH: (618) 240-5797 — MT. CARMEL, IL 62863 — mobleygrantauctions@gmail.com

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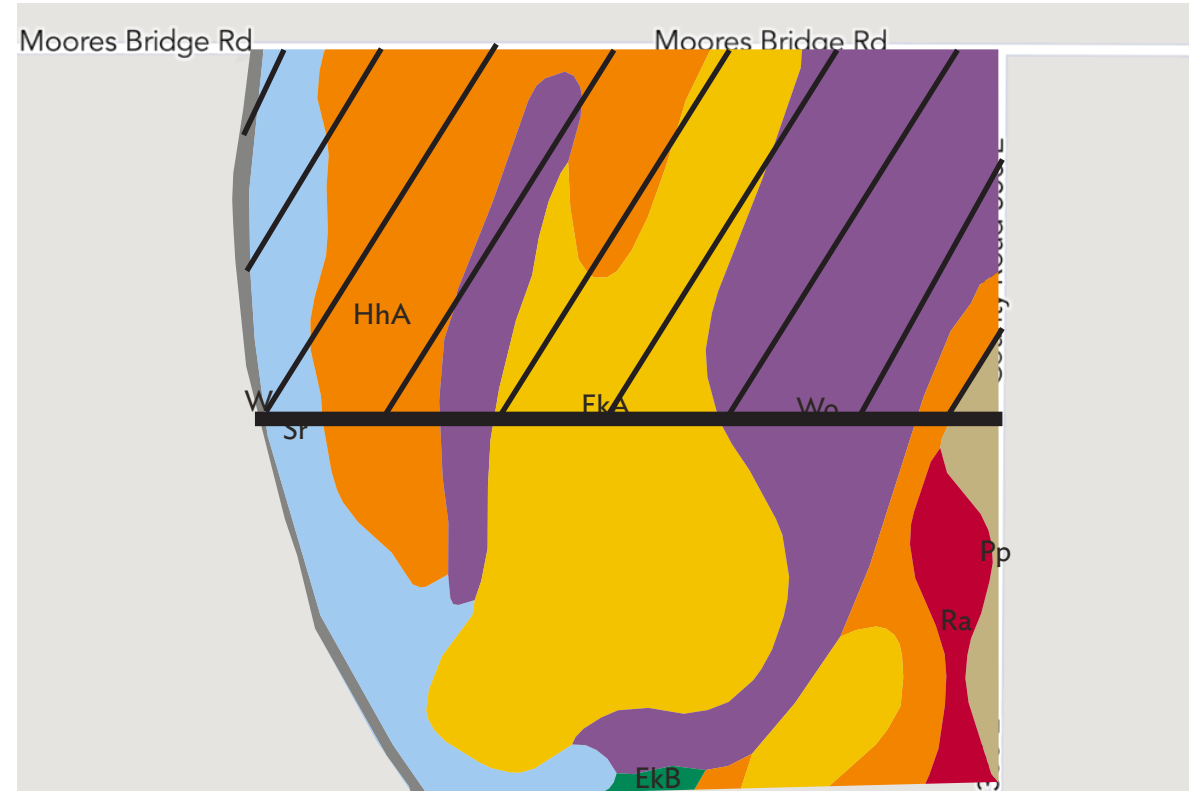
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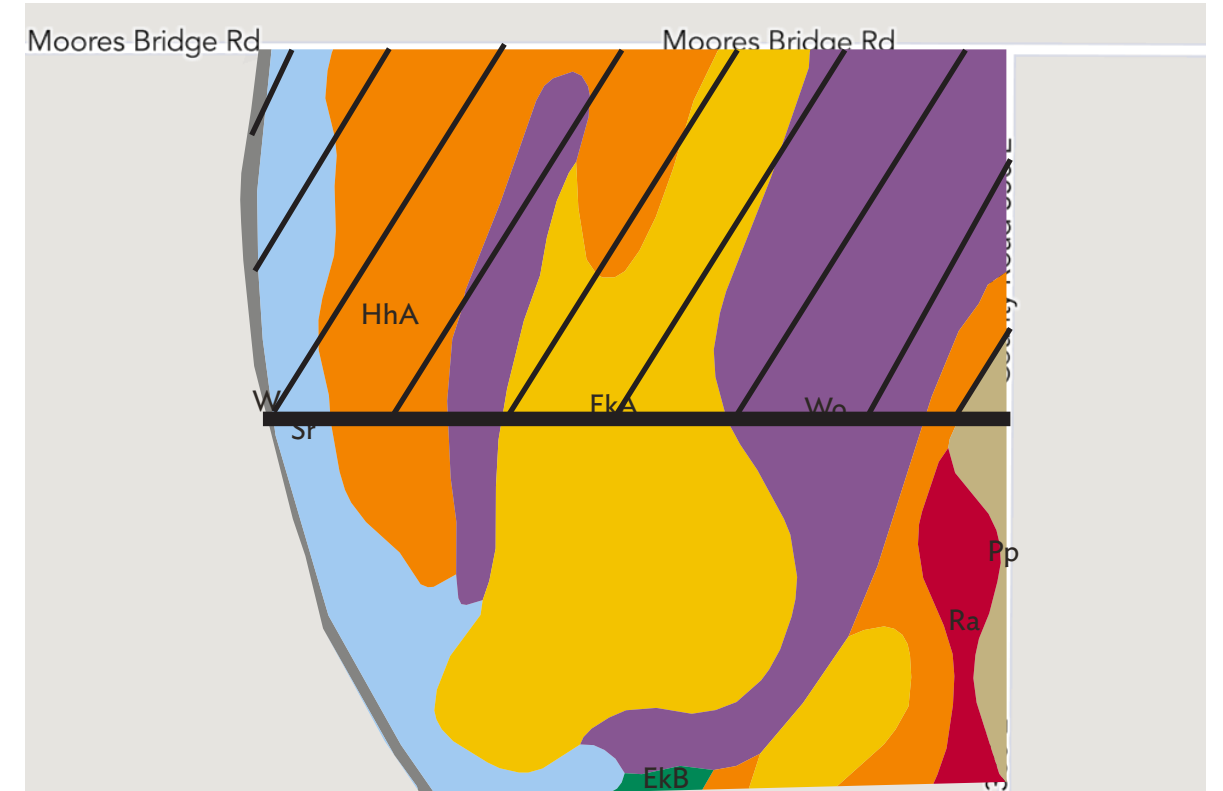
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