



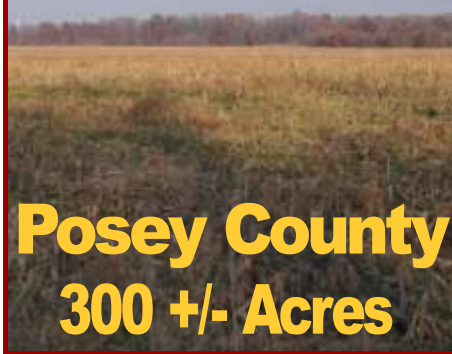
(812) 467-0227

4600 O'Hara Dr.

Evansville, IN 47711

# "ABSOLUTE" LAND AUCTION

*Sells to the highest bidder regardless of price!*



**Posey County**  
**300 +/- Acres**

Auction what you own with Sohn...  
[www.SohnAndAssociates.com](http://www.SohnAndAssociates.com)

LARGE PUBLIC POSEY COUNTY

# "ABSOLUTE" LAND AUCTION

TUESDAY, MARCH 5TH AT 6:00 PM



**300+/- Acres of Quality Farm, Hunting & Recreational Land Offered in 9 Tracts & Combinations!**

**RABEN RD, JUST WEST OF MT. VERNON, IN (BLACK TWP)**

- 145.8 +/- Tillable Acres
- Buyer to Receive Sellers Share of 2013 Farm Income
- Hunting & Recreational Ground
- Great Investment Opportunity
- Buy from 20 Acres up to the Entirety
- No Buyer's Premium

**Auction Location:** Beulah Lodge #578 at 1121 W 4th St (SR 62) on the west edge of Mt. Vernon, IN

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TUESDAY, MARCH 5TH AT 6:00 PM

**300+/- Acres of Quality Farm, Hunting & Recreational Land Offered in 9 Tracts & Combinations!**

**Auctioneers:** Don Sohn #AU01000328,  
Trent Sohn #AU19700067,  
Dennis Woolston #AU0104726,  
Doug Emig: #AU10700088,  
Dennis Clark #AU01026786, AC#30000226

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# "ABSOLUTE" LAND AUCTION

**Auction Location:** Beulah Lodge #578 at 1121 W 4th St (SR 62) on the west edge of Mt. Vernon, IN

**Directions to Property:** From Mt. Vernon, go West on 4<sup>th</sup> St (IN-62) approximately 4.5 miles to right (North) on Raben Rd. From Illinois, go East on 141 towards Mt Vernon, to left on Raben Rd. **Watch for signs.**

300 +/- Acres of Quality Farm, Hunting & Recreational Land Offered in 9 Tracts and Combinations!

**RABEN RD, JUST WEST OF MT. VERNON, IN (BLACK TWP)**

**Auctioneers Note:** Sohn & Associates is very pleased to offer the "Bostick Trust" property at Public Auction! If you are a farmer, investor, hunter, outdoor enthusiast, or lumberman, please come investigate this fabulous opportunity to purchase some desirable Wabash / Ohio River bottom ground. It is selling to the highest bidder(s) at "Absolute" Public Auction!

**Tract #1:** Will consist of 35+/- acres. This tract is nearly all wooded and fronts along the west side of Raben Rd. 30.68+/- acres are currently in the Wildlife Habitat Program.

**Tract #2:** Consists of 45+/- acres adjoining Tract #1 on the southeast side. This tract is nearly all tillable and consists mainly of productive Elkinsville Silt Loam.

**Tract #3:** Consists of 48+/- acres fronting on the east side of Raben Rd. This tract is again nearly all tillable with Elkinsville, Wheeling, and even some Peoga Silt loams!

**Tract #4:** Offers 34+/- acres all in the Wildlife Habitat Program. This tract fronts on the east side of Raben Rd and the north side of McDonald Rd.

**Tract #5:** Consists of 29+/- acres all currently in the Wildlife Habitat Program. This tract fronts on the north side of McDonald Rd adjacent to Tract #4.

**Tract #6:** Contains 17+/- acres fronting on the south side of McDonald Rd. This tract is partially tillable and has 10.95+/- acres in the Wildlife Habitat Program.

**Tract #7:** Offers approximately 28 tillable acres. It fronts on the east side of Raben and the south side of McDonald Roads. Soils consist of quality Peoga & Elkinsville silt loams.

**Tract #8:** Contains 44+/- acres all in the Classified Forest Program. It fronts on the east side of Raben Rd.

**Tract #9:** Consists of 20+/- acres. There are approximately 16.12 acres tillable. Please note that this tract does not front on any county maintained roadway and no easement is documented in the current deed records.

**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.

**Auction Terms & Conditions: No Buyer's Premium!** A 10% deposit will be required from all successful bidders at the conclusion of the auction. This may be in the form of a personal or business check. The balance will be due and payable at closing within 60 days, or as soon as possible following the completion of any necessary survey/subdivision work. Purchaser(s) will be provided with evidence of marketable title. The real estate taxes will be prorated to the date of closing. Possession will be immediate upon closing, subject to the tenant farmer's right to farm for the 2013 crop year. The purchaser(s) will receive the seller's share of the 2013 farm income. All the mineral rights owned by the sellers will be conveyed. All bids are subject to the approval of the sellers. **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 no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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. All sketches and dimensions in this brochure and related materials are approximate. All acreages are approximate and have been estimated based on legal descriptions and/or aerial photographs. If required to pass title, a sufficient survey will be provided by the seller. If a survey is required and the actual difference between the advertised acreage and the surveyed acreage is greater than 10%, an adjustment to the selling price will be made based on the per acre sales price. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

**Seller:** Edgar E. Bostick Trust; Marguerite C. Bostick Trustee

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