

PUBLIC AUCTION

Hoffman and Mullen Auctioneers have been commissioned to sell approx. 49.02 acres located in Bainbridge and Patoka Townships, Dubois County, Indiana. Tuesday, July 27, 2010 at 7:00 p.m. EDT (Dubois County Time), auction held at: 2782 S. Meridian Rd., Jasper, IN, from SR 162 go South on Meridian Road approx. 2.5 mi. property is on the left. Property can be shown anytime by appointment.



49.02 acres containing a turkey and cattle facility. There is brooding and grow out capacity for 85,000 birds annually. All poultry buildings have automatic feeders and watering equipment. All buildings are in good clean condition. There are three brooding houses and three grow out buildings. The cattle building is 52 ft. by 80 ft. barn with a concrete feed way. There are loading facilities and sorting pens. There is a 30 ft. by 80 ft. implement building built in 1983 in excellent condition with a concrete floor. The property has a woven wire perimeter fence. Approx. 28 acres and the residence are in Bainbridge Township and the remaining acreage is in Patoka Township. The house is a 1200 sq. ft. masonry structure, with a partially finished basement in very good condition.

Auctioneers Note: If you are looking for a farming operation and a place to live and operate a Poultry and Cattle operation, this is it.

PROCEDURE: The sellers reserve the right to accept or reject the final bid.

Announcements made on sale day will take precedence over printed material. Not responsible in case of accidents.

DOWN PAYMENT: 10% down on day of auction with the balance due in 30 days.

TITLE: Sellers will provide owner's title insurance policy in the amount of the purchase price and the sellers will pay the installment of Real Estate taxes due in Nov., 2010 and the Buyer will pay taxes thereafter. Hoffman & Mullen Auctioneers are agents to the sellers only. There is a drainage easement to an adjacent property on the NW corner of this property. Visit our web site for photos.

Owner: Allen C. & Lila J. Seger

**Also Known as Pine View Livestock Farm
Hoffman & Mullen Auctioneers**

405 Main Street, Jasper—812-482-5000 or 800-599-3766

Daniel C. Hoffman AU01015193 Patrick W. Mullen AU01015347

Visit our web site at: hoffmanandmullenrealty.com