

# PUBLIC AUCTION

**Hoffman and Mullen Auctioneers have been commissioned to sell approx. 600 acres, located in three Counties: 268 acres in Crawford County; 176 acres in Harrison County; 155 Acres in Orange County, all in Indiana., on**

**Saturday, July 16, 2011 at 10:00 a.m. EDT,**

**At Birdseye Conservation Club, located at 9605 E Conservation Club Road,  
Birdseye, IN**

**Property can be viewed anytime by appointment**

**The following tracts are all located in Crawford County.**

**Tract 1A** located in Patoka Township--approx. 20 acres, nearly all wooded with road frontage on Red Huff Road, approx 5.5 miles north of SR 64. Most of the land is located on the West side of Red Huff Road but a small part is on the east side. This tract is in classified forest and joins Tracts 1B & 2.

**Tract 1B** located in Patoka Township--approx. 20 acres, nearly all wooded with road frontage on Red Huff Road, approx 5.5 miles north of SR 64. Most of the land is located on the West side of Red Huff Road but a small part is on the east side. This tract is in classified forest and joins Tract 1A & 2.

**Tract 2** located in Patoka Township--approx. 40 acres, and there is an easement to Fairview Road. Almost all of this land is wooded and is in classified forest and joins Tract 1A & 1B. Located close to the Cove.

**Tract 3** located in Patoka Township--approx. 14 acres, nearly all wooded, there is frontage on Fairview Road (this is very close to the Cove). This tract is in classified forest and joins Tracts 4 & 5.

**Tract 4** located in Patoka Township--approx. 13 acres, nearly all wooded, there is frontage on Fairview Road (this is very close to the Cove). This tract is in classified forest and joins Tracts 3 & 5.

**Tract 5** located in Patoka Township--approx. 13 acres, nearly all wooded there is frontage on Fairview Road (this is very close to the Cove). This tract is in classified forest and joins Tracts 3 & 4.

**Tract 6** located in Sterling Township--approx. 18.86 acres, with approx. 5 acres tillable, a small pond and the rest is wooded. Fronts on Belcher Road, approx 2.3 miles from SR 64.

**Tract 7** located in Sterling Township--approx. 25.89 acres, nearly all wooded. This parcel has frontage on SR 37 approx. 3 miles south of Old English, near Grantsburg.

**Tract 8** located in Union Township--approx. 37.76 acres, nearly all wooded, located on Bentham Mill Road, near Mifflin, (subject to an easement to a 2.24 acre tract).

**Tract 9** located in Johnson Township--approx. 30 acres, with frontage on Kemp Road located approx. one mile from new SR 37. From SR 37, go west on Governors Trace (approx. 1 mi.) turn south on Kemp Road, property is on the left, almost all wooded, joins Tract 10.

**Tract 10** located in Johnson Township--approx. 35 acres with frontage on Kemp Road, located approx. one and a fourth mi. from New SR 37, from SR 37 take Governors Trace (approx. 1 mi.) turn south on Kemp Road, property is on the left, almost all wooded, joins Tract 10.

**The following tract is located in Harrison County.**

Located in Washington Township--approx 176 acres of wooded land. From I 64 (Corydon exit) go south on SR 135 (approx. 8 mi.), turn west on Lickford Bridge Rd. (about 5 mi.), turn south on Blue Spring Rd. property is on the left. This property is nearly all wooded. This property joins the Harrison – Crawford State Forest.

**The following tracts are located in Orange County.** From French Lick, take SR 145 South, turn east on CR 175S, turn south on CR 625W, property is on the west side of CR 625W.

**Tract 1** located in French Lick Township – there is approx. 20 acres with frontage on CR 625W, located approx. 3 miles from French Lick, almost all wooded.

**Tract 2** located in French Lick Township – there is approx. 20 acres with frontage on CR 625W, located approx. 3 miles from French Lick, almost all wooded.

**Tract 3** located in French Lick Township – there is approx. 115 acres with frontage on CR 625W, located approx. 3 miles from French Lick, almost all wooded.

**AUCTIONEERS NOTE:** If you are looking for an opportunity to own some of the Most Scenic Land in Southern Indiana you owe it to yourself to attend this auction. Many of these tracts will provide ideal hunting.

**PROCEDURE:** The property will be offered using the Multi Parcel Bidding Method on any and all of the 11 Tracts in Crawford County. The Tract in Harrison County will be sold by itself. The property will be offered using the Multi Parcel Bidding Method on any and all the 3 Tracts in Orange County. This method allows anyone to make a bid on any tract, combination of tracts in the given County, or the entirety at any time during the auction. The sellers reserve the right to accept or reject the final bid on any parcel or combination of parcels. 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 all owners title insurance policy in the amount of the purchase price and the sellers will pay the installment of Real Estate taxes due in Nov., 2011 and the Buyer will pay taxes thereafter. Hoffman & Mullen Auctioneers are agents to the sellers only.

**Owner: Southern Indiana Hardwoods, Inc.**

**Hoffman & Mullen Auctioneers**

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