

PUBLIC AUCTION

Hoffman and Mullen Auctioneers have been commissioned to sell approx. 114.399 acres located in Jackson Township, Orange County, Indiana, for Wigand Enterprises LLC and Robert S. Barklay on

Thursday, January 12, 2012 at 7:00 p.m. (Dubois County Time)

At the Happy Hour Café, Celestine, IN

Property can be shown anytime by appointment



LOCATION: Near Patoka Lake. From French Lick – Go south on SR 145 (4 ¼ mi.) to County Road 525S or from Celestine - take SR 164, then north on SR 145 (7 ½ mi.) to County Road 525S. Property joins SR 145 and CR 525S. There is over one-fourth mi. frontage on SR 145 and approx. three-fourths mi. frontage on CR 525S. Patoka Lake Regional Water installed a new water line in May 2011 on SR 145 on an easement from this property. Near Painter Creek Ramp.

This property will be offered in one tract. Of the 114.399 acres, approximately 66 acres are tillable. The wooded area has not been harvested in many years. The topography is excellent for farming or possibly development. The land has lain fallow for several years.

AUCTIONEERS NOTE: If you are in farming or wanting to get started, this auction presents an opportunity. Mineral rights owned by the seller are included. The property is sold from courthouse records. Purchaser may farm in 2012.

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% nonrefundable deposit on day of auction balance due in 30 days.

TITLE: Seller will provide an owner's title insurance policy in the amount of the purchase price. Taxes will be prorated at final closing. Hoffman & Mullen Auctioneers are agents to the sellers only.

Owners: Wigand Enterprises LLC & Robert S. Barklay
Hoffman & Mullen Auctioneers

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

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Visit our web site at: hoffmanandmullenrealty.com