

1227 Lincoln Ave. • Evansville, IN 47714

**Peabodyland.com**

or contact Jason Blue at 812-452-3191

Lic #: AU10800083

**KNOX CO. LAND AUCTION**  
**571+/- ACRES**  
**KNOX COUNTY, IN**  
**SELLING IN 8 TRACTS**

Auction Site: Auction to be conducted at the Knox County Fairgrounds located at 11728 IN-67 in Bicknell, IN.

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# KNOX CO. LAND AUCTION

## Tuesday, August 30th, 5PM EST

### Directions to the Property:

Located along Bicknell Rd just 2.5 miles southeast of Bicknell, IN. All tracts are within a half mile of each other.

# 571+/- ACRES KNOX COUNTY, IN SELLING IN 8 TRACTS

- Farmland
- Potential Homesites
- Ample Road Frontage
- Hunting Land
- Pasture/Hay
- Multiple Lakes

### Terms and Conditions:

**Terms for Real Estate:** The purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before September 29th, 2022.

**Evidence of Title:** The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Seller agrees to provide merchantable title provided by Lockyear Title, LLC to the property subject to matters of record, general conditions of title and similar related matters. All tracts are sold "AS IS".

**Real Estate Taxes:** Property taxes shall be prorated to the date of closing.

**Closing:** Closing shall occur on or before September 29th, 2022 at Lockyear Title, LLC.

**Mineral Rights:** The seller is including all mineral rights that they own, if any, with the sale of the land. A Schedule for the mineral rights that are owned for each tract is included at the bottom of our web site.

**Possession:** Possession shall be granted to the successful bidder at closing.

**Farming Rights:** Seller shall receive all income from farming for the 2022 crop year. Farming rights shall be granted to the buyer after 2022 Crop Removal or December 31st, 2022, whichever comes first.

**Acreage:** All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, tax records, aerial maps and other documents. Tracts 11A, 11B, 23A and 23B are being conveyed per a new survey performed by Morley and Associates.

**Deed Restriction Areas on Tracts 8F, 11A, 11B and 21:** Buyer desires to provide assurances of access to and protection of mitigation work and activities on the Deed Restriction Areas performed by Seller so that Seller can complete the required mitigation work, as necessary, thereby discharging its legal obligation to perform same to the U.S. Army Corps of Engineers, Louisville District. Additionally, there is a temporary deed restriction for the purpose of reclamation work for tract 8F. Work is being completed and final bond release has been applied for with the expectation that it will be released in or around Fall or 2022. Please refer to the map at the bottom of our website that highlights these affected areas.

**Disclaimer:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS". No warranty of representation, either express or implied, or arising by the operation of law concerning the Property is made by the Seller and the Auctioneers and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.



PEABODY LAND

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Announcements made at auction take precedence over printed material

**Kurtz**  
AUCTION & REALTY.®

**812-452-3191**





- Tract 8F** 55.8 acres lakefront lot with frontage along Bicknell Rd. and E. CR 300 S. This is a beautiful lot on a 60 +/- acre lake. Utilities are in the area.
- Tract 11A** 133+/- acre tract located along Anderson Pit Rd. and Mine Rd. This tract has approximately 68 acres of tillable farmland.
- Tract 11B** This 76+/- acre tract is located along Anderson Pit Rd. and has 32+/- tillable acres, a 7 +/- acre pond and a 3.5 +/- acre pond. The balance is in pasture with approximately 14 wooded acres.
- Tract 20** A 23+/- acre tract that is almost all virgin tillable acres. This tract has frontage along Bicknell Rd. and N. Apraw Rd.
- Tract 21** A 103+/- acre tract with a good mixture of 40+/- tillable acres, pasture, woods, a 2-acre pond and a 3-acre pond. This tract has frontage on 3 sides (Bicknell Rd., E CR 300S and Wampler Rd.)
- Tract 22** 52+/- acre tract with 40+/- tillable acres. It has frontage along N. Apraw Rd.
- Tract 23A** An 84+/- acre tract made up of mostly tillable and pasture with a small pond. It also has a 80' x 80' metal shop building with large overhead doors (not operational) and steel frame construction. This tract has frontage along N. Apraw Rd.
- Tract 23B** This 45+/- acre tract is mostly wooded with several pits/ponds. It has frontage along Wampler Rd.

**Sellers: American Land Holdings of Indiana, LLC**