

CROPLAND • PASTURE • HUNTING & RECREATIONAL • DEVELOPMENT  
(7) HOUSES • 30,000+ SF BUILDINGS • EVENT VENUE • GRAIN STORAGE

# MAJOR REAL ESTATE AUCTION

*Indiana* LAWRENCE & MORGAN CO.



## 2070± ACRES

Selling at  
Absolute Auction

Thursday, June 1st, 2023  
at 12:30 PM (ET)

**William Wilson**  
AUCTION • REALTY, INC.  
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# MAJOR REAL ESTATE AUCTION 2070± ACRES

Indiana LAWRENCE & MORGAN CO.



Held at Artemis Hall  
1312 J Street, Bedford, Indiana 47421

## DESCRIPTION

**Selling at Absolute Auction, Regardless of Price:** 2,070± Total Acres with 1,073± Tillable Acres • Productive Tillable Farmland • 800+ Acres Rolling, Established Pastureland • Outstanding recreational tracts and wildlife habitat • Development Land • Established Event Venue • (7) Houses/Farmsteads • 30,000+ SF Buildings • 109,000-bushel Grain Storage • Offered in (32) Tracts, combinations, and the entirety • Tracts ranging from 3 to 294 Acres

### OPERATIONAL HEADQUARTERS

Tract 25: 30,000 SF buildings recently utilized as an operational headquarters including 2,280 SF office space; large bay equipment sheds; 7,200 SF workshop with heated floors; and other support buildings on 10+/- Acres

### FOR THE HUNTING/RECREATIONAL LAND BUYER

Tract 30: River Farm – With frontage along the White River, this tract features all the qualities for attracting whitetail deer and turkey. Easily accessed just 5-miles southwest of Bedford and 1.5-miles west of US Route 50/State Road 37 intersection – 28-miles South of Bloomington, IN these tracts are ideal for the hunting and recreational enthusiast.

### FOR THE EVENT VENUE BUYER

Tract 3: 3,400-SF established event venue on 17± picturesque acres (subject to survey). The venue features a 10,000+ SF patio for outdoor events and entertainment ideal for weddings, family and corporate events. Kitchen and restrooms. Heated and cooled. Located just 20-miles south of Bloomington, Indiana.

### FOR THE INVESTMENT/DEVELOPMENT LAND BUYER

Tract 12: Features a Cell Tower with approximate annual lease of \$7,200. Tract 29: With Highway 50-frontage less than 5-miles east of Bedford, offering rolling topography ideal for homesites. Tract 32: Adjoining and accessed through Timberlake Woods subdivision just 3-miles east of Interstate 69, this wooded tract is easily accessible and highly suited for residential development with lake access.

### FOR THE FARMLAND BUYER

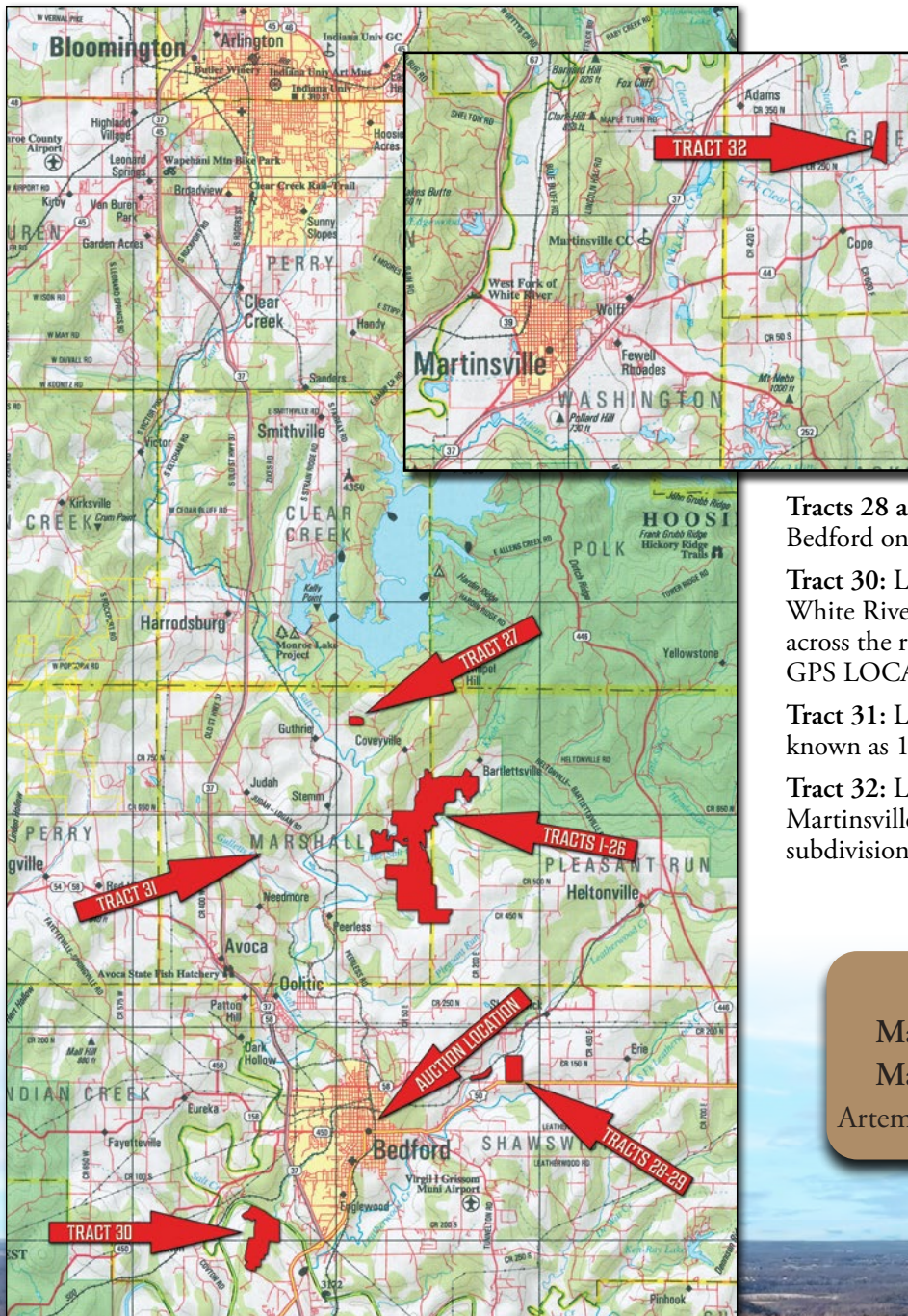
With more than 1,073 tillable acres, buyers looking for a solid investment land portfolio should take note. These tracts offer a good mix of soil types with good road frontage for transport to grain terminals: Tracts 1-2, 4-8, 9-11, 17, 22-25, and Tracts 27-28

### FOR THE RURAL HOME BUYER, BUILDER

Enjoy the privacy and serene nature of the rolling hills and ridges with a good blend of open pastures, woodlands and creek beds, with outstanding views. These tracts offer the opportunity to create your working/hobby farm with homes, support buildings, and fencing already in place on many tracts. Tracts 4, 7, 13, 14, 17, 18, and 31

### FOR THE PASTURELAND BUYER

Established pasture land with rolling topography and good access, fenced and gated. Nearly 802 Acres of pasture land in total – Tracts 11-21 (Tracts 16 and 19 are swing tracts), and Tract 29.



## PROPERTY LOCATION

**Tracts 1-26:** Located 9-miles northeast of Bedford and 20-miles south of Bloomington, these tracts are accessed via Bartlettsville Road along the East, Ozee Farm Road to the South, and Donica Church Road to the West, and Little Salt Creek Run through the central portion of the tracts. GPS locator to center: 38.955270, -86.466495

**Tract 27:** Located just south of Lake Monroe and the northeast corner of Coveyville Road and Larry Tincher Lane. GPS Locator: 38.980475, -86.494860

**Tracts 28 and 29:** Located just 5-miles east of downtown Bedford on US-50 and Vocational School Road

**Tract 30:** Located southwest of Bedford with frontage along the White River, accessed via Woods Ferry Road, this tract is just across the river from the Bedford Boat and Sportsmen's Club. GPS LOCATOR: 38.822592, -86.538743

**Tract 31:** Located along Old State Road 37, more commonly known as 1478 Old State Road 37, Bedford, Indiana

**Tract 32:** Located just 3-miles east of Interstate 69 north of Martinsville off Egbert Road, adjoining Timberlake Woods subdivision. GPS LOCATOR: 39.475867, -86.303623

## INSPECTIONS

May 18th, 2023, 2:00-5:00 PM (CT)

May 25th, 2023, 2:00-5:00 PM (CT)

Artemis Hall, 1312 J Street, Bedford, IN 47421

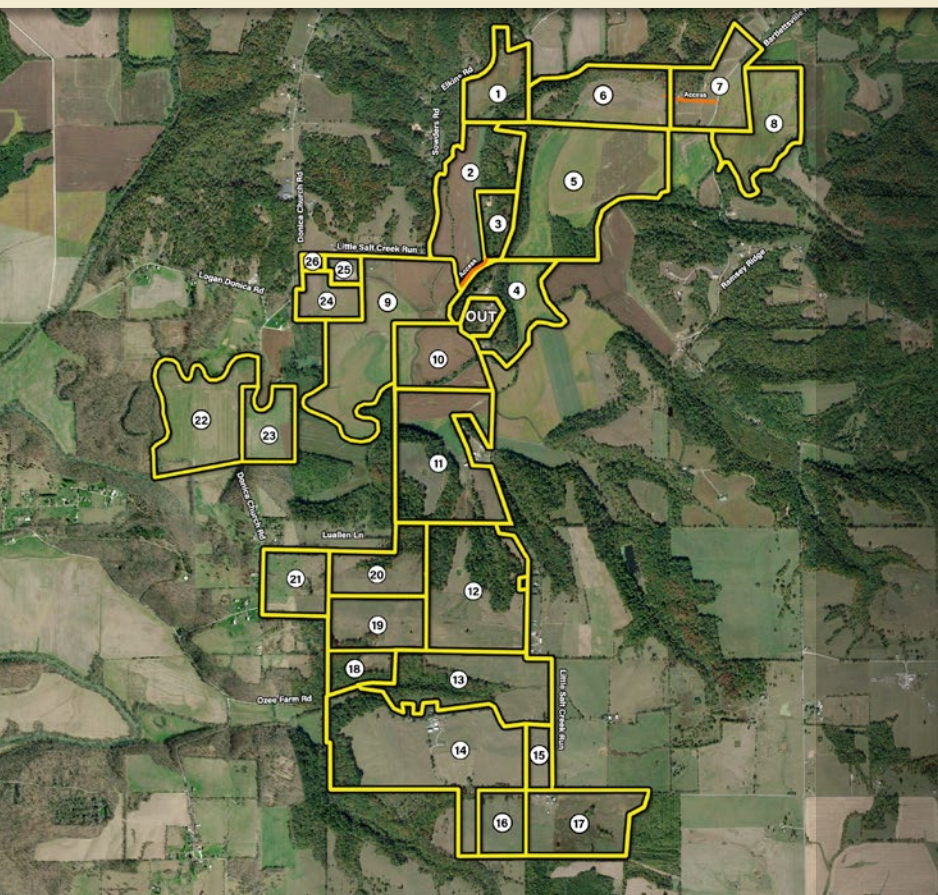


Scan for more information!

# TRACT DESCRIPTIONS

- Tract 1:** 36± ac; tillable and wooded; frontage along Elkins Road
- Tract 2:** 76.52± ac; tillable and wooded; frontage along Sowders Road
- Tract 3:** 17.8± ac (subject to survey); IMPROVEMENTS: Event Venue; access off Little Salt Creek Run, more commonly known as 555 Little Salt Creek Run
- Tract 4:** 56.75± ac; tillable and wooded; IMPROVEMENTS: House and barns
- Tract 5:** 150± ac; tillable and wooded; SWING TRACT (see below)
- Tract 6:** 78± ac; tillable and wooded; access off Bartlettsville Road
- Tract 7:** 58± ac; pasture, wooded, and tillable acres; IMPROVEMENTS: House and barns
- Tract 8:** 57± ac; mostly tillable; frontage along Bartlettsville Road
- Tract 9:** 118.5± ac; mostly tillable; frontage along Little Salt Creek Run
- Tract 10:** 50± ac; tillable; frontage along Little Salt Creek Run
- Tract 11:** 117± ac; pasture, wooded, and tillable acres; frontage along Little Salt Creek Run
- Tract 12:** 115± ac; pasture and wooded acres; IMPROVEMENT: Cell Phone Tower
- Tract 13:** 91± ac; pasture and wooded acres; IMPROVEMENTS: Brick Ranch House and Barn; frontage along Ozee Farm Road and Little Salt Creek Run
- Tract 14:** 153.5± ac; pasture and wooded acres; IMPROVEMENTS: Houses and Barns; frontage along Ozee Farm Road
- Tract 15:** 15.7± ac; pasture acres; frontage along Little Salt Creek Run
- Tract 16:** 28± ac; pasture acres; SWING TRACT (see below)
- Tract 17:** 64± ac; pasture and tillable acres; frontage along W. Pleasant Run Road; IMPROVEMENTS: House and barns

- Tract 18:** 22± ac; mostly wooded; frontage along Ozee Farm Road; IMPROVEMENTS: House and barn
- Tract 19:** 50± ac; pasture and wooded acres; SWING TRACT (see below)
- Tract 20:** 50± ac; pasture and wooded acres; frontage along LuAllen Lane
- Tract 21:** 40± ac; pasture acres; frontage along Donica Church Road and LuAllen Lane; IMPROVEMENT: Barn
- Tract 22:** 77± ac; nearly all tillable; fronting Little Salt Creek and Donica Church Road
- Tract 23:** 30.25± ac; tillable acres; fronting Little Salt Creek and Donica Church Road
- Tract 24:** 24.35± ac; approx. 21.09 tillable acres; frontage along Donica Church Road
- Tract 25:** 10± ac; IMPROVEMENTS: 30,000 SF buildings; 2,280 SF office
- Tract 26:** 3± ac; IMPROVEMENTS: 109,000 (bu) grain storage facility with 8,000 (bu/hr) grain leg and drive over grain pit; Hoop barn onsite
- Tract 27:** 27.43± ac; mostly tillable; frontage along Larry Tincher Lane and Coveyville Road
- Tract 28:** 15.2± ac; tillable and wooded acres; frontage along Vocational School Road
- Tract 29:** 94± ac; Rolling pasture acres; frontage along US-50; IMPROVEMENTS: Equipment Shed
- Tract 30:** 294.19± ac; Wooded and Recreational Land; Frontage along White River; Access from Woods Ferry Road
- Tract 31:** 1.34± ac; IMPROVEMENTS: House; frontage along Old SR 37
- Tract 32:** 40.08± ac; wooded development land, accessed from Timberlake Drive; ZONED: RR



## AUCTION DETAILS

**DIRECTIONS:** From the Courthouse Square in Bedford, Indiana turn North on J Street and proceed 2-blocks to Auction Location.

**ONLINE BIDDING:** Online bidding is being made available for this auction. Bidders must be approved by the Auction Company to bid online, on or before May 30th, 2023 at 5:00 PM ET, 48-hours prior to Auction Date.

**PRE-REGISTRATION:** Pre-registration for on-site bidders is available by calling the Auction Company.

**SOLD BY ORDER OF THE SHERIFF**

Light refreshments will be served

All announcements the day of the auction take precedence over printed material or any other oral statements made.

## TERMS AND CONDITIONS

**PROCEDURE:** The real estate will be offered in 32 individual tracts, combinations of tracts, and the entirety. Bids on individual tracts, combinations, and the entirety may compete. There will be open bidding during the auction as determined by the Auctioneer. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. All decisions of the Auctioneer are final.

**DOWN PAYMENT:** A 10% down payment is due on the day of the auction with the balance due at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. Bidding is not conditional upon financing. Bidders should arrange for financing, if needed, and be capable of paying cash at closing.

**BUYER'S PREMIUM:** A 6% buyer's premium will be added to the high bid to determine the contract sales price.

**ACCEPTANCE OF BID:** Successful bidder will be required to sign a Bid Acknowledgement Agreement at the auction site immediately following the close of the auction. The real estate will be sold at Absolute Auction, regardless of price.

**DEED:** Buyer will be provided with a Sheriff's deed conveying title to the property.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of the auction date.

**POSSESSION:** Buyers will receive possession to the properties upon execution of the Sheriff's deed.

**REAL ESTATE TAXES:** The real estate taxes will be the responsibility of the buyer beginning MAY 2024, and thereafter.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries outlined on the auction plat and all advertising are approximate and are estimated based on current legal descriptions and/or aerial photos. Purchaser should make his/her own independent determination of acreage prior to bidding.

**SURVEY:** Any survey costs are the responsibility of the buyer.

**EASEMENTS:** Subject to any and all easements.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** The property to be offered pursuant to the Notice of Sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Sheriff, William Wilson Auction & Realty, Inc. nor the holder of the notes secured by the mortgages being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either the Sheriff, William Wilson Auction & Realty, Inc. or the holder of the notes make any representation, or warranty, either expressed or implied, relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This property is being sold subject to all liens, encumbrances and easements not otherwise extinguished in the proceedings known as Cause No. 47C01-2201-MF-000117 in the Circuit Court of the County of Lawrence, Indiana. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

**TENANCY DISCLAIMER:** Properties identified as occupied may be occupied by one or more third parties. It shall be the sole responsibility of the buyer prior to bidding or closing on the property to conduct his/her own investigation as to the occupancy of the property. Prospective bidders shall not have any contact with current occupants of the property without seller's written consent until after close and funding. Buyer will assume the responsibility of all occupants and/or tenants and any expenses therewith, including, but not limited to, any security deposits or pre-paid rent. Buyer shall defend, indemnify and hold harmless agents, auctioneers, attorneys, sellers and representatives from and against any claims, demands, actions or expenses arising out of any action concerning security deposits and for any eviction or unlawful detainer or other litigation arising out of occupancy, tenancy or lease of the property.

### INSPECTIONS

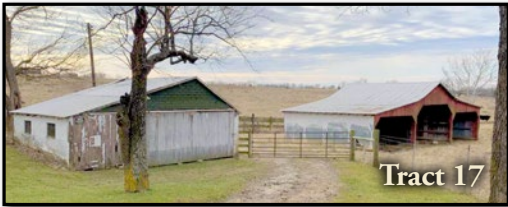
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The Property Information Packet, detailing each tract, is available to download online.

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