

Spencer Co, IN 160+/- acres

SALE DAY FLYER

AUCTION DETAILS

12/5/23 at 11:00 AM CDT

Live And Online

Owensboro Convention Center

501 West 2nd St

Owensboro, KY 42301

PROPERTY DETAILS

Total Acres: 160+/- acres in 1 tract

Method: Bid By The Acre

Seller: Thomas

Agent: Zach Holt/Kris Christianson



Entire Farm Description:

Situated in the southern part of the county amongst expansive agriculture fields sits this block of bottomland timber that has been developed into a turn-key multi-species hunting property. This property has been meticulously set up to capitalize on its location and maximize its potential as a big buck factory. It features great access along its entire eastern boundary with 2 drives off of SR-161. Both pull offs lead to productive tillable fields totaling 33+/- acres with open tenancy for 2024. Multiple established food plots are no-doubt providing some of the absolute best forage around for the area's resident deer population. 2 brand new Redneck hunting blinds overlooking impressive winter greens plots will be included in the sale so the buyer can start enjoying the property right away. An internal trail system provides great access, linking the food plots together and provides a basis for establishing movement patterns. Both the north and south boundaries are flanked by wet weather sloughs that have been absolutely covered up with teal and wood ducks the days we have visited the property. With a little work, we have no doubt both ends of this farm could be developed into quality duck holes that could consistently produce, furthering this property's diversity. Without a doubt the centerpiece of this farm is the 100+/- acres of unbroken bottomland timber. Making up the core of this farm, this tract of timber is mature and ready to harvest. We found several notable swamp white oaks, pin oaks, hickories, and walnuts to be excited about. The balance of the timber is mostly mature maple, poplar, and cottonwood.

With so much open tillable acreage in the surrounding area, this property is part of a much larger block of bottomland timber making these woods and food plots an oasis for the area wildlife now that the crops are harvested. Currently the wooded acreage on this property is littered with fresh rubs, scraps, and clear sign of regular travel. Deer densities in these bottomland timber tracts typically increase throughout the season, peaking just before the late winter wet season pushes them to higher ground. Turkey populations can fluctuate in this part of the county but we did find sign on our first walk so there are definitely turkeys in the area. Other activities on the property include predator and small game hunting, mushroom and wild berry foraging, and incredible trapping opportunities.

If you've been searching for property that has all the right features for developing its hunting potential, you'll be hard pressed to find a better representation of a bottomlands timber hunting property in southern Indiana. We have no doubt; once you tally all the attributes, you're going to fall in love with this property just like we have!



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: By the acre

Sale Method: All tracts selling Subject to seller acceptance

Closing: On or before 30 days from seller acceptance

Possession: At closing.

Taxes: prorated to date of close

Tenancy: Open tenancy for 2024

Cash Rents: None

Buyers Premium: NONE

Survey: Not needed

Down Payment: 10% due immediately

Seller: Thomas

Minerals: Seller rights are believed to be intact, and all seller rights will convey

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Closing cost split 50/50 as customary, Seller pays for Title search and Title Insurance
- Buyer pays all cost related to financing.