

REAL ESTATE AUCTION

THURSDAY, NOVEMBER 19, 2009—7PM

145.58 ACRES

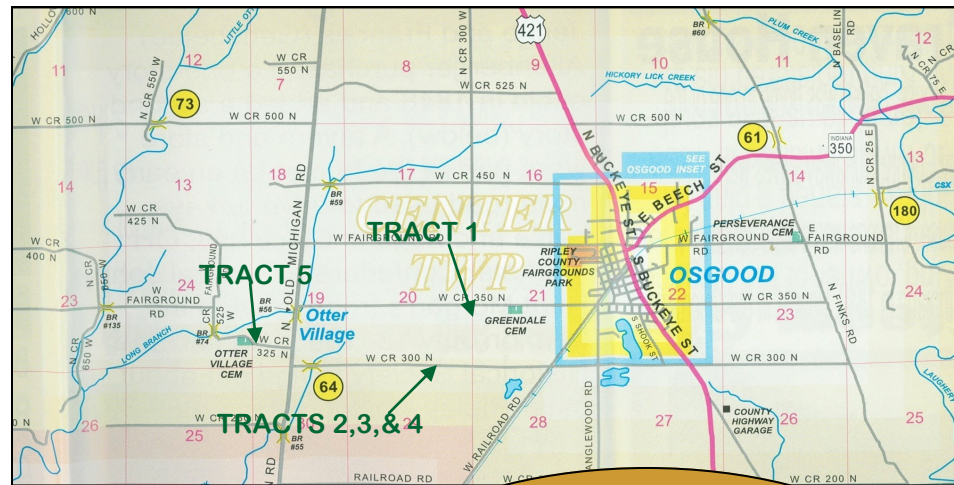
AUCTION SITE: RIPLEY COUNTY FAIRGROUNDS; OSGOOD, IN

TRACT DESCRIPTIONS

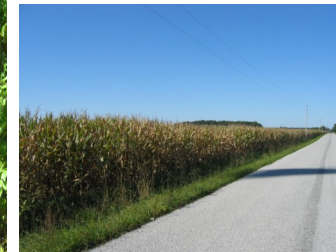
TO BE OFFERED IN INDIVIDUAL TRACTS, COMBINATION TRACTS AND AS A WHOLE

- TRACT 1**— 40 ACRES +/-; 38.69 ACRES TILLABLE W/ 1313' FRONTAGE ON CR 350 N
- TRACT 2**— 33.5 ACRES +/-; 28.07 ACRES TILLABLE W/ 447' ROAD FRONTAGE W/ CITY WATER AVAIL. ON CR 300 N
- TRACT 3**— 6.5 ACRES +/-; 2.38 ACRES TILLABLE W/ 861' FRONTAGE & CITY WATER AVAIL. ON CR 300 N EXCELLENT HOME SITE W/ WOODED & OPEN ACREAGE;
- TRACT 4**— 25.58 ACRES; 20.64 ACRES TILLABLE W/ 387' FRONTAGE & CITY WATER AVAIL. ON CR 300 N EXCELLENT BUILDING SITE
- TRACT 5**-IN 2 PARCELS-**PARCEL 1**-10 ACRES W/ 4 ACRES TILLABLE; 6 ACRES WOODED; W/ 270' FRONTAGE & CITY WATER AVAIL. ON CR 325 N **PARCEL 2**-30 AC W/ 15.3 ACRES TILLABLE; 14 ACRES WOODED; MARKETABLE TIMBER

JOHN STORK ESTATE -OWNER



- 109 ACRES OF GOOD TILLABLE ACREAGE
- 36 WOODED ACRES WITH MARKETABLE TIMBER
 - NICE HOMESITES
- 3,278 FEET OF ROAD FRONTAGE



PROPERTY LOCATIONS

FROM OSGOOD TO TRACT 1: TAKE 421 TO ECKERT ST, GO WEST ONTO 350 N; TO PROPERTY ON LEFT.

TO TRACTS 2,3 AND 4: TAKE US 421 S TO RIGHT ON CR 300 N, GO APPROX 1.5 MILES; PROPERTY ON BOTH SIDES OF ROAD.

TO TRACT 5: TAKE 421 S TO RIGHT ON CR 300 N, TO RIGHT ON MICHIGAN RD TO LEFT ON 325 N; TO PROPERTY ON LEFT.



TERMS: PURCHASER TO PAY 10% DOWN, NON-REFUNDABLE, DAY OF AUCTION. BALANCE DUE AT CLOSING. CLOSING TO BE WITHIN 45 DAYS. SUBJECT TO RESONABLE RESERVE.

ANNOUNCEMENTS DAY OF SALE PRECEDE ANY ADVERTISING

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