

PUBLIC AUCTION

Hoffman and Mullen Auctioneers have been commissioned to sell Real Estate for Helen Buechler Trust, approximately 146 acres located at 2474 S. St. Anthony Road West, Huntingburg, Indiana in Jackson Township, Dubois County, and for Ronald and Deborah Buechler 18.3 acres that fronts on CR 250 South in Jackson Township, Dubois County, Indiana.

Tuesday, March 20, 7:00 p.m. Dubois County Time.

**Auction held at American Legion Post 493
4545 Cross Street, St. Anthony, IN**

Property can be shown anytime by appointment.



Directions: Take 3rd Avenue in Jasper to County Garage and go east on Schnellville Rd., turn south on St. Anthony Rd West and go approx. 1½ miles to auction.

The Helen Buechler Trust Property will be divided into 9 Parcels, Purchasers may combine in any order or combination of parcels. The parcels for Helen Buechler Trust are as follows:

Parcels 1 thru 4 are on the North side of St. Anthony Road West.

Parcel 1: Three-bedroom brick house with 2 ½ baths, 1636 sq. ft. with basement, attached carport, several outbuildings, stocked pond, on approximately 5 acres. A well-built and well-maintained property. Approx. 470 ft. road frontage.

Parcel 2: 10 acres for a home site or farming. City water and electric are available. Approx. 510 ft. road frontage on St. Anthony Road West. There is a road easement on the west side of this parcel.

Parcel 3: 11.3 acres of nearly all tillable land, ideal for residence or farming. City water and electric are available. Approx. 395 ft. road frontage on St. Anthony Road West.

Parcel 4: 8.3 acres of nearly all tillable land, ideal for residence or farming. City water and electric are available. Approx. 275 ft. road frontage on St. Anthony Road West.

Parcels 5 thru 9 are on the South side of St. Anthony Road West.

Parcel 5: 4.9 acres, of nearly all tillable land, ideal for residence or farming. City water and electric are available. Approx. 465 ft. road frontage on St. Anthony Road West.

Parcel 6: 10 acres, of nearly all tillable land, ideal for residence or farming. City water and electric are available. Approx. 370 ft. road frontage on St. Anthony Road West. Has road easement on west and north side.

Parcel 7: 11.3 acres, mostly wooded acreage, ideal for a residence. City water and electric are available. Approx. 70 ft. road frontage on St. Anthony Road West.

Parcel 8: Approximately 82 acres, most of this is tillable acreage. A large portion of this is creek bottom land and highly productive. Access from the smaller part that fronts on St. Anthony Road West to the larger part in the creek bottom will be by 60 ft. easement from a neighbor for farming purposes only. Has 60' of road frontage on St. Anthony road west.

Parcel 9: 3.7 acres, mostly open, possible home site. Water and electric are available. Approx. 425 ft. road frontage on St. Anthony Road West.

The parcels for the Ronald and Deborah Buechler will be offered in two parcels and purchasers may combine the two parcels.

Parcel 10: 10 acres, approx. 7 acres open and tillable, balance wooded. Approx. 325 ft. road frontage on CR St. Anthony West and CR 350 South. Water and electric are available.

Parcel 11: 8.4 acres, approx. 5 acres open, balance wooded. Approx. 275 ft. road frontage on CR 250S. Water and electric are available.

Terms: 10% down payment, balance due within 60 days. Please have your financing approved before date of sale. The home will be sold as is. Sellers will provide owners Title Insurance in the amount of the purchase price. Deeds and acreage will be from existing records and parcels will be surveyed only if necessary for a proper legal description. All acreages shown are approximate. Seller will pay the taxes payable in 2018 & purchaser thereafter. Both the Helen Buechler Trust and Ronald and Deborah Buechler reserve the right to accept or reject the final bid. Announcements made on sale day supersede all printed material. Hoffman and Mullen Auctioneers are agents of the sellers only. Not responsible in case of accidents.

Owners: Helen Buechler Trust and Ronald and Deborah Buechler

HOFFMAN & MULLEN AUCTIONEERS

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For pictures visit our web site: hoffmanandmullenrealty.com