

PUBLIC AUCTION

Hoffman and Mullen Auctioneers have been commissioned to sell approximately 82 acres, farm equipment, and personal property for the Estate of Glenda L. Emmons located at 6831 Powell Valley Road, Shoals, IN, Lost River Township, Martin County, IN. Lunch served by Higher Ground Pentecostal Church in Hillham, IN

**Saturday, November 3, 2018 at 9:00 a.m. EDT Dubois Co. Time - Real Estate at Noon
Auction held at 6831 Powell Valley Road, Shoals, IN.**

Directions to property: From Shoals, take US 150 East to Powell Valley Road 9.5 miles.

From French Lick, take SR 56 to US 150W, turn left toward Shoals, turn left on Powell Valley Rd. 7 mi. From State Road 56 at Hillham, IN, take CR 1100 E to Martin Co., runs into CR 47, to CR 204, to CR 43 (Emmons Ridge Rd.), left on CR 4, turn right on CR 49 (Powell Valley Road), right on CR 38 (Emmons Road) and property is on the left (approx. 7.7 mi. from SR 56). **use GPS**

Tract 1: approx. 41 acres which contains a residence and good equipment shed. Road frontage on Powell Valley Road. Has approx. 35 acres wooded with good marketable timber and approx. 6 acres open. The residence is a frame, 936 sq. ft. house built on a concrete block basement. Central heat&air.

Tract 2: approx. 41 acres of which approx. 35 acres has good marketable timber and approx. 6 acres are open. Has a very old residence. Has road frontage on Powell Valley Road.

Farm Equipment: New Holland (Serial Number 253851M) 7610 90 h.p., 4-wheel drive, 4 cyl. diesel tractor (approx. 1125 hrs.) with Woods dual loader (both are excellent), rear loader forks, Campbell-Halsfeld 5 h.p. compressor, Woods 7 ft. brush hog, Cub Cadet Super Lt 1554 mower (very good), new power mower, field cultivator, grain wagon, flat bed wagon, 4-row corn planter, many tools, step ladder, Ford cycle bar belt mower, side delivery rake, hand tools and several other items.

Personal Property: Glass display cabinet, old trunk, old baby crib, several dolls, 2-old well pumps, 3 pc. bedroom suite, old round table, glassware, table & chairs, deep freeze, table lamps, tables, chest of drawers, folding tables & chairs, porch bench, gas grill, child's wagon and more.

Terms: Real Estate: 10% down payment, balance due within 60 days. Seller will pay the taxes payable in November 2018 & purchaser thereafter. Purchasers may combine Parcels. Estate reserves the right to accept or reject the final bid. Announcements made day of sale take precedence over all printed material. Not responsible in case of accidents. Possession on land and buildings at closing. The sellers will provide a survey. **Farm Equipment and Personal Property:** Cash or good check at auction. Nothing moved until settled for.

**Owner: Estate of Glenda L. Emmons
Hoffman & Mullen Auctioneers**

405 Main Street, Jasper—812-482-5000 or 800-599-3766
Daniel C. Hoffman AU01015193 Patrick W. Mullen AU01015347
Pictures at: hoffmanandmullenrealty.com or auctionzip.com