

PUBLIC AUCTION

Hoffman and Mullen Auctioneers have been commissioned to sell approximately 179 acres for Carl T. Klinge Irrevocable Trust and Susan Baxter Revocable Trust located in Lost River and Rutherford Townships, Martin County, IN.

Thursday, November 8, 2018, at 7:00 p.m. EST Dubois Co. Time

Auction held at Christ Lutheran Church in the meeting room, 131 W. State Road 56, Jasper (Haysville) IN

Directions to property: Lost River Township property 47.95 acres: From Haysville, go east on SR 56 (approx. 2 mi.), turn north on CR 400E (approx. 3.5 mi.), go north on CR 37 (Abel Hill Road) approx. 1.2 mi. and property fronts on east and west sides of CR 37. This land is all wooded in growing timber and offers exceptional hunting opportunities. This will be offered as a single tract only and not combined.

Rutherford Township property: From Haysville, go north on US 231, turn east on School Rd, turn south on Beard Rd, turn east on Rutherford Rd. This road runs into White River Cemetery Road and property is on the right. The approx. 131 acres will be offered in three tracts and purchasers may combine tracts in any order they want. These tracts have access to White River Cemetery Road or a written easement to White River Cemetery Road.

Tract 1 - approx. 42 acres of tillable White River bottomland.

Tract 2 - approx. 31 acres and is a combination of tillable or pasture land and a small area of woods. There is a pond on this acreage.

Tract 3 - approximately 58 acres wooded land that has frontage on the White River and offers excellent hunting and timber opportunity. This is an opportunity to buy land fronting on the East Fork of White River. This land contains the White River Cemetery (and there is an easement to the Cemetery thru this acreage).

Terms: 10% down payment, balance due within 45 days. Seller will pay the taxes payable in November 2018 & purchaser thereafter. Purchasers may combine bids on Rutherford Township Tracts 1, 2, 3 in any order that they choose. Trusts reserve 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 the tillable land is when crops are harvested and all the other acreages and buildings at closing. The sellers will provide a survey for the Rutherford Township land.

Owner: Carl T. Klinge Irrevocable Trust & Susan Baxter Revocable Trust

Hoffman & Mullen Auctioneers

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For pictures visit our web site at: hoffmanandmullenrealty.com