

Presented To: The Mary Alice Bertram Estate

396± Acres
Tillable Cropland
Wooded and Recreational Acreage

Gibson County, Indiana

Presented By: Andrew W. Wilson, CAI

INTRODUCTION

Mary Alice Bertram Estate
C/o John Bertram & David Bertram

RE: 396± Acres in Gibson County, Indiana

Delivery via email

Dear John & David,

On behalf of the staff at William Wilson Auction & Realty, Inc., I want to thank you for the opportunity to present this proposal and offer our company to market your real estate holdings via the auction method of marketing.

We hope that the following proposal provides just a glimpse at our level of dedication to both the contracting of this auction and its successful completion. No other auction company will work harder—investing themselves— to ensure that this property achieves the maximum sale price.

We look forward to hearing from you and working with you on this project.

Best Regards,

A handwritten signature in black ink, appearing to read "Andrew W. Wilson". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Wilson".

Andrew W. Wilson, CAI
President, Principal Auctioneer/Broker

MARKETING

The advertising campaign for your property will be multi-pronged, reaching thoroughly into multiple markets with a professional look that grabs and keeps attention. With local contract discounts, you will get more advertising reach for your money.

NEWSPAPER & OTHER PERIODICALS

Because of our advertising volume, we have secured some of the lowest contract discount rates for local and regional newspapers.

We will work with an auction marketing company to design camera-ready display ads and place them in conjunction with classified line ads in local and regional publications such as:

Indiana / Illinois Agri News

Other Local & Regional Publications

Reaching a large circulation of readers across Southern Indiana and Illinois

DIRECT MAIL/ EMAIL CAMPAIGN

We will design an attractive brochure, representing and accentuating the uniqueness and value of the property. Our firm has won numerous state and national auctioneer awards for advertising collateral.

We will mail this brochure and email web versions of the piece to our exclusive mailing list of potential buyers through the region.

Court Ordered ABSOLUTE AUCTION Gibson County, Indiana
8 Miles South of Mt. Carmel, IL • 17 Miles West of Princeton, IN
430+ ACRES Attention Farmers, Hunters & Investors!
Offered in (8) Separate Tracts, Combinations & the Entirety
WEDNESDAY, DECEMBER 7 • 12NOON (CT)

• Productive Tillable Farmland
• FSA 300± Tillable Acres
• 7,000± Feet Wabash River Frontage
• Nice Recreational Tracts
• Outstanding Wildlife Habitat

PROPERTY LOCATION: Located in Sections 13 and 14 of NE Wabash Township, 8 miles south of Mt. Carmel, IL and 17 Miles west of Princeton, IN, just 1 mile southwest of Duke Energy Gibson Generating Station. [GPS LOCATOR: 38.34531 N, 87.81749 W]

AUCTION LOCATION: The Auction Center, 1026 Granary Street, New Harmony, Indiana

AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Stanley T. Berry Farm at Court Ordered Absolute Auction:
FOR THE FARMLAND INVESTOR: This farm represents large contiguous tillable tracts with good soils and strong production history.
FOR THE RECREATIONAL BUYER: Located between the Wabash River and Broad Pond, this tract is in the flyway for migratory waterfowl and certainly features all the qualities for whitetail deer and turkey.

William Wilson AUCTION-REALETY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS
Call or Visit our Website For a Detailed Bidder's Packet
812.682.4000 • Toll Free 877.338.3272

CROPLAND • PASTURE • HUNTING & RECREATIONAL • DEVELOPMENT
(7) HOUSES • 30,000+ SF BUILDINGS • EVENT VENUE • GRAIN STORAGE

MAJOR REAL ESTATE AUCTION
Indiana LAWRENCE & MORCAN CO.

2070± ACRES
Selling at Absolute Auction Thursday, June 1st, 2023 at 12:30 PM (ET)

William Wilson AUCTION-REALETY, INC.
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812-682-4000 | wilsonauctions.com

WHITE COUNTY ILLINOIS
LAND AUCTION
332+ ACRES
Offered in 12 Tracts

FSA 249± Tillable Acres
Productive Farmland
Farmhouse & Barns
Close Proximity to Grain Terminals

WEDNESDAY, AUGUST 11TH • 1PM CT
Held at the Westwood RV Park Banquet Hall - Grayville, Illinois

William Wilson AUCTION-REALETY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS
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INTERNET MARKETING

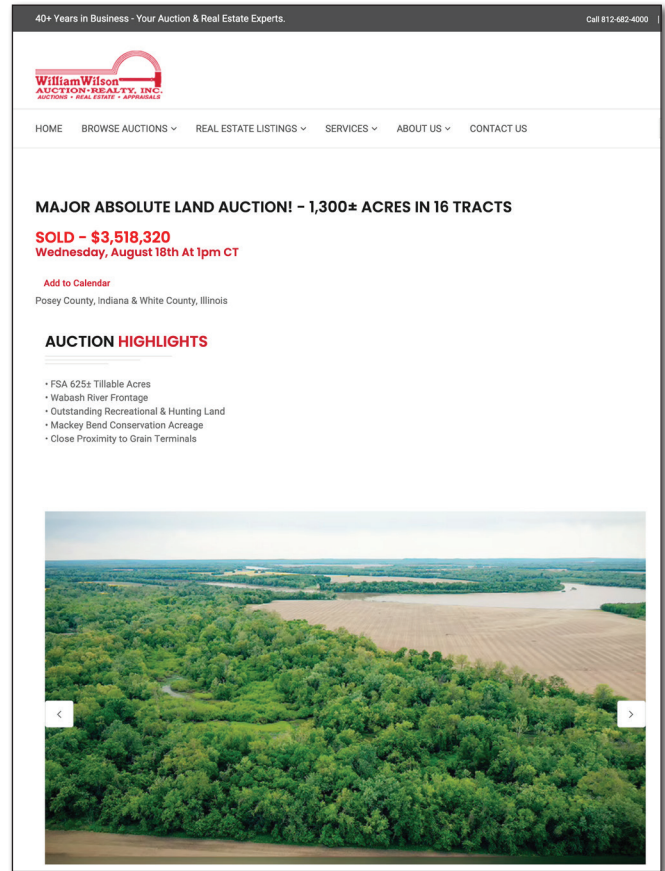
www.wilsonauctions.com

For the convenience of potential buyers, we will host this auction on our web site, www.wilsonauctions.com.

Visitors will see property information and full-color pictures that emphasize the property's selling points in a format conducive to printing.

All newspaper ads and advertising collateral will invite prospective bidders to visit the web site for additional auction information.

Additionally, we will post the auction to internet portals such as landsofamerica.com and landandfarm.com.



LAND AUCTION
WED, AUGUST 18 • 1PM (CT)
1300± ACRES
OFFERED IN 16 TRACTS
AUCTION LOCATION: The Auction Center
1026 Granary St, New Harmony, Indiana

INSPECTIONS: July 31 • 2-4PM (CT) & August 7 • 2-4PM (CT)
Meet a Wilson Representative at the intersection of CR 300N and CR 1650E

wilsonauctions.com
812.682.4000

OWNER:
ACKMAN
ALLYN
HEIRS

William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

SIGNAGE

A series of directional and informational signs will be posted on the property to draw interested parties' attention.



All advertising collateral will provide directions, utilizing these signs as a reference tool.

Additionally, numbered tract signs will be placed on the proposed tracts to act as a visual reference aid for those interested parties.

VIDEO PRODUCTION



DRONE AERIAL VIDEO & PHOTOS

Wilson Auctions uses the latest technology in our aerial photo and video marketing. With the use of this technology, we are able to create a visual tour of your property from the air to give buyers a new perspective of the property.



By taking photos 300-500 feet above the property, we can show potential buyers the lay of the land and accentuate the unique value of your property.



MAJOR INDIANA/ILLINOIS LAND AUCTION

1300± Acres

POSEY COUNTY, INDIANA & WHITE COUNTY, ILLINOIS

0:06 / 4:11

Major Indiana Illinois Land Auction 1300 Acres -- WilsonAuctions.com

wilsonauctions
54 subscribers

Subscribed

0

Share

Clip

Save

AUCTION SERVICES

We walk the extra mile to create demand for your property and an aggressive bidding environment, achieving the highest possible sale price. Not resting on our experience, we are always looking for the better ways to serve you.

AUCTION STAFF

Our firm employs the most experienced, highly trained auction staff in the region and gives their 110% effort to ensure your auction's success. Our team of five administrators have worked together for more than 10 years. Combined, our staff has more than 50 years of service to our company.

INSPECTION DATE(S)

We recommend a scheduled time for prospective buyers to preview the property. Our knowledgeable staff will answer questions and explain the auction procedures to all interested parties.

BIDDER INFORMATION PACKET

Once you have authorized our firm to conduct this auction, we will prepare your property to be sold in its most favorable light. We will procure all of the information available from you and public records, incorporating them into our marketing collateral, as well as a property information packet. This packet will be given to attendees of the property inspections, as well as to all auction bidders.

SUGGESTED TERMS OF SALE

We suggest that purchasers be required to place a 10% deposit on sale day, with the balance due at closing, which should take place within 60 days.

All buyers must have their financing in place before they bid. This ensures a smoother transaction for you, the seller.

CLOSING

Our staff will coordinate the entire closing between buyer and seller. We will also coordinate title abstract and title binder following the auction.



VIRTUAL AUCTIONS

AUCTION DAY

We begin preparing several hours prior to the auction, interacting with potential buyers and completing final walk throughs.

William Wilson Auction & Realty uses state-of-the-art technology systems and sales techniques.

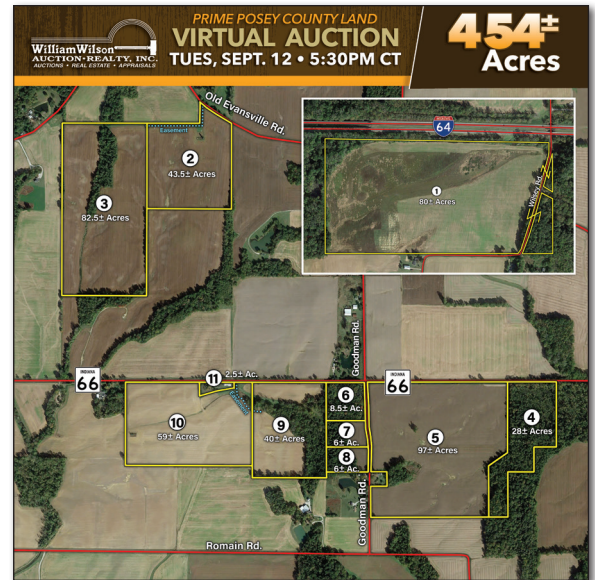
Visual displays with applicable maps, forms, surveys, and attractive pictures coincide with the information in the bidder/property packets.

VIRTUAL AUCTION PROCESS

Our firm has pioneered virtual auction delivery, selling multi-million dollar properties utilizing our virtual auction studio.

The bidding process is completed online only, with bidders competing for the highest bid. Bidders can use their computer or smartphone to enhance their experience. This user-friendly interface allows for seamless registration, pre-bidding, and real-time participation in the auction itself.

During the auction, buyers have the convenience of viewing the auctioneer on-screen discussing the property in real-time. Bidders can also confidentially communicate with the auction team in real-time using a chat feature in the platform.



ADVANTAGES

As in many industries, success often rests in “who you know”. With William Wilson Auction & Realty, you have a company who knows the local markets and the local and regional history. Plus, we provide a 40-year history of marketing real estate at auction.

LOCAL OR LONG DISTANCE

William Wilson Auction & Realty offers more than the professionalism of our staff; we also share our unmatched knowledge of the Southern Indiana market.

Your most powerful purchasing sources will originate within a 50 to 150 miles radius of the property. William Wilson Auction & Realty will draw local and regional buyers prior to the auction to ensure maximum competition.

AUCTION VS. TRADITIONAL LISTING

Once you are sold on auctions, you will be sold on William Wilson Auction & Realty. We focus on ‘The Auction Method’ because of the following advantages it has over traditional listing:

- Guaranteed Sale Date with Shorter Marketing Period
- Simultaneous Competition Among Buyers, Ability to Prompt Buyers into Action - Creates Day of Sale Competition and Excitement!
- Local, Regional, and “Worldwide” Exposure—Custom Marketing Solutions
- Contingency-Free Contracts and Non-Refundable Deposits
- Intense Focus on the Properties to be Marketed

SUCCESS AND EXPERIENCE

In addition to a well-established reputation as a local real estate agency, we have a track record of successful sales. We specialize in selling land at auction in Southern Indiana.



AUCTION TIMELINE

WEEKS ONE AND TWO

- Contract for Auction Site/Initiate Virtual Auction Process
- Approve Terms of the Auction
- Order Preliminary Title Work
- Contact Surveyor to Mark Corners, if Necessary
- Complete Assemblage of Aerial Maps, Photos, etc.
- Design Newspaper Ads
- First Draft of Brochure
- Seller Approval of Brochure - Submit to Printer
- Order Signs for the Auction
- Finalize Newspaper Ads and Ads Mailed
- Erect Signs
- Direct Mailing of Brochures
- Report to Seller

WEEKS THREE AND FOUR

- Assemblage of Information Packets/ Booklets
- Newspaper Ads Appear
- Inspection Dates
- Contact / Meet Investors
- Visit Financial Institutions
- Newspaper Advertising Continues
- Follow-up Telephone Calls, Emails
- Report to Seller

WEEKS FIVE AND SIX

- Contact / Meet Investors
- Newspaper Advertising Continues
- Visit Auction Site for Auction Set up Plans / Set up Virtual Auction Studio
- Follow-up Telephone Calls, Emails
- Approval of Bidder Announcements
- Report to Seller

WEEKS SEVEN AND EIGHT

- Assemble Due Diligence Bidder Packets
- Contact / Meet Investors
- Follow-up Telephone Calls, Emails
- Meeting with Seller Auction Day on Expectations
- Auction Set up

THE AUCTION

- Auction Day-Signing of Purchase Agreements

POST AUCTION TO CLOSING

- Post Sale Closing Arrangements Coordinated
- Order Surveys if Applicable
- Coordinate Transaction Closings
- Summary Reports Submitted to Seller

FEE SCHEDULE & BUDGET



All the services and experience previously discussed formulate into one intrinsic value: William Wilson Auction & Realty is worth your money!

COMMISSION

Our fee to handle this auction will be:

- 4% Buyer's Premium paid to the auction company.

MARKETING BUDGET

With the media previously mentioned, composition costs, and auction day expenses, we suggest a marketing and advertising budget of \$5,500.00, which shall be paid by Auction Company on a successful sale.

SURVEY

In order to prepare the property to be sold in multiple tracts, we will commission a registered land surveyor to conduct a preliminary survey. Costs of this preliminary survey will be covered in the Marketing Budget mentioned above.

After the auction, should a final survey be determined necessary to establish new ownership lines, the costs of said final survey shall be split 50:50 between the purchaser and you, the seller.

OUR HISTORY



In 1984, Bill Wilson had a vision to create an independent auction and real estate firm that would serve people in the region. With the support of his family, the business has now grown into a leader in the industry, garnering a household name in the region still built upon the original history, values, and family.

OUR START

After the War, Joe Wilson came home and started selling. He bought a building, and filled it full of La-Z-Boy and Tell City Furniture, Mohawk carpet, Case knives, Levi's Jeans, and much more. For more than fifty years, he operated Wilson Furniture Company out of that building at the corner of Main and Church Streets in New Harmony.

It was in the back of that same building that his son, Bill Wilson, began William Wilson Auction Realty. In 1984, he stood on the podium for the first time as an independent auctioneer, and since then he has conducted auctions and sold real estate all across the tri-state.

GROWTH

Through the early years, Wilson has seen consistent growth. In 1987, the company offices and The Auction Center were built. In 2001, after years of expansion, The Auction Center became the largest privately owned auction facility in the region. With the addition of a second office located in Evansville, Indiana, the growth continues throughout the tri-state.

CONTINUING THE LEGACY

After more than forty years, Wilson is continuing the traditions set out in 1984 and recognizing their humble beginnings in the back of Joe Wilson's shop. More than once Bill's son Andrew has sat down with a family at a dining table sold by Joe sixty years ago.

Now in command of the family business, Andrew Wilson is true to the evolving profession of auction, all while still embodying the same history and spirit that was carried by his father and grandfather in building a name around honesty, loyalty, and service.

KEY STAFF



Andrew W. Wilson, CAI, CES

President and a Principal Auctioneer/ Real Estate Broker with William Wilson Auction & Realty, Inc, a 40+ year, second generation family business with offices in New Harmony and Evansville Indiana.

Holding auctioneer and real estate licenses in Indiana, Illinois and Kentucky, Andrew specializes in the company's real estate segments. He has earned the prestigious designation of Certified Auctioneers Institute and also holds the Certified Estate Specialist (CES) designation from the National Auctioneers Association. Clients include families, professionals, and major institutions.

Andrew also has a concentration in the company's estate management and transitional asset client segments with valuation and distribution of family assets. Additionally, Andrew assists many local and national organizations with their fundraising needs.

Andrew is active in the community, having served on various boards on the local and state level. Currently, he is a member of the Historic New Harmony Advisory Board and Hoosier Salon Advisory Board; Posey County Leader for the Riley Children's Foundation; a member of the Board of Directors of the Indiana Auctioneers Association Foundation; a member of the Board of Directors of Junior Achievement of Southwestern Indiana. Andrew is currently serving in his third appointment by Indiana Governor Eric Holcomb to the Ivy Tech State Board of Trustees where he is the Board Chairman.

Andrew has been recognized for his business and civic leadership, including a 2007 Governor's Award for Tomorrow's Leaders, one of the Evansville Business Journal's "20 Under 40" in 2011, and Southwest Indiana Chamber's first "Young Professional of the Year" in 2017. He led the statewide Indiana Auctioneers Association as President in 2012. He led the Posey County Economic Development Partnership from 2017-2019, having served as Vice President from 2011-2017. He also has previously served as President of the Posey County Community Foundation, and as a member of the Evansville Museum Board of Trustees.

Andrew holds a degree of Business Entrepreneurship from the Kelley School of Business at Indiana University Bloomington.

He currently resides in his hometown of New Harmony, Indiana with his wife, Amanda, and daughters Arianna and Alana, and enjoys being outdoors, everything New Harmony, and spending time with his family.

KEY STAFF



Hobart E. Scales

Director of Client Solutions & Transaction Fulfillment

Hobart Scales joined the company in 2015 as an Auctioneer and Auction Coordinator and is now the Director of Client Solutions and Transaction Fulfillment. Working out of our firm's Evansville office, he assists with the company's diverse portfolio of business services for our clients. He is a 2015 graduate of The Reppert School of Auctioneering and specializes in online only personal property, heavy equipment, government surplus, industrial inventory, and residential real estate auctions.

Hobart is active in the community and volunteers for several non-profit organizations - currently serving as a Board Member for the Saint Wendel Catholic School, a member of the Schools and Government Affairs Committee for Youth First, and as a member of the Rotary Club of Evansville's Financial Investments Committee.

He has a degree in Political Science from Indiana State University with an extensive background in sales and government affairs and has owned and partnered in several small businesses.

Hobart resides in St. Wendel with his wife, Jamie, their two daughters, Mabel and Amelia, and son, Henry.

SUMMARY

OUR COMPETITIVE ADVANTAGE!

- With our extensive research of this property, combined with our first-hand knowledge of the surrounding real estate, William Wilson Auction & Realty can best serve your need to sell this property.
- We believe strongly in the auction marketing method and our superior ability to use it for maximum results.
- Our local experience and reputation cannot be duplicated or imitated.
- The Wilson Auction Method forces competition between buyers to reach the true market value of your property.
- With William Wilson Auction & Realty's experience in closing real estate transactions, you are assured a smooth process from contract through closing.
- Agricultural and recreational real estate is in a prime selling period.

Our firm is the one auction company that will work the hardest for you!

Poses County LAND AUCTION
Near Poseyville, Indiana • Robb Township
80± Acres
Offered in 3 Tracts, Combinations & the Entirety
Attention Farmers & Investors!
• 80± Total Acres with FSA 76.16± c. Tillable Acres
• Highly Productive Tillable Farmland
• 37± Acres Ragsdale and Reesville Soils
• Iconic 1900's Farmhouse on the Hill
WEDNESDAY, DECEMBER 13TH • 5:30PM CT
Held at The Auction Center, 1026 Granary St., New Harmony, IN
812.682.4000 | wilsonauctions.com
William Wilson AUCTION-REalty, INC. AUCTIONS • REAL ESTATE • APPRAISALS

PRODUCTIVE GIBSON COUNTY FARMLAND
Located Just 5.5 Miles Southwest of Princeton
143± Acres
Offered in 5 Tracts, Combinations & the Entirety
DAUCTION
• Quality Soils with History of Strong Production
• Level Topography with Good Drainage
• 134± FSA Tillable Acres
• 5 Miles West of US-41
812.682.4000 | wilsonauctions.com
Wednesday, January 3rd • 12 Noon CT
Held at the Straub Brothers Event Center - Cynthiana, KY
William Wilson AUCTION-REalty, INC. AUCTIONS • REAL ESTATE • APPRAISALS

MULTI-PROPERTY INVESTMENT AUCTION
9 EVANSVILLE AREA PROPERTIES
JULY 19TH AT 5:30PM CT
OPEN HOUSE ALL PROPERTIES THURS. JULY 13 • 12-1PM CT
812.682.4000 | wilsonauctions.com
William Wilson AUCTION-REalty, INC. AUCTIONS • REAL ESTATE • APPRAISALS

CONCLUSION

We are very pleased to have been considered to handle this auction. If selected, you can be assured that you have chosen the most qualified firm to conduct this type of sale.

FROM OUR FOUNDER

We very much appreciate you considering the viability of the auction method to reduce carrying costs and bring superlative sales results. Our method will net the best possible price.

On behalf of the entire staff at William Wilson Auction & Realty, we thank you for the opportunity to submit this proposal.

We look forward to working with you on a successful sale.

Best Regards,

William B. Wilson

William B. Wilson, CAI
Founder, William Wilson Auction & Realty, Inc.

PROFESSIONAL REFERENCES

Robert and Patricia Johnson Trusts

454± Acres, Posey County, Indiana

Michele Knutson - Lead Trustee mkindianabusiness@gmail.com

"I cannot commend William Wilson Auction and Realty, Inc., enough. From my first meeting with Andrew Wilson to the final closing to wrap up a large estate sale (and even beyond) Andrew Wilson and all the personnel I dealt with were incredibly professional while still being personable. Questions were answered in a swift and clear manner. Requests were dealt with similarly. Processes were explained with great clarity, always ensuring that I understood how things would proceed. Even dealing with a difficult individual who was involved in the estate sale process did not put Andrew Wilson off his game. He handled everything politely and with necessary kid

gloves so that the process could proceed in an expeditious manner. If you are in need of an appraisal, real estate sale, or have auction items, do not hesitate to consider William Wilson Auction and Realty, Inc., for your needs. They were and are the best!"



Jeremy Overton – Ameriprise Financial, Referral client

812.430.2624, Jeremy2overton@gmail.com

D. Andrew Nestrick – Stoll Kennon Ogden, Referral client

812.452.3510, anestrick@skofirm.com

Brian Williams – Kahn Dees Donovan Kahn, Referral client

812.423.3183, bwilliams@kddk.com

Marc Fine – Jackson Kelly, Referral client

812.422.9444, mdfine@jacksonkelly.com

Jamie Wicks – Fifth Third Bank, Referral client

812.480.6803, jamie.wicks@53.com

Gene Pfeiffer – Retired Business Executive, Referral client

812.453.1485, pfeiffco@aol.com

Roger Nurrenbern – Edward Jones, Estate & Referral client

812.464.2788, roger.nurrenbern@edwardjones.com

Richard Maier – Clem, Dassel, & Co., Estate & Referral client

812.874.3627, rkmcd@clemdassel.com

Bill Gillenwater – Auction & Referral client

812.430.7220 – bg3bmg@gmail.com

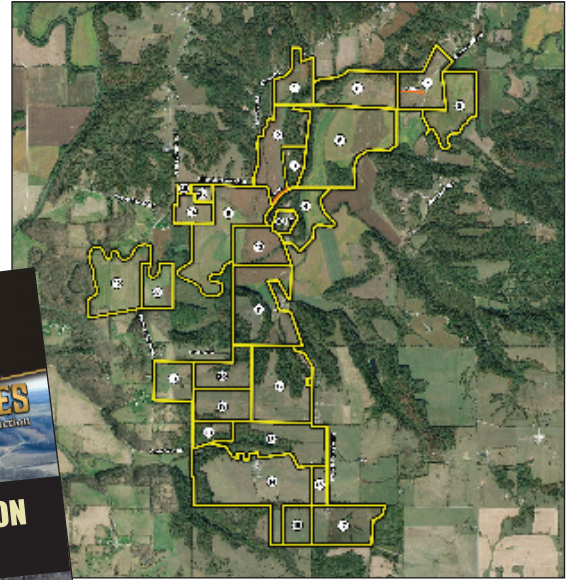
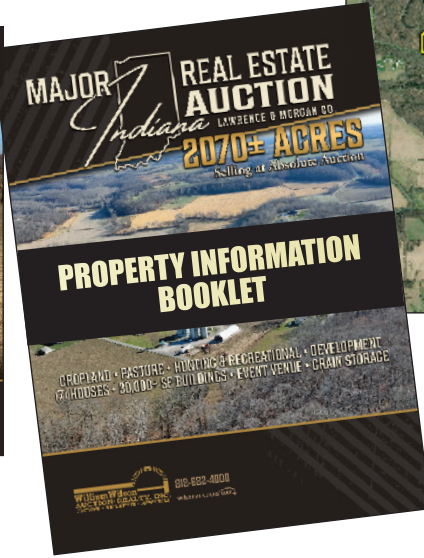
Alvin Basham – Auction & Referral client

812.459.6447 – Alvin.basham@germanamerican.com

PROFESSIONAL REFERENCES

First National Bank of Carmi Major Indiana Land Auction - 2.070± Acres - June 2023

Nikki Roser, President and Chief Executive Officer
nroser@myfirst.bank
Eric Reed, Vice President- Asset Manager
ereed@myfirst.bank



[Click to View](#) Video

Ackman- Allyn Heirs 1300± Acres - August 2021 Mike Allyn - mdallyn1@gmail.com Roger Simpson - rsimpsonfarms@gmail.com



MAJOR INDIANA/ILLINOIS LAND AUCTION

POSEY COUNTY, INDIANA & WHITE COUNTY, ILLINOIS

1300± Acres

SELLING ABSOLUTE! REGARDLESS OF PRICE!

- FSA 625± Tillable Acres
- Wabash River Frontage
- Outstanding Recreational Tracts
- Prime Hunting Land
- Mackey Bend Conservation Acreage
- Close Proximity to Grain Terminals

812.682.4000
wilsonauctions.com

WEDNESDAY, AUGUST 18, 2021 • 1PM CT
 Held at the Wilson Auction Center - 1026 Granary St. New Harmony, IN

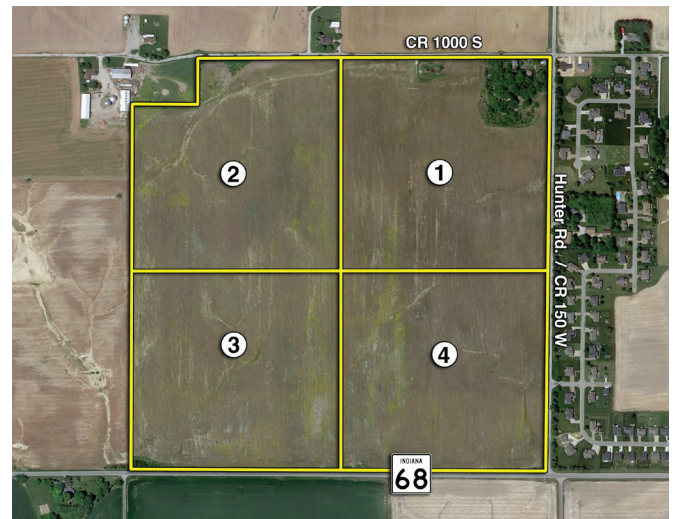


[Click to View](#) Video

AUCTION COMPARABLES

SOLD

Gibson County, Indiana
158± Acres
November 15th, 2023
Total Sale Price: \$4,095,000.00
Price Per Acre: \$25,918.00



Gibson Co, IN & Hamilton Co, IL

VIRTUAL REAL ESTATE AUCTION

INCREDIBLE BUYING OPPORTUNITY!

- Quality Cropland
- Development Potential
- Brick Home

158± Prime Acres Adjoining Haubstadt, IN

198± Acres

Offered in 6 Tracts Combinations, & the Entirety

40± Prime Tillable Acres Hamilton Co, IL



Nice Brick Home

WED, NOV 15
AT 5:30 PM (CT)



Register & Bid Online @
wilsonauctions.com
812.682.4000

SOLD

Gibson County, Indiana
77± Acres
October 10th, 2023
Total Sale Price: \$1,712,500.00
Price Per Acre: \$23,459.00

Gibson County, Indiana
VIRTUAL LAND AUCTION
TUES, OCT 10, 5:30 PM (CT)

77± ACRES
WITH 67.79± FSA TILLABLE ACRES
OFFERED IN (2) TRACTS AND COMBINED
US 41 Frontage and Visibility
Significant Development Potential
High Traffic Counts

812-682-4000 wilsonauctions.com

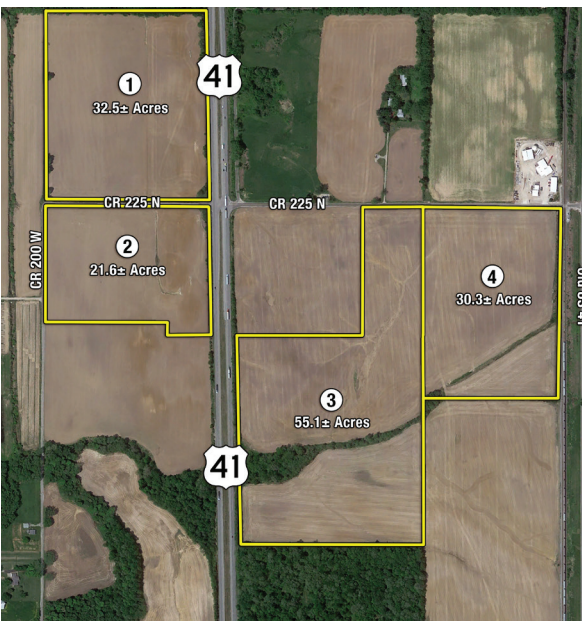
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William Wilson Auction Realty, Inc.

AUCTION COMPARABLES

SOLD

Gibson County, Indiana
140± Acres
April 23rd, 2024
Total Sale Price: \$1,851,150.00
Price Per Acre: \$13,223.00



GIBSON COUNTY, INDIANA
VIRTUAL LAND AUCTION
HIGH QUALITY FARMLAND

140± ACRES
OFFERED IN (4) TRACTS,
COMBINATIONS, & ENTIRETY

ONLINE AUCTION
TUESDAY, APRIL 23RD
5:30PM (CT)

William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

Register & Bid Online at
wilsonauctions.com



AUCTION SUCCESS

2021 Land Sales

Acreage	Location	Sale Date	Price Per Acre	Total Purchase Price
2.5	Black, Posey County, IN	3/8/2021	\$15,750	\$39,375
10	Black, Posey County, IN	3/30/2021	\$8,925	\$89,250
8	Black, Posey County, IN	3/5/2021	\$11,156	\$89,250
20	Black, Posey County, IN	3/5/2021	\$8,138	\$162,750
135.4	Clark, Perry County, IN	7/15/2021	\$2,231	\$302,100
14	Boon, Warrick County, IN	3/19/2021	\$3,150	\$44,100
50.23	Boon, Warrick County, IN	3/19/2021	\$3,240	\$162,750
80	Harmony, Posey County, IN	4/22/2021	\$8,250	\$660,000
51.46	Boon, Warrick County, IN	6/7/2021	\$3,285	\$169,050
40	Hardin County, IL	7/21/2021	\$2,614	\$104,550
72.5	Centerville, White County, IL	8/11/2021	\$7,244	\$525,200
46	Springerton, White County, IL	8/11/2021	\$5,087	\$234,000
178.5	Burnt Prairie, White County, IL	8/11/2021	\$4,894	\$873,600
31	Springerton, White County, IL	8/11/2021	\$7,381	\$228,800
60	Black, Posey County, IN	8/19/2021	\$2,284	\$137,025
582	Emma, White County, IL	8/18/2021	\$3,359	\$1,955,200
260	Point, Posey County, IN	8/18/2021	\$400	\$104,000
103	Emma, White County, IL	8/18/2021	\$3,635	\$374,400
24	Emma, White County, IL	8/18/2021	\$2,600	\$62,400
108	Point, Posey County, IN	8/18/2021	\$963	\$104,000
106	Center, Posey County, IN	8/18/2021	\$4,415	\$468,000
36	Point, Posey County, IN	8/18/2021	\$520	\$18,720
95	Emma, White County, IL	8/18/2021	\$3,284	\$312,000
31	Emma, White County, IL	8/18/2021	\$4,006	\$124,200
16	Marrs, Posey County, IN	8/26/2021	\$7,219	\$115,500
19.75	Marrs, Posey County, IN	8/26/2021	\$13,557	\$267,750
4	Scott, Vanderburgh County, IN	9/1/2021	\$13,125	\$52,500
3	Scott, Vanderburgh County, IN	9/1/2021	\$14,000	\$42,000
38.75	Scott, Vanderburgh County, IN	9/1/2021	\$12,194	\$472,500
11.75	Scott, Vanderburgh County, IN	9/1/2021	\$13,851	\$162,750
67	Scott, Vanderburgh County, IN	9/1/2021	\$11,493	\$770,000
4	Scott, Vanderburgh County, IN	9/1/2021	\$10,500	\$42,000
2,308.84				\$9,269,720

AUCTION SUCCESS

2022 - 2023 Land Sales

Acreage	Location	Sale Date	Price Per Acre	Total Purchase Price
100	Carr Twp, Jackson County, IN	2/1/2022	\$4,200.00	\$420,000.00
80	Grant Twp, Greene Co, IN	2/9/2022	\$6,758.00	\$540,600.00
87	Robb Twp, Posey Co, IN	3/30/2022	\$6,457.00	\$561,750.00
48	Patoka Twp, Gibson Co, IN	6/9/2022	\$17,609.00	\$845,250.00
63	Madison Twp, Daviess Co, IN	6/10/2022	\$9,524.00	\$600,000.00
32	Ellery Twp, Edwards Co, IL	6/15/2022	\$10,172.00	\$325,500.00
36	Ellery Twp, Edwards Co, IL	6/15/2022	\$4,813.00	\$173,250.00
5.5	Ellery Twp, Edwards Co, IL	6/15/2022	\$10,500.00	\$57,750.00
33.5	Ellery Twp, Edwards Co, IL	6/15/2022	\$8,776.00	\$294,000.00
51	Ellery Twp, Edwards Co, IL	6/15/2022	\$4,272.00	\$217,875.00
4.75	Ellery Twp, Edwards Co, IL	6/15/2022	\$11,053.00	\$52,500.00
26.5	Ellery Twp, Edwards Co, IL	6/15/2022	\$9,906.00	\$262,500.00
61	Black Twp, Posey Co, IN	9/30/2022	\$10,930.00	\$666,750.00
17.5	Black Twp, Posey Co, IN	9/30/2022	\$6,900.00	\$120,750.00
15	Black Twp, Posey Co, IN	9/30/2022	\$7,770.00	\$116,550.00
20	Black Twp, Posey Co, IN	9/30/2022	\$4,463.00	\$89,250.00
14.56	Black Twp, Posey Co, IN	9/30/2022	\$11,899.00	\$173,250.00
105	Montgomery Twp, Gibson Co, IN	10/19/2022	\$5,300.00	\$556,500.00
78	Robinson Twp, Posey Co, IN	11/16/2022	\$5,183.00	\$404,250.00
39	Skelton Twp, Warrick Co, IN	1/26/2023	\$8,965.00	\$349,650.00
30	Marrs Twp, Posey CO, IN	1/27/2023	\$10,167.00	\$305,000.00
55	Robinson Twp, Posey Co, IN	2/7/2023	\$10,882.00	\$598,500.00
40	Hardin Co, IL	5/31/2023	\$2,306.00	\$92,220.00
1,872	Shawswick Twp, Lawrence Co, IN	6/1/2023	\$7,050.00	\$13,227,740.00
40.08	Washington Twp, Morgan Co, IN	6/1/2023	\$11,769.00	\$471,700.00
61	Marion Twp, Owen Co, IN	6/21/2023	\$6,300.00	\$384,300.00
91	Lynn Twp, Posey Co, IN	7/26/2023	\$5,825.00	\$621,075.00
77	Center Twp, Vanderburgh Co, IN	8/24/2023	\$14,510.00	\$1,117,240.00
28.50	Center Twp, Vanderburgh Co, IN	8/24/2023	\$10,562.00	\$301,040.00
21	Big Mound Twp, Wayne Co, IL	9/6/2023	\$7,133.00	\$149,800.00
454	Robb, Center, Harmony Twps, Posey Co, IN	9/12/2023	\$11,030.00	\$5,007,712.50
265	Barr Twp, Daviess Co, IN	9/20/2023	\$4,281.00	\$1,134,525.00
73	Union Twp, Gibson Co, IN	10/19/2023	\$23,459.00	\$1,712,500.00
80	Perry Twp, Vanderburgh Co, IN	11/1/2023	\$10,369.00	\$829,500.00
158	Johnson Twp, Gibson Co, IN	11/15/2023	\$25,918.00	\$4,095,000.00
39.91	McLeansboro Twp, Hamilton Co, IL	11/15/2023	\$9,471.00	\$378,000.00
4,233.8				\$37,253,777

AUCTION SUCCESS

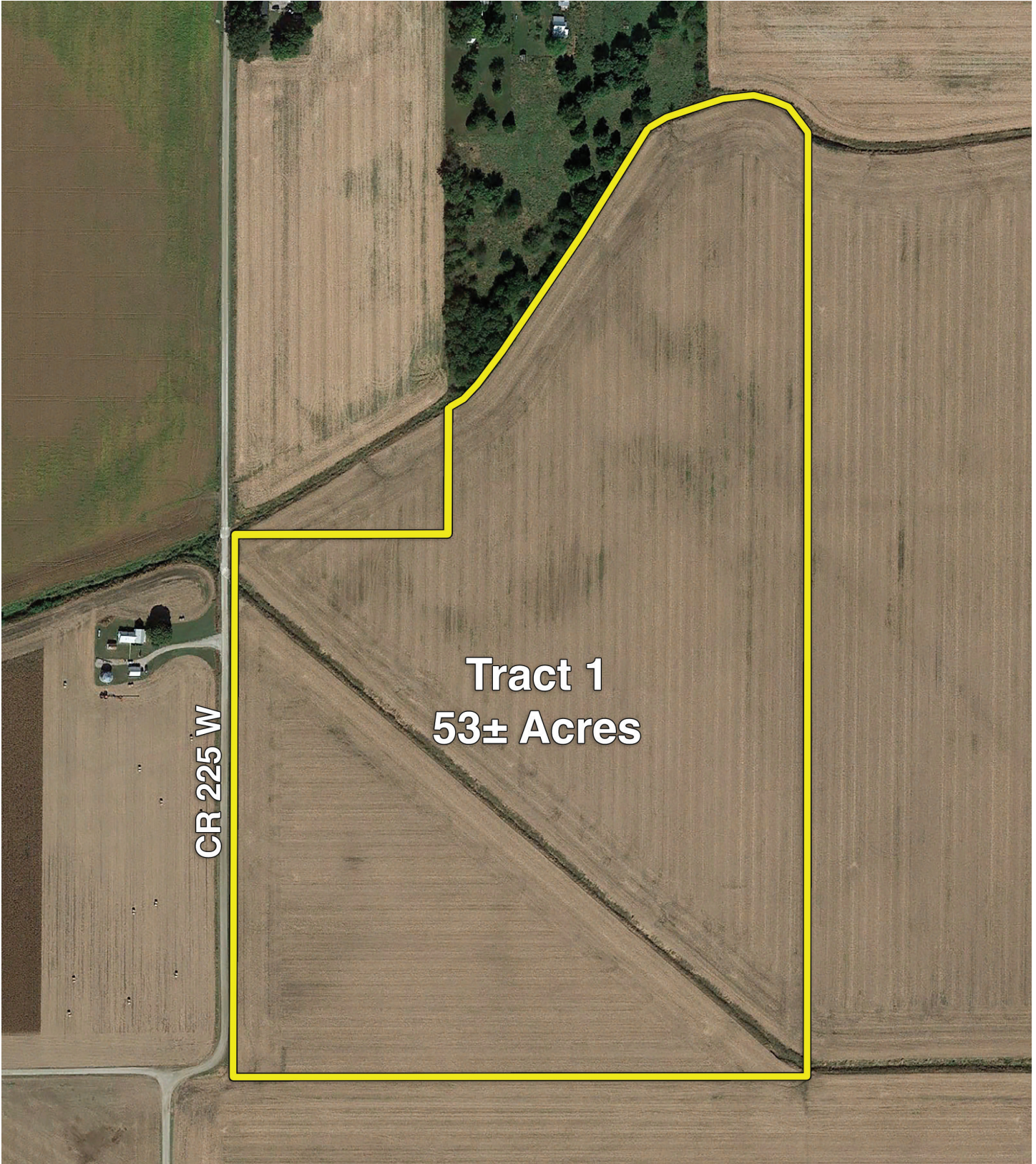
2024 Land Sales

Acreage	Location	Sale Date	Price Per Acre	Total Purchase Price
36.82	Marrs Twp, Posey Co, IN	2/22/2024	\$14,826.00	\$545,900.00
200.00	Center Twp, Posey Co, IN	3/13/2024	\$13,650.00	\$2,730,000.00
77.52	Smith Twp, Posey Co, IN	3/23/2024	\$18,624.00	\$1,443,750.00
140.00	Patoka Twp, Gibson Co, IN	4/23/2024	\$13,223.00	\$1,851,150.00
55.80	Union Twp, Vanderburgh Co. IN	4/24/2024	\$9,409.00	\$525,000.00
14.00	Harmony Twp, Posey Co, IN	5/30/2024	\$14,250.00	\$199,500.00
42.00	Marrs Twp, Posey Co, IN	5/31/2024	\$14,166.67	\$595,000.00
104.00	Monroe Twp, Pike Co, IN	7/24/2024	\$3,877.00	\$403,200.00
75.50	Ohio Twp, Warrick CO, IN	8/14/2024	\$8,031.00	\$606,375.00
58.50	Ohio Twp, Warrick CO, IN	8/14/2024	\$21,179.00	\$1,239,000.00
210.00	Boon Twp, Warrick Co, Indiana	8/26/2024	\$4,000.00	\$840,000.00
240.00	Point Twp, Posey County, Indiana	11/12/2024	\$8,334.00	\$2,000,250.00
39.08	Morgan Twp, Greene Co, IN	10/9/2024	\$11,822.00	\$462,000.00
52.00	Bethel Twp, Posey Co, IN	12/16/2024	\$6,916.00	\$359,625.00
80.00	Bethel Twp, Posey Co, IN	12/16/2024	\$4,266.00	\$341,250.00
120.00	Bethel Twp, Posey Co, IN	12/16/2024	\$3,500.00	\$420,000.00
77.00	Harmony Twp, Posey Co, IN	12/16/2024	\$9,750.00	\$750,750.00
22.00	Lynn, Posey County, IN	12/27/2024	\$14,500.00	\$328,280.00
1,753.67				\$16,131,030.00

PROPERTY LOCATION MAP



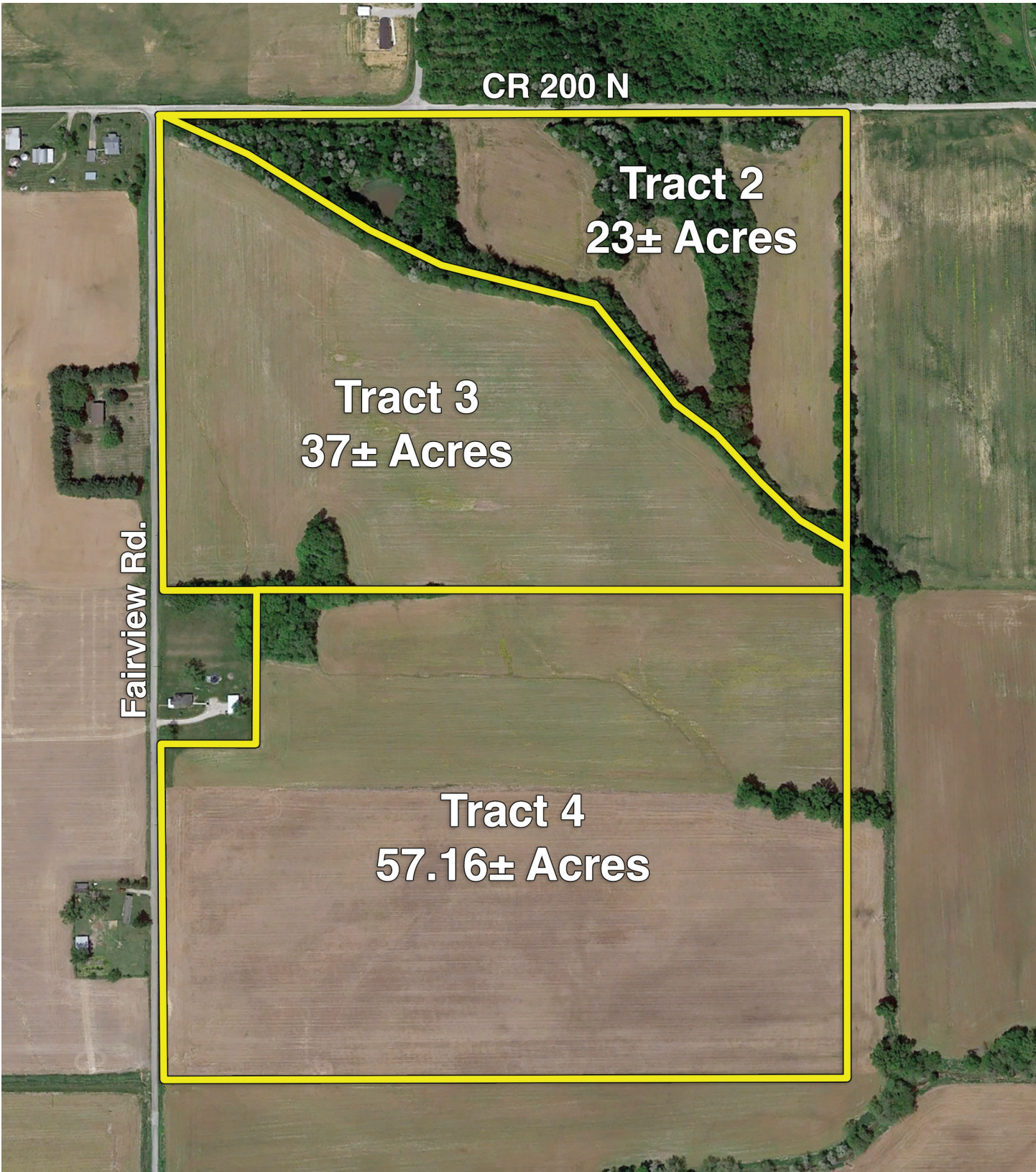
PROPERTY AERIAL MAP



Tract 1
53± Acres

CR 225 W

PROPERTY AERIAL MAP



CR 200 N

Tract 2
23± Acres

Tract 3
37± Acres

Fairview Rd.

Tract 4
57.16± Acres

PROPERTY AERIAL MAP

