

ALSMAN LAND AUCTION

* 159.179 Acres m/l - Land * Offered in 4-Tracts * 131.42 Acres m/l Cropland *

HELP YOURSELF, DON'T LET THIS ONE PASS YOU BY, POSSESSION GIVEN AT CLOSING!!

The Alzman Family is offering this land at a Live Auction ONLY.

The following tracts will have a "Published Minimum Opening Bid" (PMOB),

Tract #1 - 45.979 acres m/l of land = \$161,000, Tract #2 - 30.0 acres m/l of land = \$105,000,
Tract #3 - 29.20 acres m/l of land = \$103,000 & Tract #4 - 54.0 acres m/l of land = \$189,000.

Seller: Freddy J. Alzman & Rosemary Alzman, Trust - Floyd Alzman, P.O.A

Property Locations: Stockton (Tract #1), Grant (Tract #2), Washington (Tract #3) & Smith (Tract #4) Townships - Greene County, Indiana

Auction Date & Time: Thursday, August 11, 2016 at 10:00AM (EDT)

Auction Location: Purdue University Extension Service Building, Greene County Community Event Center (Greene County 4-H Fairgrounds), 4503 West State Road 54, Bloomfield, IN. 47424

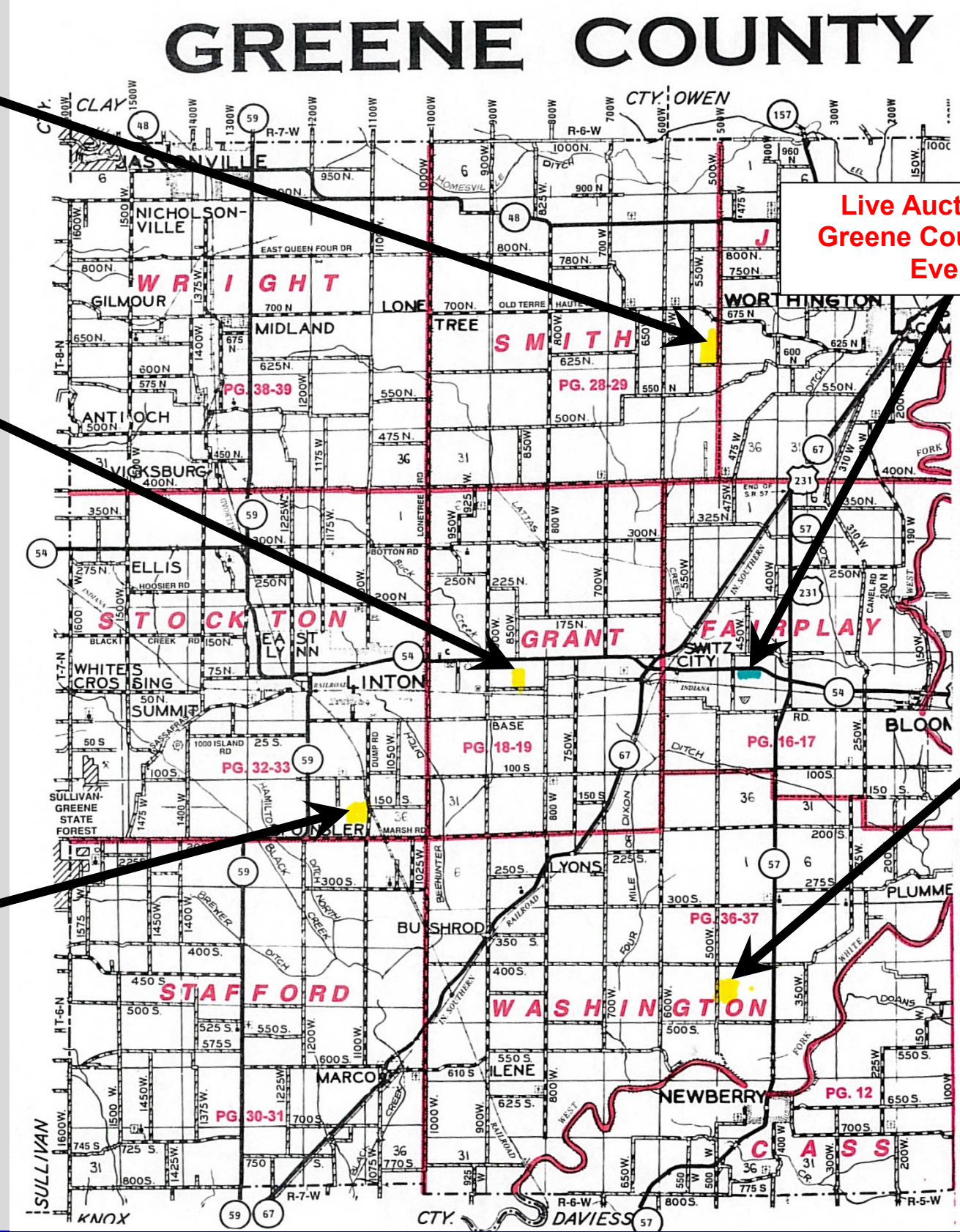


Tract #4
S 23
T 8N
R 6W

Tract #2
S 20
T 7N
R 6W

Tract #1
S 35
T 7N
R 7W

Tract #3
S 13
T 6N
R 6W



**Live Auction Location -
Greene County Community
Event Center**

For Terms, Photo's, Sale Flyer & Property Information Packet go to: www.ucmarshall.com

Auctioneers Note: We are honored to conduct this land auction for the Alzman Family. So bring a friend and enjoy your auction experience. WATCH FOR SIGNS!!! **Terms of Real Estate/Personal Property:** Cash or Check with proper ID at day of sale, Credit Cards (Mastercard, Visa, American Express, Discover) w/ a clerical fee in the amount of 3% of the total purchase charged to the buyer for the use of credit cards. Not responsible for any thefts or accidents. Announcements made at day of sale will take precedence over printed, oral, electronic statements, etc. The real estate is being sold AS IS, WHERE IS, with no warranties expressed or implied. Auctioneer is acting only as an agent to the Seller(s) and is not responsible for any accident or liability. United Country - Auctions, Appraisals & Realty, LLC and their agents and the Seller(s) reserve the right to preclude any person or persons from actively bidding in any form if there is any question as to the person or person's credentials, behavior, suitability, etc. to participate in the bidding process. Seller has right to reject or refuse any or all bids.

Real Estate Buyer's Premium: The buyer will pay a 6% buyers premium which will be added to the bid price to arrive at the contract price (high bid + 6% BP = Contract Price) The buyer is only required to pay 10% down, of the contract price on day of sale.



Auctions, Appraisals & Realty, LLC



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David Shotts, Jr., Auctioneer / Agent / Appraiser

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◆
Food & Drink will be available
◆
Restrooms will also be available
◆

"Specializing in Marketing YOUR Property, No One Knows the Country Like We Do"