

Sale Name: The Virgil Gerkin Farm by Linda Bailey & LeeAnn McHugh – Seller - 340.5+/- Acres, 215.93+/- Tillable, Remainder Classified Forest - Live In Person & Live Online Simulcast Auction

LOT Tract 2 - Tract 2

Sullivan Co., IN Land Auction
340.5+/- Ac., 215.93+/- Tillable

Busy In The Field?
Call or click in advance to register to bid online or by phone.
Call Listing Broker / Auctioneer & Land Specialist Zane Parrott 812-890-5452

SELLAFARM
YOUR TEAM ON THE GROUND 

Sullivan County, Indiana Land Auction
340.5+/- Acres, 215.93+/- Tillable, High Percentage Tillable Fields
Average of Over \$30,000 From Oil Royalty Income
Exc. Access to Major Highways & Grain Terminals, Wooded / Recreational
Being Offered in 6 Tracts to Suite Your Needs!
Thursday, December 14th, 2023, 5 PM Eastern
Auction Location: Sullivan Civic Center
344 North Main, Street, Sullivan, IN
The Virgil Gerkin Farm by Linda Bailey & LeeAnn McHugh – Seller

See www.sellafarm.com for absentee bidding!

Description

4K Drone Video Link:

<https://www.youtube.com/watch?v=HbprQ2ybH48>

Tract 2 – 15+/- Acres, Near All Wooded, Excellent Timber & Recreational Possibilities

Currently Classified Forest Designation through DNR

Latitude: 39.181812 **Longitude:** -87.478644

Brief Legal: Part of the SE1/4 NE1/4 of Section 35, and Part of the SW1/4 NW1/4 of Section 36, Fairbanks Township, Sullivan County, Indiana. T9N-R10W. Brief Legal Descriptions are posted to www.sellafarm.com, view anytime.

Access: Access to W. Co. Rd. 600N via easement. See Aerial Maps for Path.

Recreational / Timber: This Tract Provides Your Opportunity to Purchase a Near All Wooded Tract of Land. Small to Medium Sized Timber. Multiple Travel Corridors into and Out of the Property. Possible Open Areas to Create Flood Plots. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Majority Part (14 Ac. Out of 90) of Sullivan County Parcel Index Number: 77-03-36-000-008.000-006. Total Estimated Tax Bill for Tracts 1 & 2: \$2,383.56. County to Divide Accordingly if Sold Separate. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. Please See www.sellafarm.com for digital copies of the estimated tax bills, view anytime.

Classified Forest: Please Note: This Tract of Land is Being Sold Subject to Classified Forest & Wildland Program Restrictions & Requirements. See www.sellafarm.com for digital copy of General Information regarding “The Classified Forest and Wildland Program” Handout Prepared by the Indiana Department of Natural Resources.

Quantity: 1



<https://www.sellafarm.com/>