

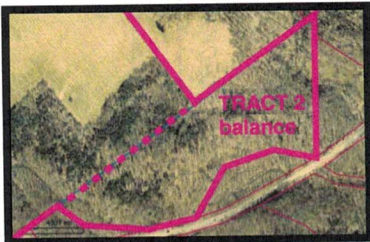
ONLINE AUCTION

Charlestown Farmland

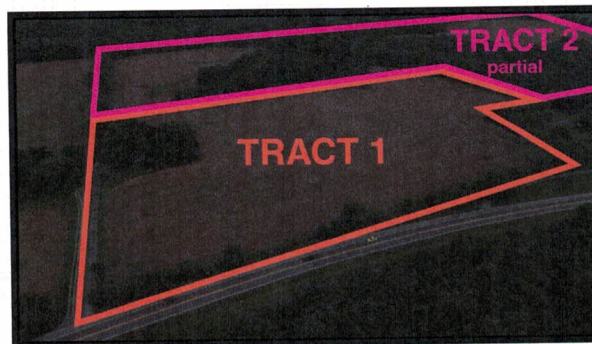
12613 HW62 East
Charlestown, IN 47111

NOW - JULY 27
Online Bidding ONLY

136 +/- Acres



This 29 acres of wooded hillside land is suitable for hunting. Deer & wild turkey by the dozens have been seen roaming this area of the farm. Looking for your private hunter's retreat this may be your chance.



Offered in 2 tracts with the right to combine, Tract 1: consists of 19.04 acres, 3-4BR, 2.5BA brick ranch; the house needs updates & repairs. The initial portion of the house was built in 50's with an addition & brick completed in the 80's. Tract 2: consists of 116.6 acres w/ a possible future 30' wide easement from HW62 through Tract 1 if there are multiple buyers.



3BA, 2.5 Brick home in need of repairs & upgrades. All real estate related inspections are welcome at buyers expense prior to the close of the auction, but property is being sold as-is.

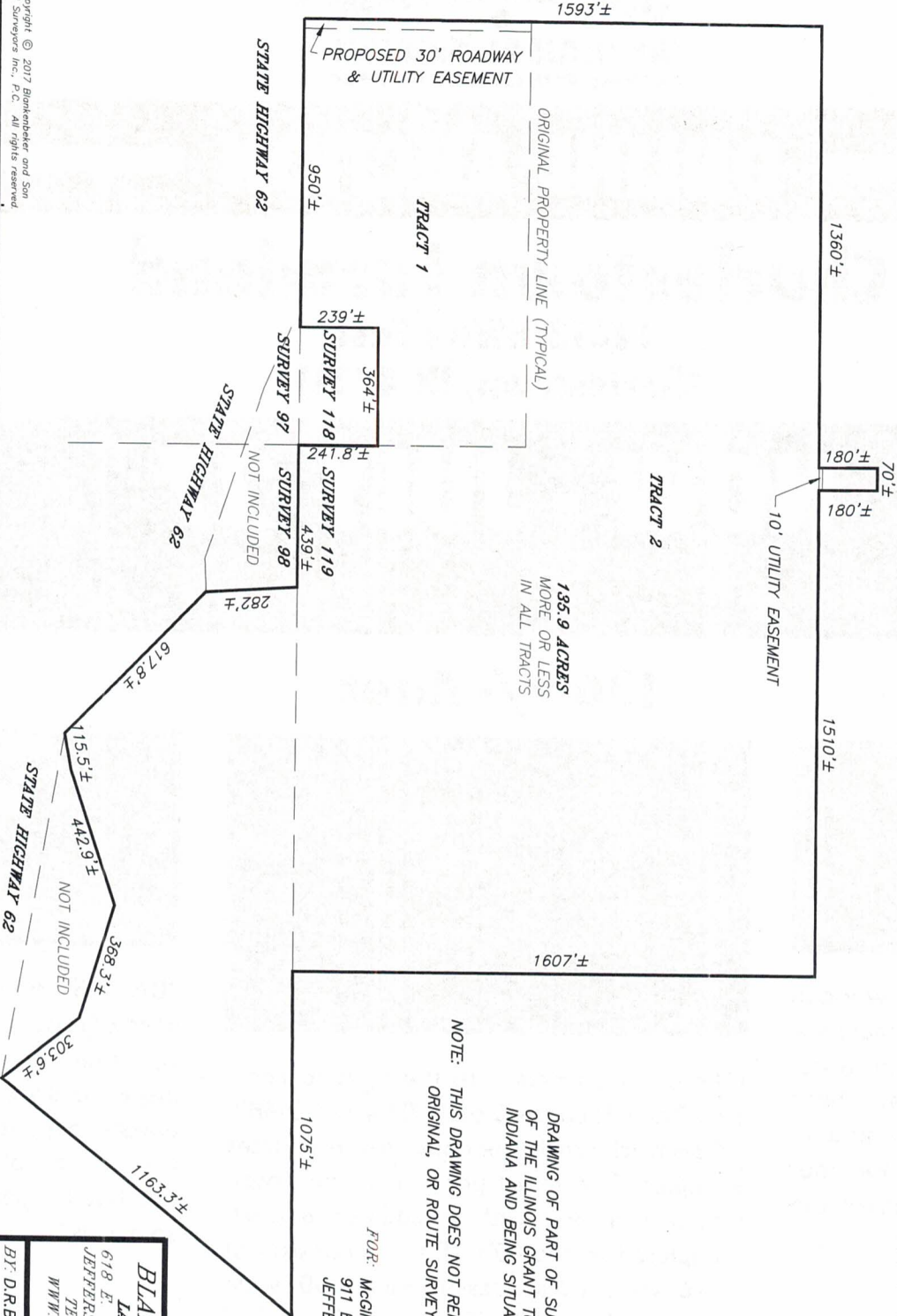
For more information, terms, conditions, & photos please go to: mcginnisauctions.com

The real estate will be available for inspections or preview on July 16 & July 23 between 2 & 4PM or by appointment only.

John McGinnis, CAI, AU19600081 812.282.7253
Ken Capps, Realtor, Real Estate Unlimited 812-786-5400

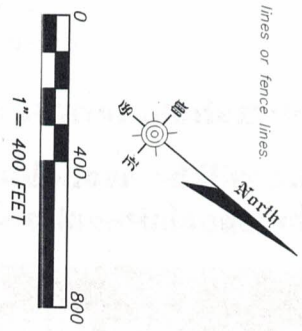
This drawing has been prepared for Auction purposes. No boundary survey was done. NO CORNER MARKERS WERE SET. No data shown hereon should be used for establishing property lines or fence lines.

AUCTION DRAWING



NOTE: THIS DRAWING DOES NOT REPRESENT A RETRACEMENT, ORIGINAL, OR ROUTE SURVEY, OR SURVEYOR'S LOCATION REPORT.

FOR: MCGINNIS AUCTION & APPRAISAL SERVICE
911 E. COURT AVENUE
JEFFERSONVILLE, IN. 47130



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618 E. COURT AVENUE P.O. BOX 157
JEFFERSONVILLE, INDIANA 47137-0157
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BY: D.R.B. DATE: 27 JUNE 2017 JOB # 22,453 A