

# LANDPROZ of Indiana

# LAND AUCTION

## 442 ACRES+/-

## ORANGE & DUBOIS COUNTY, IN



**AUCTION LOCATION:**  
573 S ARNOLD F HABIG BLVD,  
FRENCH LICK, IN 47432



### 9 Tracts - Orange County-Jackson TWP & Dubois County-Columbia TWP

**LIVE AUCTION WITH  
ONLINE BIDDING AVAILABLE**



Only minutes from historic French Lick and West Baden, Indiana, this beautiful rolling land offers half tillable and half recreational land full of wildlife with abundant opportunity to develop an extraordinary wildlife plan. The tillable land is productive and good for no-till corn and soybean rotations and the hay crop on 2 Tracts are productive. In addition, this property is an excellent candidate for a USDA conservation reserve program. These tracts include many beautiful building sites and include seven (7) different barns located on the property perfect for equipment, boats, ATV's and workshops.

The acreage lies about 115 miles from Indianapolis and 70 miles from Louisville, Kentucky and is less than 30 minutes from I-64. The Conrad farm is subject to tenant's rights for 2021. It is approximately 4.5 miles from the 8,800-acre Patoka Lake, Indiana's second largest reservoir. Known for great boating, fishing, camping and other water sports, Patoka Lake provides opportunities for waterfowl hunting

and trapping. In addition, this mixed-use farm is only 7.4 miles from the beautiful French Lick/West Baden resort communities home to two (2) luxurious hotels, casino and spas, local day spas, PGA level golf courses, shops, ATV tours, hiking, zip-lining, horseback riding, and exotic animal tours. Visit frenchlickwestbaden.com for more information and beautiful area amenities.

- 442 +/- Premier Acres
- Half Tillable / Half Recreational
- Tracts 1-7 Sold by Choice
- Tracts 8-9 Sold Individually, Total Dollar
- Multiple Building Sites
- 4.5 miles from 8,800-acre Patoka Lake

**OPEN HOUSE @ 5122 S. COUNTY RD 1150 W, FRENCH LICK, IN 47432**

**March 20, 2021 10:00am to 2:00pm AND April 3, 2021 from 10:00am to 2:00pm**

**TERMS:** 10% (non-refundable) down on each tract the day of the sale. Balance due at closing, on or before May 17, 2021. Any statement made the day of the auction takes precedence over previous material. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor seller guarantees its accuracy.

## LANDPROZ

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