

ABSOLUTE AUCTION

Estate of Charles Harris

****APPROX. 68 ACRES IN 2 TRACTS****

LOCATION: 4660 and 5243 Budd Rd. New Albany, In.

SAT. JULY 20, 2019 · 9:30 a.m.

REAL ESTATE-sells @ 12 noon

4660 Budd Rd.: 63+/-Acres with approx. 40 acres open and tillable the balance is in mature woodland and has a creek running through the farm. Abundant wildlife! Deer and Turkeys are all over the place! This nice tract of land has approx. 1650 ft. of road frontage and is improved with an all brick frame home, detached garage, older barn and a pond. The home has been partially remodeled with three bedrooms, eat-in kitchen, nice full bath, living room and a utility room. Improvements include updated windows, new furnace and central air. This is very nice and secluded mini farm...Perfect for animals and hunting! There is also access to this property from McCarthy Knob Rd. Nice country living and only minutes to Louisville!!

5243 Budd Rd.: 5+/-Acres improved with a two bedroom two bath mobile home, a nice older barn and a nice pond. This tract has approx. 420 ft. of road frontage. Very nice building lot!

REAL ESTATE TERMS: 10% day of auction (non-refundable). Balance due in 30 days. Possession at closing. Buyer to pay taxes due & payable May 2020. 2% Buyer's Premium will be added to Final Bid Price. Brokers must register their clients 24 hours prior to auction.

TRUCK & CAMPER

2003 Dodge 1500 truck single cab, long bed, auto, 130,000 miles-runs good; 2007 Pilgrim pull type camper living room slide, bunk beds-nice camper just needs new floor;

TRACTORS, STOCK TRAILER, EQUIP., TOOLS

M.F. 1130 diesel tractor w.f., 3 pt., pto, spin out wheels, like new rear tires-runs good; J.D. 1020 gas tractor w.f., 3 pt.-nice; Farmall H-needs work; I.H. 444 parts tractor; Valley 14 ft. tandem axle stock trailer; gas powered asphalt roller; 6 ft. 3 pt. bushhog; 3 pt. laying off plow; 3pt. 2 bottom plow; drag disc; Ford round baler; gates; farm trailers; Cub Cadet LTX 1040 42 in. riding mower; Black Diamond 37 ton wood splitter with 9 ½ h.p. Kohler eng.; Troybilt Horse rear tine tiller; lawn trailer; roll around battery charger; gas generator; Lincoln buzz box; acetylene outfit; air compressors; hi-lift jack; chainsaws; misc. power and hand tools; long handled tools; hand truck; 6 ft. step ladder; wood stove; truck tool box; weed eaters; misc. shop items; scrap iron; tree stands and blinds; camo hunting clothes; **HOUSEHOLD:** Amana smooth top range; Whirlpool dishwasher; day bed; lift chair; leather reclining sofa; leather recliner; bentwood rocker; lamps; side tables;

~Go to heilauction.com for Pictures and Aerial View~

Terms: Cash or check w/I.D.

Lunch will be served

Everything sold where is, as is.

Not responsible for accidents.

Thelma Harris-Per. Rep.

Steve Naville-Attorney for the Estate



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