



ABSOLUTE AUCTION

200+/-ACRES SELLING IN 4 TRACTS

TRACTOR, TRUCK, EQUIP., MOWERS, TOOLS

LOCATION: 1549 N. Thompson Rd. Madison, In. (Selling all Tracts at this Location)

SAT. OCT. 3, 2020 · 10 a.m.

REAL ESTATE-sells immediately following Personal Property

1549 N. Thompson Rd: 8+/-Acres with a 3 bedroom, 1 ½ bath ranch style house. The home has an eat-in kitchen w/appliances, living room w/brick fireplace, full basement w/fireplace and an attached 2 car garage. This nice tract of land also offers a hip roof 24x28 concrete block garage w/concrete floor, 220 elec. and full attic, a 40x64 pole barn w/220 elec. and a 26 ft. enclosed lean-to, a 24x36 pole building w/16 ft. drive thru, 2-12x36 enclosed lean-to's and 8 ft. loft, a small pond and a shelter house w/elec./water

1600 N. Thompson Rd: 30+/-Acres with approx. 19 acres open and tillable. This acreage has approx. 1600 ft. of frontage on N. Thompson Rd. and approx. 630 ft. of frontage on Chicken Run Rd.

W. Deputy Pike Rd: 47+/-Beautiful Acres with 25.67 acres open and tillable. This tract has approx. 986 ft. of road frontage.

W. Deputy Pike Rd: 117+/-Beautiful Acres with 71 acres open and tillable in two fields with the balance in mature woods, old homestead with 2 older barns and other outbuildings. Approx. 1990 ft. of road frontage. Timber on this tract has been recently appraised over \$34,000.

Real Estate Terms: All Properties is being sold by the Deed. 10% down day of auction (non-refundable). Balance due in 30 days. Possession at closing on house and buildings. Possession on Farmland after crops are harvested. 2% Buyer's Premium will be added to Real Estate.

TRUCK, TRACTOR, TRAILER, MOWERS, EQUIP., TOOLS

1995 Chevy 4x4 2500 truck 454 eng., all new tires, brake lines, radiator and valve cover gaskets, 93,500 actual miles; J.D. 2020 gas tractor w.f., spin-out wheels, 14.9.38 tires, 4347 hrs. recent overhaul; 2010 Shure Track mod. ST7 tandem axle dump trailer; 6x10 King Kutter 6 ft. 3 pt. bushhog; 3 pt. 8 ft. grader box; homemade 3 pt. bale carrier; J.D. Z445 EZ Trac zero turn mower 54 in. deck 353 hrs.; J.D. LT180 riding mower 48 in. deck; Ingersol and 80 gal 5 h.p. upright air compressor; Stihl MS260 chainsaw; Stihl BG55 gas blower; log chains; misc. hand tools;

~Go to heilauction.com for pictures~

Terms: Cash or check w/I.D. Everything sold where is, as is. Not responsible for accidents.

Sellers: William F. Ford and Robert Ford

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Auction Service

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