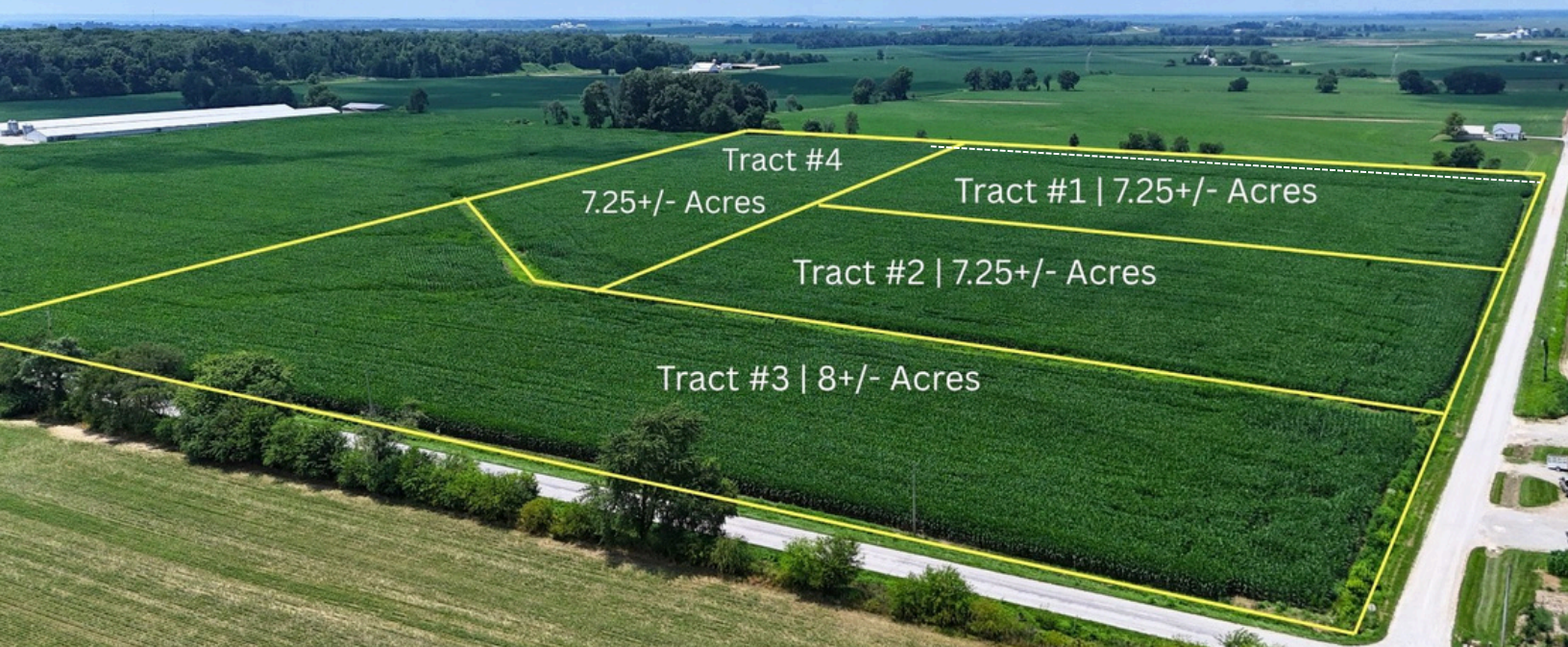


ABSOLUTE Land Auction



30 Tillable Acres | Daviess County, Indiana

700 E 1100 N | Odon, Indiana 47562

Tuesday, August 12, 2025 | 6:30 P.M.

Owners: Willard & Martha Wagler Estate

Auction Location: SJG Complex

✓ 4 Tract Auction

✓ Home-Sites

✓ Absolute Auction

✓ Quality Soils

Auctioneer Note: Located in a Highly Desirable area that sees very little Real Estate Offered in a 10 Year Period. **NO RESERVE Auction - Be Prepared to Buy. Tracts offered Individually to the Highest Bidder. No Buddy or Group needed to Participate Equally. Buy 1 Tract or buy them all.**

Terms: 10% deposit due night of auction, balance due at closing. Not contingent upon financing, appraisals, and/or inspections. Property sells in "As-Is" condition with no warranties expressed or implied. Taxes will be prorated to the date of closing. Seller will furnish warranty deed and title insurance policy. All announcements made day of auction take precedence over any written or verbal statements and/or previous announcements. Integrity Realty Group and its affiliates are exclusive agents of the sellers.



75 FREE PIZZAS FOR YOU

5:45 P.M. - 6:15 P.M. EVERYONE WELCOME

"THE DELMAR WAGLER REAL ESTATE TEAM"

Delmar, Edwin, Bethany, Toni, Nathan,

Brokers/Auctioneers

RB 14043050 / AU11200125

(812) 787-2683