



BID PACKET

68 ACRE HARRISON COUNTY LAND MULTIPAR **ONLINE AUCTION**

**2600 BLOCK FOGEL ROAD SE
CORYDON, IN 47112**

— ONLINE BIDDING ENDS —

SATURDAY, DECEMBER 9 @ 2PM

**HARRITT
GROUP** INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
2600 BLOCK of FOGEL ROAD SE, CORYDON, IN 47112
Bidding Ends Saturday, December 9, 2023

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE MULTI-PAR

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

The multi-parcel auction method is used to sell multiple parcels (lots) of real estate at auction - first offering each lot individually, and then in various combinations. Final sales price is determined by the combinations which realizes the highest bid.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before**

January 18, 2023. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property.

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations. ***See Attached Protective Covenants & Restrictions.***

SURVEY

Property is being sold per 2023 survey by David J. Ruckman, P.L.S.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller. If property sells in individual or combination tracts the buyer will assume 2024 taxes due 2025. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. *The buyer also acknowledges the seller's tax exemptions and/or credits if any may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

ONLINE BIDDING WITH MAXIMUM BID

Internet online bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. The use of the maximum bidding feature allows the bidder to place their maximum bid and the system will bid it accordingly. However, please note that in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Saturday, November 25 through Saturday, December 9, 2023.*

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Eric K. Gibson

Client Detail

68 Acres Fogel Road SE, Corydon, IN 47112

Listing #: 2023011493

\$0

Active (11/01/23)



Prop Type: **Vacant Land**
County: **Harrison**
Subdiv: **No**
Township: **Webster**
Acres: **68.1800**
Zoning: **Agriculture**
Outbuildings:
Mobile/Modular: **Not Allowed**
Wooded YN: **Yes**
Exempt:
Road Type: **Paved**
Road Frontage: **836**
Home Owner Assoc:
HOA:
Financing Comment: **Other**

Lot Sz: **2,969,920.80**
Lot Sz Src: **Survey**
DOM: **0**
Lot Dim:
Irreg. Dim: **Yes**
Annual Tax: **461**
Tax Year: **2022/2023**
Land Assess: **\$39,900**
Improvements: **\$0**
Total Assess: **\$39,900**
Timber Acreage: **43 +-**
Pasture Acreage:
Tillable Acreage: **25 +-**
Possible Financing: **Other**

Parcel#: 0120020500
Adl Parc#: 31-14-16-200-002.000-022
Legal: PT W 1/2 NE QR 16-4-4 68.18 acres per survey
Directions: I-64 to Lanesville Exit 113. South 2.3 miles to right on IN-62. West 6 1/2 miles to left on Corydon-New Middletown Rd. 3 miles to right on Fogel Road. Property on left.

Remarks

68 ACRE HARRISON COUNTY LAND MULTIPAR ONLINE AUCTION - BIDDING ENDS SATURDAY, DECEMBER 9 @ 2PM. A 68-acre open and wooded farm in beautiful Harrison County offered in 4 tracts ranging in size from 1.5 Acres to 32 Acres with 836 feet of road frontage. Great opportunity to purchase individually or in combinations utilizing the multipar method. Located off Corydon New Middletown Road just 3 miles south of St. Rd. 62. Easy access to Lanesville, Corydon and I-64. Agricultural land (crops recently harvested), wooded land ideal for recreational, and beautiful building sites. Water & electric available at the street. Restrictive covenants. Current survey. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment, 10% of the Purchase Price (Final Bid + Buyer's Premium), in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes - If property sells in individual or combination tracts the buyers will assume 2024 taxes due 2025. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

Utilities

Water Type: **Public Available**
Sewer Type: **None**

Electricity:

General Information

Possession: **At Closing**
Restrictions: **Yes**
Flood: **No**

Seller Will Lease: **No**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

General Information	
Parcel Number	31-14-16-200-001.000-022
Local Parcel Number	0120020500

Tax ID:

Legal	012-00205-00 PT W 1/2 NE QR 16-4-4 68.256
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Routing Number

Property Class 100
Vacant Land

Year: 2024

Location Information	
County	Harrison
Township	WEBSTER TOWNSHIP

District 022 (Local 012)
WEBSTER TOWNSHIP

School Corp 3190
SOUTH HARRISON

Neighborhood 3122501-022
Webster Twp Base Res

Section/Plat
16
Location Address (1)
FOGEL ROAD
CORYDON, IN 47112

Zoning	
Subdivision	
Lot	
Market Model	N/A
Characteristics	
Topography	Flood Hazard
Level	☐
Public Utilities	ERA ☐
Water, Electricity	☐
Streets or Roads	TIF ☐
Paved	☐
Neighborhood Life Cycle Stage	
Other	
Printed	Thursday, November 2, 2023
Review Group	

Ownership	
GIBSON, ERIC K.	Owner
951 GOVERNMENT ST APT 204	08/24/2020
MOBILE, AL 36604	11/07/2017

Legal

012-00205-00	PT W 1/2 NE QR 16-4-4 68.256
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Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2024	2023	2022	2021	2020	2019
Reason For Change	WIP	AA	AA	AA	AA	AA
As Of Date	10/24/2023	04/03/2023	04/06/2022	03/26/2021	03/27/2020	03/19/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐	☐
Land	\$50,400	\$50,400	\$39,800	\$34,300	\$33,900	\$41,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$50,400	\$50,400	\$39,800	\$34,300	\$33,900	\$41,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$50,400	\$50,400	\$39,800	\$34,300	\$33,900	\$41,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$50,400	\$50,400	\$39,800	\$34,300	\$33,900	\$41,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Elig %	Market Factor	Value
4	A	BBD2	0	0.109040	0.75	\$1,900	\$1,425	\$155	0%	0%	1.0000	\$160
4	A	BKC3	0	9.488620	0.65	\$1,900	\$1,235	\$11,718	0%	0%	1.0000	\$11,720
4	A	BNB2	0	4.023410	0.68	\$1,900	\$1,292	\$5,198	0%	0%	1.0000	\$5,200
4	A	BPD3	0	6.692290	0.65	\$1,900	\$1,235	\$8,265	0%	0%	1.0000	\$8,260
4	A	CRB2	0	3.991130	0.98	\$1,900	\$1,862	\$7,431	0%	0%	1.0000	\$7,430
4	A	CTC2	0	1.019590	1.05	\$1,900	\$1,995	\$2,034	0%	0%	1.0000	\$2,030
4	A	HO	0	1.599160	1.25	\$1,900	\$2,375	\$3,798	0%	0%	1.0000	\$3,800
6	A	BBC2	0	5.522220	0.75	\$1,900	\$1,425	\$7,869	-80%	0%	1.0000	\$1,570
6	A	BBD2	0	20.329580	0.75	\$1,900	\$1,425	\$28,970	-80%	0%	1.0000	\$5,790
6	A	BKC3	0	0.015390	0.65	\$1,900	\$1,235	\$19	-80%	0%	1.0000	\$00
6	A	BNB2	0	0.004180	0.68	\$1,900	\$1,292	\$05	-80%	0%	1.0000	\$00
6	A	BPD3	0	11.489030	0.65	\$1,900	\$1,235	\$14,189	-80%	0%	1.0000	\$2,840
6	A	CRB2	0	0.207700	0.98	\$1,900	\$1,862	\$387	-80%	0%	1.0000	\$80
6	A	CTC2	0	3.320580	1.05	\$1,900	\$1,995	\$6,625	-80%	0%	1.0000	\$1,320
6	A	HO	0	0.444070	1.25	\$1,900	\$2,375	\$1,055	-80%	0%	1.0000	\$210

Data Source N/A Collector

Appraiser

Transfer of Ownership	
Date	Owner
08/24/2020	GIBSON, ERIC K.
11/07/2017	GIBSON, THOMAS O.
08/22/2007	GIBSON, THOMAS O.
12/09/2002	.624 AC TO GIBSON,
09/02/1993	GIBSON, THOMAS O.
09/02/1993	INT. OF JOSEPHINE

Agricultural

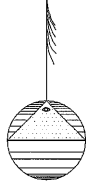
Notes	
8/2/2021 3RD: NO CHANGES PER R/A FOR 2022 PAY 2023	
8/24/2017 3RD: NO CHANGES PER R/A FOR 2018 PAY 2019	
6/21/2012 MI: REMOVED ALL OUTBUILDINGS FOR 12 PAY 13 PER R/A	
4/4/2006 CHD: Previous parcel Id: 0404160000400 NOTE: INT OF JOSEPHINE GIBSON TO ROBERT, BRIAN, RICKY & GREGORY GIBSON 9/2/93.	
NOTE: ALL TO GIBSON, THOMAS O & KATHRYN FROM ROBERT, BRIAN, RICKY, & GREGORY GIBSON 9/2/93.	
NOTE: FROM: AFF OF SURVIVORSHIP KATHRYN GIBSON (DEC 8-4-98) TO: GIBSON, THOMAS O BY AFF #200211604 FOR 3-1-2003.	
NOTE: .397 & .227 TOTAL .624 ACRE TO GIBSON, JOSEPHINE L (THE UNSUPERVISED ESTATE OF) 8-22-2007 ADDED TO 012-0069200 PER DEED)	

Land Computations

Calculated Acreage	68.26
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	68.26
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	68.26
Farmland Value	\$50,410
Measured Acreage	68.26
Avg Farmland Value/Acre	739
Value of Farmland	\$50,440
Classified Total	\$0
Farm / Classified Value	\$50,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$50,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$50,400

FOGEL ROAD Prescriptive R/W

N 88°41'24" W
2632.31' to NW corner Section 16



LEGEND

THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

- ◆ SET 5/8" STEEL PIN & CAP
- EXISTING REBAR
- POINT ONLY
- EXISTING STONE
- ▲ MAG NAIL

K. Traumbaugh
I-201300092

S 00°08'40" E

NW corner
NE 1/4
section 16
set magnail

TRACT # 1
5.20 ACRES

Woodland
Area

N 88°41'24" W
248.08'

set 5/8 rebar
flush

TRACT # 2
32.84 ACRES

Woodland
Area

Woodland
Area

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Woodland
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R. Blank
I-201705646

N. Jordan
I-201705973

S 88°41'24" E

250.00'

253.70'

143.58'

150.00'

150.00'

182.46'

295.00'

found 5/8 rebar
@ 17.7'

35'

1320.00'

S 00°00'31" E

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D. Brown
I-201305358
I-201302139

S 88°41'24" E

182.46'

295.00'

found 5/8 rebar
@ 17.7'

35'

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CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO
THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED
ACCORDING TO THE REQUIREMENTS OF IAC 865 H2-1
THROUGH H2-26. I AFFIRM, UNDER THE PENALTIES OF
PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT
EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS
REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

DAVID J. RUCKMAN, P.S. # 80040393



SCALE = 1" = 200'	DATE: 09/07/2023	DRAWN: DJB	REV:
MAP FOR: ERIC K. GIBSON - HARRITT AUCTIONS FOGEL ROAD CORYDON, INDIANA			
ERIC GIBSON MAP PART OF SECTION 16 T-4S, R-4-E WEBSTER TWP., HARRISON COUNTY, INDIANA			
RUCKMAN LAND SURVEYORS TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA, KENTUCKY DAVID J. RUCKMAN, P.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106 812 670 8385 DAVID@RUCKMAN@AOL.COM			

Soil Map—Harrison County, Indiana



MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Harrison County, Indiana
Survey Area Data: Version 27, Sep 1, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 15, 2022—Jul 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BdoB	Bedford silt loam, 2 to 6 percent slopes	5.0	8.2%
CtaB	Crider silt loam, karst, undulating	4.3	7.0%
CteC2	Crider-Vertrees silt loams, karst, rolling, eroded	9.3	15.3%
VcaC3	Vertrees-Crider-Caneyville complex, karst, rolling, severely eroded	11.8	19.4%
VcbD2	Vertrees-Crider-Caneyville silt loams, karst, hilly, eroded	14.6	24.0%
VccD3	Vertrees-Haggatt-Caneyville complex, karst, hilly, severely eroded	15.8	26.0%
Totals for Area of Interest		60.9	100.0%

PROTECTIVE COVENANTS & RESTRICTIONS

65 Acres Harrison County

Fogel Road, Corydon, IN 47112

- No mobile home, double wide, modular home, trailer, basement, tent or shack erected shall be used at any time as a residence (temporarily or permanently) nor shall any structure of a temporary character be used as a residence.
- No junk or inoperative vehicles shall be allowed upon the premises except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.
- No noxious or offensive trade or activity shall be carried on upon the real estate, nor shall anything be done thereon which may be or may become an annoyance and/or a nuisance to the neighbor. Normal agricultural activities, including livestock and farming, are allowed.
- The real estate shall not be used or maintained as a dumping ground for rubbish, etc. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- Individual sewage disposal systems shall be located, and constructed in accordance with governmental requirements, standards, and recommendations installed shall be obtained from such authority.

MULTI-PAR AUCTION METHOD

The **multi-parcel auction method** is used when selling two or more tracts of real property at auction. First offering each tract individually, and then in various combinations. Final sales price is determined by the combination which realizes the highest total bid.

MULTI-PAR EXAMPLE

THE AUCTION IS BROKEN DOWN INTO ROUNDS

* ROUND ONE - EXAMPLE

TRACT	ACRES	BID	BIDDER
1	5	\$25,000	5
2	10	\$50,000	20
3	30	\$150,000	9
TOTAL		\$225,000	

ROUND ONE: ALL TRACTS INDIVIDUALLY

In Round One, the tracts are auctioned off one at a time until each tract has a high bidder. You must be prepared to own any single tract if you are the high bidder in this round - any posted bid could be back in the winning position any time during the auction.

* ROUND TWO - EXAMPLE

TRACT	ACRES	BID	BIDDER
1 & 2	15	\$76,000	5
3	30	\$150,000	9
TOTAL		\$226,000	

ROUND TWO & BEYOND: BIDDER'S CHOICE

In order for bidding to continue, the overall total of the current round must exceed the previous round by a minimum of \$1,000.

The auction bidders determine the combinations and continue as long as the overall value increases.

HELPFUL TIPS

- Bid only on the tracts that you want to own. If you only want multiple tracts, bid in the combination rounds.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Don't wait to bid at the end - prices will not go down.
- Prior to the auction, determine your auction strategy - what you want to buy and how much you can spend.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.