

Notice Of Sale Of Real Estate By The Harrison County Board Of Commissioners

The Harrison County Board of Commissioners
("Commissioners") is selling real property legally described as
follows:

Part of the NW QR 8-2-4 containing 22.748 acres

Real Property in the Northwest Quarter of Section 8,
Township 2 South, Range 4 East, in Morgan Township, Harrison
County, Indiana, more particularly described as follows:
Commencing at the Northwest corner of the Northeast quarter
of the Northwest quarter of said section, This Being The
Point Of Beginning, thence West with the North line of said
Section and a county road, basis of bearings this
description, 340.00 feet thence South $1^{\circ} -21' -23''$ East 763.00
feet to a #5 reinforcing bar, thence East 340.00 feet to a
#5 reinforcing bar in the West line of the Northeast quarter
of the Northwest quarter, thence with said West line South
 $1^{\circ} -21' -23''$ East 250.77 feet to a half inch diameter pipe
found, thence South $89^{\circ} -44' -20''$ East 645.62 feet to a #5
reinforcing bar, thence North $0^{\circ} -15' -40''$ East 146.04 feet to
a #5 reinforcing bar, thence South $89^{\circ} -44' -20''$ East 154.02
feet to a #5 reinforcing bar in the West right of way of
State Road #135, thence with said right of way as follows:
North $7^{\circ} -37' -0''$ East 171.78 feet to a right of way marker,

thence along a curve concave Southeasterly whose radius is 6156.12 feet and whose long chord bears North $8^{\circ} -42' -17''$ East with a length of 233.79 feet, a distance of 233.80 feet, thence South $80^{\circ} -12' -26''$ East 5.00 feet, thence along a curve concave Southeasterly whose radius is 6151.12 feet and whose long chord bears North $11^{\circ} -33' -06''$ East with a length of 377.70 feet a distance of 377.76 feet, thence North $11^{\circ} -57' -04''$ West 73.78 feet, thence North $83^{\circ} -57' -42''$ West 116.39 feet, thence North $0^{\circ} -6' -0''$ West 16.30 feet to the North line of said Section, thence with said North line West 831.97 feet to the point of beginning, Containing 25.748 acres more or less

Excepting Therefrom

Situated in the Northwest Quarter of Section 8, Township 2 South, Range 4 East, Morgan Township, Harrison County, Indiana more particularly described as follows:

Commencing at an existing railroad spike recovered in Wennings Road on the section corner to sections 5,6,7, and 8: Thence along the section line, South $87^{\circ} 33' 27''$ East (basis of bearings is Grid North, per the Indiana State Plane Coordinate System, East Zone, 1983 Datum, as determined by Global Satellite Positioning System methods), 1691.12 feet to a steel pin set. THE TRUE POINT OF BEGINNING; Thence continuing along said Section Line and said Road, South $87^{\circ} 33' 27''$ East, 433.29 feet to a steel pin set on the Western Right of Way of Indiana State Highway 135; Thence leaving said Section Line and said Road, along said Right of Way, four (4) courses as follows: $2^{\circ} 14' 38''$ West 15.54 feet to a magnetic masonry nail set at designated Station 2+00, Left 20 feet, per

the 1953 Plans for said Highway; Thence South 81° 37' 04" East, 116.39 feet to a steel pin with cap set at designated Station 0+80, Left 30 feet, per said Plans; Thence South 8° 42' 53" East 68.98 feet to a magnetic masonry nail at designated Station 179+28, Left 45per said Plans; Thence 167.92 feet along the arc of a 3318.31 foot radius curve, concave to the East, being subtended by a chord which measures South 15° 55' 26" West, 167.91 feet to a steel pin set; Thence leaving said Highway and severing the parcel of land described in instrument 200200874 of the Harrison County, Indiana records as follows: North 84° 10' 09" West, 524.23 feet to a steel pin with cap set; Thence North 2° 26' 33" East, (passing a steel pin with cap set at 207.56 feet) a total of 227.56 feet to THE TRUE POINT OF BEGINNING;

Containing 3.00 acres more or less and being subject to the prescriptive right of way of Indiana State Highway 135, the prescriptive right of way of Wennings Road and to all pertaining easements, restrictions, and right of ways.

Leaving herein after said Exception, 22.748 acres, more or less.

Parcel No. 31-06-08-100-005.000-013

Offers will be accepted by written bid pursuant to Indiana Code 36-1-11-4. Harrison County ("County") will accept sealed bids immediately. The acceptance will continue until March 18, 2024, concluding at 7:00 PM. Written bids must be submitted in writing to the attention of the Harrison County Commissioners, Harrison County Government Center, 245 Atwood Street, Corydon, Indiana (or hand delivered to the Government Center at the beginning of the Board of Commissioners regular meeting). The minimum bid set by the County is \$117,750. The property may be sold to the highest bidder, who will be required to enter into a purchase agreement with the County. In addition, the County reserves the right to reject all bids. The County shall make its determination to sell the property within thirty-one (31) days following the close of bidding, and all bids shall be held for that period of time. Final acceptance is contingent upon approval of the Harrison County Board of Commissioners at a public meeting. The property will not be sold to anyone who is ineligible under Indiana Code 36-4-11-16. Any offer submitted by a trust must identify each beneficiary of the trust and each settlor

empowered to revoke or modify the trust. All bids will be open to public inspection. A bidder may raise the bidder's bid, and that raise takes effect after the Board of Commissioners has given written notice of that raise to the other bidders.