

LIVE AUCTION

Friday, December 6th at 8:30am

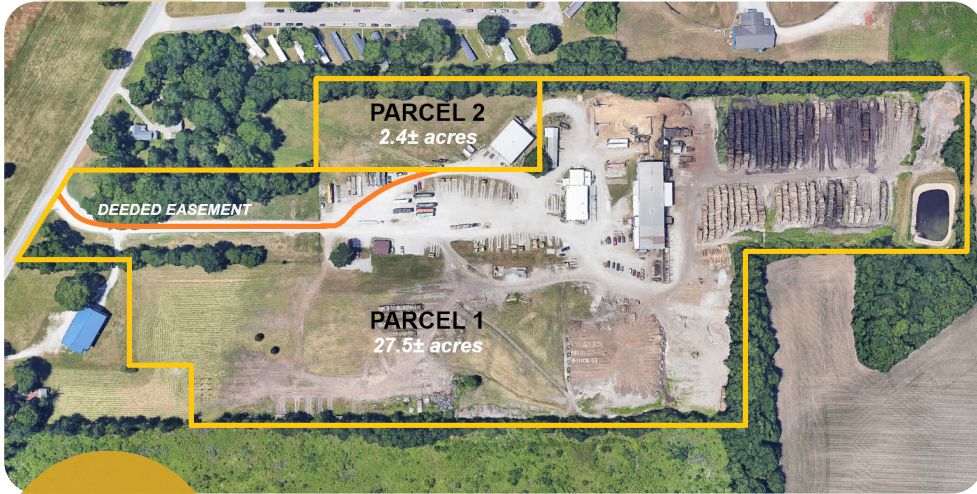
OPEN HOUSES: by appointment only; contact agent to schedule.

SELLER: Kirkham Real Estate, LLC

29± acres

COMMERCIAL
REAL ESTATE
in TERRE HAUTE

3956 S STATE RD 63
Terre Haute, IN 47802

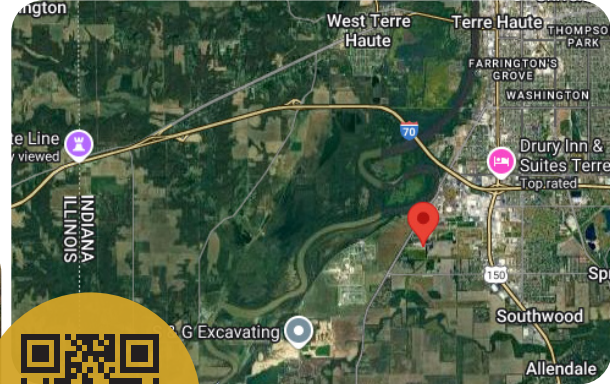


Located southwest of I-70 / US-150 intersection, and miles east of the Wabash River and Illinois state line.

STRATEGIC
COMMERCIAL
LOCATION!

This large property was formerly a sawmill and is just off of the intersection of I-70 / US-150 and nine miles west of the Illinois State Line! A mix of buildings, hard yard, and land, offered in two parcels creates a great opportunity for lots of commercial operations.

Parcels to be sold individually or together to the highest winning bid.



See full gallery
on brightstarres.com



PARCEL 1

NO STARTING BID



PARCEL 2

NO STARTING BID

- 27.5± acres
- **STEEL BUILDING (56' x 198')**
 - Partially open, contained a sawmill
- Large portion of property with gravel
- Retention pond
- Multiple smaller buildings
- **OFFICE BUILDING**
 - Five offices, reception area, one bath
 - HVAC electric with AC
 - Well and septic

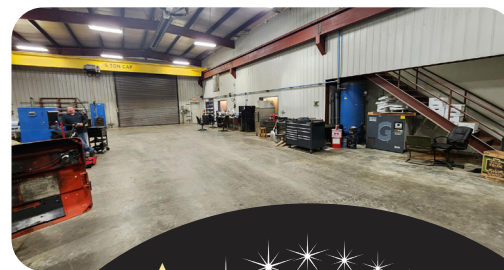
- 2.4± acres (access by recorded easement)
- **LARGE SHOP (64' x 80')**
 - Multiple parts rooms
 - Office area with mini-split AC
 - Fully insulated and heated (natural gas)
 - Floor drains throughout
 - Full bath with shower
 - City water & septic field
 - Large 5-ton hoist
 - 3-phase and single-phase electric



Live & online liquidation auction same day offering Kirkham Hardwoods' full collection of sawmill & forestry equipment! **500+ lots!**

Includes a range of high-quality, late-model forestry machines and rolling stock, offering a rare opportunity for buyers seeking premium industrial assets. **ABSOLUTE AUCTION...** no minimums or reserves — highest bidder wins.

Visit bid.brightstarauctions.com
Eugene Hochstetler: (574) 242-1100



MAIN OFFICE
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AC32100007



JESSE RIEGSECKER
(574) 612-7277
Broker, Auctioneer

5% buyer's premium to be added to the winning bid. 5% down day of auction, non-refundable. Balance due at closing in approximately 30 days. Property lines drawn are approximate. Property to sell per seller's confirmation.

