



12600 N Green River Rd. Evansville, IN 47725 (812) 467-0227

Real Estate: LIVE Onsite Auction - Monday, August 16th at 6:00pm

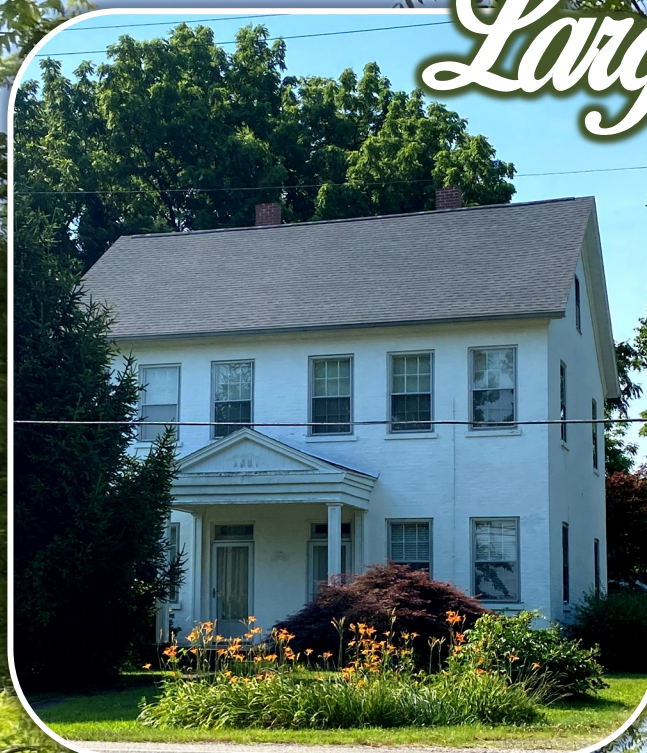
Personal Property: ONLINE Auction Ending Tuesday, August 17th at 5:30pm (Staggered Soft Close)



Auctioneer: Trent Sohn #AU19700067, AC#30000226 - Seller: Howard Happe Trust

# Large Public Auction

5310 New Harmony Rd. in Evansville, IN 47720



## REAL ESTATE & PERSONAL PROPERTY

Real Estate: LIVE Onsite Auction - Monday, August 16th at 6:00pm

4 Bed, 2 Bath Historic Home & Outbuildings on 32.5+/- Rolling Acres; Offered in 4 Tracts & Combinations!

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Plus: Chevy Pick-Up Truck - JD Riding Mower - Vintage Boat - Tools & Barn Finds - Guns - Furniture - Advertising - Antiques - Collectibles - Household Miscellaneous & Much More!

# Large Public Auction

5310 New Harmony Rd. in Evansville, IN 47720

## REAL ESTATE & PERSONAL PROPERTY

Directions: From W Diamond Ave. (66), go South on Resurrection Dr., to Left on New Harmony Rd. (Property is across the street from Resurrection Catholic School)

Online Bidding Link for Personal Property: [www.SohnandAssociates.HiBid.com](http://www.SohnandAssociates.HiBid.com)



THERE IS A Walgreen DRUG STORE IN EVANSVILLE





1852  
HAPPE HOUSE



**Real Estate - Live Onsite  
Monday, August 16th at 6:00pm**

**Tract #1:** Consists of 4+/- Acres with 60' of frontage on New Harmony Rd. This tract could be the perfect place to build your dream home.

**Tract #2:** Consists of 18.5+/- Rolling Acres with frontage on New Harmony Rd. This beautiful tract is mostly wooded and would make a lovely site for your new home or cabin.

**Tract #3:** Offers approximately 7.5 Acres mostly wooded acres. It will have 60' of frontage on New Harmony Rd. plus an Access & Utility Easement. It would make another outstanding potential building site.

**Tract #4:** Commonly known as 5310 New Harmony Rd., this tract offers 2.5+/- Acres with the historic home and outbuildings. This unique historic property deserves your full and immediate attention!

The two-story brick home, built in 1852, offers amazing charm and potential! The main level features a large family room with a fireplace, kitchen, dining room, bedroom and a full bath.

The upstairs offers 3 more large bedrooms, a laundry area, and a second full bath. There is also a partial basement/cellar with an outside entry.

The outdoors provides beautiful views and lots of storage in the modern and historic outbuildings. First, there is a nice 32'x45' detached garage built in 2005. It features a kitchenette area and a full floored attic for tons of extra storage. There is also a large old barn with hand-hewn beams, a log cabin and more!

**Approximate Square Footage of Home:** First Floor 1,432+/- Sqft.; Second Floor 1,080+/- Sqft. - **Schools:** Cynthia Heights Elementary, Helfrich Park Middle, Reitz

**Approximate Room Sizes:** Family Room w/Fireplace 21x14.7; Kitchen 15.8x10.6; Bedroom 15x15; Dining Room 16x16; Bedroom 15x15; Upstairs - Bedroom 16.4x16.5; Bedroom 16.7x12.7; Bedroom 16.4x11; Laundry Area 8x5

**Taxes:** Parcel 82-05-09-003-067.060-022 with 30.1+/- Acres \$1,116.94 Per Semi Annual Installment with No Exemptions; Parcel 82-05-09-003-067.017-022 with 2.39+/- Acres and Improvements \$1,118.26 Per Semi Annual Installment with Homestead Exemption - **Zoning:** Agriculture & R-1

**Auction Procedure:** The property will be auctioned using our Select Tract Auction Method. Each tract will be offered individually and in any combinations the bidders desire. All bidders will have the opportunity to bid on any individual tract or combination, including the entirety, at any time throughout the auction. The sale will conclude when all the competitive bidding has been exhausted.

**Real Estate Terms:** No Buyer's Premium will be charged! A 5% down payment will be required immediately following the auction. This may be in the form of a personal or business check. The balance will be due & payable at closing within 60 days. While this provides time to obtain financing, bidding is not "subject to financing". Buyer(s) will be provided evidence of good merchantable title. Possession will be immediate upon closing. Purchaser(s) will assume the taxes starting with the Fall 2021 installments. All mineral rights owned by the seller, if any, will be conveyed to buyer(s). Property is selling as-is and subject to seller approval.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. This agreement has, or will, be made available at your request. Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "as-is, where-is" basis, and subject to seller approval. No warranty or representation, either express or implied, concerning the property is made by the seller or the auction company including, but without limitations to fitness for a particular use, zoning classification, utilities, assurance of building permits, driveway permits, or water and septic permits. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. If required, seller will provide survey/parcelization work sufficient to pass title. If a survey is required and the surveyed acreage differs by more than 5% from the advertised acreage, the sale price will be adjusted based on the per acre auction price. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

Seller: Howard Happe Trust



**Personal Property - ONLINE Only - Tuesday, August 17th at 5:30pm  
(Staggered Soft Close)**

This large estate auction will offer nearly 300 lots of interesting items with something for everyone! Just a Sampling is listed below. Please visit the bidding link for complete list and hundreds of pictures. If you do not wish to bid online, please call to make alternative arrangements.

Online Bidding Link: [www.SohnandAssociates.HiBid.com](http://www.SohnandAssociates.HiBid.com)

Pick-Up Truck: 1990 GMC 2500, Sierra SLE, extended cab, w/hitch and camper shell, approx. 47,406+/- miles, 5.7-L V-8 OHV 16V, VIN:2GTGC29K8L1561027

John Deere Riding Mower: Nice X354 Lawn Tractor, 42A, 261.1hrs, 18.5 HP, Kawasaki motor

Boat & Trailer: 14' Vintage Cutter Fiberglass Boat w/Evinrude Lark 35 HP motor, single axle trailer

Tools, Barn Finds & Miscellaneous: Troy-Bilt Horse Tiller; Standard Twin Walk-Behind Tractor; Dearborn Model 14-1 Cycle Bar Mower; Large Farm Wagon; Vintage Steel Wheel Hay Rake; Craftsman Portable Air Compressor; Craftsman 10" Job-Site Table Saw; Delta 12" Compound Miter Saw; Stihl 028WB Chain Saw; Huge Collection of Antique Monkey Wrenches & Other Primitive Tools; Wooden Barn Ladders; Buckeye Apple Cider Press; Horse Tak & Much More!

Furnishings & Miscellaneous: General Electric Refrigerator; Antique Pie Safe; Antique Washstand; Antique Knock-Down Wardrobe; Antique 3-Drawer Marble Top Chest; Bedroom Furniture; Large Oak S-Roll Top Desk; Dining Table w/5 Chairs & Server; Tell City Table w/2 Benches; Recliner Couch; Vintage Player Piano; Storage Cabinets; Antique Kalamazoo Oak Model Stove & Much More!

Collectibles, Advertising & Household Miscellaneous: Several Vintage Advertising Signs Including a Porcelain "There is a Walgreen Drug Store in Evansville"; Lots of Vintage License Plates; Cast Iron Kettles; American Police Silvertone Radio; Vintage Brunswick Phonograph; Antique German Bibles; Lincoln Books & Miscellaneous Paper; Vintage Musical Photo Album; Stoneware; Reitz 1953 Letterman Patch; Vintage Scales; Large Collection of Vintage Photography Equipment & Accessories; Large Lot of Lettering; Ideal Pure Milk Box; Beard & Son Vintage Evansville Bicycle & Much More! Firearms: J.C. Higgins Model 36 .22 Rifle; J. Stevens Arms Co. 22 Rifle; Eastern Arms Shotgun; Vintage Daisy Red Ryder BB Gun; Small Amount of Miscellaneous Ammo

Pick-Up Date: Thursday, August 19th from 11:00am - 6:00pm. You will receive a link in your paid receipt email to sign up for your specific time. Please make sure that you do this or call with any questions.

Personal Property Terms: A 10% Buyer's Premium will be added to the final bid price to determine final selling price. Sales tax will be charged on the hammer price and buyer's premium. Payment may be made by cash, check or credit card. All items selling AS-IS. For a complete listing of items and auction terms, please visit the bidding link at [www.SohnandAssociates.HiBid.com](http://www.SohnandAssociates.HiBid.com). If you do not wish to bid online, please call the office to make alternate arrangements.

**Showings: Sunday, August 1st 12-2pm; Tuesday, August 10th 4-6pm;  
Monday, August 16th 4-6pm or Call!**

