



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

Public Viewing: SUNDAY OCTOBER 3rd
 12 NOON – 2:00 PM; or Call.

Personal Property Pick-Up: THURSDAY
 OCTOBER 14TH 12 NOON – 6:00 PM.
 By Appointment Only!

Location of Viewing and Pick-up:
 2009 W VIRGINIA ST in EVANSVILLE, IN, from the
 Lloyd Expressway, go N on Saint Joseph Ave to
 Right on Virginia.

Seller: Estate of Erma Linda "Sally" Barrett
 AUCTIONEERS: Trent Sohn #AU19700067, AC#30000226

Directions: From the Lloyd Expressway, go N on Saint Joseph Ave to Right on Virginia.



Auction what you own with Sohn! www.SohnAndAssociates.com 1-800-357-4031

Online Public Estate Auction

Real Estate & Personal Property

Auction Ends Monday October 11th

NICE WESTSIDE 4 BED, 2 BATH HOME
 w/ BASEMENT & DETACHED GARAGE

Plus: FURNITURE, ANTIQUES & COLLECTIBLES, SOME JEWELRY,
 APPLIANCES, TOOLS, HOUSEHOLD MISCELLANEOUS & MORE!

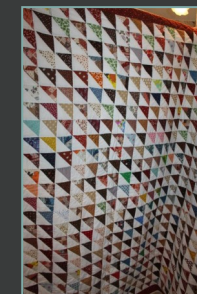


2009 W VIRGINIA STREET in EVANSVILLE, IN 47712



- * - 2,121+/- SQFT Plus Basement!
- * Great Westside Location Across from St Boniface Parrish & Only 2 Blocks N of W Franklin St!
- * Beautiful Original Woodwork!
- * R-2 Zoning!
- * Perfect for End User or Investor!
- * Guaranteed Good Clear Title & 60 Days to Close!
- * No Buyer's Premium!

Plus: FURNITURE, ANTIQUES & COLLECTIBLES, SOME JEWELRY,
 APPLIANCES, TOOLS, HOUSEHOLD MISCELLANEOUS & MORE!



Bidding Link: www.SohnAndAssociates.HiBid.com

Auction what you own with Sohn... www.SohnAndAssociates.com 1-800-357-4031

Approx Rm Sizes: Eat-In Kitchen 21x11.6; Living Rm 16.9x13.3; Entry Way 7x13; Dining Rm 14.5x11.7; Bedroom 12.6x12.7; Bedroom 12.7x11.7; Upstairs Bedrooms 13.10x8.10 & 13x13+

Lot Size: 30' x 119' or .08 acres

Year Built: 1919

Approx Real Estate Taxes: \$1,309.02 Per Yr

Schools: Tekoppel, Perry Heights, Francis Joseph Reitz

Parcel #: 82-05-24-030-018.006-029

-Legal Description: LAMASCO L.2 BL.43

Zoning: R-2



2009 W VIRGINIA ST in EVANSVILLE, IN 47712

Real Estate Bidding Ends: AUCTION ENDS MONDAY OCTOBER 11th at 5:30 PM (Soft Close)

Built in 1919, this charming 1.5 story home is just seconds from *THE Events District* on W Franklin St with lots of restaurants, bars, retail shops and of course, *The Fall Festival!*

(Go to <https://www.visitevansville.com/arts-districts/west-franklin-street> to learn more about this exciting location.)

The main floor offers approximately 1,414 square feet of living area. There is a large living room complete with a beautiful fireplace. French double doors lead to the dining room with built-in glass door cabinets, while the eat-in kitchen has lots of cabinetry and a planning desk. Completing the main level is an entry way, two bedrooms, and a full bath.

Upstairs you will find two more nice sized bedrooms, the second full bath, and lots of attic storage.

The half basement features an older partial bath, a second kitchen area, laundry, and lots of storage.

Other features and amenities include a detached 1+ car garage, covered front porch, 9' ceilings, modern HVAC, vinyl replacement windows and more!

Real Estate Terms: (Please read complete terms & conditions online prior to bidding). No Buyer's Premium will be charged. The successful online bidder will be required within 24 hours after auction close to sign a standard form purchase agreement and submit a 5% deposit. This deposit may be in the form of a personal or business check. The balance will be due & payable at closing within 60 days. Buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Spring 2022 installment. The property is selling on an AS IS basis and subject to seller approval. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Sohn & Associates, Ltd and its representatives are agents of the seller.



SOHN
& ASSOCIATES, LTD

Personal Property Bidding Ends: MONDAY OCTOBER 11th at 6:00 PM (Staggered Soft Close)

This very nice auction features over 275 lots to bid on and win. Just a few of the **Highlights** are listed below.

Furnishings, Appliances & Miscellaneous: Antique 20-Drawer Drug Store Counter; Neat Antique Mosler Floor Safe; Large Vintage 1970's Figural Floor Lamp; Antique Washstand; Bernhardt Dining Table & 6 Chairs; Miscellaneous Bedroom Furnishings; Antique Three-Drawer Chest; Vintage Sofa and Two Matching Chairs; China Cabinet; La-Z-Boy Recliner; One-Drawer Marble Top Lamp Table; Antique Floor Lamp; Vintage Figural Table; Neat Wooden Occasional Table; Needlepoint Piano Stool; Wooden Church Pew; Vintage Aluminum Porch Glider & other Patio Furnishings; Three-Weight Grandmother Clock; Singer Cabinet Mod Sewing Machine; Adjustable Chrome Clothes Rack; Vintage Dinette Table; Vintage Portable Bar; Vintage Electric Fireplace; Whirlpool Side-By-Side Refrigerator; GE Dryer; more!

Collectibles & Miscellaneous: Carved Wooden Box with Lion Lid; Original 1944 IRS Poster; Several Quilts; Majolica Pottery Plant Stand; Vintage Grocery Paper Dispenser; Cranberry Glass Vases; 5-Gal Miali Pottery Stoneware Churn; Cast Iron Lamb Mold; Antique Oval Picture Frame; Hummel Figurines, Plates & Bells; Structo Toy Dump Truck; Tonka Toy Jeep; Sears Toy Wagon; Mattel Baby Grow Up Doll; Vintage Drink Glasses; China and Glass; Set of Rogers Daffodil Flatware; Other Kitchen Wares; Pocket Knives; 1959 Mater Dei 10k Gold Class Ring; Gold Bracelet; Wadsworth Pocket Watch Case; Costume Jewelry & More!

Tools & Miscellaneous Garage Items: Aluminum Extension Ladder; As-New Adjustable Torque Wrench; Dunlap Vise; Hand Tools; Garden Tools; Cyclone Seeder; Plano Fishing Tackle Box & Contents; Black & Decker Electric Mower & more!

Please visit the bidding link for complete searchable list.

Personal Property Terms: (Please read complete terms & conditions online prior to bidding). 10% Buyers 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. **If you do not wish to bid online, please call the office to make alternate arrangements.**

Personal Property Pick-Up: THURSDAY OCTOBER 14TH 12 NOON – 6:00 PM; PLEASE NOTE THAT PICK-UP IS TO BE SCHEDULED BY APPOINTMENT ONLY through our online signup genius calendar via email link. You will receive a link with your paid invoice.

Public Viewing: SUNDAY OCTOBER 3rd 12 NOON – 2:00 PM; or Call.