

# Online Only Real Estate Auction

**2 BED, 1 BATH HOME & ADJOINING POLE BUILDING/GARAGE;  
BOTH ZONED C-4!**



**Property Location: 1314 E COLUMBIA & 1316 E COLUMBIA ST in EVANSVILLE, IN 47711**

**Attention: Business Owners, Investors, Anyone Needing Storage, or Just People Looking for a Great Home. You need to investigate this outstanding opportunity!**

**Lot #1) 1314 E COLUMBIA ST in EVANSVILLE, IN  
2 BED, 1 BATH HOME with WALK-UP ATTIC**

This home was built in 1949 and offers approximately 1,104 square feet on the main level. This includes a large eat-in kitchen, a living room with a built-in corner cabinet, 2 bedrooms, and an office/nursery. There is a washer & dryer located just off the dining area.

There is also a walk-up attic area that has been used as two additional bedrooms.

Other features include a modern outdoor package unit for HVAC, vinyl replacement windows, a security system, carport and more! Please note that the home comes partially furnished including a refrigerator, gas stove, washer & dryer, flat screen TV, lots of furnishings, collectibles and more!

- ◆ Lot Size: 30'x129' or .09 Acres
- ◆ Approx '20 Pay '21 Taxes: \$0.00 with Std Hmst, Supp Hmst & 65+ Exemptions
- ◆ Parcel #: 82-06-21-033-030.015-029
- ◆ Legal Description: BERLIN HTS LOT 19 BL 11

**Lot #2) 1316 E COLUMBIA ST in EVANSVILLE, IN  
HOBGOOD POLE BUILDING / GARAGE with  
2,880+/- TOTAL SQFT**

This property adjoins the home (Lot #1). It is also Zoned C-4 making it a great place for your business or just lots of storage!

It features a Hobgood Pole Buildings / Garages. Per the County Assessor, the front building was built in 1993 and measures 30'x32'. Then another 30'x32' was added on in the back in 1996. Then a final 30'x32' was added on in 2003. All the adjoined buildings offer concrete floors and lighting. The first two buildings, approximately 1,920 square feet, offer heat and air. Overall, there are three overhead doors and 3 man doors going outside.

The purchaser of this Tract will also get lots of tools and more! Please see pics or visit the Showing for details.

Please make your plans now to bid your price on this great opportunity!

- ◆ Lot Size: 60'x129' or .18 Acres
- ◆ Approx Pay '20 Pay '21 Taxes: \$604.38 Per Semi Annual Installment
- ◆ Parcel #: 82-06-21-033-030.014-029
- ◆ Legal Description: BERLIN HTS LOT 17 &18 BLK 11

**Note: Lot 3 of the auction will be a combination of both properties. You will have the opportunity to bid on each property individually or in combination. The manner that brings the highest amount will be deemed the winning bidder(s).**

**If you do not wish to bid online, you may call to make alternate arrangements! All furniture and items remaining in the home & pole building will become the property of the buyer.**

**Terms: No Buyer's Premium will be charged.** The successful online bidder(s) 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. While this does give you plenty of time to complete any financing that you may be considering, the sale is not subject to financing. Buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Spring 2022 installments. The properties are 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.



**Bidding Ends: WEDNESDAY OCTOBER 13th at 6:00 PM (Soft Close)**

**Bidding Link: [www.SohnAndAssociates.HiBid.com](http://www.SohnAndAssociates.HiBid.com)**

**SHOWINGS: WEDNESDAY OCTOBER 6th 4:00-6:00 PM or CALL!**

**Bidding Link: [www.SohnAndAssociates.HiBid.com](http://www.SohnAndAssociates.HiBid.com)**

**SOHN**  
& ASSOCIATES, LTD

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



Directions: from US Hwy 41 N,  
go East on Columbia to properties  
on your left.



**Auction what you own with Sohn** [www.SohnAndAssociates.com](http://www.SohnAndAssociates.com) **1-800-357-4031**

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- *Convenient Pigeon Twp Location Near Hwy 41 & the Lloyd Expressway!*
- *Zoned C-4 Commercial!*
- *Guaranteed Good Title & 60 Days to Close!*
- *No Buyer's Premium!*

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SELLER: Larry C. Klein PR

AUCTIONEER: Trent Sohn #AU19700067, AC#30000226

