

# ONLINE ONLY REAL ESTATE AUCTION

## 2 ADJOINING RESIDENTIAL PROPERTIES in GIBSON COUNTY

### 210 S GROVE ST & 218 S GROVE ST in OAKLAND CITY, IN

- Nice Investment - Fixer-Upper Opportunity!

- Guaranteed Good Title & 60 Days to Close!

**Bidding Ends: TUESDAY OCTOBER 12th at 6:00 PM (Soft Close)**

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

**Showing Date: TUESDAY OCTOBER 5<sup>th</sup> 12 NOON - 1 PM or CALL.**

**Directions:** From I-69, take Exit 33 toward IN-64 E, Keep right at the fork, follow signs for Oakland City/Huntingburg and merge onto IN-64 E, Turn left onto IN-57 N, Turn right onto Oak St to S Grove.



#### **Lot 1: 210 S GROVE STREET**

This property consists of a 50'x100' lot at the corner of Oak & Grove. It is improved with a single wide manufactured home. It offers approximately 1,216 square feet.

- Lot Size: .11 Acre

- 2020 Pay 2021 Real Estate Taxes: \$24.52 Per Annual Installment w/ Veteran Disability

Please see bidding link for additional assessor information. All information given is from the Gibson County Assessor website.

#### **Lot 2: 218 S GROVE STREET**

This property consists of a 50'x140' lot that adjoins Lot 1. It is improved with a 2 bedroom, 1 bath home built in 1923. It offers approximately 908 square feet of living space and 780 square feet of attached garage space.

- Lot Size: .16 acre

- 2020 Pay 2021 Real Estate Taxes: \$5.00 Ditch Assessment Only; w/ Hmst, & Veteran Disability

Please see bidding link for additional assessor information. All information given is from the Gibson County Assessor website.



**Please note, if you do not wish to bid online, you may call to make alternate arrangements!**

**Terms: A 10% Buyer's Premium will be added to your bid.** 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. Buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Spring 2022 installments. The property is selling on an AS IS basis and subject to seller/court approval. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here was gathered from public records 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. Sohn & Associates, Ltd and its representatives are agents of the seller.



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

Seller: Diana L. Daltry Estate

Auctioneer: Trent Sohn #AU19700067, #AC3000226



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

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