

WARRICK COUNTY LAND AUCTION

Live Auction Date: **TUESDAY APRIL 26th at 6:00 PM**

20.18 ACRES on GORE RD in LYNNVILLE, IN
OFFERED in 2 TRACTS & COMBINED!

Viewing: An Auction Representative will be onsite at Gore Road TUESDAY APRIL 19th 12 NOON—2:00 PM!
(Subject Property is across the street from 13000 Gore Rd).



- 20.18+/- Rolling Wooded Acres!
- Beautiful Potential Building Sites!
- Great Hunting & Recreation!
- Water, Natural Gas & Electric Available!
- Convenient Location to Evansville, Newburgh, Princeton, or Owensboro!
- No Buyer's Premium & Guaranteed Good Clear Title!

Only 30 Minutes to Newburgh; 30 Minutes to Princeton; 40 Minutes to Jasper!

Directions to Property: From SR 61 in Lynnville, go East on SR 68, turn Left (north) on Knob Hills Rd, to Right on Clutter, to Left on Gore (Subject Property is across the street from 13000 Gore Rd).

starting with the Fall 2022 installments. Possession will be immediate upon closing. All the mineral rights owned by the sellers will be conveyed to new purchaser(s); however, the seller believes the minerals have been previously conveyed. The property is selling 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 no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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. All sketches and dimensions in this brochure and related materials are approximate. If required to pass title, a sufficient survey will be provided by the seller. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

Auctioneers Note: Sohn & Associates is very pleased to offer this outstanding property at Public Auction! If you are a **builder, investor, hunter, outdoor enthusiast, timberman, or someone looking for the perfect place to build your dream home;** you must come investigate this great opportunity!

VIEWING: An auction representative will be onsite at Gore Rd **TUESDAY APRIL 19th 12 NOON – 2:00 PM;** or **CALL.**

AUCTION LOCATION: LYNNVILLE COMMUNITY CENTER (On SR 68 - Just W of 61).

Auction Procedure: The property will be offered using our **Select Tract Auction Method.** Each tract will be offered individually and in combination. All bidding will remain open until the competitive bidding has been exhausted. **Please note, you may bid live in person at the Lynnville Community Center, or you may bid online at www.SohnAndAssociates.HiBid.com.** Please call with any questions.

Auction Terms & Conditions: **No Buyer's Premium!** A 10% deposit will be required from all successful bidders at the conclusion of the auction. This may be in the form of a personal or business check. The balance will be due and payable at closing within 60 days, or as soon as possible following the completion of any necessary survey/subdivision work. Purchaser(s) will be provided with evidence of marketable title. The purchaser(s) will assume the taxes

Tract #1: Will consist of 10.09+/- wooded acres. It offers approximately 330' of public road frontage on Gore Rd. It lays north of Tract #2. It would make a lovely potential building site!

Tract #2: Will consist of 10.09+/- wooded acres. It offers approximately 330' of public road frontage on Gore Rd and is south of Tract #1. It would make an excellent potential building site!

Approximate Taxes – (Parcel 87-01-35-100-002.000-009) \$394.04 Per Year

Brief Legal - NE NW S35 T3 R8 20.18 A EXCEPT 5 VEIN COAL

Deg-Min - N 38 deg 12.9411 min W 87 deg 16.2428 min

Bidding Link: www.SohnAndAssociates.HiBid.com

SOHN
& ASSOCIATES, LTD

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

Auction what you own with Sohn www.SohnAndAssociates.com (812) 467-0227

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Auction Location: Lynnville Community Center –
416 W ST RD 68, IN-68, Lynnville, IN 47619.

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Seller: Donald & Gloria Eilert

Auctioneer: Trent Sohn #AU19700067, #AC30000226

Tract #1
10.09 +/- Acres

Tract #2
10.09 +/- Acres

Bidding Link: www.SohnAndAssociates.HiBid.com