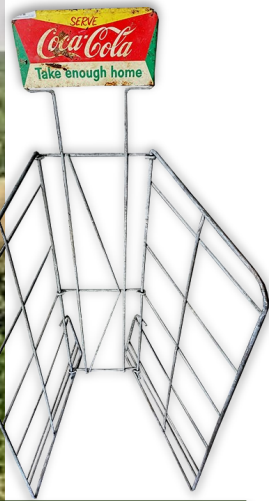


SOHN & ASSOCIATES, LTD

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

Auction what you own with sohn!



Property Location:
 8032 Martin Martin Rd.
 Henderson, KY 42420

Seller: Garnett R. Sneed

Auctioneer: Trent Sohn #AU19700067, AC#30000226

LARGE ONLINE PUBLIC AUCTION

Real Estate & Personal Property



Online Bidding Link: www.SohnandAssociates.HiBid.com

**Online Bidding Ends Monday June 27th
 w/Real Estate @ 5:30pm & Personal Property @ 6:00pm**

Property Location:
 8032 Martin Martin Rd.
 Henderson, KY 42420

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 Henderson, KY 42420

Tractors & Attachments, Log Splitter, Boat, Tools,
 Furnishings & Appliances, Large Butcher Block,
 Collectibles, Firewood & More!



LARGE ONLINE PUBLIC AUCTION

Real Estate & Personal Property

Online Bidding Ends Monday June 27th

w/Real Estate @ 5:30pm & Personal Property @ 6:00pm



Nice 3 Bed, 1.5 Bath Brick Ranch Home on Beautiful
 Rolling 12.3+/- Acres w/PT Finished Pole Barn,
 Detached Garage, Old Wood Barn & More



SOHN & ASSOCIATES, LTD

REAL ESTATE @5:30pm ONLINE

Built in 1977, this nice brick home has plenty of charm and scenic views! There is approximately 1,778 feet of living space featuring a large family room with a wood burning fireplace. The kitchen is open to the dining area which leads out to a very nice brick sunroom. The master bedroom offers a one half attached bath and a laundry closet. The bath shares an additional closet with the full bathroom and features a built-in laundry hamper. Completing the home are two more ample sized bedrooms.

Other features and amenities of the house include hardwood floors, a newer standing seam metal roof, attached one car carport, covered front porch, rear patio, modern LP gas HVAC, public water and more!

Outside you will find a modern pole building measuring approximately 32'x48'. It features a finished guest/in-law apartment complete with a bedroom, kitchen, living area, and a full bath. There is in-wall heat and air. Plenty more storage space is available in the 2 car detached garage, lean-to's, and the neat old wood barn!

The rolling pasture is partly fenced and would be perfect for horses or any kind of farm animals. There are a few wooded acres at the back of the property and there are apple and walnut trees around the home.

Approx. Home Rm Sizes: Living Rm 20x15.4; Kitchen & Dining Area 19.7x13; Sunroom 17.6x12.7; Master Bedroom 13.2x13.1; Bedroom 12x11; Bedroom 12x11

Lot Size: 12.3+/- Acres (Rectangular)

Note: Per the seller, the septic tank has been "backed over" by a vehicle causing some damage to the tank. It has been covered with metal. It is currently functioning per seller.

Real Estate is being offered in conjunction with Jim Collier, Broker— Collier & Company Real Estate

Real Estate Terms: 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 the real estate taxes will be prorated to the date of closing. 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; Collier & Company Real Estate and its representatives are agents of the seller.

If you do not wish to bid online, please call the office to make alternate arrangements.



PERSONAL PROPERTY @6pm ONLINE

This very interesting auction features over 300 lots.

Tractors, Implements & Misc.: 1967 Ford 2000 Diesel Tractor w/1,344.7 hrs., runs well; McCormick Farmall M Tractor w/Loader, runs well; Caroni 5' Rotary Tiller; King Kutter 7' Rear Blade; Comer 5' Rotary Brush Cutter Mower, 5' Box Blade/Box Scraper; 2 Bottom Plow; Several Antique Attachments Mower: John Deere 42" L111 Automatic Riding Lawn Tractor, 823.3+/- hrs

Tools & Misc.: 27 Ton Portable Log Splitter, Husky Pro, 7HP, 60 gallons Upright Air Compressor; Lincoln Ac-225 Amp Welder; Craftsman Table Saw; Craftsman Belt Sander; Utility Dump Lawn Cart Trailer; DeWalt Grinder; Vintage Drill Press; Aluminum Sheets; Air Tanks; Tool Boxes; Hand & Power Tools; 4 Wheeler Lift; Ryobi Router Portable Sprayer Tank; HDX Tile Cutter; Floor Jacks; Ladders; C-Clamps; Animal Traps; Lots of Copper Wire; Scrap Metal; Lots of Firewood; Barn Wood; Fishing Tackle

Boat & Horse Trailer: 18' Polar Kraft Aluminum Boat w/30 HP Evinrude Outboard & Trailer; 12' Tandem Axle Horse Trailer

Furnishings, Appliances & Misc.: 2 Frigidaire Refrigerators; GE Dryer; Sharp Microwave; 4pc. Bedroom Suite; Nice Butcher Block; Antique Cabinet; Round Pedestal Table & 4 Chairs; Curio Cabinet; Roll Top Desk; Jewelry Armoire; Large Decorative Mirror; Bar Stools; Lawn Furniture; Park Bench & More

Collectibles & Household Misc.: Western Elec. Co. Wall Phone; Vintage Coca-Cola Rack; Carnival Glass Bowls; Vintage Glass Minnow Traps; Vintage Pyrex Double Handle Bowl; Antique Singer Treadle Sewing Machine; Globe on Stand; Keen Kutter Sausage Grinder; Prints; Lighting; Cross Bow by Wieder; DeWalt Radio; Christmas Décor; Vintage Clothes Pin Bag; 3 Carbide Lights; 2 Vintage Draw Knives; Neat Putnum Antique Rolling Ladder & More

Personal Property Terms: 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

Public Viewings: Sunday June 12th from 12-2pm & Monday June 20th from 4-6pm.

Pick-Up: Thursday June 30th 11am-5:30pm by appointment only via pickup link in your paid invoice email.

Preview & Pickup Location: 8032 Martin Rd. in Henderson, KY 42420; from Downtown Henderson, go South on US-60/Alt 41/S Green St; turn right onto KY-136 W & continue approx. 5 miles; then turn Right on Martin Rd, then take a left at the first curve (watch for signs)

