

*Great Location Minutes from Historic Downtown Newburgh!*

*Perfect for Investor or End User!*

*Guaranteed Good Clear Title!*

*Up to 60 Days to Close!*

*No Buyer's Premium!*



*Cute Home with Lots of Potential!*

### **Bidding Ends: TUESDAY SEPTEMBER 20th at 6:00 PM (Soft Close)**

**Property Location:** 5902 LISA LANE in NEWBURGH, IN 47630; From Downtown Newburgh, go West on 662 (Ohio Scenic River Bypass) toward Evansville, then go Left on S Pollack Ave to Right on Lisa Ln; or Go South on Fuquay to East on Pollack to Left on Lisa Ln.

**Bidding Ends:** TUESDAY SEPTEMBER 20<sup>th</sup> at 6:00 PM (Soft Close)

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

Built in 1987, this home offer approximately 894 square feet of living space on the main floor plus a loft area. A spacious vaulted Great Room features a fireplace and is open to the kitchen. The primary bedroom features cathedral ceilings and an attached full bath. Completing the home is a second bedroom, a half bath, a loft area with a large walk-in closet, and an attached one car garage.

*While this home will need some updating and repairs, it is perfect for any investor or end user willing to some work. Please make your plans now to bid your price on this Warrick County opportunity!*

**Approximate Rm Sizes:** Great Rm 16x15; Kitchen 12x10; Primary Bedroom 12x12; Bedroom 10.7x10; Loft Area 12x12

**Parcel #:** 87-12-32-411-007.000-019

**Brief Legal:** Lakeland Court Replat of 3,4,5 Sublot C Pt Lot 5

**Schools:** Newburgh Elementary, Castle North Middle, Castle High

**Approx Lot Size:** 43x141 or .14 Acre

**Zoning:** R-1

**Approximate 2022 Taxes:** \$1,583 Per Year with No Exemptions

**Total Finished Above Grade Square Feet Per Assessor:** 1,350

**Preview:** TUESDAY SEPTEMBER 13th from 4 PM – 6 PM; or Call for Appointment.

**Please read all Terms & Conditions online before bidding.**

**If you have any questions or do not wish to bid online, please call us, and we will be happy to assist!**

**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. 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 2023 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.

**SELLER:** Rex Harper

**AUCTIONEER:** Trent Sohn #AU19700067; AC#30000226



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



**Auction what you own with Sohn    [www.SohnAndAssociates.com](http://www.SohnAndAssociates.com)    (812) 467-0227**

## Online Only Real Estate

**2 BED, 1.5 BATH PATIO HOME in NEWBURGH, IN**

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