

LARGE ONLINE PUBLIC AUCTION

REAL ESTATE & PERSONAL PROPERTY in HENDERSON, KY

AUCTION ENDS MONDAY OCTOBER 10TH

3 BED, 1.5 BATH RANCH HOME with DET GARAGE & MORE;

Plus: FURNISHINGS, ANTIQUES, COLLECTIBLES, TOOLS, KILN, BICYCLES, HOUSEHOLD & MORE!



NICE 3 BED, 1.5 BATH BRICK & VINYL RANCH HOME with DETACHED GARAGE, DECK, SUN ROOM & GAZEBO!

Built in 1977, this cute home offers amazing potential. It includes approximately 1,644 square feet of living area, plus a large sunroom! A living room with a fireplace and a large family room provide ample space for entertaining or relaxing. The kitchen is open to the dining area and leads out to the sunroom. The master bedroom features an attached half bath while two more bedrooms and a hall bath complete the inside of the home.

Other features and amenities of the house include a 20x24 detached garage, a covered front porch, deck, gazebo, modern HVAC, an architectural shingle roof and more!

Please make your plans now to bid your price on this nice property!

Approx Home Rm Sizes: Living Rm 17.8x11.4; Family Rm 20x20; Kitchen 11x9.7; Dining Area 12x11; Sunroom 20x9.7; Master Bedroom 14.4x11.5; Bedroom; 12.6x11.5; Bedroom 12x9

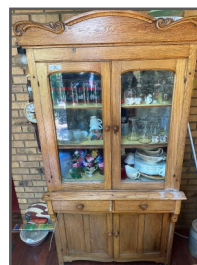
Parcel #: 46E-24

Lot Size: 88.6x145.43

Approx 2021 Taxes: \$643.22

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

TERMS (Please read complete terms & conditions online prior to bidding)
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.



FURNISHINGS, ANTIQUES, COLLECTIBLES, TOOLS, HOUSEHOLD & MORE!

This very interesting auction features over 265 lots. Just a few of the *Highlights* are listed below.

Furnishings, Appliances & Miscellaneous: Oak Possum Belly Kitchen Cabinet; 3 Pc Bedroom Suite; Oak Hi-Boy Chest; Antique Oak Washstand; Antique 3-Drawer Dresser; Antique Oak Server; Victorian Style Marble Top Table; Victorian Parlor Chair; Marble Top Coffee Table; Duncan Phyfe Style Sofa & Drop Leaf Table; Bow Front Bookcase Maple Tea Cart; Lighted Curio Cabinet; Antique Wood Rocker; Small Writing Desk; Oak Carved Back Side Chairs; Cast Iron Monkey Stove; Kitchen Maid Porcelain Cook Stove & More!

Collectibles & Household Miscellaneous: & More! Railroad Collectibles Including Lanterns, Lock & Switch Signal; Van Briggles Bowl & Flower Frog; Antique Oak Wall Phone; Antique Coffee Grinder; Toys & Replicas Cars Including GI Joe, Hotwheels, Racing Champion, Lots of Stieff 10" Bear Dolls Including Barbie & Madame Alexander; Mickey Mouse Collectibles; Uhl Pottery Pitcher; Vintage Fire King Bowls; Kitchen Wares; Heddon Fishing Lures; Vintage Baby Carriage; Stoneware Butter Churn; Zippo Lighters; 1970's Cigarette Lighter & Ash Tray; Cookie Jars; Coca-Cola Collectibles; 33 1/3 Record Albums; Travel Posters; Vintage Sled; Costume Jewelry; Cuckoo Clock; Lots of Christmas Décor; Lawn Décor; Prints; Much More!

Tools & Miscellaneous: Miller Model SCP-200E Welder; Husky Power Washer; Primitives; Suncast Yard Barns; Large Garage "Dealer Lot" & More!

Bicycles: Vintage Schwinn Tandem Bike; Pair of Schwinn Cruiser Deluxe Bicycles; Vintage Schwinn Varsity & Vintage Schwinn Stingray

Please visit the bidding link for complete searchable list of this large & exciting auction!

TERMS (Please read complete terms & conditions online prior to bidding)
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.

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

Bidding Link: www.SohnAndAssociates.HiBid.com



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



1,644+/- SQFT of Living Space (Plus the Sunroom)!

Living Rm w/FP & Large Family Rm!

Convenient Henderson Location Only Seconds from South

Heights Elementary School!

2+ Car Detached Garage & More!

Guaranteed Good Clear Title & 60 Days to Close!

No Buyer's Premium!

Seller: Dana Oliver; Michael S. Brown

Auctioneer: Trent Sohn #AU19700067, AC#30000226



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

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Property Location: 1515 SMITH COURT in HENDERSON, KY 42420

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Real Estate Bidding Ends: MONDAY OCTOBER 10th at 5:30 PM
 (Soft Close)

Personal Property Bidding Ends: MONDAY OCTOBER 10th at 6:00 PM
 (Staggered Soft Close)

Public Viewings: SUNDAY OCTOBER 2ND 12 NOON – 2:00 PM; or
 Call for Appointment. (You can view both Real Estate & Personal
 Property)

Personal Property Pick-Up: WEDNESDAY OCTOBER 12th 10:00 AM –
 5:30 PM. PLEASE NOTE: Pick-Up is to be scheduled by appointment
 only through our online signup genius calendar via email link. You
 will receive a link with your paid invoice.

Preview and Pick-Up Location: 1515 SMITH COURT in HENDERSON,
 KY 42420; From Downtown Henderson, continue South on S Green St
 (41A/60), then turn Left on Smith Ave, to Right on Smith Ct (watch for
 signs).

Bidding Link: www.SohnAndAssociates.HiBid.com