

SOHN
& ASSOCIATES, LTD

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

1,232+/- SQFT of Living Space on Main Level!
Nice Full Walk-Out Basement!
Incredible 4.00 Rolling Acres w/ Mature Trees!
30'x40'x10' Pole Building!
Fantastic West Side Location!
Convenient to US!
Guaranteed Good Clear Title & 60 Days to Close!
No Buyer's Premium!



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

LARGE ONLINE PUBLIC AUCTION
REAL ESTATE & PERSONAL PROPERTY in EVANSVILLE, IN

Auction Ends Monday November 21st



3 BED, 3 BATH BRICK RANCH w/ BASEMENT & POLE BARN on BEAUTIFUL 4+/- ROLLING ACRES!
Plus: JD TRACTOR & MOWERS, TRAILER, PICK-UP TRUCK, TOOLS, CAST IRON KETTLES, COLLECTIBLES, FURNISHINGS & MORE!

Property Location: 10141 DENZER RD in EVANSVILLE, IN 47720

Directions: From the University Parkway in Evansville, go West on New Harmony Rd; turn Left on Denzer, continue past Posey County Line Rd to property on your right.

LARGE ONLINE PUBLIC AUCTION

REAL ESTATE & PERSONAL PROPERTY in EVANSVILLE, IN

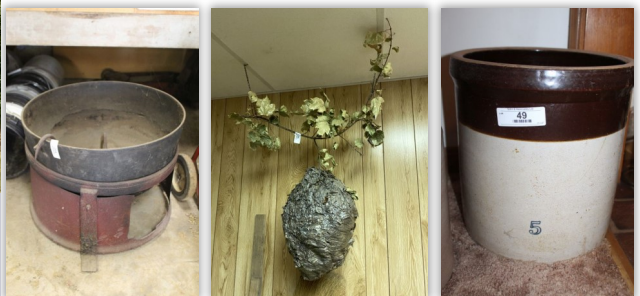
Auction Ends Monday November 21st

10141 Denzer Road, Evansville, IN 47720



3 BED, 3 BATH BRICK RANCH w/ BASEMENT & POLE BARN
on BEAUTIFUL 4+/- ROLLING ACRES!

Plus: JD TRACTOR & MOWERS, TRAILER, PICK-UP TRUCK, TOOLS,
CAST IRON KETTLES, COLLECTIBLES, FURNISHINGS & MORE!



Sellers: Mr. Bernie E. Goad

Auctioneer: Trent Sohn #AU19700067, AC#30000226



Bidding Link: www.SohnAndAssociates.HiBid.com

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REAL ESTATE

3 BED, 3 BATH BRICK RANCH w/ BASEMENT & POLE BARN, ALL LOCATED on BEAUTIFUL 4+/- ROLLING ACRES!

Bidding Ends:

MONDAY NOVEMBER 21st at 5:30 PM (Soft Close)

1,232+/- SQFT of Living Space on Main Level!

Nice Full Walk-Out Basement!

Incredible 4.00 Rolling Acres w/ Mature Trees!

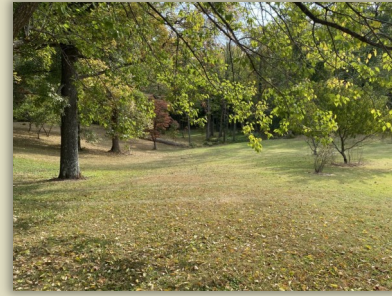
30'x40'x10' Pole Building!

Fantastic West Side Location!

Convenient to US!

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No Buyer's Premium!



Built in 1987, this home deserves your full attention! It offers approximately 1,232 square feet of living space on the main floor including a large living room with a brick wood burning fireplace. The eat-in kitchen has lots of cabinets and the primary bedroom features an attached full bath. Completing the main level are two more bedrooms and a second full bath.

Downstairs you will find a full basement that includes the third full bathroom, another large brick wood burning fireplace, a second kitchen area, bomb shelter/wood storage room, canning room, and lots of storage!

The 1,200 square foot pole barn provides all the space you need for your vehicles, toys and winter projects. There is also lots of amazing mature trees and plenty of room for a garden or 4-H animals.

Other features and amenities include a covered front porch, a 2.5 year old metal roof, modern HVAC, well & septic, partial security fence, 2x6 outside walls and more!

Please make your plans now to come investigate and bid your price on this fantastic West Side Property!

Approx Rm Sizes: Living Rm 19x13.7; Kitchen 15x20; Primary Bedroom 13x12.8; Bedroom 15.5x13.7; Bedroom 12x10

Lot Size: 4.00 Acres

Approximate 2022 Real Estate Taxes: \$1,863.24 Per Year w/ Hmst & Disability Exemptions

Schools: Cynthia Heights Elementary; Helfrich Park Middle; Reitz High School

Parcel #'s: 82-05-06-003-060.029-022 (2 Acres); 82-05-06-003-060.031-022 (2 Acres)

Public Viewings: TUESDAY NOVEMBER 8th 4-5:30, SUNDAY NOVEMBER 13th 12 NOON - 2:00 PM & MONDAY NOVEMBER 21st 4-5:30 PM; or Call for Appointment.

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

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

Bidding Link: www.SohnAndAssociates.HiBid.com

PERSONAL PROPERTY

JD TRACTOR & MOWERS, TRAILER, PICK-UP TRUCK, TOOLS, CAST IRON KETTLES, COLLECTIBLES, FURNISHINGS & MORE!

Bidding Ends:

MONDAY NOVEMBER 21st at 6:00 PM

(Staggered Soft Close)

*This outstanding auction features over 300 lots to bid on and win! Just a few of the **Highlights** are listed below.*

Tractor, Mowers, Trailer, Implements, Tools & Garage Items:

John Deere 1023 E Diesel Tractor w/ Front End Loader & Only 636 Hours; John Deere X390 Lawn Tractor w/ Only 159.3 hours; John Deere LX 279 Lawn Tractor w/ Only 119.6 hours; 13' x 5' Utility Trailer; Woods RT 48.30 3-Point Tiller; Woods RM59 Finish Mower; 5' Adjustable Rear Blade; 6' 3-point Disc; Portable Log Splitter; Troy-Bilt Horse Rear Tine Tiller; Miller Dialarc 250-AC/DC Welder; Tri-Star Metal Cutting Band Saw; Craftsman Stack Tool Box; Lots of Hand Tools Including Craftsman; Stihl BG56C Gas Blower; Craftsman 10-Inch Band Saw; Rigid Pipe Cutters; Vintage Delta Drill Press; Stihl MS 310 & MS 251 C Chain Saws; Chainsaw Sharpeners and Blades; Black & Decker Cordless Tools; Blacksmith's Vise; Vintage 8hp Engine; LP Cooker/Stand; Animal Traps; LP Tanks; Lots of Chain; Large Lot of Garden Tools; Fishing Poles; Warehouse Pallet Storage Racks; & **MUCH MORE!**

Truck: 1989 Chevy Silverado Pick-Up Truck comes with new Chevrolet 350 motor

Collectibles & Household Miscellaneous: 2 Cast Iron Butcher's Kettles; Large Collection of Stoneware Including a Cobalt Decorated Owensboro, KY Thixton Millet Distillery and Whiskey Jug; Antique GE Floor Model Radio; Cream Separator & Monkey Stove; Dazey #4 Glass Butter Churn; Sad Irons; Vintage Lawn Sprinkler; Copper Collectibles; Large Offering of Canning Jars Including Mason, Ball & Others; Cast Iron Dog Nutcracker; Eight-Drawer Spice Rack; Bottles; Cast Iron Skillets; Daisy Red Ryder BB Gun; Quilt; Enameled Pans; Large Graniteware Coffee Pot; Double-Cola Box; Sears Commander



Portable Sewing Machine; Prints; Oil Lamps; Sentry Floor Safe; Hornet's Nest; Cider / Wine Press; Iron Implement Wheels; Sausage Grinders & Lard Presses; Vintage Ideal Double-Wash Tubs; Taxidermy Pheasant & Raccoon; Kaluna Moon Dog Bike; **MORE!**

Furnishings & Miscellaneous: Antique Cast Iron Stove Originally inside the Heldt and Voelker Hardware Store; Wood Kitchen Table and Five Chairs; Matching Upholstered Sofa and Loveseat; Matching Waterfall Chest and Dresser; Jenny Lind-Style Full Bed; One-Drawer Porcelain-Top Table; Full-Length Dressing Mirror; **MORE!**

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

Public Viewings: TUESDAY NOVEMBER 8th 4-5:30, SUNDAY NOVEMBER 13th 12 NOON - 2:00 PM & MONDAY NOVEMBER 21st 4-5:30 PM; or Call for Appointment.

Personal Property Pick-Up: MONDAY NOVEMBER 28th 12:00 NOON – 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. **NOTE:** Please come at your scheduled time! We appreciate your cooperation.

Preview and Pick-Up Location: 10141 DENZER RD in EVANSVILLE, IN 47720; From the University Parkway in Evansville, go West on New Harmony Rd; turn Left on Denzer, continue past Posey County Line Rd to property on your right.

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