

Online Only Real Estate Auction

3 BED, 2 BATH HOME on 2+/- WOODED ACRES in DARMSTADT!

Bidding Ends: WEDNESDAY NOVEMBER 30th at 6:00 PM (Soft Close)



1600 FLEENER COURT in EVANSVILLE, IN 47725

This unique home was built in 1979 and is located in the Town of Darmstadt. It offers approximately 1,920 square feet of living space on two levels, plus a basement.

The main level offers 1,152 square feet including a large living room with a gas log fireplace. The dining area is open to the kitchen with lots of cabinets and counter space. Completing the main level is the primary bedroom, a full bath, and a sun porch.

The upstairs is approximately 768 with two large bedrooms, the second full bath, and lots of closets / storage space!

The basement is 768+/- square feet and includes a garage door making a perfect spot for your mowers and garden equipment.

Other features and amenities include a nice covered front porch, #1 yellow pine hardwood floors, drywall behind all paneling, high efficiency gas furnace and central air, a wood burner, 400 amp underground electrical service, public water & sewer, newer DC Metals roof, 16x14 shed, lots of wildlife and more!

While the home will need some updating and maintenance, this is an amazing opportunity to purchase property in the Darmstadt area.

Please make your plans now to bid your price!

Approximate Rm Sizes: Living Rm 23.4x15.3; Dining Area 13.35x12.7; Kitchen 12.8x11; Primary Bedroom 20x13; Upstairs Bedroom 19.2x13.5; Upstairs Bedroom 19x13.

Parcel #: 82-03-13-035-153.003-031

Brief Legal: Esther Fleener Sub Sector 1 Lot 3

Schools: Scott; Thompkins; Central

Lot Size: 2+/- Acres

Zoning: Ag

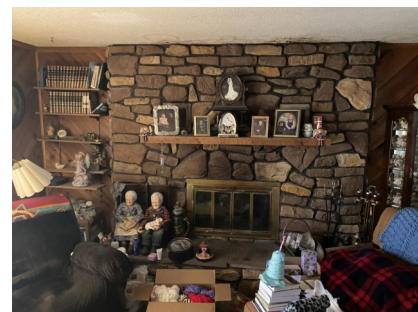
Approximate 2022 Taxes: \$1,960.72 Per Year with Homestead Exemptions

Previews: MONDAY NOVEMBER 14th from 4 – 6 PM; & TUESDAY NOVEMBER 22nd 12 NOON – 2PM; or Call for Appointment.

SELLER: George Wimpelberg

AUCTIONEER: Trent Sohn #AU19700067;

AC#30000226



Bidding Link: www.SohnAndAssociates.HiBid.com

SOHN
& ASSOCIATES, LTD

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

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.



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

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*Great Scott Twp Location on Dead End Street!
Beautiful 2+/- Acres w/ Mature Trees!
1,920+/- SqFt Plus a Basement!
Covered Front Porch!
Guaranteed Good Clear Title!
Up to 60 Days to Close!
No Buyer's Premium!
Fantastic Opportunity for End User or Investor!*

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& TUESDAY NOVEMBER 22nd 12 NOON - 2PM; or Call for Appointment.

Property Location: 1600 FLEENER CT in EVANSVILLE, IN 47725; From US HWY 41 N, go West on Boonville New Harmony Rd, then turn Left (South) on Darmstadt Rd, to Right on Fleener Rd, to Right on Fleener Ct.

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