



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



Online Public Auction

REAL ESTATE & PERSONAL PROPERTY in EVANSVILLE, IN
AUCTION ENDS MONDAY NOVEMBER 28TH



6121 Kratzville Road in Evansville, IN 47710

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

**3 BED, 1 BATH HOME on .76 ACRES w/ LOTS OF POTENTIAL;
Plus: COLLECTIBLES, FURNISHINGS, HOUSEHOLD MISCELLANEOUS, BOOKS,
TOOLS, CRAFTING & KNITTING SUPPLIES, & MORE!**

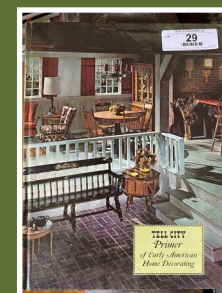
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REAL ESTATE

3 BED, 1 BATH HOME on .76 ACRES w/ LOTS OF POTENTIAL

Location: 6121 KRATZVILLE RD in EVANSVILLE, IN 47710

Directions: from the intersection of Darmstadt Rd & N First Ave, go West on Kratzville to property on your left; or From N St Joseph Ave, go East on Wimberg, to Right on Kratzville.

Bidding Link: www.SohnAndAssociates.HiBid.com

Bidding Ends: MONDAY NOVEMBER 28th at 5:30 PM (Soft Close)

1,200+/- SQFT of Living Space!

Full Walk-Out Basement!

Fully Floored Attic!

Beautiful .76 Acre Lot!

Fantastic North Side Location!

Guaranteed Good Clear Title & 60 Days to Close!

No Buyer's Premium!

Built in 1950, this well located north-side home offers lots of charm and potential! It is situated on a beautiful wooded .76 acre lot with a circle drive around the home. The main level has 1,200 square feet of living area including a large eat-in kitchen, a large family room with built-in bookshelves, three bedrooms, and a full hall bath.

The full walk-out basement has a laundry area with a sink and commode. There are also a couple of separate rooms and a garage door. The full walk-up attic provides lots more storage or additional potential living space. Other features and amenities include hard wood floors, a modern gas furnace and central air, a screened-in back porch, deck, yard barn, and lots of back yard wildlife!

Please make your plans now to bid your price on this well located home with lots of potential!

Approx Rm Sizes: Kitchen 16.5x13.3; Family Rm 17.8x13.3; Bedroom 14x12.7; Bedroom 12.5x11.7; Bedroom 11x10.4

Lot Size: .76 +/- Acres; Approx 117'x283'

Parcel #: 82-05-01-034-069.009-020

2021 Pay 2022 Real Estate Taxes: \$273.72 Per Year

Schools: Highland Elementary; Thompkins Middle; Central High

Brief Legal: Pt NE NE 1-6-11

Public Viewings: SUNDAY NOVEMBER 20th 12:00 NOON – 2:00 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.

Sellers: Mary N. Brammall; PR

Auctioneer: Trent Sohn #AU19700067, AC#30000226



PERSONAL PROPERTY

COLLECTIBLES, FURNISHINGS, HOUSEHOLD MISCELLANEOUS, BOOKS, CRAFTING & KNITTING SUPPLIES, TOOLS & MORE!

Bidding Link: www.SohnAndAssociates.HiBid.com

Bidding Ends: MONDAY NOVEMBER 28th at 6:00 PM (Staggered Soft Close)

This Estate auction features over 90 lots. Just a few of the **Highlights** are listed below.

Furnishings & Miscellaneous: Antique Gate Leg Dining Table and Chairs; Full Size Bedroom Suite with Pineapple Finial Bed; Rope Beds; Antique Four-Drawer Chest; Antique Blind Door Cabinet; Two Antique Wooden Washstands; Antique Wooden Rocking Chairs; Six Antique Wood Chairs; Inland Knee-Hole Desk; Painted Antique Glass-Door Cabinet; Bookcases; Wood Patio Furniture; Amana Washer and Whirlpool Dryer; More!

Collectibles & Household Miscellaneous: N Scale Model Railroad Set; Four DMC Spool / Sewing Cabinets; Framed Antique Needlepoint Wall Hangings; Antique Picture Frames; Wood Hanging Spice Racks; Tonquin Franciscan Transferware Dishes; Pattern Glass; Vintage Parker Pen; Antique Balance Scale with Weights; Antique Dolls; Ladies Purses, Shoes, Treenware Wooden Pitcher and Utensils; Huge Offering of Interesting Books Including WWII, Evansville & IN History, Art Books, Antique Reference Books; Novels, and More; Lots of Vintage Magazines Including Collection of National Geographic's dating back to the 1920's; Huge Offering of Sewing, Crafting & Knitting Items Including Craft Supplies and Hundreds of Books, Pamphlets & Miscellaneous; Lots of Stamps; Postcards; Vinyl Records, LP's, and 45's; Model Replica Toy Cars; Some Stoneware; More!

Tools & Miscellaneous: Antique Wood Tool Tote; Three-Prong Pitchfork; 12-Gallon Shop Vac; Assorted Lumber; Black & Decker 7.25" Utility Saw; Skil 405 4" Belt Sander; Razor Strop; Craftsman Blower; Hedge Trimmer; and More!

Please visit the bidding link for complete searchable list.

Public Viewing: SUNDAY NOVEMBER 20th 12:00 NOON – 2:00 PM or Call for Appointment.

Personal Property Pick-Up: WEDNESDAY NOVEMBER 30th 12 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.

Preview and Pick-Up Location: 6121 KRATZVILLE RD in EVANSVILLE, IN 47710

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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.**

