

**SOHN**  
& ASSOCIATES, LTD

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

**Auction what you own with Sohn!**

# Warrick County Real Estate Auction

Fronts on Weyerbacher Rd. & Aigner Rd.

Live Auction Date:  
Wednesday,  
August 25th at 6:00pm

Auction Location:  
Lynnville Community  
Center - 416 WST. RD. 68  
Lynnville, IN

Directions to Property: From I-69, go East on SR 68 approximately 6 miles to right on Weyerbacher, cross over I-64 to property on your left (Property is just SW of Tecumseh High School)

**91<sup>+</sup> Acres**  
in Lynnville, Indiana  
Offered in 3 Tracts & Combinations

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*Sohn & Associates is very pleased to offer this outstanding property at Public Auction! If you are a farmer, investor, hunter, outdoor enthusiast, or timberman, you must come investigate this beautiful and productive land!*

**91<sup>+</sup> Acres**  
in Lynnville, Indiana



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**Tract #1:** Commonly known as 10144 Weyerbacher Rd., this tract consists of 1+/- acres and is improved with a cute 1.5 story farm home built in 1932. The main level includes a living room, dining room, kitchen, one bedroom and a full bath. The upstairs offers two more bedrooms and attic storage.

Other features and amenities include pretty woodwork, high efficiency furnace & central air, a covered front porch, basement, carport, shed, beautiful views and more! The home is currently rented on a month-to-month basis.

**Approximate Room Sizes:** Living Room 15.7x13.2; Dining Room 15x14; Kitchen 12x10; Bedroom 13x11.2; Upstairs Bedrooms 16x13; 11x8 (No Closet)

**Tract #2:** Offers 67+/- acres fronting on Weyerbacher Rd. It is mostly tillable and features productive Stendal & Bonnie Silt Loam Soils. There is a small amount of woods along the edge of the creek that could be cleared.

**Tract #3:** Contains 25.6+/- acres fronting on Aigner Road. This tract is heavily wooded and a sportsman's dream. It offers fantastic hunting, trail riding and camping opportunities.

**Taxes:** Parcel 87-05-07-300-016.000-009 (1 Acres w/Home) \$515.18 Per Semi Annual Installment; Parcel 87-05-07-300-044.000-009 \$749.13 Per Semi Annual Installment.

**Auction Procedure:** The property will be offered using our *Select Tract Auction Method*. Each tract will be offered individually and in any combinations the bidders desire. All bidders will have the opportunity to bid on any individual tract or combination, including the entirety, at any time throughout the auction. The sale will conclude when all the competitive bidding has been exhausted.



**Auctioneer:** Trent Sohn  
#AU19700067, AC#30000226  
**Seller:** Meinert Trust

## MEINERT AUCTION PLAT

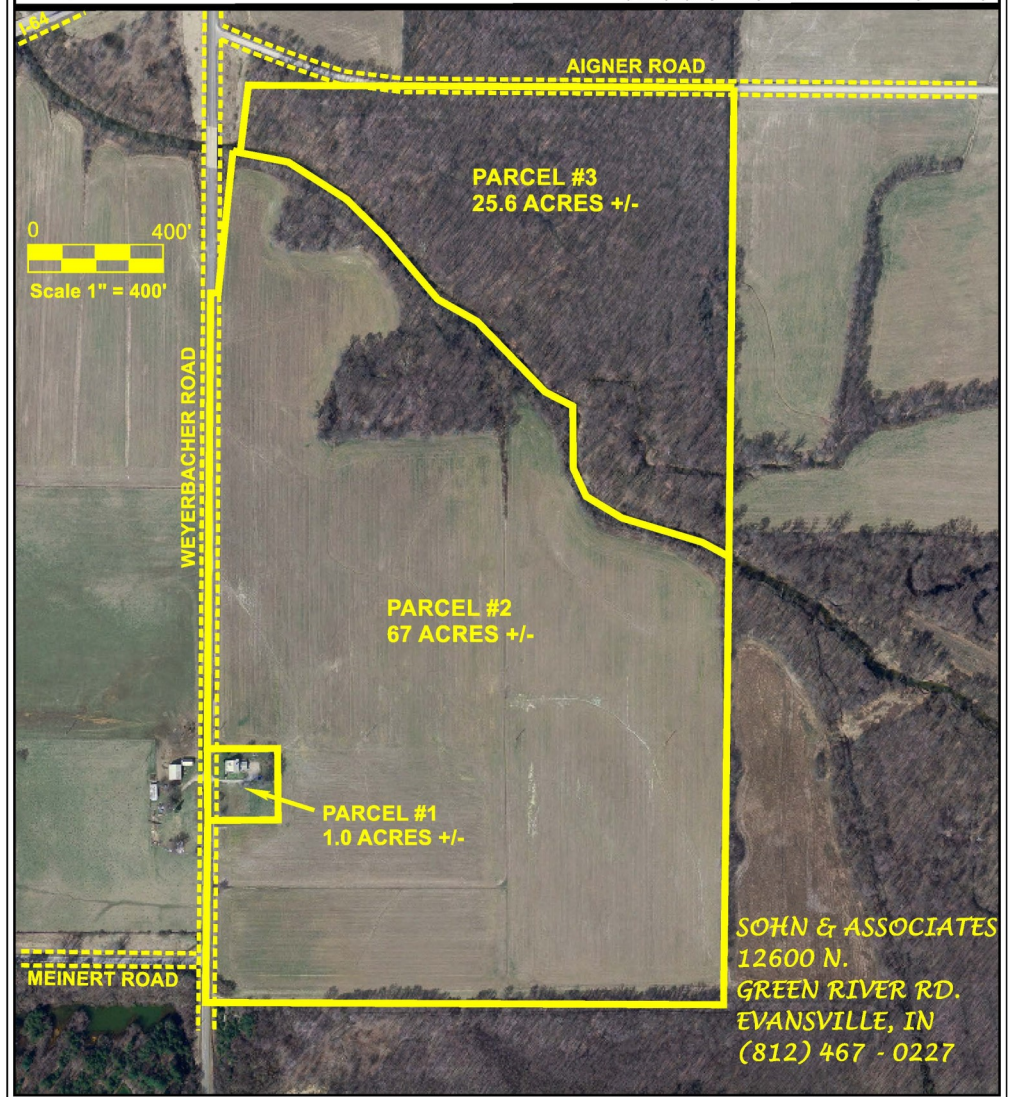
Part of the West Half of the Southwest Quarter of Section (7), Township (4) South, Range (8) West, in Hart Township, Warrick Co., Indiana.

### General Notes:

- 1) This drawing does not indicate a boundary survey. Information shown is based on aerial photography and record documents. The final dimensions and acreage are subject to the results of an accurate field survey.
- 2) The proposed division of land is subject to the review and approval of the Warrick County Area Plan Commission.

**KISSEL**  
Land Surveying, LLC  
1263 E. 900 S., Ft. Branch, IN 47648  
(812) 632 - 8831 / (812) 753 - 1233  
www.kisselsurveying.com

- 3) The aerial photography is dated 2005.
- 4) This drawing is created July 17, 2021 (Rev. 7-26-21)
- 5) The property is subject to all easements & rights-of-way.



- 60.85+/- Productive Tillable Acres!

- Wooded Tract for Hunting & Recreation!

- Cute Farm Home with Amazing Views!

- Beautiful Rolling Potential Building Sites!

- Outstanding Investment Opportunity!

- Convenient Location to Evansville, Newburgh,  
Jasper or Owensboro!

- No Buyer's Premium & Guaranteed Good Clear Title!

**Viewing: Sunday, August 15th from 12-2pm**

An auction representative will be onsite at 10144 Weyerbacher Rd.

**Auction Terms & Conditions:** No Buyer's Premium! A 10% deposit will be required from all successful bidders at the conclusion of the auction. This may be in the form of a personal or business check. The balance will be due and payable at closing within 60 days, or as soon as possible following the completion of any necessary survey/subdivision work.

Purchaser(s) will be provided with evidence of marketable title. The purchaser(s) will assume the taxes starting with the Spring 2022 installments. Possession will be immediate upon closing subject to tenant's rights. Tenant in home is currently renting on a month-to-month basis. Farming rights will become available for the 2022 crop year. The sellers are retaining the 2021 crop proceeds. All the mineral rights owned by the sellers will be conveyed to new purchaser(s). The property is selling subject to seller approval.

**DISCLAIMER OF ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. This agreement has, or will, be made available at your request. Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "as-is, where-is" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller of the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure and related materials are approximate. All acreages are approximate and have been estimated based on legal descriptions and/or aerial photographs. If required to pass title, a sufficient survey will be provided by the seller. If a survey is required and the actual difference between the advertised acreage and the surveyed acreage is greater than 5%, an adjustment to the selling price will be made on the purchase price per acre basis. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.