

Online Only Real Estate Auction

3 BEDROOM, 1.5 BATH HOME in NEWBURGH, IN



Bidding Ends: FRIDAY OCTOBER 29th at 6:00 PM (Soft Close)

Bidding Link: www.SohnAndAssociates.HiBid.com

Showing: FRIDAY OCTOBER 22nd 4:00-6:00 PM or CALL.

Per the seller, this is a double wide modular home on a permanent block foundation. The assessor lists it as being built in 1969.

It is situated on a .18 acre lot conveniently located just seconds from Historic Downtown Newburgh! There is approximately 1,008 square feet of living space with an open concept design. The large living room is open to the dining room and kitchen. There are a total of three bedrooms including a master with an attached half bath. Completing the home is a full hall bath and a laundry/utility room. The roof and central air have been recently replaced.

Other features and amenities include a chain link fence, covered porch, shed and nice shade trees.

- Convenient Location to Historic Downtown Newburgh!
- 1,008+/- SQFT of Living Space!
- Great Investment Opportunity!
- Guaranteed Good Title & 60 Days to Close!

Property Location: 416 LOCUST ST in NEWBURGH, IN

Directions: from Downtown Newburgh, go North on State St, to Right on E Gray St, to Left on Locust

Please make your plans now to bid your price on this unique property close to all the shopping and amenities of Historic Downtown Newburgh, IN!

- Lot Size: .18 Acre w/ 55' of Frontage

- Approx Rm Sizes: Living Rm 15x14.9; Dining Rm 11.4x9.9; Kitchen 11x8; Master Bedroom 13x9; Bedroom 11.3x8.9; Bedroom 9.8x8; Laundry/Utility Rm 6x5.4

- Schools: Newburgh Elementary; Castle North Middle; Castle High

- Approx '21 Pay '22 Taxes: \$515.98 Per Semi-Annual Installment w/ No Exemptions

- Parcel #: 87-12-34-406-006.000-014

- Legal Description: LOT 6 MEADOWVIEW SUB

Please note, if you do not wish to bid online, you may call to make alternate arrangements!

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 2022 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: Don & Joyce Fussner
Auctioneer: Trent Sohn #AU19700067; AC#30000226

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SOHN
& ASSOCIATES, LTD

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



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