



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



Sellers: Peggy Koester; Randy Koester POA

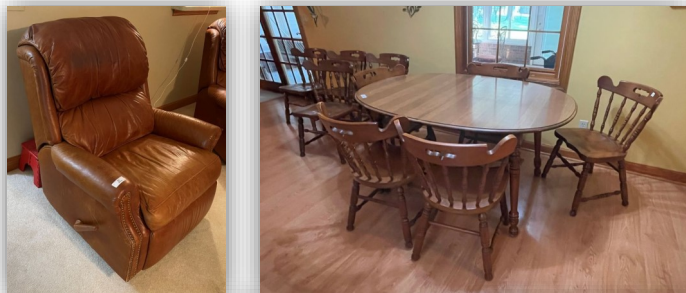
AUCTIONEERS: Trent Sohn #AU19700067, AC#30000226



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# Large Online Public Estate Auction

**3 BED, 2.5 BATH HOME w/ ATTACHED & DETACHED GARAGES on 1.42 ACRES; Plus: COLLECTIBLES, FURNISHINGS, TOOLS & HOUSEHOLD MISCELLANEOUS!**



**Bidding Ends: TUESDAY NOVEMBER 16th**

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**3 BED, 2.5 BATH HOME w/ ATTACHED & DETACHED GARAGES on 1.42 ACRES; Plus: COLLECTIBLES, FURNISHINGS, TOOLS & HOUSEHOLD MISCELLANEOUS!**



2,852+/- SQFT of Living Space on One Level!  
Great Knight Twp Location!  
Beautiful 1.42 Acre Lot w/ Mature Trees & Grape Vines!  
Rear Patio w/ Retractable Awnings!  
Guaranteed Good Clear Title & 60 Days to Close!  
No Buyer's Premium!

**7489 Old Boonville Hwy  
Evansville, IN 47715**

**Bidding Ends: TUESDAY NOVEMBER 16th**



**Public Viewings: SUNDAY NOVEMBER 7<sup>th</sup> 12 NOON – 2:00 PM;  
and TUESDAY NOVEMBER 9<sup>th</sup> 4:00 – 6:00 PM or CALL!**

**Directions:** From the intersection of N Green River Rd & Lynch, go East on Lynch, to Left on Old Boonville Hwy, to property on your right.



**3 BED, 1.5 BATH HOME w/ ATTACHED & DETACHED GARAGES on 1.42 ACRES!**  
**Bidding Ends: TUESDAY NOVEMBER 16th at 5:30 PM (Soft Close)**

Built in 1986, this quality brick home offers over 2,800 square feet of living space all on one level! As you enter the front door you will find a foyer with a coat closet that opens into a large family room and dining area. Next is a beautiful kitchen that features a vaulted skylight, solid surface countertops, lots of cabinet space and appliances. Just off the other side of the kitchen is a breakfast area that opens into a spacious living room complete with built-in bookcases. So that you have enough room to relax and entertain *all* your family and friends, you have a very nice year-round sunroom overlooking the amazing back yard. The master suite features a walk-in closet and an attached full bath with a double vanity. Completing the inside of the home are two more bedrooms, a full hall bath, and a laundry room with a half bath.

Other features and amenities include a 2 car attached garage with a second kitchen area, a 24'x32' detached garage, a very clean crawl space with inside access, lots of concrete parking, a driveway alarm, newer landscaping & architectural shingle roof, a fenced back yard with a patio and double retractable awnings and more!

**Please make your plans now to bid your price on this amazing property!**

**Approx Rm Sizes:** Sun Rm 23.5x15.5; Living Rm 26.8x16.6; Family Rm 19.7x 13.4; Breakfast Area 12x8; Kitchen 12.5x11.3; Dining Area 11.9x10; Master Bedroom 20x14; Bedroom 12.5x12; Bedroom 12x12.2; Laundry/Utility Rm 15x5

**Lot Size:** 1.42 Acres

**Real Estate Taxes:** \$1,169.18 Per Semi Annual Installment w/ Hmst & Mtg Exemptions

**Schools:** Stockwell, Plaza Park, Harrison

**Parcel #:** 82-07-07-004-132.001-026

**Legal Description:** ALLISONS ACRES L 1

**Zoning:** A Agriculture

**TERMS (Please read complete terms & conditions online prior to bidding) 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 Fall 2021 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](http://www.SohnAndAssociates.HiBid.com)**



**COLLECTIBLES, FURNISHINGS, TOOLS & HOUSEHOLD MISCELLANEOUS!**  
**Bidding Ends: TUESDAY NOVEMBER 16th at 6:00 PM (Staggered Soft Close)**

This interesting auction features over 220 lots. Just a few of the *Highlights* are listed below.

**Furnishings & Appliances:** GE Profile washer & Maytag dryer; Fine Furniture 5 Pc Bedroom Set; Matching Loveseat, Chair & Ottoman; Tell City Table w/10 Chairs & 3 Leaves; Flexsteel Leather Rocker/Recliners; Ashley Sofa, Loveseat & Oversize Chair; Plymouth Pine 6-Drawer Chest; Vizio 32" Flatscreen TV; & More!

**Collectibles & Household Miscellaneous:** Replogle Globe Inc Desk Top Globe; Lead Glass Chandelier; Blenko Vase; Antique Coffee Tin; Wilson Leather Jackets; Vintage Ukelin; Decorative Water Fountain; Aluminum Weather Vane; Pfaff Sewing Machine; Prints & Decorator Items; Fiesta Dishes; Cuckoo Clock; Power Air Fryer & Lots of Kitchenwares; Misc Glassware; Wire Basket & Planter and More!

**Tools & Miscellaneous:** 4" Wilton Vise; Mulching Trim Mower; Ryobi Blower & Hedge Trimmers; Werner 6' Aluminum Ladder; Poulan-Pro Chain Saw; Remington Electric Chain Saw; Country Way Tank Sprayer; Homelite Gas Blower; Chicago Reciprocal Saw; Older Air Compressor; and More!

Please visit the bidding link for complete searchable list.

**Previews: SUNDAY NOVEMBER 7<sup>th</sup> 12 NOON – 2:00 PM; and TUESDAY NOVEMBER 9<sup>th</sup> 4:00 – 6:00 PM or CALL**

**Personal Property Pick-Up: THURSDAY NOVEMBER 18th 12 NOON – 6:00 PM.**

PLEASE NOTE THAT PICK-UP IS TO BE SCHEDULED BY APPOINTMENT ONLY through our online sign up genius calendar via email link. You will receive a link with your paid invoice (2<sup>nd</sup> email).

**Location of Preview and Pick-Up: 7489 OLD BOONVILLE HWY, EVANSVILLE, IN 47715;** from the intersection of N Green River Rd & Lynch, go East on Lynch, to Left on Old Boonville Hwy, to property on your right.)

**TERMS (Please read complete terms & conditions online prior to bidding) 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. All sales are final. No returns or adjustments will be made. For a complete listing of items and auction terms, please visit the bidding link at [www.SohnAndAssociates.HiBid.com](http://www.SohnAndAssociates.HiBid.com). **If you do not wish to bid online, please call the office to make alternate arrangements.**



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