



(812) 467-0227
 Sohn and Associates
 12600 N Green River Road
 Evansville, In 47725

LARGE Online Auction



Auction what you own with Sohn... www.SohnAndAssociates.com 1-800-357-4031



LARGE Online Public Auction

REAL ESTATE & PERSONAL PROPERTY in GIBSON COUNTY, IN

AUCTION ENDS MONDAY FEBRUARY 28TH

VERY NICE 3 BED, 2 BATH RANCH HOME on 1.21 ACRES

w/ POLE BARN; Plus: PICK-UP TRUCK, ZERO TURN

MOWER, UTV, TRACTOR, TRAILERS,

WOODWORKING EQUIP, TOOLS,

COLLECTIBLES,

FURNISHINGS,

HOUSEHOLD MISC &

MORE!



(812) 467-0220

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2520 W 950 S in FT BRANCH, IN 47648

Directions: From US-41, go West on IN-68 through Haubstadt, turn Right on CR 150 W, then turn Left on 950 S to property on your right

REAL ESTATE

3 BED, 2 BATH RANCH HOME w/ ATTACHED GARAGE, POLE BARN & MORE!

Bidding Link:

www.SohnAndAssociates.HiBid.com

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

- 2,208+/- SQFT of Living Space!
- Large 2+ Car Attached Garage!
- Large Pole Building!
- Nice Screened-In Sun Porch!
- Low Utility Bills!
- Lots of Other Features!
- Beautiful 1.21 Acre Lot!
- Convenient Gibson County Location!
- Guaranteed Good Clear Title & 60 Days to Close!
- No Buyer's Premium!



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This very nice auction features over 230 lots with something for everyone. Just a few of the Highlights are listed below.



Built in 2009, this Century Home Builders brick ranch offers over 2,200 square feet of living space on one level. A foyer with a coat closet welcomes you inside. The spacious open concept design reveals a large living room open to the beautiful kitchen and dining area. The living room has nice built-ins and the kitchen features lots of cabinets, a large center island, and modern stainless-steel appliances. In one end of the home you will find the sizable master bedroom suite. It offers a walk-in closet and a full attached bath with a double vanity, walk-in shower and linen closet. The opposite end of the home includes two more roomy bedrooms, the second full bath with a Premier Care walk-in tub, and a laundry room with a sink.

A 28'x24' attached garage provides ample space for vehicles and extra storage. Other features and amenities of the home include a newer metal roof, crown moldings, covered front porch, 15'x14' screen porch, modern heating & air, animal pen, extra insulation, a Power Perfect Box, whole house fan and more! A Hardy Outside Woodburning Heater is also connected to the house and pole barn.

A very nice 24'x40' Pole Building/ Detached Garage features concrete floors, an overhead door, and a man door. There is an additional 1,664+/- square feet under roof for even more amazing storage.

Approximately 240' of this has a concrete floor.

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

Approx Rm Sizes: Living Rm 20x15; Kitchen & Dining Area 28x15; Master Bedroom 25x14; Bedroom 14.7x11; Bedroom 14.7x11; Laundry 10.8x9.2; Foyer 6x8

Lot Size: 1.21+/- Acres

2020 Pay 2021 Real Estate Taxes: \$2,235.72 Per Year w/ Hmstd Exemptions

Schools: Ft Branch K-8; Gibson Southern High School

Brief Legal: Pt S 27-3-11

Public Viewings: SUNDAY FEBRUARY 20th 12:00 NOON – 2:00 PM & FRIDAY FEBRUARY 25th 12:00 NOON – 2:00 PM or Call for Appointment

PERSONAL PROPERTY

PICK-UP TRUCK, ZERO TURN MOWER, UTV, TRACTOR, TRAILERS, WOODWORKING EQUIP, TOOLS, COLLECTIBLES, FURNISHINGS, HOUSEHOLD MISC & MORE!

Bidding Link: www.SohnAndAssociates.HiBid.com

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

Truck, UTV, Mowers, Tractor, Trailers: GMC Sierra Classic 1500 Pick-Up Truck; Cub Cadet 4X4 Volunteer UTV; Country Clipper 48" Zero Turn Mower with only 207 hours; International Cub Lo-Boy Tractor; 12' Single Axle Utility Trailer



Equipment, Tools & Misc: Huskee 22 Ton Log Splitter; Troy-Bilt Horse Tiller; Elephant 18" Wood Cutting Band Saw; Lincoln Arc Welder; Northwood 15" Planer; Northwood 8" Jointer; Buffalo 6" Belt Sander and 9" Disc Sander; Guardian Drill Press; Craftsman Radial Arm Saw; Craftsman Table Saw; Craftsman Wood Lathe; Craftsman Oscillating Spindle Sander; Craftsman Wood Shaper; Dewalt Compound Mitre Saw; Central Machinery Dust Collector; Hotsy Portable Steam Cleaner; Stihl String Trimmer; Hand & Power Tools; Vise; Anvil; Ladders; Brick; Tanks; Lumber & Much More!

Furnishings & Appliances: Samsung 55" UHD TV; Frigidaire Affinity HE Washer/Dryer; "Garage" Refrigerators & Freezers; 3 Piece Bassett Bedroom Suite; Sofa and Loveseat; Lane Cedar Chest; Upholstered Rocking Chair; China Cabinet; Barrister Style Bookcase; Vintage Helene Curtis Hair Dryer Chair; & More!

Collectibles & Household Misc: KitchenAid Countertop Mixer; Nuwave Air Fryer & Other Kitchen Wares; Crock Bowls; Vintage Pyrex Mixing Bowls; Nice Offering of Vintage Marbles; Remington Portable Sewing Machine; Vintage Camera and Accordion with Case; Vintage GE Fan; 3 Nut Gatherers; Amazon Kindle Fire Tablet; Much More!

Please visit the bidding link for complete searchable list.

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Personal Property Pick-Up: THURSDAY MARCH 3rd 10:00 PM – 5:30 PM; Note – you will receive a link in your paid invoice email (will be your second email) to sign up for your specific pick-up time.

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 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.

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.

Sellers: Edwin Schaefer; Keith Schaefer; Friedman Trust

Auctioneers:
Don Sohn #AU01000328
Trent Sohn #AU19700067
Doug Emig #AU10700088
AC#30000226



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