



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



Sellers: Patricia Hilligoss Estate; Brian Hilligoss
Auctioneer: Trent Sohn #AU19700067, AC#30000226



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LARGE ONLINE PUBLIC ESTATE AUCTION
Real Estate and Personal Property
AUCTION ENDS FRIDAY FEBRUARY 25th

3 BED, 2 BATH ONE STORY HOME

PLUS: Collectibles, Furnishings, Coins, Jewelry, Household Miscellaneous & Much More!



Bidding Link: www.SohnAndAssociates.HiBid.com



Real Estate Bidding Ends:
FRIDAY FEBRUARY 25th at 5:30 PM
(Soft Close)

Personal Property Bidding Ends:
FRIDAY FEBRUARY 25th at 6:00 PM
(Staggered Soft Close)

Previews:
SUNDAY FEBRUARY 13th 12 NOON – 2:00 PM & WEDNESDAY FEBRUARY 23rd 12 NOON – 2:00 PM.



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Property Location: 123 W MORTON ST in OAKLAND CITY, IN 47660



REAL ESTATE

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Bidding Ends: FRIDAY FEBRUARY 25th at 5:30 PM (Soft Close)

1,528+/- SQFT of Living Space!

Convenient East Gibson Location!

Perfect for End User or Investor!

Guaranteed Good Clear Title & 60 Days to Close!

No Buyer's Premium!



3 BED, 2 BATH ONE STORY HOME

Built in 1923, this home offers over 1,528 square feet of living space on the main level. It features a living room with a fireplace, a kitchen and dining area. The master bedroom offers an attached bath. Completing the main level are two more bedrooms, a second full bath, a den with built-ins, and a kitchenette area.

A ¾ basement gives you plenty of extra storage. There is also an old bath that would require a complete remodel and a washer dryer hookup.

Outside you will find a carport with some storage and a nice fenced back & side yard. The property is currently heated with an older boiler and cooled with window air.

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

Approx Rm Sizes: Living Rm 24.6x13.5; Kitchen 11.2x9.4; Dining Rm 13.4x13.4; Den 15.3x9.9; 2nd Kitchen 8.8x5.5; Master Bedroom 13.4x9.10; Bedroom 11.9x9.6; Bedroom 11.5x9.6

Lot Size: 50'x100' or .11 Acres

2020 Pay 2021 Real Estate Taxes: \$597.98 Per Year w/ Hmstd Exemptions

Public Viewings: SUNDAY FEBRUARY 13th 12 NOON – 2:00 PM & WEDNESDAY FEBRUARY 23rd 12 NOON – 2:00 PM or Call for Appointment.

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 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.

If you do not wish to bid online, please call the office to make alternate arrangements.



Property Location: 123 W MORTON ST in OAKLAND CITY, IN 47660

Directions: From Evansville, go North on I-69, Take exit 33 toward IN-64 E, Keep right at the fork, follow signs for Oakland City/Huntingburg and merge onto IN-64 E, continue to Oakland City, the road will change to W Morton, the property will be on your left at corner of Morton & Madison.

PERSONAL PROPERTY

Collectibles, Furnishings, Coins, Jewelry, Household Miscellaneous & Much More!

Bidding Link: www.SohnAndAssociates.HiBid.com

Bidding Ends: FRIDAY FEBRUARY 25th at 6:00 PM (Staggered Soft Close)

This very large and interesting auction features over 350 lots. Just a few of the **Highlights** are listed below.

Furnishings & Miscellaneous: 5 Pc Bedroom Suite; 3-Drawer Drop Front Secretary; Tell City Furniture Including Hutch, Drop Leaf Table & Rocker; LS Ayers Maple Hutch; Sherrill Furniture Drop-Leaf Secretary; Golden Maple Table & 4 Chairs; Bradington Young Reclining Leather Chair; Mersmen End Tables & Coffee Table; Roos Cedar Chest; Bookcases; Card Tables; Metal Shelving Units; Wrought Iron Patio Furniture; Sentry H3300 Safe; Much, Much More!

Collectibles & Household Miscellaneous: Waterford Crystal; Quilts; Stoneware / Pottery Including Uhl, Some Sterling Silver; Lladro Figurines; Orthophonic High Fidelity RCA Victor Record Player; Vintage Record Albums; Several Clocks; Dresden Dresser Lamps; Thorens Swiss Music Boxes; Hummel Figurines; Stuffed Animals Including Steiff, Boyd's & others; Some Toys; Straight Razors; Prints; Vintage Clothing, Hats & Purses Including Stetson, Dooney & Bourke & Vera Bradley; Hundreds of Collector Plates; Books Including Vintage IU Yearbooks from the 1950's; Lots of Kitchen Wares Including an as-new Keurig Coffee Maker; Christmas Décor; Several Large "Dealer" Lots; Much, Much More!

Coins & Jewelry: 1994 \$10 US Gold Coin on nice 14K gold chain necklace; U.S. \$50 Mint Bags of Uncirculated Pennies; 1891 Indian Cent Necklace; US Proof Sets; Book of Lincoln Head Cents; 4 Packages of US Quarters; Gold Horse Racing Pendant & Chain; Costume Jewelry; More!

Please visit the bidding link for complete searchable list of this large & exciting auction!

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Personal Property Pick-Up: TUESDAY MARCH 1ST 9:00 AM – 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: 123 W MORTON ST in OAKLAND CITY, IN 47660; from Evansville, go North on I-69, Take exit 33 toward IN-64 E, Keep right at the fork, follow signs for Oakland City/Huntingburg and merge onto IN-64 E, continue to Oakland City, the road will change to W Morton, the property will be on your left at corner of Morton & Madison.

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. For a complete listing of items and auction terms, please visit the bidding link at www.SohnAndAssociates.HiBid.com.

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