

SOHN
& ASSOCIATES, LTD

12600 N Green River Rd.
Evansville, IN 47725

Sellers: Riedford Family
Auctioneer: Trent Sohn
#AU19700067,
AC#30000226



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Online Public Estate Auction

Real Estate & Personal Property

Nice 3 Bed, 1.5 Bath Brick Ranch Home
w/Full Basement on .94 Acre Lot;
**PLUS: A Huge Offering of Collectibles, Advertising,
Dolls, Furnishings, Tools, Jewelry & More!**



2115 W Boonville New Harmony Rd
Evansville, IN 47725

Online Bidding Ends: Tuesday, April 18th
Online Bidding Link: www.SohnandAssociates.HiBid.com



Online Public Estate Auction

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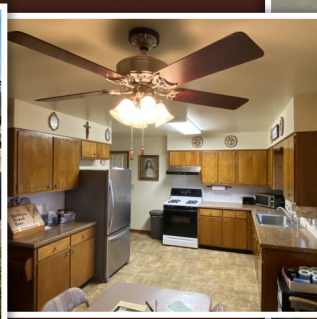
Online Bidding Ends: Tuesday, April 18th
(Real Estate at 5:30pm) (Personal Property at 6pm)

Online Real Estate

Bidding Ends: Tuesday April 18th at 5:30pm (Soft Close)

- 1,333+/- Square Feet of Living Space Plus a Full Basement!
- Outstanding Darmstadt Location!
- Beautiful .94 Acre Lot!
- Attached 2 Car Garage & Large Carport!
- Guaranteed Good Clear Title & 60 Days to Close!
- No Buyers Premium!

Public Viewing: Tuesday, April 11th from 4-6pm; or Call for an Appointment!



Built in 1967, this charming brick ranch home offers approximately 1,333 square feet of living space. This includes an eat-in kitchen, a large living room, three bedrooms, and 1.5 baths.

The full basement has a bar area and offers lots of storage and more fantastic opportunity for additional living space!

Other features and amenities include a 26'x27' two car attached garage, lots of concrete parking area including a 21'x20' carport, hardwood floors, lots of closets, some vinyl replacement windows, high efficiency furnace, central air and more!

Approximate Room Sizes: Eat-In Kitchen 18x12; Living Rm 18x13.6; Bedroom 14x10; Bedroom 13.8x10; Bedroom 12x10

Approximate '21 Pay '22 Real Estate Taxes: \$1,697.8 w/ Homestead Exemptions

Schools: Scott Elementary; Thompkins Middle; Central High Brief Legal: Berthhold Steinkuhl Sub Lot 2

Parcel #: 82-03-12-035-134.002-031 Lot Size: 130'x270' or .94 Acres Zoning: A

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 Fall 2023 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.

Broker Participation: Qualifying real estate brokers may earn up to 2.5% for representing a successful bidder at the auction. To qualify, broker must notify Sohn & Associates about client a minimum of 5 days prior to the auction. Please email or fax Broker Name & Client to tsohn@SohnAndAssociates.com or fax 812-467-0232.

Personal Property: All items are selling AS-IS. There will be a 10% Buyer's Premium, and all sales are subject to applicable sales tax. Please read complete terms and conditions at bidding link prior to bidding. Shipping will be on available on select items. Please read shipping terms.



If you do not wish to bid online, please call our office for assistance. We will be happy to help you!

Personal Property

Bidding Ends: Tuesday April 18th at 6:00pm (Soft Close)

This will be a very large and interesting auction with something for everyone! Please take a look and get your bids in now on this fantastic auction. Just a few of the *HIGHLIGHTS* are listed below:

Furnishings, Appliances & Miscellaneous: Nice Whirlpool Washer & Dryer; Frigidaire Upright Freezer; 47" LG Flat Screen TV; 4 PC Bedroom Set; "Golden" Upholstered Lift Chair; La-Z-Boy Rocker Recliners; Leather Loveseat; Antique Serpentine Front Dresser; Lighted Curio Cabinet; Lighted China Cabinet; Broyhill Tables; Oak Drop Leaf Lamp Table; 28 Vintage Wood Folding Chairs; Cosco Step Stools; Lane Cedar Chest; Table with Wrought Iron Base; Vintage Platform Rocker; Vintage Chrome Dining Table & 4 Chairs

Advertising & Breweriana: A very large selection including Large Budweiser World Champion Clydesdale Team Rotating Carousel Globe Light; World Champion Clydesdale Team Budweiser Hanging Clock; Strohs Hanging Light; Large Bud Light Lighted Can; Nascar Budweiser Advertising Mirror; Schlitz Beer Advertising Light / Clock; Michelob Beer Hanging Light / Clock; Seagrams 7 Clock; Falls City Beer "Super Chef" Apron; Falstaff Metal Signs; Nascar Sterling Pure Beer Picture; Sterling "Welcome" Sign; Coors Beer Light; Kendall Advertising Oil Barrel; John Deere Cast Iron Wall Letter Holder; Coca Cola Crates; Bottles; Bud Light Spuds MacKenzie Dog; Sterling Beer Crate; 5 Liter Budweiser Keg; Ezra Brooks Decanter; Sterling Beer Delivery Truck; Budweiser King of Beers Clock; Billy Beer Collectibles; Buffalo Brewing Sign; Vintage Sterling Glass Bottle w/ Original Cap; Miller On Tap Neon Sign; MUCH MORE!

Nascar, Die Cast & Miscellaneous: Large Selection of Die Cast & Replica Cars; Budweiser Racing Jackets; Racing Signs; Dale Earnhardt Clock; Goodyear Race Car Tire Coffee Table; Dale Earnhardt Floor Mats; Dale Earnhardt Busch Beer Sign; MUCH MORE!

Dolls & Miscellaneous: Huge Offering from Antique to Contemporary Including E.I. Horsman Collector Doll; AM (Armand & Marseille) 341.14; Vintage "Dream Baby" Doll; Effanbee Dolls; Shirley Temple Dolls; Liberace & Elvis Dolls; Bridal Dolls; Emmett Kelly Collectible Clowns; MUCH MORE!

Collectibles & Household Miscellaneous: Vintage Minister Delux Friction Car Toy; Diekman Brothers Raw Milk Can; Vintage Insulated Galvanized Milk Box; Vintage Wonder Horse; Victor Phonograph; Vintage Zenith Radio; Vintage Comic Books; Betty Boop Collectibles; Vintage Bonanza Lunchbox with Thermos; Cast Iron Coffee Grinder; Royal Doulton & Lladro Figures; Jim Shore Figurines & Other Christmas Collectibles; Steel Implement Wheel; Religious Figurines & Collectibles Incl Prints, Crucifixes and a Large Plaster Display from Saint Wendel Church; Vintage Typewriters; Aladdin Stanley Thermos; Antique Kraut Cutter; Carnival & Green Depression Glass; Kitchen Wares Incl Some Pyrex & Fire King; Antique Shelf Clock; Willie Nelson T-Shirts & Cardboard Cut Out; Prints Incl Signed Evelyn Steinkuhl; Large Handmade Quilt; Coca Cola Crates; Vintage Fire Extinguisher; Antique Mazola Corn Popper; Copper Boiler with Lid; Dietz Railroad Lantern; "The Great American Nut Machine"; Four Roses Whiskey Bank; Hornet Nests; Battery Op Bartender; Rock-Ola Wall Mounted Jukebox; MUCH MORE!

Jewelry & Miscellaneous: Several Pieces of Gold Jewelry Incl Necklaces, Bracelets, Rings & More; Costume Jewelry; Ladies Handbags; Clothing & More

Mower, Tools & Garage Miscellaneous: John Deere GT235 Lawn Tractor; Delta Shop Master 9" Bench Band Saw; DeWalt Home Shop Slider Saw; Stihl Gas Blower; Mr. Heater Big Buddy Propane Heater; Haulmaster 2 Wheel Dolly; 2 Man Cross Cut Saw; Antique Jack; Wall Mount Drill Press; Craftsman Dbl End Grinder; Hoist; Werner Folding Step Ladder; Hand Tools; Hardware; More!

