

"ABSOLUTE" PUBLIC REAL ESTATE AUCTION

TUESDAY, SEPTEMBER 17 @ 5:30PM

725 WAGGONER AVENUE, EVANSVILLE, IN 47713

2 BED, 1.5 BATH HOME W/1,152 SQFT



- Partially Finished Attic
- Full, Unfinished Basement
- Guaranteed Good Clear Title & No Buyer's Premium!
- Sells to the Highest Bidder with NO MINIMUM OR RESERVE!

This 2 bed, 1.5 bath home offers 1,152 sq. ft. on the main level. The main level includes 2 bedrooms, living room, dining room and both bathrooms. Upstairs is a finished bonus room and floored attic with plenty of storage space. The home has an unfinished basement and covered front porch.

Please make plans now to come bid your price on this great opportunity.

- **Year Built:** 1919
- **Lot Size:** 45x135
- **Square Feet:** 1,152 +/- on Main Level
- **'18Pay '19 Taxes:** \$474.68 Per Semi-Annual Installment w/No Exemptions
- **Schools:** Glenwood K-8 & Bosse High School
- **Approx. Rm Sizes:** Bedrooms: 11.4x11.3, 11.6x9.10; Living Rm: 23.3x12.2; Dining Rm: 15.4x12.10; Bonus Rm: 21.5x11.10; Floored Attic: 33.5x15

PUBLIC SHOWING: SUNDAY, SEPTEMBER 8TH from 12noon-2pm or call for appointment.

Directions: From Hwy 41 South go West on Covert Ave to South onto S Evans Ave to West onto Waggoner Ave. Auction site will be on the left.



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

Real Estate Terms: No Buyer's Premium! A 5% deposit will be required from the winning bidder immediately following the auction. This may be in the form of a personal or business check.

The balance will be due & payable at closing within 60 days. Possession will be immediate upon closing. The buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Spring, 2020 installment. The property is selling on an AS-IS basis and selling to the highest bidder with no reserve. Sohn & Associates, Ltd and its representatives are agents of the seller.

Seller: LaDonna Powell

Auctioneer: Doug Emig #AU10700088, AC#30000226



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

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