



(812) 467-0227

12600 N Green River Rd,
Evansville, IN 47725

REAL ESTATE & PERSONAL
PROPERTY AUCTION

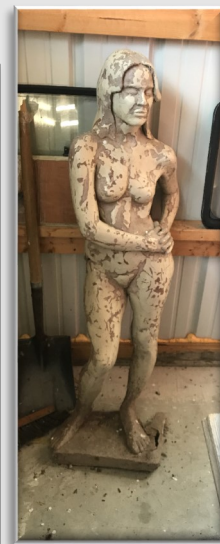
SATURDAY OCTOBER 12th at
9:00 AM



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

LARGE LIVE ONSITE Public Estate Auction

Saturday October 12th at 9:00 AM



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REAL ESTATE & PERSONAL PROPERTY

3062 COTTAGE DR in EVANSVILLE, IN; From Lynch Rd, go South on Oak Hill Rd, to Left on Lake Dr, to Right on Cottage; OR from Morgan Ave, go North on Oak Hill to Right on Lake Dr, to Right on Cottage

Public Showing: Sunday October 6th
12 Noon - 2 or Call

2 BED, 1 BATH HOME on .59 ACRES w/
POLE BARN

Plus: LOTS OF MID CENTURY
FURNISHINGS, COLLECTIBLES & ART,
ENCLOSED TRAILER, '97 JEEP
CHEROKEE COUNTRY SUV, NICE
ENCLOSED TRAILER, HOUSEHOLD MISC
& MORE!



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REAL ESTATE: Sells at 12 Noon

- **Fantastic Center Twp Location in Lakewood Hills!**
- **Large .59 Acre Lot w/ 24'x40' Pole Barn!**
- **Living Rm & Family Rm!**
- **Great Investment Potential!**
- **Good Title & 60 Days to Close!**
- **No Buyer's Premium!**

Situated on a nice 100'x256' lot, this brick & vinyl home offers amazing potential! There is approximately 1,136 square feet of living space all on one level. It features a large open dining area and living room combo complete with skylights and a neat gas stove. There is also a separate family room. Completing the home is a kitchen, 2 bedrooms, full hall bath, laundry room, and an attached 1+ car garage.

Outside you will find an aggregate rear patio, an above ground pool, and a 12'x20' shed. In 2006 a nice 960 square foot pole building was added. It offers concrete floors and electricity.

Please make your plans now to come bid your price on this fantastic opportunity!

- **Year Built:** 1950
- **Approximate Rm Sizes:** Family Rm 17x12; Living Rm 20x13; Dining Area 12.6x11; Kitchen 15.4x12.4; Bedroom 12x12; Bedroom 12x9; Laundry 8.7x6.4
- **2018 Pay 2019 Taxes:** \$832.53 Per Semi Annual Installment w/ Mtg & Hmst Exemptions
- **Schools:** Vogel K-6; North Jr & Sr High School

PUBLIC SHOWING: SUNDAY, OCTOBER 6th Noon-2:00 or call

Real Estate Terms: No Buyer's Premium! A 5% deposit will be required immediately following auction. This may be in the form of a personal or business check. The balance will be due & payable at closing within 60 days. Buyer(s) 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 subject to seller approval. Sohn & Associates, Ltd and its representatives are agents of the seller.



PERSONAL PROPERTY (Starts at 9:00 AM)

Lots Of Mid Century Furnishings & Collectibles, Enclosed Trailer, '97 Jeep Cherokee Country SUV, Nice Enclosed Trailer, Household Misc & More!

Robin was an avid collector that loved fun Funky, Mid Century, Retro, Vintage items! The entire home & pole building is full of unique and hard to find merchandise. The following list is just a sampling of this large and interesting auction. Please make sure to schedule this neat auction on your calendar today!

SUV: 1997 Jeep Cherokee County SUV; 126,262 miles; VIN IJ4FJ78SIVL589713

Trailer: 2005 Trail Sport single axle enclosed trailer; 13'Lx6'Wx6'T

Furnishings & Misc: 2 Mid Century tulip tables (one is marked Knoll) & 4 chairs; 4 vintage Plycraft sculptural dining chairs attributed to Norman Cherner; large retro

orange wall shelf; orange Mid Century fireplace; Mid Century sofa and loveseats; Danish Modern stool by Oddense Maskinsnedkeri; neat glass top coffee table with carved wood base; Mid Century floor lamps & lighting; desk; hutches; washer & dryer; much more!

Collectibles, Artwork & Misc: nice selection of Mid Century paintings incl artist signed pieces by Richard Wilt, Anto, Norman Taylor, Walker, D. Cooper & others; lots of pottery; artist signed gold tree sculpture; J Stadig signed spalted maple/Koa box; vintage Bang & Olufsen stereo equipment w/ Mid Century cabinet; vintage Aquatron radio & Panasonic TV; Sony flat screen TV; Jensen carved wood sculpture; lots of cat figures and decorations; 1947 & 1951 *The Reitz Mirror* books; lava lamp; glassware incl Blenko; neat 5 Cent Chicago Candy & Gum table top dispenser; acrylic sail fish figure; kitchen wares; nice 2 door sewing cabinet; small Sentry floor safe; quilt; vintage clothing; crystal & lucite chandeliers;

rolling tool box & hand tools; lawn ornaments & sculpture; cast iron nodding donkey figure; photography lighting; much, much more!

Personal Property Terms: Cash, check or debit/credit card on day of auction. A 3% buyer's premium will be charged, with a 3% discount for payment by cash or check. All items are selling on an "AS-IS" basis and are available for inspection prior to bidding. For checks written in the amount of \$1,000 or more, a \$500 credit card authorization will be required.

Seller: Estate of Robin O'Neill

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

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& Associates, LTD
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