



(812) 467-0227

12600 N Green River Rd,
Evansville, IN 47725

REAL ESTATE & PERSONAL
PROPERTY AUCTION

WEDNESDAY, NOVEMBER 13TH



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

REAL ESTATE & PERSONAL PROPERTY PUBLIC AUCTION

Wednesday, November 13th



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4 BED, 2 BATH 1.5 STORY HOME ON
70X140 LOT

- Great Mt Vernon Location!
- 2,341+/- Sqft Plus Unfin. Bsmnt!
- Outstanding Investment Opportunity!
- No Buyer's Premium & Up to 60 Days to Close!

419 E 5TH ST, MT VERNON, IN 47620
 Directions: From Main St & E. 4th St in Mt Vernon, head east on 4th St. to north onto Canal St, to west onto 5th St. Auction site will be on the right.
 Real Estate: To Be Offered Live Onsite at 5:30 PM
 4 BED, 2 BATH 1.5 STORY HOME W/LARGE DETACHED GARAGE ON LARGE LOT
 Personal Property: Will Be Sold Online Only w/ 1st Lot Scheduled to End at 7:00 PM
 ANTIQUE CAST IRON MULTI-TIER FOUNTAIN W/SWAN BASE, HOUSEHOLD FURNISHINGS, COLLECTIBLES, TOOLS, CERAMIC MOLDS & KILNS AND MORE!
 SHOWING: SUNDAY, OCTOBER 27TH from 12-2 or call for appt.



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70X140 LOT**

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Built in 1934, This 4 bed, 2 bath home offers spacious rooms with original woodwork, hardwood floors & 1 year old roof. The main level includes a large living room w/fireplace, dining room, eat-in kitchen, bonus room and full bath. Upstairs features 4 bedrooms and second full bath. There is a large detached garage out back offering plenty of storage & workspace. There is an enclosed entryway in the rear and the partial unfinished basement offers additional storage.

Approx. Rm Sizes: Bedrooms: 16x13.2, 17.2x10.6, 13.5x13.2, 11.10x9.1; Living Rm: 27.1x16.2; Dining Rm: 16x13.2; Eat-In Kitchen: 13.5x13.1; Bonus Rm: 13.3x12.4; Enclosed Rear Entry: 11.9x5.8.

Schools: West Elementary, Mt Vernon Jr & Mt Vernon High School

2018 Pay 2019 Taxes: \$273.83 Per Semi-Annual Installment w/Homestead & Supplemental Standard Exemptions

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 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.

Seller: Frederick E Brown



Personal Property: Will Be Sold Online Only w/ 1st Lot Scheduled to End at 7:00pm Wednesday, November 13th.

Bidding Link: www.SohnAndAssociates.HiBid.com

This is a very interesting offering with something for everyone. Some of the highlights are listed below. Please visit the bidding link for complete list, pictures and personal property terms.

Furniture, Appliances & Misc: Antique knockdown wardrobe; drop leaf dining table; 7' dining table & 6 chairs; kitchen table & 6 chairs; 2 door, 1 drawer cabinet; china cabinet; 4pc bedroom suite w/twin beds, chest & bookcase/desk; 1 drawer writing desk; Lane cedar chest; wood framed dressing mirror; 3 drawer sofa table; oval coffee table; antique wood high chair; ornate

wood easel; Maytag Plus side by side refrigerator; small refrigerator; RCA electric range; Whirlpool washer & dryer.

Collectibles & Misc: Antique cast iron multi-tier fountain featuring a swan base; large collection of seashells; glass cake stands; asst. glassware including punchbowls, vases & stemware; cobalt blue pitcher & 4 glasses; large assortment of kitchenwares & small kitchen appliances; hundreds of ceramic molds; ceramic kilns; Tom Clark gnomes figurines; Gambles Hiawatha Sidewinder 5-speed bicycle; Massey Ferguson hard hat.

Tools, Outdoor Items & Misc: Toro Personal Pace trim mower; Haul Master 150lb drywall panel hoist; Werner 18' aluminum compact extension ladder; Columbia 6' Industrial fiberglass ladder; Central Pneumatic 3-gal oil-free pancake air compressor; asst. hand tools; Weed

Eater gas blower; John Deere gas string trimmer; long handled yard/garden tools; dual halogen shop light on stand; large shop floor fan; Martin bird house & more!

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SHOWING: SUNDAY, OCTOBER 27TH from 12 NOON – 6:00 PM or call for appt.

Pick-Up Date: MONDAY, NOVEMBER 18TH from 12 NOON – 6:00 PM



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

SOHN
& Associates, LTD
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