

Auction what you own with Sohn...

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1-800-357-4031



12600 N Green River Rd.
Evansville, IN 47727



ONLINE ONLY REAL ESTATE AUCTION

62.83 SLIGHTLY ROLLING ACRES ZONED "CON" in BOONVILLE, IN
FRONTS ON PELZER RD SOUTH OF BOONVILLE
("Behind" 1255 S Pelzer Rd)

- Convenient Warrick Co Location!
- Great for Camping & Hunting!
- Presently Used for Cutting Hay!
- Property Was a Previous Landfill Location!
- No Buyer's Premium!



Bidding Ends: TUESDAY DECEMBER 10th at 6:00 PM (Soft Close)

Bidding Link: www.SohnAndAssociates.HiBid.com

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



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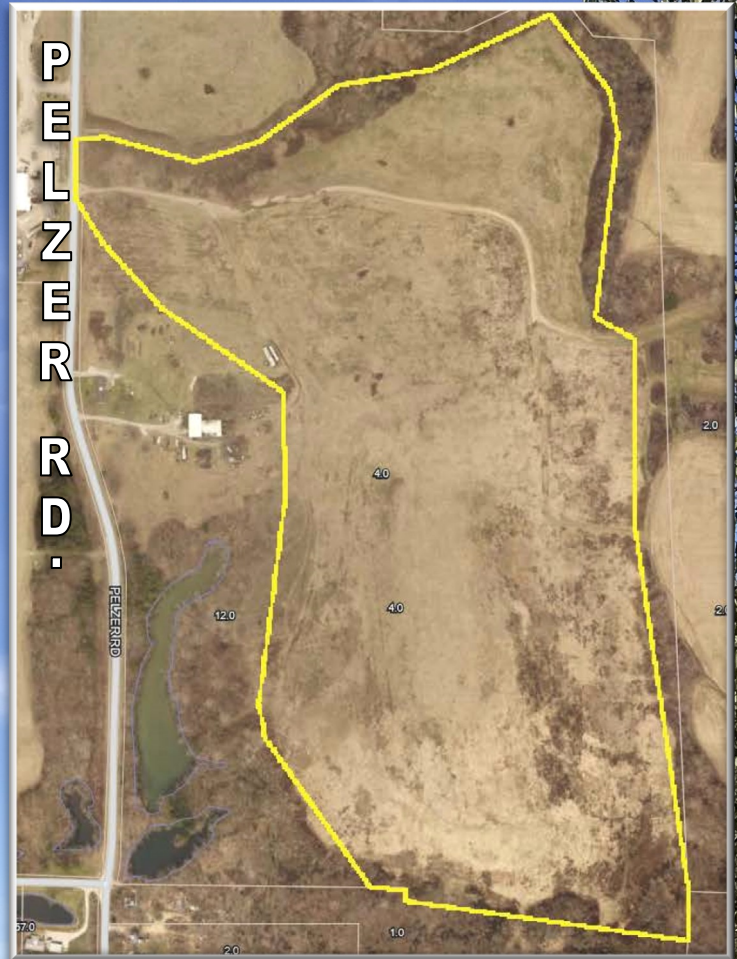
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BOONVILLE, IN
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Directions to Property: from downtown Boonville, go East on Main/IN-62, take a slight right onto North Rockport Rd, then continue South onto Pelzer Rd, keep going past the Warrick County Solid Waste facility to property on your left

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This property was a former landfill but now offers a great place to camp, hunt and enjoy the outdoors. Currently the property is just being used to cut hay. Please check the property out and bid your price!

Anyone who buys a closed landfill becomes an "owner of real estate upon which a closed landfill is located" & is subject to all those rules. Please note that per IDEM, the following rules will apply to this property:

- 329 IAC 10-22-8 Final Closure Certification
- 329 IAC 10-6-2, 3 and 4
- 329 IAC 10-23-5, 6 and 7

Copies of these can found on our website and at the bidding location. A copy of the "Post-Closure Uses of Solid Waste Disposal Facilities" is also attached. Any improvements or land use will need to be approved by IDEM.

Note: While all offers will be considered, the seller has guaranteed to accept any final auction offer that meets or exceeds the low price of only \$50,000.00!

Parcel ID: 87-13-12-200-004.000-002

Map Number: 01012680040

Brief Legal: S PT NE NW S12 T6 R8 62.832 A EXCEPT OIL & GAS EX DIV PAR 2 SF1 CD540 SEE PAR#010-1268-0050 0060 & 0070 & 0120 & 0130 & 0080

2018 Pay 2019 Taxes: \$179.76 Per Semi Annual Installment

SHOWINGS: You may look at the property at your convenience. Please call with any questions.

PLEASE BE AWARE ALL YOU ARE ALLOWED TO DO IS WALK THE PROPERTY. YOU ARE NOT ALLOWED TO DIG, EXCAVATE, BORE, OR OTHERWISE TRY TO PENETRATE THE GROUND.

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Please note, if you do not wish to bid online, you may call to make alternate arrangements!

Terms: 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 10% 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 2020 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.

Seller: Black Willow Properties LLC

