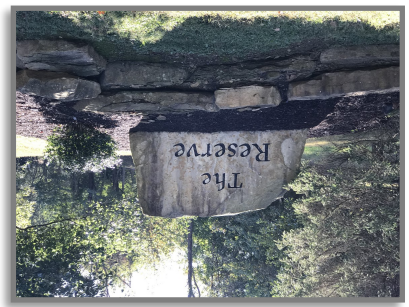




ONLINE PUBLIC REAL ESTATE AUCTION
2 Beautiful .5 acres building lots in "The Reserve" in Newburgh, IN



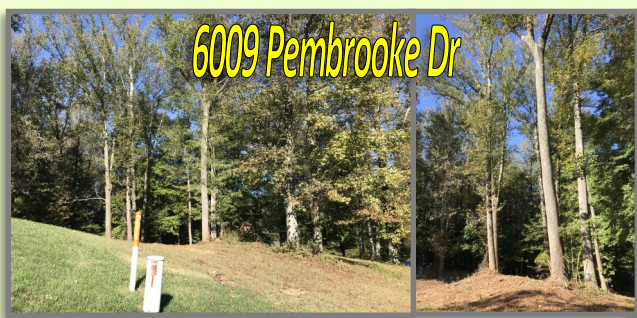
12600 N Green River Rd.
Evansville, IN 47727



ONLINE ONLY REAL ESTATE AUCTION

2 BEAUTIFUL .5 ACRES BUILDING LOTS IN "THE RESERVE"
6009 & 6010 PEMBROOKE DR in NEWBURGH, IN

- Convenient Warrick County Location Close to Downtown Newburgh, Alcoa & Deaconess Gateway Hospital!
- All Utilities Available!
- Guaranteed Good Title & 60 Days to Close!
- No Buyer's Premium!



6009 Pembroke Dr



6010 Pembroke Dr

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

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

Bidding Link: www.SohnAndAssociates.HiBid.com

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

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



ONLINE ONLY REAL ESTATE AUCTION

2 BEAUTIFUL .5 ACRES BUILDING LOTS IN "THE RESERVE"
6009 & 6010 PEMBROOKE DR in NEWBURGH, IN

Directions to Property: from IN-66 & Outer Lincoln Ave, go East/South on IN-66, continue past Sharon Rd to Ferstel Rd, to Left on Ferstel to property on your right at corner of Ferstel & Pembroke. OR from the Intersection of IN-66 & IN-61, go West on IN-66 towards Newburgh, to Right on Ferstel.

- *Convenient Warrick County Location Close to Downtown Newburgh, Alcoa & Deaconess Gateway Hospital!*
- *All Utilities Available!*
- *Guaranteed Good Title & 60 Days to Close!*
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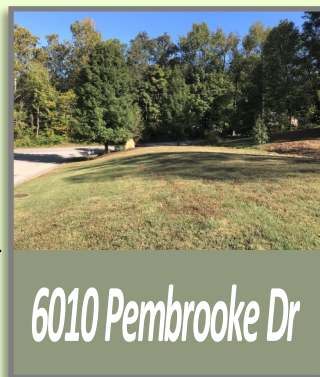
Bidding Link: www.SohnAndAssociates.HiBid.com

This very nice property deserves your full attention! Both lots offer mature trees and amazing views. If you are looking for the perfect place to build your dream home, or just an investment, please come investigate these two very nice lots.



1) 6009 Pembroke Dr

- Brief Legal: Lot 1 The Reserve Section A
- Parcel ID #: 87-15-01-104-001.000-019
- Size: 112x158 or .49 Acres
- 2018 Pay 2019 Taxes: \$ 19.09 Per Year
- Schools: Yankeetown Elementary, Castle North, Castle



2) 6010 Pembroke Dr

- Brief Legal: Lot 43 The Reserve Section A
- Parcel ID #: 87-15-01-104-043.000-019
- Size: 126x143 or .50 Acres
- 2018 Pay 2019 Taxes: \$ 19.09 Per Year
- Schools: Yankeetown Elementary, Castle North, Castle

Building Restrictions

- **Square Footage Requirements:** Single Story: 2,400 Sqft; One and One Half and Two Story: 2,900 Sqft with 1,500 sqft on first floor
- **Exterior Building Materials:** Exterior must be 80% brick or stucco-like material
- **Construction Period:** One year from start of construction
- **Approval of House Plan:** Rahman Homes must approve the house plan prior to construction of home
- **Sidewalks:** Responsibility of the homeowner
- **Outbuildings:** Outbuildings must be of similar material and structure of home

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: DLR Construction Co Inc

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

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& Associates, LTD
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