



(812) 467-0227

12600 N Green River Rd,  
Evansville, IN 47725

## Public Real Estate Auction

THURSDAY, JANUARY 16th at  
6:00 PM



Auction what you own with Sohn... [www.SohnAndAssociates.com](http://www.SohnAndAssociates.com) 1-800-357-4031

# PRIME Public Real Estate Auction

15 +/- BEAUTIFUL GENTLY ROLLING ACRES; OFFERED in 5 TRACTS & COMBINATIONS

**LIVE AUCTION:** THURSDAY, JANUARY 16th at 6:00 PM



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**LIVE AUCTION:** THURSDAY, JANUARY 16th at 6:00 PM



- Fantastic Center Twp Location!
- Amazing Potential Building Sites!
- Incredible Investment Opportunity!
- Perfect Place to Build Your Dream Home!
- Currently Improved with 2 Baseball Fields!
- Public Utilities Available!
- No Buyer's Premium!
- Guaranteed Good Clear Title & 60 Days to Close!

**Property Location:** The property adjoins 6710 Oak Hill Rd & Fronts on Both Oak Hill Rd & Whetstone Rd; from Oak Hill & Lynch, go North on Oak Hill to property on your left.

**Auction Location:** The auction will be held onsite at the back of the property inside the church hall. From Oak Hill Rd, go west on Whetstone, then turn right onto the property and follow the signs.



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**Auctioneer Note:** Sohn & Associates is very pleased to offer this incredible land at Public Auction. If you are an *Investor, Developer, Homebuilder, or Someone Looking for the Perfect Place to Build Your Dream Home*, this auction is for you. Opportunities like this are extremely rare, so please make your plans now to come and bid your price!

**Tract #1:** Consists of **3.2+/- acres** fronting on Whetstone Rd.

**Tract #2:** Offers another lovely **3.3+/- acres** fronting on Whetstone Rd. Tracts 1 & 2 would make a great combination and includes two ball fields.

**Tract #3:** Includes **3+/- acres** with good frontage on Oak Hill Rd.

**Tract #4:** Consists of **3+/- acres** fronting on Oak Hill Rd.

**Tract #5:** Includes **2.51+/- acres** also fronting on Oak Hill Rd.

**SHOWING:** An auction rep will be onsite off Whetstone Rd on **Thursday January 9th from 12 Noon - 2:00 PM** or Call.

**Auction Procedure:** The property will be offered using our **Select Tract Auction Method**. Each tract will be offered individually and in any combinations the bidders desire. All bidders will have the opportunity to bid on any individual tract or combination, including the entirety, at any time throughout the auction. The sale will conclude when all the competitive bidding has been exhausted.

**Terms: NO BUYER'S PREMIUM!** A 10% deposit will be required from the winning bidder(s) 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. Purchaser will be provided with evidence of marketable title. Purchaser will assume the taxes starting with the Spring 2020 installment. Possession will be immediate upon closing. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. This agreement has,

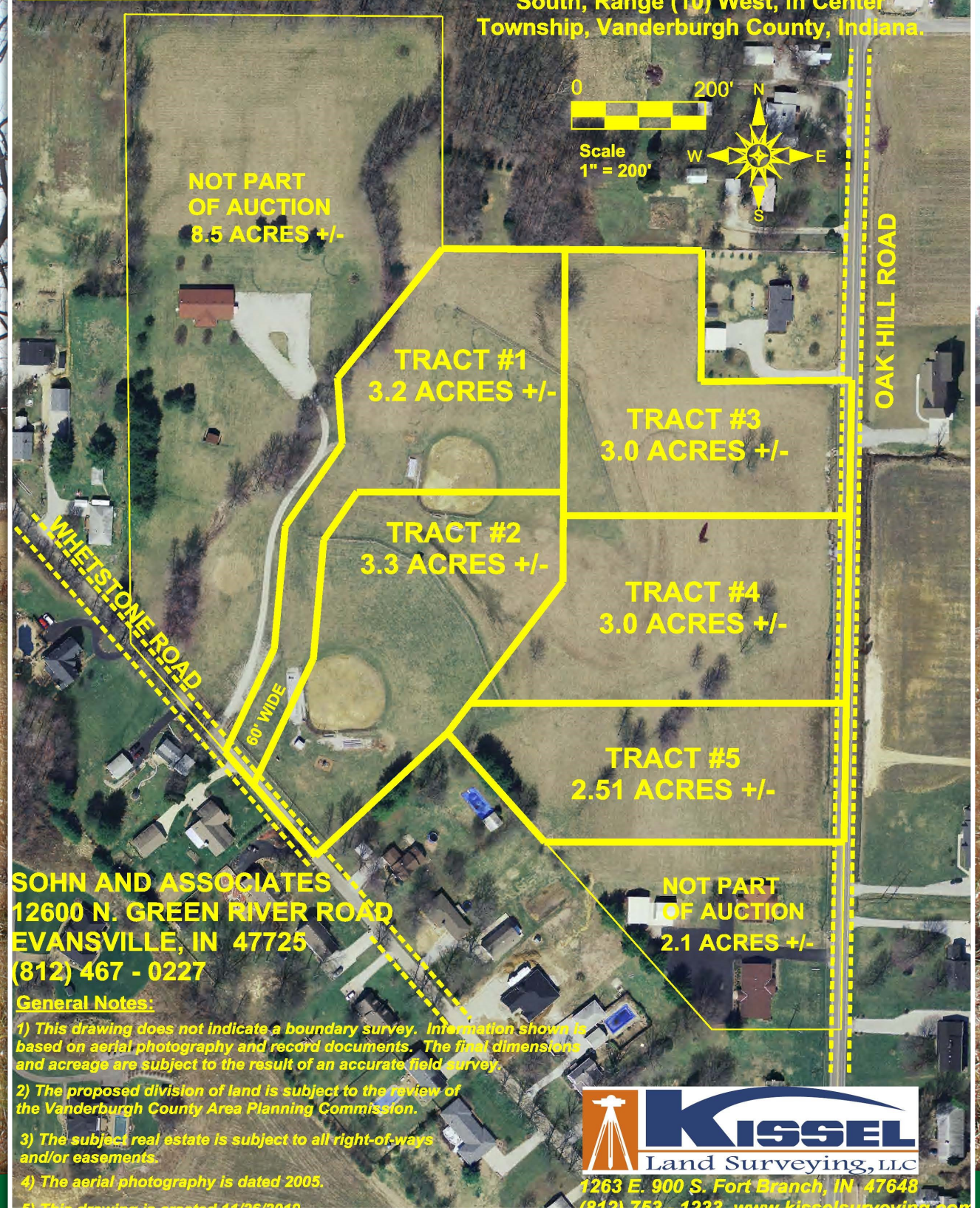
or will be, made available at your request. Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "as-is, where-is" basis and subject to seller approval. No warranty or representation, either express or implied, concerning the property is made by the seller or the auction company, including but without limitations to fitness for a particular use, zoning classification, utilities, assurance of building permits, driveway permits, or water and septic permits. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure and related materials are approximate. If the property sells to more than one buyer, a survey sufficient to pass title will be completed by the seller. It will be the sole responsibility of the buyer to complete any additional requirements to obtain any future potential building permits, access, etc. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

**Seller:** Southwestern Indiana Baptist Association  
**Auctioneer:** Trent Sohn #AU19700067  
 Don Sohn #AU01000328  
 Doug Emig #AU10700088  
 AC#30000226



## SOUTHWESTERN INDIANA SOUTHERN BAPTIST ASSOCIATION AUCTION PLAT

Part of Section (34), Township (5) South, Range (10) West, in Center Township, Vanderburgh County, Indiana.



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**SOHN**  
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