



(812) 467-0227

12600 N Green River Rd,  
Evansville, IN 47725

# Public Land Auction

WEDNESDAY DECEMBER 16<sup>TH</sup> 6:00



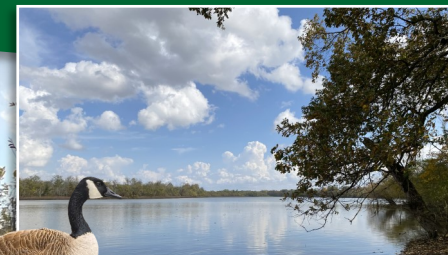
Auction what you own with Sohn... [www.SohnAndAssociates.com](http://www.SohnAndAssociates.com) 1-800-357-4031

# Public Land Auction

WEDNESDAY DECEMBER 16<sup>TH</sup> at 6:00 PM

41.9 ACRES in MT VERNON, IN

Property Location: W HWY 62 & CR 475 W (Ashworth Rd); From Downtown Mt Vernon, go West on IN-62 W/E 4th St/Ohio River Scenic Byway approximately 6.8 miles to the property on your right.



Fishing & Hunting!



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Do you like to HUNT?  
Do you like to FISH?  
Are you tired of trying to find good land to Lease?  
If your answer is Yes, put this auction on your calendar today!



- Excellent Access Off W HWY 62!
- Good Perimeter Roadways!
- Fantastic Hunting & Fishing!
- Fronts on 178+/- Acre Pitcher Lake (also known as Fish Lake)!
- Less than 6,000' East of the Wabash River!
- In WRP for Super Low Taxes!

Only 17 Miles from Carmi, IL; 22 Miles from Norris City, IL; 21 Miles from New Harmony, IN; 30 Minutes from Evansville, IN; 15 Miles from Hovey Lake Fish & Wildlife Area; 20 Miles from Harmony State Park!

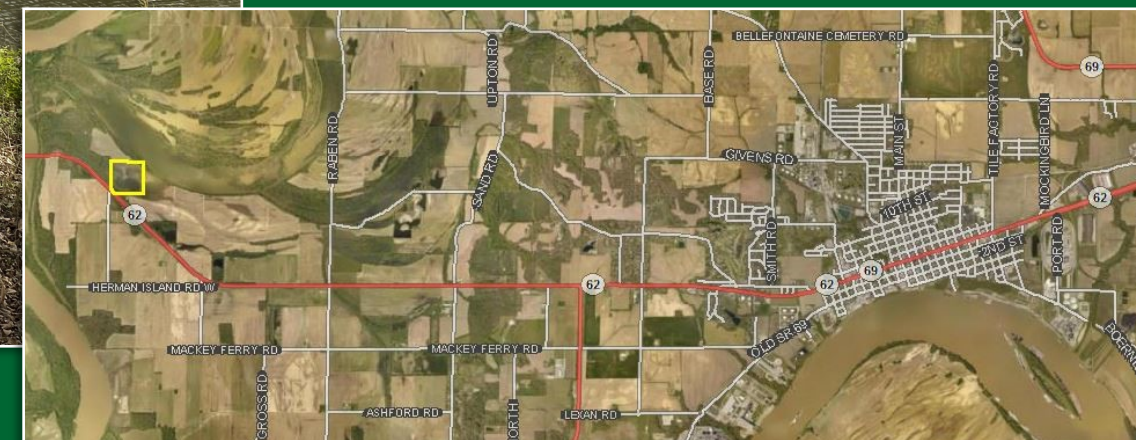
Auction Location: Beulah Lodge 1131 W 4th St Mount Vernon, IN 47620

"If you can't make it to the live auction, you may bid online at [www.SohnAndAssociates.HiBid.com](http://www.SohnAndAssociates.HiBid.com)"

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Sohn & Associates is very excited to offer this unique recreational property at Public Auction. If you are a Deer Hunter, Waterfowler, Fisherman, Bird Watcher, or just a lover of the great outdoors, you must investigate this outstanding opportunity and make your plans to bid your price!

- **Excellent Access Off W HWY 62!**
- **Good Perimeter Roadways!**
- **Fantastic Hunting & Fishing!**
- **Fronts on 178+/- Acre Pitcher Lake (also known as Fish Lake)!**
- **Less than 6,000' East of the Wabash River!**
- **In WRP for Super Low Taxes!**

The property is in the enrolled in the Classified Forest & Wildlands Program. This tract is also in the WRP or Wetland Reserve Program and has annual real estate taxes of only \$10.56 Per Year. It was originally en-

rolled in the Classified Forest and Wildlands Program in 2010. A tree planting was established in 2004 with 5,700 planted including Pecan, Cherrybark, Oak, Swamp White Oak, Swamp Chestnut Oak, Bur Oak, Pin Oak, Bald Cypress & Shellbark Hickory. Soils include Petrolia Silty Clay Loam, frequently flooded & Wheeling Variant Silt Loam, rarely flooded.

The lake, the close proximity to the Wabash River, the areas of open water wetland, and the adjoining farmland make it a great place for duck and goose hunting. You will also find an abundance of deer, turkey and other game animals.

The NE corner of the property extends into Pitcher Lake. Also known as "Fish" Lake, this beautiful body of water is noted by SportFish as one of the best fishing lakes in Posey County. Along the waters edge, towering mature trees and a firepit provide an excellent camping site.

Parcel #: 65-16-05-300-011.000-017; Township: Black; Brief Legal: NE SW 5-7-14

**Showing:** An auction representative will be onsite Wednesday December 9<sup>TH</sup> from 12 Noon – 2:00 PM.

**Auction Location:** Beulah Lodge 1131 W 4th St Mount Vernon, IN 47620

**Terms:** No Buyer's Premium will be charged. A 10% deposit will be required from the successful bidder 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. Please note that while this does give you plenty of time to complete any financing you may be considering, the sale is not subject to financing. Possession will be immediate upon closing, and the buyer will assume the taxes starting with the Spring 2021 installment. The property is selling on an as-is basis & subject to seller approval. Announcements made at time of auction with take precedence over any previous written or oral statements. Sohn & Associates, Ltd and its representatives are agents of the seller.

Seller: John C. Schneider Rev Living Trust

Auctioneer: Trent Sohn #AU19700067

Don Sohn #AU01000328

Doug Emig #AU10700088

AC#30000226



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& Associates, LTD  
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