



12600 N Green River Rd.
Evansville, IN 47725
(812) 467-0227

Auctioneer: Trent Sohn
#AU19700067, AC#30000226
Seller: Estate of Jackson L. Higgins

Auction what you own with Sohn!

Bidding Ends: Tuesday, August 31st at 6:00pm (Soft Close)
Bidding Link: www.SohnandAssociates.HiBid.com

Online Only Real Estate Auction
131 Mulberry St. in Mount Vernon, IN

**Historic River
View Home w/
Amazing Potential!**

- Fantastic Location Only
Second from River Bend Park!
- 2,674+/- SQFT of Living Space!
- Updated Kitchen!
- Beautiful Original Woodwork!
- 10' Ceilings & Wrap
Around Porch!
- Modern High Efficiency HVAC!
- Zoned RM (Residential
Multiple Family)!
- Guaranteed Good Title &
60 Days to Close!
- No Buyer's Premium!

Online Only Real Estate Auction

131 Mulberry St. in Mount Vernon, IN

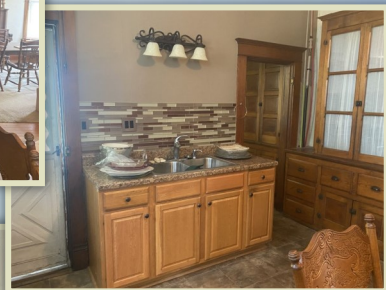
Bidding Ends: Tuesday, August 31st at 6:00pm (Soft Close)

Bidding Link: www.SohnandAssociates.HiBid.com



Historic River View Home w/ Amazing Potential!

- Fantastic Location Only Second from River Bend Park!
- 2,674+/- SQFT of Living Space!
- Updated Kitchen!
- Beautiful Original Woodwork!
- 10' Ceilings & Wrap Around Porch!
- Modern High Efficiency HVAC!
- Zoned RM (Residential Multiple Family)!
- Guaranteed Good Title & 60 Days to Close!
- No Buyer's Premium!



P This charming home is located just one block off Water Street and offers beautiful views of the river and River View Park! The main level has approximately 1,365 square feet including a living room, family room with a fireplace, dining room, updated eat-in kitchen, entry hall with a guest closet, and a laundry/pantry with lots of built-in storage and a commode.

O Two staircases lead to the second level with 1,309+/- additional square feet of living area. This includes three large bedrooms, a smaller bedroom/nursery, and a full bath.

S A fully floored walk-up attic provides the opportunity to create even more incredible living space, and the partial basement gives you plenty of extra storage.

E Other features and amenities include a large wrap around front porch, modern high efficiency gas furnace, new central air, amazing woodwork including decorative inlaid wood floors, tall baseboards, and a large sliding pocket doors.

Y While this home may require some additional updates, the potential is truly amazing! Please make plans now to bid your price on this outstanding opportunity!

C - Approximate Room Sizes: Living Room 16x15; Family Room 17x15.7; Dining Room 17x15; Kitchen 15x14; Laundry/Pantry 9x6; Upstairs: Bedroom 15x15; Bedroom 15x14; Bedroom 15x13; Bedroom/Nursery 9x7

O - Attic Space: 1,309+/- Square Feet - Basement: 645+/- Square Feet - Year Built: 1930

U - Lot Size: .23 Acres - Taxes: \$532.50 Per Semi Annual Installment

N 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 5% 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. While this does give you plenty of time to complete any financing that you may be considering, the sale is not subject to financing. Buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Fall 2021 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.

T Showing: Tuesday, August 24th from 4-6pm or Call!

Y Please note, if you do not wish to bid online, you may call to make alternate arrangements! All furniture and items remaining in the home will become the property/responsibility of the buyer.