

SOHN
& ASSOCIATES, LTD

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



Seller: Michael Schwiersch Estate

Auctioneer: Trent Sohn #AU19700067, #AC3000226



LARGE ONLINE PUBLIC ESTATE AUCTION

AUCTION ENDS SUNDAY NOVEMBER 7TH

REAL ESTATE AND PERSONAL PROPERTY
1.5 STORY FARM HOME w/ NICE POLE BLDNG & 2 BARN



1.5+/- Acres

9202 SCHWIERSCH RD in HAUBSTADT, IN 47639

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Plus: 2 KIOTI TRACTORS, IMPLEMENTS, TOOLS,

COLLECTIBLES & MUCH MORE!

1.5+/- Acres



Real Estate Bidding Ends: SUNDAY NOVEMBER 7TH
at 2:00 PM (Soft Close)

Personal Property Bidding Ends: SUNDAY
NOVEMBER 7TH at 2:30 PM (Staggered Soft Close)

Bidding Link: www.SohnAndAssociates.HiBid.com



2,052+/- SQFT Plus Basement!

Nice 40' x 48' Pole Barn!

Great Barton Twp Location w/ I-69 Visibility!

Easy Drive from Toyota Manufacturing!

Perfect for End User or Investor!

Guaranteed Good Clear Title & 60 Days to Close!

No Buyer's Premium!

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Approx Rm Sizes: Kitchen 16.8x11.10; Living Rm 19.6x15.4; Bedroom 15.5x15.5; Bedroom 12.3x7.5; Upstairs Bedrooms 20x10; 21x11; 14x10.8.

Lot Size: 1.5+/- Acres

Approx Real Estate Taxes: \$1,921.69 **Note: This includes 44.1 Total Acres from which the 1.5 Acres will be surveyed.**

Public Viewings: SUNDAY OCTOBER 31ST 12 NOON – 2:00 PM & FRIDAY NOVEMBER 5TH 12 NOON – 2:00 PM or Call.

Directions: from Evansville, go North on I-69, then take Exit 22 toward IN-57/IN-68 E, turn Right on IN-68, at Freudenberg's Mini Mart, to North on IN-57, to Left on Co Rd 1050 S, to Right on Schwiersch Rd to property on your right.

TERMS: (Please read complete terms & conditions online prior to bidding) **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 or as soon as possible following the completion of the survey. Buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Spring 2022 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.

Conveniently located just close to I-69 & IN-68, this property deserves your full attention!

The farm home was built in 1875 and offers approximately 1,170 square feet on the main level including a living room, kitchen, two bedrooms and a full bath.

The upstairs offers three additional rooms that have been used as bedrooms.

Outside you will be extremely proud of your 1,920+/- square foot pole barn / garage that was built in 2011. You will have lots of other storage in 2 more large barns.

Other features and amenities include a partial basement, covered front porch, modern HVAC, Generac Generator, dog kennel, washer & dryer, air compressor and more!

Please make your plans now to bid your price on this fantastic opportunity!

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This nice auction features over 600 lots to bid on and win. Just a few of the **Highlights** are listed below.

Pick-Up Truck: 2006 GMC Sierra 1500 SLT Off Road 4WD, 4 Door; 5.3L; 203,315 miles; VIN 2GTEK13Z961348828.

Tractors, Implements & Miscellaneous: Kioti NX6010H w/ KL6010 Loader, 1,190 hours; Kioti NX5510 w/ KL6010 Loader and only 308 hours; Land Pride RTA 2570 Tiller; Land Pride RB3596 Blade; King Cutter Box Blade; Tractor Bucket Attachments; Grapple Bucket Attachment for Loader; Cadet 84 Woods Rotary Mower; Dearborn Plow; 1,500 Trailer Stainless-Steel Tank; Ballast Boxes; Tractor Weights & more!

Tools & Miscellaneous Garage Items: Tool Chests; Lots of Hand Tools; Air Tools; Garden Tools; Stihl Chain Saw; Air Compressor-Black Max; Tap & Die Set; DeWalt Angle Grinder; DeWalt Sawzall; Anvil; Bench Vise; Oil; Torch Set; Metal Storage Cabinets; 10' Steel Table; Hitches; Ladders; Hardware; Battery Chargers; Motorcycle Jack; 880 lb. Winch; Welding Accessories; Chains; Gang Boxes; Electric Pecan Cracker & much, much more!

Collectibles & Household Miscellaneous: 2' Diameter Cast Iron Kettle; Toys; Road Signs; Bottles; Canning Jars; Oil Lanterns; Ice Tongs; Mongoose XR 250 Bicycle; Cast Iron Skillets; Boxing Ring Bell; Galvanized Wash Tub; Westinghouse Home Stereo w/ Phonograph; Singer Model 15-91 Sewing Machine; Graniteware Coffee Pot; Some Comics; Kenmore Refrigerator; Whirlpool 4 Burner Electric Stove & much More!

Please visit the bidding link for complete searchable list.

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Personal Property Pick-Up: WEDNESDAY NOVEMBER 10TH 10:00 AM – 6:00 PM; Note – you will receive a link in your paid invoice email (will be your second email) to sign up for your specific pick-up time.

Location of Preview and Pick-Up: 9202 SCHWIERSCH RD in HAUBSTADT, IN 47639; from Evansville, go North on I-69, then take Exit 22 toward IN-57/IN-68 E, turn Right on IN-68, at Freudenberg's Mini Mart, to North on IN-57, to Left on Co Rd 1050 S, to Right on Schwiersch Rd to property on your right.

TERMS: (Please read complete terms & conditions online prior to bidding) 10% Buyers Premium will be added to the final bid price to determine final selling price. Sales tax will be charged on the hammer price and buyer's premium. Payment may be made by cash, check or credit card. All items selling AS-IS. For a complete listing of items and auction terms, please visit the bidding link at www.SohnAndAssociates.HiBid.com. **If you do not wish to bid online, please call the office to make alternate arrangements.**



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