

"ABSOLUTE" Online Real Estate Auction



- Great German Twp Location!
- Beautiful Potential Building Site!
- German Twp Water Available!
 - Approved for Septic!
- Guaranteed Good Clear Title!
- Sells "Absolute" to Highest Bidder Regardless of Price!

1.14+/- BEAUTIFUL ROLLING ACRES!

10714 BIG CYNTHIANA RD (Hwy 65) EVANSVILLE, IN 47720

This 1.14 acre rolling lot in desirable Whispering Hills Subdivision is very well located on the West Side of Evansville. It offers approximately 250 feet of frontage along Big Cynthiana Rd (Hwy 65). It offers beautiful views and could be perfect for a walk-out basement.

If you are someone looking for the perfect place to build your Dream Home, a Home Builder, or an Investor, please make your plans now to bid your price on this fantastic opportunity. *Remember, it sells Absolute to the highest bidder with No Reserve!*

Parcel: #82-03-21-003-245.001-022

Legal Description: WHISPERING HILLS C-2 L50

2020 Pay 2021 Real Estate Taxes: \$352.66 Per Semi Annual Installment with No Exemptions

Schools: Cynthia Heights; Helfrich; Reitz

Bidding Link: www.SohnAndAssociates.HiBid.com

If you prefer not to bid online, or if you have any questions, please call for assistance!

Terms: The successful bidder will be required to sign a standard form purchase agreement and make a 10% deposit within 48 hours after the close of the auction. The balance will be due & payable at closing within 60 days. The 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 at Absolute Auction (*No Reserve*). Sohn & Associates, Ltd and its representatives are agents of the seller.

Seller: Estate of Dolores Elpers

Auctioneer: Trent Sohn #AU19700067, #AC3000226

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



Auction what you own with Sohn www.SohnAndAssociates.com (812) 467-0227

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Bidding Ends: TUESDAY JANUARY 11th at 6:00 PM

Bidding Link: www.SohnAndAssociates.HiBid.com

Showing: An auction representative will be onsite Tuesday January 4th from 12 Noon – 1:00 PM

Property Location: 10714 BIG CYNTHIANA RD (Hwy 65) in EVANSVILLE, IN 47720

Directions: From Hwy 41 N, go West on Boonville New Harmony Rd. Turn Left (South) on Big Cynthiana Rd (Hwy 65), go approx. 1.8 miles to property on your right. OR, from W Diamond Ave (66), go North on Big Cynthiana (65) approx. 4.2 miles to property on your left.



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