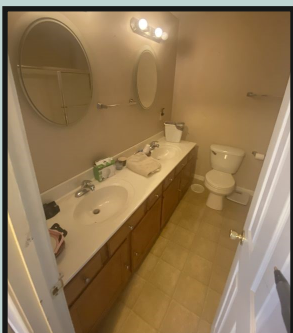


# Online Only Real Estate Auction

*Bidding Ends: WEDNESDAY JANUARY 5th at 6:00 PM (Soft Close)*



## 3 BED, 1.5 BATH TWO STORY HOME

Built in 1948, this nice home would be great for the investor or end user! There is approximately 720 square feet of living area on the main level. This includes a large living room, dining area, an equipped kitchen, and a half bath/laundry combination.

Upstairs you will find another 720 square feet offering 3 ample sized bedrooms and a full bath complete with a double vanity.

Other features and amenities include a 12'x22' garage, deck, concrete patio, gas furnace, central air, furnishings and more.

Please make your plans now to bid your price!

-Approx Rm Sizes: Living Rm 23x15; Kitchen 11.9x11.8; Dining Area 11.8x11; Upstairs – Bedroom 14.9x11; Bedroom 14.6x11.4; Bedroom 11.9x11

-Lot Size: 60 'x 120' or .17 Acre

-Current Real Estate Taxes: \$39.00 Per Annual Installment w/ Hmstd & Disability Exemptions

-Schools: Lodge K-8 and Bosse High School

-Brief Legal: KATHY KAY SUB L31

-Parcel #: 82-09-04-013-095.031-027

***Please note, if you do not wish to bid online, you may call to make alternate arrangements!***

**Terms: No Buyer's Premium!** 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. 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.

## 2708 S ENGLEWOOD AVENUE

## EVANSVILLE, IN 47714

***Directions:*** From US Hwy 41 S, go East on E Riverside Dr, to Right on S Rotherwood, to Right on Coker, to Left on Englewood.

**Bidding Link: [www.SohnAndAssociates.HiBid.com](http://www.SohnAndAssociates.HiBid.com)**



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

**3 BED, 1.5 BATH TWO STORY HOME**

**2708 S ENGLEWOOD AVENUE**

**EVANSVILLE, IN 47714**

**Directions:** From US Hwy 41 S, go  
East on E Riverside Dr, to Right on S  
Rotherwood, to Right on Coker, to  
Left on Englewood.

Sellers: Jessica Pulliam; Christopher Harwell

Auctioneer: Trent Sohn #AU19700067, #AC3000226



**Auction what you own with Sohn**

**[www.SohnAndAssociates.com](http://www.SohnAndAssociates.com)**

**(812) 467-0227**

- Perfect for End User or Investor!
- 1,440+/- SQFT of Living Space!
- 1 Car Garage, Deck & More!
- Guaranteed Good Title
- 60 Days to Close!



**Online Only Real Estate Auction**

**BIDDING ENDS: WEDNESDAY JANUARY 5th at 6:00 PM (Soft Close)**

**SHOWINGS: SUNDAY DECEMBER 19th 12 NOON - 2 PM or CALL!**

**Bidding Link: [www.SohnAndAssociates.HiBid.com](http://www.SohnAndAssociates.HiBid.com)**