

ONLINE ONLY REAL ESTATE AUCTION

Bidding Ends: TUESDAY JANUARY 25th at 6:00 PM (Soft Close)



CHARMING 2 BED, 1 BATH HOME on NICE CORNER LOT!

Property Location: 2620 STRINGTOWN ROAD in EVANSVILLE, IN 47711; From E Diamond Ave (66), go North on Stringtown to property on your left at corner of Van Dusen Ave.

Fantastic North Side Location!

Nice .15 Acre Corner Lot!

Beautiful Hardwood Floors & Original Woodwork!

Wrap Around Front Porch!

Guaranteed Good Clear Title!

Up to 45 Days to Close!

No Buyer's Premium!

This charming brick home was built in 1919. It offers approximately 1,588 square feet of living space on the main level. This includes a large living room with a fireplace and built-in bookcases. There are two sets of French Doors with one leading to the amazing covered wrap-around front porch, and the second pair leading to the dining room. The kitchen features lots of cabinets and quality appliances including a French door refrigerator, gas range, built-in dishwasher, and the washer & dryer. One bedroom offers a sunroom overlooking the fenced back yard. Completing the main level is the ample sized second bedroom, and a full bath.

The partial basement offers lots of storage and potential. Other features and amenities include a detached 20'x16' garage, patio, raised flower beds, exterior lighting and more.

Please make your plans now to bid your price on this fantastic north side home!

Approximate Rm Sizes: Living Rm 23x13.6; Dining Rm 16x12; Bedroom 13x12; Bedroom 13.6x12; Sunroom/Office 13x9

Parcel #: 82-06-17-031-060.005-029

Brief Legal: STANLEY BURBANK ADD LOT 6 BL 3

Schools: Evans K6, North Jr & Sr High Schools

Lot Size: 50x135

Zoning: R-2

Approximate 2021 Taxes: \$313.04 Per Yr Incl Hmst & Veteran Pt Disability

Total Finished Above Grade Square Feet Per Assessor: 1,588

Please read all Terms & Conditions online before bidding.

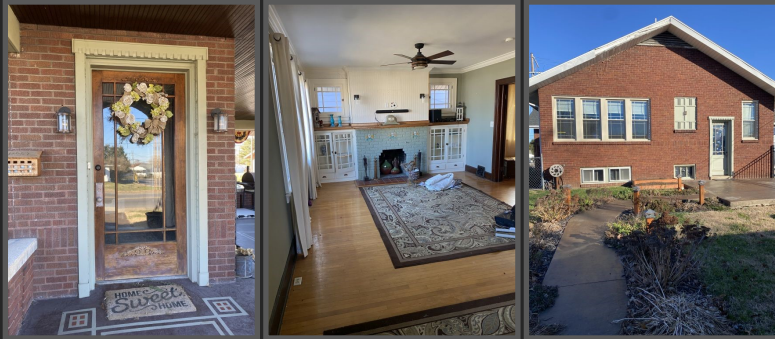
If you have any questions or do not wish to bid online, please call us, and we will be happy to assist!

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 guaran-

Bidding Link: www.SohnAndAssociates.HiBid.com



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



SELLER: Renee Buck; Tony Mayhew

AUCTIONEER: Trent Sohn #AU19700067;
 AC#30000226



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

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**Preview: SUNDAY JANUARY 16th from 12 NOON – 2 PM,
 or Call for Appointment.**



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