

"Absolute" Public Real Estate Auction

Court Ordered Bankruptcy Sale ~ 21 Properties

Most Offer Newer Roofs & Central Air!

Includes 1 Home in Evansville, IN - 14 Homes in
Chandler, IN - 5 Homes and an Adjoining
Lot in Boonville, IN (Each Property
Will Sell Individually)

A great chance to own
your own home or a
fantastic investment opportunity!



Auction Date & Time:
Thurs. March 5th at 12:00pm

SOHN
& ASSOCIATES, LTD

Auction Location:
Chandler Community Center
405 Community Center Dr.
Chandler, IN 47610

Directions:
From Lincoln Ave.(62),
go South on State St.
to Left on E Washington Ave.,
to Right on Community Center Dr.



Auction what you own with Sohn www.SohnandAssociates.com 812-467-0227



Parcel #1: 8000 Pine Creek Dr., Evansville, IN

Directions: From Hwy 41 N, go west on Mt. Pleasant, to left/
south on Old State Rd., to right/west on Pine Creek
(Tax Code No. 82-04-29-002-420.001-019)

Year Built: 1968 **Lot Size:** .39 Acres (92'x188') **Basement:** Full
Sqft Per Assessor: 1,769 **Bedrooms Per Assessor:** 4 (3 Per MLS)
Bathrooms Per Assessor: 1.5 (2 Per MLS)

Approx. Taxes: \$1,351.57 Per Semi Annual Installment w/No Exempt
Occupancy: Vacant—Immediate Possession Upon Closing

Well located on a north side corner lot, this brick ranch offers amazing potential! Features and amenities include a 2 car attached garage, see through fireplace, replacement windows, and rear patio.
Note, per the county GIS, the east back corner of the property is in Flood Zone A.

Parcel #2: 220 W Adams St., Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) &
State St, go north on State to left on Adams
(Tax Code No. 87-08-36-101-037.000-020)

Year Built: 1949 **Lot Size:** .17 Acres **Basement:** Crawl Space
Sqft Per Assessor: 1,008 **Bedrooms Per Assessor:** 2
Bathrooms Per Assessor: 1

Approx. Taxes: \$846.00 Per Semi Annual Installment w/No Exempt
Occupancy: Currently leased month to month for \$650

This home features a large detached garage (24x24 Per Assessor)



Parcel #3: 605 E Adams St., Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) &
State St, go north on State to right on Adams
(Tax Code No. 87-08-36-207-016.000-020)

Year Built: 1971 **Lot Size:** .17 Acres **Basement:** Crawl Space
Sqft Per Assessor: 1,160 **Bedrooms Per Assessor:** 3
Bathrooms Per Assessor: 1

Approx. Taxes: \$1,316.00 Per Semi Annual Installment w/No Exempt
Occupancy: Vacant—Immediate Possession Upon Closing

This brick ranch home offers nice potential for investor or end user!

Parcel #4: 105 Cortez Court, Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) & State St.,
go south on State to Left on E Washington to left on Cortez Ct.
(Tax Code No. 87-09-31-104-012.000-005)

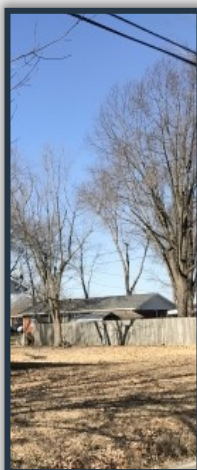
Year Built: 1973 **Lot Size:** .36 Acres (89'x178')
Basement: Crawl Space **Sqft Per Assessor:** 1,451

Bedrooms Per Assessor: 3 **Bathrooms Per Assessor:** 1.5

Approx. Taxes: \$1,567.68 Per Semi Annual Installment w/No Exempt
Occupancy: Currently leased month to month for \$874.50

This well located brick & vinyl sided ranch home offers a large shade tree
and a fenced back yard!





Parcel #5: 302 Green Valley Dr., Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) & State St., go north on State to left on Green Valley Dr.
(Tax Code No. 87-08-25-305-013.000-020)

Year Built: 1973 **Lot Size:** .29 Acres (89'x144')

Basement: Crawl Space (300 Slab)

Sqft Per Assessor: 1,325 **Bedrooms Per Assessor:** 3

Bathrooms Per Assessor: 2

Approx. Taxes: \$1,685.88 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$700.00

This nice looking brick and vinyl ranch home is located on a big corner lot!

Parcel #6: 9066 Heim Rd., Chandler, IN

Directions: From the intersection of Lynch Rd & IN 62, continue east on IN 62, then left/north on Stevenson Station Rd, to right on Heim (Tax Code No. 87-08-33-200-015.000-006)

Year Built: 1946 **Lot Size:** 5 Acres **Basement:** Half

Sqft Per Assessor: 1,326 **Bedrooms Per Assessor:** 3

Bathrooms Per Assessor: 1

Approx. Taxes: \$1,483.92 Per Semi Annual Installment w/No Exempt

Occupancy: Vacant - Immediate Possession Upon Closing

Situated on 5+/- acres, this home is worth a look! It features a large covered front porch, a detached 18x20 garage & more!

Rear of this lot is located in Flood Zone AE.



Parcel #7: 513 Inderrieden Rd., Chandler, IN

Directions: From IN 62 (W Lincoln Ave), go north on Inderrieden Rd.
(Tax Code No. 87-08-36-107-013.000-020)

Year Built: 1982 **Lot Size:** .19 Acres (75'x114')

Basement: Crawl Space (288 Slab) **Sqft Per Assessor:** 1,320

Bedrooms Per Assessor: 3 **Bathrooms Per Assessor:** 1

Approx. Taxes: \$1,611.56 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$795.00

This is another handsome brick ranch home. Make plans now to bid!

Parcel #8: 320 E Lincoln Ave., Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) & State St., go east on Lincoln to home on left.

(Tax Code No. 87-08-36-201-014.000-020)

Year Built: 1946 **Lot Size:** .17 Acres (50'x150')

Basement: Crawl Space

Sqft Per Assessor: 756 **Bedrooms Per Assessor:** 2

Bathrooms Per Assessor: 1

Approx. Taxes: \$944.50 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$581.00

If you need space for cars, equipment, or hobbies, please check out this home with a 25x32 detached garage and a carport.





Parcel #9: 402 W Lincoln Ave., Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) &

State St., go west on Lincoln to home on left.

(Tax Code No. 87-08-36-303-009.000-020)

Year Built: 1946 Lot Size: .14 Acres (48'x130')

Basement: 872' Crawl Space Sqft Per Assessor: 1,288

Bedrooms Per Assessor: 2 Bathrooms Per Assessor: 1

Approx. Taxes: \$1,046.64 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$695.00

Situated on a corner lot, this home features a 30x20 pole building and a nice front porch!

Parcel #10: 521 W Lincoln Ave., Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) &

State St., go west on Lincoln to home on right.

(Tax Code No. 87-08-36-301-007.00-020)

Year Built: 1950 Lot Size: .16 Acres (50'x140')

Basement: Crawl Space Sqft Per Assessor: 1,458

Bedrooms Per Assessor: 2 Bathrooms Per Assessor: 1

Approx. Taxes: \$1,172 Per Semi Annual Installment w/No Exempt

Occupancy: Vacant - Immediate Possession Upon Closing

Another home with nice potential offering trees and large backyard!

Note, per the County Assessor GIS, this property is located in Flood Zone A.



Parcel #11: 317 W. Monroe Ave., Chandler, IN

Directions: From IN 62 (W Lincoln Ave.), go north on Iowa St., to left on Monroe

(Tax Code No. 87-08-36-102-004.000-020)

Year Built: 1950 Lot Size: .18 Acres (65'x125') Basement: Crawl Space

Sqft Per Assessor: 1,168

Bedrooms Per Assessor: 3 Bathrooms Per Assessor: 1

Approx. Taxes: \$960.64 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$695.00

Well located home featuring a covered front porch and more.

Parcel #12: 121 N State Street, Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) & State

St., go north on State to home on right at corner of Adams

(Tax Code No. 87-08-36-201-031.000-020)

Year Built: 1950 Lot Size: .27 Acres (25'x90')

Basement: Crawl Space Sqft Per Assessor: 728

Bedrooms Per Assessor: 2 Bathrooms Per Assessor: 1

Approx. Taxes: \$642.80 Per Semi Annual Installment w/No Exempt

Occupancy: Vacant - Immediate Possession Upon Closing

This home is conveniently located on a large corner lot. It offers a nice fenced back yard and patio.



Public Showings: The properties listed as "VACANT" will be available for viewing Tuesday, February 25th from 12:00 - 2:00pm or by appointment. The properties listed as "CURRENTLY LEASED" will be available for viewing Wednesday, February 26th from 12:00 - 2:00pm



Parcel #13: 533 Van Buren Ave., Chandler, IN

Directions: From IN 62 (E Lincoln Ave.), go north on 5th St., to left on Van Buren

(Tax Code No. 87-08-36-211-508.000-020)

Year Built: 1982 Lot Size: .23 Acres (103'x100')

Basement: Crawl Space (288 Slab) Sqft Per Assessor: 1,320

Bedrooms Per Assessor: 3 Bathrooms Per Assessor: 1

Approx. Taxes: \$1,796 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$795.00

Another home with lots of potential, this brick ranch features a fenced back yard and a 22x20 detached garage!

Parcel #14: 214 E. Washington St., Chandler, IN

Directions: From the intersection of IN 62 (Lincoln Ave.) & State St., go south on State to left on E Washington

(Tax Code No. 87-08-36-402-007.000-020)

Year Built: 1900 Lot Size: .24 Acres (50'x203')

Basement: Crawl Space Sqft Per Assessor: 1,088

Bedrooms Per Assessor: 2 Bathrooms Per Assessor: 1

Approx. Taxes: \$1,187.94 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$595.00

Located at the corner of Washington & S Second, this home has a nice front porch and potential.



Parcel #15: 418 W Walnut St., Chandler, IN

Directions: From IN 62 (W Lincoln Ave.), go south on Kentucky Ave. to right on Walnut

(Tax Code No. 87-08-36-306-028.000-020)

Year Built: 1956 Lot Size: .2 Acres (70'x60') Basement: Crawl Space

Sqft Per Assessor: 912 Bedrooms Per Assessor: 3 Bathrooms Per Assessor: 1

Approx. Taxes: \$905.56 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$847.50

Another home on a corner lot, it offers a 16x20 attached garage and a fenced corner lot.

Parcel #16: E Walnut St., Boonville, IN

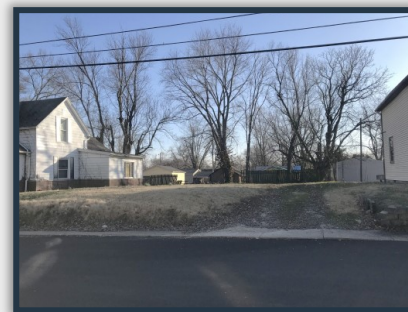
Directions: From the square in Boonville, continue east on 62/Locust, to right on Forrest, to left on Walnut

(Tax Code No. 87-09-35-211-005.000-003)

Lot Size: .12 Acres (50'x111')

Approx. Taxes: \$186.00 Per Semi Annual Installment w/No Exempt

This is an unimproved lot that adjoins Parcel 21 (705 E Walnut St.)



Broker Cooperation: Qualifying real estate brokers may earn up to 2.5% for representing a successful bidder at the auction.

To qualify, broker must notify Sohn & Associates about client a minimum of 7 days prior to the auction.

Broker must also attend the auction and assist the client during the sale.

Absentee Bidding: If you cannot attend the live auction, you may still participate via an absentee bid or phone bidding. Call today to arrange!

Seller: United State Bankruptcy Court, Southern District of Indiana; Stacy Wissel Chapter 7 Trustee; Case No 19-70738-AKM-7



Parcel #17: 816 S Fifth St., Boonville, IN

Directions: From the square in Boonville, go south on Fifth toward Boonville City Lake to home on left.

(Tax Code No. 87-09-35-206-004.000-003)

Year Built: 1875 **Lot Size:** .17 Acres (52'x143') **Basement:** Crawl Space

Sqft Per Assessor: 812 Plus 642 Upstairs = 1454

Bedrooms Per Assessor: 3 (4 per older appraisal)

Bathrooms Per Assessor: 1

Approx. Taxes: \$1,010.00 Per Semi Annual Installment w/No Exempt

Occupancy: Vacant - Immediate Possession Upon Closing

This 1.5 story home is well located close to the City Park with nice views of the lake.



Nice views of City Lake!

Parcel #18: 700 E Main St., Boonville, IN

Directions: From the square in Boonville, continue east on 62/Locust to Main, property is on your left at intersection.

(Tax Code No. 87-09-26-400-369.000-003)

Year Built: 1954 **Lot Size:** .387 Acres **Basement:** Slab

Sqft Per Assessor: 2,508+ **Bedrooms Per Assessor:** 4 (2 per Unit)

Bathrooms Per Assessor: 2 (1 per Unit)

Approx. Taxes: \$2,184 Per Semi Annual Installment w/No Exempt

Occupancy: Vacant - Immediate Possession Upon Closing

This unique property was last used as a duplex and offers a nice location with commercial potential.



Parcel #19: 322 E Moore St., Boonville, IN

Directions: From the square in Boonville, go south on Fifth toward Boonville City Lake, to left on Moore.

Tax Code No. 87-09-35-207-030.000-003)

Year Built: 1979 **Lot Size:** .09 Acres (80'x50')

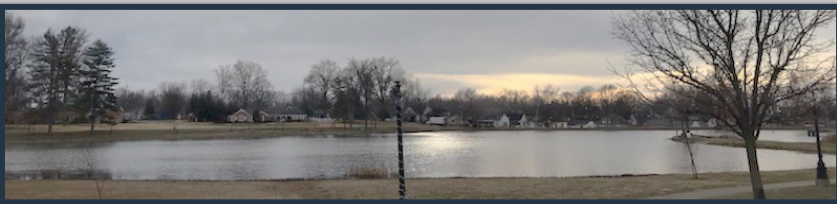
Basement: Crawl Space **Sqft Per Assessor:** 1,492

Bedrooms Per Assessor: 2 **Bathrooms Per Assessor:** 1

Approx. Taxes: \$1,802 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$795.00

This home offers unique architecture, 2 car attached garage, and an amazing location right across the street from the Boonville City Lake & Park. Make your plans now to bid your price!



Parcel #20: 3344 E State Road 62, Boonville, IN

Directions: From Boonville, continue east out of town on 62, continue left at the Put & Take on 62/161 to property on your right at the next curve.

Tax Code No. 87-10-27-300-011.000-017)

Year Built: 1940 **Lot Size:** .499 Acres

Basement: Crawl Space **Sqft Per Assessor:** 1,808

Bedrooms Per Assessor: 3 **Bathrooms Per Assessor:** 2

Approx. Taxes: \$938.52 Per Semi Annual Installment w/No Exempt

Occupancy: Currently leased month to month for \$450.00

Situated on nearly half an acre, this unique property has also previously been used as a duplex.





Parcel #21: 705 E Walnut St., Boonville, IN

Directions: From the square in Boonville, continue east on

62/Locust, to right on Forrest, to left on Walnut

Tax Code No. 87-09-35-211-007.000-003)

Year Built: 1920 Lot Size: .17 Acres (70'x111')

Basement: Crawl Space Sqft Per Assessor: 1,764

Bedrooms Per Assessor: 3 Bathrooms Per Assessor: 1

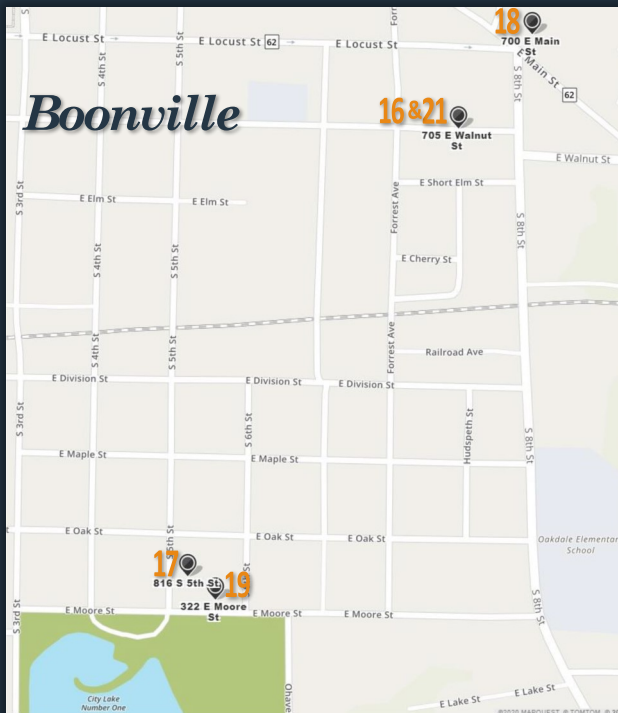
Approx. Taxes: \$1,114 Per Semi Annual Installment w/No Exempt

Occupancy: Vacant - Immediate Possession Upon Closing

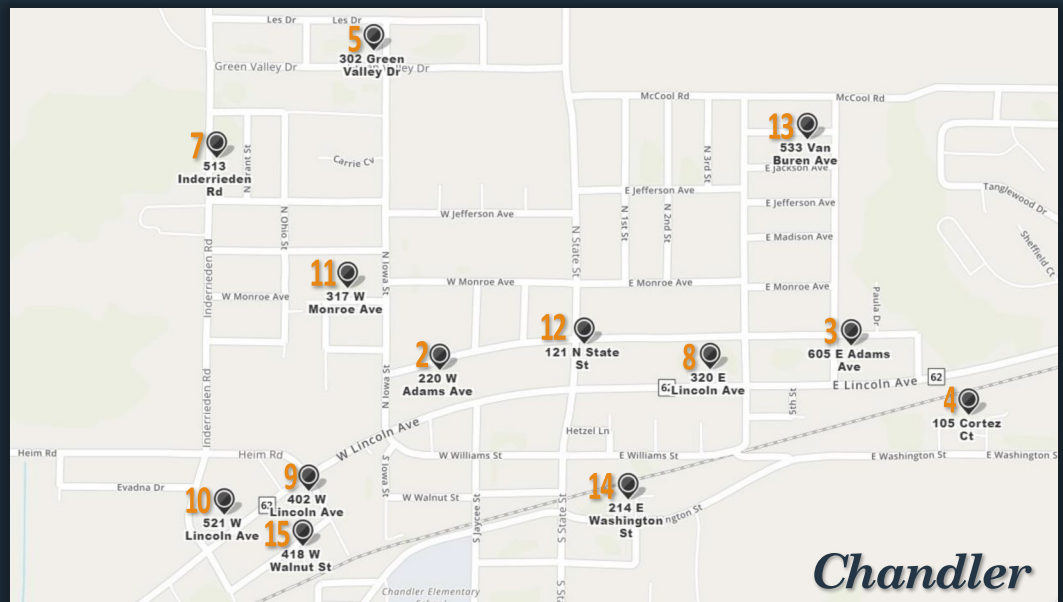
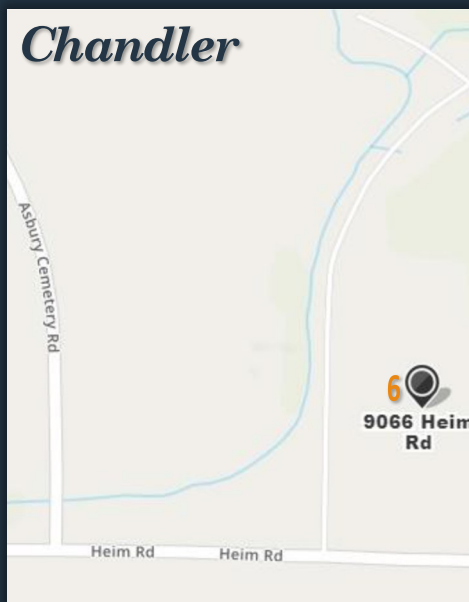
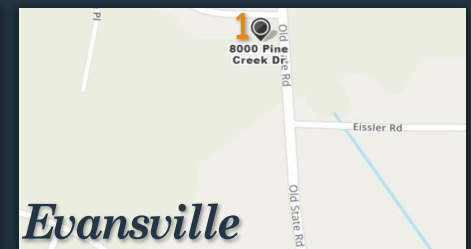
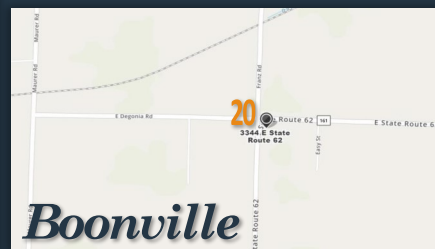
This property is currently in "Condemnation" Status. Please contact the Boonville Health Dept. for requirements to remove this status.

Auction Procedure: The auction will begin by offering each property individually in the order listed. However, all bidding will remain "open" until the competitive bidding has been exhausted. Each property will be sold individually and, there will be NO "combination" bidding.

Public Showing: The properties listed as "VACANT" will be available for viewing Tuesday, February 25th from 12:00 - 2:00pm or by appointment. The properties listed as "CURRENTLY LEASED" will be available for viewing Wednesday, February 26th from 12:00 - 2:00pm.



Terms: No Buyer's Premium will be charged. A 10% deposit will be required from all winning bidders immediately following the auction. This may be in the form of a personal or business check. The balance will be due & payable at closing within 30 days. Seller shall deliver title at closing via a Trustee's Deed. Sale is not subject to financing or any other contingency for purchaser. Possession will be immediate upon closing subject to tenant's rights. Purchaser(s) will assume the real estate taxes due and payable in May, 2020. All properties are selling on an AS-IS basis. Much of the information provided in the marketing materials was taken from public records. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. This agreement has, or will, be made available at your request. Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made. Sohn & Associates, Ltd. and its representatives are agents of the seller.



SOHN & ASSOCIATES, LTD

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



***Vacant Properties: 9
Currently Leased: 12***

Auctioneer: Trent Sohn #AU19700067, AC#30000226

Auction what you own with Sohn! www.SohnandAssociates.com 812-467-0227

"Absolute" Public Real Estate Auction ***Court Ordered Bankruptcy Sale ~ 21 Properties***

Auction Date: Thursday, March 5th at 12 Noon

***Includes 1 Home in Evansville, IN - 14 Homes in Chandler, IN -
5 Homes and an Adjoining Lot in Boonville, IN
(Each Property Will Sell Individually)***

***Attention Landlords,
Investors, Flippers and
Individuals or Families looking
to buy a home for themselves!
These 21 properties will be sold at
Absolute Auction to the highest
bidders with No Minimums,
No Reserves and
No Buyer's Premiums.
Please make your plans now to
come bid your price!***

