



**Bidding Ends: TUESDAY APRIL 21st
at 6:00 PM (Soft Close)**

**Bidding Link:
www.SohnAndAssociates.HiBid.com**

1) HOME @ 1206 TREE TOP LN in EVANSVILLE, IN

Directions: from the University Parkway, go East on Upper Mt Vernon Rd, to Right on Tree Top Ln, to property on your right

Well-located only minutes from University of Southern Indiana, this unique A-frame style home was built in 1977. It is situated on a peaceful dead-end street with a nearly half acre lot and nice views of a lake. It is partially gutted and presents an excellent opportunity for the investor or end-user!

The main level offers approximately 1,300 square feet of living space, and there is a full walk-out basement. Upstairs features a half story apartment/in-law suite complete with outside entry, separate electric, kitchen, living room, bedroom & full bath. Other features and amenities include an attached carport, 2 fireplaces & lots of potential! Make your plans now to bid your price on this unique west side property!

Lot Size: .48 Acres

Current Taxes: \$1,848.19 Per Semi Annual Installment w/ No Exemptions

Schools: Daniel Wertz, Perry Heights, Reitz

Approximate Rm Sizes: Entryway 9.7x9.7; Bedroom 15.5x10.11; Living Rm 25.6x19.6; Bedroom 12.6x11.6; Bedroom 13.6x9.4; Upstairs: Kitchen 15.2x11.11; Living Rm 23.10x11.10; Bedroom 22.8x7.5

Zoning: Ag

2) VACANT LOT @ 3201 N 12th AVE in EVANSVILLE, IN

Directions: From W Diamond Ave go North on N St Joseph Ave to Right on Allens Ln, to Left on N 12th

This nice west side lot is conveniently located and measures approximately 52'x241' or .288 acre. Zoned R-1, it is nearly level and would make a nice building lot. Utilities including water, gas and electric are available at the road (Per Evansville Water & Sewer the tap fees have already been paid).

Legal Description: HAHNS SUB PT LOT 33

Current Taxes: \$110.74 Per Semi Annual Installment w/ No Exemptions

Schools: Cedar Hall, Central

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

ONLINE REAL ESTATE & ROLLING STOCK AUCTION



1999 GULF STREAM MOTOR HOME;

1965 PONTIAC LEMANS GTO CONVERTIBLE;

18' UTILITY TRAILER

**Bidding Ends: TUESDAY APRIL 21st at 7:00 PM
(Soft Close)**

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See our website for details and many pics!



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

Real Estate Bidding Ends:

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Personal Property Bidding Ends:

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AUCTIONEERS: Trent Sohn
#AU19700067, AC#30000226

Auction what you own with Sohn www.SohnAndAssociates.com 1-800-357-4031

ONLINE REAL ESTATE & ROLLING STOCK AUCTION



WEST SIDE HOME & VACANT LOT

**HOME @ 1206 TREE TOP LN
in EVANSVILLE, IN**

VACANT LOT @ 3201 N 12th AVE

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1999 GULF STREAM MOTOR HOME; 1965 PONTIAC LEMANS GTO CONVERTIBLE; 18' UTILITY TRAILER



Preview: You can drive by and inspect all property at your convenience. To see inside the Gulf Stream, please call to schedule an appointment. See website for more details.

Pick-Up: You can call to schedule pick-up any time after payment is made. Pick-Up will be by appointment only!