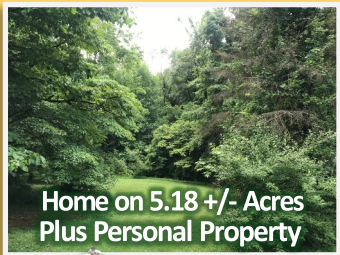


SOHN
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 (812) 467-0227

12600 N Green River Rd.
 Evansville, IN 47725

LARGE PUBLIC AUCTION



Home on 5.18 +/- Acres
 Plus Personal Property



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LARGE PUBLIC AUCTION

Real Estate & Personal Property

WEDNESDAY AUGUST 19th
100 SUMMERTIME LANE in EVANSVILLE, IN
 3 BED, 3 BATH HOME w/ FULL FIN BSMNT, POOL, & 2
 LARGE OUTBUILDINGS ON 5.18+/- ACRES
*Plus: 2 CLASSIC CARS, MOTORCYCLE, ANTIQUE &
 VINTAGE FURNISHINGS, COLLECTIBLES, LAWN
 TRACTORS, TOOLS, HOUSEHOLD MISC & MORE!*



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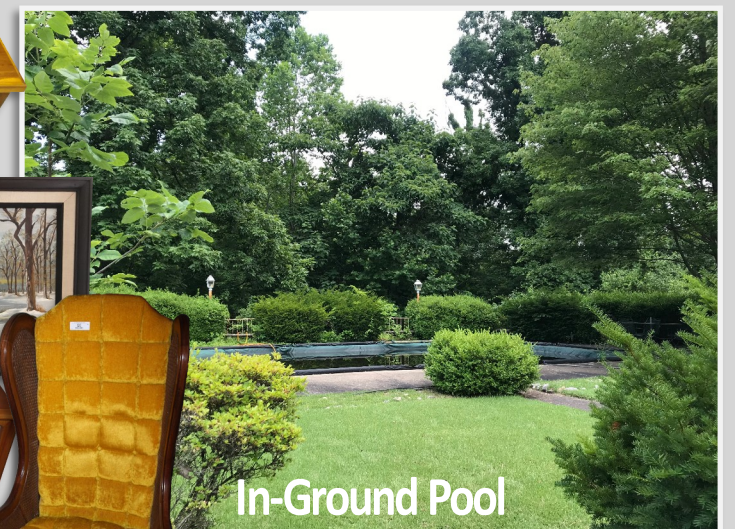
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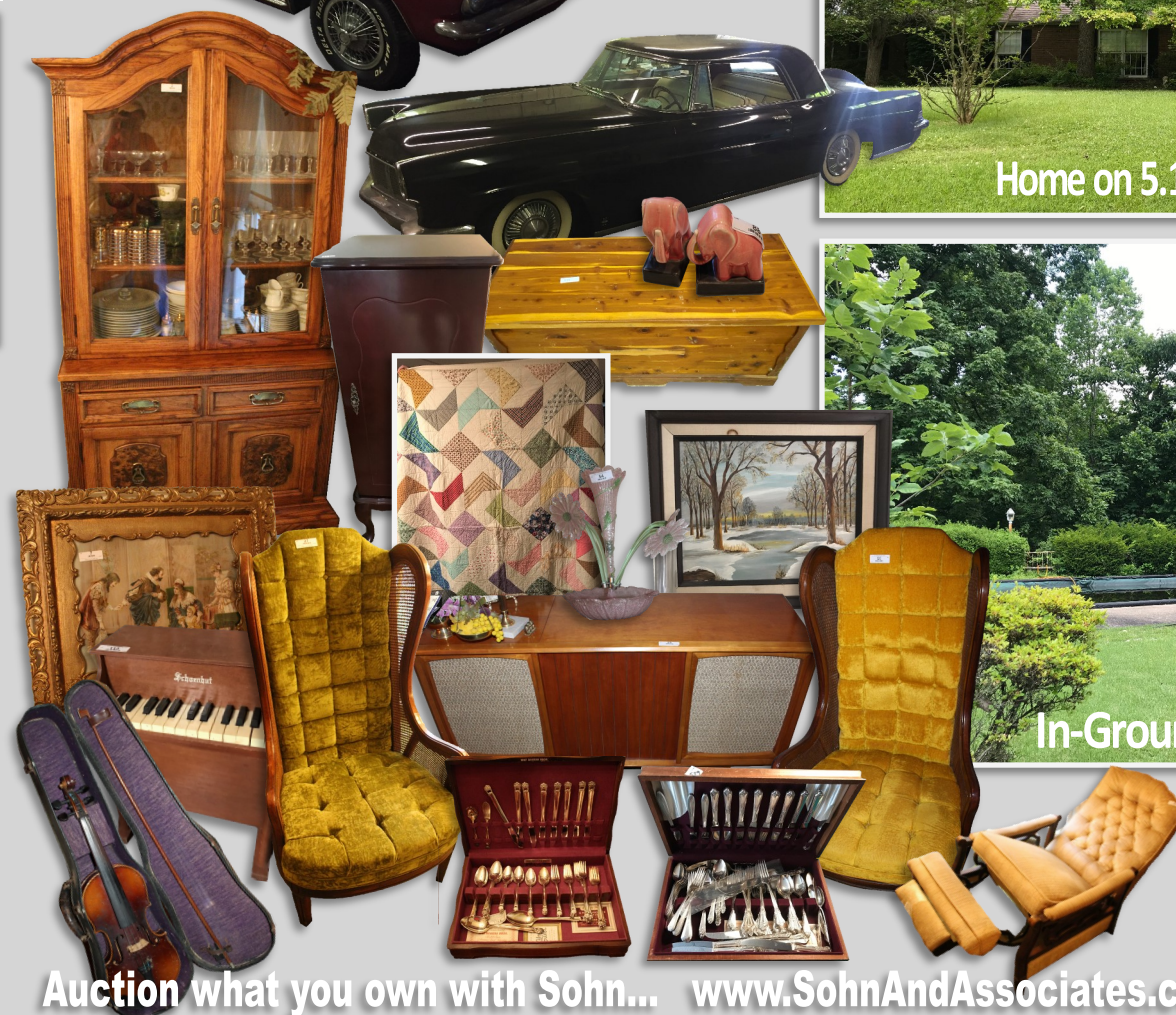
Directions: from the University Parkway, go East on Hogue Rd to Right on Summertime Ln



Home on 5.18 +/- Acres



In-Ground Pool



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REAL ESTATE: Will Sell Live On-Site Wednesday August 19th at 5:30 PM

If you cannot attend the live auction, please call to arrange phone or absentee bidding.

SHOWINGS: SUNDAY AUGUST 9th 12-2 & WEDNESDAY AUGUST 19th 4-6 PM

Fantastic West Side Location on 5.18 Acres!

Large Home with Amazing Potential!

2,144 SQFT Plus Full Fin Bsmnt & Lots of Storage!

2 Car Attached Garage!

46'x50' (+/-) Detached Garage!

56'x56' (+/-) Pole Barn!

In-Ground Pool & More!

Guaranteed Good Clear Title & 60 Days to Close!

This amazing & unique property deserves your immediate attention. It is extremely well located only minutes from the University of Southern Indiana on a beautiful 5.18+/- acres, and it offers incredible potential!

The main level has approximately 2,144 square feet of living space. A foyer with a closet invites you inside where you will find a large living room, a formal dining room, and a considerable eat-in kitchen with multiple pantries and a planning desk. You will also find a large master suite w/ attached full bath, two more nice sized bedrooms, and another full bath. Two more hall closets provide plenty of additional storage space, and the main level laundry room features a sink and another closet.

Two staircases lead to the full finished walk-out basement. There is a huge open recreation room complete with a kitchen area and fireplace! There is also a full bath, large office with a closet, another living area, and a big storage/utility room. The basement provides everything someone would need for a complete separate living area.

Outside you will enjoy entertaining or relaxing in your own 18'x33' in-ground pool. You will also have plenty of storage for your hobbies or business with a 2 car attached garage, 46'x50' (+/-) detached garage, and a 56'x56' (+/-) pole barn!

Please make your plans now to come bid your price on this amazing and unique west side property!

Year Built: Home 1970; Detached Garage 1981; Pole Barn 1985; Pool 1990

Approximate Room Sizes: Living Rm 19x14; Dining Rm 14x12; Eat-In Kitchen 21x14, Master Bedroom 16x13; Bedroom 12x12; Bedroom 12x11; Laundry 15x7; Foyer 13x8; Recreation Rm 34x29; Office 15.2x14.6; 2nd Bsmnt Living Area 23x14

Schools: West Terrace Elementary School; Perry Heights Middle School; Reitz High School

Taxes: \$ 1,566.04 Per Semi Annual Installment w/ Hmstd Exemption

Real Estate Terms: NO BUYER'S PREMIUM! A 10% deposit will be required from the winning bidder 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 60 days. Purchaser will be provided with evidence of marketable title. Purchaser will assume the taxes starting with the Fall 2020 installment. Possession will be immediate upon closing. 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. The property is being sold on an "as-is, where-is" basis and subject to seller approval. No warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller. If you cannot attend the live auction, please call to arrange phone or absentee bidding.



PERSONAL PROPERTY: Will Sell Online Only with First Lot Ending on Wednesday August 19th at 6:00 PM (Soft Close); If you do not wish to bid online, please call to make alternative arrangements.

Bidding Link: www.SohnAndAssociates.HiBid.com

2 CLASSIC CARS, FURNISHINGS, COLLECTIBLES, LAWN TRACTORS, TOOLS, HOUSEHOLD MISC & MORE!

This large estate auction will offer over 350 lots with many interesting items! Just a **Sampling** is listed below. Please visit the bidding link for complete list.

Cars & Motorcycle: 1966 Chevrolet Corvair Monza F6 2 Dr Convertible, 92,874 miles, 4 sp manual, dual carbs, soft top, is set up to tow, VIN 105676W116968, take a look at this beauty!

1956 Lincoln Continental Mark II Sport Coupe, 78,837 miles, auto, VIN C56G3125, Per Hagerty.com "Costing a then-astronomical \$10,000 plus, the cars were exclusive when new and are even more exclusive now. Merely 2,550 were built for 1956"

1980 Honda CM200T Motorcycle, 00950.5 miles, MC01-2001218; Plus tires & misc car parts incl 5 Mod A wheels; '65 Mustang door; 4 Barrel Holley carburetor; several old engine blocks; 4 Keystone alum rims & more

Mowers, Tools & Misc: John Deere X740 62" cut diesel lawn tractor with 307 hours; Cub Cadet 149 lawn tractor; Gravely 810 lawn tractor; Snapper riding lawn mower; Ariens RM830e lawn tractor; Snapper & Craftsman trim mowers; Champion upright air compressor; Snap-On stack tool chest; Snap-On rolling tool cabinet; Hobart arc welder; hydraulic transmission stand; Makita portable cut-off saw; Craftsman 10" portable table saw; Buffalo 14" wood cutting band saw; 4 1/2 band saw; Craftsman joiner; Sears planer; Duralast 2 ton hydraulic floor jack, new in box; Hilti & Makita hammer drills; MAC deluxe bolt grip set; Craftsman 2 1/4 ton trolley jack; bench top drill press; lubesters; acetylene cart; Wilton bench vise; Starrett micrometer; porto-power; ladders; work tables & carts; power tools; hand tools; 8 section rotating parts bin; antique walking plow; vintage Eco tire inflator; scrap metal & more!

Furnishings & Misc: Bernhardt dining table & 6 chairs; Keller breakfront; server; nice large antique round oak table w/ ornate base & winged claw feet; walnut knock-down wardrobe; Broyhill 4 pc king size bedroom suite; Stanley 3 pc queen size bedroom suite; 2 pc full size bedroom suite; 2 Victorian beds; Victorian dresser; mirrored chifferobe; nice pool table & 2 vintage fiberglass hanging pool lights; vintage tea cart; small antique 3 drawer chest; 1930's dining rm suite; Lane cedar chest; piano stool; lots of vintage furniture incl velvet sofa & black vinyl living room furniture; 4 swivel bar stools; 2 vintage red glass table lamps; large selection of chairs & tables; patio furniture; concrete benches; wood & metal desks; large revolving door from Mesker Steel; galvanized 3 bay sink; 42" Visio flat screen TV; vintage console stereos; Kenmore refrigerator; much more!

Collectibles & Household Misc: Myrick glass epergne & 2 matching swan bowls; original Kettcar pedal car; Coca Cola crates; Theodore Haviland & Mikasa china; Rogers Eternally Yours & gold colored flatware; crystal stemware; Seeburg jukebox speaker; license plates; Czech violin; several vintage bicycles incl Schwinn unicycle; Uhl chicken waterer & 3 gal jug; copper boiler; desk globe; Shawnee corn dishes; prints & decorator items; some quilts & linens;

vintage clothing, leather jackets & misc; some costume jewelry & watches; kitchen wares; Bose Lifestyle 5 music system; vintage electronics incl 4 Advent loudspeakers & Crown stereo equipment; & much, much more!

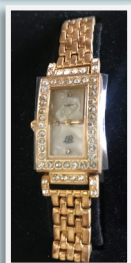
SHOWINGS: SUNDAY AUGUST 9th 12-2 & WEDNESDAY AUGUST 19th 4-6 PM

Pick-Up Dates: Tuesday August 25th 12Noon-6PM & Thursday August 27th 3-6PM; You will receive a link in your paid receipt email to sign up for your specific time. Please make sure that you do this or call with any questions.

Personal Property Terms: A 5% Buyers Premium will be added to the final bid price to determine final selling price. Sales tax will be charged on the hammer price and buyer's premium. Payment may be made by cash, check or credit card. All items selling AS-IS. For a complete listing of items and auction terms, please visit the bidding link at www.SohnAndAssociates.HiBid.com. **If you do not wish to bid online, please call the office to make alternate arrangements.**

Seller: David & Rick Rideout

AUCTIONEERS: Don Sohn #AU01000328, Trent Sohn #AU19700067, Doug Emig #AU10700088, AC#30000226



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