



(812) 467-0227

12600 N Green River Rd,
Evansville, IN 47725

PUBLIC LAND AUCTION

TEN 1+ ACRE BUILDING LOTS in BLUEGRASS ESTATES & 13+/- ADJOINING ACRES in WADESVILLE, IN; OFFERED in 11 TRACTS & COMBINATIONS!



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

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WEDNESDAY SEPTEMBER 2nd at 6:00 PM

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- Beautiful Potential Building Sites!
- Buy From 1 Acre Up to the Entirety!
- 21.64+/- Total Tillable Acres!
- Outstanding Investment Opportunity!
- No Buyer's Premium!



Property Location: The Property Fronts on Bluegrass Rd & SR 66 (Just East of Blairsville)

Directions to Property: from the University Parkway & West Diamond Ave (66) in Evansville, go West on SR 66 approximately 4 miles to left on Bluegrass; or from Wadesville, go East on SR 66 approximately 5 miles to right on Bluegrass

Auction Location: 1920 Ford Rd Mt. Vernon, IN; from the subject property, continue south on Bluegrass Rd to left on Downen, to right (south) on Hoenert, to right on Copperline, to left on Ford Rd.

Auctioneers Note: Sohn & Associates is pleased to offer this beautiful property at Public Auction! If you are a **farmer**, an **investor**, a **developer**, or someone looking for the perfect place to **build your dream home**, you need to investigate this opportunity!



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Tract #1: Will consist of **13.7+/- Acres** fronting along Bluegrass Rd. This rolling tract is mostly tillable consisting of Wakeland, Iona & Alford Silt Loams. Portions of this tract are located in Flood Zone A, but there are also a couple of beautiful potential building sites. There is also a tank and active oil well at the south end of this tract.

Tract #2 (9750 N Olivia Dr): This is Lot 1 in Bluegrass Estates Subdivision and contains **1.041 acres** fronting on SR 66, Bluegrass Rd & Olivia Dr.

Tract #3 (9700 N Olivia Dr): This is Lot 2 in Bluegrass Estates Subdivision and contains **1.038 acres** fronting on Olivia Dr & SR 66.

Tract #4 (9670 N Olivia Dr): This is Lot 3 in Bluegrass Estates Subdivision and contains **1.085 acres**. This tract also fronts on both SR 66 & Olivia Dr.

Tract #5 (9650 N Olivia Dr): This is Lot 4 in Bluegrass Estates Subdivision and contains **1.026 acres** fronting on Olivia Dr.

Tract #6 (9691 S Olivia Dr): This is Lot 9 in Bluegrass Estates Subdivision and contains **1.077 acres** fronting on Olivia Dr.

Tract #7 (9721 S Olivia Dr): This is Lot 10 in Bluegrass Estates Subdivision and contains **1.076 acres** fronting on Olivia Dr.

Tract #8 (9771 S Olivia Dr): This is Lot 11 in Bluegrass Estates Subdivision and contains **1.00 acres** fronting on both Bluegrass Rd & Olivia Dr.

Tract #9 (9770 S Olivia Dr): This is Lot 12 in Bluegrass Estates Subdivision and contains **1.06 acres** fronting on both Bluegrass Rd & Olivia Dr.

Tract #10 (9660 S Olivia Dr): This is Lot 13 in Bluegrass Estates Subdivision and contains **1.042 acres** fronting on Olivia Dr.

Tract #11 (9751 N Olivia Dr): This is Lot 15 in Bluegrass Estates Subdivision and contains **1.058 acres** fronting on both Bluegrass Rd & Olivia Dr.

Additional Notes: Gas & Electric is available. Current homes in the subdivision are on well water and septic. Public water runs along the north side of SR 66. There are Restrictive Covenants on the subdivision lots to protect your investment. Average Crop Production has been 210 Bushels Per Acre on Corn & 50 Bushels Per Acre on Soybeans. Please call or come to the public showing for additional information.

Current Annual Real Estate Taxes: Tract #1 - \$293.94; Tract #2 - \$26.30; Tract #3 - \$24.54; Tract #4 - \$26.30; Tract #5 - \$26.30; Tract #6 - \$26.30; Tract #7 - \$22.78; Tract #8 - \$22.78; Tract #9 - \$24.54; Tract #10 - \$26.30; Tract #11 - \$22.78

Public Showing: An auction rep will be onsite **TUESDAY AUGUST 18th** from 4-6 PM or Call

Auction Location: **1920 Ford Rd Mt. Vernon, IN;** from the subject property, continue south on Bluegrass Rd to left on Downen, to right (south) on Hoenert, to right on Copperline, to left on Ford Rd.

Auction Procedure: The property will be auctioned using our **Select Tract Auction Method**. Each tract will be offered individually and in any combinations the bidders desire. All bidders will have the opportunity to bid on any individual tract or combination, including the entirety, at any time throughout the auction. The sale will conclude when all the competitive bidding has been exhausted.

Terms: No Buyer's Premium will be charged! A 10% down payment will be required 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. While this provides time to obtain financing, bidding is not "subject to financing". Buyer(s) will be provided evidence of good merchantable title. Possession will be immediate upon closing subject to the farmers rights for the 2020 crop year. Purchaser(s) will assume the taxes starting with the Spring 2021 installments. All mineral rights owned by the seller, if any, will be conveyed to buyer(s). Property is selling subject to seller approval. **DISCLAIMER AND ABSENCE OF WARRANTIES:** 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 including, but without limitations to fitness for a particular use, zoning classification, utilities, assurance of building permits, driveway permits, or water and septic permits. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. 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. If required, seller will provide survey/parcelization work sufficient to pass title. If a survey is required and the surveyed acreage differs by more than 5% from the advertised acreage, the sale price will be adjusted based on the per acre auction price. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

Seller: David Esche



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

