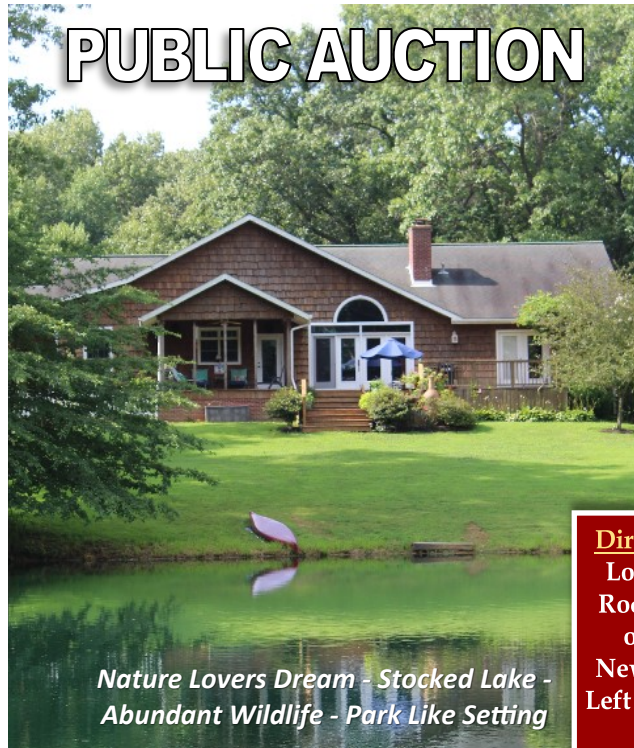




12600 N Green River Rd,
Evansville, IN 47725

PUBLIC AUCTION



Nature Lovers Dream - Stocked Lake -
Abundant Wildlife - Park Like Setting

Directions: From the square in Boonville, go East on Locust & continue onto E Main St, veer Right on N Rockport Rd, continue onto S Rockport Rd, to Right on Lashbrook (CR 100E); or from Vann & 261 in Newburgh (Castle High School), go East on Vann, to Left (North) on IN-61, to Right on Roeder, continue on New Hope, to Left on Lashbrook



LARGE PUBLIC AUCTION

Real Estate & Personal Property



Monday, September 21st
2855 Lashbrook Rd - Boonville, IN 47601



- Convenient Warrick Co Location with 38.3+/- Acres!
- Nature Lovers Dream!
- Buy From 4.4 Acres Up to the Entirety!
- Only 9 Miles from Castle High School!
- Only 10 Miles from Alcoa!
- Home Offers 2,652+/- SQFT Plus Full Fin Lower Level!
- Highly Energy Efficient with Geo-Thermal!
- 2+ Car Attached Garage!
- 32'x56' & 30'x24' Pole Barns + Country Barns Yard barn
- 1+/- Acre Stocked Lake!
- Incredible Potential Building Sites!
- Mature Forest w/ Abundant Wildlife!
- Fantastic Hunting & Trail Riding!
- Park-Like Setting with Lots of Nature Trails!
- Walnut, Apple, Pear, Peach & Plum Trees!
- Guaranteed Good Clear Title!

3-4 Bed, 3 Bath Home w/Full Finished Lower Level, Lake & Outbuildings w/38.3+/- Acres - Offered in 5 Tracts & Combinations!

PLUS: Kioti 4WD Tractor - Toro Zero Turn Mower - Rotary Mower & Tiller - Hydraulic Log Splitter - Boats - Tools - Furniture - Antiques - Collectibles - Household Misc. & Much More!



LARGE PUBLIC AUCTION

Real Estate & Personal Property

Real Estate will Sell "Live Onsite" Monday, Sept. 21st at 5:30pm

Personal Property will Sell "Online Only" on Monday, Sept. 21st w/First Lot Ending at 6:00pm



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

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

REAL ESTATE: Will Sell Live On-Site MONDAY SEPTEMBER 21st at 5:30 PM; If you cannot attend the live auction, please call to arrange phone or absentee bidding.

Auctioneers Note: Sohn & Associates is very pleased to offer this outstanding property at Public Auction! If you are a **Hunter, Timberman, Investor, Developer, Nature Lover, Trail Rider**, or someone looking for the **perfect place to build your dream home**, you must come investigate this amazing opportunity!

Tract #1: Consists of **4.4+/- heavily wooded acres** with 287+/- feet of frontage on New Hope Rd. This tract could be the perfect place to build your dream home or cabin.

Tract #2: Consists of **4.4+/- heavily wooded acres** with 287+/- feet of frontage on New Hope Rd. This tract could be the perfect place to build your dream home or cabin.

Tract #3: Offers approximately **6 acres** with abundant frontage on both Lashbrook and New Hope Roads. This tract is mostly wooded with lots of mature timber. There are numerous beautiful potential building sites.

Tract #4: Commonly known as 2855 Lashbrook Rd, this tract offers **9+/- acres, home, lake and outbuildings**. This stunning property deserves your full and immediate attention!

The home, custom built in 2003, offers 2,652+/- square feet on the main level. It features a spacious open concept design with soaring cathedral ceilings and large Pella windows. The kitchen hosts an abundance of Amish cherry cabinets and a large center island with counter seating for six. A walk-in pantry provides much storage space and shelving with a dedicated coffee bar. Open to the kitchen you will find the dining area and a great room with a wood burning Rumford style fireplace with convenient gas Log Lighter. The master suite includes a large walk-in closet and an incredible bath with double sinks, water closet, walk-in shower, and a Cielo jetted garden tub. Conveniently located by the master bedroom suite, the large laundry room provides a sink and storage closet. Completing the main level is a two-story entry hall, an office with exposed wood walls, and a garden room with another sink and big closet.

The full walk-out lower level includes a massive recreation room with a woodburning stove, two ample size bedrooms, another bedroom/hobby room (no window), a full bath with an extra sink area, an oversized storage room, and a utility room. Copper supply and drain lines are in place to add a bar.

The outside provides numerous areas to relax and entertain. The front of the house boasts an inviting covered porch overlooking the perennial cottage garden, the north side of the home offers decks and porches with scenic views of the lake, and there is an aggregate patio off the walk-out lower level. There is also plenty of storage with a 2+ car garage, 32'x56' pole barn with additional lean-to and a 30'x24' pole barn.

Approximate Room Sizes: 2 Story Entry Hall 13.5x10; Office 13x13; Garden Rm 13.8x13.7; Main Floor Laundry 14.8x9; Kitchen 19.5x14.9; Great Rm 19x18; Dining Area 21x19; Master Bedroom 23x14; Bsmnt Rec Rm 37x24; Bsmnt Bedroom 15x14.7; Bsmnt Bedroom 15x12; Bsmnt Bedroom (no window) 12x12; Bsmnt Utility Rm 36x13; Bsmnt Storage Rm 12x10

Tract #5: Includes **14.5+/- heavily wooded acres** with over 500' of frontage on Lashbrook Rd. Hunting, timber, trails, a large Country Barns outbuilding, fantastic potential building spots...this tract has it all!

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

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.

Schools: Oakdale & Boonville

Taxes: 87-14-18-400-078.000-002 (19 Acres & Improvements) \$1,753.25 Per Semi Annual Installment w/ Mtg & Hmstd Exemption; 87-14-18-400-032.000-002 (19 Acres) \$475.94 Per Semi Annual Installment

Additional Notes: Siding is Lifetime Pine w/ 50 Yr Warranty; Features Geothermal HVAC with loop under lake, in-floor radiant heat in bsmnt, Pella windows & blown-in insulation in walls and attic; Reward Wall concrete & Styrofoam bsmnt walls; a historic cemetery is located on Tract 4 in the woods (see map showing 1 Acre Exception)

SHOWINGS: SUNDAY SEPTEMBER 13th 12 NOON – 2:00 PM & TUESDAY SEPTEMBER 15th 4-6 PM



PERSONAL PROPERTY: Will Sell Online Only with First Lot Ending on Monday September 21st 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

This large estate auction will offer over 350 lots of interesting items! Just a Sampling is listed below. Please visit the bidding link for complete list and hundreds of pictures.

Tractor & Attachments: Kioti LK3504 4WD Tractor w/ Front Loader & low hours; Kioti RT04-56 Tiller; 5' Rotary Mower

Mowers & Misc: Toro Time Cutter ZX525 Zero Turn -52in. Cut; Sabre by John Deere Lawn Mower - 17 HP B&S; Heavy Hauler Yard Wagon

Boats & Trailer: Traveler by Sea Nymph Aluminum 16' Boat w/ Evinrude 50hp outboard & Holsclaw trailer; 13ft. Aluminum Boat; 8x8 Northern Lite Single Axle Trailer; Trolling Motor; Paddles, misc

Tools & Misc: Brave Warrior 8 HP Log Splitter; Excell Premium Pressure Washer; Powered Scorpion Yard Sprayer; Stihl Chainsaws; Miter Saw; Wagon Jack; Ladders; Lumber; Deer Feeder; Garden Tools; Antique 2 Row JD Planter & more

Furnishings & Misc: Antique Possum Belly Kitchen Cabinet; Leather Sofa; Jelly Cupboard; Custom Made Poplar Harvest Table; Paint Decorated Chest – Artist Signed by Boyd Mutschler; Antique Table & 4 Bentwood Chairs; Antique Blind Double Door Cabinet; Antique 2 Piece Glass Door Cabinet; Vintage 3 Pc Bedroom Suite; Full Size Cannonball Bed; 6 Metal Bar Stools; Mizerak Pool Table; Patio Furniture; Cedar Chest; Flat Top Trunks; Sewing Rocker; much more!

Collectibles & Household Misc: Wood Advertising Boxes; Putnam Fadeless Dye Cabinet; Vintage Records; Old Wood Windows & Shutters; Antique Wards Baby Pig Feeder; Crocks; Dolls & Doll Parts; Antique High Chair w/ Steiff Bear; Wood Replica Noah's Ark; Christmas Incl Dept 56; Prints & Décor; Vintage Cameras; Quilts; China & Glass; American Flyer & L.G.B. Trains; Kitchen Wares; Elna & White Portable Sewing Machines; Duck & Goose Decoys; Wagner Cast Iron Teapot; Presidents First Day Covers Album; Vintage Luggage; much more!

SHOWINGS: SUNDAY SEPTEMBER 13th 12 NOON – 2:00 PM & TUESDAY SEPTEMBER 15th 4-6 PM

Pick-Up Date: THURSDAY SEPTEMBER 24th 12 NOON – 6:00 PM & MONDAY SEPTEMBER 28th 3:00 – 6:00 PM; 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.

Real Estate Terms: No Buyer's Premium will be charged! A 5% 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 (date may be extended if required by lender). 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 - except Tract #4. The seller will reserve up to a maximum of 30 days possession after closing on this home tract. Purchaser(s) will assume the taxes starting with the Fall 2020 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.

Personal Property Terms: A 10% 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: Susan Sublett



SOHN
& Associates, LTD
(812) 467-0227