



Online Only Real Estate Auction

NICE 3 or 4 BED, 2 BATH HOME

w/ PART FINISHED BASEMENT on .88 ACRES!

8330 UPPER MT VERNON RD

EVANSVILLE, IN 47712

- **Fantastic West Side Location Close to University of Southern Indiana!**
- **Big Beautiful .88 Acre Lot!**
- **Family Room & Living Room!**
- **Nice Part Finished Basement!**
- **Guaranteed Good Clear Title!**
- **Up to 60 Days to Close!**
- **No Buyer's Premium!**

Bidding Link: www.SohnAndAssociates.HiBid.com

This charming brick home was built in 1949. It offers approximately 1,644 square feet of living space on the main level. This includes a family room with vaulted ceiling and a gas fireplace, along with a large living room. There is a master suite with a double closet and built-in drawers, while the kitchen features a bar area, dishwasher, stove and storage closet. Completing the main level are two more bedrooms, an enclosed porch/sunroom, an entry hall with a closet, and a second full bathroom.

The walk-up attic area offers more additional living space and lots of storage. This area has always been used as a bedroom.

The part finished basement features a second kitchen area open to a large recreation area, and lots more storage!

Other features and amenities include modern high efficiency HVAC, a covered porch, detached 22'x27' garage, wood floors, vinyl replacement windows, a 5+/- year old roof and more!

Please make your plans now to bid your price on this fantastic west side home!

Approximate Rm Sizes: Kitchen 14.4x10.1; Vaulted Family Rm w/ FP 17x14.6; Living Rm 16.5x13.5; Master Bedroom 12x10.7; Bedroom 12.4x9.10; Bedroom 12.3x9.6; Finished Attic is approximately 29'x7'; Basement: Kitchen/Laundry Area 12x9; Recreation Area 27.2x17.9; Exercise Area 12x9; Canning Rm 7.9x7.5; Storage Rm 12x8

Parcel #: 82-05-18-007-079.014-024

Brief Legal: Pt SE SE 18-6-11

Schools: West Terrace Elementary, Perry Heights Middle, Reitz High

Lot Size: .88 Acre or Approx 100'x385'

Zoning: Ag

Approximate 2021 Taxes: \$1,229.52 Per Yr w/ Hmst & 65+ Exemptions

Total Finished Above Grade Square Feet Per Assessor: 1,905

Utilities: Public Water, Gas, Septic, Well for Outside Faucets

Bidding Ends: THURSDAY OCTOBER 14th at 6:00 PM (Soft Close)
Preview: THURSDAY OCTOBER 7th from 4 PM – 6 PM, or Call for Appointment



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

Terms: No Buyer's Premium will be charged. The successful online bidder will be required within 24 hours after auction close to sign a standard form purchase agreement and submit a 5% deposit. This deposit may be in the form of a personal or business check. The balance will be due & payable at closing within 60 days. While this does give you plenty of time to complete any financing that you may be considering, the sale is not subject to financing. Buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Spring 2022 installments. The property is selling on an AS IS basis and subject to seller approval. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Sohn & Associates, Ltd and its representatives are agents of the seller.

SELLER: William Crayner

AUCTIONEER: Trent Sohn #AU19700067; AC#30000226



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

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Directions: From the University Parkway, go East on Upper Mt Vernon to property on your right.

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