

Online Only Real Estate Auction

9+/- LOVELY ACRES IN WARRICK COUNTY, IN; OFFERED IN 3 TRACTS

Property Location: 208 E WALNUT ST, 200 E WALNUT ST & 6694
TWIN BRIDGES RD TENNYSON, IN 47637

Directions: From Boonville, IN go East on 62, at the Put-In-Take turn Left (North) on 161 and follow to Tennyson. From Dale, IN go South on 62 to Right (North) on 161 to Tennyson. (See Individual Lots for Final Directions from Tennyson.)

Only 30 Minutes from Owensboro, KY; 45 Minutes from Evansville, IN & 40 Minutes from Jasper, IN

Lot #1) 208 E WALNUT ST in TENNYSON, IN – (Parcel 3 Roy Minor Sub)

This tract consists of **.34 acres** and would make a lovely potential building site. It offers beautiful views and has public water and sewer available. The approximate real estate taxes for this parcel are \$56.78 per year. (From S Main St in Tennyson, go East on 1st St to Right on Walnut)

Lot #2) 200 E WALNUT ST in TENNYSON, IN – (Parcel 2 Roy Minor Sub)

This tract offers the adjoining **1.51 acres**. It would also make a fantastic potential building site with public water and sewer available. The approximate real estate taxes for this parcel are \$149.16 per year. (From S Main St in Tennyson, go East on 1st St to Right on Walnut)

Lot #3) 6694 TWIN BRIDGES RD in TENNYSON, IN – (Parcel 1 Roy Minor Sub)

This tract offers a beautiful rolling **7.13 acres** fronting on Twin Bridges Rd. It is improved with an older 1960's barn measuring approximately 41'x31' per the assessor's office. Public water is at this site. This could be another outstanding potential building site, recreation site or tillable farmland. This property adjoins the back of Lots 1 & 2 on the east side. A small portion of this tract is located in Flood Zone A. The approximate real estate taxes for this parcel are \$162.8 per year. (From Main St in Tennyson, go East on E Oak St to property on your right)

Lot #4) COMBINATION OF LOTS 1, 2 & 3

If you only want all the property together, just bid on this lot. For this lot to be the winning bid, it must total more than the total of Lots 1, 2 & 3. Please call with any questions.

SHOWINGS: An auction representative will be onsite at Tracts 1 & 2 to answer questions **MONDAY OCTOBER 11th 12:00 NOON-2:00 PM** or CALL

Note: The acreages used in these descriptions were taken from a survey by William Bivins in 2002.

If you do not wish to bid online, you may call to make alternate arrangements! All furniture and items remaining in the home & pole building will become the property of the buyer.

Terms: No Buyer's Premium will be charged. The successful online bidder(s) will be required within 24 hours after auction close to sign a standard form purchase agreement and submit a 10% 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 properties are 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. 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. Sohn & Associates, Ltd and its representatives are agents of the seller.

Sellers: Willard & Connie Roy

Auctioneer: Trent Sohn #AU19700067, #AC3000226

Bidding Link: www.SohnAndAssociates.HiBid.com



Bidding Ends: MONDAY OCTOBER 18th at 6:00 PM (Soft Close)

SOHN
& ASSOCIATES, LTD.

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

Property Location:

208 E WALNUT ST, 200 E WALNUT ST
& 6694 TWIN BRIDGES RD
TENNYSON, IN 47637

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**9+/- LOVELY ACRES IN WARRICK COUNTY, IN;
OFFERED IN 3 TRACTS**

- ***Beautiful Potential Building Sites!***
- ***Public Water & Sewer Available!***
- ***Perfect Mini Farm for Horses or 4H Animals!***
- ***Convenient Warrick County Location!***
- ***Guaranteed Good Title & 60 Days to Close!***
- ***No Buyer's Premium!***



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