

WARRICK COUNTY ONLINE ONLY REAL ESTATE AUCTION

BEAUTIFUL ROLLING 5+/- ACRES & IMPROVEMENTS!

- Convenient Location to Evansville & Newburgh!
- Detached Garage & Pole Building!
- Beautiful Potential Building Sites!
- Perfect for Horses or 4-H Animals!
- Public & Well Water!
- Guaranteed Good Title & 60 Days to Close!
- No Buyer's Premium!



**2011 BROWN CHAPEL RD in BOONVILLE, IN
(SW Corner of Brown Chapel & N Rockport Rd).**

Bidding Ends: THURSDAY OCTOBER 28th at 6:00 PM (Soft Close).

Attention Investors, Home Builders, or Individuals Looking for a Wonderful Home Site or Mini-Farm in Warrick County!

This property is conveniently located only minutes from Boonville or Newburgh, and it offers road frontage on both Brown Chapel and N Rockport Roads.

The land currently includes a 3 bedroom, 2 bath home; a pole barn; detached garage; pond and more.

The home was originally built in 1898 and is in extremely poor condition. Per the Warrick County Assessor there is 1,552 square feet on the main level and another 550 finished square feet in the attic. While the home may need to be razed, it is connected to a septic system that was installed in 1998, and had an additional \$6,740 in updates & clean-outs just completed in April of 2021. Per the Warrick County Health Department, a new home could be connected to this existing septic if it is tested, and the new home has

three bedrooms or less. **Note:** The seller is not allowing entry inside the home due to condition/safety concerns.

The pole barn was built in 2009 and measures approximately 24'x30'x12'. There is a 10'x30' lean-to attached, and it has both water and electric. The detached garage measures approximately 24'x27' and was built in 1976. The pond measures about 2.2 acres and contains fish.

Please make your plans now to bid your price on this fantastic opportunity!

- Lot Size: 5+/- Acres

- Approx '21 Pay '22 Taxes: \$2,147.06 Per Year

- Parcel #: 87-14-17-200-087.000-002

- Brief Legal Description: Pt W ½ NE S17 T6 R7

Please note, if you do not wish to bid online, you may call to make alternate arrangements!

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 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 installment. 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.



Bidding Link: www.SohnAndAssociates.HiBid.com



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



Sellers: Robert J. Sadrianna Estate

Auctioneer: Trent Sohn #AU19700067, #AC3000226



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

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Showings: SUNDAY OCTOBER 17th NOON - 2 PM & THURSDAY
OCTOBER 21st NOON – 1 PM; or CALL.

Directions: *from downtown Boonville*, go East on Main St /
IN-62, at the intersection of IN-62, Maxville Rd & N Rockport
Rd, veer Right onto N Rockport Rd; to Right on Brown Chapel
Rd; **Or, from the intersection of W SR 66 & SR 261 in New-**
burgh, go South on SR 261 to Left (East) on Outer Lincoln, turn
Left on SR 61 / Alcoa Hwy, then turn Right on Roeder Rd,
continue onto New Hope Rd, to Left on Brown Chapel.

Property Location: 2011 BROWN CHAPEL RD in BOONVILLE, IN (SW Corner of Brown Chapel & N Rockport Rd).