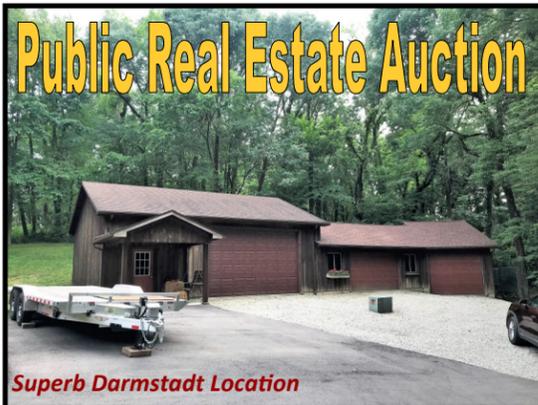


SOHN
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 (812) 467-0227
 12600 N Green River Rd
 Evansville, IN 47725



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

LIVE! Public Real Estate Auction

WEDNESDAY JULY 17th at 6:00 PM

BEAUTIFUL 4 BED, 3 BATH HOME w/8+ CAR GARAGES on 6.61 GORGEOUS ACRES!

Property & Auction Location:

700 HOING RD in
 EVANSVILLE, IN
 From Hwy 41 N, go West on
 Boonville New Harmony Rd,
 veer Left on Hoing to Left on
 Hoing Ct



BEAUTIFUL 4 BED, 3 BATH HOME w/8+ CAR GARAGES on 6.61 GORGEOUS ACRES!



- Superb Darmstadt Location!
- 1,645+/- SqFt Plus Full Finished Basement!
- 2+ Car Attached Garage & 6+ Car Det Garages!
- Guaranteed Good Title & 60 Days to Close!
- No Buyer's Premium!

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Showings: SUN JULY 7th 12 NOON -2:00; TUES JULY 9th 4:00-6:00 or CALL

- *Guaranteed Good Title & 60 Days to Close!*
- *No Buyer's Premium!*

Note: Having enjoyed this amazing property for many years, the owners are downsizing and offering you this incredible opportunity. Please make your plans now to bid your price!

Situated on 6.61 acres in Darmstadt, this incredible real estate offers lots of quality living space in the home and plenty of room for all of your "toys" or business equipment in the more than ample garage space.

Built in 1980, this cedar & stone home includes approximately 1,645 square feet of living space on the main level. The kitchen features Fehrenbacher cabinets, heated tile floors, planning desk, and an island with a new cooktop. It opens into the large dining / family room area that leads to the large rear deck. The vaulted great room is the perfect place to entertain with a fireplace, wet bar, built-in corner cabinets, and French doors to the deck. The master suite features a walk-in closet and full attached bath with heated tile floors and a double vanity. Completing the main level is a foyer and full hall bath.

The full basement is nearly all finished and offers two more bedrooms (or an office), lots more recreational space, storage space, and a laundry with a sink.

Other features and amenities include oak hard wood floors, two 200 amp panel boxes, central vacuum system, 2+ car attached garage and more! The home has also been under a pest control contract for years.

Outside you will find room in your detached garages for at least 5-6 more cars or whatever you want to keep safely under roof. One of the 3 overhead doors is extra tall making it perfect for a bus or RV. The additional acreage provides a park-like setting with majestic trees and lots of wild life.

Again, please make your plans today to make this home yours!

Approximate Rm Sizes: Kitchen 14.2x12.4; Dining Area/Family Rm 21.5x14.2; Vaulted Great Rm 19x16; Foyer 10x5; Master Bedroom 15x13.9; Bedroom 12x10.5; Downstairs Bedrooms 13.9x13.7; 13.9x11.2; Recreational Area 23x11; 16x11; Laundry 12x7.2

2018 Pay 2019 Taxes: \$1,668.46 Per Semi Annual Installment w/ Hmst Expt

Schools: Scott Elementary, Thompkins Middle, Central High School

Showings: SUN JULY 7th 12 NOON -2:00; TUES JULY 9th 4:00-6:00 or CALL

Real Estate Terms: No Buyer's Premium will be charged! A 5% deposit will be required from the winning bidder immediately following the auction. This may be in the form of a business or personal check. The balance will be due & payable at closing within 60 days. Possession will be immediate upon closing. Purchaser will be guaranteed good merchantable title and will assume the taxes starting with the Fall 2019 Installment. The property is selling on an "As-Is" basis and subject to seller approval. Sohn & Associates, Ltd; ERA First Advantage Realty, INC; and their representatives are agents of the seller. **If you cannot attend the live auction, please call to arrange for absentee or phone bidding.**

NOTE: PERSONAL PROPERTY INCLUDING EQUIPMENT, TOOLS, HOUSEHOLD FURNISHINGS & COLLECTIBLES WILL BE OFFERED ONLINE at www.SohnAndAssociates.HiBid.com

Auctioneer: Don Sohn #AU010003258
Trent Sohn #AU1970067
Doug Emig #AU10700088
AC#30000226



1,645+/- SqFt Plus Full Finished Basement!

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