



(812) 467-0227

12600 N Green River Rd,  
Evansville, IN 47725

**PUBLIC REAL ESTATE  
AUCTION**

237+/- ACRES OFFERED in 8+/- TRACTS & COMBINATIONS



**PRIME**

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237+/- ACRES OFFERED in 8+/- TRACTS & COMBINATIONS

**WEDNESDAY NOVEMBER 6th at 6:00 PM**

**Property Location:** 9999 SR 62 W in CHANDLER, IN Fronts on SR 62 W & Telephone Roads in Chandler, IN; From Evansville, IN, take I-69 to East on IN-62 (Morgan Ave) 2.3 miles to property on your right.

**Auction Location:** American Legion 711 State St in Newburgh, IN; from Downtown Newburgh, go North on State St to Sharon

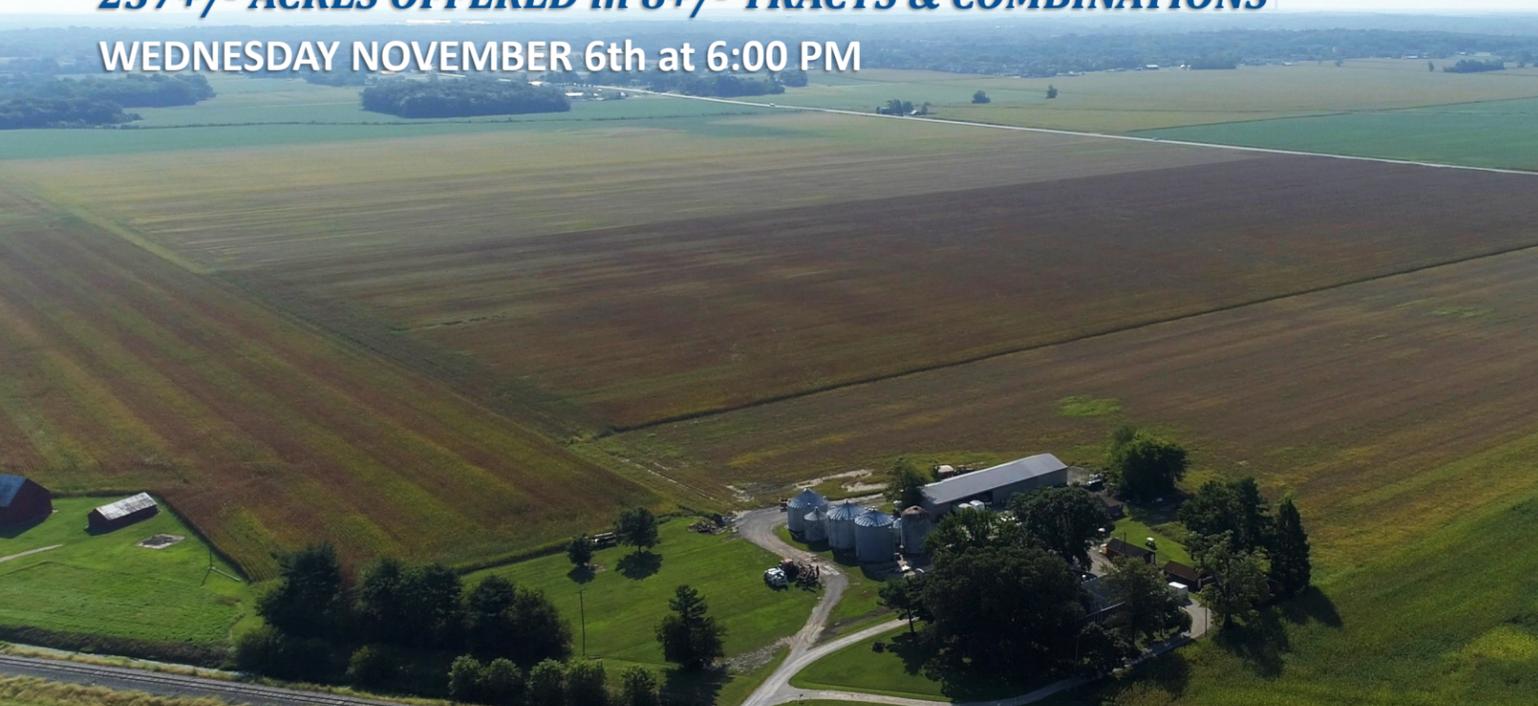
Auction what you own with Sohn... [www.SohnAndAssociates.com](http://www.SohnAndAssociates.com) 1-800-357-4031

**PRIME**

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- Prime Tillable Farmland w/ 233.63 Cropland Acres!
- Highly Productive Evansville, Henshaw & Zipp Soils!
- Charming Country Farm Home, Outbuildings & 47,000+/- Bushels Grain Storage!
- 2020 Farming Rights!
- Buy From 5 Acres Up to the Entirety!
- Great Location in the "Path of Progress"!
- Outstanding Investment Opportunity!
- No Buyer's Premium & Guaranteed Good Clear Title!

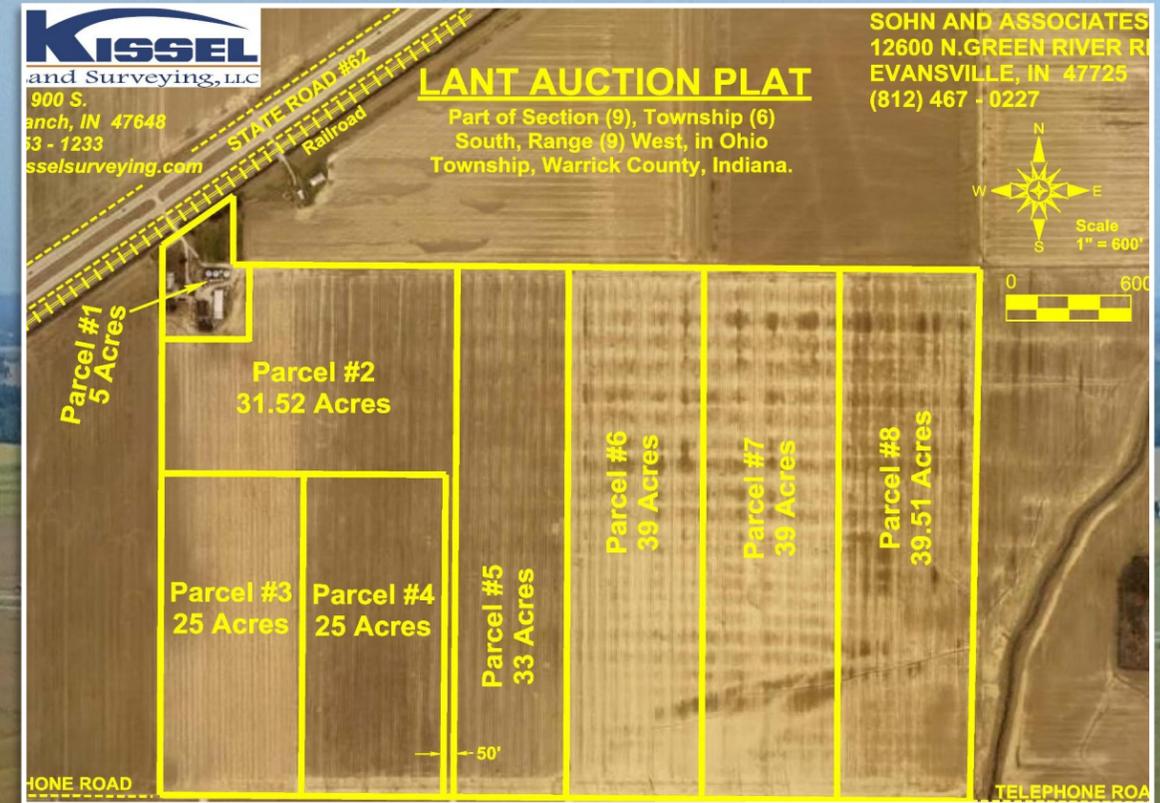


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**Auctioneers Note:** Sohn & Associates is very pleased to offer this outstanding property at Public Auction. If you are a **farmer, investor or developer**, you will want to come investigate this productive property situated just minutes from Evansville's eastside & Newburgh!



**Tract #1:** Will consist of **5+/- Acres** commonly known as 9999 SR 62 W.

This tract is improved with a **charming 1.5 story farm home** built in 1914. The main level offers a large family room, a living room, dining room, kitchen, one bedroom, one bathroom, and a mud room.

The second level includes three large bedrooms, a library, and a full bath. Other features include fireplaces, hardwood floors, attached carport and more!

There is also a **Guest Home** that offers a living room, kitchen, dining room, two bedrooms, and a full bath.

Completing this tract is approximately 47,000 bushels of usable grain bin storage and numerous outbuildings for storing equipment!

**Approximate Rm Sizes:** Main Home – Family Rm 30x20; Living Rm 22.9x15; Kitchen 15.3x12; Dining Rm 15.3x14.11; Bedroom 22.5x14.11; Mud Rm 15x12; Foyer 12.11x7; Upstairs Bedroom 16.3x14.2; Upstairs Bedroom 16.8x12; Bedroom 23x15; Library 12.2x10.5. Guest Home – Living Rm 18.2x13.2; Kitchen 12.8x7.8; Dining Rm 7.6x7.6; Bedroom 14.5x13.2

Please call or plan to visit during the Public Showing for complete details on this unique property!

**Tract #2:** Offers **31.52+/- Acres** behind Tract #1 and will have 50' of road frontage on Telephone Rd. It is nearly 100% tillable and consists of highly productive Evansville Silt Loam soil. It would make a nice combination with Tract #1.

**Tract #3:** Will contain **25+/- Acres** at the SW corner of the farm. It will offer ample road frontage along Telephone Rd. It is nearly all tillable & also consists mostly of highly productive Evansville Silt

Loam soil.

**Tract #4:** Consists of another **25+/- Acres** with ample frontage along Telephone Rd. It is nearly all tillable & also consists mostly of highly productive Evansville Silt Loam soil.

**Tract #5:** Contains another productive **33+/- Acres** with good frontage on Telephone Rd. Nearly all tillable, this tract consists of mostly of highly productive Evansville Silt Loam.

**Tract #6:** Offers another productive **39+/- Acres** with excellent frontage on Telephone Rd. It is nearly all tillable and contains productive Evansville Silt Loam & some Zipp Silty Clay Loam soils.

**Tract #7:** Includes **39+/- Acres** of prime farmland with good frontage on Telephone Rd. It is nearly all tillable and contains productive Evansville Silt Loam & some Zipp Silty Clay Loam soils.

**Tract #8:** Contains **39.51+/- Acres** at the east end of the farm. It is nearly all tillable, offers lots of frontage on Telephone Rd, and consists mainly of productive Zipp Silty Clay loam and some Henshaw Silt Loam soils.

**Other Notes:**

**Real Estate Taxes:**

**No. 87-12-09-300-008.000-019 (80 Acres & Improvements);** Mortgage Exemption \$3,000; Homestead Exemption \$45,000; Homestead Supplemental \$29,960; Semi Annual Installment \$2,409.88 + \$27 Storm Water Spl Assessment

**No. 87-12-09-300-005.000-019 (40 Acres);** Semi Annual Installment \$529.60

**No. 87-12-09-300-006.000-019 (38.51 Acres);** Semi Annual Install-

ment \$514.69

**No. 87-12-09-300-007.000-019 (1.5 Acres);** Semi Annual Installment \$80.34

**No. 87-12-09-300-009.000-019 (77.02 Acres);** Semi Annual Installment \$1,206.78

**Flood Zone:** The entire property is located in Zone AE

**Utilities:** Public Water & Gas is Available Along Telephone Rd; Home (Tract 1) is connected to public water.

**Public Showing:** Auction representatives will be onsite at 9999 SR 62 W on **SUNDAY OCTOBER 27<sup>th</sup> from 12 NOON – 2:00 PM** or Call.

**Auction Procedure:** The property will be offered 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.

**Terms: No Buyer's Premium will be charged!** A 10% 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 or as soon as possible following the completion of the survey/parcelization work. While this provides time to obtain financing, bidding is not "subject to financing". Buyer (s) will be provided evidence of good merchantable title. With the exception of Tract #1, possession will be immediate upon closing subject to the tenant farmers rights for the 2019 crop year. For Tract #1, the sellers reserve up to a maximum of 30 days possession on the home & barns. They also reserve possession on the grain bins until April 1, 2020. Purchaser(s) will assume the taxes starting with

the Spring 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.

Seller: Lant Trust

Trent Sohn #AU19700067  
Don Sohn #AU01000328  
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