

SOHN
& ASSOCIATES, LTD

12600 N Green River Road
Evansville, IN 47725
(812) 67227



Sellers: Verneida & Jerry Cecil
AUCTIONEERS: Doug Emig
#AU10700088, AC30000226



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REAL ESTATE & PERSONAL PROPERTY PUBLIC AUCTION

WEDNESDAY, NOVEMBER 20TH

4 BED, 2.5 BATH BRICK HOME ON .54 ACRE LOT



- 2,263 +/- SqFt
- 3 Car Attached Garage
- Convenient Newburgh Location
- Guaranteed Good Clear Title & No Buyer's Premium!



PUBLIC SHOWING: SUNDAY, NOVEMBER 10TH
from 12noon-2pm or call for appointment.

SNAPPER LAWN TRACTOR, TROY-BILT TILLER, ARIENS SNOW BLOWER, LARGE BRASS KETTLE, FURNITURE, HOUSEHOLD FURNISHINGS, COLLECTIBLES AND MORE!

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WEDNESDAY, NOVEMBER 20TH



4 BED, 2.5 BATH BRICK HOME ON .54 ACRE LOT

7100 WEDGEWOOD DR NEWBURGH, IN 47630

SNAPPER LAWN TRACTOR, TROY-BILT TILLER, ARIENS SNOW BLOWER, LARGE BRASS KETTLE, FURNITURE, HOUSEHOLD FURNISHINGS, COLLECTIBLES AND MORE!



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Directions: From IN-66 (Lloyd Exp) & IN-261 head north on IN-261 to left onto Old Plank Rd. Continue on Old Plank to left onto Shamrock Circle to right onto Wedgewood Dr. From Epworth Rd & Telephone Rd head east on Telephone Rd to right onto Fuquay Rd to left onto Eaglewood Dr. Continue on Eaglewood to Wedgewood Dr. Auction site will be on the right.

Real Estate: To Be Offered Live Onsite at 5:30 PM

Built in 1990, this 4 bed, 2.5 bath brick home offers large, spacious rooms throughout. The eat-in kitchen has plenty of cabinets while the family room features a wood burning fireplace. You'll find a jet tub in the master bath and half bath off the laundry area. There is a wood deck in the back off the master bedroom & family room. The attached 3 car garage provides plenty of space for cars & lawn care equipment, plus a floored attic for additional storage.

- Year Built: 1990

- Lot Size: 0.54 Acres

- Square Feet: 2,263 +/-

- '18Pay '19 Taxes: \$1,008.92 Per Semi-Annual Installment w/Homestead & Supplemental Standard Exemptions

- Schools: John H Castle Elementary, Castle North Middle & Castle High School

- Approx. Rm Sizes: Bedrooms: 15.11x15.5, 12.7x12, 12.3x9.11, 12.6x9.7; Eat-In Kitchen: 23.11x14.7; Family Rm: 19.4x15.5; Living Rm: 14.4x12; Dining Rm: 12.10x11.11; Laundry Area: 17.2x7.7

Real Estate Terms: No Buyer's Premium! A 5% deposit will be required immediately following auction. This may be in the form of a personal or business check. The balance will be due & payable at closing within 60 days. Buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Spring 2020 installment. The property is selling on an AS IS basis and subject to seller approval. Sohn & Associates, Ltd and its representatives are agents of the seller.

Don't miss this opportunity on this Newburgh home!
Mark your calendars now and make plans to come and bid your price.



Personal Property: Will Be Sold Online Only w/1st Lot Scheduled to End @ 7:00 PM (Soft Close)

Bidding Link: www.SohnAndAssociates.HiBid.com

This is a very interesting offering with something for everyone. Some of the highlights are listed below. Please visit the bidding link for complete list, pictures and personal property terms.

Furniture, Appliances & Miscellaneous: Alexvale Furniture sofa; dining table & 6 chairs; 2pc china hutch; matching coffee table & 2 end tables; glass top TV stand; Lane cedar chest; Finkes Furniture cedar dresser box; several table lamps; Samsonite card table & 4 chairs; Elite Cuisine deep fryer; Cuisinart Yogurt, Ice Cream & Sorbet maker; Pampered Chef cheese grater; asst. glassware, stemware & china; Hitachi 24" flat screen TV.

Collectibles & Miscellaneous: Miniature Crescent cast iron stove; (4) UE Yearbooks-1953-56; (2) 10K gold class rings; collection of asst. marbles; large brass kettle; sterling weighted salt/pepper shakers; asst. artwork incl. Evelyn Steinkuhl; US Navy silverplate bowls; wood Springerle rolling pins; enameled granite stock pot; cast iron corn stick pans; vinyl records incl. 33's & 45's; Evansville "At The Bend in the River" book & other Evansville books.

Tools, Outdoor Items & Miscellaneous: Snapper SPX 42" cut lawn tractor; Snapper trim mower; Ariens electric snow blower; Troy-Bilt rear tine tiller; 38" pull behind aerator; Yard-About lawn cart; asst. long handled yard/garden tools; Black & Decker elec. hedge trimmer, Grasshog elec. string trimmer & Edgehog elec. edger; Coleman camp stove & Coleman lantern; Power Wheels Childs Ride-on Jeep and much more!

Pick-Up Date: MONDAY, NOVEMBER 25TH from 12 NOON – 6:00 PM



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