



(812) 467-0227

12600 N Green River Rd,  
Evansville, IN 47725

# Public Land Auction

TUESDAY SEPTEMBER 8<sup>TH</sup>  
at 6:00 PM



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

# Public Land Auction

LIVE AUCTION: TUESDAY SEPTEMBER 8<sup>TH</sup> at 6:00 PM

32.67 +/- ACRES in MT VERNON, IN; OFFERED in 6 TRACTS & COMBINATIONS!



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*Beautiful Potential Building Sites!*

*Buy From .25 Acres Up to the Entirety!*

*28.15 +/- Total Tillable Acres w/  
Productive Evansville Silt Loam!*

*Outstanding Investment Opportunity!*

*Just Seconds from the Mt Vernon Jr/Sr  
High School!*

*No Buyer's Premium!*

**Property Location:** The Property Fronts on Tile Factory Rd, Mockingbird Dr & Cardinal Dr in Mt Vernon, IN 47630  
(Located in and adjoining Country Terrace Subdivision)

**Directions to Property:** from IN-62 (the Ohio River Scenic Byway), go North on Tile Factory Rd; proceed past Mt Vernon High School to the property on your right; watch for signs

**Auction Location:** Beulah Lodge 1121 W 4<sup>th</sup> St (SR 62) on the west edge of Mt. Vernon, IN

**Auctioneers Note:** Sohn & Associates is very pleased to offer this outstanding property at Public Auction! If you are a **farmer**, an **investor**, a **developer**, or someone looking for the perfect place to **build your dream home**, you must come investigate this amazing opportunity!



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# NURRENBERN AUCTION PLAT

Part of Section (4), Township (7)  
South, Range (13) West, & Part of Country  
Terrace Subdivision Section "E", in Black  
Township, Posey County, Indiana.

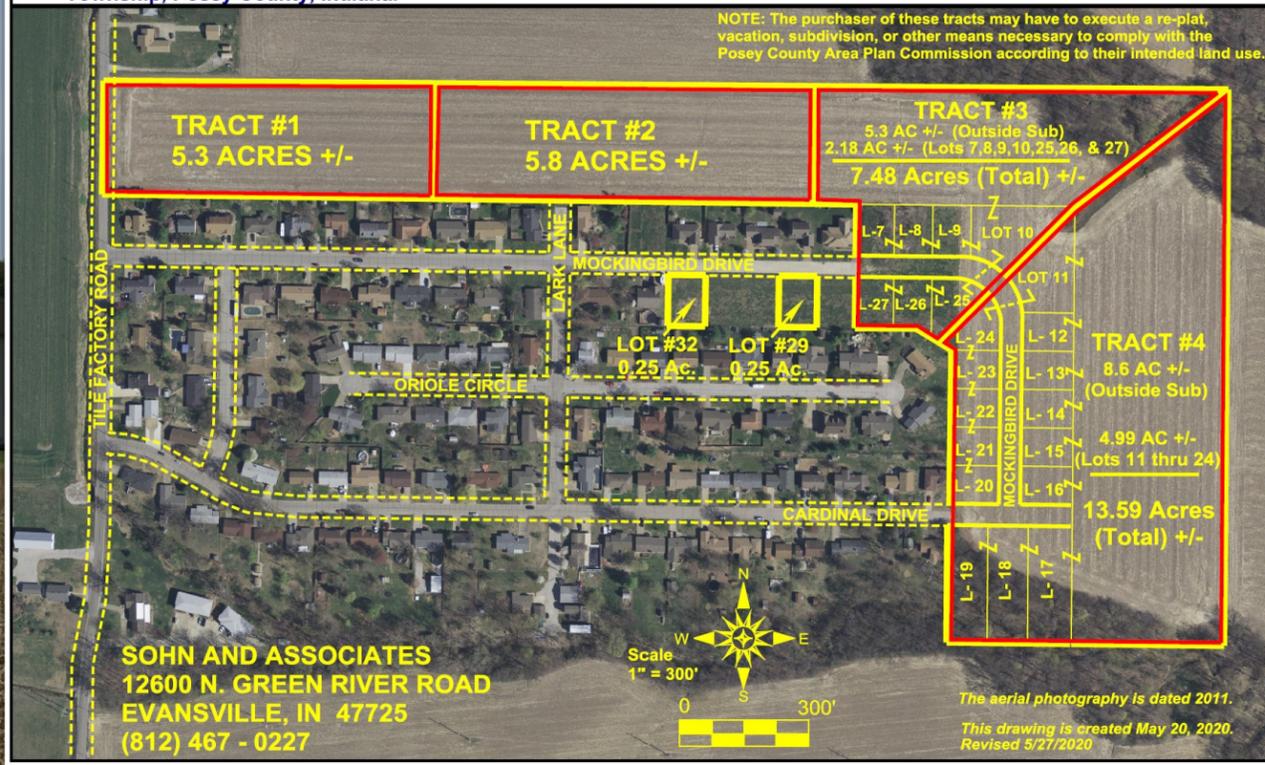
## General Notes:

- 1) This drawing does not indicate a boundary survey. Information shown is based on aerial photography and record documents. The final dimensions and acreage are subject to the result of an accurate field survey.
- 2) The proposed division of land is subject to the review of the Posey County Area Planning Commission.
- 3) The subject real estate is subject to all right-of-ways and/or easements, covenants, and restrictions.
- 4) Portions of this property lies within the Flood Zone



1263 E. 900 S.  
Fort Branch, IN 47648  
(812) 753 - 1233  
www.kisselsurveying.com

NOTE: The purchaser of these tracts may have to execute a re-plat, vacation, subdivision, or other means necessary to comply with the Posey County Area Plan Commission according to their intended land use.



**Tract #1:** Will consist of **5.3+/- acres** fronting along Tile Factory Road just north of Mockingbird Ln. This tract is nearly all tillable. It could be a perfect potential spot for a single family home or another subdivision development.

**Tract #2:** Offers approximately **5.8 acres** adjoining the east end of Tract #1. It is accessible via Lark Ln and is nearly all tillable.

**Tract #3:** Includes **7.48+/- acres** located at the east end of Tract #2, and is accessed via Mockingbird Ln. This tract is mostly tillable with some woods. It includes 7 platted but undeveloped Country Terrace Subdivision lots.

**Tract #4:** Contains **13.59+/- scenic acres** at the south end of the property. It is accessed via Cardinal Drive and is mostly tillable with a small amount of woods. It includes 14 platted but undeveloped Country Terrace Subdivision lots.

**Tract #5:** 1310 Mockingbird Ln (Country Terrace Sub Sec E Lot 32) - This nice **.25 acre** residential building lot is an outstanding opportunity for an end user to build their dream home, or the investor to put up a spec house.

**Tract #6:** 1322 Mockingbird Ln (Country Terrace Sub Sec E Lot 29) - This nice **.25 acre** residential building lot is an

outstanding opportunity for an end user to build their dream home, or the investor to put up a spec house.

**PUBLIC SHOWING:** An auction rep will be onsite **TUESDAY AUGUST 25<sup>th</sup>** from 4-6 PM or Call

**AUCTION LOCATION:** Beulah Lodge 1121 W 4<sup>th</sup> St (SR 62) on the west edge of Mt. Vernon, IN

**Auction Procedure:** The property will be auctioned 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. While this provides time to obtain financing, bidding is not "subject to financing". Buyer(s) will be provided evidence of good merchantable title. Possession will be immediate upon closing subject to the tenant farmers rights for the 2020 crop year. Purchaser(s) will

assume the taxes starting with the Spring 2021 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 accu-

racy, 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: Elmer L. Nurrenbern Heirs Trust

Auctioneer: Trent Sohn #AU19700067  
Don Sohn #AU01000328  
Doug Emig #AU10700088  
AC#30000226

