



(812)467-0227

12600 N Green River Rd,
Evansville, IN 47725

LARGE PUBLIC AUCTION

REAL ESTATE & PERSONAL PROPERTY



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

LARGE PUBLIC AUCTION

REAL ESTATE & PERSONAL PROPERTY

REAL ESTATE: Will Sell Live On-Site Wednesday December 9th at 6:30 PM (EST)

PERSONAL PROPERTY: Will Sell Online Only with First Lot Ending on MONDAY DECEMBER 14th at 6:00 PM (EST) (Soft Close)

Bidding Link: www.SohnAndAssociates.HiBid.com



LARGE PUBLIC AUCTION

REAL ESTATE & PERSONAL PROPERTY

4050 S 300 E in WINSLOW, IN 47598



3 BED, 2.5 BATH MODULAR HOME w/ 1,836+/- SQ.FT.,
ATTACHED GARAGE & OUTBUILDINGS with
37.49+/- ACRES; OFFERED in
3 TRACTS & COMBINATIONS!

Directions: From Evansville take I69 north to the Oakland City exit (Exit 33). Turn right on IN-64E and continue approx. 7.7 miles to IN-61N. Turn left onto IN-61N and continue approx. 2.2 miles. Turn right onto E CR 400S to right onto S CR 300 (Scottsburg Rd). Auction site will be on the right.

- **Pike Co Location with 37.49+/- Acres!**
- **Nature Lovers Dream!**
- **Buy From 5.5 Acres Up to the Entirety!**
- **Home Offers 1,836+/- SQFT!**
- **3+ Car Attached Garage!**
- **30'x56' Pole Barn + 2 Additional Outbuildings**
- **Incredible Potential Building Sites!**
- **Guaranteed Good Clear Title!**



Plus: 2009 KUBOTA DIESEL UTV, 2008 HONDA GOLDWING MOTORCYCLE, JOHN DEERE 4500 TRACTOR, GRASSHOPPER ZERO TURN MOWER, TOOLS, COLLECTIBLES, HOUSEHOLD FURNISHINGS & MUCH MORE!

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If you cannot attend the live auction, please call to arrange phone or absentee bidding.

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



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Tract #1: Consists of **5.5 +/- lovely acres** with lots of frontage on CR 300 E. It is improved with a 25' x 30' x 10' turn-of-the-century barn. It would make a fantastic potential building site and is currently being utilized for hay production.

Tract #2: Consists of **8.1 +/- acres** with fantastic views of the country side. It is improved with a nice 3 bed, 2.5 bath modular home built in 2004. The home offers approximately 1,836 square feet of living area all on one floor. It will be a pleasure to entertain with an open concept design and both living room & family rooms. The master suite features a jetted tub and a walk-in closet.

The 3+ car attached garage and a spacious 20'x56' pole building provide plenty of space for vehicles, big boy toys, or the perfect man cave / she shed!

Two covered porches and a small stocked pond completes this beautiful picture!

Approximate Room Sizes: Eat-In Kitchen: 20.1x13.3; Family Rm w/ Corner Fireplace: 20.1x12.10; Dining Rm: 12.9x11.9; Living Room: 18.1x12.9; Master Bedroom: 14x12.8; Bedroom: 12.9x10.9; Bedroom: 10.5x10.2

Tract #3: Consists of a beautiful rolling **23.89 +/- acres** fronting on CR 300 E. This tract is mostly wooded and offers fantastic hunting and recreational opportunities. It also has many spots that could be the perfect place to build your dream home!

Please make your plans now to come bid your price on this amazing and unique Pike County property!

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.

Schools: Winslow Elementary, Pike Central Middle & High Schools
Taxes: 63-11-07-100-023.000-009 (16.75 Acres & Improvements) \$938.61 Per Semi Annual Installment w/ Mtg, Hmstd & Suppl Exemptions; 63-11-07-100-058.000-009 (20 Acres) \$72.00 Per Semi Annual Installment; 63-11-07-100-027.000-009 (.74 Acres) \$48.25 Per Semi Annual Installment

SHOWINGS: WEDNESDAY, DECEMBER 2ND from 3p-7p (EST) & WEDNESDAY, DECEMBER 9TH from 5p-6:30p (EST).

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2009 KUBOTA DIESEL UTV, 2008 HONDA GOLDWING MOTORCYCLE, JOHN DEERE 4500 TRACTOR, GRASSHOPPER ZERO TURN MOWER, TOOLS, COLLECTIBLES, HOUSEHOLD FURNISHINGS & MUCH MORE!

This large auction will offer over 475 lots of interesting items! Just a **Sampling** is listed below. Please visit the bidding link for complete list and hundreds of pictures.

Rolling Stock: 2009 Kubota RTV1140 Diesel 4x4 w/480.4 hours; 2010 725D Grasshopper Diesel zero turn mower w/731 hours; John Deere 4500 Tractor w/loader & backhoe w/3,778.2 hours; 2005 Kawasaki Mule 610 4x4 Utility Vehicle w/776 hours; 2008 Honda Goldwing GL1800 motorcycle w/42,521 miles.

Mowers, Attachments & Misc: Husqvarna Hydrostatic lawn tractor; Woods DSRD 7200 Finish Mower; Wallace 3-point mounted rotary mower; Dearborn 3-point two bottom plow; Land Pride 7 foot blade; Country Way 35 gallon 3-point tank sprayer; Yard Machines 26 ton log splitter; Craftsman 8hp rear tine tiller; Ranch King 42" yard sweep; John Deere windmill.

Tools & Misc: Lincoln Arc Welder; rave Warrior 8 HP Log Splitter; Stihl gas chainsaws; Craftsman 3/4" ratchet & socket set; asst. hand tools incl: hammers, pipe wrenches, Reddy propane heater; long handled yard/garden tools; Craftsman bench top drill press stand; Craftsman miter box; dinner bell w/yoke on post; heated dog house; hog panel dog pin; (2) A-frame yard swings.

Furnishings & Misc: Tell City dining table & 6 chairs; Tell City china cabinet; Tell City & other lighted curio cabinets; 3 pc bedroom suite-queen bed, dresser w/mirror & 5 drawer chest; Clayton Marcus sofa & chair; antique rocker & platform rockers; roll top desk; Victorian needlepoint arm chair; Victorian style marble top table; Maytag washer & dryer; reclining sofa & loveseat; Maytag side by side refrigerator; Pfaltzgraff dish accessories; Royal Albert Old Country Rose china dishes; Mendini by Cecilio violin; Collegiate Holton Trombone.

Collectibles & Household Misc: Large collection of Barbie dolls; Jim Shore angel figurines; Gone With the Wind collectibles; Michael Garman lineman statues; vintage Gem Dandy electric churn; Fenton table lamp, compotes, basket & jar; large collection of glass insulators; Lenox & Humco porcelain birds; Seraphim angel figurines; large selection of Hallmark Keepsake ornaments; several wood explosive advertising crates; Dietz barn lanterns; old cigar boxes; large collection of old license plates; old petroleum cans; Silvertone tabletop radio; Howe Scale Co. platform scale and much more!

SHOWINGS: WEDNESDAY, DECEMBER 2ND from 3p-7p (EST) & WEDNESDAY, DECEMBER 9TH from 5p-6:30p (EST).

Pick-Up Date: Friday, December 18th from 1p-7PM (EST); You will receive a link in your paid receipt email to sign up for your specific time. Please make sure that you do this or call with any questions.

Real Estate Terms: No Buyer's Premium will be charged! A 5% 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 (date may be extended if required by lender). 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. 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 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.

Personal Property Terms: A 10% Buyers Premium will be added to the final bid price to determine final selling price. Sales tax will be charged on the hammer price and buyer's premium. Payment may be made by cash, check or credit card. All items selling AS-IS. For a complete listing of items and auction terms, please visit the bidding link at www.SohnAndAssociates.HiBid.com. **If you do not wish to bid online, please call the office to make alternate arrangements.**

Seller: Fred Williams



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

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