

SOHN
& ASSOCIATES, LTD

12600 N Green River Rd.
Evansville, IN 47725
812-467-0227

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Seller: Clarence B & Dorothy L Seib Family Trust
Auctioneer: Trent Sohn #AU19700067; AC#30000226

The property will be offered via Online Bidding in 1 Single Tract.
Please note, if you do not wish to bid online, contact us and we
will be happy to assist you with an alternative bidding method.

ONLINE PUBLIC LAND AUCTION

Bidding Ends: Thursday, January 5th at 6:00pm (Soft Close)

Prime Rolling Acres
71.43

Online Bidding Link: www.SohnandAssociates.HiBid.com

Property Location: 9600 W Baseline Rd in Evansville, IN 47720

ONLINE PUBLIC LAND AUCTION

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Directions: From Darmstadt, go West on Boonville New Harmony Rd., turn Right (North)
on Big Cynthiana Rd (65), to Left (West) on W Baseline Rd to farm on your left.

71.43^{+/-} Prime Rolling Acres of Land
Bidding Ends: Thursday, January 5th at 6:00pm (Soft Close)
Online Bidding Link: www.SohnandAssociates.HiBid.com

- Great Location Just North of St. Wendel!
- 65.45 Quality Tillable Acres!
- Beautiful Potential Building Sites!
- Perfect for Horses or 4H Animals!
- Also Convenient to Posey & Gibson Counties
- Fantastic Investment Opportunity!
- Guaranteed Good Clear Title!
- Up to 60 Days to Close!
- No Buyer's Premium!

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Real Estate Terms: No Buyer’s Premium will be charged!

The successful online bidder will be required within 24 hours after auction close to sign a standard form purchase agreement. This contract is posted on the website for your review.

At this time, a 10% down payment will also be required. This deposit may be in the form of cash, cashier’s check, personal or corporate check. The balance will be due & payable at closing within 60 days. While this does give you plenty of time to complete any financing that you may be considering, your bidding is not conditional upon financing. Be sure you have arranged financing, if needed, and can pay cash at closing.

Purchaser will be guaranteed good merchantable title and will assume the real estate taxes starting with the Spring 2023 installment.

The final bid price is subject to the Seller's acceptance or rejection.

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. The property is being sold on "AS-IS, WHERE-IS" basis. No warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. 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 subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company.

All acreages mentioned in the marketing materials have been estimated or from government sources such as the Vanderburgh County Assessor or the USDA.

All minerals owned by the seller, if any, will be conveyed to buyer.

Possession will be immediate upon closing subject to the removal of any winter wheat.

The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

Please note, anyone participating in this auction is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Sohn & Associates, Ltd will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

If a technical problem occurs and you are not able to place your bid during the auction, Sohn & Associates Ltd, its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure.

A two minute “Soft Close” will be utilized for this auction. A Soft Close ending means that if a bid is placed in the last two minutes, the bidding will be extended. This gives other interested bidders time to raise their bid before the lot closes.

Sohn & Associates, Ltd and its representatives are agents of the seller.
Previews: An Auction Representative will be onsite to answer questions and hand out materials THURSDAY DECEMBER 22nd & TUESDAY JANUARY 3rd from 12 NOON – 2 PM; or Call for Appointment.

Please read all Terms & Conditions online before bidding.



The rolling topography offers scenic views of the countryside, and the quality soils are conducive to the production of agricultural crops such as corn, soybeans, and wheat!

“The Best Investment on Earth is Earth.”
Per millennialmoneyman.com, “Historically, farmland has a 12.24% annual return, and the stock market has a 9.2% annual return.”

Parcel #: 82-03-06-001-042.094-017

Brief Legals: PT SE NW & PT NE NW & PT NE SW 6-5-11
AKA PARCEL 2 OF CLARENCE SEIB #3 PARCELIZATION

Lot Size: 71.43+/- Acres **Zoning:** Agriculture

Soils: Approximately 44.7% Alford Silt Loams; 25.7% Iona Silt Loams; 20.3 Bartle Silt Loams; with some Wakeland & Muren Silt Loams (See Map Online)

Estimated Maximum 2021 Pay 2022 Taxes: \$2,107 Per Year

Whether you are a farmer, investor, or someone looking for a perfect place to build your dream home, you need to investigate this rare opportunity to purchase land in Armstrong Township!