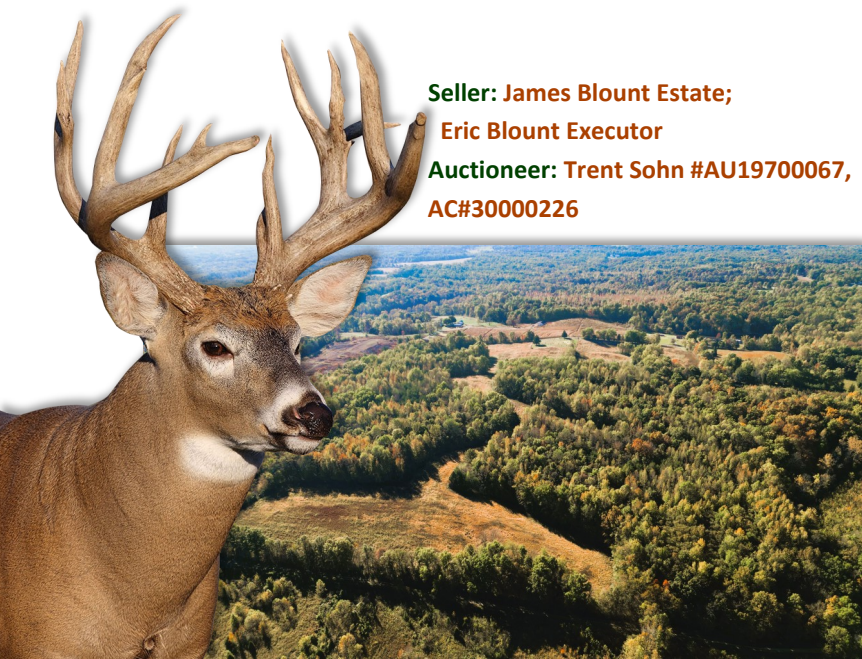




12600 N Green River Rd
Evansville, IN 47725
812-467-0227



Seller: James Blount Estate;
Eric Blount Executor
Auctioneer: Trent Sohn #AU19700067,
AC#30000226

Southern Indiana Public Real Estate Auction

Live Auction Date: Tuesday, January 14th at 6:00pm **Auction Location:** Lynnville Community Center
Offered in 7 Tracts & Combinations!

Online Pre-Bidding Link: www.SohnandAssociates.com

Live Auction Procedure: The property will be offered using our **Select Tract Auction Method**. Each tract will be offered individually and in combinations. All bidding will remain open until the competitive bidding has been exhausted.



58.5^{+/-} Acres in Pike County!

- Convenient Selvin Location Between Lynnville, IN & Dale, IN!
- Good Tillable Farmland (29.12 Cropland Acres Per FSA)!
- Beautiful Potential Building Sites!
- Great Hunting & Recreation!
- No Buyer's Premium & Guaranteed Good Clear Title!

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- Convenient Velpen Location Between Oakland City, IN & Huntingburg, IN!
- Good Tillable Farmland (25.81 Cropland Acres Per FSA)!
- Beautiful Potential Building Sites!
- Great Hunting & Recreation!
- No Buyer's Premium & Guaranteed Good Clear Title!

37.6^{+/-} Acres & A Home Offered in Warrick County!



Tracts 1 to 4 – Warrick Co Property Totaling 37.6+/- Acres with a Home

Directions to Tracts 1-3: (Commonly Known as 11875 SELVIN RD DALE, IN 47523) *From Lynnville, go East on SR 68 approximately 10 miles to Right on Selvin Rd; OR from Dale go northwest on SR 68 W (approx. 9 miles), continue north of I-64 and then turn Left on Selvin Rd*

Tract #1: Will consist of **12.3+/- acres**. It offers approximately 100' of public road frontage on Selvin Rd. It is mostly tillable with some woods. It would also make a lovely potential building site or mini farm!

Tract #2: Offers **2.5+/- acres** with a 2 Bed, 1 Bath Home built in 1954. It has approximately 887 square feet of living space plus an unfinished basement, breezeway, and attached 2 car garage. The house will require major repair/renovation providing an excellent opportunity for the handy homebuyer or investor.



Tract #3: Includes a lovely **3.3+/- acres** with ample frontage along Selvin Rd. This would be another outstanding potential building site.

Note: Public water, sewer, and natural gas are available along Selvin Rd. (Water & sewer are from Tennyson.) This provides a great opportunity for an investor, developer or home builder! Per the FSA there are 13.95 Cropland Acres on Tracts 1-3.

Directions to Tracts 4: From Tracts 1-3, go East on SR 68, to Right (South) on 161 to Right on Marshall Rd Note: if the overpass at 161 is closed, proceed East to 161 and continue South of I-64 to Right on Heckel Rd, to Right on Marshall (Property is just South of Tract 1-3 – Farm was split by I-64)

Tract #4: Will consist of **19.5+/- acres** fronting on Marshall / Taylorville Rd. Per the FSA there are 15.17 Cropland acres with the balance being mostly wooded. Soils consist mainly of Tilsit & Stendal silt loams. A portion of this property is in the flood zone.

Public Viewing: An auction representative will be at each property Tuesday, January 7th from 12 - 2pm or Call!

Online & Absentee Bidding: If you cannot attend the live auction, please call 812-467-0227 to arrange a live phone bid or absentee bid. You may also bid online at www.SohnandAssociates.HiBid.com. Please note that the online bidding will only be for individual tracts or entirety combinations. If you plan to bid only online, please call or visit the bidding site for complete details!



Tracts 5 to 7 – Pike Co Property Totaling 58.5+/- Acres

Directions to Tracts 5-7: From Lynnville, go North on IN-61 N to Arther, then turn Right on IN-64 E, to Left on IN-257 N, to Right on CR 700 S and watch for signs; OR from Huntingburg, go West on IN-64 W approximately 7 miles to Right on S CR 1000 E, to Left on CR 725 S and watch for signs

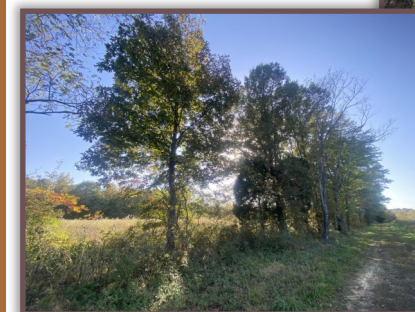
Tract #5: Offers a nice **9+/- acres** that front on both CR 725 S & 925 E. This scenic parcel is both tillable and wooded.



Tract #6: Consists of **9.5 +/- acres** just east of Tract 5. It is also tillable and wooded.



Tract #7: Includes **40+/- mostly wooded acres**. This is an exceptional hunting and



date, or within 21 days after the completion of any necessary survey/subdivision work, whichever is later. A survey will be required only if you are purchasing a parcel of property for which no discrete legal description already exists. The survey in such instance shall be arranged for and paid for by seller. **Financing:** Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, & are capable of paying cash at closing. **Evidence Of Title:**

Preliminary Title Commitments have already been completed and are available for review. The cost of the actual title insurance will be the responsibility of the purchaser(s). Purchaser(s) shall accept title to the Property subject to all exceptions listed in the Preliminary Title Commitment for the property. **Taxes:** The purchaser(s) will assume the taxes starting with the Fall 2025 installments. **Possession:** Possession will be immediate upon closing. **Mineral Rights:** All the mineral rights owned by the seller, if any, will be conveyed to new purchaser(s). **Approval Of Bid Prices:** All successful bidders will be required to enter into purchase agreements immediately upon conclusion of the auction. The final auction bids are subject to the acceptance or rejection by the seller.

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 purchase agreement has been, 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 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 including, but without limitations to fitness for a particular use, physical condition, any specific zoning classification, title, location of utilities or easements, assurance of building permits, driveway permits, or water and septic permits. In some instances, additional engineering may be required to be filed with the Area Plan Commission to get final building site approval. All sketches and dimensions in this brochure and related materials are approximate. 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.

Acreage & Tracts: All acreages shown in the auction advertising materials are approximate and have been estimated based on existing legal descriptions and/or aerial photographs. If a survey is required to convey title and the actual difference between the advertised acreage and the surveyed acreage is greater than 5%, an adjustment will be made on the purchase price by applying the per acre purchase price as bid to the actual acres as surveyed.

Agency: Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.



Auction Terms & Conditions: **No Buyer's Premium!** Whatever you bid is the final contract price, no premium will be added! **Down Payment:** A 10% deposit will be required from all successful bidders at the conclusion of the auction. This may be in the form of a personal or business check. **Closing:** The balance of the purchase price will be due and payable at closing within 60 days after the auction