

SOHN
& ASSOCIATES, LTD

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



Auctioneer: Trent Sohn #AU19700067; AC#30000226
Sellers: Kimbra D. Parker; Kent A. Mann; Kevin Mann; Kirk D. Mann

Selling "ABSOLUTE"!

Southern Indiana Public Real Estate Auction

TRACTS 1-3 OFFER 39.5+/- MOSTLY TILLABLE ACRES on MANN RD in VANDERBURGH CO, IN
TRACTS 4-7 OFFER 20.5 ACRES & IMPROVEMENTS on W 1300 S in HAUBSTADT, GIBSON CO., IN

60^{+/-}

Total Acres with Home & Barn!

Offered in 7 Tracts & Combinations! Buy from 2.1 Acres Up to the Entirety!

Live Auction Date: THURSDAY DECEMBER 4th at 6:00 PM

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Live Auction Date: THURSDAY DECEMBER 4th at 6:00 PM

Live Auction Location: HAUBSTADT COMMUNITY CENTER – from Hwy 41, go West on IN-68, then turn Left on 1100 S, then Left into Johnson TWP Park and follow signs to the Park Building/Auction Site!



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TRACTS 1-3 in VANDERBURGH COUNTY INDIANA

39.5+/- MOSTLY TILLABLE CONTIGUOUS ACRES on MANN RD in ARMSTRONG TWP, VANDERBURGH COUNTY

Property Location: Property fronts along the north side of Mann Rd in NW Vanderburgh Co, IN. From Hwy 41 N, go West on Baseline Rd, then by the old Hornville Tavern turn Right on Owensville Rd, to Left on Mann Rd; **or** from IN-65 / Big Cynthiana Rd, go East on Nisbet Rd, to Left on Bixler, to Right on Mann. (To program into GPS/Maps App, use the closest address to the subject property: 5101 MANN RD HAUBSTADT, IN 47639)

Productive Tillable Farmland! Beautiful Potential Building Sites! 37’x32’ Open Sided Equipment Shed!
Convenient Location Only Seconds From I-64, Haubstadt & Darmstadt! No Buyer’s Premium & 60 Days to Close!
Selling “Absolute” to the Highest Bidder(s) with No Reserves!

Tract #1: Will offer **23.5+/- Acres** of quality, mostly tillable farmland. Soils consist of incredibly productive Patton, Ragsdale, Iona, Wakeland & Reeseville Soils (see map). A portion of this tract is in the flood zone.

Tract #2: Consists of a lovely **9+/- Acres**. This would make a fantastic potential building spot with plenty of room for 4-H animals. It also features long rows and high-quality soils such as Inona, Hosmer & Ragsdale silt loams.

Tract #3: Offers another beautiful **7+/- Acres** and incredible views of the countryside. It is improved with a 37’x32’x12’ open sided equipment shed / pole building built in 1992. If you are looking for an amazing location to build your dream home or mini farm, this tract has several more wonderful potential building sites! *(Old barn to be taken down / removed prior to closing.)*

TRACTS 4-7 in GIBSON COUNTY INDIANA

20.5+/- CONTIGUOUS ACRES & IMPROVEMENTS on W 1300 S (County Line Rd) in HAUBSTADT, JOHNSON TWP, GIBSON COUNTY

Property Location: Property fronts along the north side of W 1300 S (County Line Rd) in the SW Gibson County. From US Hwy 41 in Haubstadt, go West on IN-68, then turn Left on S 50 E/County Rd 50 E, to Right E 1250 S/County Rd 1250 S, stay Right onto CR 1275 S, to Left on CR 25W, to Right on W 1300 S (County Line Rd); property will be on your right at 2622 W 1300 S Haubstadt, IN.

Productive Tillable Farmland (13.37 Total Cropland Acres Per FSA)! Cute 2 Bedroom Brick Home with Basement! 42’x72’ Pole Barn!
Beautiful Potential Building Sites! Development Potential – Gibson Co. Water Available w/ Line Extension!
Convenient Location Only Seconds From I-64, Haubstadt & Darmstadt! No Buyer’s Premium & 60 Days to Close!
Selling “Absolute” to the Highest Bidder(s) with No Reserves!

Tract #4: Offers **5.2+/- Acres** of scenic tillable farmland. This rolling tract has beautiful potential building sites and productive Alford Silt Loam Soils. It has ample road frontage and does connect with Tract 5 on the north end.

Tract #5: Consists of a rolling **6.2 Acres** improved with a nice 42’x72’x15’ pole barn built in 1978. It offers both trees and productive tillable farmland – along with several amazing potential building sites!

Tract #6: Commonly known as 2622 W 1300 S, this wonderful parcel offers **2.1+/- Acres** improved with a charming 2 bedroom brick home built in 1956.

The main level has approximately 1,279 square feet of living space including a large family room with a big picture window and a fireplace. The eat-in kitchen has plenty of room for a table and offers lots of cabinets and counter space. Completing the main level is a living room, two bedrooms, and a full hall bathroom.

The walk-out basement has some older finish including a recreation room and an office with a closet. There is also a laundry room with a sink, a shower closet, a one car garage, and a two-car attached carport.

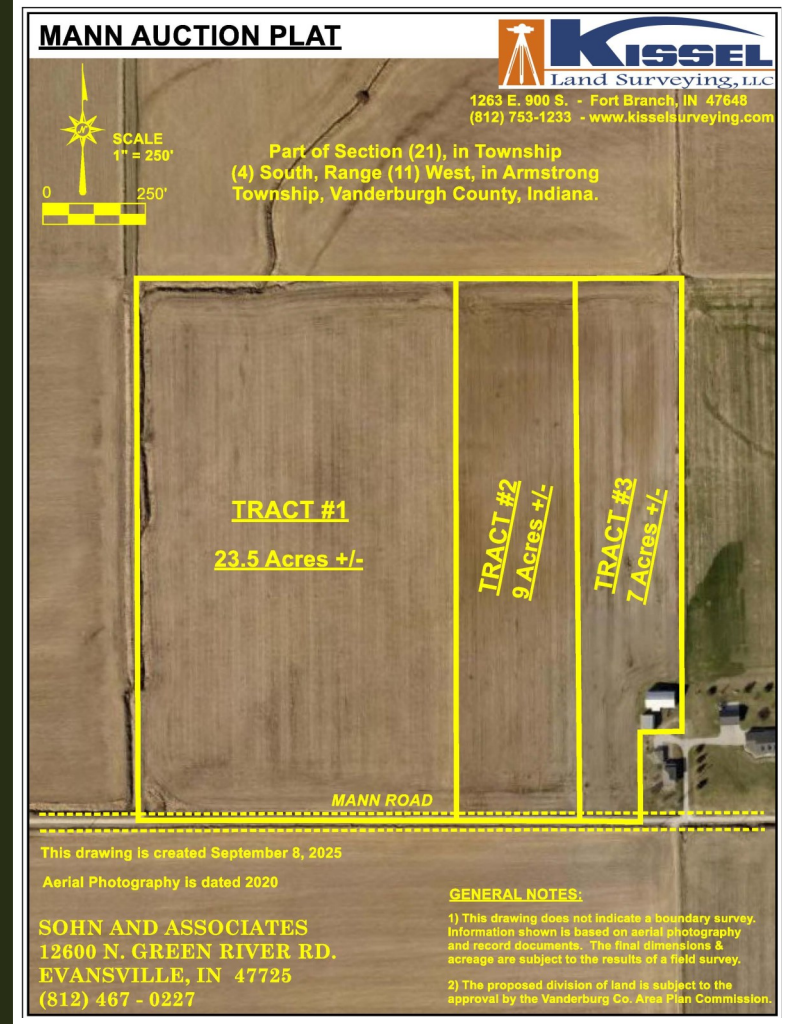
Other features and amenities include a brand-new septic system, a modern Lennox Pulse furnace, central air, an Ashley wood burning furnace, lots of beautiful trees, a small pond, a circular driveway and more!

Approximate Rm Sizes: Family Rm with Fireplace 20x15; Living Rm 20x11.6; Eat-In Kitchen 16x11.4; Bedroom 13x11; Bedroom 11x9; Walk-Out Basement: Recreation Rm 23x11; Office 13x11

Tract #7: Consists of a lovely rolling **7+/- Acres**. It is mostly tillable with some woods. There are amazing views of the countryside and stunning potential building sites – many perfect for walk-out basements. The soils again are mainly productive Alford Silt Loams.

PUBLIC SHOWING: An auction representative will be onsite at each location MONDAY NOVEMBER 17th from 12 NOON – 2 PM or Call 812-467-0227 to schedule an appointment!

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 pre-bid online at www.SohnAndAssociates.HiBid.com. Please note that online bidding will only be for individual tracts or the entirety. Call or visit the bidding site for complete details.



Auction Terms & Conditions:
Absolute Auction! The property is being sold at absolute auction with no minimums or reserves. All successful bidders will be required to enter into purchase agreements immediately upon conclusion of the auction.
No Buyer's Premium! Whatever you bid is the final contract price, no buyer 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 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).
Taxes: The purchaser(s) will assume the taxes starting with the Spring 2026 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).
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 for getting 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 3%, 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.

