



12600 N Green River Rd.
Evansville, IN 47725



Seller: Donald E. Arney Estate
Auctioneer: Trent Sohn
#AU19700067, AC#30000226



Online Bidding Ends:
Monday, August 12th
at 6:00pm (Soft Close)

"Between every two
pines is a doorway to
a new world."
-John Muir

Online Bidding Link: www.SohnandAssociates.HiBid.com



- Super West-Side Location in German Township!
- Amazing Potential Building Site(s)!
- Garage, Barn & Mobile Home!
- Productive Tillable Land/Food Plots!
- Beautiful Woods w/Marketable Hardwood Timber & a Small Pond!
- Abundant Wildlife Including Deer, Turkey, Squirrels & More!
- Guaranteed Good Title & 60 Days to Close!
- No Buyer's Premium!

Vanderburgh County, IN

39.77±



Online Only
Real Estate Auction

39.77±

Beautiful Gently Rolling
Wooded & Tillable Acres!



Online Real Estate Auction

10747 Hillview Dr. - Evansville, IN 47720

Beautiful Gently Rolling Wooded and Tillable Acres

Attention Home Builders, Farmers, Outdoorsmen, Investors, or Individuals looking for the perfect place to build your Dream Home.

This amazing property deserves your full attention!

Bidding Ends: Monday, August 12th at 6:00pm (Soft Close)

Online Bidding Link: www.SohnandAssociates.HiBid.com

Property Location: 10747 Hillview Dr. - Evansville, IN

Directions: From Big Cynthiana Rd. (Hwy 56), go West on St. Joseph Rd., then stay Right on #3 School Rd., then take a Right on Hillview Dr., then turn Right onto shared Driveway and go all the way to the end. (Watch for Signs.)



This gorgeous property is conveniently located on the West Side of Evansville between Darmstadt and Parkers Settlement in the Saint Joseph area.

It consists of two taxing parcels totaling 39.77+/- gently rolling acres. Approximately 10 acres are open consisting of mostly productive Wilbur Silt Loam soil. The balance is heavily wooded and there is also a .2+/- acre pond.

Improvements include a nice 26'x34' Garage built in 1990 and a 30'x36'x14' Barn with a hay loft and 15'x36' Lean-to's on each side. Finally, the sale will include a 12'x58' (696 sqft) mobile home built in 1976.

The property is accessed via Hillview Dr, a private ingress / egress easement and is serviced by electricity and a well. The well will need a new pump.

Please make your plans now to bid your price on this amazing one-of-a kind opportunity!

- Lot Size: 39.77 Acres
- Approx '23 Pay '24 Taxes: \$987.74 Per Year w/ Hmstd Exemptions
- Parcel Numbers: 82-03-19-003-021.036-022 & 82-03-19-003-021.035-022
- Brief Legal Description: PT NE1/4 SE1/4 19-5-11 (38.6 A) & PT SE1/4 NE1/4 19-5-11 (1.17 A)
- Zoning: Agricultural
- Schools: Cynthia Heights Elementary; Helfrich Park Middle; Reitz



Please note, if you do not wish to bid online, you may call to make alternate arrangements!



Showing: An Auction Representative will be onsite Sunday August 4th from 1:00pm - 3:00pm or Call for an Appointment.

Terms: (Please read complete terms & conditions online prior to bidding). 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 and submit a 10% deposit. This deposit may be in the form of a personal or business 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, the sale is not subject to financing. Buyer will be guaranteed good merchantable title and will assume the real estate taxes starting with the Fall 2024 installment. Possession will be immediate upon closing. The property is selling on an AS IS basis and subject to seller/court approval. 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 and related materials 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. Sohn & Associates, Ltd and its representatives are agents of the seller.

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.