

CHRISNEY, IN

Home • Land • Tractors • Lawn Equipment • Vintage Cars • Guns • Tools • Collectibles • Household Furnishings

Large Public Estate Auction



Saturday, June 22nd at 9AM CDT



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SOHN
& ASSOCIATES, LTD

(812) 467-0227

SATURDAY, JUNE 22

321 E. MARKET STREET-CHRISNEY, IN

Auction Representatives will be onsite to show the real estate & personal property THURSDAY JUNE 13th from 4-7 or you may call to arrange an appointment.



REAL ESTATE will be offered at approximately 12 Noon CDT.

REAL ESTATE: Consists of 16.9+/- Contiguous Acres Offered as Follows

Tract #1 – Offers a beautiful .6 acre gently rolling lot located on the west side of the house. It would make a great stand-alone lot or a great addition to Tract #2.

Tract #2 – Consists of 4.6 acres improved with a quality brick ranch home built in 1979. The main level offers approximately 2,470 square feet of living space including a large living room & family room, a master suite w/attached full bath & his / her closets, 3 other bedrooms, another 1.5 baths and a laundry room. The full basement has another 1,200 feet of finished living space perfect for parties and family gatherings. Other features include 2 fireplaces, an attached 2 car garage, an oversized 2+ car detached garage, yard barn, brick patio, a small lake and much more! While the home may need some updating, this is a chance to bid your price on a quality brick home with amazing potential!

Approximate Rm Sizes: Living Rm 15x12'9"; Family Rm 18'4x16'2"; Kitchen 18'4x16'2"; Dining Rm 11'10x11'6"; Master Bedroom 14'2x12'10"; Master Bath 12'10x6'; Bedrooms 13'2x10'10, 11'3x9'9, 10'1x10'10; Laundry Rm 6'8x6'2; Rec Rm in Bsmnt 34'6x28'2

Tract #3 – Will consist of a beautiful rolling 7.7 acres improved with a small lake and lots of trees. This would make another beautiful home site!

Tract #4 – Offers 3.8 acres improved with a pole building and more trees.

The current taxes on the entire property are \$2,326 per year.

AUCTION PROCEDURE: The property will be offered using our Select Tract Auction Method. Each tract will be offered individually, then in combinations as the bidders desire. All bidders will have the opportunity to bid on any individual tract or combination at any time throughout the auction. The sale will conclude when all the competitive bidding has been exhausted.

SUMMARY OF TERMS ON THE REAL ESTATE:

No Buyer's Premium! A 5% deposit will be required from all successful bidders at the conclusion of the auction. This deposit may be in the form of a personal or business check. The balance will be due and payable at closing within 60 days, or as soon as possible following the completion of any necessary survey work. While this should give you ample time to complete any needed financing, the sale is not "subject to" financing. Sellers will provide a title insurance commitment. The successful buyer(s) will assume the real estate taxes starting with the Fall 2013 installment. Possession of the property will be

immediate upon closing. Property will sell subject to Estate 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. 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. 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. All sketches and dimensions in this brochure and related materials are approximate. All acreages are approximate and have been estimated by a licensed engineer based on legal descriptions and/or aerial photographs. If required to pass title, a sufficient survey will be provided by the seller. If a survey is required and the actual difference between the advertised acreage and the surveyed acreage is greater than 5%, an adjustment to the selling price will be made on the sale price per acre basis. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

All of Mr. Ayer's possessions have been extremely well cared for, and this is a sale you will not want to miss!



FARM & MAJOR EQUIPMENT will be offered starting at approximately 11AM & the **CARS** will start at approximately 1 PM CDT.



TRACTORS, MOWERS, EQUIPMENT, TOOLS, MISC:

JD 4610 tractor w/JD 460 loader, hydraulic static transmission, only 430 engine hours, 4 wheel dr., 3pt, PTO, hydraulic, SN#LV4610H160565 (Like New); Ford 3600 tractor, gas engine, WFE, w/ Dual model 115 loader, 3pt, PTO, 8 speed Hi/Low transmission, SN#D5NN7006M; very nice 2007 JD TH Gator, 6 wheel X 4 wheel drive, w/Curtis cab w/ stereo & heat, hydraulic dump bed, blade, diesel engine, only 60 hrs; JD 755 Tractor, 4X4, 3 cylinder diesel engine, turf tires, SN#LV0755C158042 w/60" cut mower deck, hydraulic stat transmission, w/ JD large cap. hydraulic dump material collection system; 2006 JDX495 lawn tractor w/ diesel engine, all wheel steer, 62" deck (Like New); JD yard dump cart; 3pt Frontier model SB1106 6' sickle-bar mower; 3pt Ford 2 bottom plow SN#4808; 3pt BEFCO pto roto tiller; 3pt Land Pride grader blade; pull type aerator; pull type spreader; 2-100 gal. over-head fuel tanks; gas power sprayer; Brave Warrior 26 ton, 8HP engine, log splitter; 12 volt poly tank sprayer; Troy Bilt Horse rear tyne garden tiller; 5HP pressure washer; 3 Stihl chain saws, model MS270C, 180C, 028; Stihl gas power hedge trimmers; Stihl gas power grass trimmers; portable air compressors; battery chargers; 3 ton floor jack; Craftsman tool boxes; upper & lower Craftsman tool box; 1/2HP bench grinder; vise; battery power drills; portable air tank; lots of Craftsman hand tools; high lift jack; Mastercraft work bench; yard tools; ladders & more!

DUMP TRUCK: 1988 Ford F-700 dump, single axle, steel bed, 429 V-8 engine, auto 5 speed transmission, 55,114 miles (very clean) VIN#FD70K9JVA55375

CAR: 2000 Plymouth Breeze, 4dr sedan, all power, AT, AC, PS, 2.4 Liter engine, only 24,948 miles, VIN#1P3EJ467YN117250

ANTIQUE & COLLECTOR CARS: rare 1949 British Triumph Series TR 2000 Roadster convertible w/rumble seat, last rumble seat car made, 412 miles shown, only 200 of these fabulous cars were produced; 1929 Ford Model A 2dr sedan 4cyl, ground up restoration Nov 2005, 43,112 miles; 1931 Ford Model A Custom Deluxe Roadster convertible w/rumble seat, 2dr, 4cyl, 48,517 miles, ground up restoration 2004; 1932 Chevrolet Deluxe 4dr sedan, ground up restoration 2001, 55,120 miles; 1977 Lincoln Mark V, 2dr hard top, AC, PS, AT, V8 460 CU IN engine, 5,111 original miles, VIN#7Y89A953212; 1976 Cadillac Coupe Deville, 2dr, leather interior, fender squirts, full power, AT, AC, PS, V8 500 CU IN KK 604 engine, 22,072 miles, VIN#6D4756Q299087; 1976 Mercury Grand Marquis, 2dr hard top, AC, AT, PS, full power, 5,978 miles, V8 460 engine, VIN#6Z61A564144; 1976 Ford Thunderbird, 2dr hard top, AC, AT, PS, all original, 27,731 miles, V8 460 CID engine, VIN#6Y87A133281

GUNS: Remington model 700, 243 cal bolt action rifle w/scope SNA6893310; Winchester model 74 semi auto, 22 cal SN175077A; Ruger Mark II pistol, target bull 5 1/2" barrel, new in box, extra clip SN 219-98254-22, 22 cal LR; S & W model 80 revolver w/box, extra grips, 38 cal, SN79511; S & W model special revolver w/box, 38 cal, SN3K32251; Kurz 380 model, 9mm, SN190506; RFIE Italy revolver, 44 cal, black powder, SN3694R

FURNITURE & APPLIANCES: Tell City hutch; Tell City dining room table & chairs; Tell City lamp tables, coffee table; Tell City 5 drawer chest; Tell City rocker; nice china cabinet & dining room table w/chairs; server; leather inlaid drum table; coffee table; end tables; sofa; recliners; oak plant stand; foyer table w/mirror; stereo cabinet; card table w/chairs; electric lift chair; cannon ball bed; quilt rack; small desk; maple hutch; bedroom pieces; file cabinets; storage cabinets; cedar chest; hall tree; portable bar; game table; patio set; metal work table; small table w/chairs; wingback chair; Yamaha electric organ; CC Steeple pool table; Maytag washer & dryer; Whirlpool side by side refrigerator

ANTIQUES & COLLECTIBLES: Atwater Kent radio; Atwater radio w/cabinet; Sessions mantel clock; child's cash register; doll trunk; Edison phono player; ITHACA calendar clock, April 19th 1865-August 1866 (very nice); Howard Miller grand father clock; 1 cent gum ball machine; quilts & linens; lawyer bookcase; Dallas Cowboy neon clock; old fishing items, reels & lures; oil lamps; jars of marbles; post office boxes; Christmas items and more

GLASSWARE & HOUSEHOLD ITEMS: set of sterling silver flatware; Pyrex nest of bowls; Fiesta bowl & platter; Fenton glass; milk glass; small Uhl pitchers; some Candlewick; set of Rose china; set of Mikasa china; stainless flatware; TV's; Maytag wringer washer

TERMS ON PERSONAL PROPERTY: Payment may be made by cash, check, credit cards, or wire transfer. There will be a 3% Buyer's Premium with a 3% discount for cash or check. Please note that for purchases by check in excess of \$5,000 a Bank Letter of Guarantee will be required for immediate removal/possession of items. All items are selling on an as-is basis. Any announcements made the day of the sale will take precedence over previously made written or oral statements made. Please call with any questions.

SALE ORDER: We will start with the collectibles and household misc. Farm & major equipment will be offered at approximately 11AM. Real estate will be at 12 Noon, followed by the cars at approximately 1PM. *Please note we may sell in two auction rings part of the day, so please bring a friend.*

DIRECTIONS: From Rockport, go North on 231 to left on CR 800 N, to right on Old 231/Main St to right on Market St. Or From Boonville, go east on 62 to south on Old 231 to left on Market St. Or From Jasper, go south on 231 to right onto IN 62 W, continue south on Old 231/Main to left on Market.

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4600 O'Hara Dr
Evansville, IN 47711

Auction what you own with Sohn!
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AUCTION LOCATION:
321 E. MARKET ST, CHRISNEY, IN



Quality BRICK RANCH HOME w/ Full Basement,
OUTBUILDINGS & 2 SMALL LAKES on 16.9+/- Acres
Offered in 4 Tracts & Combinations

PLUS:
TRACTORS, LAWN EQUIPMENT; DUMP TRUCK; JOHN DEERE GATOR;
COLLECTION OF FABULOUS ANTIQUE & VINTAGE CARS; GUNS;
TOOLS; COLLECTIBLES; HOUSEHOLD FURNISHINGS & MISC!



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