

ONLINE ONLY REAL ESTATE AUCTION

**3,407± SQ FT HOME & LAKE ON 14± AC
IN THE COVETED WOODLAND COMMUNITY**

**THURSDAY,
OCT. 1ST, 2026
5:30PM (CT)**

4007 FAIRFAX RD.,
EVANSVILLE, IN

William Wilson Auction & Realty, Inc. has been authorized to sell, Online Only, the real estate belonging to the University of Evansville.

DESCRIPTION:

- 14-AC WITH LAKE
- SITUATED IN THE COVETED WOODLAND COMMUNITY
- BUILT IN 1979
- SPACIOUS 3,407 SF CONDO
- 3 BEDROOM
- 3 BATHS
- ENTRY LEVEL GARAGE
- BRICK PAVED PRIVATE PATIO



**SCAN HERE TO
LEARN MORE**



William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS



812-682-4000

wilsonauctions.com

INSPECTIONS:

Thurs, Sept. 24th | 12-1 PM (CT)

Thurs, Oct. 1st | 12-1 PM (CT)

ONLINE ONLY REAL ESTATE AUCTION

THURSDAY, OCTOBER, 1ST 2026

5:30PM (CT)

4007 FAIRFAX RD.,
EVANSVILLE, IN

AUCTIONEER'S NOTE: Nestled on 14 peaceful, wooded acres in the coveted Woodland community, this stunning two-story condo pairs scenic lake views and private park surroundings with absolute convenience—located right next door to the Evansville Country Club and just minutes from all the shopping and dining along First Avenue. Plan to take a look at the property and prepare to bid online October 1st.

PROCEDURE: The real estate will be offered in one (1) tract online at www.wilsonauctions.com. Bidding increments are predetermined.

DOWN PAYMENT: A 10% down payment is due on the day of the auction with the balance due at closing. The down payment may be in the form of personal check, corporate check, cashier's check, or wire transfer. Bidding is not conditional upon financing. Bidders should arrange for financing, if needed, and be capable of paying cash at closing.

BUYER'S PREMIUM: A 6% buyer's premium will be added to the high bid to determine the contract sales price.

ACCEPTANCE OF BID: The final bid price is subject to the seller's acceptance or rejection. Successful bidder will be required to enter into a Purchase Agreement immediately following the auction. A Purchase Agreement will be sent via email for electronic signature.

EVIDENCE OF TITLE: Seller shall furnish at buyer's expense an Owner's Policy of Title Insurance in the amount of the total purchase price.

DEED: Seller shall provide a sufficient deed conveying title to the property.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the presentation of insurable title.

POSSESSION: Possession to the real estate shall be delivered to buyers at closing.

REAL ESTATE TAXES: The real estate taxes will be the responsibility of the buyer beginning MAY 2027, and thereafter.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this ad and all related materials are subject to the terms and conditions outlined in the Purchase Agreement, which shall take precedence. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or WILLIAM WILSON AUCTION & REALTY, INC., including, but without limitations to fitness for a particular use, physical condition, any specific zoning classification, title, location of utilities, assurance of building permits, driveway permits, or water and septic permits. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

TECHNICAL ISSUES: You understand that this auction is online-only, and so relies on devices and programs that may malfunction without warning. In the event there are technical difficulties related to the server, software, internet or any other auction-related technologies, William Wilson Auction Realty, INC reserves the right to extend bidding, continue the bidding or close the bidding. You agree that the Auctioneer will not be liable for any error or inconvenience that may be the result of such a malfunction. Neither the company providing the software, nor William Wilson Auction Realty, INC shall be held responsible for the failure of the software to function properly for any reason.

BIDDING ONLINE:

All bidding in this auction is being conducted online. (If you need assistance placing an online bid or prefer to submit a bid in person, please call our office for assistance 1-812-682-4000). Online-only auctions utilize the "Soft Close" feature that automatically extends the bidding time if a bid is received in the last minute of the published bidding period. The extensions will continue until a minute has

lapsed without any bidding activity, at which time the auction is concluded.

Dynamic Closing "Soft Close": The closing time of a lot is automatically extended any time a bid is placed on a lot when that particular lot has less than FIVE minutes left on its countdown. This will continue until there are no longer any bids submitted for that individual lot. It will stop extending when no bid has been placed in the last FIVE minutes of that lot. This only affects lots with last minute bids. Any lot not bid on in the last FIVE minutes will continue to close at their normal times, listed on the time left.

Maximum Bidding: This auction also features MAXIMUM BIDDING. If you enter a maximum bid and are outbid by another bidder, the system will automatically bid on your behalf at the established bid increments up to your maximum. In the case of an auction with a reserve, if the max bid amount entered is less than the reserve, the system will place the bid at the max amount. Once the reserve is met, then the system will advance the bid (by the bid increments) only when the bidder is outbid by another bidder, up to the bidders max. The Auctioneer does not know any bidder's maximum bid. The system will not advance a bidder's own bid. Another bidder has to bid to increase the current price and the computer will automatically bid up to your max in the increments specified. If someone has already entered a MAX BID on a property you are bidding on, the system will automatically bid for you until you are the current high bidder or until you reach your MAX BID. If you have reached your MAX BID and are still not the current high bidder, the system will give you the opportunity to enter another MAX BID. If you are not able to be around a computer/mobile device during the closing of the auction or receive and/or read your outbid notices, we HIGHLY RECOMMEND you enter your MAX BID when bidding.

Please remember, you can always raise your max bid, but you CANNOT lower it. Be aware of this while bidding.

If you have any questions info@wilsonauctions.com or call the office at 1-812-682-4000.

When You Have Been Outbid: If you are outbid during the course of this auction, you will be notified by email, IF you have chosen this option when you registered. If you are outbid approaching the time of the auction beginning to end you may NOT receive your notification until after the auction ends. You can see if you are high bidder at any time using the "Watch List" feature; items which you have put on the Watch List will show winning bidder or outbid. Do NOT believe you are the winning bidder. If you are unsure of your bid status, before the auction begins to end email info@wilsonauctions.com your name and lot number and reason for the email or call 1-812-682-4000.

Reporting Bidding Errors: You should carefully review every bid you choose to make before submitting that bid. The Auctioneer will not automatically assume that any bid was made in error. If you mistakenly increase your own bid at any time during the auction or make some other bidding error (e.g. placing your bidder number in the price field or too many zeros before the decimal point), you must immediately contact the Auctioneer by email at info@wilsonauctions.com, or call the office at 1-812-682-4000. The Auctioneer will NOT undo bidding errors reported AFTER the auction has begun to close.

CHOOSE WISELY: IF YOU decide it is not suited for your intended use, our clients are not willing to assume the cost of your mistakes. When in doubt about condition, completeness, suitability for intended use, or exact location please bid accordingly.

When becoming the winning bidder at auction, you have affected a contract and will be expected to pay for the property or properties in which you were evidenced to be the successful bidder.

OWNER: UNIVERSITY OF EVANSVILLE

All announcements the day of the auction take precedence over printed material or any other oral statements made.

INSPECTIONS:

Thurs, Sept. 24th | 12-1PM (CT) & Thurs, Oct. 1st | 12-1PM (CT)



812-682-4000

wilsonauctions.com

Andrew Wilson, CAI, CES
#AU19800110

Office: 812.682.4000 Toll Free: 877.338.3272
Email: info@wilsonauctions.com



PROPERTY DATA SHEET

AUCTION

THURS, OCTOBER, 1ST • 5:30PM (CT)

INTERIOR

Bedrooms

- Bedrooms: 3
- Bedroom 1 Dimensions: 19' X 14'
- Bedroom 2 Dimensions: 18' X 14'
- Bedroom 3 Dimensions: 14' X 12'
- Bedroom 1 Level: Upper
- Bedroom 2 Level: Upper
- Bedroom 3 Level: Upper



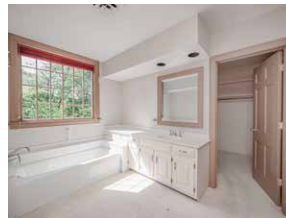
Other Rooms

- Total Rooms: 8
- Laundry Level: Upper
- Den Dimensions: 18' X 14'
- Living Room Dimensions: 25' X 15'
- Den Level: Main
- Living Room Level: Main
- Basement Description: Full Basement, Walk-Out Basement



Bathrooms

- Total Bathrooms: 3
- Full Bathrooms: 3
- Full Bathrooms On Main Level: 1
- Full Bathrooms On Upper Level: 2



Heating and Cooling

- Cooling Features: Heat Pump
- Fireplace Features: Den, Living/Great Rm, Wood Burning
- Heating Fuel: Electric, Gas, Forced Air
- Number Of Fireplaces: 2



Interior Features

- Flooring: Carpet, Parquet, Tile, Vinyl
- Kitchen and Dining
- Dining Room Level: Main
- Kitchen Dimensions: 13' X 10'
- Kitchen Level: Main



William Wilson
AUCTION-REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS



812-682-4000

wilsonauctions.com

Andrew Wilson, CAI, CES
#AU19800110

Office: 812.682.4000 Toll Free: 877.338.3272
Email: info@wilsonauctions.com

PROPERTY DATA SHEET

AUCTION

THURS, OCTOBER, 1ST • 5:30PM (CT)

EXTERIOR & ADDITIONAL FEATURES

Fencing: Wood

Land Info

- Partially Wooded
- Water View



Garage and Parking

- Driveway: Asphalt
- Garage Spaces: 2
- Garage Description: Attached
- Garage Sqft: 368

Amenities and Community Features

- 1 St Bdrm En Suite
- Attic-Walk-Up
- Built-In Bookcase
- Ceiling Fan(S)
- Chair Rail
- Closet(S) Walk-In
- Crown Molding
- Deck Open
- Detector-Smoke
- Disposal
- Dryer Hook Up Electric
- Eat-In Kitchen
- Elevator
- Foyer Entry
- Garage Door Opener
- Garden Tub
- Intercom
- Landscaped
- Twin Sink Vanity
- Tub/Shower Combination
- Formal Dining Room
- Washer Hook-Up

Homeowners Association

- Association: Yes
- Association Fee: 774
- Association Fee Frequency: Monthly
- Calculated Total Monthly Association Fees: 774

School Information

- Elementary School: Stringtown
- High School: Central
- Middle School: Thompkins
- School District: Evansville-Vanderburgh School Co

Building and Construction

- Total Square Feet Living: 3407
- Year Built: 1979
- Above Grade Finished Area: 3130
- Below Grade Finished Area: 277
- Below Grade Unfinished Area: 854
- Building Exterior Type: Brick, Wood
- Property Age: 47
- Roof: Shingle
- House Style: Two Story
- Total Area Sqft: 4261
- Total Below Grade Area: 1131

Utilities

- Electric: Center Point Energy
- Sewer: City
- Water Source: City

