

REAL ESTATE AUCTION

ROBERTA L. THOMAS REVOCABLE LIVING TRUST PROPERTY

1379 S. COUNTY ROAD 600 WEST, DANVILLE, IN 46122

2,139± SQ.FT. LOG HOME - BASEMENT - ATTACHED GARAGE - 5.783± ACRES

Wednesday, September 28th, 6:00 p.m.

Auction to be held on site at the subject property,
1379 S. County Road 600 West, Danville, IN 46122



Beautiful, wooded, & secluded 5.783± acre parcel with a creek located in Marion Township of Hendricks County in the Danville School District. Parcel is legally described as Lot 1 Exempt Subdivision 016/16. Property has 50' of frontage & includes a winding gravel drive, updated private well, private septic system, & propane gas.

The log home, built in 1991, includes 2,139± sq.ft. of living area, & is a Great Northern Log Home. The house has a log exterior, dimensional shingle roof, aluminum gutters, wood windows, front covered wood porch, & rear open wood patio.

The main level includes a breakfast nook, kitchen with built-in range top, dining area, great room with 2-story ceiling, laundry/half bathroom with washer & dryer, master bedroom with large walk-in closet, & master bathroom with tub/shower. The upper level includes a landing/loft overlooking the main level, bedroom two with walk-in closet, full bathroom two with tub/shower, & large floored attic. The unfinished basement (1,243± sq.ft.) has a concrete floor & poured concrete walls. The 2+ car attached garage has an automatic overhead door & service door. The house has wood floors throughout, an updated gas furnace with air cleaner & humidifier, an electric water heater, & 200 amp service.



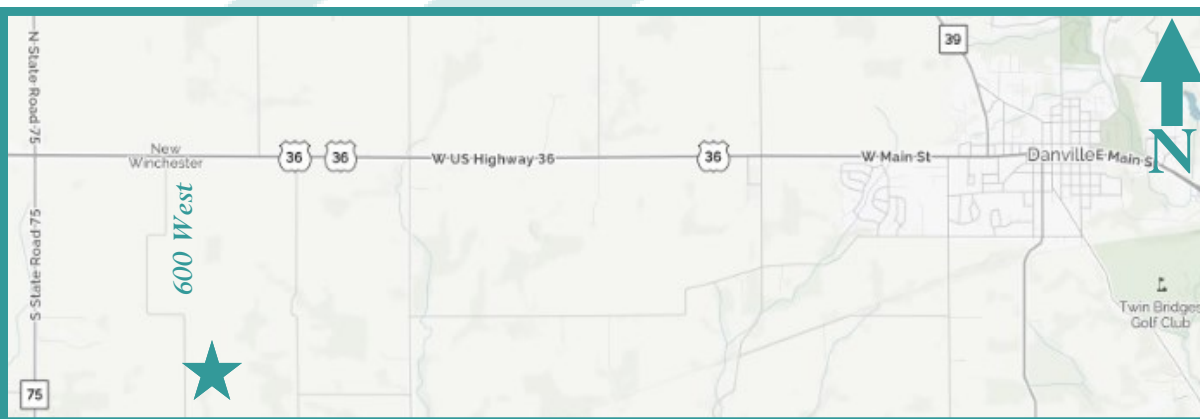
OPEN HOUSES:

Monday, September 12th, 4:00-6:00 p.m.

Monday, September 19th, 4:00-6:00 p.m.



Directions to property & auction site: Take US 36 west from Danville to County Road 600 West. Go south to property on east side. Please look for signs.



TERMS OF AUCTION

TERMS: Successful buyer to pay 10% down auction day with balance due on or before October 28, 2016.

TAXES: Real estate taxes to be prorated to day of closing.

FINAL BID: Property to sell subject to the final confirmation of the owner/representatives.

POSSESSION: Purchaser to have possession day of closing.

IMPROVEMENTS: All improvements to be sold in "as is" condition.

INSPECTIONS: Call LAWSON & CO. at 317-745-6404 or visit the Open Houses.

Owner: Roberta L. Thomas Revocable Living Trust

Co-Trustees: William Richard Thomas & Frederick Lee Thomas
Attorney: John Howard, 110 S. Washington Street, Danville, IN

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 at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. Properties are being sold on an "AS IS WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the properties is made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspection, investigations, inquiries, and due diligence concerning the properties. The information in this brochure 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 the brochure are approximate. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auctioneer are final. **NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. **AGENCY DISCLOSURE:** In this auction sale, the auction company, staff, and auctioneers are Seller's agents and have a fiduciary duty to the Seller. The entire staff has a duty and responsibility to be honest to potential buyers, and to disclose all known facts that might materially affect the value or desirability of the property offered in this auction. If you have any questions regarding agency, please call our office or your attorney.



LAWSON & CO.
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