Absolute Real Estate Auction

116 Summit Street, Bainbridge, IN 46105

Monroe Township, Putnam County – North Putnam Schools

1950 built house with 2 bedrooms, 1 bath, breezeway, & 2-car garage

Thursday, October 5th, 6:30 p.m.

Auction to be held on site at the subject property,
116 Summit Street, Bainbridge, IN 46105

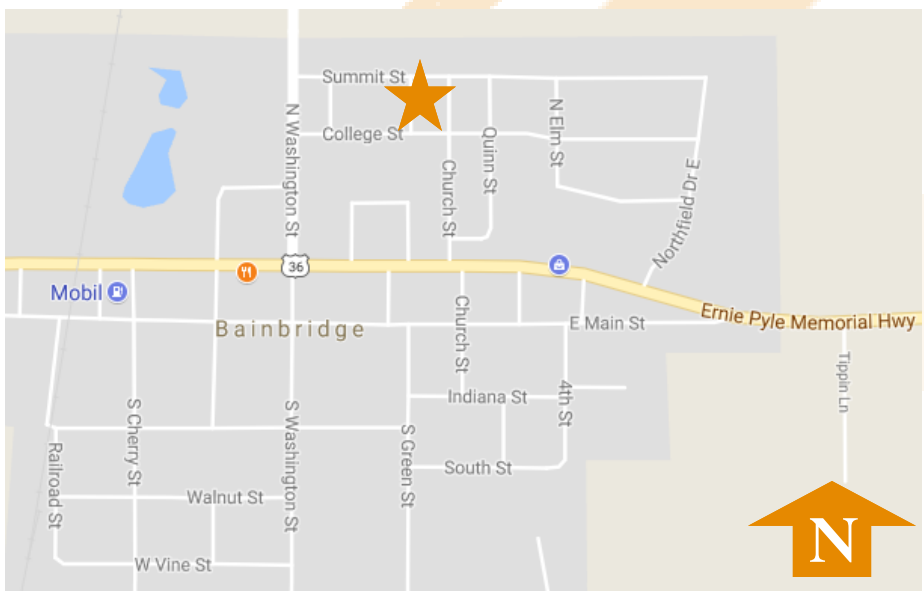
Town of Bainbridge, Monroe Township
Putnam County, Indiana - North Putnam Schools
720± sq.ft. one-story house built approx. 1950 on crawl
Aluminum & wood siding & updated roof
Kitchen with updated tile floor, stove, & refrigerator
Living room with carpeting
2 bedrooms with tile & hardwood floors
1 full bathroom with tub & shower
Updated natural gas furnace with central air
Natural gas water heater & 100 amp electrical service
Covered front porch
Breezeway between garage & kitchen with gas heat, washer & dryer
2-car garage with gas ceiling heat & updated garage doors
Portable mini barn
Nice 0.19± acre property with alleys to west & south
All public utilities including water & sewer

COURT ORDERED AUCTION

PROPERTY TO SELL ABSOLUTE

NO MINIMUM OR RESERVE

Directions to property & auction site: In Bainbridge, take Washington Street north from US 36 to Summit Street. Go east on Summit Street to property.



OPEN HOUSE:

Wednesday, September 27th
5:00-7:00 p.m.

TERMS OF AUCTION

TERMS: Successful buyer to pay 10% down auction day with balance due on or before November 6, 2017.
TAXES: Real estate taxes to be prorated to day of closing.
FINAL BID: Property to sell absolute to the highest bidder regardless of price, with no minimum or reserve.
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 House.

Owners: Gary Coffman & Morris Coffman
Court: Putnam Circuit Court, Honorable Judge Matthew L. Headley

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.
Auctioneers and Real Estate Professionals

Jack Lawson, AU01000629
Brandon Lawson, AU19300138
P.O. Box 327 - 1280 E. Main Street
Danville, IN 46122
Phone (317) 745-6404 / Fax (317) 745-7810
www.lawsonandco.com