

# REAL ESTATE AUCTION

WILLIAM (BILL) & MARILYN KELSO PROPERTY

7555 MALONEY ROAD, BROWNSBURG, IN 46112

1,702± SQ.FT. HOUSE WITH 4 BEDROOMS, 2 BATHROOMS, & ATTACHED GARAGE

LARGE POLE BARN FOR SHOP, HORSES, STORAGE, GARAGE, & OFFICE

5.03 ACRES LOCATED IN BROWNSBURG SCHOOL DISTRICT

**Saturday, May 9th, 10:00 a.m.**

Auction to be held on site at the subject property,  
7555 Maloney Road, Brownsburg, IN 46112

## OPEN HOUSES:

**Tuesday, April 28th, 5:00-7:00 p.m.**

**Tuesday, May 5th, 5:00-7:00 p.m.**



- 7555 Maloney Road, Brownsburg, IN 46112
- Brown Township, Hendricks County, Brownsburg School District
- 5.03± acres with mature trees & pasture land
- Stone ranch house with approx. 1,702 sq.ft. built 1973±
- Asphalt shingled roof & wood casement windows
- Family room (15'x18') with wood burning stone fireplace
- Kitchen (11'x21') with trash compactor, dishwasher, & disposal
- Additional appliances include gas range & side-by-side refrigerator
- 4 bedrooms (12'x15', 10'x11', 11'x13', & 10'x12') with carpet
- Full bathroom with tub/shower & full bathroom with shower
- Gas furnace, tankless water heater, 200 amp, & water softener
- Two-car attached garage with wash sink & automatic overhead door
- Front covered porch, rear patio, fencing, & several sheds
- Large 4,700± sq.ft. pole barn for shop, horses, storage, garage, & office
- Barn has 7 stalls, feed & tack rooms, heat, water, & loft
- Private well, private septic system, & natural gas

## TERMS OF AUCTION

**TERMS:** Successful buyer to pay 10% down day of auction with balance due on or before June 9, 2015.

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

**FINAL BID:** Property to sell subject to the final confirmation of the seller.

**POSSESSION:** Purchaser to have possession day of closing.

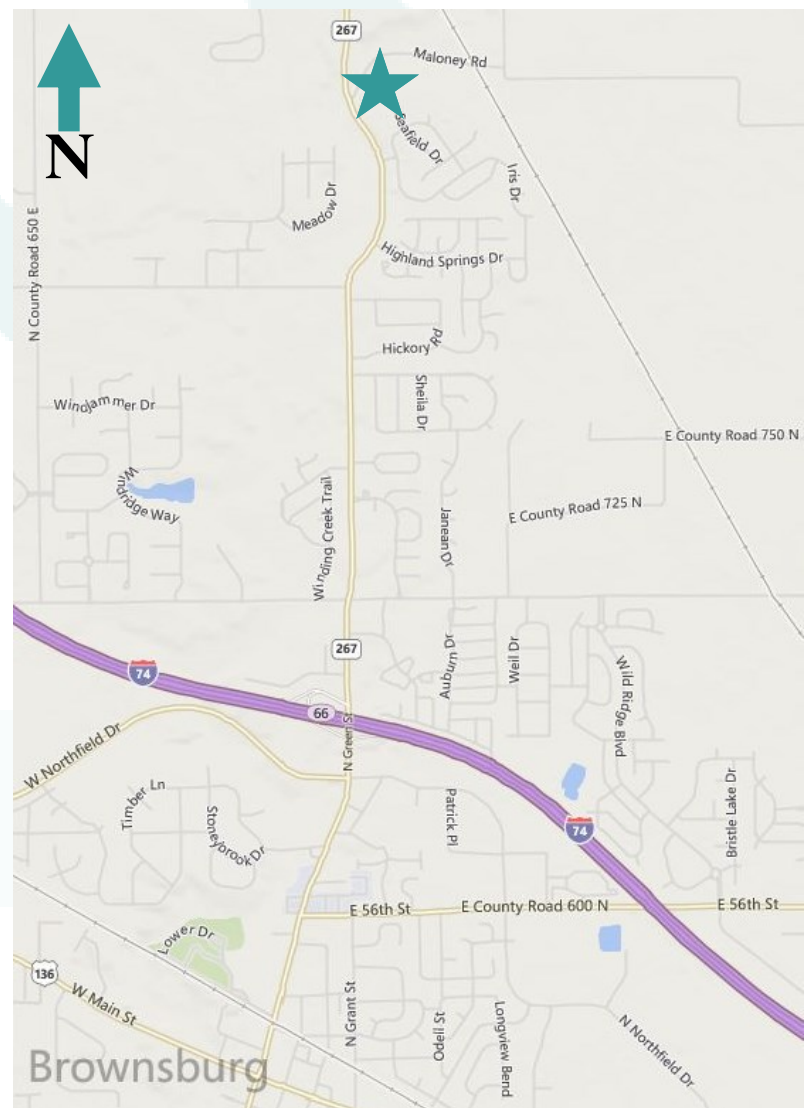
**IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.

**INSPECTIONS:** Call Lawson & Co. at 317-745-6404 or visit the Open Houses.

**Owner: Marilyn Kelso**



**Directions to property & auction site:** Take State Road 267 north from Brownsburg to Maloney Road. Go north-east on Maloney Road to the property. Please look for signs.



**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**

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