

# REAL ESTATE AUCTION

BRUCE MORRICAL ESTATE

TWO UNIQUE PROPERTIES - NORTH SALEM, INDIANA

PARCEL ONE: COMMERCIAL BUILDING - 2ND FLOOR ONLY - 3,600± SQ.FT. - ZONED NEIGHBORHOOD BUSINESS

PARCEL TWO: TWO RESIDENTIAL LOTS - 0.33± TOTAL ACRES - DETACHED GARAGE

**Thursday, May 14th, 6:00 p.m.**

*Auction to be held on site in the garage on Parcel Two,  
201 S. McKinley Street, North Salem, IN 46165*



*Parcel One Commercial Building 2nd Floor Only*

**Parcel One:** Southwest corner of W. Pearl Street (SR 236) & S. Broadway Street, North Salem, IN; commercial building; 2nd floor only; 3,600± sq.ft.; zoned Neighborhood Business; built 1900±; gas space heat; public utilities; two exterior stairways.

**Parcel Two:** Southeast corner of W. Minnesota Street & S. McKinley Street (201 S. McKinley Street), North Salem, IN; two adjacent lots each 60' x 120'; 0.33± total acres; zoned RB, Single-Family Residential; residence to be demolished & removed prior to closing at the seller's expense; detached 2+ car garage, 1,440± sq.ft. per Hendricks County Assessor's Office, in fair condition.



*Parcel Two Residence To Be Removed*



*Parcel Two Detached Garage*

## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before June 15, 2015.

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

**FINAL BID:** Property to sell subject to final confirmation of Hendricks County Superior Court 5.

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

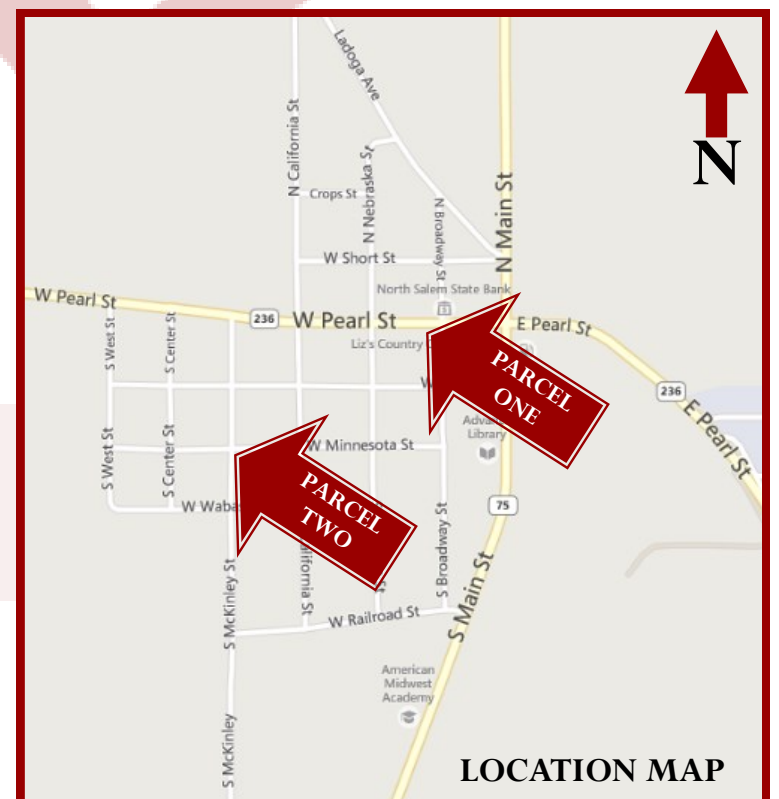
**IMPROVEMENTS:** All improvements to be sold in "AS IS" condition. Parcel Two residence will be demolished & removed prior to closing at the seller's expense

**INSPECTIONS:** Inspections of the property can be made by calling LAWSON & CO. at 317-745-6404.

**OWNER:** Bruce Morrical Estate

**PERSONAL REPRESENTATIVE:** Diane Ottosson

**ATTORNEY:** Christopher Arrington, 97 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.**  
Auctioneers and Real Estate Professionals

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