

# ABSOLUTE REAL ESTATE AUCTION

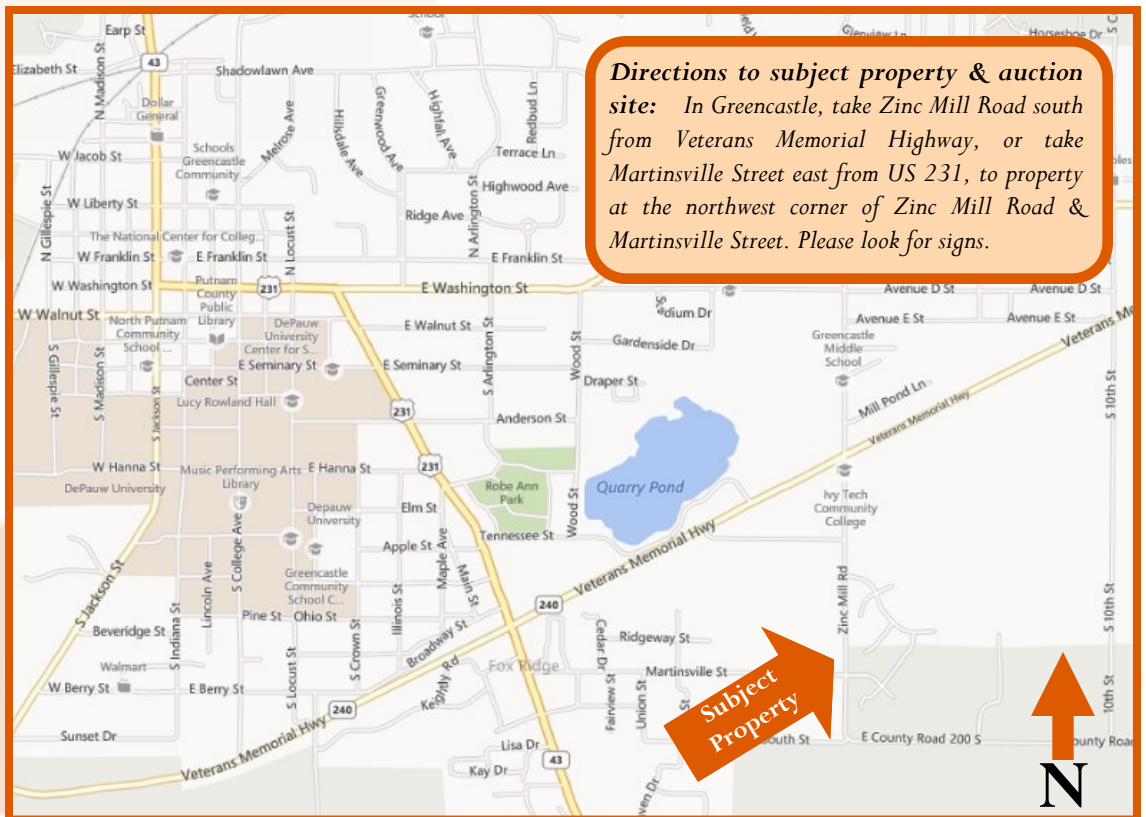
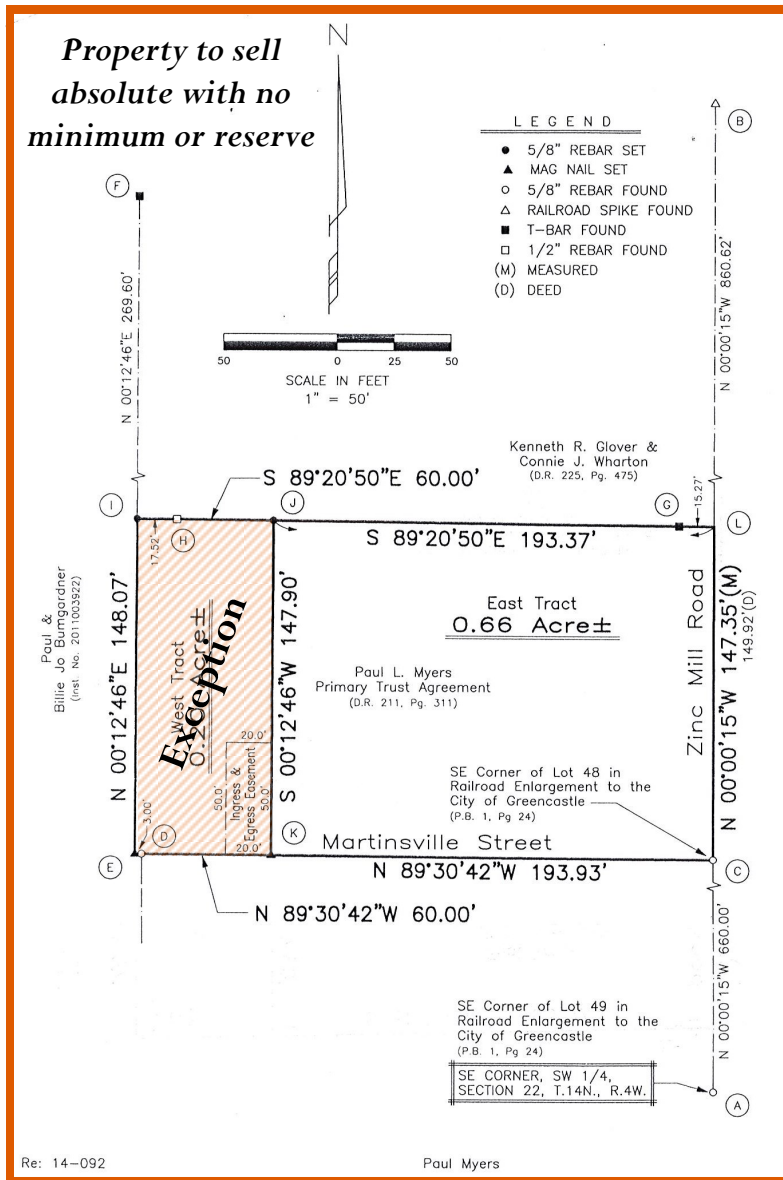
PAUL & MARILYN MYERS PROPERTY

141 MARTINSVILLE STREET, GREENCASTLE, IN 46135

3,168± SQ.FT. OFFICE BUILDING  
0.66± ACRES • CORNER LOT



**Thursday, May 7th, 6:00 p.m.**  
Auction to be held on site at the subject property,  
141 Martinsville Street, Greencastle, IN 46135



**Directions to subject property & auction site:** In Greencastle, take Zinc Mill Road south from Veterans Memorial Highway, or take Martinsville Street east from US 231, to property at the northwest corner of Zinc Mill Road & Martinsville Street. Please look for signs.

**OPEN HOUSES:**

Wednesday, April 22nd,  
5:00-7:00 p.m.  
Thursday, April 30th,  
5:00-7:00 p.m.



OFFICE BUILDING FRONT VIEW



OFFICE BUILDING REAR VIEW

0.66± acres; corner lot; 193.93±' of frontage on Martinsville Street & 147.35±' of frontage on Zinc Mill Road; concrete block 3,168± sq.ft. office building with metal siding, asphalt shingled mansard roof, rear handicap entrance, 200 amp, public utilities, gas furnace, central air, electric water heater, shared lobby, two separate office areas, total of 11 offices, two restrooms, storage room; gravel parking lot.

**TERMS OF AUCTION**

- TERMS:** Successful purchaser to pay 10% down day of auction with the balance due on or before June 8, 2015.
- TAXES:** Real estate taxes to be prorated to day of closing.
- FINAL BID:** Property to sell absolute, with no minimum or reserve, to the highest bidder regardless of price.
- 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.

**Owners: Paul & Marilyn Myers**

**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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