

# REAL ESTATE AUCTION

## STUPPY TRUST PROPERTY

6428 MAPLE MANOR, BROWNSBURG, IN 46112

**1,520± SQ.FT. HOUSE - 3 BEDROOMS - 2 BATHROOMS - 2 CAR ATTACHED GARAGE**  
**0.45± ACRES - LINCOLN TOWNSHIP - HENDRICKS COUNTY - BROWNSBURG SCHOOLS**

**Thursday, July 9th, 6:00 p.m.**

**Auction to be held on site at the subject property,  
6428 Maple Manor, Brownsburg, IN 46112**



- 6428 Maple Manor, Brownsburg, IN - Rolling Hills Section 2, Lot 32
- Lincoln Township, Hendricks County, Brownsburg School District
- 0.45± acre corner lot with frontage on Maple Manor & Hickory Lane
- One-story house with approx. 1,520 sq.ft., built approx. 1971±
- Brick & vinyl exterior, updated roof, & updated vinyl windows
- Porch, patio, shed, private well, private septic, & asphalt driveway
- Living room, dining room, family room, kitchen, & laundry room
- Three bedrooms, two full bathrooms, & two car attached garage
- Refrigerator, stove/range, exhaust hood, dishwasher, & freezer
- Baseboard electric heat, central air conditioning, & electric water heater
- 200 amp electrical panel, desk & file cabinet in bedroom also included



### TERMS OF AUCTION

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

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

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

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

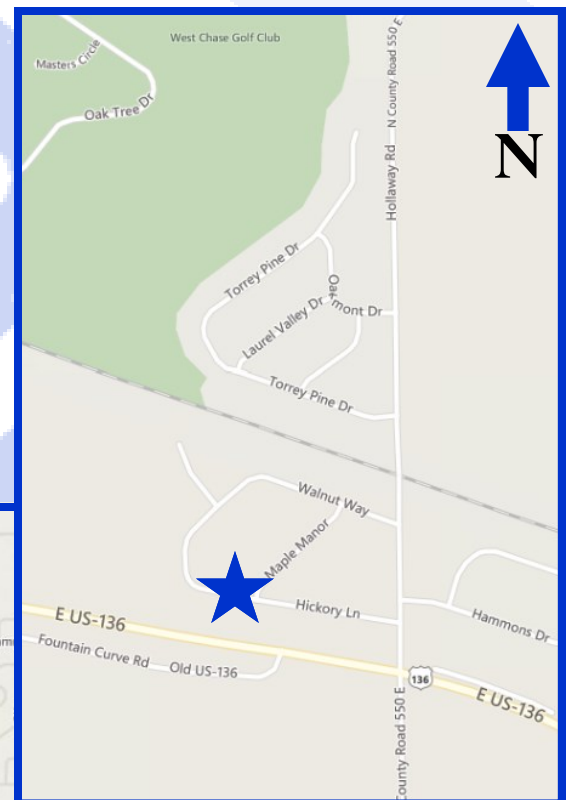
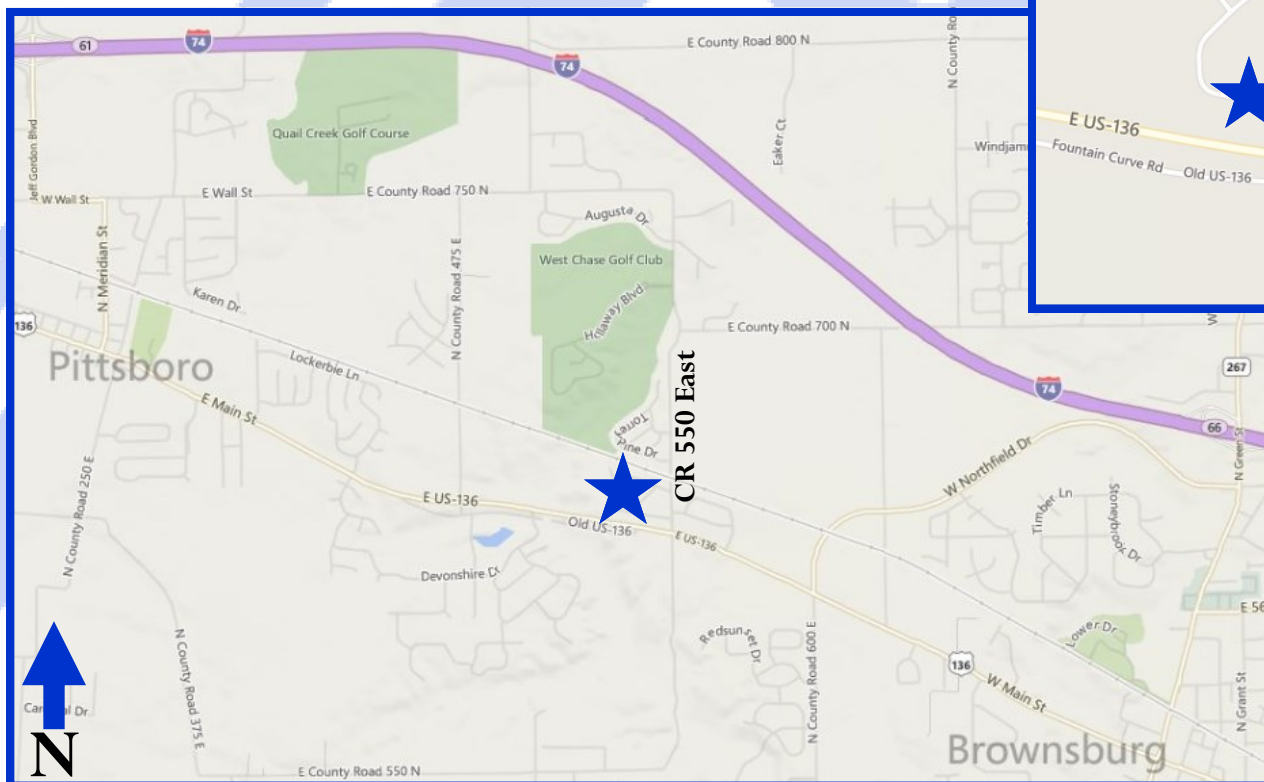
**IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.

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

**Owner: O. Louise  
Stuppy Revocable Trust**

**Trustee: Diana Stinson**

**Directions to property & auction site:** Take US 136 east from Pittsboro or west from Brownsburg to CR 550 East. Go north to Hickory Lane. Go west to property on the north side of Hickory Lane and the west side of Maple Manor. Please look for signs.



### OPEN HOUSES:

**Tuesday,  
June 30th,  
5:00-7:00 p.m.**

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

**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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