

# REAL ESTATE AUCTION

*Custom Home Builder  
Larry Good's Personal Residence*

**670 TOWNSEND COURT, PLAINFIELD, IN 46168**

**4 BEDROOMS - 4.5 BATHROOMS - 4 CAR GARAGE - BASEMENT - IN-LAW QUARTERS**



**Saturday, September 26th, 10:00 a.m.**

*Auction to be held on site at the subject property*



**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**

**Visit our web site: [www.lawsonandco.com](http://www.lawsonandco.com)**

If you're looking for an excellent quality, custom built home in Plainfield, look no further. This 4 bedroom & 4.5 bathroom home has all the features & amenities you would expect from the award winning builder, Larry Good. This updated & well-maintained personal residence of Larry & Mary Catherine Good was built in 1985 with approx. 4,546 sq. ft. of main & upper level living area plus a 1,571 sq. ft. basement, for a total finished living area of approx. 6,000 sq.ft.

- Two-story entry with winding oak staircase
- Updated kitchen with oak cabinets, granite counters, & all appliances
- Formal dining room & sun room with tin ceiling
- Great room with oak beams & magnificent bar with oak beveled mirrors
- Master suite with sitting area, walk-in closets, & luxury bath with steam shower
- In-law quarters with separate bedroom, full bathroom, & kitchen
- Finished basement (1,571 sq. ft.) with billiard room, hot tub, sauna, & kitchen
- Beautiful oak woodwork, crown molding, six panel doors, & window coverings
- Four car attached garage with hanging heaters & lots of storage
- 100% brick exterior, casement windows, & presidential shake roof (2003)
- Washed pebble concrete walks & patio, rear fenced yard, & sprinkler system
- Alarm system & zoned natural gas heat with air & purification system
- 0.32 acres in Plainfield School District on cul-de-sac with public water & sewer

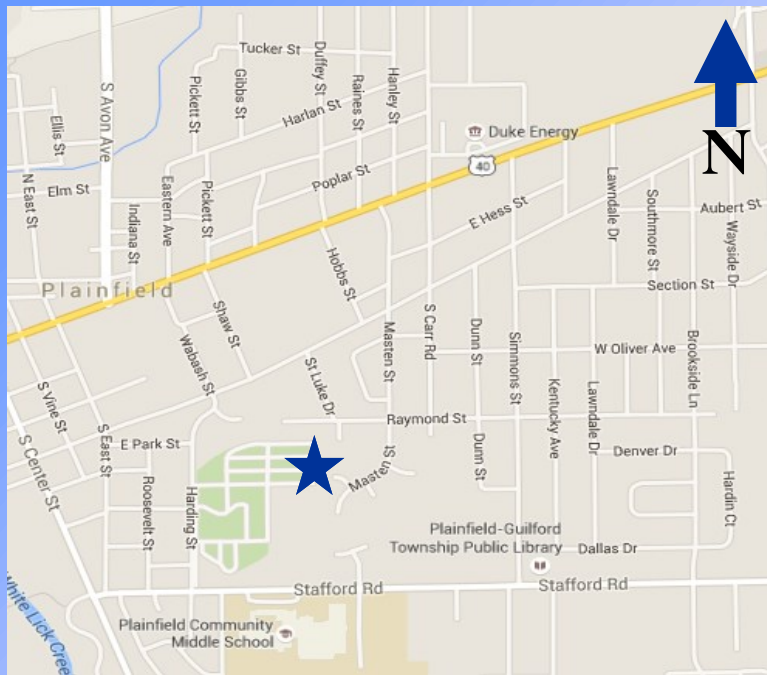


**OPEN HOUSES:**  
**Tuesday, September 8th, 4:00-6:00 p.m.**  
**Tuesday, September 15th, 4:00-6:00 p.m.**  
**Sunday, September 20th, 1:00-3:00 p.m.**

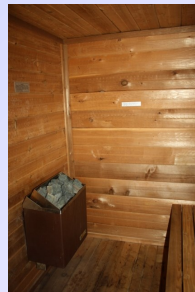
*Larry & Mary  
Catherine Good wish  
to downsize & are  
offering this grand  
estate home  
at public auction  
to the "next"  
generation*



Please visit  
[www.lawsonandco.com](http://www.lawsonandco.com) for a  
virtual tour, additional  
pictures & features, complete  
home inspection, & seller's  
disclosure of this  
fabulous home



Directions to property:  
In Plainfield, take Masten Street south from US 40 (Main Street) to Townsend Court. Go west on Townsend Court to home.



**TERMS OF AUCTION**

**TERMS:** Successful purchaser to submit a non-refundable \$25,000.00 down payment in the form of a cashier's or certified check day of auction with balance due on or before November 10, 2015, or within 15 days after delivery of Commitment for Title Insurance, whichever is later.

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

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

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

**IMPROVEMENTS:** All improvements sold in "as is" condition.

**BROKER CO-OP:** Qualified & licensed broker representing the successful purchaser to receive 2% of the gross sale price.

**INSPECTIONS:** Inspections can be made by calling Lawson & Co. or visit the Open Houses.

**OWNER: Mary Catherine Good Revocable Trust**

**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.



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