

ABSOLUTE REAL ESTATE AUCTION

MARILYN PHILLIPS PROPERTY

831 LAKEVIEW DRIVE, NINEVEH, IN 46164

PRINCES WHITE LAKE - NINEVEH TOWNSHIP - JOHNSON COUNTY

LAKEFRONT HOUSE WITH DOCK & STORAGE BARN

Wednesday, September 23rd, 6:00 p.m.

Auction to be held on site at the subject property,
831 Lakeview Drive, Nineveh, IN 46164



Rear View
of House



View of Princes White Lake

- 831 Lakeview Drive, Nineveh, IN 46164
- Princes White Lake, Nineveh Township, Johnson County
- Lakefront property with 0.275± acre lot, public water, & sewer
- One-story house with approx. 800 sq.ft. built 1950±
- Concrete block exterior with asphalt shingled roof on crawl
- Living room (20'x23') & kitchen (9'x10')
- One bedroom (10'x14') & one full bathroom
- Propane gas furnace, fireplace, & covered patio
- Dock on Princes White Lake & storage barn
- Furniture in house included in real estate bid price

NO RESERVE - NO MINIMUM

**PROPERTY TO SELL TO THE HIGHEST
BIDDER REGARDLESS OF PRICE**

Directions to property & auction site: From SR 252 & Nineveh Rd., go south through Nineveh 4.7 miles to 3-way stop. Turn right on Lakeview Dr. & go 1.5 miles to property.

TERMS OF AUCTION

- TERMS:** Successful purchaser to pay 10% down day of auction with the balance due on or before October 23, 2015.
- TAXES:** Real estate taxes to be prorated to day of closing.
- FINAL BID:** Property to sell absolute, with no reserve or minimum, to the highest bidder regardless of price.
- POSSESSION:** Purchaser to have possession day of closing.
- IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.
- INSPECTIONS:** Inspections of the property can be made by calling LAWSON & CO. at 317-745-6404 or day of auction from 3:00 p.m. to time of auction.

Owner: Marilyn L. Phillips

Power-of-Attorney: Kevin T. Phillips



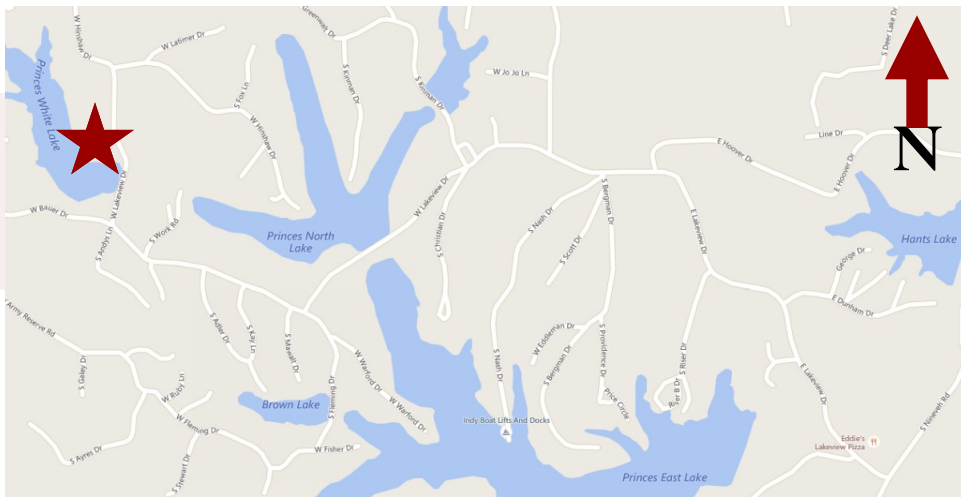
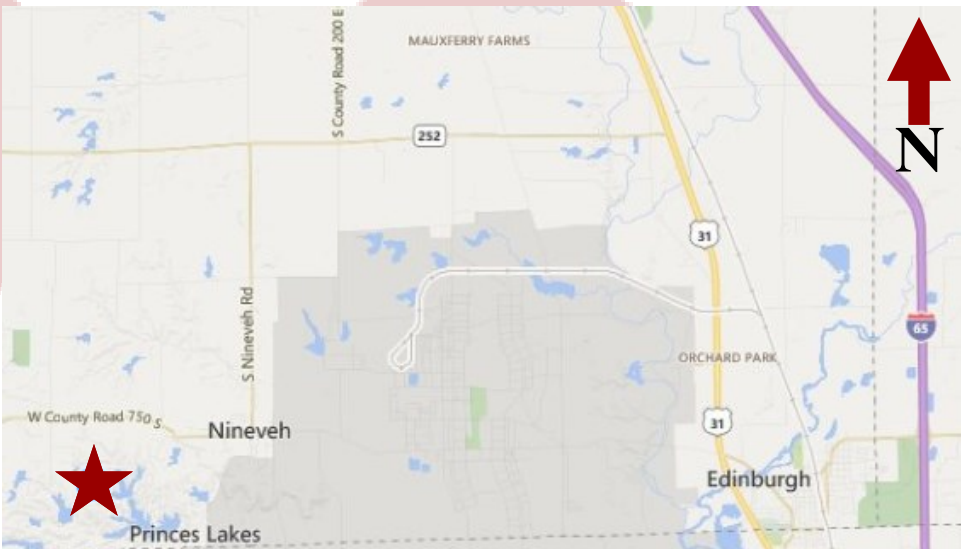
Front View
of House



View of
Storage Barn



View of Dock & Lake



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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