

REAL ESTATE AUCTION

ROBERT & RUTH WAGGONER PROPERTY

526 EAST COLLEGE AVENUE, BROWNSBURG, IN 46112

1,202± SQ.FT. - 2 BEDROOMS - 1.5 BATHROOMS - DETACHED GARAGE

Thursday, July 21st, 6:00 p.m.

*Auction to be held on site at the subject property,
526 East College Avenue, Brownsburg, IN 46112*



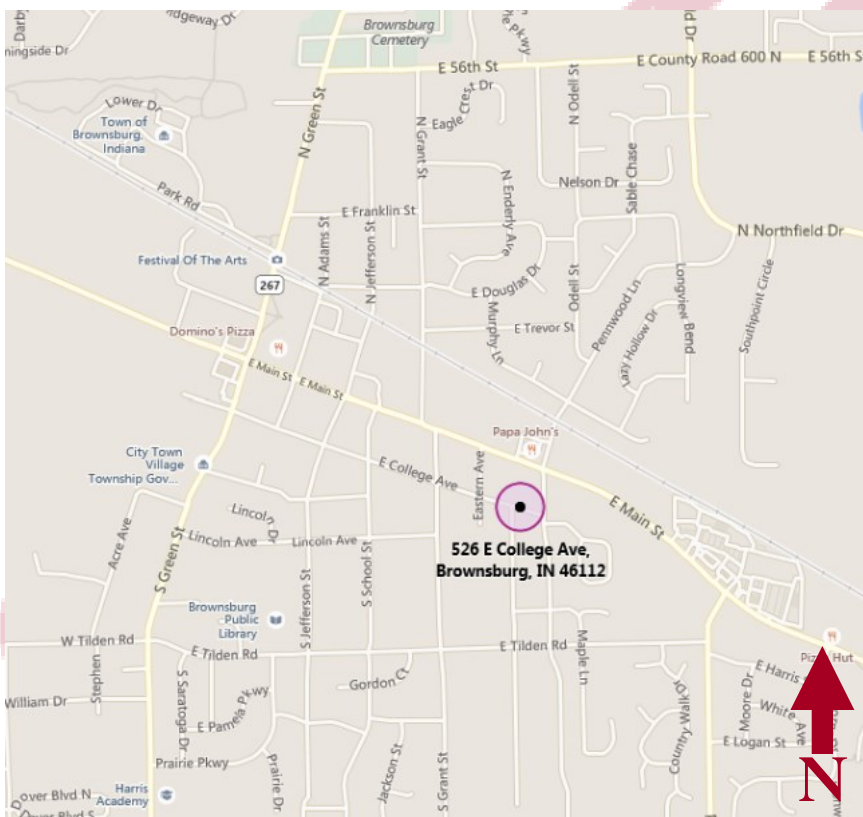
- 0.25± acre lot with mature trees & all public utilities
- One-story, traditional style house built approx. 1949
- Approx. 1,202 sq.ft. with stone & vinyl exterior
- Updated dimensional shingle roof & updated vinyl windows
- Family room (14'x21') with carpeting & gas log fireplace
- Updated kitchen (10'x13') with oak cabinets & trim
- Living room (13'x17') with hardwood floor & closet
- 2 bedrooms (10'x10' & 10'x12') with hardwood floors
- Laundry/utility room (6'x7') with washer & dryer
- Updated full bathroom with shower & half bathroom
- Updated natural gas furnace with central air conditioning
- Natural gas water heater, 200 amp, & water softener
- Dishwasher, refrigerator, stove/range, & exhaust hood
- Covered porch, covered patio, open deck, & rear fence
- 1+car detached garage with rear addition & shed with lean-to



OPEN HOUSES:

Tuesday, July 12th, 5:00-7:00 p.m.

Tuesday, July 19th, 5:00-7:00 p.m.



Directions to property & auction site: Take East College Avenue east from South Green Street (State Road 267) to the property on the north side. Please look for signs.

TERMS OF AUCTION

TERMS: Successful buyer to pay 10% down auction day with balance due on or before August 22, 2016.

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

FINAL BID: Property to sell subject to the final confirmation of the seller's representatives.

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.

Owners: Robert & Ruth Waggoner

***Powers-of-Attorney: Pamela A. Lyons, Robert L. Waggoner,
Patricia K. Carroll, & Donald F. Waggoner***

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.
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