

# REAL ESTATE AUCTION

JERRY & PENELOPE BOYD PROPERTY

424 N. WASHINGTON STREET, DANVILLE, IN 46122

1,426± SQ.FT. - 4 BEDROOMS - 1.5 BATHROOMS - FULL BASEMENT - DETACHED GARAGE

Thursday, September 1st, 6:00 p.m.

Auction to be held on site at the subject property,  
424 N. Washington Street, Danville, IN 46122



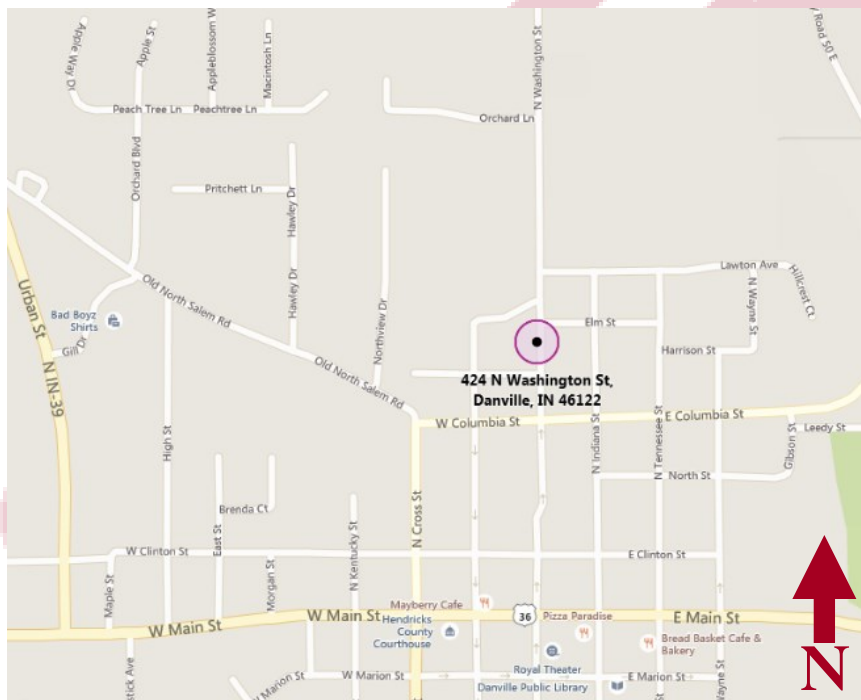
- 0.59± acre lot with mature trees & all public utilities
- 1.5 story, traditional style house built approx. 1926
- Approx. 1,426 sq.ft. with aluminum siding exterior
- Asphalt shingle roof, gutters, & wood/vinyl windows
- Kitchen (8'x13') with refrigerator & stove/range
- Living room/dining room (13'x30') with carpet & hardwood
- Hall/office with carpet over hardwood & built-in desk
- Bedroom (8'x13') with carpet & closet on main level
- Full bathroom with carpet & tub/shower on main level
- Upper level includes landing (6'x11') with carpet
- 3 upper level bedrooms (13'x13', 8'x13', & 9'x13')
- Half bathroom with carpet on upper level
- Full partially finished basement with wash sink & shower
- Gas furnace, central air, gas water heater, 100 amp, & water softener
- 2 window AC units, washer, dryer, covered porch, & patio
- Rear fence, gravel drive, & storage shed (10'x16')



## OPEN HOUSES:

Tuesday, August 23rd, 5:00-7:00 p.m.

Monday, August 29th, 5:00-7:00 p.m.



**Directions to property & auction site:** Take Washington Street north from U.S. 36 (Main Street) to the property on the west side. Please look for signs.

## TERMS OF AUCTION

**TERMS:** Successful buyer to pay 10% down auction day with balance due on or before October 14, 2016.

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

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

**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: Jerry & Penelope Boyd**

**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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