

REAL ESTATE AUCTION

DOROTHY J. PAYTON PROPERTY

5572 NORTH BLAZING STAR LANE, MONROVIA, IN 46157

14.75± WOODED ACRES - 1,320± SQ.FT. HOUSE WITH FULL BASEMENT - DETACHED GARAGE

Thursday, September 8th, 6:00 p.m.

Auction to be held on site at the subject property,
5572 North Blazing Star Lane, Monrovia, IN 46157



- 14.75± acres - beautiful secluded & wooded recreational/hunting land with pond
- Gregg Township of Morgan County, just south of SR 142 & west of SR 39
- Last timbered 1955± with potential marketable timber including oak, hickory, & cherry
- Private well & private septic system with Morgan County Rural Water available
- One story house built approx. 1968 with approx. 1,320 sq.ft. of living area
- Stone & vinyl exterior, asphalt shingled roof, aluminum gutters, & vinyl windows
- Living room (16'x29') with fireplace & dining room (14'x15') with closet
- Kitchen (10'x15') with wood cabinets, refrigerator, & stove/range
- Bedroom (14'x19') with window air conditioner & full bathroom with tub/shower
- Basement currently setup as three bedrooms, walk-in closet, bathroom, & kitchen
- Basement is a walkout, however it needs gutted/remodeled, also with fireplace & insert
- Oil furnace, electric water heater, 200 amp, front porch, & side patio
- Detached garage/pole barn (26'x32'), built approx. 1992, with concrete floor
- Garage currently used as a woodworking shop with wood burning flue

OPEN HOUSES:

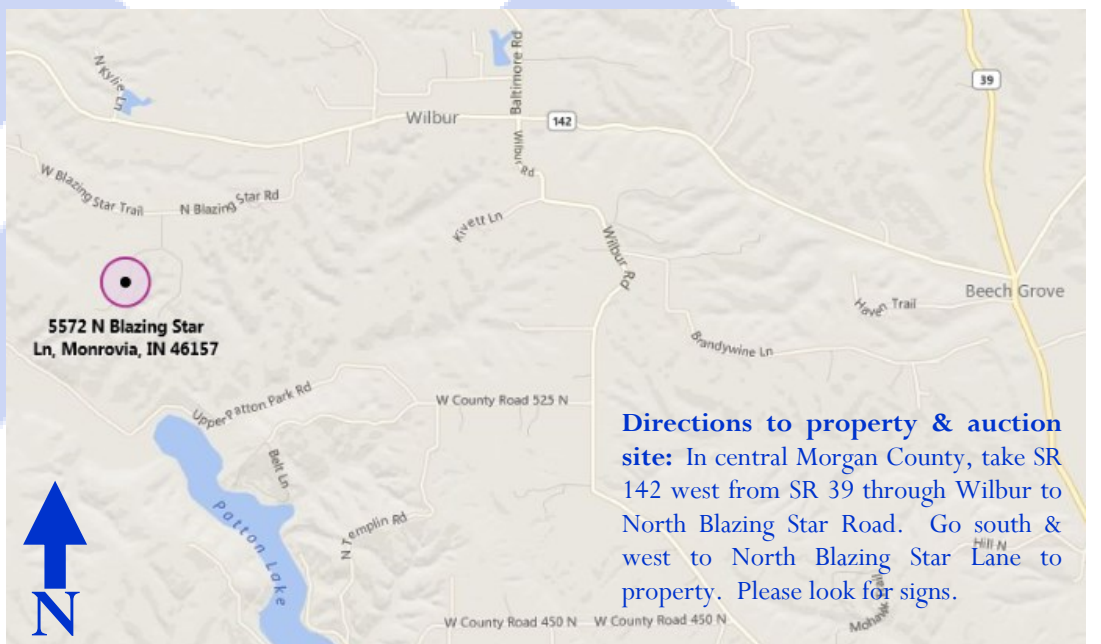
Tuesday, August 30th, 5:00-7:00 p.m.
Tuesday, September 6th, 5:00-7:00 p.m.



14.75±
surveyed acres
Secluded &
wooded
recreational
& hunting land



Marketable
timber
Gregg Township
Morgan County



Directions to property & auction site: In central Morgan County, take SR 142 west from SR 39 through Wilbur to North Blazing Star Road. Go south & west to North Blazing Star Lane to property. Please look for signs.

TERMS OF AUCTION

TERMS: Successful buyer to pay 10% down auction day with balance due on or before October 7, 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.

Owner: Dorothy J. Payton
Power-of-Attorney: Carol Cooper



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

Jack Lawson, AU10100629
Brandon Lawson, AU19300138
P.O. Box 327 - 1280 E. Main Street
Danville, IN 46122
Phone (317) 745-6404 / Fax (317) 745-7810
www.lawsonandco.com