

# ABSOLUTE REAL ESTATE AUCTION

*CLAUDIA EARLS PROPERTY*

**340 N. CENTER STREET, PLAINFIELD, IN 46168**

*HISTORIC HOME READY FOR YOUR RENOVATION*

***Thursday, February 23rd, 11:00 a.m.***

*Auction to be held on site at the subject property,  
340 N. Center Street, Plainfield, IN 46168*

*Absolute  
auction*

*No minimum  
or reserve*

- Historic two-story house in desirable Plainfield
- Approx. 2,000 square feet of total living area
- Vinyl siding, asphalt shingled roof, & gutters
- Vinyl & wood double-hung windows
- 8 rooms on main level & 5 rooms on upper level
- Main level has been gutted & needs renovated
- Upper level needs remodeled & updated
- Updated gas furnace with central air conditioning
- Unfinished cellar/basement
- Covered porch, balcony, deck, & privacy fence
- Public water, public sewer, & natural gas
- 0.14 acres on Center Street with rear alley access

*Walking distance to Franklin Park*

*& Richard A. Carlucci*

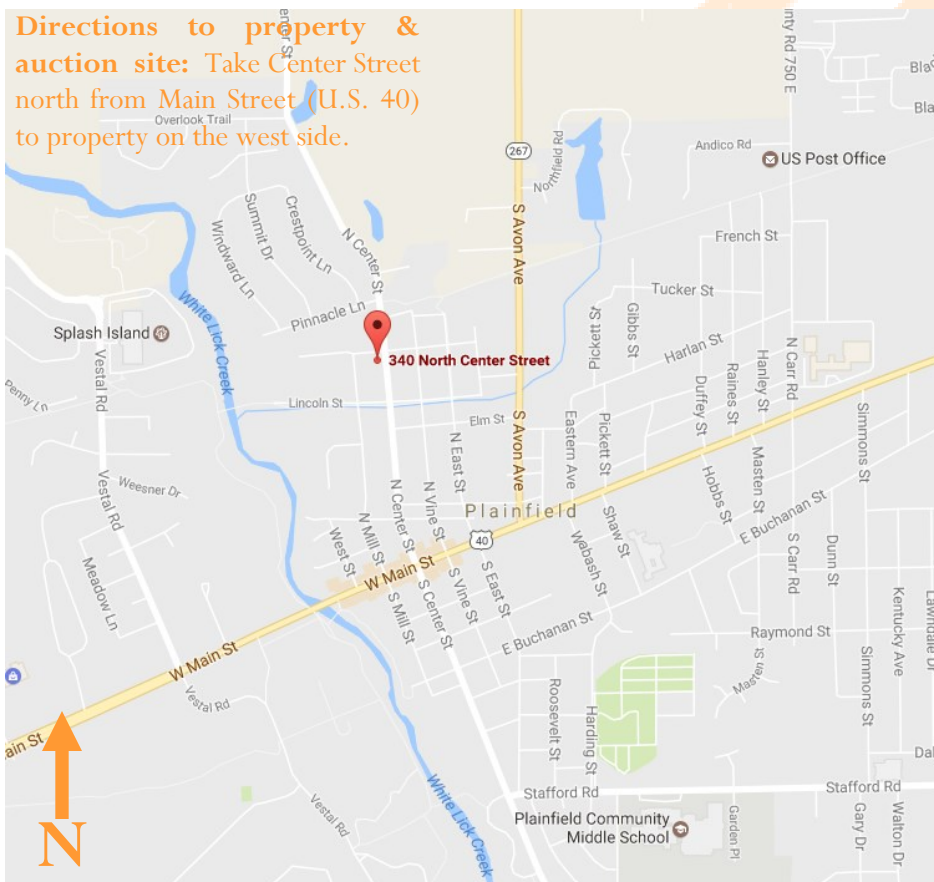
*Recreation & Aquatic Center*



***PROPERTY TO SELL ABSOLUTE  
NO MINIMUM OR RESERVE***

*Property available to inspect starting at 9:30 a.m. the  
morning of the auction, or inspections can be made by  
calling LAWSON & CO. at 317-745-6404*

**Directions to property &  
auction site:** Take Center Street  
north from Main Street (U.S. 40)  
to property on the west side.



## **TERMS OF AUCTION**

**TERMS:** Successful purchaser to pay 10% down day of auction with the balance due on or before March 23, 2017.

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

**FINAL BID:** Property to sell absolute, with no minimum or reserve, regardless of price.

**POSSESSION:** Day of closing.

**IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.

**INSPECTIONS:** Property available to inspect starting at 9:30 a.m. the morning of the auction, or inspections can be made by calling Lawson & Co. at 317-745-6404.

**Owner: Claudia Earls**

**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, AU01000629**

**Brandon Lawson, AU19300138**

**Bob Lawson, AU01028364**

**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)**