

REAL ESTATE AUCTION

ESTATE OF FRANK STOKES

FORMER HENDRICKS COUNTY ANIMAL HOSPITAL

1685 E. MAIN STREET, DANVILLE, IN 46122

Thursday, June 29th, 6:30 p.m.

Auction to be held at the Lawson & Co. Auction Gallery, 1280 E. Main Street, Danville, IN (next to Hendricks Regional Health Hospital)

1.33± acres zoned General Business with public utilities

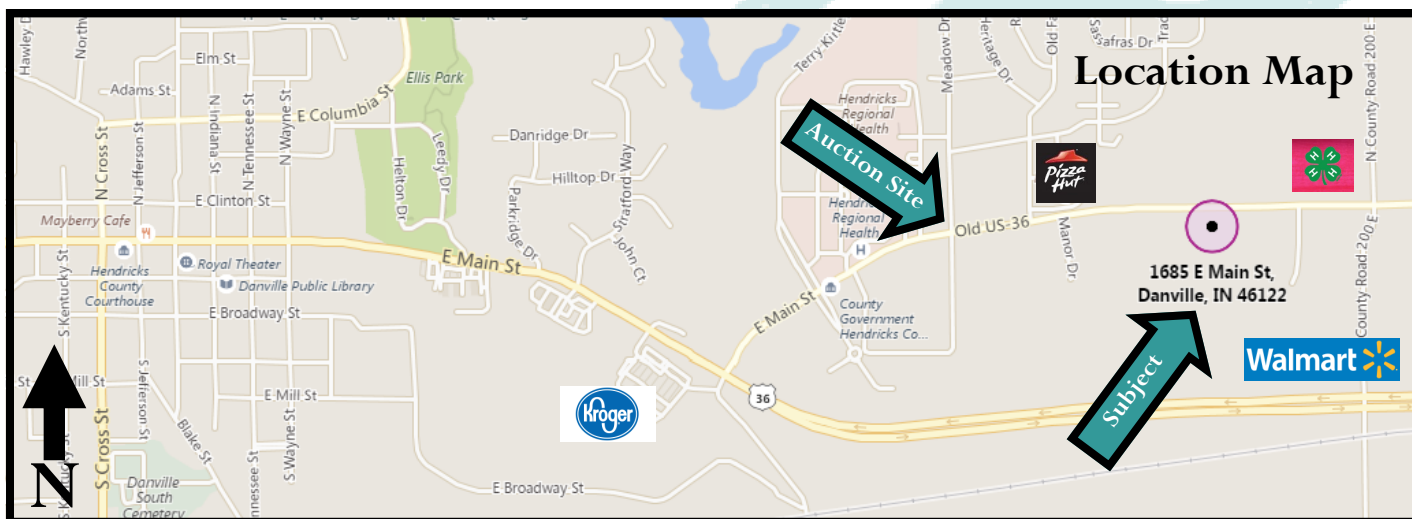
Potential uses include animal clinic, retail shop, office, daycare, dance studio, and much more



Former animal clinic with 2,450± sq.ft. of main level office area, plus 800± sq.ft. upper level one bedroom & one bath apartment, & full basement, built in 1957±

Pole barn with 1,536± sq.ft. built in 2000± for additional storage

49± acres in Middle Township, Hendricks County offered at the same public auction for the Estate of Frank Stokes. Parcel 1: 40± tillable/pasture acres with farmhouse, horse barn/arena, & outbuildings. Parcel 2: 9± unplatted tillable/potential building site acres. Visit www.lawsonandco.com for more information.



OPEN HOUSES:

**Thursday
June 22nd
5:00-7:00 p.m.**

**Tuesday
June 27th
5:00-7:00 p.m.**



TERMS OF AUCTION

TERMS: Successful buyer to pay 10% down auction day with balance due on or before July 28, 2017.

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

FINAL BID: Property to sell subject to the final confirmation of the sellers/personal representatives.

POSSESSION: Day of closing, subject to tenant's rights.

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

INSPECTIONS: Call LAWSON & CO. at 317-745-6404 or visit the Open Houses.

Owner: Estate of Franklin C. Stokes III

Personal Representative: Franklin Stokes IV

Estate Attorney: Robert C. Thompson, Jr. - Indianapolis, IN

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