

# REAL ESTATE AUCTION

ESTATE OF JAMES DANIELS

**1.74± ACRES - MARION TOWNSHIP - PUTNAM COUNTY**

**1,440± SQ.FT. HOUSE & DETACHED GARAGE**

**Thursday, January 18th, 10:00 a.m.**

*Auction to be held on site at the subject property,  
3309 S. County Road 675 East, Greencastle, IN 46135*



- Lazy Acres, Lot 37, to contain approx. 1.74± acres
- Marion Township, Putnam County
- East of Mt. Meridian in South Putnam School District
- Private well, private septic system, & gravel drive
- 1,440± sq.ft. house built approximately 1986
- Vinyl siding exterior & asphalt shingled roof
- Front covered porch & rear enclosed porch
- Living room, kitchen, dining room, & bonus room
- 2 bedrooms, 1 full bathroom, & laundry room
- 2-car detached garage with enclosed lean-to



## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before February 19, 2018.

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

**FINAL BID:** Property to sell subject to court approval.

**POSSESSION:** Possession day of closing.

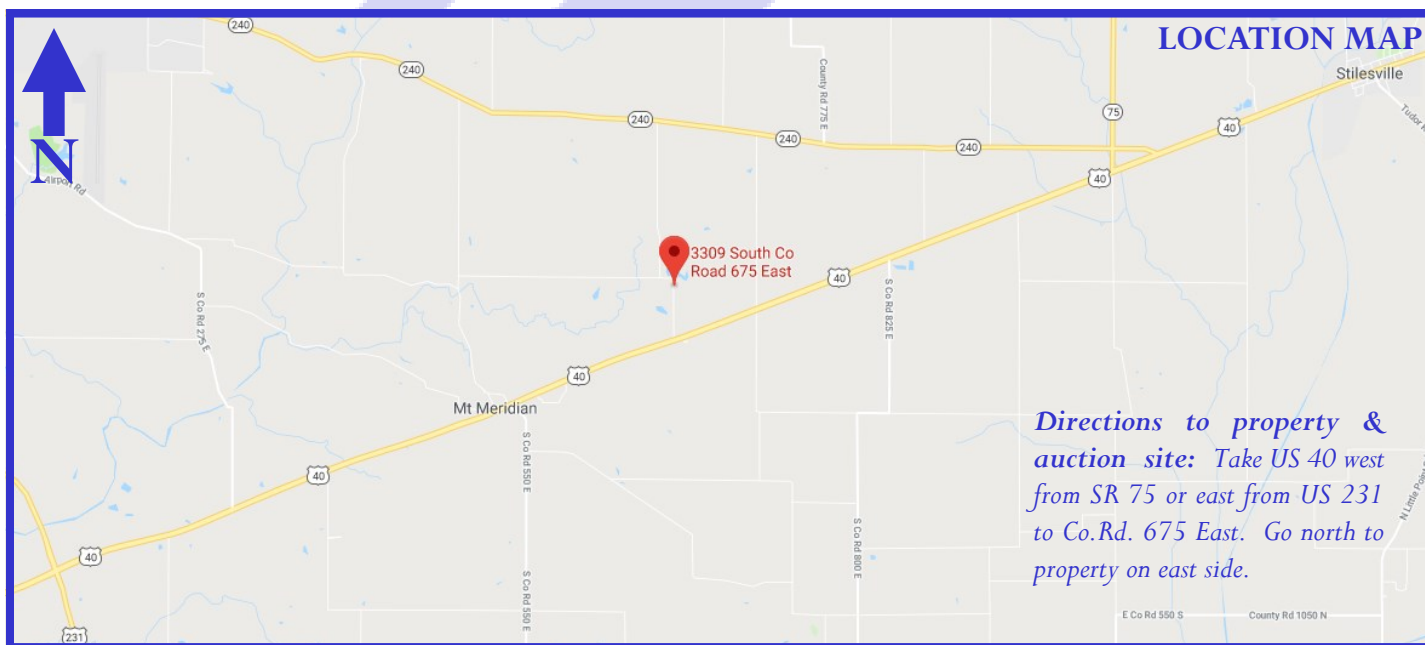
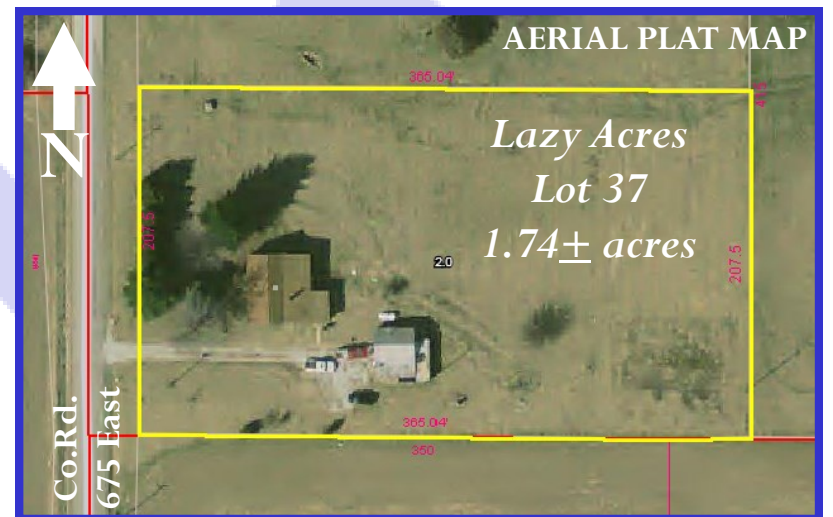
**IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.

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

*Owner: Estate of James Daniels*

*Personal Representative: North Salem State Bank*

*Trust Officer: Gary Owen*



*Directions to property & auction site: Take US 40 west from SR 75 or east from US 231 to Co.Rd. 675 East. Go north to property on east side.*

## OPEN HOUSE:

**Thursday, January 11th  
4:00-6:00 p.m.**

**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. When signing purchase agreements, the successful bidders will be asked to sign a document that acknowledges that the above disclosure occurred. If you have any questions regarding agency, please call our office or your attorney.



**LAWSON & CO.**  
Auctioneers and Real Estate Professionals

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