

REAL ESTATE AUCTION

406 WEST MAIN STREET, LIZTON, IN 46149

UPDATED 3 BEDROOM & 2 FULL BATHROOM HOUSE

DETACHED IN-LAW QUARTERS, DETACHED GARAGE, & BARN

TWO PARCELS OFFERED SEPARATELY & TOGETHER TOTALING 0.33± ACRES

Thursday, January 11th, 6:30 p.m.

*Auction to be held on site at the subject property,
406 West Main Street, Lizton, IN 46149*



PARTIAL TWO-STORY HOUSE

PARCEL 1: South lot including the house, in-law quarters, garage, & 0.165± acres

- Partial two-story traditional style house with 1,536± sq.ft. living area
- Vinyl siding, vinyl windows, asphalt shingled roof, & aluminum gutters
- Entry, kitchen, living room, 3 bedrooms, & 2 full bathrooms
- Enclosed porch & laundry/utility room, both not part of living area
- Propane gas furnace, central air conditioning, & electric water heater
- Public sewer, private well, propane gas, & natural gas available
- Detached in-law quarters with 288± sq.ft. living area & baseboard heat
- 22'x24' detached two-car garage with automatic overhead door

PARCEL 2: North lot including the 16'x24' storage barn & 0.165± acres - nice residential building lot



Property offered in two parcels & in its entirety, selling in the manner resulting in the highest gross auction price.



IN-LAW QUARTERS



DETACHED GARAGE

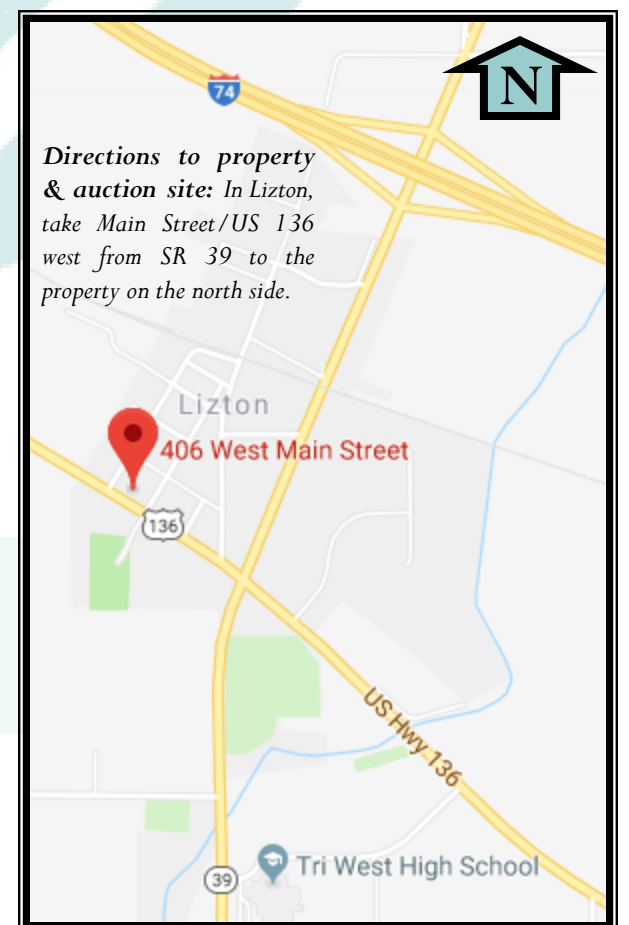


STORAGE BARN

OPEN HOUSES:

Tuesday, January 2nd,
4:00-6:00 p.m.

Monday, January 8th,
4:00-6:00 p.m.



Directions to property & auction site: In Lizton, take Main Street/US 136 west from SR 39 to the property on the north side.

TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with balance due on or before February 12, 2018.

TAXES: Sellers to pay Spring 2018 real estate taxes and buyer to pay Fall 2018 real estate taxes and all taxes thereafter.

FINAL BID: Property to sell subject to final approval of the sellers.

POSSESSION: Day of closing.

IMPROVEMENTS: Improvements to be sold in "AS IS" condition.

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

Owners: Paul J. & Phyllis A. Laney

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.



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