

REAL ESTATE AUCTION

2571 E. COUNTY ROAD 875 S., MOORESVILLE, IN 46158

HOUSE, GARAGE, & SEVERAL OUTBUILDINGS

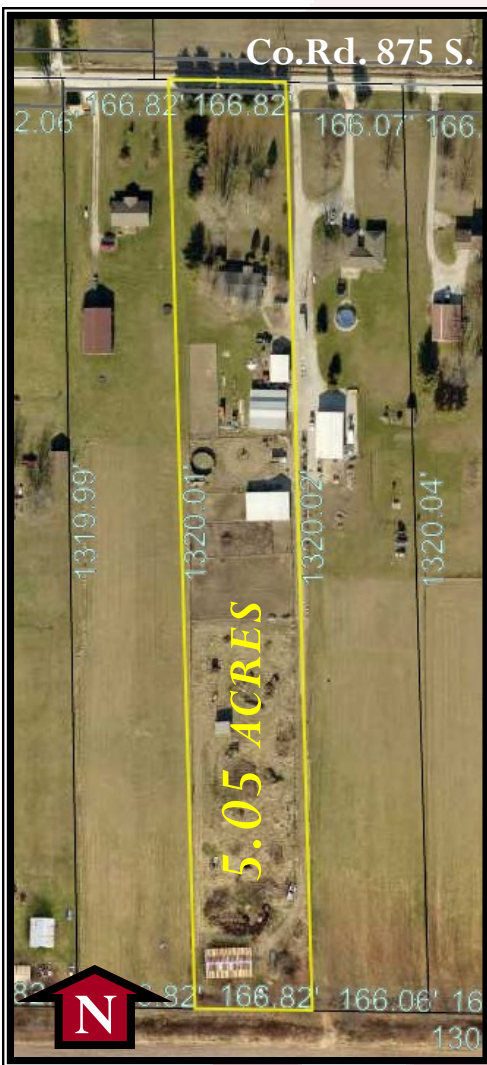
5.05 ACRES IN LIBERTY TOWNSHIP OF HENDRICKS COUNTY

Wednesday, May 16th, 6:30 p.m.

**Auction to be held on site at the subject property,
2571 E. County Road 875 S., Mooresville, IN 46158**



- 5.05 acres located in Liberty Township of Hendricks County
- 1,891 sq.ft. house built approx. 1983 with stone exterior
- Asphalt shingled roof, aluminum gutters, wood windows, porch, & patio
- Living & dining rooms, kitchen, laundry room, 3 bedrooms, & 2 full baths
- Fireplace, updated electric furnace, central air, electric water heater, & 200 amp
- 2-car detached garage (24'x34') with automatic overhead door
- Pole barn (52'x52') with partial concrete floor & wiring
- Livestock barn (28'x40') with concrete floor & lean-to (32'x40')
- Storage barn (40'x62') with overhead & sliding doors & wiring
- Open sided livestock shelter with ribbed metal walls & roof
- Private well, private septic, gravel driveway, & fencing



**Don't miss this unique
opportunity for 5+ acres
in the Mill Creek School
District with a house
& several outbuildings**



OPEN HOUSES:

**Sunday, May 6th,
1:00-3:00 p.m.**

**Sunday, May 13th,
1:00-3:00 p.m.**

Directions to property & auction site: From the I-70/S.R. 39 interchange, take S.R. 39 north to County Road 875 South. Go east to property on the south side of County Road 875 South.



TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with balance due on or before June 15, 2018.

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

FINAL BID: Property to sell subject to final approval of the Hendricks County Superior Court, Honorable Judge Robert W. Freese.

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.

Owner: Estate of Joseph Charles Beaty
Personal Representative: Libby Beaty
Attorney: Thomas S. Clary II, Terre Haute, 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

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Visit our web site: www.lawsonandco.com