

# REAL ESTATE AUCTION

5690 N. COUNTY ROAD 175 E., GREENCASTLE, IN 46135

A-FRAME HOUSE, FULL BASEMENT, BREEZEWAY, ATTACHED GARAGE, & STORAGE BUILDING

BEAUTIFUL 5 ACRE TRACT WITH TILLABLE LAND & WOODS

LOCATED IN MONROE TOWNSHIP OF PUTNAM COUNTY

**Wednesday, May 2nd, 6:30 p.m.**

**Auction to be held on site at the subject property,  
5690 N. County Road 175 E., Greencastle, IN 46135**



- A-frame house built approx. 1976 with approx. 1,314 sq.ft. of living area
- Asphalt shingled roof, vinyl siding, deck, porch, & balcony
- Main level with living room, kitchen, bedroom, & full bathroom
- Upper level with landing, loft, & unfinished attic
- Full basement with 1-car garage, laundry, half bath, bedroom, & storage
- Geothermal heating/cooling, water softener, & 200 amp service
- Washer, dryer, stove/range, dishwasher, & exhaust hood
- Breezeway (160 sq.ft.) & attached garage (300 sq.ft.)
- Storage building, 24' x 31', with wood & gravel floor & wiring
- Private well, private septic system, & gravel driveway
- Martin Farms Subdivision, Lot 2, to contain approx. 5 total acres
- Approx. 3 tillable acres with Reesville & Xenia type soils
- Balance of the land is wooded with the improvements site

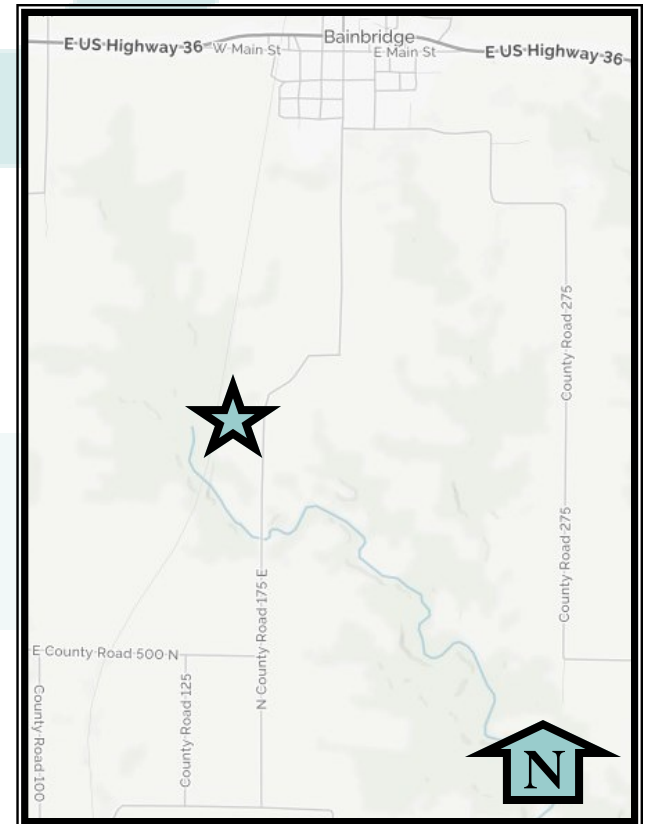


## OPEN HOUSES:

**Monday, April 16th,  
5:00-7:00 p.m.**

**Monday, April 23rd,  
5:00-7:00 p.m.**

**Directions to property & auction site:** In Bainbridge, take Washington Street/Co.Rd. 200 East south from U.S. 36. Co. Rd. 200 East turns into Co.Rd. 175 East. Property is on west side of Co.Rd. 175 East. Please look for signs.



## TERMS OF AUCTION

**TERMS:** Successful purchaser to pay 10% down day of auction with balance due on or before June 4, 2018.

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

**FINAL BID:** Property to sell subject to final approval of the personal representative of the estate.

**POSSESSION:** Day of auction for the tillable land with buyer providing seller a release of liability, & day of closing for the non-tillable land & improvements.

**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 John H. Rulfs  
Personal Representative: Valerie O'Hair**

**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**

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**Visit our web site: [www.lawsonandco.com](http://www.lawsonandco.com)**