

# ABSOLUTE REAL ESTATE AUCTION

6180 E 100 S, LEBANON, IN 46052

3 BEDROOMS - 1.5 BATHROOMS - ATTACHED & DETACHED GARAGES - 1.81± ACRES  
WORTH TOWNSHIP - BOONE COUNTY - LEBANON COMMUNITY SCHOOLS

NO MINIMUM  
NO RESERVE

*Thursday, July 26th, 6:30 p.m.*

*Auction to be held on site at the subject property,  
6180 E 100 S, Lebanon, IN 46052*

NO MINIMUM  
NO RESERVE



- 1.81± acres in Worth Township of Boone County east of Lebanon
- 1,463± sq.ft. house built approx. 1958 with stone exterior & updated roof
- Updated vinyl windows, crawl space, covered porch & patio, & open patio
- Living room (15'x18.5'), kitchen (11'x14'), & laundry room (6'x11')
- 3 bedrooms (10'x11.5', 11'x12', & 10'x11') & breezeway (11'x12')
- Full bathroom with handicap accessible tub/shower & half bathroom
- Dishwasher, water softener, electric water heater, & wood burner
- Propane furnace with central air, updated 200 amp, & hardwoods under carpet
- 2 car attached garage with two updated automatic overhead doors
- 2+ car detached garage (24'x30') with vinyl siding, concrete floor, & wiring
- Asphalt drive, private well, private septic, mature trees, & mini barn

### OPEN HOUSES:

*Tuesday, July 17th, 5:00-7:00 p.m.*  
*Monday, July 23rd, 5:00-7:00 p.m.*



### TERMS OF AUCTION

**TERMS:** Successful purchaser to pay 10% down day of auction with balance due on or before August 27, 2018.

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

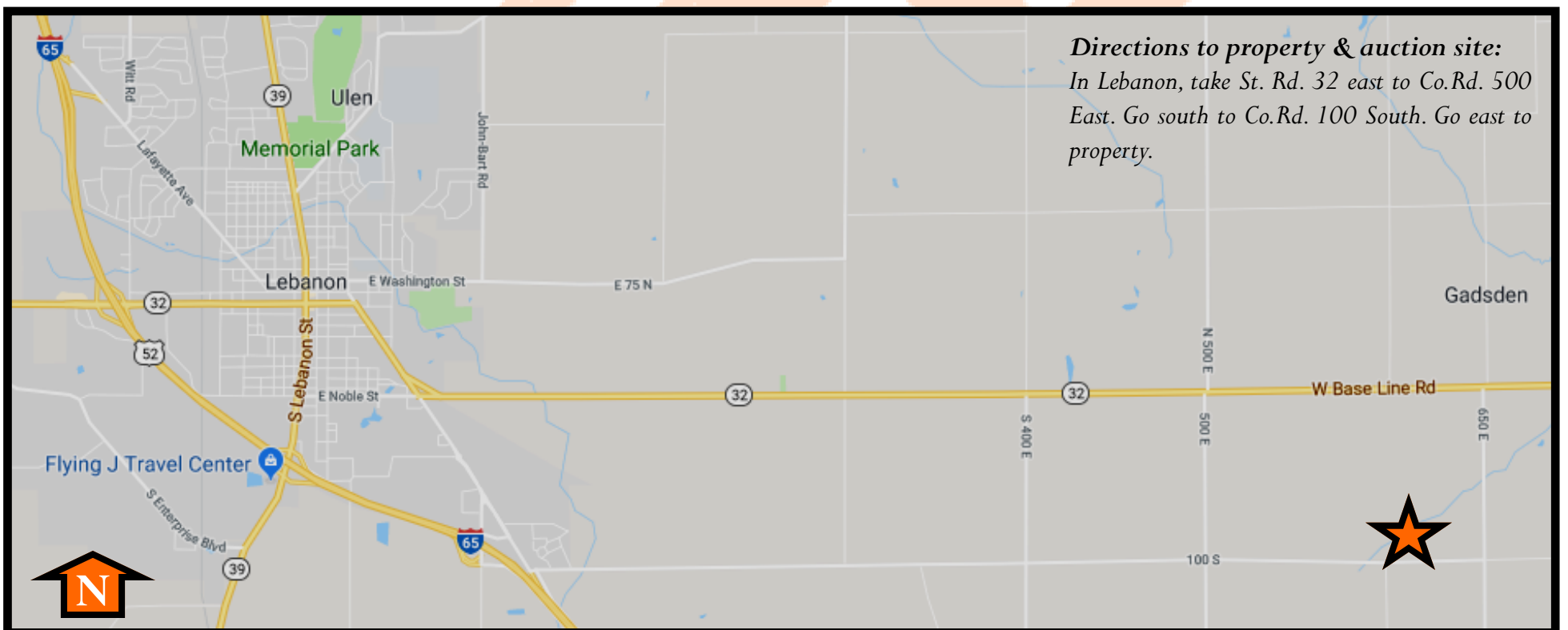
**FINAL BID:** Property to sell absolute, regardless of price, with no reserve or minimum.

**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: Claude Coyle*



**Directions to property & auction site:**  
*In Lebanon, take St. Rd. 32 east to Co. Rd. 500 East. Go south to Co. Rd. 100 South. Go east to property.*

**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

P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122

Phone (317) 745-6404 / Fax (317) 745-7810

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