

REAL ESTATE AUCTION

JOAN FAULKNER ESTATE

1101 BUCHANAN STREET, PLAINFIELD, IN 46168
3 BEDROOMS - 1 BATH - 1 CAR GARAGE

Thursday, July 19th, 6:30 p.m.

*Auction to be held on site at the subject property,
1101 Buchanan Street, Plainfield, IN 46168*



- 1.5 story aluminum sided house with 1,216± sq.ft. built in 1926±
- Asphalt shingled roof, vinyl windows, porch, & deck
- Living room (11'x14'), kitchen (11'x14'), & dining room (10'x12')
- 3 bedrooms (9'x12', 11'x12', & 11'x12')
- Full bathroom with tub/shower & laundry/utility room
- Electric baseboard heat, electric water heater, & 200 amp panel
- 1 car detached garage with automatic overhead door
- 2 gravel drives, rear privacy fence, & storage shed (10'x12')
- Nice 0.15± acre lot with public water & public sewer



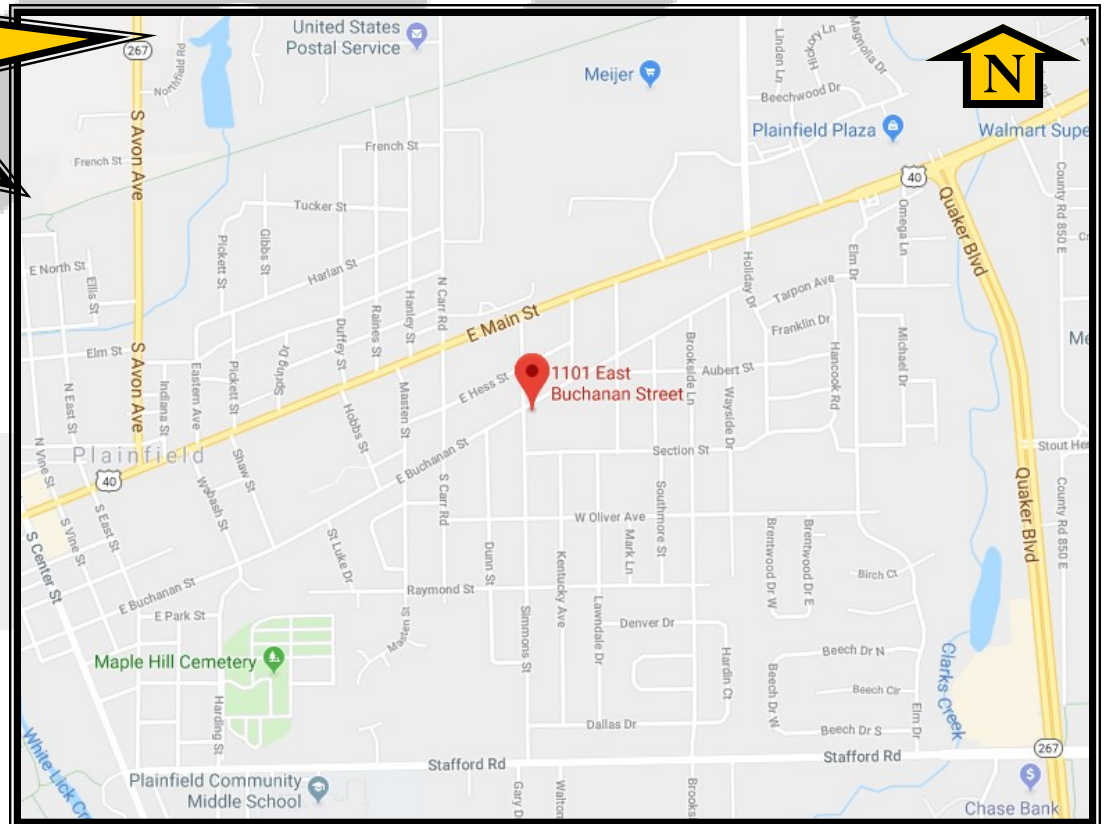
OPEN HOUSES:

**Tuesday, July 10th,
5:00-7:00 p.m.**

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

Directions to property & auction site: In Plainfield, take Buchanan Street east from Center Street or west from Holiday Drive to property at southeast corner of Buchanan & Simmons Streets.

**Adjacent house to the east
at 1149 Buchanan Street is
also being offered at the
same public auction**



TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with balance due on or before August 20, 2018.

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

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

POSSESSION: Day of closing, subject to tenant's rights.

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 Joan Faulkner

Personal Representative: William Curtis

Estate Attorney: Sherr'ee Mullins, Plainfield, IN 46168

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