

REAL ESTATE AUCTION

ESTATE OF MILDRED E. PARKS
5551 W 200 N, GREENFIELD, IN 46140

3 BEDROOMS - 2 BATHROOMS - 2+ CAR DETACHED GARAGE - 0.78± ACRES
BUCK CREEK TOWNSHIP - HANCOCK COUNTY - MOUNT VERNON SCHOOL DISTRICT

Thursday, August 2nd, 6:30 p.m.

**Auction to be held on site at the subject property,
5551 W 200 N, Greenfield, IN 46140**



- 0.78± acres located in Buck Creek Township of Hancock County
- 1,370± sq.ft. house built approx. 1956 with stone exterior
- Asphalt shingled roof, aluminum gutters, & vinyl windows
- Living room (11'x18'), kitchen (11'x18'), & laundry room (8'x11')
- 3 bedrooms (12'x14', 11'x14', & 9'x10') & 2 full bathrooms

- Gas fired hot water boiler, electric water heater, & water softener
- Enclosed porch (10'x31') & 2+ car detached garage (22'x60')
- Paved drive, private well, private septic, & natural gas
- Greenfield Central Schools, only one mile southeast of I-70 Exit 96



OPEN HOUSES:

**Tuesday, July 24th,
5:00-7:00 p.m.**

**Tuesday, July 31st,
5:00-7:00 p.m.**

Directions to property & auction site:

From I-70, take the Mt. Comfort Exit (Exit 96). Go south on Co.Rd. 600 West to Co.Rd. 200 North. Go east on Co.Rd. 200 North to property.

TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with balance due on or before September 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 seller.

POSSESSION: Day of closing.

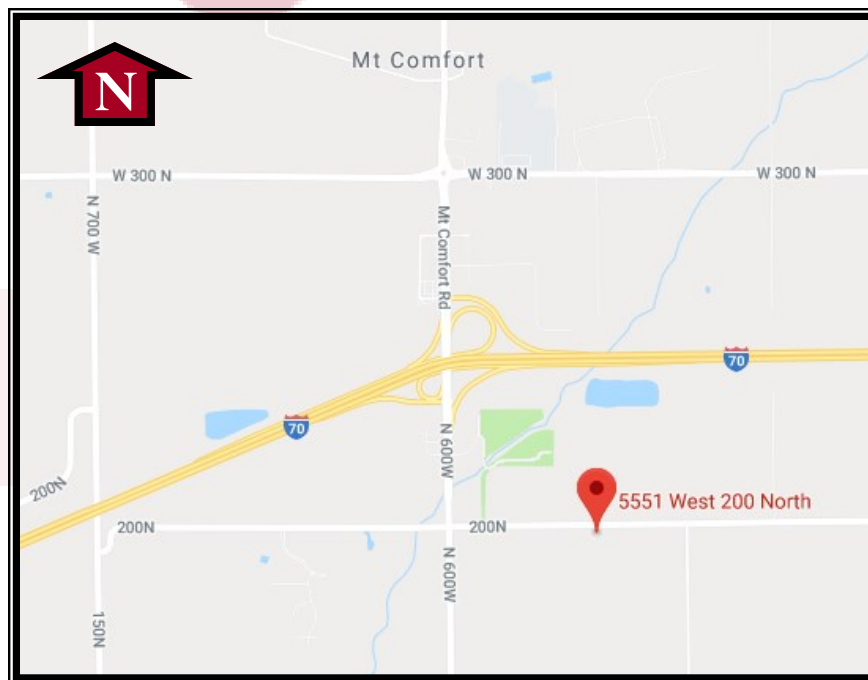
IMPROVEMENTS: Improvements to be sold in "AS IS" condition.

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

Owner: Mildred E. Parks Trust

Personal Representative: Kathleen Stayton

Estate Attorney: Kevin Harvey, Greenfield, 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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Brandon Lawson, AU19300138

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