

# REAL ESTATE AUCTION

FORMER WAVELAND ELEMENTARY SCHOOL

506 EAST GREEN STREET, WAVELAND, IN 47989

33,000± TOTAL SQ.FT. INCLUDING SCHOOL & GYMNASIUM

VISIT [WWW.LAWSONANDCO.COM](http://WWW.LAWSONANDCO.COM) FOR ADDITIONAL PICTURES & INFO.

*Wednesday, November 7th, 6:30 p.m.*

*Auction to be held on site at the subject property,  
506 East Green Street, Waveland, IN 47989*



*Exterior View of School Building Built 1986*



*Exterior View of Gymnasium Built 1937*



*Gymnasium Built 1937*

- 3.06± acres with all public utilities including water & sewer
- 24,700± sq.ft. school building constructed approx. 1986
- 8,400± sq.ft. attached gymnasium constructed approx. 1937
- Approx. 14 classrooms, plus library, offices, & cafeteria
- Kitchen with overhead fire & exhaust system
- Stainless steel appliances, wash, & preparation areas
- Stainless steel walk-in cooler & walk-in freezer
- 6 restrooms, 2 locker rooms, & administration office area
- Updated propane gas fired water boiler system
- Concrete loading dock & basement for storage
- Stage, bleachers, scoreboard, & more in the gymnasium
- Visit [www.lawsonandco.com](http://www.lawsonandco.com) for additional pictures & info.



*Kitchen*



*Typical Classroom*



*Cafeteria*

#### OPEN HOUSES:

Tuesday, October 30th,  
4:00-6:00 p.m.  
Monday, November 5th,  
4:00-6:00 p.m.

*Lots of potential uses including  
school, church, daycare, recreation  
center, professional offices,  
contractor's building, industrial,  
manufacturing, or multi-family  
residential, plus many other uses*

#### TERMS OF AUCTION

**TERMS:** Successful purchaser to pay 10% down day of auction with balance due on or before December 7, 2018.

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

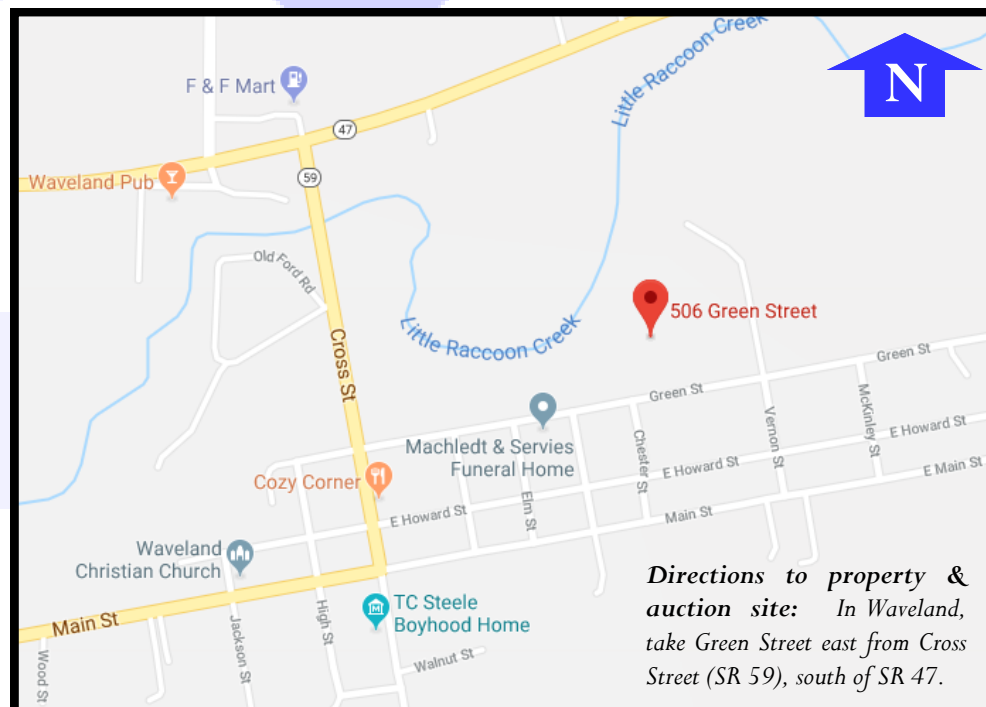
**FINAL BID:** Property to sell subject to final approval of the seller.

**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: Brenda Jones**



**Directions to property & auction site:** In Waveland, take Green Street east from Cross Street (SR 59), south of SR 47.

**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.**  
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