

REAL ESTATE AUCTION

403 WEST MAIN STREET, DANVILLE, IN 46122

3 BEDROOMS - 2 BATHS - PARTIAL BASEMENT - 2+ CAR GARAGE

0.3± ACRES - DANVILLE SCHOOLS

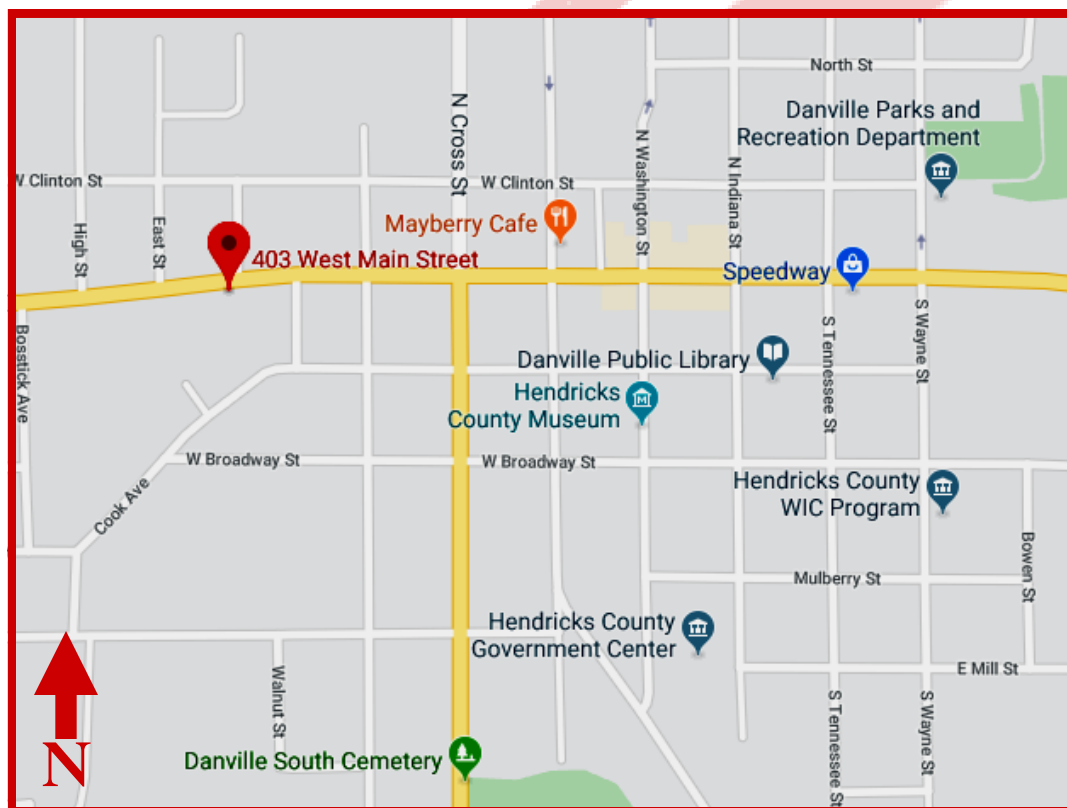
Saturday, December 7th, 10:00 a.m.

*Auction to be held on site at the subject property,
403 West Main Street, Danville, IN 46122*

- 0.3± acre lot with mature trees on West Main Street in Danville
- Public water, public sewer, natural gas, gravel drive, & fencing
- Approx. 2,240± sq.ft., 1.5 story traditional style house
- Updated roof, gutters, wood windows, & covered porch
- Living room, dining room, kitchen, laundry room, & mudroom
- 3 bedrooms, craft room/office, & 2 full bathrooms
- Built-in cabinets & bookshelves & antique decorative fireplace
- Kitchen has refrigerator, dishwasher, range, & updated cabinets
- Partial basement, partitioned & unfinished storage areas
- 2 natural gas furnaces, both with central air conditioning
- 2+ car detached garage (24'x30') with updated roof & shop area



OPEN HOUSES:
*Monday, November 25th
4:00-6:00 p.m.
Tuesday, December 3rd
4:00-6:00 p.m.*



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with the balance due on or before January 7, 2020.

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

FINAL BID: Property to sell subject to the final confirmation of the representatives of the estate.

POSSESSION: Possession day of closing.

IMPROVEMENTS: All improvements to be sold in "as is" condition.

INSPECTIONS: Call Lawson & Co. at 317-745-6404 to schedule an appointment to inspect the property, or visit the Open Houses.

Owner: Joan T. Relf Estate
Personal Representative: Erin Bell
Attorney: Anne Poindexter, Carmel, 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. When signing purchase agreements, the successful bidders will be asked to sign a document that acknowledges that the above disclosure occurred. 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

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

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

Visit our web site: www.lawsonandco.com