

# REAL ESTATE AUCTION

*137 N. TENNESSEE STREET, DANVILLE, IN 46122*  
*3 BEDROOMS - 2.5 BATHS - 2,375 SQ.FT. - BASEMENT*  
*GREAT LOCATION IN DANVILLE SCHOOL DISTRICT*

*Wednesday, April 29th, 6:30 p.m.*

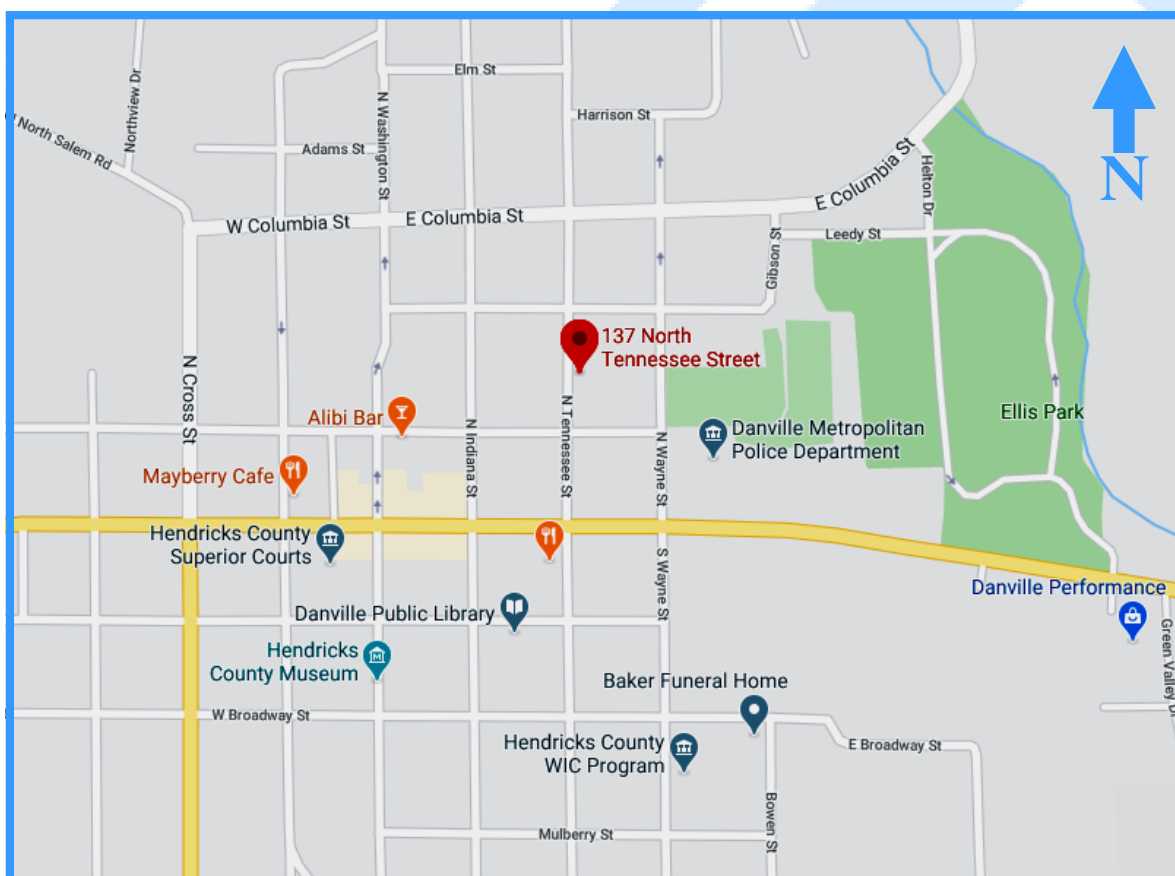
*This is an online auction. ONLINE BIDDING ONLY!*  
*Please go to [www.hibid.com](http://www.hibid.com) to be a bidder.*

1.5 story traditional style home  
Approx. 2,375 sq.ft. of living area  
Vinyl siding & updated roof  
Front covered porch & rear deck  
Living, dining, & family rooms  
2 kitchens & laundry room  
3 bedrooms & 2.5 bathrooms  
Unfinished basement  
2 gas furnaces & 200 amp  
2-car detached garage  
0.19 acres in Town of Danville  
All public utilities



## *Directions to subject property :*

*In Danville, take Tennessee Street north from U.S. 36 (Main Street) to property.*



*OPEN HOUSE:*  
*Monday, April 20th*  
*5:00 - 7:00 p.m.*

## **TERMS OF AUCTION**

**BIDDING:** This is an online auction. Please go to [www.hibid.com](http://www.hibid.com) to register to bid and to be a bidder. Call LAWSON & CO. at 317-745-6404 with questions.

**TERMS:** Purchaser to pay 10% down day of auction with the balance due on or before May 29, 2020.

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

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

**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 House. You MUST inspect the property to be a bidder.

*Owners: Elmer & Virginia Cook*

**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. 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 register to bid online at [www.hibid.com](http://www.hibid.com) 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

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