

# REAL ESTATE AUCTION

6688 E. CALVERTVILLE ROAD (CO. RD. 740 NORTH), SOLSBERRY, IN 47459

96.5± ACRES - WOODS - PASTURE - CREEK - POND

3 BEDROOM, 1 BATH HOUSE WITH BASEMENT - DETACHED GARAGE - BARN

BEECH CREEK TOWNSHIP - GREENE COUNTY - EASTERN GREENE SCHOOLS

**Saturday, June 27th, 10:00 a.m.**

Auction to be held at the subject property,  
6688 E. Calvertville Road, Solsberry, IN 47459



**Parcel 1:** 57± acres; woods; pasture; creek; building sites.

**Parcel 2:** 13.9± acres; woods; pasture; building sites.

**Parcel 3:** 25.6± acres; woods; pasture; creek; pond; 1-story house with 1,120 s.f. living area, 3 bedrooms, 1 full bath, full basement; 18'x24' garage; 24'x36' barn; 22'x56' pole barn; farm barn; sheds; public water; private septic system.



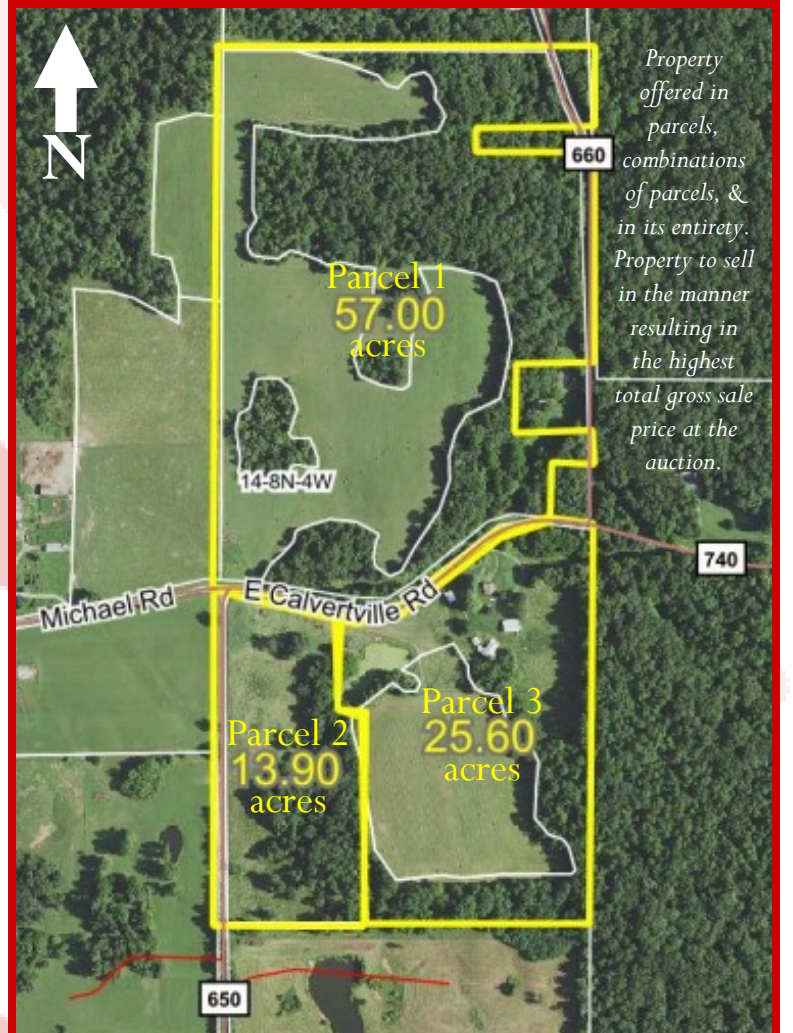
## OPEN HOUSES:

Wednesday, June 10th,

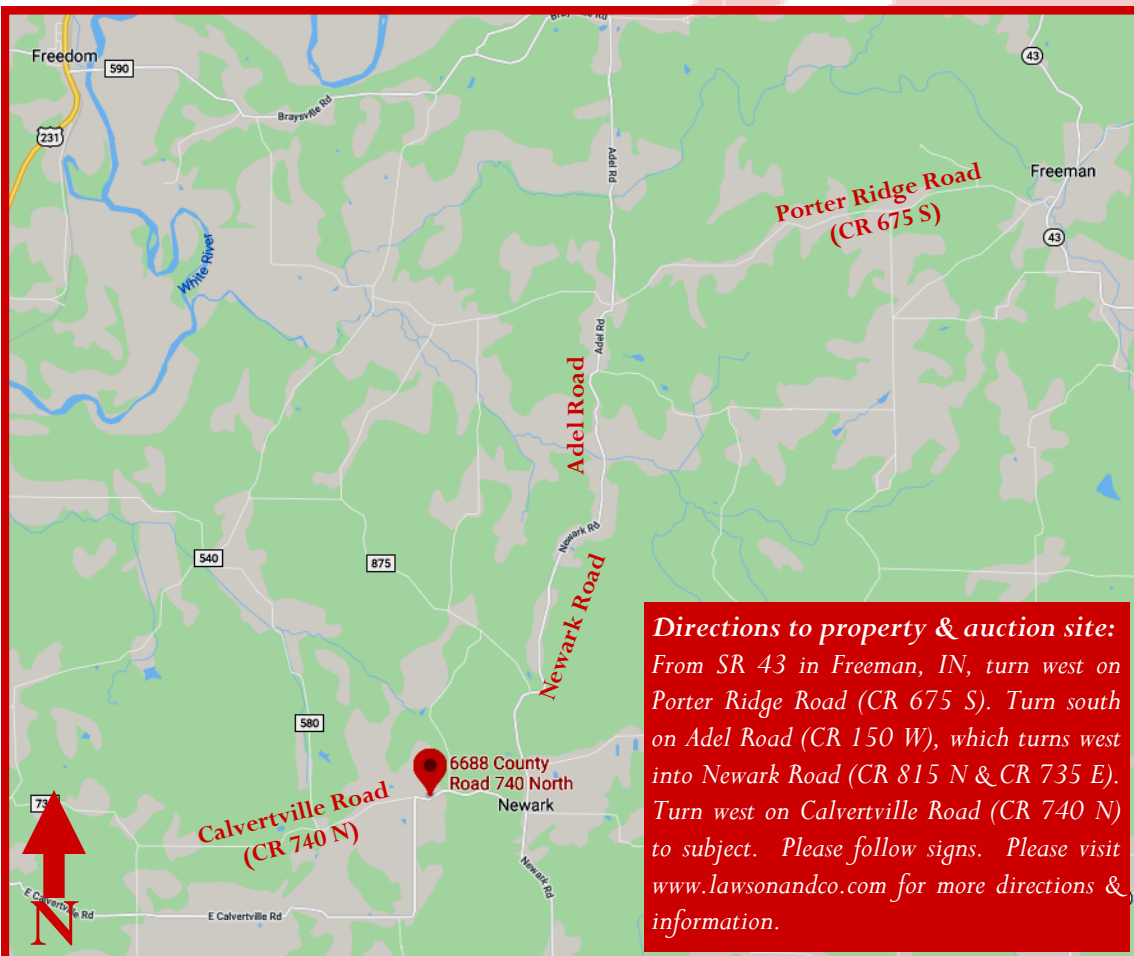
5:00-7:00 p.m.

Thursday, June 18th,

5:00-7:00 p.m.



Property offered in parcels, combinations of parcels, & in its entirety. Property to sell in the manner resulting in the highest total gross sale price at the auction.



### Directions to property & auction site:

From SR 43 in Freeman, IN, turn west on Porter Ridge Road (CR 675 S). Turn south on Adel Road (CR 150 W), which turns west into Newark Road (CR 815 N & CR 735 E). Turn west on Calvertville Road (CR 740 N) to subject. Please follow signs. Please visit [www.lawsonandco.com](http://www.lawsonandco.com) for more directions & information.



### TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with the balance due on or before July 27, 2020.

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

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

**POSSESSION:** Possession day of closing.

**IMPROVEMENTS:** All improvements 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:** William David Jennings Trust  
**Trustees:** John Jennings & Jeff Jennings

**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

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Visit our web site: [www.lawsonandco.com](http://www.lawsonandco.com)