REAL ESTATE AUCTION

1 CASTLE DRIVE, LAFAYETTE, IN 47905

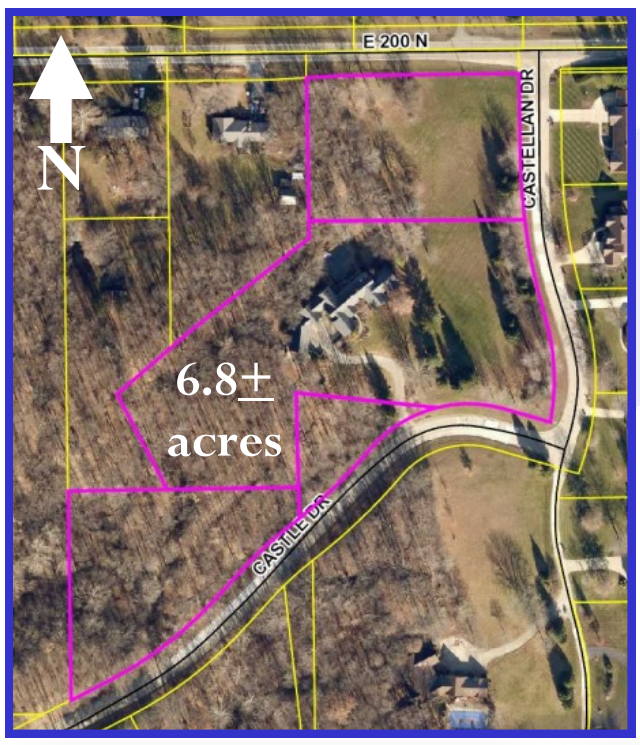
ESTATE OF DANIEL J. LAMAR

5,097± SQ.FT. LIVING AREA - 5 BEDROOMS - 4 FULL BATHS - 2 HALF BATHS

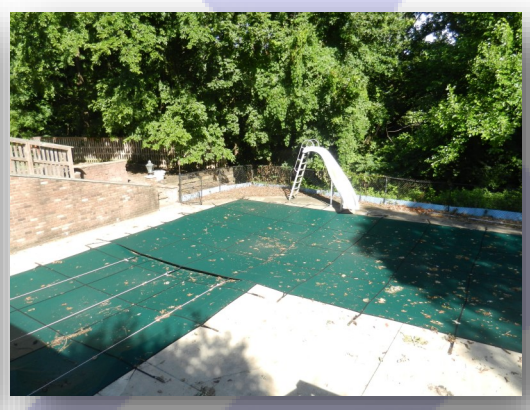
2,557± SQ.FT. PARTIALLY FINISHED BASEMENT - 5+ CAR ATTACHED GARAGE - 6.8± ACRES

Thursday, August 13th, 6:30 p.m.

Auction to be held on site at the subject property,
1 Castle Drive, Lafayette, IN 47905

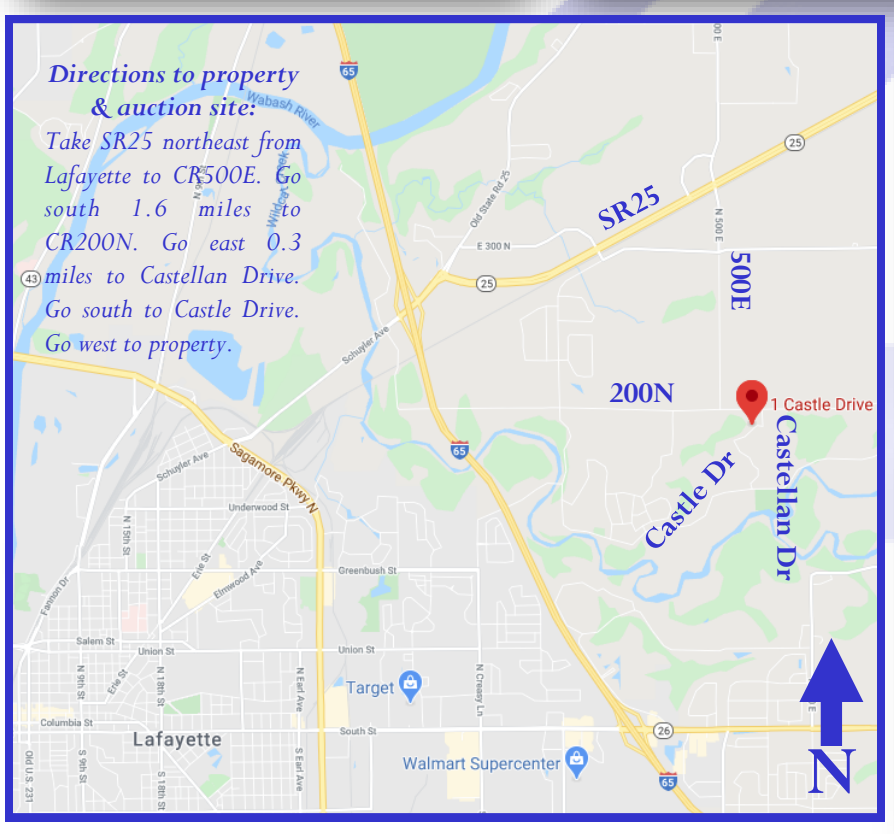


- 6.8± acre rolling wooded lot with stream
- Perry Township, Tippecanoe County
- House built 1984 with 5,097± sq.ft. living area
- Brick & wood exterior with updated roof
- 5 bedrooms, 4 full baths, & 2 half baths
- Dining room, living room, craft room, & library
- Family room, great room, kitchen, nook & laundry
- 2,557± sq.ft. partially finished walkout basement
- 5+ car attached garage with gas space heat
- Pool table, gun safe, generator, & central vac
- Range, double oven, 2 refrigerators, & dishwasher
- Walk-in closets, cabinets, bookshelves, & skylights
- 2 gas furnaces with central air conditioning
- Basketball court, inground pool, playset, & shed
- Porch, patios, decks, fencing, well, & septic



OPEN HOUSES:

Tuesday, July 28th, 5-7:00 p.m.
Wednesday, August 5th, 5-7:00 p.m.
Tuesday, August 11th, 5-7:00 p.m.



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with the balance due on or before September 14, 2020.

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

FINAL BID: Property to sell subject to approval of the estate personal representative.

POSSESSION: Possession day of closing.

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: Estate of Daniel J. LaMar
Personal Representative: Vicki LaMar
Attorney: Claire Lewis, Indianapolis, 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

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