

REAL ESTATE AUCTION

808 HILLCREST DRIVE, GREENCASTLE, IN 46135

3 BEDROOMS - 1.5 BATHS - FULL BASEMENT - 2 CAR DETACHED GARAGE

GREAT LOCATION IN GREENCASTLE, PUTNAM COUNTY

Thursday, October 7th, 6:30 p.m.

Auction to be held on site at the subject property,
808 Hillcrest Drive, Greencastle, IN 46135

1 story traditional style home built 1954

Approx. 1,008 sq.ft. of living area

Vinyl & stone exterior

Updated dimensional shingle roof

Living room & kitchen

3 bedrooms, 1 full bath, & 1 half bath

Full unfinished basement

Stove, refrigerator, washer, & dryer

Updated furnace with central air

Updated water heater

Hardwood floors

Concrete drive & fencing

2-car detached garage

0.215 acres in Greencastle

All public utilities

Greencastle Community Schools



OPEN HOUSES:

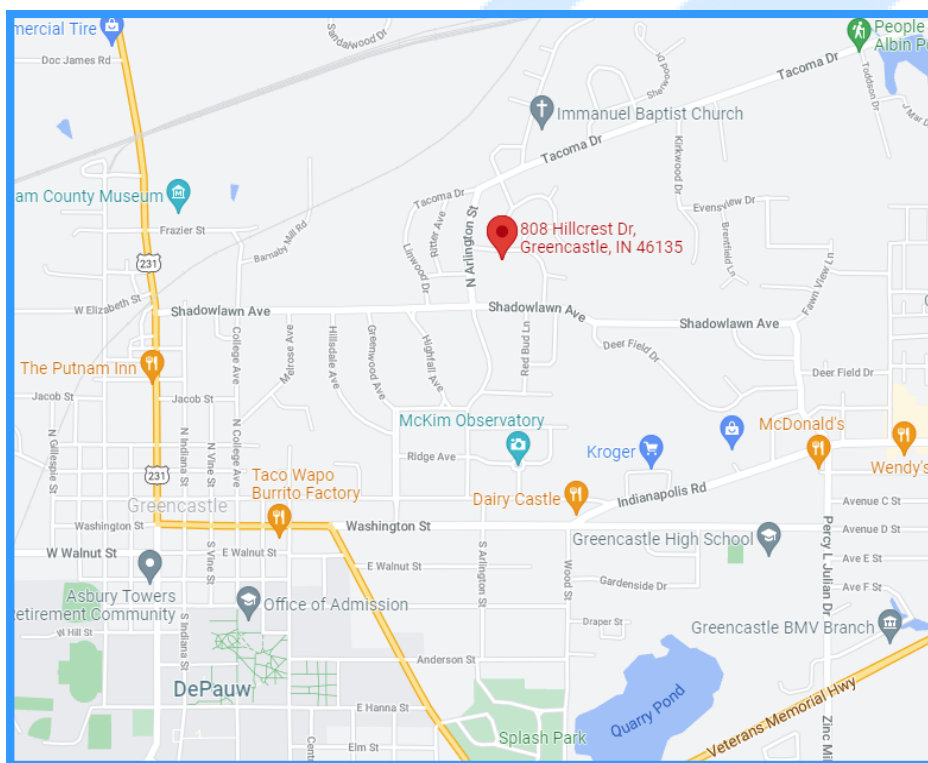
**Tuesday,
September 21st,
5:00 - 7:00 p.m.**

**Monday,
September 27th,
5:00 - 7:00 p.m.**



Directions to subject property & auction site:

In Greencastle, take U.S. 231 north to Shadowlawn Avenue. Go east to Arlington Street. Go north to Hillcrest Drive. Go east to property.



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with the balance due on or before November 8, 2021.

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

FINAL BID: Property to sell subject to final approval of the personal representative of the estate and the Putnam County Circuit Court.

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: Betty Jean Litchford Estate
Personal Representative: Suzan Lee Goss
Attorney: Michael Goss, Greencastle, 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. 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.hbid.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

Jack Lawson, AU01000629
Brandon Lawson, AU19300138

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