# REAL ESTATE AUCTION

## *9923 S. COUNTY ROAD 100 EAST, CLAYTON, IN 46118*

### *3 BEDROOMS - 3.5 BATHS - 2 GARAGES - 2 POLE BARNS - CARPORT*

### *5.12± ACRES - LIBERTY TOWNSHIP - HENDRICKS COUNTY - MILL CREEK SCHOOLS*

## *Wednesday, November 17th, 6:30 p.m.*

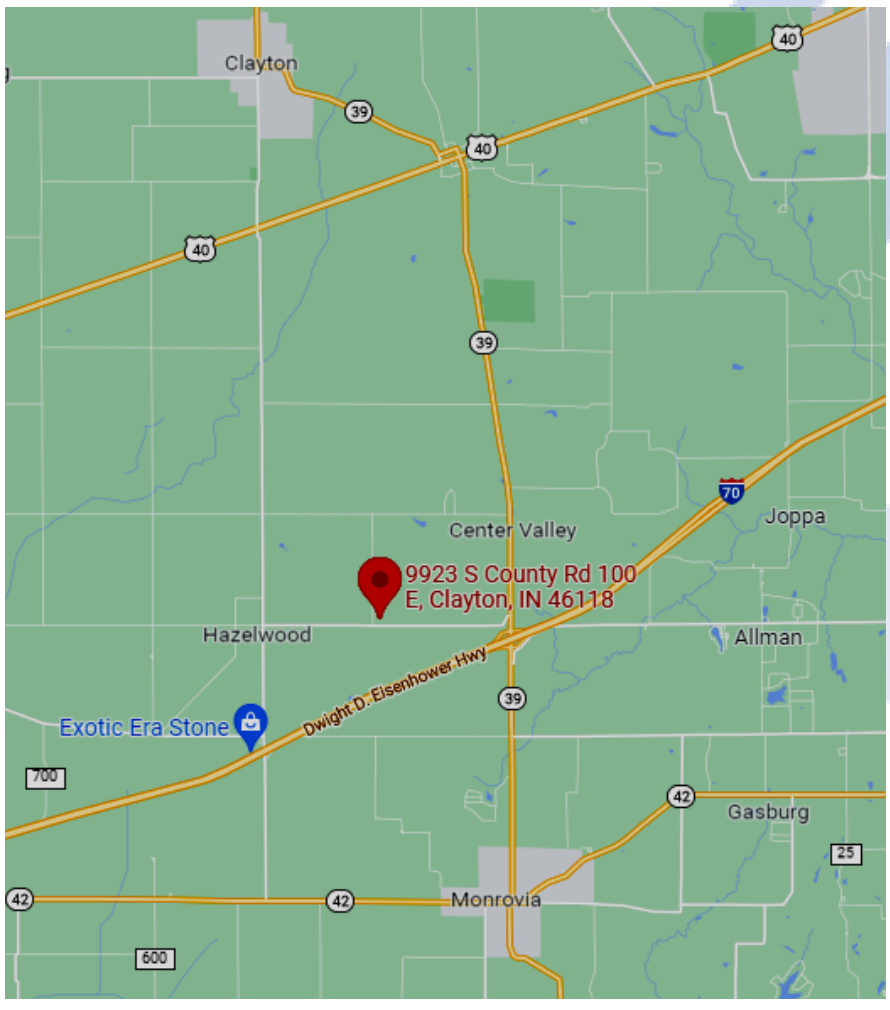
*Auction to be held on site at the subject property,*
*9923 S. County Road 100 East, Clayton, IN 46118*

**1 story traditional style home built 1977**
**Approx. 2,456 sq.ft. of living area**
**Family room, living room, kitchen, & entry**
**Den, office, 3 bedrooms, & 3 full baths**
**Fireplace & covered porch & patio**
**Electric furnace with central air conditioning**
**2-car attached garage with half bath**
**2-car detached garage (24' x 30')**
**24' x 44' pole barn & 30' x 70' pole barn**
**10' x 26' carport**
**Private well & private septic system**
**5.12± acres in Liberty Township, Hendricks County**
**Mill Creek Community Schools**

## *OPEN HOUSES:*

*Tuesday, November 2nd, 4:00 - 6:00 p.m.*

*Wednesday, November 10th, 4:00 - 6:00 p.m.*




***Directions to subject property & auction site:***
*Take S.R. 39 south from U.S. 40 or north from I-70 to C.R. 1000 South. Go west to C.R. 100 East. Go north to property.*

**TERMS OF AUCTION**

**TERMS:** Purchaser to pay 10% down day of auction with the balance due on or before December 17, 2021.
**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 Houses.

***Owners: Prentiss & Joan Eastham***

**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 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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