REAL ESTATE AUCTION

350 McLaughlin Avenue, Indianapolis, IN 46227

3 Bedrooms - 1 Bath - Basement - Garage - Playhouse - Mini Barn

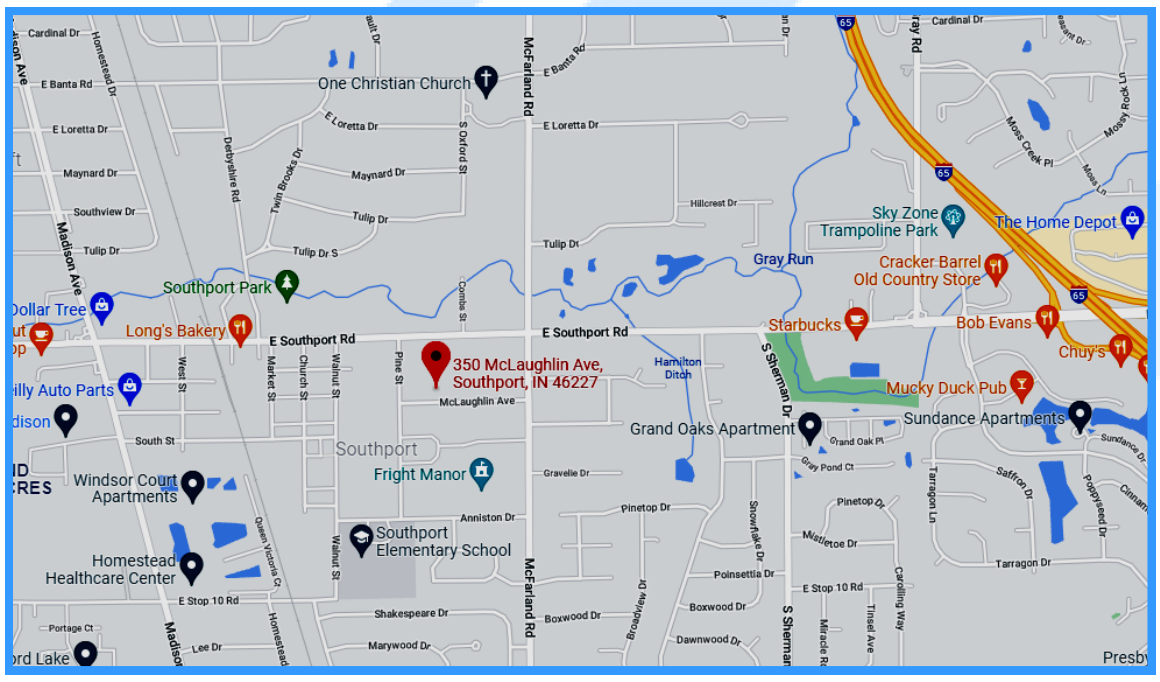
0.64± Acres - Southport - Perry Township - Marion County

Saturday, November 6th, 10:00 a.m.

Auction to be held on site at the subject property,
350 McLaughlin Avenue, Indianapolis, IN 46227

3 bedroom & 1 full bath house with 1,512± sq.ft. living area built 1940±
Vinyl siding exterior & updated dimensional shingle roof
954± sq.ft. unfinished basement with gas furnace & central air conditioning
2-car detached garage, playhouse, & 16' x 24' mini barn with loft
0.64± acre lot with all public utilities, rear fence, & mature trees
Southport/Indianapolis, Perry Township, Marion County

Directions to subject property & auction site: *Take Southport Road west from I-65 or east from Madison Avenue to McFarland Road. Go south on McFarland Road to McLaughlin Avenue. Go west on McLaughlin Avenue to property.*



OPEN HOUSES:

Tuesday, October 26th, 4:00 - 6:00 p.m.

Monday, November 1st, 4:00 - 6:00 p.m.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with the balance due on or before December 6, 2021.
TAXES: Real estate taxes to be prorated to the day of closing.
FINAL BID: Property to sell subject to final approval of seller.
POSSESSION: Possession day of closing.
IMPROVEMENTS: All improvements to be sold "AS IS".
INSPECTIONS: Call Lawson & Co. at 317-745-6404 to schedule an appointment to inspect the property, or visit the Open Houses.

Owner: Anibel F. Hutson
Power-of-Attorney: Dwayne A. Hutson

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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