

# REAL ESTATE AUCTION

4652 DOGWOOD LANE, BROWNSBURG, IN 46112

1,537± S.F. HOUSE - 3 BEDROOMS - 2 BATHS - PARTIAL BASEMENT - GARAGE

0.49± ACRES - BROWNSBURG SCHOOL DISTRICT

PLEASANT VUE ESTATES - LINCOLN TOWNSHIP - HENDRICKS COUNTY

**Thursday, October 27th, 6:30 p.m.**

Auction to be held on site at the subject property,  
4652 Dogwood Lane, Brownsburg, IN 46112



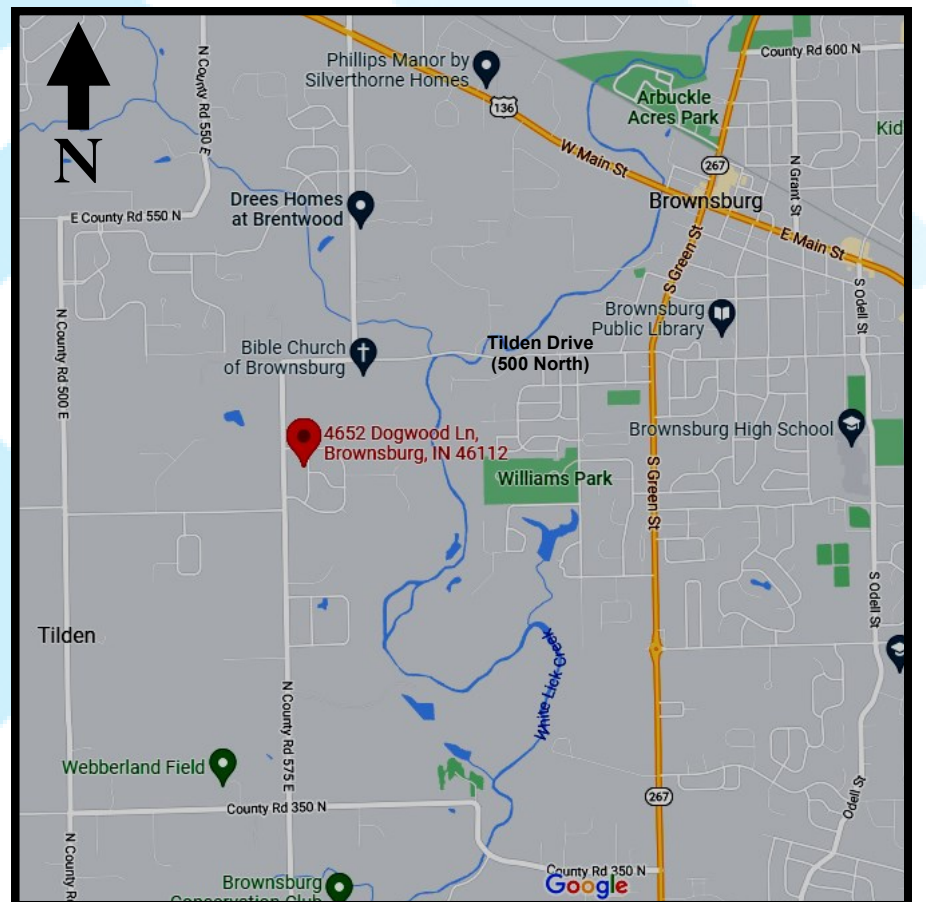
1 story brick ranch house built 1973 with 1,537± s.f.  
3 bedrooms, 2 bathrooms, & 2-car attached garage

Partially finished 1,015± s.f. basement

Fireplace, updated roof, & updated furnace

Private well, private septic system, & natural gas

0.49± acres in Brownsburg School District



**Directions to property & auction site:** In Brownsburg, take Green Street (SR 267) south from Main Street (US 136) to Tilden Drive/CR 500 North. Go west to CR 575 East. Go south to Cherry Blossom Drive. Go east to Dogwood Lane. Go south to property at 4652 Dogwood Lane, Brownsburg, IN 46112.

## OPEN HOUSES:

Tuesday, October 18th, 4:00 to 6:00 p.m.

Monday, October 24th, 4:00 to 6:00 p.m.

## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before November 28, 2022.

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

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

**POSSESSION:** Possession day of closing.

**BROKER CO-OP:** Licensed and qualified broker representing successful purchaser to receive co-op commission of 1% of the gross auction sale price.

**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: Karen Montgomery**

**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 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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