

REAL ESTATE AUCTION

7110 N. STATE ROAD 267, BROWNSBURG, IN 46112

1,118± S.F. HOUSE - 3 BEDROOMS - 1.5 BATHS - FULL BASEMENT - GARAGE

0.49± ACRES - BROWNSBURG SCHOOL DISTRICT

BROWN TOWNSHIP - HENDRICKS COUNTY

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

Auction to be held on site at the subject property,
7110 N. State Road 267, Brownsburg, IN 46112



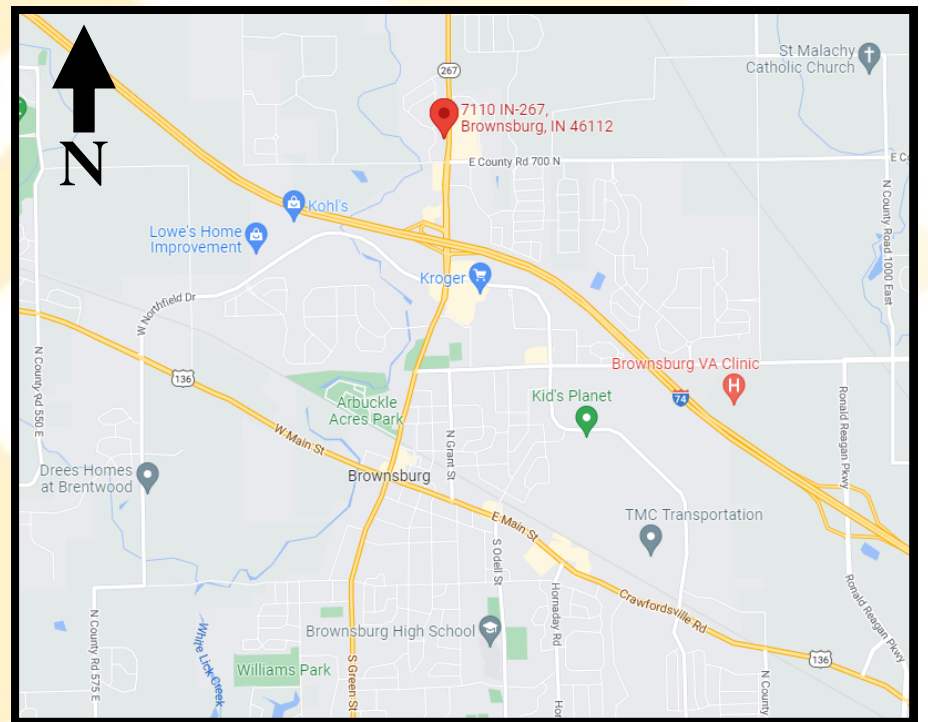
1 story brick ranch house built 1958 with 1,118± s.f.

3 bedrooms, 1.5 bathrooms, & full basement

2-car attached garage

Public sewer, private well, & public water available

0.49± acres in Brownsburg School District



Directions to subject property & auction site: In Brownsburg, take State Road 267 (Green Street) north from U.S. 136 (Main Street) and north from I-74 to property on west side, just north of County Road 700 North (Garner Road), 7110 N. State Road 267, Brownsburg, IN 46112.

OPEN HOUSES:

Monday, September 26th, 5:00 to 7:00 p.m.

Monday, October 3rd, 5:00 to 7:00 p.m.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before November 7, 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/representative of the estate.

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: John D. Truax Estate / Tracy Truax

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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