REAL ESTATE AUCTION

5306 HILL VALLEY DRIVE, PITTSBORO, IN 46167

4 BEDROOM HOME ON 1.3± ACRES!

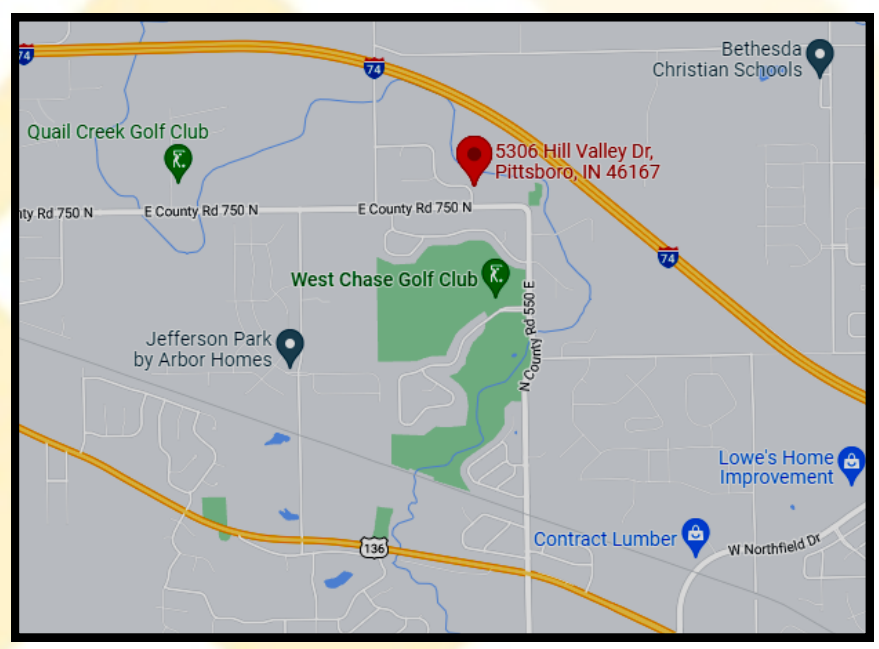
HILL VALLEY ESTATES – NORTHWEST HENDRICKS SCHOOL DISTRICT

Saturday, November 19th, 10:00 a.m.

Auction to be held on site at the subject property,
5306 Hill Valley Drive, Pittsboro, IN 46167

3,547± Sq Ft House Built 1978
4 Bedrooms, 2 Full Baths, 2 Half Baths, 2 Stone Fireplaces
Partial Basement, Dimensional Shingle Roof, Well & Septic
Electric Furnace & A/C, Electric Water Heater
2-Car Attached Garage, 30'x40' Pole Barn
1.3± Acres with Woods & Creek
Northwest Hendricks School District

Don't miss this opportunity to buy a unique property in a great location waiting for your updates & improvements



Directions to subject property & auction site: *Take U.S. 136 west from Brownsburg or east from Pittsboro to County Road 550 East. Go north to curve and go west on County Road 750 North to Hill Valley Drive. Go north on Hill Valley Drive to property at 5306 Hill Valley Drive, Pittsboro, IN 46167.*

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before December 19, 2022.
TAXES: Real estate taxes to be prorated to the day of closing.
FINAL BID: Property to sell subject to final approval of the seller and/or representatives of the seller.
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.

OPEN HOUSES:

Monday, November 7th, 4:00 to 6:00 p.m.
Monday, November 14th, 4:00 to 6:00 p.m.

Owner: Pamela J. Barnes
Power of Attorney: Kathleen Stayton
Attorney: Doris G. Brauman Moore, Brownsburg, 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 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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