

# REAL ESTATE AUCTION

4541 ROXBURY DRIVE, PITTSBORO, IN 46167

3 BEDROOMS - 2 FULL BATHROOMS - BONUS ROOM - PARTIAL BASEMENT - 3 CAR GARAGE  
1± ACRE LOT - CAMBRIDGE SUBDIVISION - NORTHWEST HENDRICKS SCHOOL DISTRICT

**Thursday, June 22nd, 6:30 p.m.**

Auction to be held on site at the subject property,  
4541 Roxbury Drive, Pittsboro, IN 46167



2,882± Sq. Ft. Brick & Custom House Built in 1995±

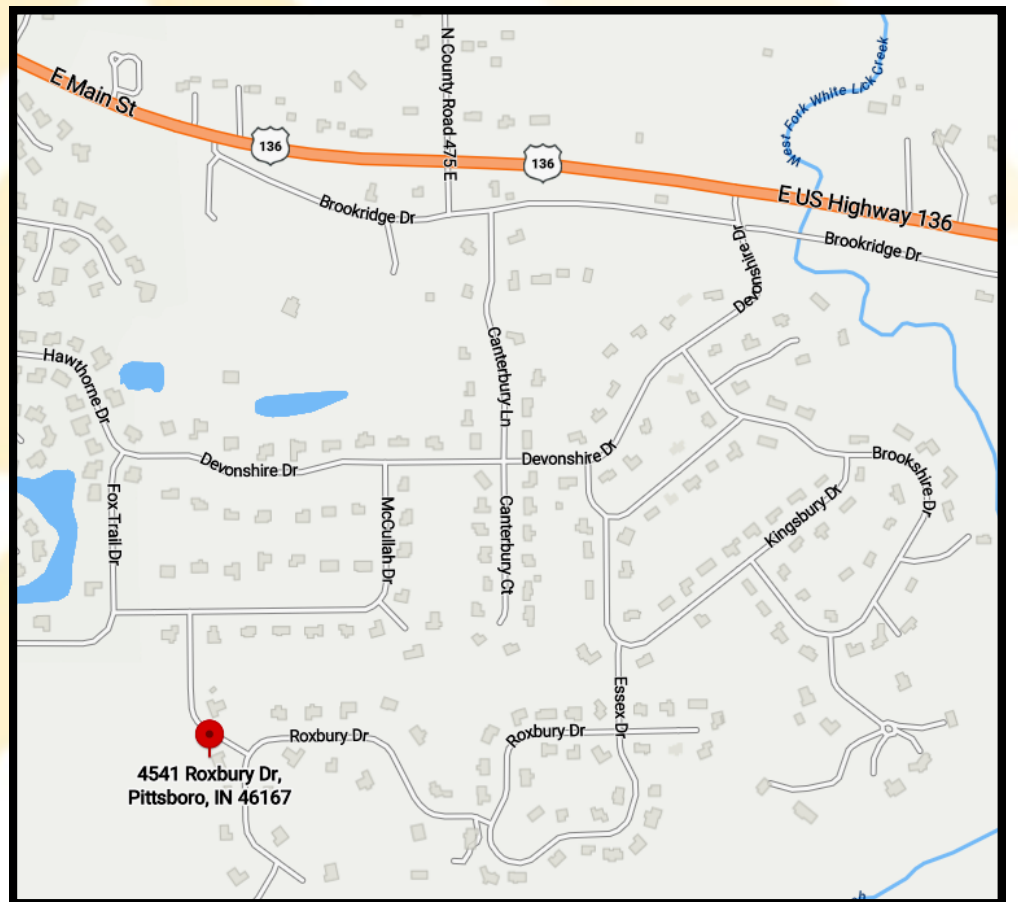
3 Bedrooms, 2 Full Bathrooms, Bonus Room, & Partial Basement

3 Car Garage, 2 Fireplaces, Porch, Patio, Hot Tub, Fence, & Mini Barn

1± Acre Lot, Cambridge Subdivision, & 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 US 136 (Main Street) east from Pittsboro or west from Brownsburg to Devonshire Drive. Go south & west on Devonshire Drive to McCullah Drive. Go south & west on McCullah Drive to Roxbury Drive. Go south on Roxbury Drive to property at the southwest corner of Roxbury Drive & Manchester Court.*



## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before July 24, 2023.

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

**FINAL BID:** Property to sell subject to final approval of Hendricks Superior Court 1.

**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:

*Tuesday, June 13th, 5:00 to 7:00 p.m.*

*Monday, June 19th, 5:00 to 7:00 p.m.*

*Owner: Estate of Harold Jolliff, Sr.*

*Attorney: Eric Oliver, Oliver & Cline, LLP, Danville, IN*  
*Personal Representatives: Nicole White & Karen Jolliff*

**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.



**LAWSON & CO.**  
Auctioneers and Real Estate Professionals

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