

# REAL ESTATE AUCTION

7037 CASTLE MANOR DRIVE, INDIANAPOLIS, IN 46214

3 BEDROOMS - 2 FULL BATHROOMS - SUNROOM - PARTIAL BASEMENT - 2 CAR GARAGE  
0.44± ACRE CORNER LOT - CHAPEL HILL SUBDIVISION - WAYNE TOWNSHIP - MARION COUNTY

**Thursday, August 10th, 6:30 p.m.**

Auction to be held on site at the subject property,  
7037 Castle Manor Drive, Indianapolis, IN 46214



1,651± Sq. Ft. Brick Ranch Built in 1963±

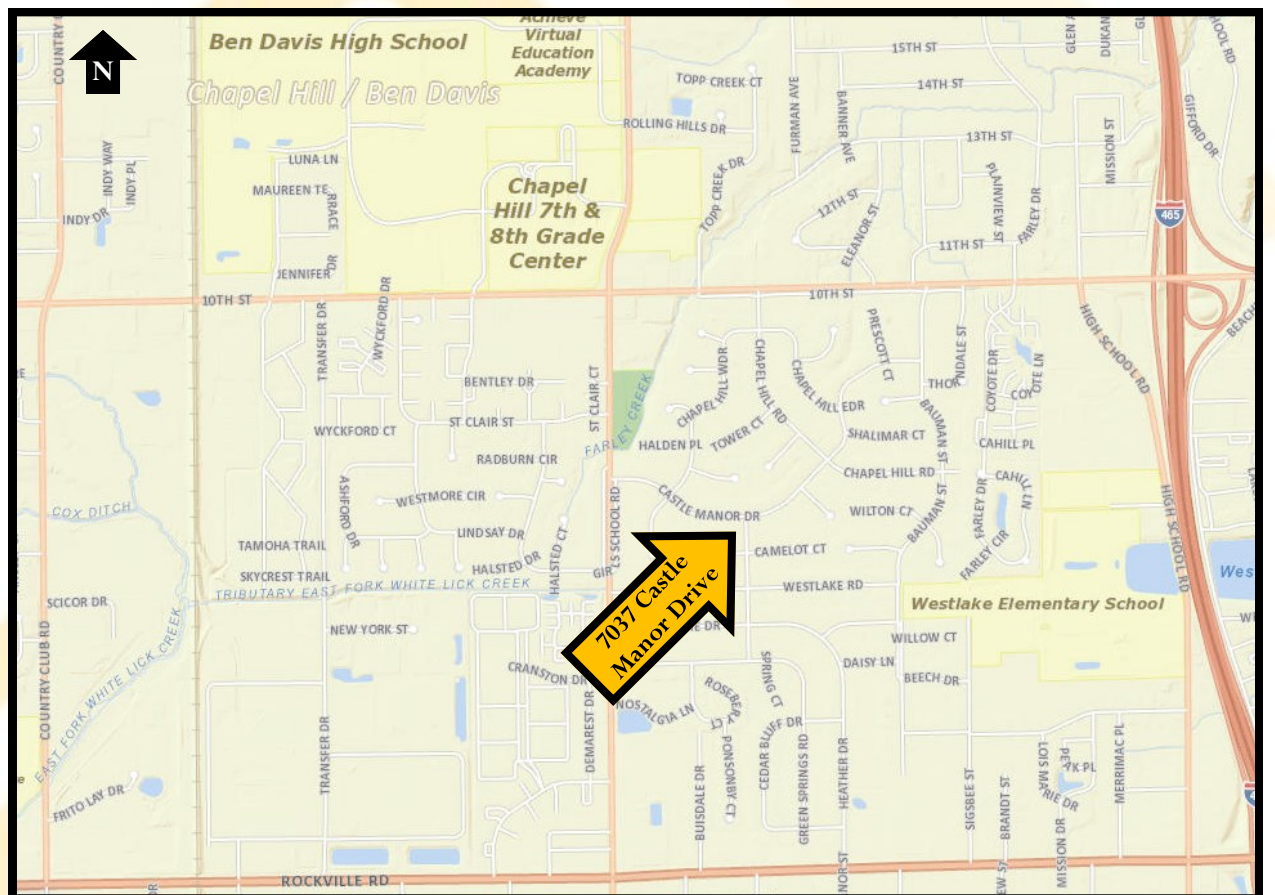
3 Bedrooms, 2 Full Bathrooms, Sunroom, & Partial Basement

2 Car Garage, Stainless Steel Appliances, Gas Fireplace, & Mini Barn

0.44± Acre Corner Lot with Mature Trees

Chapel Hill Subdivision in Wayne Township, Marion County

*Directions to subject property & auction site: Take Girls School Road north from Rockville Road or south from 10th Street to Castle Manor Drive. Go east on Castle Manor Drive to the subject property at the southwest corner of Castle Manor Drive & Furman Avenue.*



## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before September 11, 2023.

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

**FINAL BID:** Property to sell subject to final confirmation 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 subject property, or visit the Open Houses.

## OPEN HOUSES:

Tuesday, August 1st, 5:00 to 7:00 p.m.

Monday, August 7th, 5:00 to 7:00 p.m.

Owner: Estate of William T. Revis  
Attorney: Daniel A. Crowder, Brownsburg, IN  
Executor: Jeffrey M. Roberts

**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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