

REAL ESTATE AUCTION

8372 & 8390 EAST U.S. HIGHWAY 36, AVON, IN 46123

TWO-FAMILY RESIDENCE WITH BARN & 0.9± ACRES
SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE & 0.4± ACRES

Thursday, August 31st, 6:30 p.m.

Auction to be held on site at the subject property,
8390 East U.S. Highway 36, Avon, IN 46123

Excellent properties for residential use, potential commercial/office conversion, &/or future commercial or residential development

On U.S. 36 in the heart of Avon with commercial, retail, & office properties in the immediate area & average annual daily traffic count of over 38,000

Subject properties to be offered in two parcels & together, selling in the manner resulting in the highest total gross auction price

Parcel 1 - 8372 East U.S. 36, Avon



Two-family residence, built 1947

Unit A: 2,562± sqft, 2 bd, 2 bth,
pt basement, remodeled 2013,
leased \$875/mo, exp 2/28/24

Unit B: 748±sqft, 1 bd, 1 bth,
remodeled 2023,
leased \$825/mo, exp 5/31/24

1,120± sqft insulated barn
with loft/attic,
leased \$400/mo, exp 5/31/24

0.9± acres, water, septic, sewer
available, 5,000± sqft asphalt
parking area, zoned R-2 (Avon)



Parcel 2 - 8390 East U.S. 36, Avon

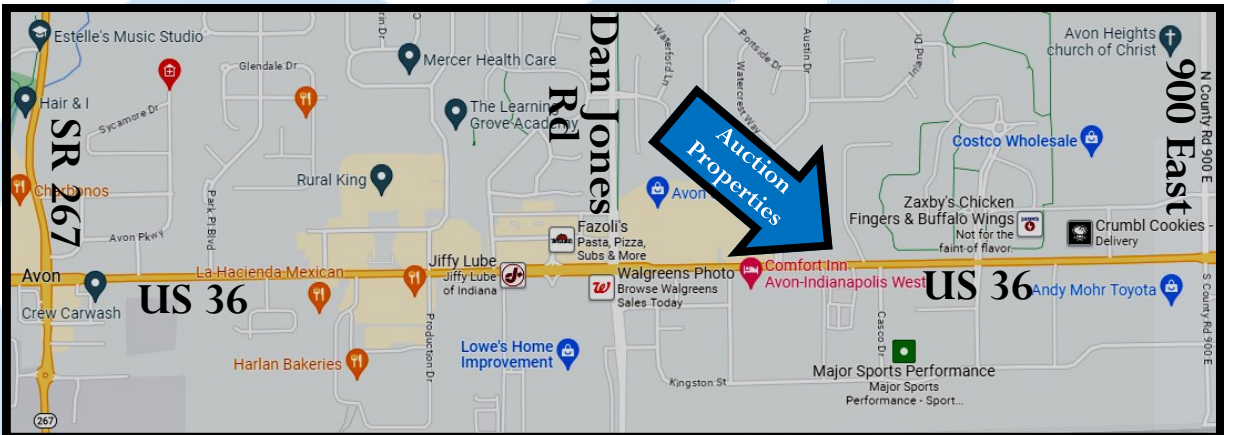


Single-family residence, built 1961

1,100± sqft, 3 bd, 1.5 bth,
2-car attached garage, updated
vinyl windows, natural gas furnace
with central air, needs updating/
remodeling, currently vacant

864±sqft detached, 3-car garage,
leased \$150/mo,
month-to-month

0.4± acres, water, sewer,
zoned RB (Hendricks County)



Directions to subject properties & auction site: In Avon, take U.S. 36 east from Dan Jones Road or west from Co.Rd. 900 East to the properties on the north side of U.S. 36, just west of Corottoman Court. Please look for signs.

Visit www.lawsonandco.com for
more photos & information

OPEN HOUSES:

Wednesday, August 16th, 5:00 to 7:00 p.m.

Tuesday, August 22nd, 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 September 29, 2023.

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

FINAL BID: Property to sell subject to final confirmation of the seller.

POSSESSION: Possession day of closing, subject to applicable tenants' rights.

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.

Owner: Gary M. & Sunny K. Higgins

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.
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Visit our web site: www.lawsonandco.com