

REAL ESTATE AUCTION

5686 HENDERSON DRIVE, BROWNSBURG, IN 46112

1,100± SQ.FT. - BUILT 1955± - 3 BEDROOMS - 1 BATHROOM - 2 CAR ATTACHED GARAGE - 0.32 ACRE LOT
LINCOLN TOWNSHIP - HENDRICKS COUNTY - BROWNSBURG SCHOOLS

Thursday, November 21st, 6:30 p.m.

Auction to be held on site at the subject property,
5686 Henderson Drive, Brownsburg, IN 46112



Desirable
Brownsburg
Schools

Ranch house built 1955± with 1,100± sq.ft. living area
Brick & stone exterior, front deck, rear screened patio, & hardwood floors
Updated dimensional shingle roof, gutters, & vinyl windows
3 bedrooms, 1 full bathroom, living room, dining room, & kitchen
2 car attached garage with auto overhead door & service door
Gas furnace with central air conditioning updated 2023
0.32 acre lot with natural gas, private well, & private septic system
Henderson Subdivision, Lincoln Township, Hendricks County
Brownsburg Community School District

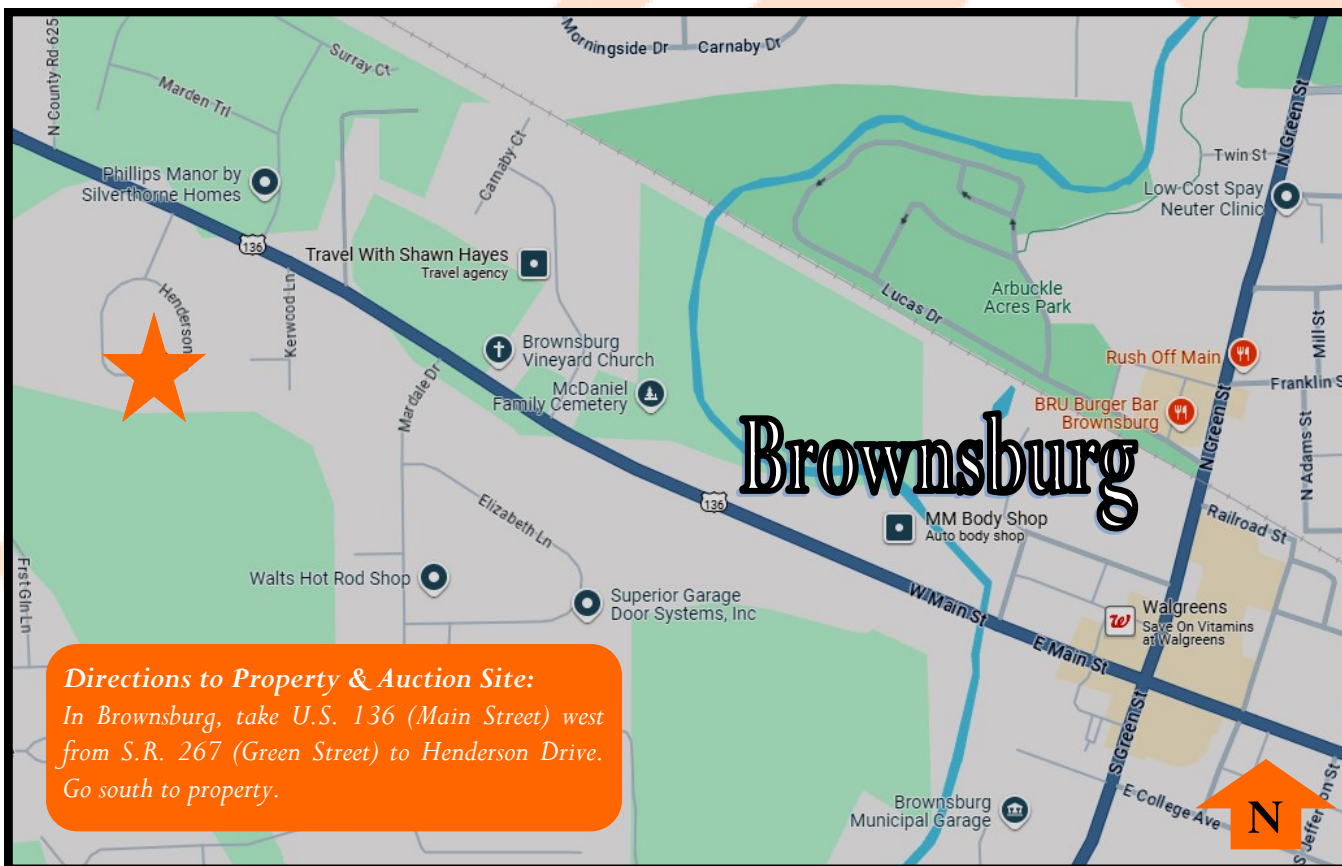


Brick ranch
with 3
bedrooms

OPEN HOUSES:

Tuesday, November 12th, 4:00-6:00 p.m.

Monday, November 18th, 4:00-6:00 p.m.



Directions to Property & Auction Site:

In Brownsburg, take U.S. 136 (Main Street) west
from S.R. 267 (Green Street) to Henderson Drive.
Go south to property.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before December 20, 2024.

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

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

Owner: Estate of Joseph C. Bartos
Personal Representative: Shawna Ades
Attorney: Doris G. Brauman, Brownsburg

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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