

# REAL ESTATE AUCTION

5491 N COUNTY ROAD 250 E, PITTSBORO, IN 46167

2 BEDROOMS - 2 FULL BATHROOMS - BASEMENT - GARAGE - POLE BARN - 9.78± ACRES  
MIDDLE TOWNSHIP - HENDRICKS COUNTY - NORTHWEST HENDRICKS SCHOOL DISTRICT

**Thursday, August 1st, 6:30 p.m.**

Auction to be held on site at the subject property,  
5491 N County Road 250 E, Pittsboro, IN 46167



Older, well maintained 3,790± sq.ft. house

Currently 2 bedrooms & 2 full bathrooms

Potential for additional bedrooms on upper level

Partial unfinished basement with concrete floor

2-car attached garage, porch, patio, & enclosed porch

Updates include roof, windows, furnace, & water heater

30' x 50' pole barn built 2001± with 2 overhead doors

Older 18' x 20' detached garage/storage building

Private well, private septic system, & propane gas

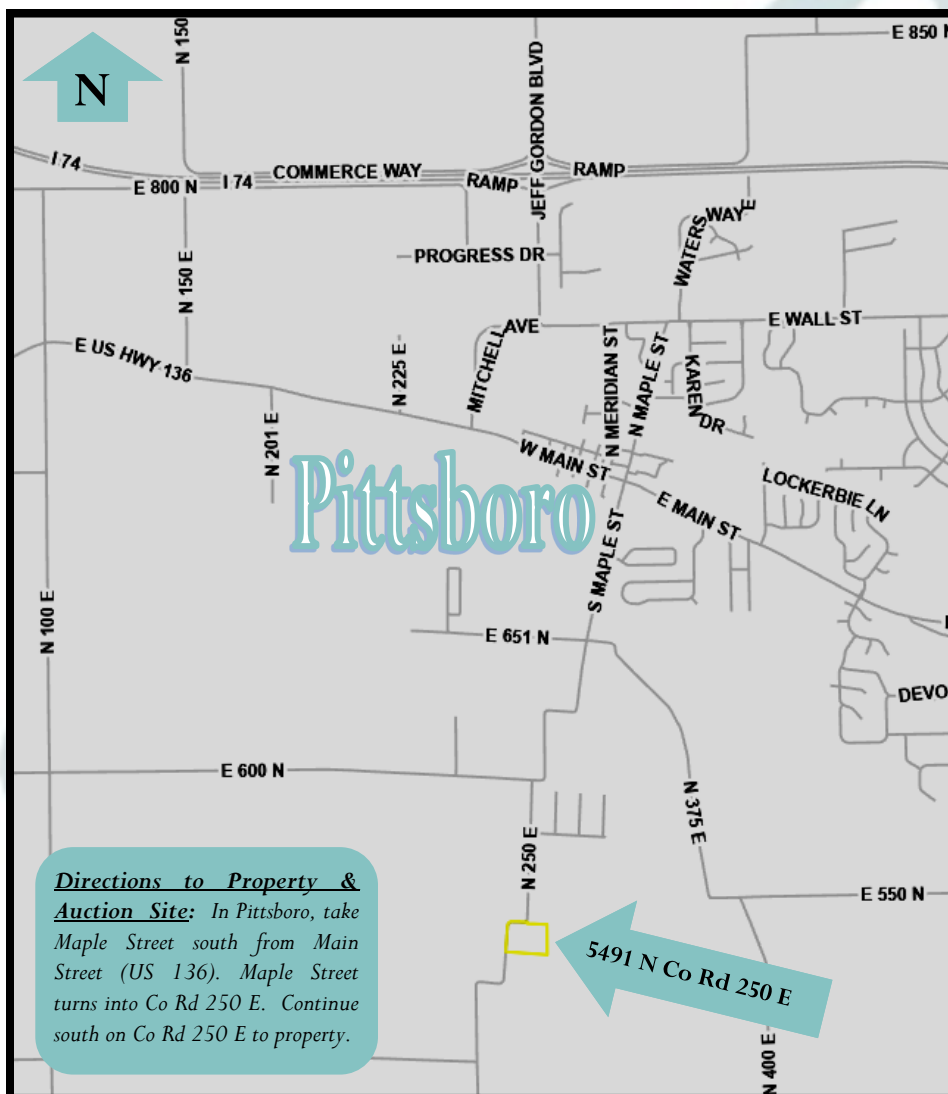
Beautiful 9.78± acres with scattered trees & woods



## OPEN HOUSES:

Monday, July 15th, 5:00 to 7:00 p.m.

Tuesday, July 23rd, 5:00 to 7:00 p.m.



**Directions to Property & Auction Site:** In Pittsboro, take Maple Street south from Main Street (US 136). Maple Street turns into Co Rd 250 E. Continue south on Co Rd 250 E to property.



## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before September 3, 2024.

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

**FINAL BID:** Property to sell subject to final approval 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:** Jesse C. Storms Supplemental Care Trust  
**Co-Trustees:** Robert E. Storms & Michael L. Storms

**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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