

# REAL ESTATE AUCTION

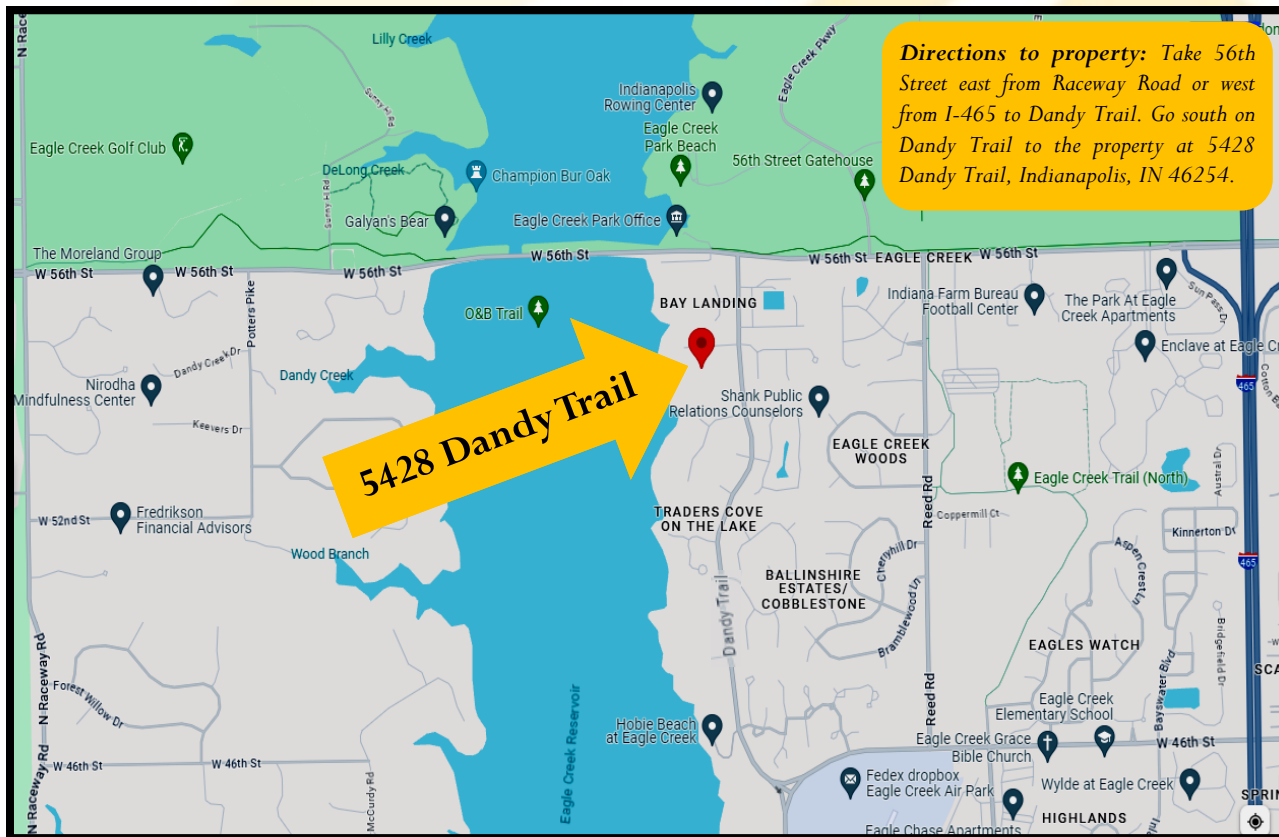
5428 DANDY TRAIL, INDIANAPOLIS, IN 46254

2 BEDROOMS - 2 FULL BATHROOMS - 2 FIREPLACES - PARTIAL BASEMENT - 1.43± WOODED ACRES  
PIKE TOWNSHIP - MARION COUNTY - NEAR EAGLE CREEK PARK, GOLF CLUB, & RESERVOIR

**Thursday, July 11th, 6:30 p.m.**

**Auction to be held on site at the subject property,  
5428 Dandy Trail, Indianapolis, IN 46254**

*Parking available along nearby side & subdivision streets*



**Unique 2 bedroom,  
2 full bathroom house built  
1935± with 1,924± sq.ft.  
of living area, brick exterior,  
2 fireplaces, & partial  
basement, sitting on 1.43±  
beautiful wooded acres in  
desirable Pike Township  
of Marion County**

*Don't miss this opportunity to purchase  
this rolling, wooded, & rare 1.43± acre  
residential site near Eagle Creek Park,  
Golf Club, & Reservoir*

## **OPEN HOUSES:**

**Tuesday, July 2nd, 5:00 to 7:00 p.m.**  
**Monday, July 8th, 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 August 12, 2024.

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

**FINAL BID:** Property to sell subject to final approval of the owner/representatives.

**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:** Nancy J. Berry Trust (formerly Estate of Carolyn M. Wallace)  
**Attorney:** Arlene Kline, 5238 Lafayette Road, Indianapolis, IN 46254

**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

Jack Lawson, AU01000629  
Brandon Lawson, AU19300138  
P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122  
Phone (317) 745-6404 / Fax (317) 745-7810 / AC31300014  
Visit our web site: [www.lawsonandco.com](http://www.lawsonandco.com)