

REAL ESTATE AUCTION

1049 INDIANAPOLIS ROAD, GREENCASTLE, IN 46135

3 COMMERCIAL/INDUSTRIAL BUILDINGS - 10,374± BUILDING SQ.FT. - ADDITIONAL 280± SQ.FT. GARAGE
1.89± ACRES - ZONED SMALL SCALE GENERAL BUSINESS - ALL PUBLIC UTILITIES

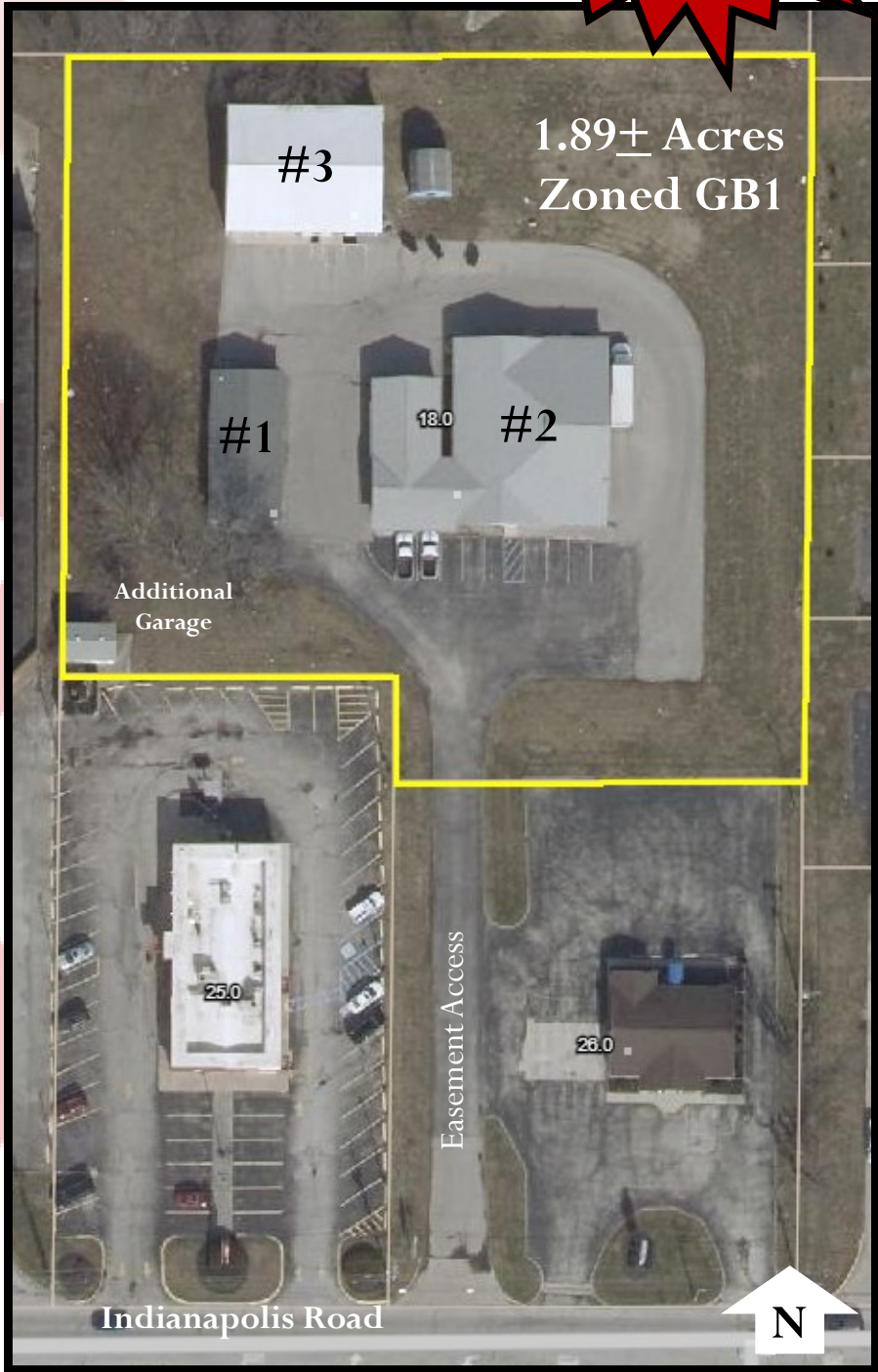


Thursday, August 29th, 6:30 p.m.
Auction to be held on site at the subject property,
1049 Indianapolis Road, Greencastle, IN 46135



West Central Building #1

FBI Pole Building #1
1,566± sq.ft.
Built 1990±
Updated roof & gutters
Shop, 2 offices, & restroom
Gas furnace & space heat
Partial central AC
2 overhead doors



1.89± Acres
Zoned GB1

FBI Pole Building #2
5,928± sq.ft.
Built 1989, 2003, & 2016±
Updated roof
Storage/warehouse
Restroom & office
Updated furnace & AC
2 overhead doors



East Building #2

FBI Pole Building #3
2,880± sq.ft.
Built 2006±
Updated gutters
Storage/warehouse & shop
Restroom, office, & loft
Space heat, heat pump, & AC
3 overhead doors



North Building #3



Directions to subject property & auction site:
In Greencastle, take Indianapolis Road east from the Courthouse Square or west from Warren Drive to the property on the north side of Indianapolis Road.

INSPECTION DAYS:
Tuesday, August 20th, 5:00-7:00 p.m.
Tuesday, August 27th, 5:00-7:00 p.m.

Please visit www.lawsonandco.com for more details & information

TERMS OF AUCTION
TERMS: Purchaser to pay 10% down day of auction with balance due on or before September 30, 2024.
TAXES: All real estate taxes to be prorated to day of closing.
FINAL BID: Property to sell subject to final approval of the owner/seller.
POSSESSION: Day of closing, subject to tenant's 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 property, or visit the Inspection Days.

Owner: Carl Gierke

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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