

REAL ESTATE AUCTION

3725 W US HWY 36, DANVILLE, IN 46122

3 BEDROOM & 2 BATHROOM HOUSE WITH BASEMENT & ATTACHED GARAGE

5 ACRES IN MARION TOWNSHIP, HENDRICKS COUNTY - DANVILLE SCHOOLS

Wednesday, October 23rd, 6:30 p.m.

Auction to be held on site at the subject property,
3725 W US Hwy 36, Danville, IN 46122

One-story house
1,492± sq.ft. main level
1,300± sq.ft. basement
2+ car attached garage
Front porch & deck
Rear covered patio



House & Garage Front

Rolling
5 acres with
lots of trees

Desirable
Danville
Schools

Amazing 5 acres just west of Danville
Lots of trees & woods in the back
Well-maintained, move in ready home

3 bedrooms on main level
Full bath on main level
Full bath in basement
Updated floors & paint
Updated roof & windows
Private well & septic



House Front



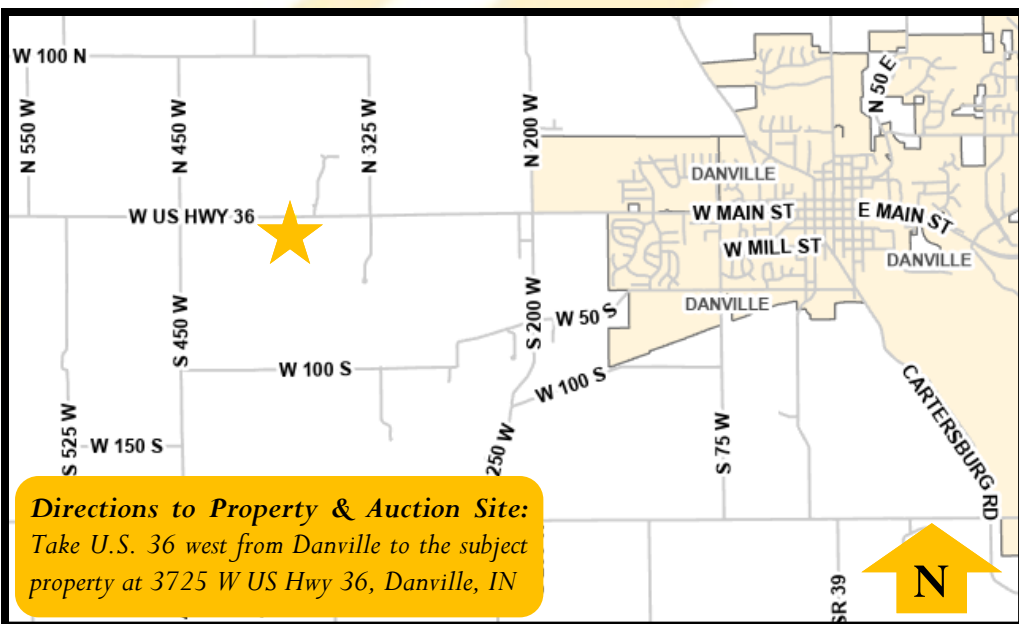
House Rear



Rear Covered Patio



5 Acres with Trees & Woods



Directions to Property & Auction Site:
Take U.S. 36 west from Danville to the subject
property at 3725 W US Hwy 36, Danville, IN

OPEN HOUSES:

Monday, October 14th, 4:00-6:00 p.m.
Monday, October 21st, 4:00-6:00 p.m.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before November 25, 2024.

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.

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: Dennis L. Easley

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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