

REAL ESTATE AUCTION

3340 E COUNTY ROAD 225 N, DANVILLE, IN 46122
3 BEDROOM & 2 BATHROOM HOUSE WITH BASEMENT & ATTACHED GARAGE
POLE BARN - FARM BARN - GREENHOUSE - MINI BARN - GARDEN SHED
3 ACRES IN CENTER TOWNSHIP, HENDRICKS COUNTY - DANVILLE SCHOOLS

Thursday, October 17th, 6:30 p.m.

Auction to be held on site at the subject property,
3340 E County Road 225 N, Danville, IN 46122



House



Attached Garage



Farm Barn

*House &
several
outbuildings*

1,707± sq.ft. partial 2 story house
3 bedrooms & 2 full bathrooms
306± sq.ft. unfinished basement
2+ car attached garage & covered porch
Updated roof, siding, windows, flooring
42'x63' pole barn repainted w/14' clearance
24'x48' farm barn repainted with lean-to
Greenhouse, mini barn, & garden shed
Private well & septic system
3 acres with Exempt Subdivision
Danville Community School District



Pole Barn



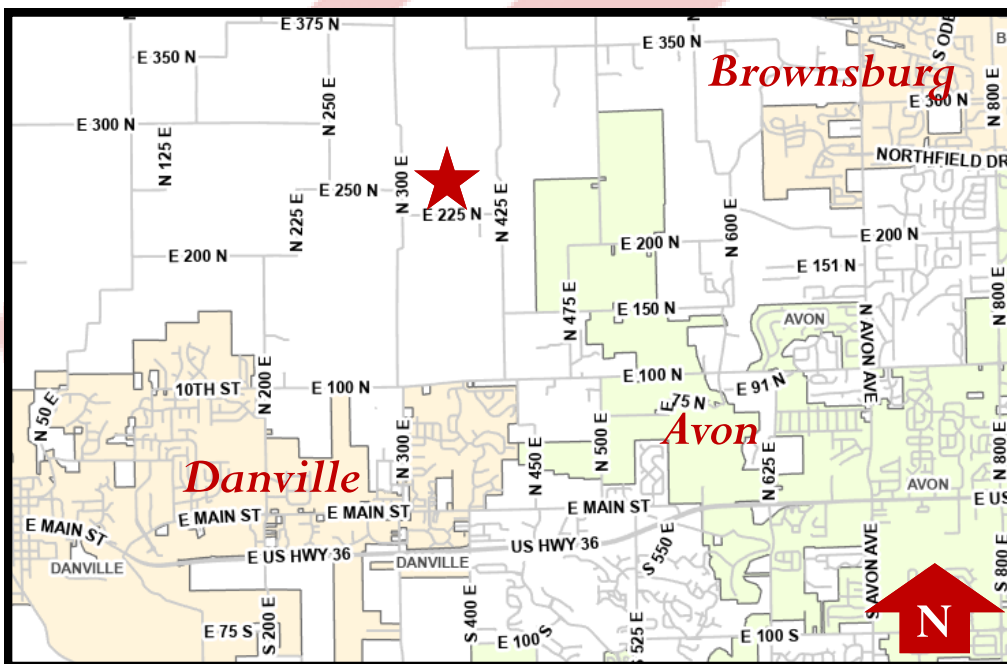
Greenhouse

OPEN HOUSES:

Tuesday, October 8th, 4:00-6:00 p.m.
Tuesday, October 15th, 4:00-6:00 p.m.

*Danville
schools with
3 acres*

Directions to Property & Auction Site: Take Co.Rd. 100 N east from Danville or west from Avon to Co.Rd. 300 E. Go north to Co.Rd. 225 N. Go east to property.



Mini Barn



Garden Shed

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before November 18, 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.
SURVEY: Survey and exempt subdivision to be provided by the seller.
INSPECTIONS: Call LAWSON & CO. at 317-745-6404 to schedule an appointment to inspect the property, or visit the Open Houses.

Owner: Kathy A. Hitchcock

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, AU1000629
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