

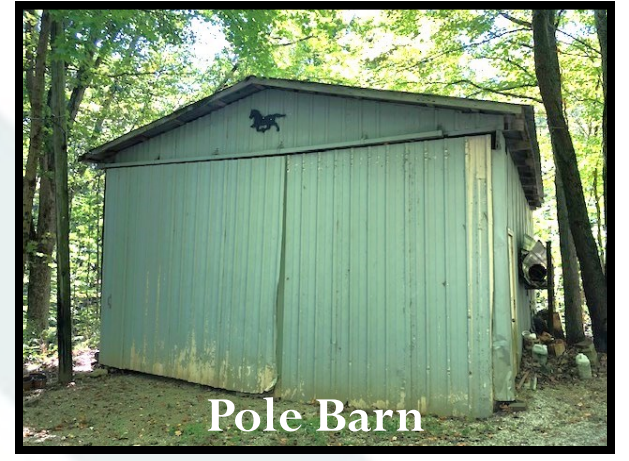
REAL ESTATE AUCTION

11399 N COUNTY ROAD 800 E, ROACHDALE, IN 46172

LOG HOME - 3 BEDROOMS - 2 BATHS - BASEMENT - CARPORT - POLE BARN - 11.14± ACRES - POND
JACKSON TOWNSHIP - PUTNAM COUNTY - NORTH PUTNAM COMMUNITY SCHOOLS

Thursday, October 24th, 6:30 p.m.

Auction to be held on site at the subject property,
11399 N County Road 800 E, Roachdale, IN 46172



1991 log home with 1,620± sq.ft. living area

3 bedrooms & 2 full bathrooms

Partial loft & full mostly finished basement

Covered decks, screened patio, & carport/deck

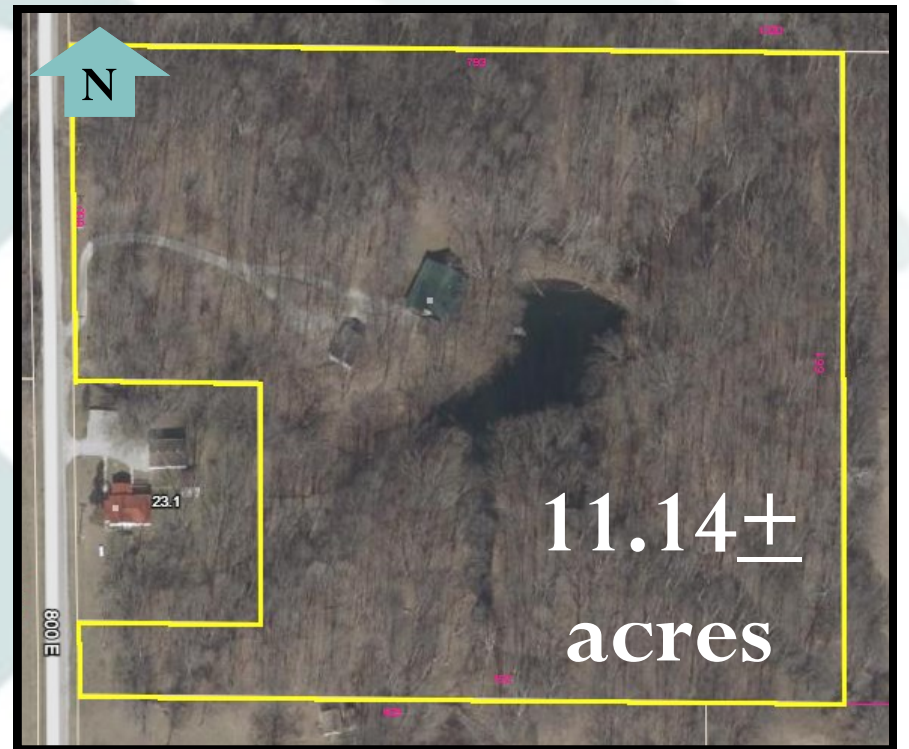
2 kitchens & 2 stone fireplaces

Updated furnace with central air conditioning

24' x 32' pole barn with gravel floor

Private well, private septic system, & propane gas

Beautiful 11.14± rolling & wooded acres with pond



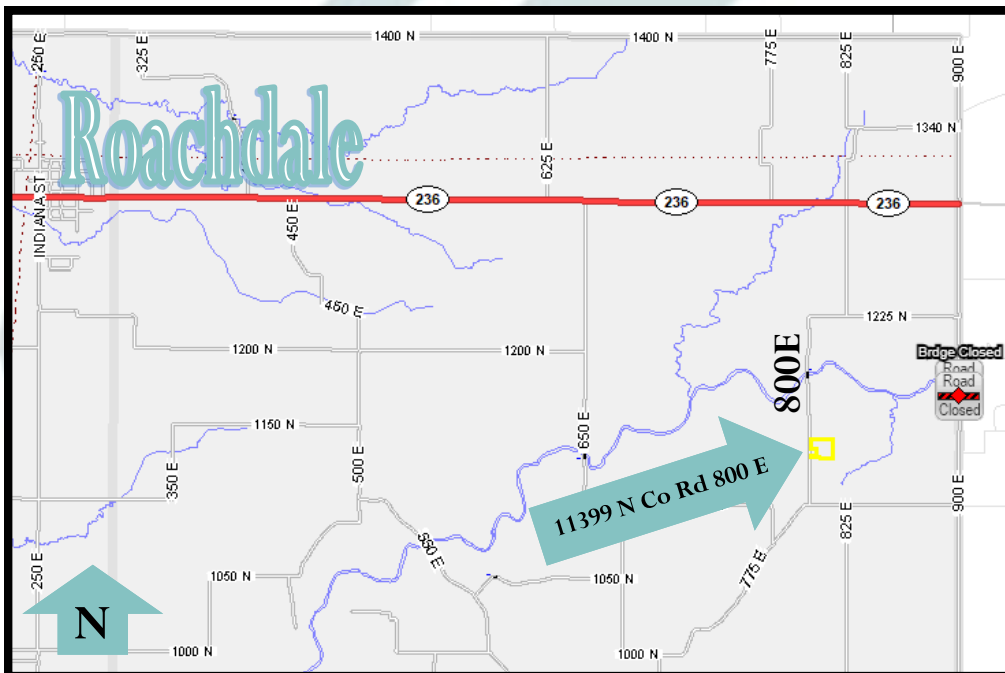
OPEN HOUSES:

Wednesday, October 16th, 4:00-6:00 p.m.

Tuesday, October 22nd, 4:00-6:00 p.m.

Directions to Property & Auction Site:

In Roachdale, take State Road 236 east to County Road 825 E. Go south to County Road 1225 N. Go west, then south on County Road 800 E to the property.



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 approval 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: Sylvia J. Layne

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

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Visit our web site: www.lawsonandco.com