

# REAL ESTATE AUCTION

132 WOODS EDGE BLVD EAST, GREENCASTLE, IN 46135

BUILT 2020 - 3 BEDROOMS - 3 BATHS - 1,976 SQ.FT. - FULL BASEMENT - 3 CAR GARAGE

Wednesday, October 30th, 6:30 p.m.

Auction to be held on site at the subject property,  
132 Woods Edge Blvd East, Greencastle, IN 46135



2020 built house with 1,976± sq.ft. living area  
Main level with 3 bedrooms & 2 full bathrooms  
Full mostly finished basement with full bathroom  
3 car attached & finished garage  
Front covered porch & rear covered patio



0.44± acres - Lot 132

Whispering Winds Phase 2 at Woods Edge  
Public water, sewer, & natural gas  
Greencastle Township, Putnam County  
Greencastle Community School District

**Directions to Property & Auction Site:** In Greencastle, take State Road 240 east from U.S. 231 to Zinc Mill Road. Go south to Woods Edge Blvd. Go east to Woods Edge Blvd East. Go north to property.



## OPEN HOUSES:

Tuesday, October 22nd, 4:00-6:00 p.m.  
Monday, October 28th, 4:00-6:00 p.m.

## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before December 2, 2024.

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

**FINAL BID:** Property to sell subject to court approval.

**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.

**Owners:** Winnie J. Walker Trust & Jeri L. Knox

**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](http://www.lawsonandco.com)