

REAL ESTATE AUCTION

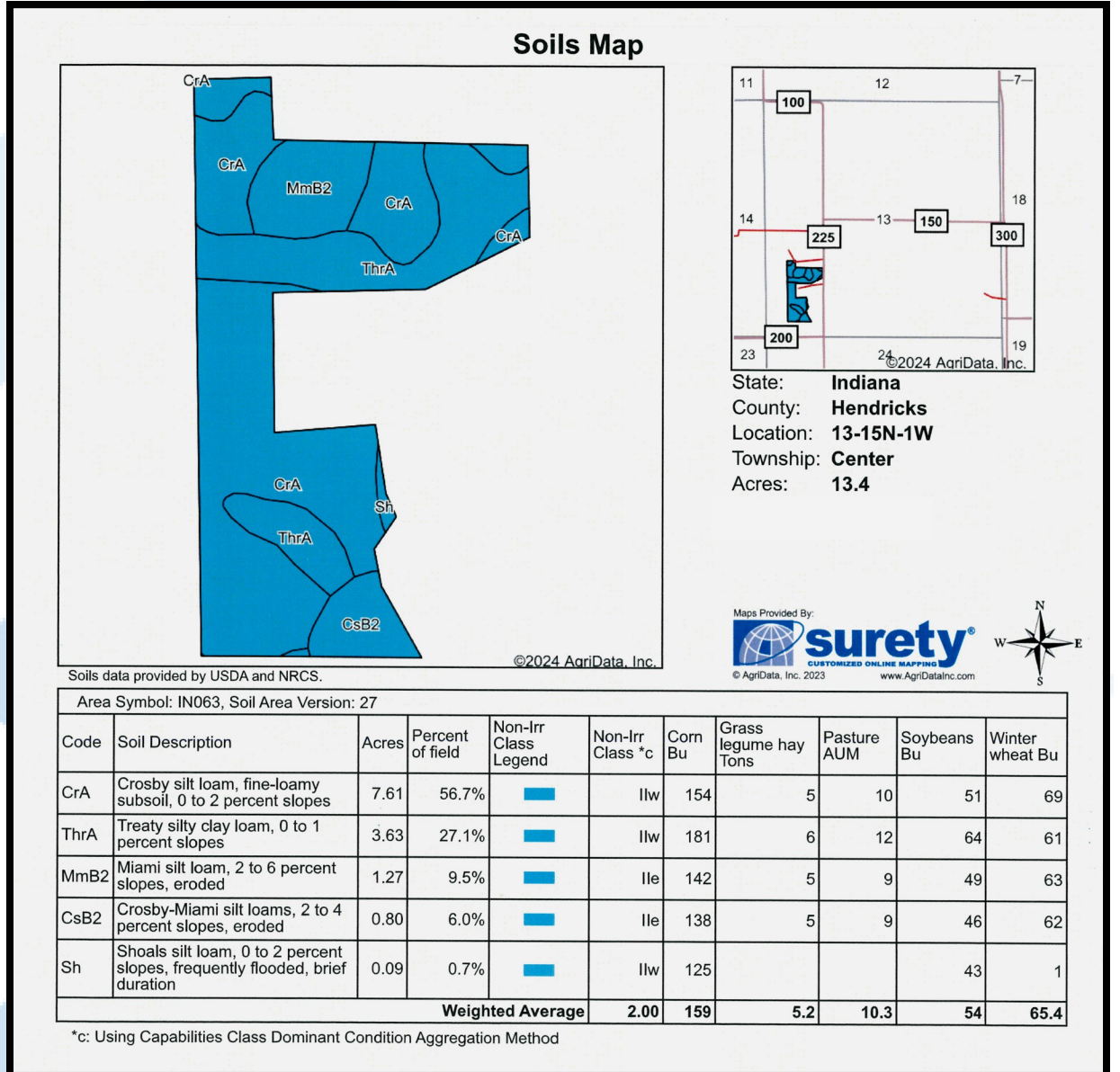
16.96± TOTAL ACRES - 13.40± TILLABLE ACRES - PASTURE - WOODS - CREEK
FRONTAGE ON COUNTY ROAD 225 EAST - NORTH OF COUNTY ROAD 200 SOUTH
30' X 50' POLE BARN - CONCRETE FLOOR - INSULATED -100 AMP - SPACE HEAT
CENTER TOWNSHIP - HENDRICKS COUNTY - SOUTHEAST OF DANVILLE

Thursday, July 25th, 6:30 p.m.

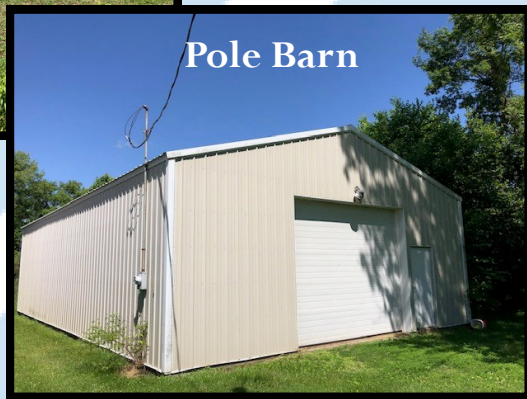
Auction to be held at the Lawson & Co. Auction Gallery,
1280 E. Main Street, Danville, IN 46122



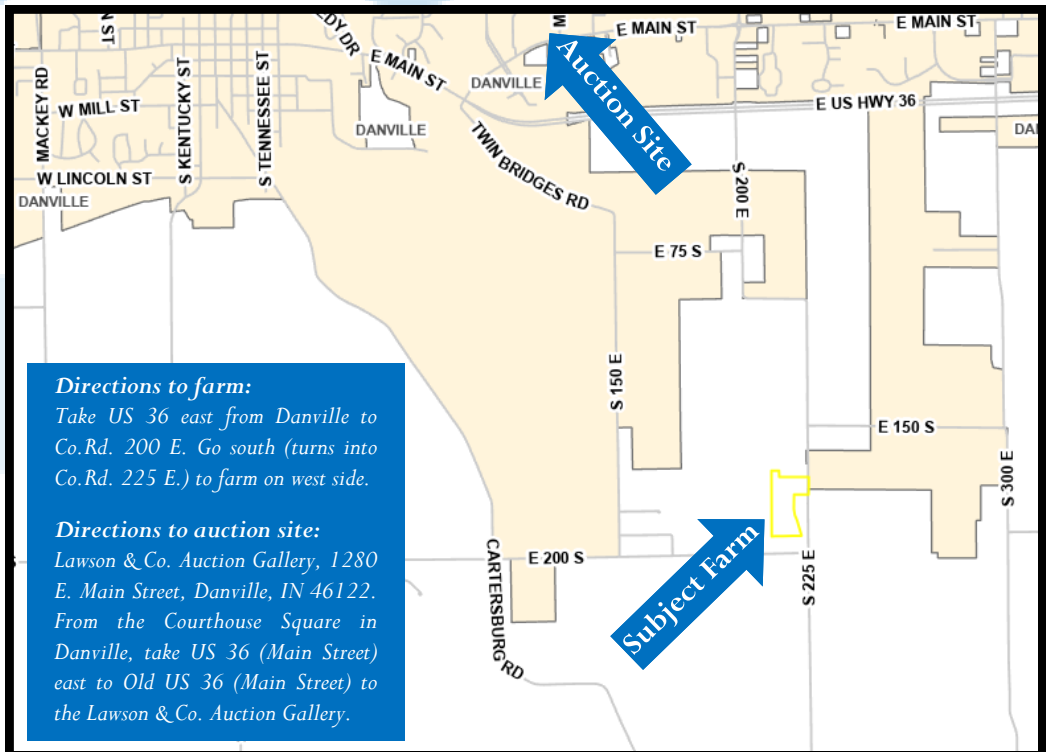
16.96±
acres



Tillable Land



Pole Barn



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before August 26, 2024.

TAXES: 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 for non-tillable land and pole barn, subject to tenant's rights for tillable land.

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.

Owner: Judith A. Hadley

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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