

REAL ESTATE AUCTION

319.34 total acres

299.34 TILLABLE ACRES - WOODS - BUILDING SITES
CENTER & MIDDLE TOWNSHIPS - HENDRICKS COUNTY

ESTATE OF JOYCE HUTCHENS TRENT

2 FARMS OFFERED IN 8 PARCELS, COMBINATIONS
OF PARCELS, & IN ITS ENTIRETY

Thursday
November 14th
6:30 p.m.

**319.34+
acres**

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



LAWSON & CO.

Auctioneers and Real Estate Professionals

Jack Lawson, AU01000629

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

Productive tillable farmland just outside Pittsboro & Danville with beautiful building sites & future residential development potential

Middle Township Farm

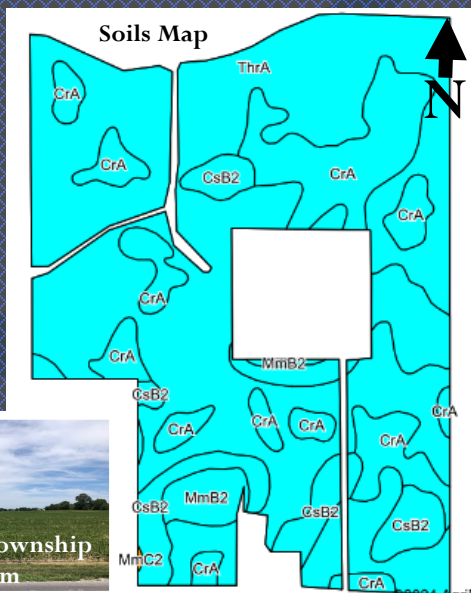
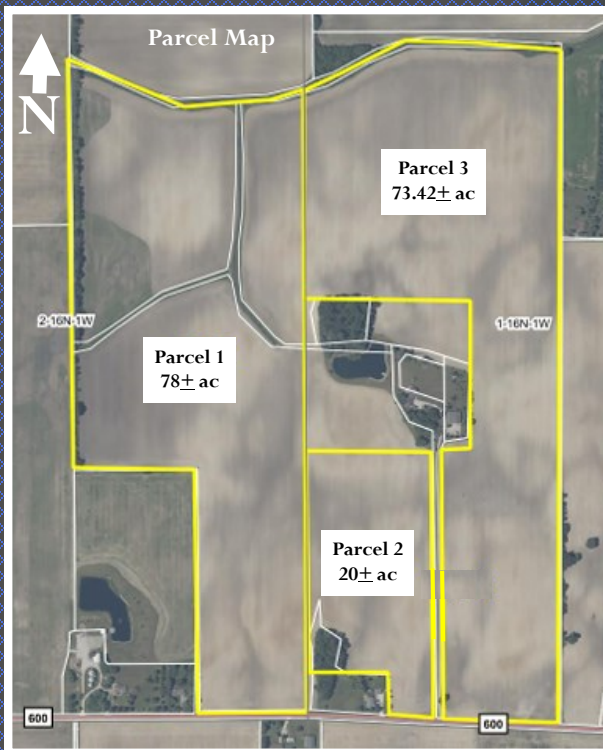
171.42+ acres - WAPI Corn 169.7

Treaty, Crosby, & Miami Soils - Zoned AGR & RB

Parcel 1: 78± acres; mostly tillable; ditch; waterway; frontage on Co.Rd. 600 North.

Parcel 2: 20± acres; mostly tillable; frontage on Co.Rd. 600 North.

Parcel 3: 73.42± acres; mostly tillable; ditch; frontage on Co.Rd. 600 North.



Center Township Farm

147.92+ acres - WAPI Corn 144.6

Miami, Crosby, Treaty, & Genesee Soils - Zoned AGR

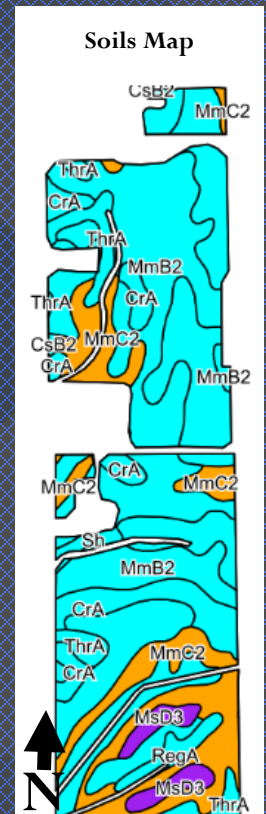
Parcel 4: 20± acres; tillable; woods; frontage on Co.Rd. 75 West.

Parcel 5: 20± acres; tillable; woods; waterway; frontage on Co.Rd. 75 West.

Parcel 6: 30.83± acres; mostly tillable; waterways; frontage on Co.Rd. 75 West & Co.Rd. 200 South.

Parcel 7: 38.54± acres; mostly tillable; waterways; frontage on Co.Rd. 200 South; 100'x66' barn; 82'x62' barn.

Parcel 8: 38.55± acres; mostly tillable; waterways; frontage on Co.Rd. 200 South.



Directions to Middle Township Farm:

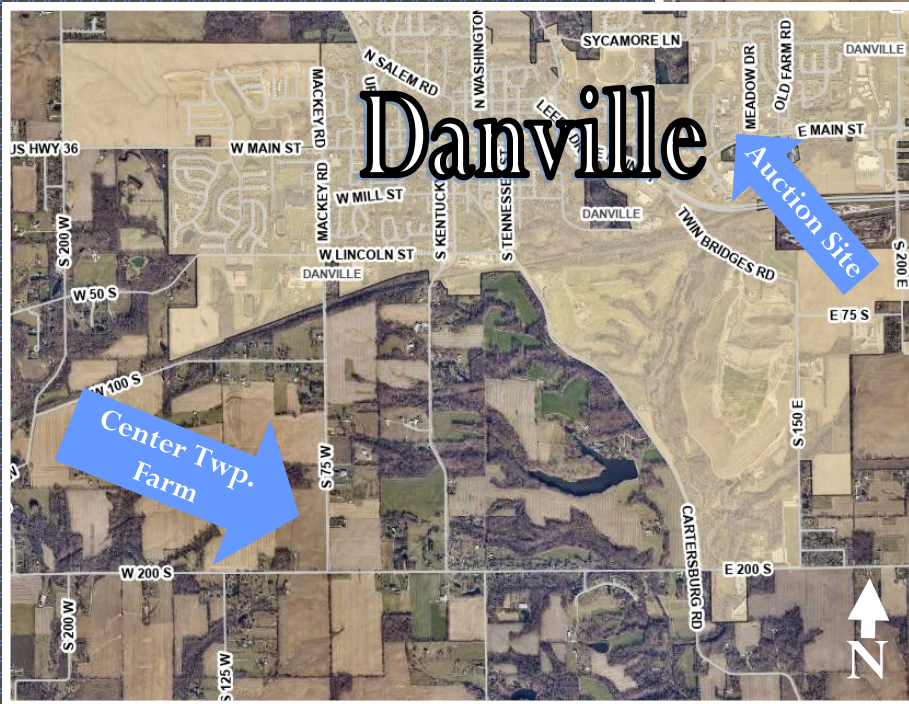
In Pittsboro, take Maple Street south from Main Street (U.S. 136) to County Road 600 North. Go west on County Road 600 North to the farm on the north side of the road.

Directions to Center Township Farm:

In Danville, take Mackey Road (County Road 75 West) south from Main Street (U.S. 36) to County Road 200 South. Farm is on the west side of County Road 75 West and the north and south sides of County Road 200 South.

Directions to Auction Site:

LAWSON & CO. Auction Gallery, 1280 E. Main Street, Danville, IN 46122. From the Courthouse Square in Danville, take U.S. 36 (Main Street) east to Old U.S. 36 (Main Street) to the LAWSON & CO. Auction Gallery.



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down auction day with balance due on or before December 16, 2024.

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

FINAL BID: Property to sell subject to final approval of the representatives of the estate.

POSSESSION: Day of closing or upon harvest of 2024 crops, whichever is later.

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:

Joyce Hutchens Trent

Personal Representative:

Tina Lear, North Salem State Bank

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, AU01000629

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



LAWSON & CO.
P.O. BOX 327
DANVILLE, IN 46122

REAL ESTATE AUCTION

319.34 total acres

Thursday
November 14th
6:30 p.m.

299.34± Tillable Acres - Woods - Building Sites
Center & Middle Townships, Hendricks County, Indiana
Auction to be held at the LAWSON & CO. Auction Gallery

