

REAL ESTATE AUCTION

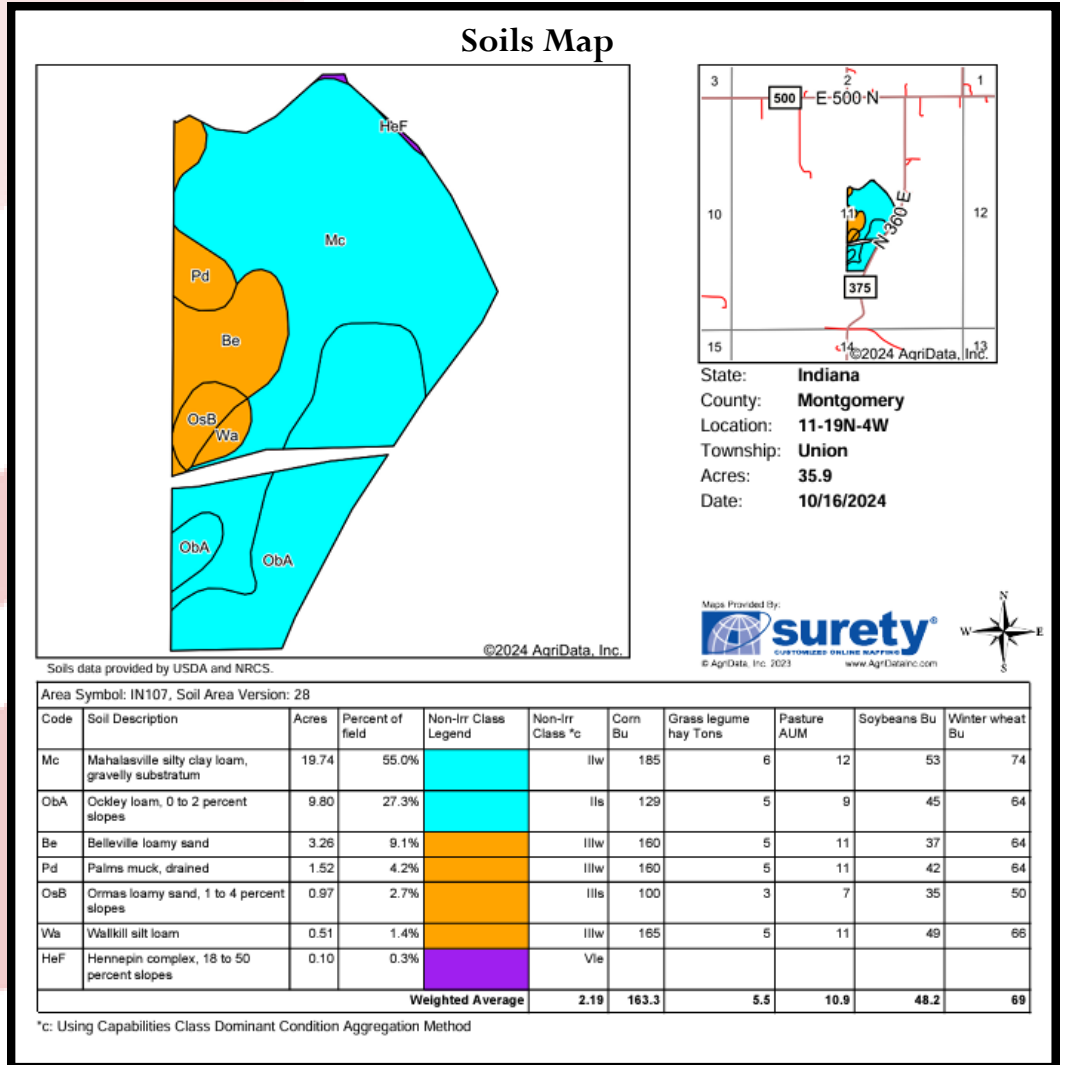
37.54± TOTAL ACRES - 35.90± TILLABLE ACRES

NORTH UNION TOWNSHIP - MONTGOMERY COUNTY

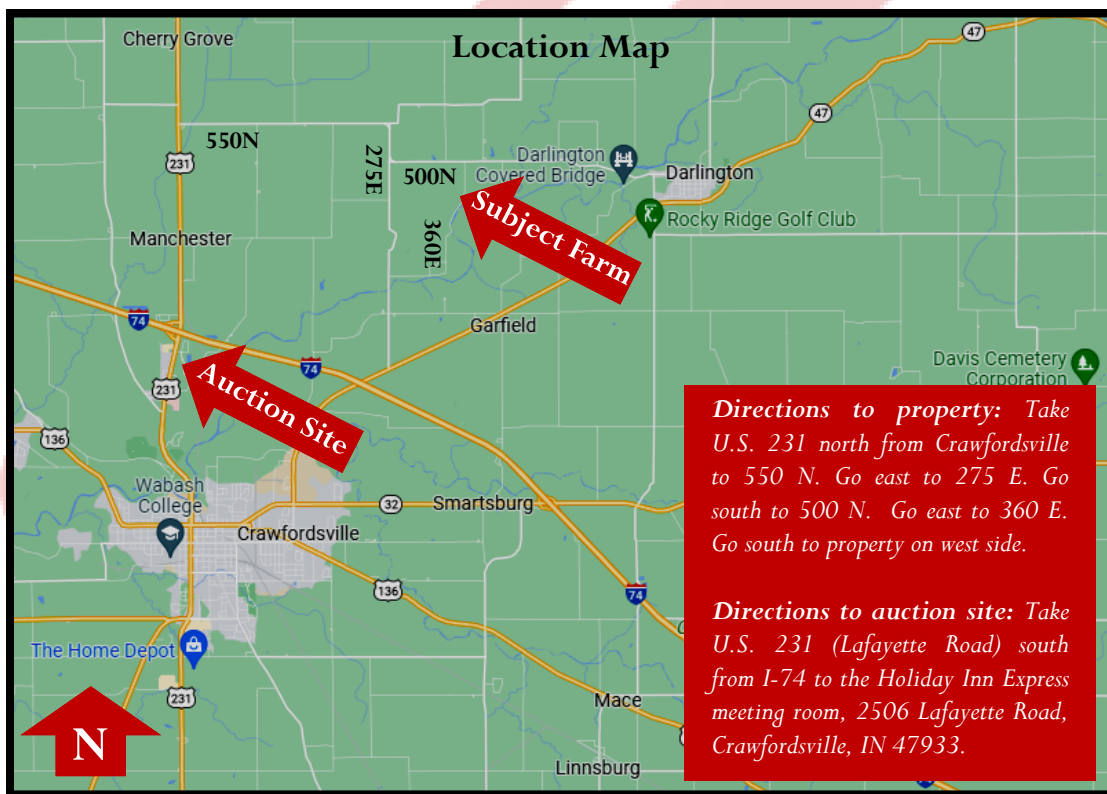
NORTHEAST OF CRAWFORDSVILLE, IN

Thursday, December 5th, 6:30 p.m.

*Auction to be held at the Holiday Inn Express meeting room,
2506 Lafayette Road, Crawfordsville, IN 47933*



**37.54±
total acres**



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before January 6, 2025.

TAXES: Seller to pay all real estate taxes due and payable in 2024. Buyer to pay the tax installment due and payable in May of 2025 and all taxes thereafter.

SURVEY: Survey to be provided by the seller.

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

POSSESSION: Day of closing, subject to tenant's rights.

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: Richard & Patricia Wills Family Trust
Trustee: Arrow Fiduciary Services**

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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