

REAL ESTATE AUCTION

LOUIS & BETTY RIDGWAY FARM

98.65± TOTAL ACRES - 66.42± TILLABLE ACRES

CLINTON TOWNSHIP - PUTNAM COUNTY - NORTH PUTNAM SCHOOLS

PRODUCTIVE TILLABLE LAND - WOODS - BUILDING SITES

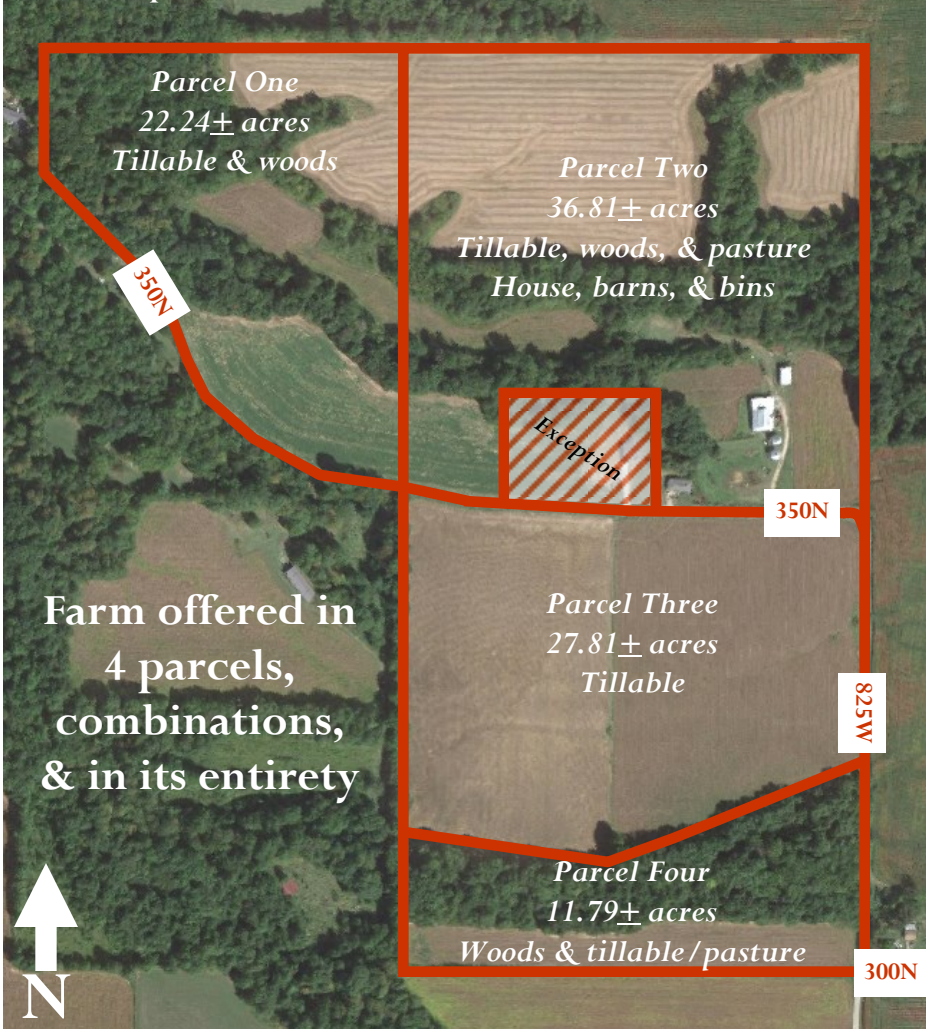
Thursday, October 29th, 6:00 p.m.

Auction to be held at the Bainbridge Community Building located on US 36 in Bainbridge, IN

98.65±
total acres

66.42±
tillable acres

Parcel Map



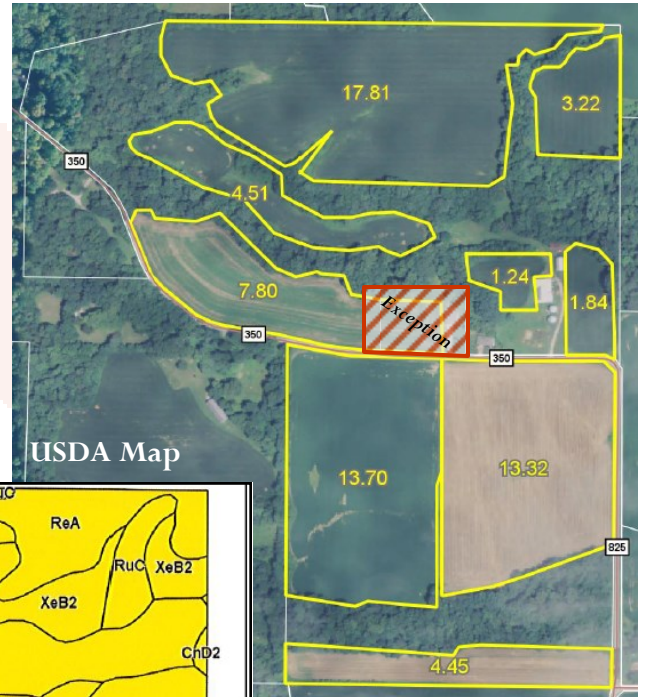
Farm offered in 4 parcels, combinations, & in its entirety

Parcel One:

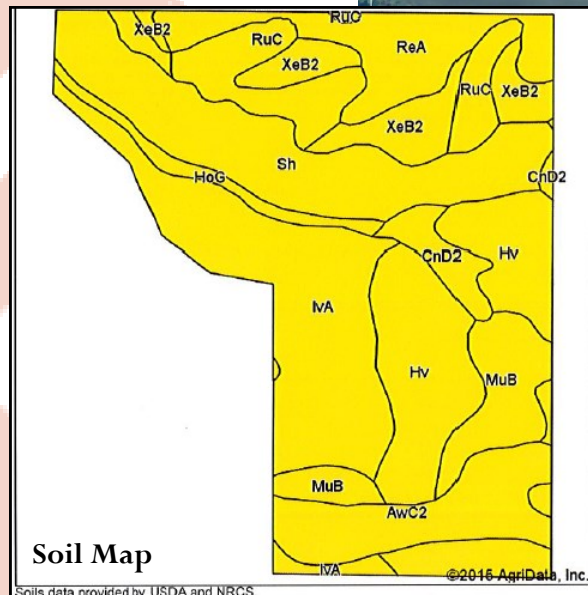
22.24± acres; 11.75± tillable acres; balance woods; 1,430±' frontage on CR350N; Iva, Russell, & Reesville soils.

Parcel Two:

36.81± acres; 23.20± tillable acres; balance woods & pasture; 888±' frontage on CR350N; Iva, Hoosierville, Reesville, & Xenia soils; 1,200± s.f. house built 1950's with living room, kitchen, 2



USDA Map



Soil Map

Soils data provided by USDA and NRCS. ©2016 AgriData, Inc.

bedrooms, full bath, 2-car garage, & full basement; large farm barn; tool shed; 2 grain bins 13,700 bushel capacity.

Parcel Three:

27.81± acres; 27.02± tillable acres; 1,310±' frontage on CR350N; 700±' frontage on CR825W; Iva, Muren, & Hoosierville soils.

Parcel Four:

11.79± acres; 4.45± tillable/pasture acres; balance woods; 570±' frontage on CR825W; Hoosierville, Iva, & Ava soils.

TERMS OF AUCTION

- TERMS:** Successful purchaser to pay 10% down day of auction with balance due on or before November 30, 2015.
- TAXES:** Real estate taxes to be prorated to day of closing.
- FINAL BID:** Property to sell subject to the final confirmation of the seller.
- POSSESSION:** Day of closing, subject to tenant's rights.
- IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.
- INSPECTIONS:** Inspections of the property can be made by calling LAWSON & CO. at 317-745-6404.

Owners: Louis W. Ridgway III & Betty J. Ridgway

Barns & Bins on Parcel Two



House on Parcel Two



Location Map



Directions to property: Take US 36 west from Bainbridge & US 231 to CR 875 West. Go south on CR 875 West, which turns into CR 850 West, to CR 450 North. Go west on CR 450 North to CR 900 West (County Line). Go south to CR 350 North. Go east & south to property.

Directions to auction site: Take US 36 to the west edge of the Town of Bainbridge to the Bainbridge Community Building on the north side of US 36.

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. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. 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. If you have any questions regarding agency, please call our office or your attorney.



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Auctioneers and Real Estate Professionals

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