

REAL ESTATE AUCTION

FORMER THOMAS & DOLORES PIERCE FARM

76.91± TOTAL ACRES - 55.52± TILLABLE ACRES

JEFFERSON TOWNSHIP - PUTNAM COUNTY

GOOD PRODUCING SOILS - NORTHEAST OF CLOVERDALE

Tuesday, November 1st, 6:00 p.m.

**Auction to be held at the Cloverdale Rockwell Building,
10 North Main Street, Cloverdale, IN 46120**

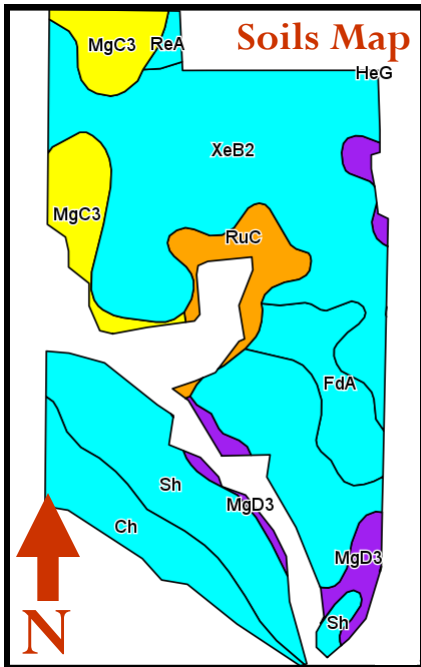


76.91± total acres - 55.52± tillable acres

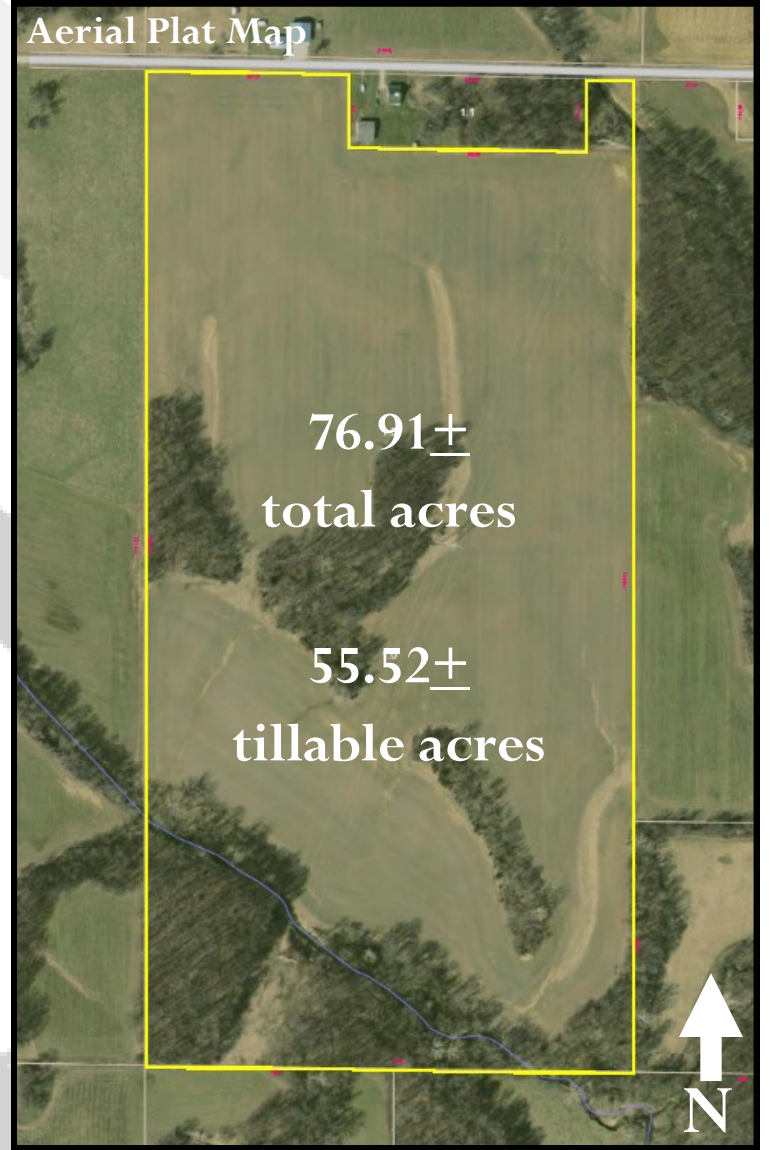
Good producing tillable land with woods & creek

670±' of frontage on County Road 700 South

Northeast of Cloverdale in Jefferson Township of Putnam County

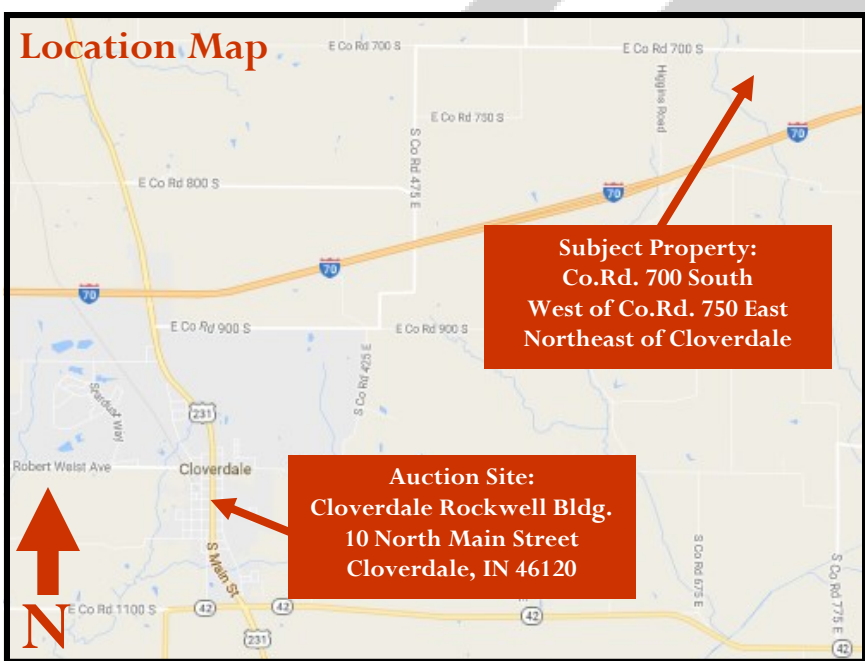


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Grass legume hay	Pasture	Winter wheat
XeB2	Xenia silt loam, 2 to 8 percent slopes, eroded	28.15	50.9%		Ile	152	53	4	10	68
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	8.03	14.5%		Iiw	125	43			1
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	5.00	9.0%		Ive	121	41	4	8	54
Ch	Chagrin silt loam	4.63	8.4%		Iiw	120	42			
FdA	Fincastle silt loam, 1 to 3 percent slopes	3.90	7.0%		Iiw	148	49	4	10	67
RuC	Russell silt loam, 6 to 12 percent slopes	2.73	4.9%		Iile	145	51	5	10	73
MgD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	2.46	4.4%		Vle	110	39	4	7	50
ReA	Reesville silt loam, 0 to 2 percent slopes	0.42	0.8%		Iiw	161	53	5	10	70
Weighted Average						140.2	48.5	3.1	7.4	50.7



Directions to property: North of Cloverdale & I-70, take County Road 700 South east from US 231 approximately 5 miles to the subject property on the south side.

Directions to auction site: Take US 231 south of I-70 to the Cloverdale Rockwell Building located at 10 North Main Street, Cloverdale, IN 46120.



TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with balance due on or before December 1, 2016.

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

FINAL BID: Property to sell subject to the final confirmation of the sellers.

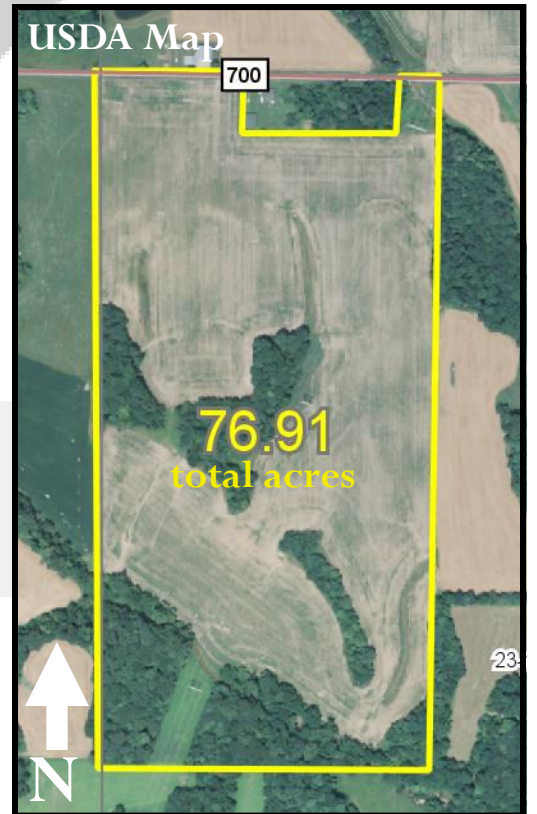
POSSESSION: Day of closing, or upon harvest of crops, whichever is later.

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:

Darcy K. Kelley & Leigh P. Hermann



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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