

ABSOLUTE REAL ESTATE AUCTION

BETTY WEESNER FARM

29.95± TOTAL ACRES - VIRTUALLY ALL TILLABLE

MARION TOWNSHIP - HENDRICKS COUNTY
GOOD PRODUCING SOILS - DANVILLE SCHOOLS

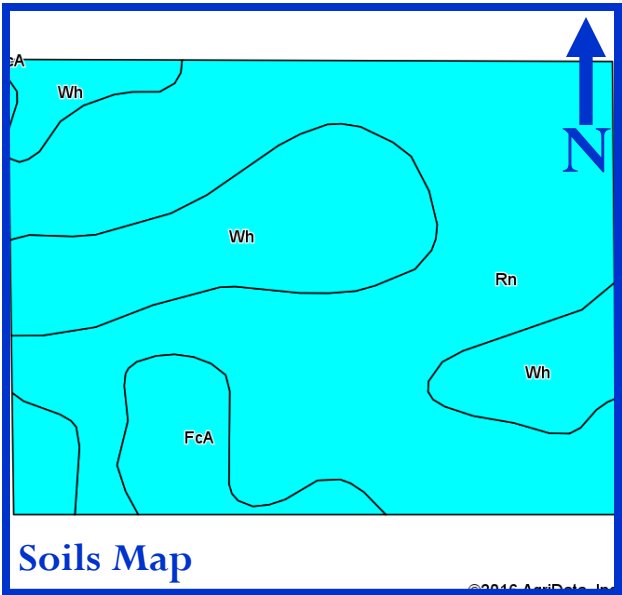
Wednesday, November 2nd, 6:00 p.m.

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

29.95±
total acres

Productive
tillable land

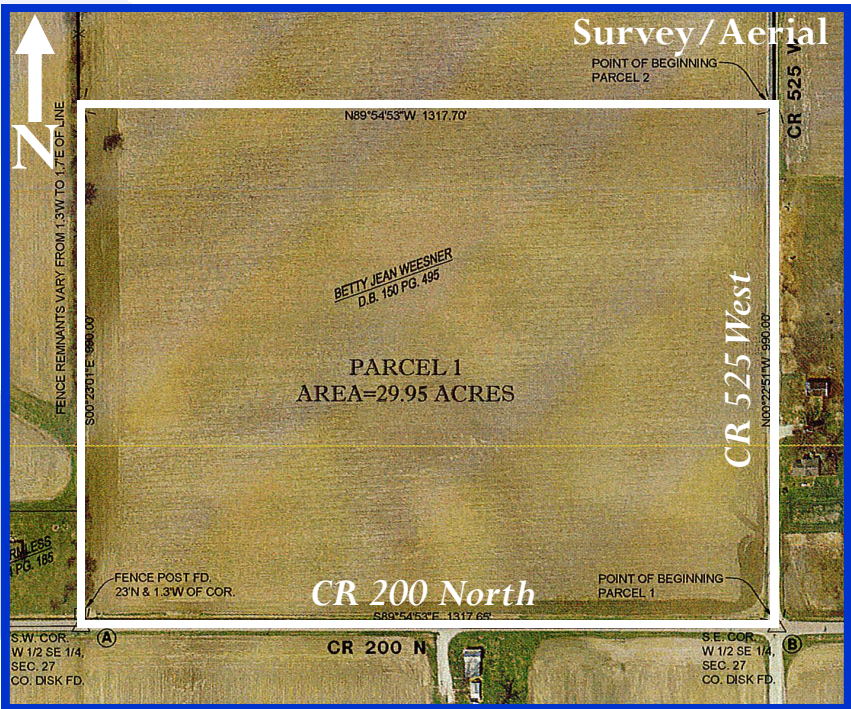
29.95± total acres - virtually all tillable
990+' of frontage on County Road 525 West
1,317+' of frontage on County Road 200 North



Productive
tillable land

Rensselaer, Whitaker,
& Fincastle soils

164.8 productivity
index



Area Symbol: IN063, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Winter wheat	Corn	Soybeans	Pasture	Grass legume hay
Rn	Rensselaer clay loam	18.99	63.4%		Ilw	70	175	49	12	6
Wh	Whitaker silt loam	8.12	27.1%		Ilw	63	140	46	9	4
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	2.84	9.5%		Ilw	74	168	54	11	5
Weighted Average						68.5	164.8	48.7	11.1	5.4

PROPERTY
TO SELL
ABSOLUTE

NO MINIMUM
OR RESERVE

Directions to property: Take CR 200 North east from SR 75 or west from SR 236 to CR 525 West.
Property is at the northwest corner of CR 200 North & CR 525 West.

Directions to auction site: LAWSON & CO. Auction Gallery, 1280 East Main Street, Danville, IN,
just east of the Hendricks Regional Health Hospital on East Main Street (Old US 36).



TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with the balance due on or before December 2, 2016.

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

FINAL BID: Property to sell absolute, with no minimum or reserve, regardless of price.

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.

Owner: Stephen Golden

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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