



# REAL ESTATE AUCTION

DURBIN & WILLA DEAN YEAGER FARM

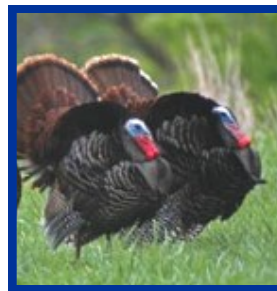


95.28± TOTAL ACRES - 44.51± TILLABLE ACRES - WOODS - PASTURE  
MARKETABLE TIMBER - CREEK - POND - GOOD HI-TENSILE & WOVEN FENCING  
GREAT TILLABLE, CATTLE, & HUNTING FARM - RESIDENTIAL BUILDING SITES  
CLAY TOWNSHIP - HENDRICKS COUNTY - MILL CREEK / CASCADE SCHOOLS



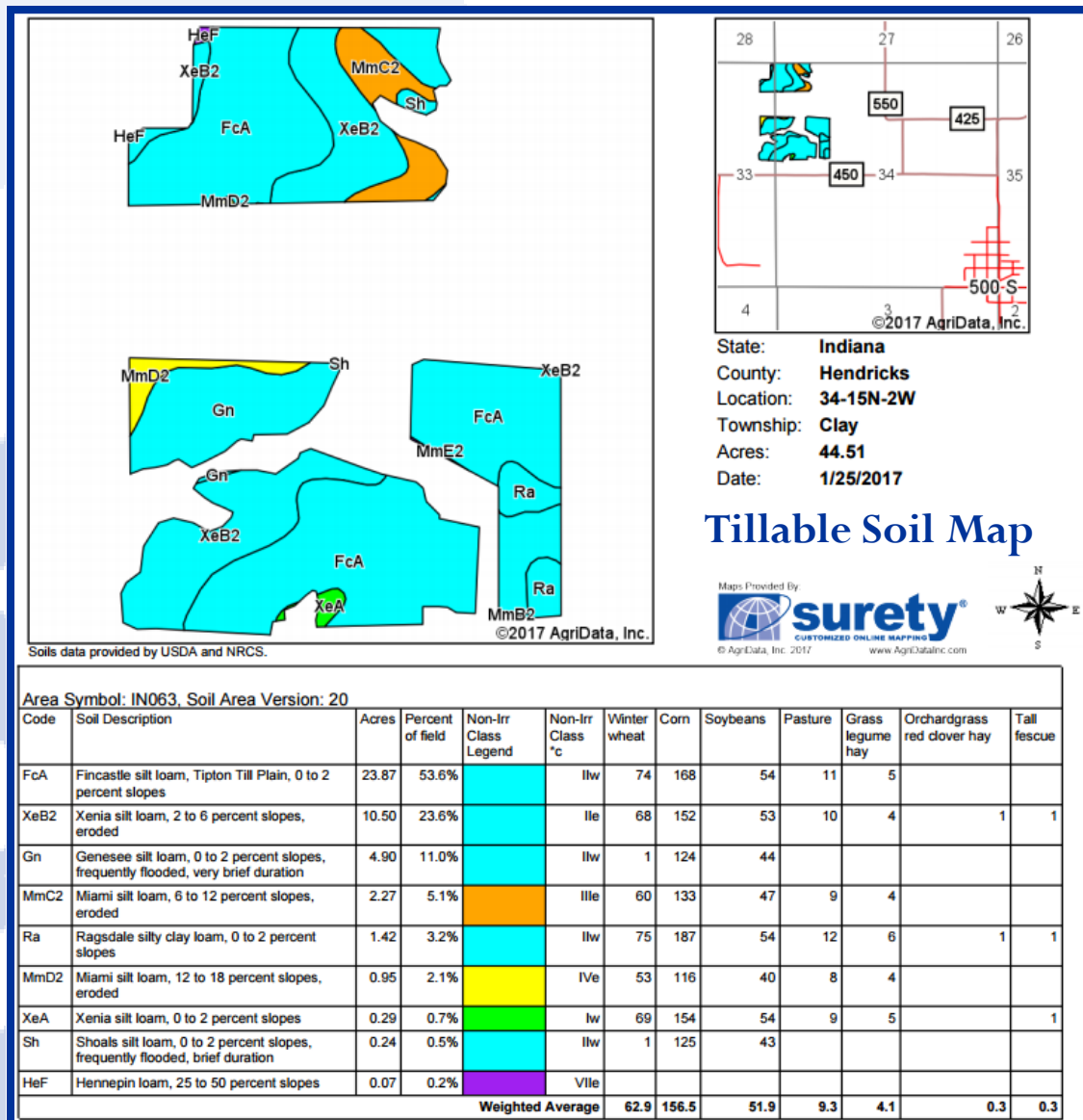
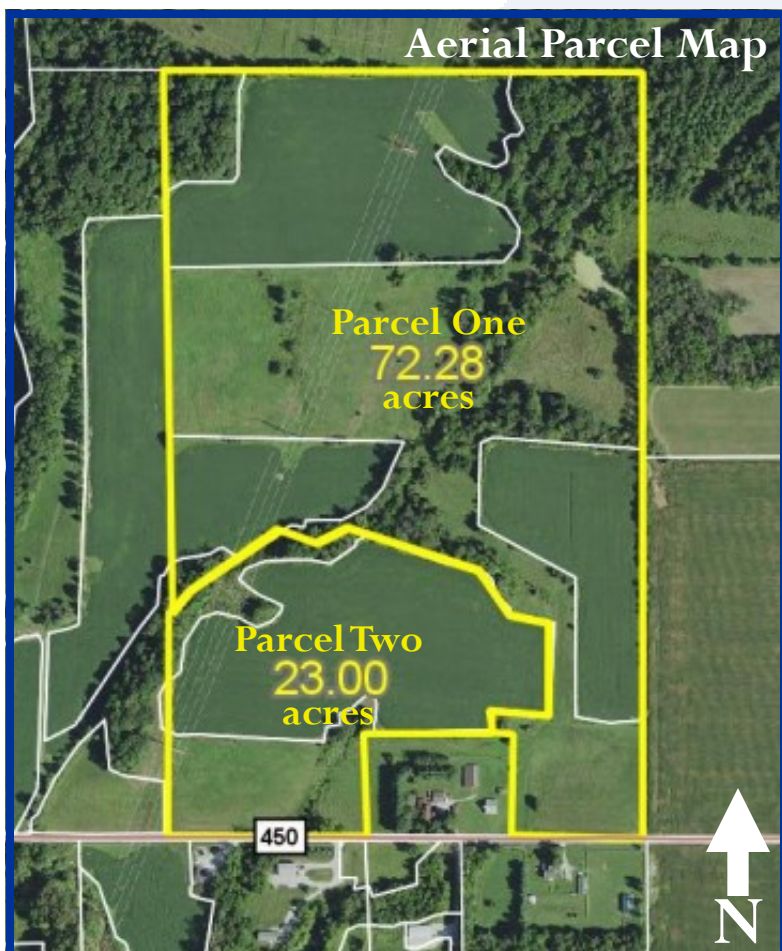
Thursday, April 6th, 6:30 p.m.

Auction to be held at the Lawson & Co. Auction Gallery,  
1280 East Main Street, Danville, IN 46122



**Parcel One:** 72.28± total acres, 29.2± tillable acres,  
woods, pasture, creek, & pond

**Parcel Two:** 23± total acres, 15.31± tillable acres,  
woods, pasture, & creek



**Farm offered in two parcels & in its entirety**  
**Selling per surveyed acre if sold in parcels**

**Directions to property:** Take SR75 south from US36 or north from US40 to CR450S. Go east on CR450S to the property on the north side.

**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 buyer to pay 10% down auction day with balance due on or before May 5, 2017.

**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 auction, with release of liability for early possession.

**IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.

**INSPECTIONS:** Call LAWSON & CO. at 317-745-6404.

**Owner: Willa Dean Yeager**

**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.



**LAWSON & CO.**  
Auctioneers and Real Estate Professionals

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