# 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



woods, pasture

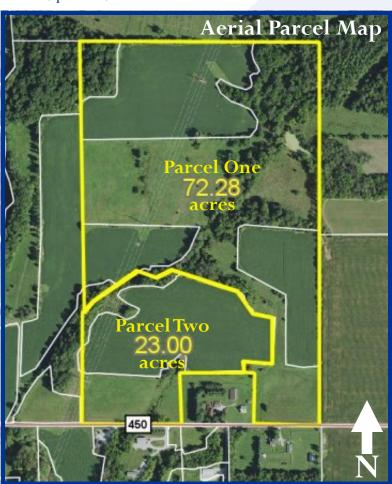
Parcel One: 72.28± total acres, 29.2± tillable acres,

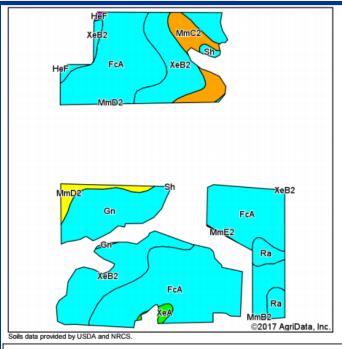
woods, pasture, creek, & pond

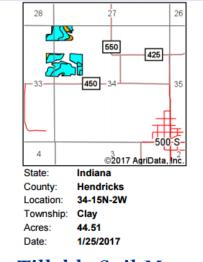
**Parcel Two:**  $23\pm$  total acres,  $15.31\pm$  tillable acres,

woods, pasture, & creek

total acres







## Tillable Soil Map



Area Symbol: IN063, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Winter wheat	Corn	Soybeans	Pasture	Grass legume hay	Orchardgrass red clover hay	Tall fescue
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	23.87	53.6%		llw	74	168	54	11	5		
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	10.50	23.6%		lle	68	152	53	10	4	1	1
Gn	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	4.90	11.0%		llw	1	124	44				
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	2.27	5.1%		Ille	60	133	47	9	4		
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	1.42	3.2%		llw	75	187	54	12	6	1	1
MmD2	Miami silt loam, 12 to 18 percent slopes, eroded	0.95	2.1%		IVe	53	116	40	8	4		
XeA	Xenia silt loam, 0 to 2 percent slopes	0.29	0.7%		lw	69	154	54	9	5		1
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.24	0.5%		llw	1	125	43				
HeF	Hennepin loam, 25 to 50 percent slopes	0.07	0.2%		VIIe							
Weighted Average							156.5	51.9	9.3	4.1	0.3	0.3

# WUS-36 WUS-36 WUS-36 WUS-36 WUS-36 WUS-36 Danville Caree Reno Springer Farm Subject Farm

# 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.



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