



REAL ESTATE AUCTION

KENNETH ODOM ESTATE



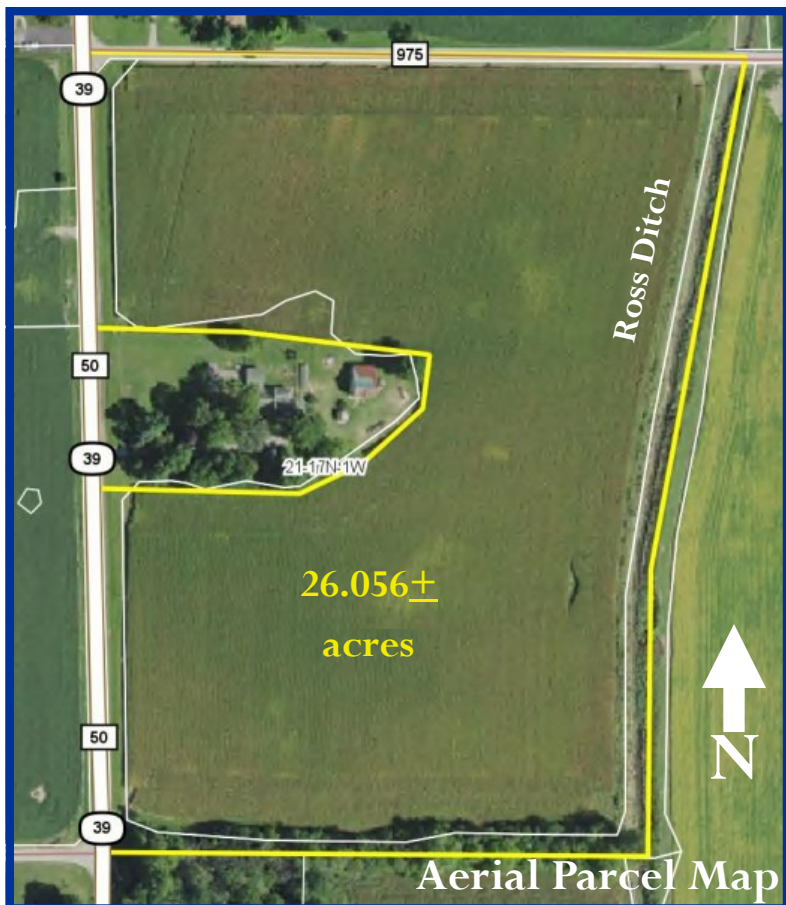
26.056± TOTAL ACRES - 23± TILLABLE ACRES

PRODUCTIVE FARMLAND WITH GOOD SOILS & LOTS OF FRONTAGE

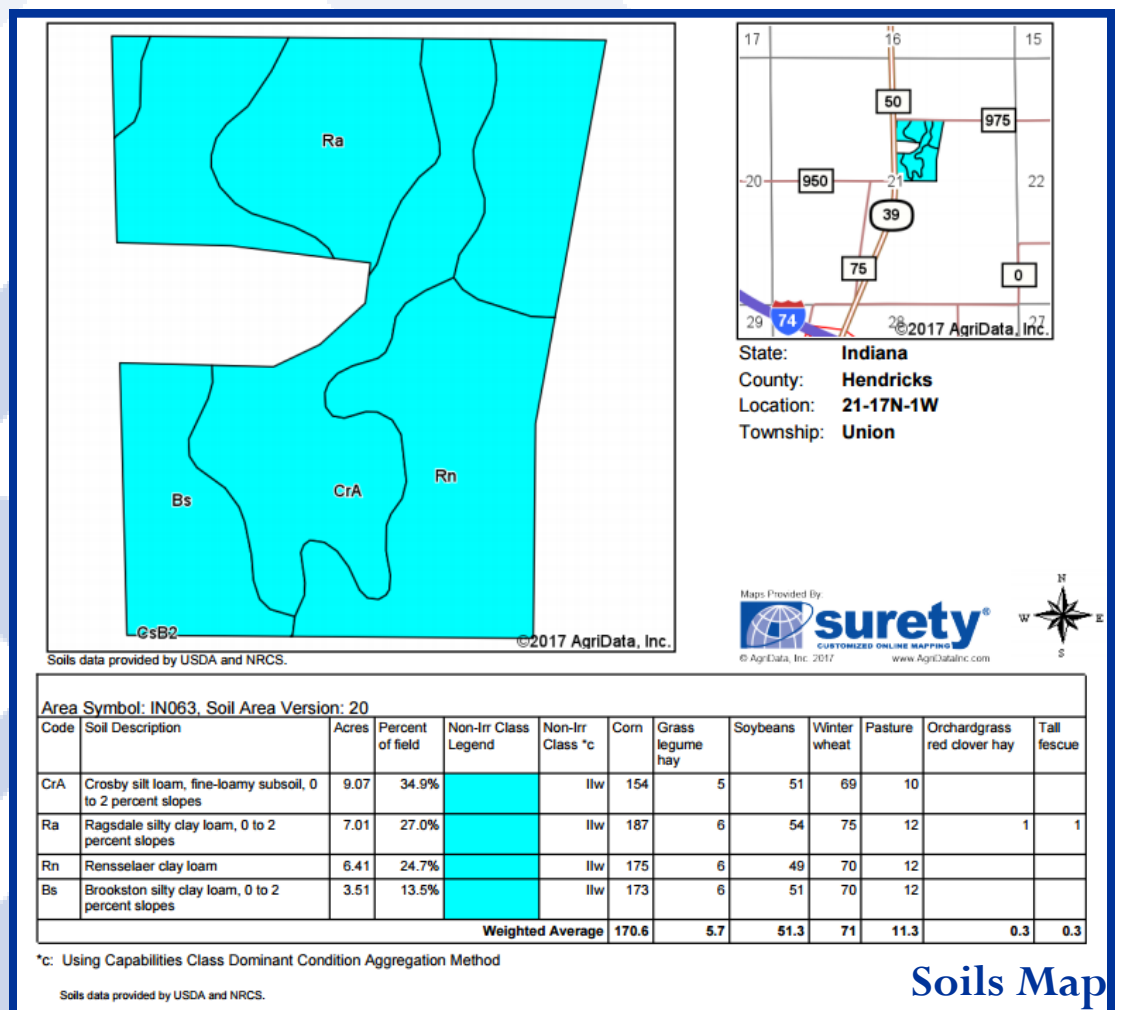
UNION TOWNSHIP - HENDRICKS COUNTY - NORTHWEST HENDRICKS SCHOOLS

Wednesday, July 19th, 6:30 p.m.

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



26.056± total acres - 23± tillable acres
Crosby, Ragsdale, Rensselaer, & Brookston soils
170.6 productivity index
Ross Ditch along east property line
Frontage on SR 39 & Co. Rd. 975 North



Directions to property: Take SR 39 north from Lizton & I-74 to the property on the east side of SR 39 & the south side of Co. Rd. 975 North.

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 August 18, 2017.

TAXES: Buyer to begin paying real estates May of 2018.

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

POSSESSION: Upon harvest of 2017 crops, subject to tenant's rights. Buyer to receive 100% of cash rents for 2017, 50% (\$2,300) at closing & 50% (\$2,300) at fall payment due from tenant farmer.

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

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

Owner: Estate of Kenneth Odom

Executor: Carol Medcalf

Attorney: Mark Pfeiffer, Indianapolis, IN

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

Jack Lawson, AU01000629
Brandon Lawson, AU19300138
P.O. Box 327 - 1280 E. Main Street
Danville, IN 46122
Phone (317) 745-6404 / Fax (317) 745-7810
www.lawsonandco.com