



REAL ESTATE AUCTION



KERRY & CORLISS AMES FARM

33.75± TOTAL ACRES - VIRTUALLY ALL TILLABLE

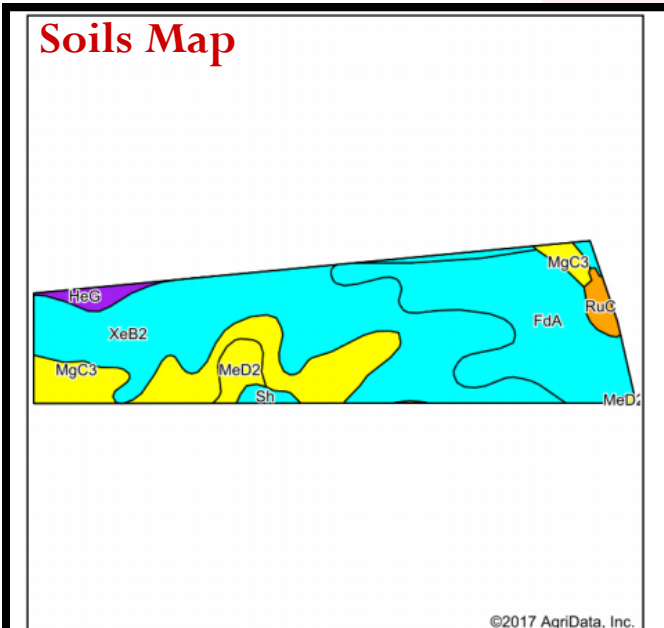
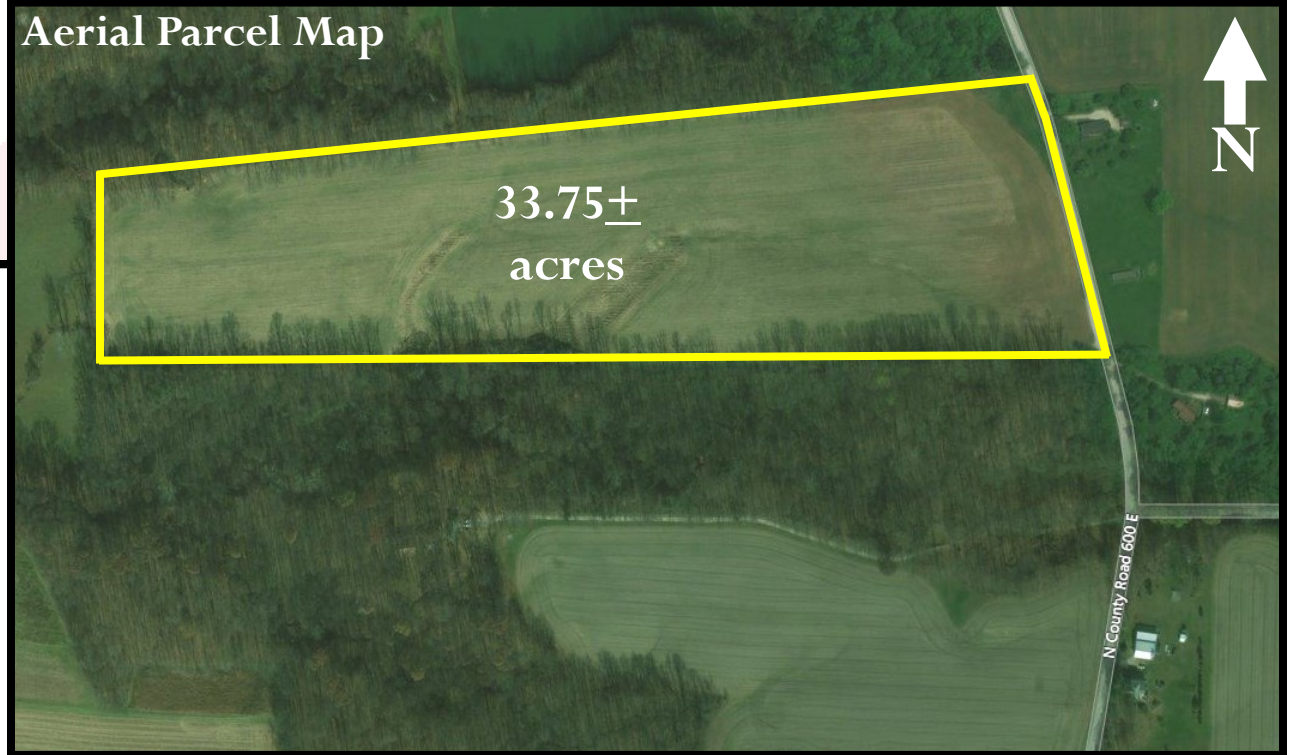
POTENTIAL BUILDING SITES

FLOYD TOWNSHIP - PUTNAM COUNTY - NORTH PUTNAM SCHOOL DISTRICT

Thursday, February 1st, 6:30 p.m.

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

33.75± total acres
Virtually all tillable
Potential building sites
Xenia, Fincastle, & Miami soils
141.3 productivity index



Area Symbol: IN133, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Tall fescue	Orchardgrass alfalfa hay	Orchardgrass red clover hay
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	15.90	47.1%		Ile	152	5	10	53	68	1	1	1
FdA	Fincastle silt loam, 1 to 3 percent slopes	9.04	26.8%		Ilw	149	5	10	49	67			
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	6.19	18.3%		IVe	121	4	8	41	54			
MeD2	Miami silt loam, 12 to 18 percent slopes, eroded	1.02	3.0%		IVe	116	4	8	40	53			
HeG	Hennepin loam, 25 to 50 percent slopes	0.66	2.0%		Vlle	14	1	1	5	6			
RuC	Russell silt loam, 6 to 12 percent slopes	0.59	1.7%		Ille	145	5	10	51	73			
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.35	1.0%		Ilw	125			43	1			
Weighted Average						141.3	4.7	9.3	48.3	62.9	0.5	0.5	0.5

TERMS OF AUCTION

TERMS: Successful buyer to pay 10% down auction day with balance due on or before March 1, 2018.

TAXES: Prorated to day of closing.

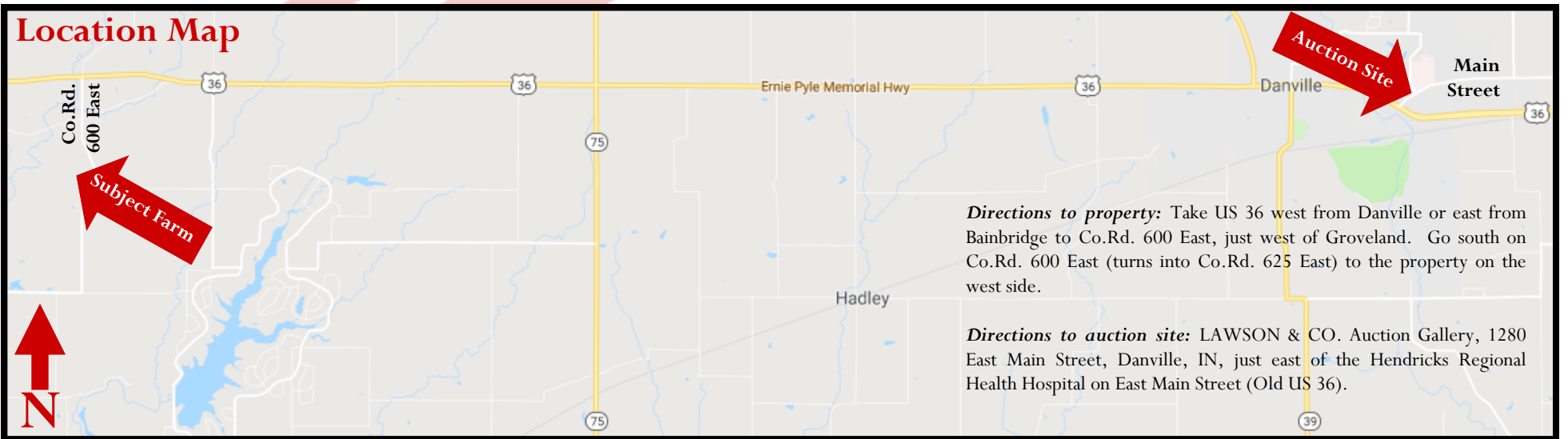
FINAL BID: Property to sell subject to the final confirmation of the seller.

POSSESSION: Day of closing.

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

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

Owners: Kerry L. & Corliss Ames



Directions to property: Take US 36 west from Danville or east from Bainbridge to Co.Rd. 600 East, just west of Groveland. Go south on Co.Rd. 600 East (turns into Co.Rd. 625 East) to the property on the west 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).

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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