



REAL ESTATE AUCTION



JAY MAURICE & KENDRA ANN BRYANT TRUST

48.01± TOTAL ACRES - 38.09± TILLABLE ACRES

WOODS - PASTURE - BUILDING SITES

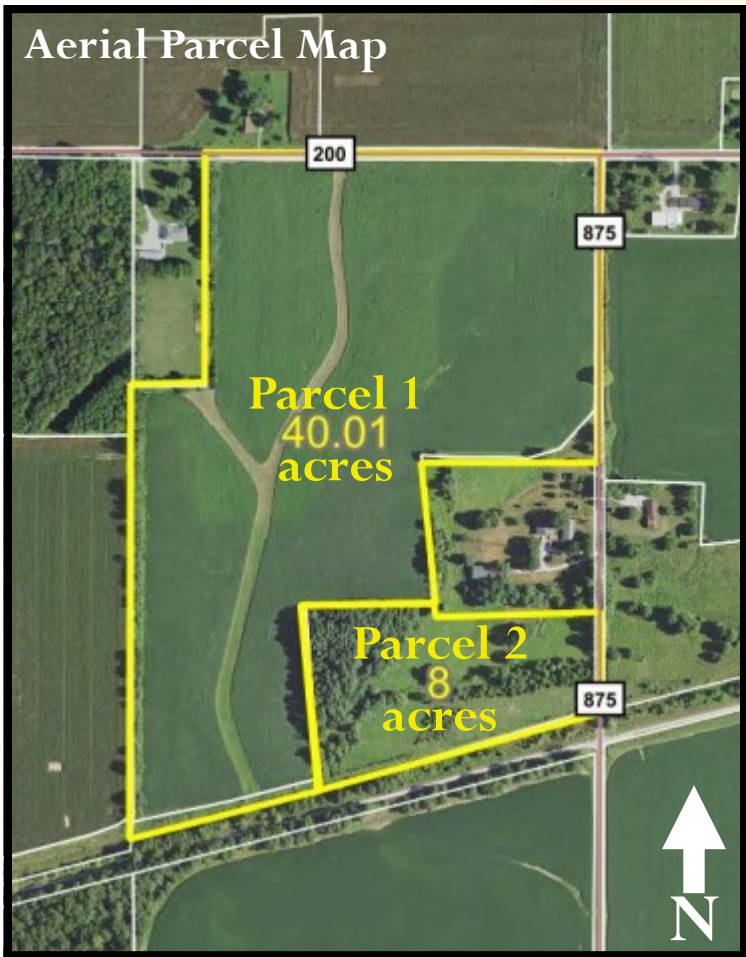
MARION TOWNSHIP - PUTNAM COUNTY - SOUTH PUTNAM SCHOOLS



Thursday, March 15th, 6:30 p.m.
 Auction to be held at the Lawson & Co. Auction Gallery,
 1280 East Main Street, Danville, IN 46122

PARCEL 1: 40.01± total acres; 38.09± tillable acres; frontage on Co.Rds. 200 North & 875 East; mostly Fincastle & Xenia soils; 148.9 productivity index; 204 bushels/acre corn in 2017.

PARCEL 2: 8± total acres; woods; pasture; building sites; frontage on Co.Rd. 875 East; borders Vandalia Trail.



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35 36 31
2 1 6
11 12 7
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State: **Indiana**
 County: **Putnam**
 Location: **1-14N-3W**
 Township: **Marion**
 Acres: **38.09**
 Date: **12/7/2017**

Soils Map

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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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
FdA	Fincastle silt loam, 1 to 3 percent slopes	19.11	50.2%		Ilw	149	5	10	49	67			
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	16.30	42.8%		Ile	152	5	10	53	68	1	1	1
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	2.49	6.5%		Ilw	125			43	1			
Ra	Ragsdale silt loam	0.19	0.5%		Ilw	190	6	13	54	76			
Weighted Average						148.9	4.7	9.4	50.3	63.2	0.4	0.4	0.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Directions to property: Take Main Street/Co.Rd. 500 South in Hendricks County west from Coatesville (SR 75), which turns into Co.Rd. 200 North in Putnam County, to the farm on the south side of Co.Rd. 200 North and the west side of Co. Rd. 875 East.

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 April 16, 2018.

TAXES: Prorated to day of closing.

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

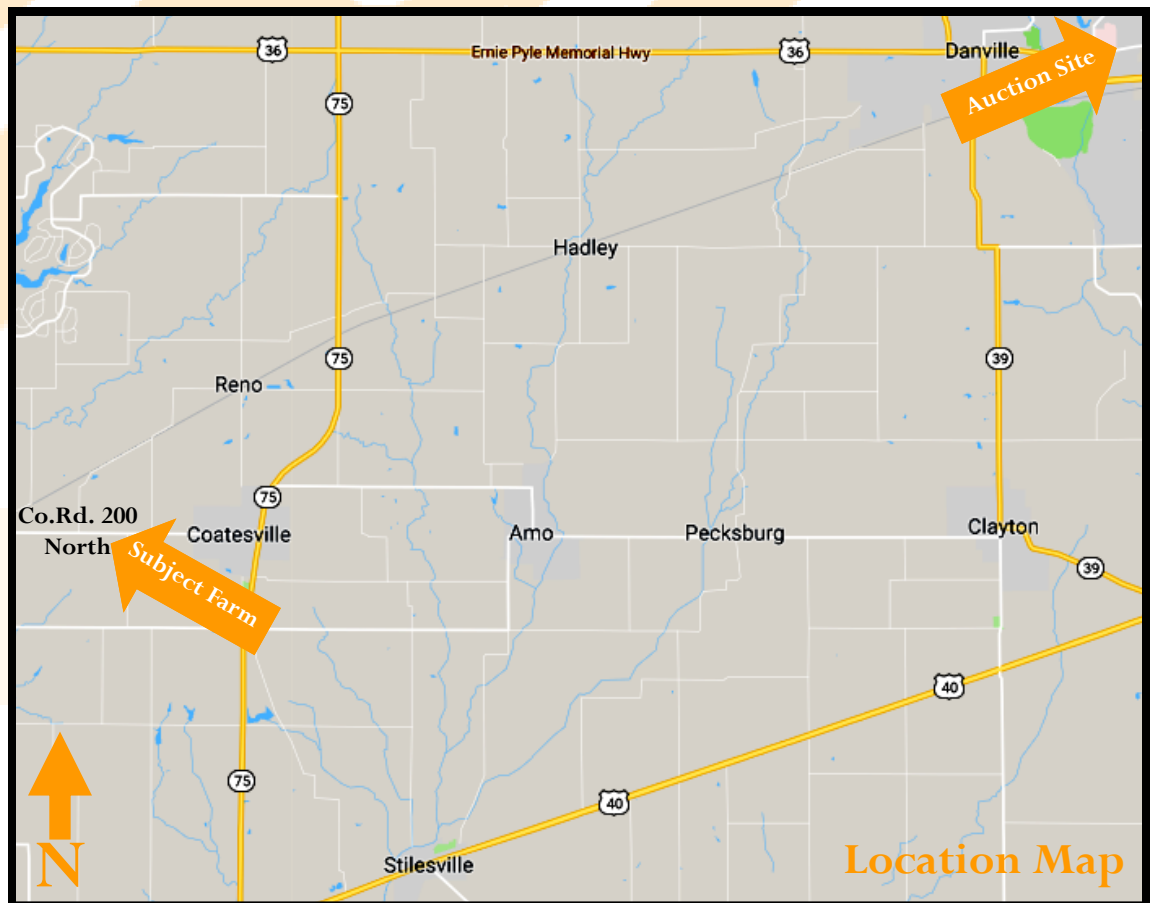
POSSESSION: Day of auction, with release of liability, subject to tenant's rights.

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

SURVEY: In the event the farm sells in two parcels, the survey expense will be shared as follows: Seller 50%, Parcel 1 buyer 25%, Parcel 2 buyer 25%.

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

Owner: Jay Maurice & Kendra Ann Bryant Trust



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.
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