

# REAL ESTATE AUCTION



24.06± TOTAL ACRES - 17.06± TILLABLE ACRES  
 WOODS - PASTURE - OUTBUILDINGS - WELL  
 MARION TOWNSHIP - HENDRICKS COUNTY - DANVILLE SCHOOLS



**Tuesday, April 24th, 6:30 p.m.**  
 Auction to be held at the Lawson & Co. Auction Gallery,  
 1280 East Main Street, Danville, IN 46122

### Soils Map

State: **Indiana**  
 County: **Hendricks**  
 Location: **35-16N-2W**  
 Township: **Marion**  
 Acres: **24.06**  
 Date: **3/21/2018**

Maps Provided By: **surety**  
 AgriData, Inc. 2018 www.AgridataInc.com

Soils data provided by USDA and NRCS. ©2018 AgriData, Inc.

Area Symbol: IN063, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CsB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	9.38	39.0%		Ile	138	62	46	9	5
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	7.60	31.6%		Ilw	154	69	51	10	5
Bs	Brookston silty clay loam, 0 to 2 percent slopes	5.70	23.7%		Ilw	173	70	51	12	6
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.47	2.0%		Ive	121	54	41	8	4
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.42	1.7%		Ile	142	63	49	9	5
Wh	Whitaker silt loam, 0 to 2 percent slopes	0.25	1.0%		Ilw	155	70	51	10	5
Rn	Rensselaer clay loam	0.24	1.0%		Ilw	175	70	49	12	6
<b>Weighted Average</b>						<b>151.6</b>	<b>66.1</b>	<b>48.8</b>	<b>10</b>	<b>5.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Productive tillable land  
 Northwest of Danville  
 Marion Township  
 Hendricks County



**TERMS OF AUCTION**  
**TERMS:** Successful buyer to pay 10% down auction day with balance due on or before May 24, 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 for early possession, subject to tenant's rights.  
**IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.  
**INSPECTIONS:** Call LAWSON & CO. at 317-745-6404.

*Owners: Julia R. Myers, Dana R. Root, & Richard D. Land*

### Location Map

**Directions to property:** Take US 36/Main Street west from Danville to County Road 200 West. Go north to County Road 200 North. Go west to farm, just west of County Road 400 West, on the south side of County Road 200 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).

**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, AU1000629  
 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](http://www.lawsonandco.com)