

REAL ESTATE AUCTION



40± TOTAL ACRES

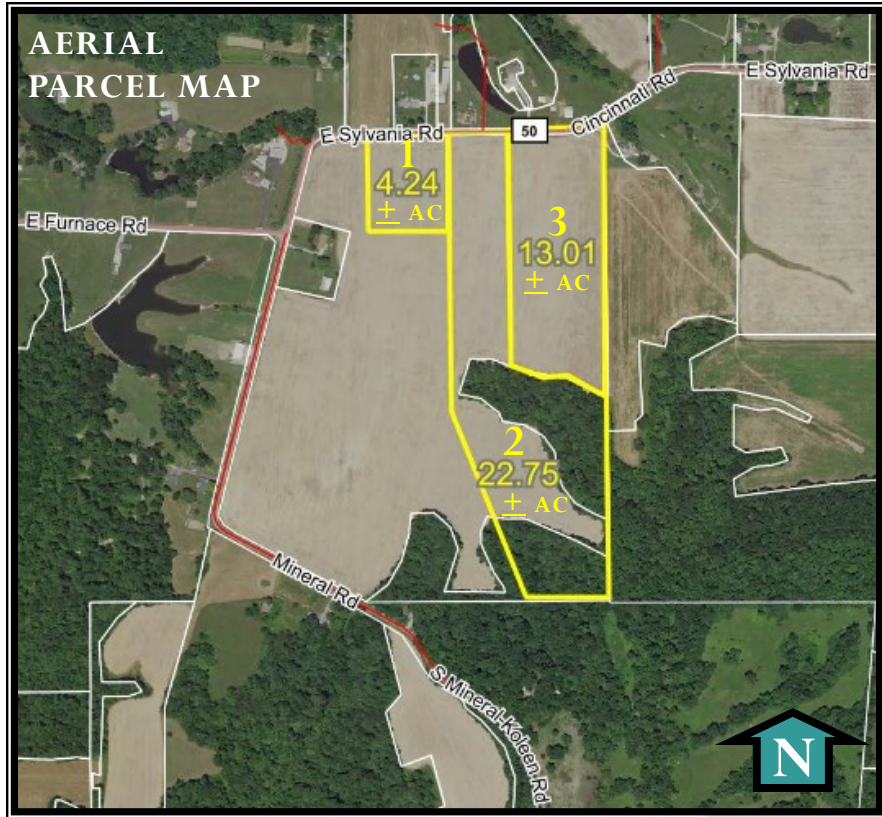
MOSTLY TILLABLE FARMLAND

WOODS - BUILDING SITES

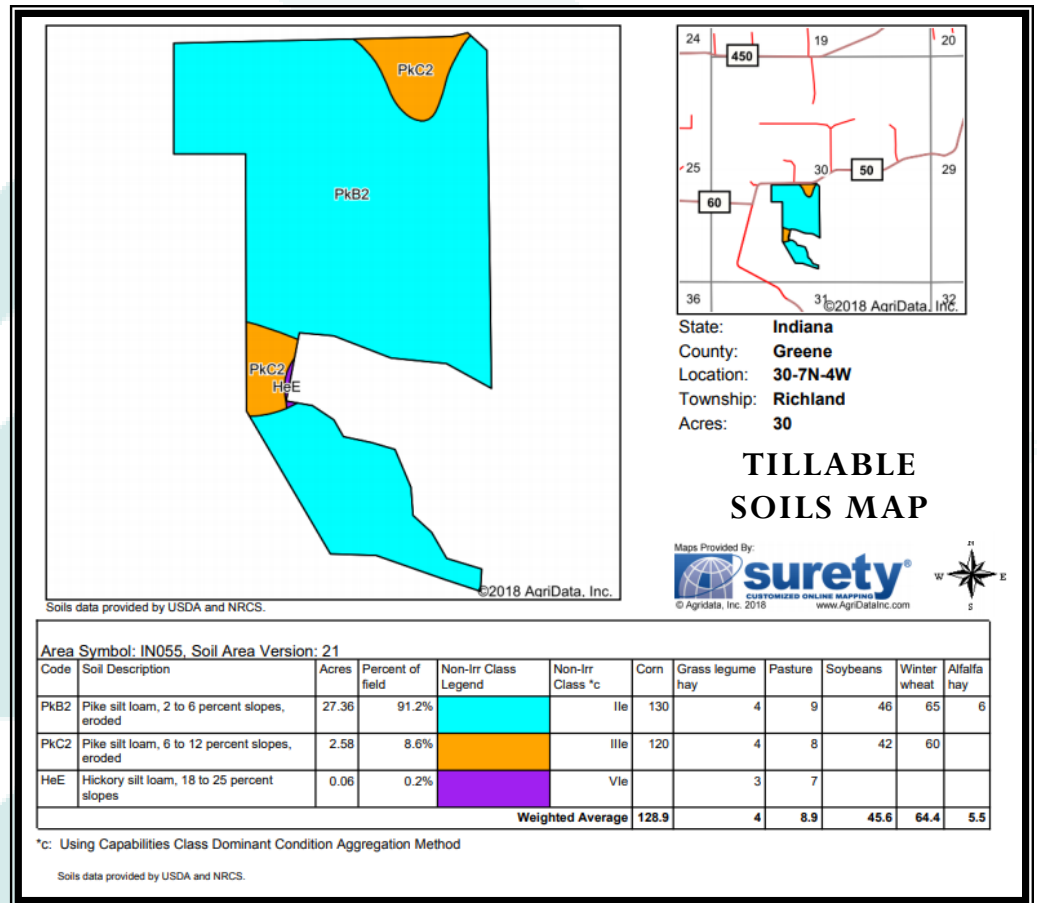
RICHLAND TOWNSHIP - GREENE COUNTY



Thursday, November 1st, 6:30 p.m.
 Auction to be held at the Greene County Community Event Center,
 Large Conference Room, 4513 W. St.Rd. 54, Bloomfield, IN 47424

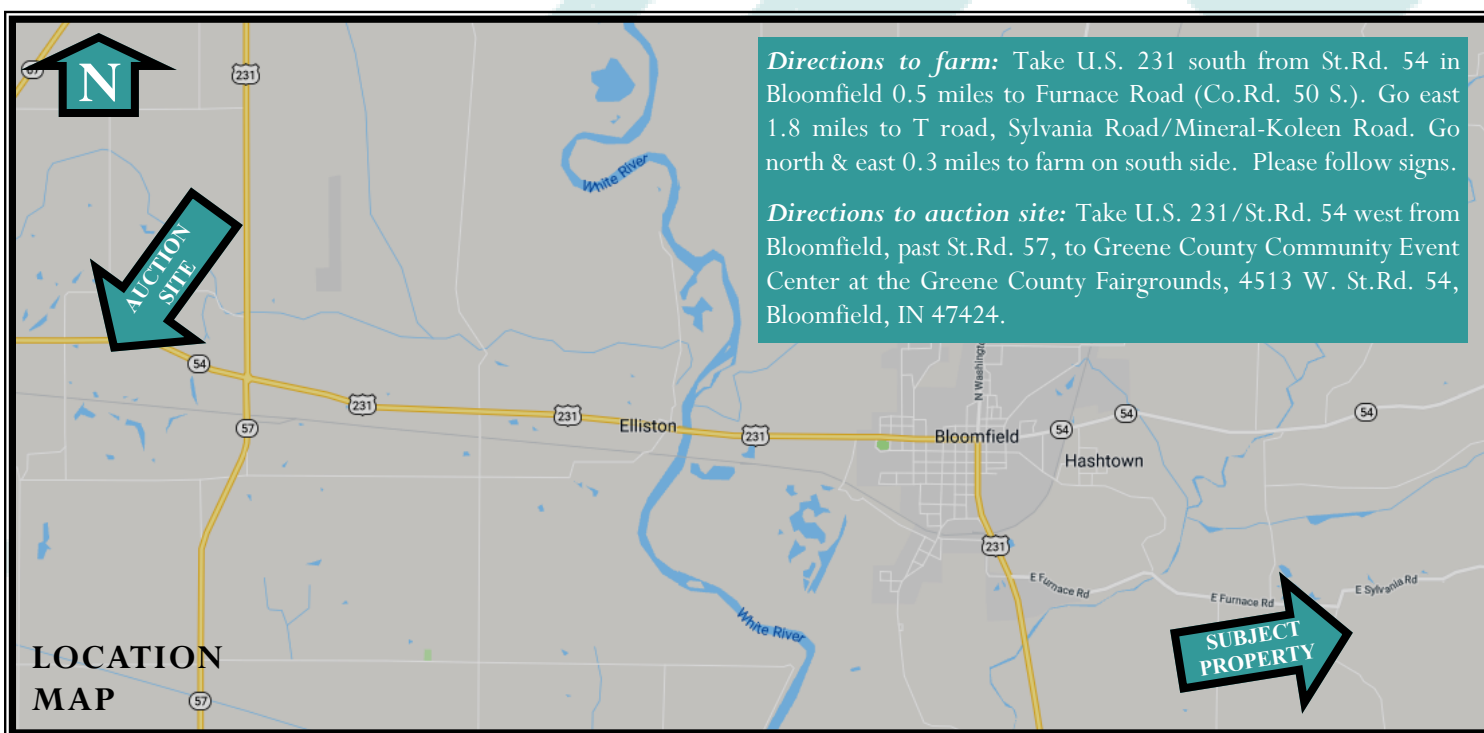


40± total acres of productive farmland
30± current total tillable acres under lease
10± wooded acres
128.9 productivity index with Pike soils
Public water available
Richland Township, Greene County
Building sites just east of Bloomfield



Parcel One: 4.24± acres; tillable; building site(s)
Parcel Two: 22.75± acres; tillable; woods; building site(s)
Parcel Three: 13.01± acres; tillable; building site(s)

Offered in three parcels, combinations of parcels, & in its entirety - selling in the manner resulting in the highest total gross auction price



TERMS OF AUCTION

TERMS: Successful purchaser(s) to pay 10% down day of auction with balance due within 30 days after the removal of the "Right of First Refusal."
TAXES: Real estate taxes to be prorated to day of closing.
FINAL BID: Property to sell subject to final approval of the seller. This property is selling subject to a "Right of First Refusal." Call LAWSON & CO. for details.
POSSESSION: Day of closing, subject to tenant's rights.
IMPROVEMENTS: To be sold in "AS IS" condition.
INSPECTIONS: Call LAWSON & CO. at 317-745-6404.

Owner: Stephen L. Miller
Living 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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