

REAL ESTATE AUCTION

PHILLIP & BETTY BUSH FARM

125± TOTAL ACRES - 55± TILLABLE ACRES
WOODS - PASTURE - BUILDING SITES

RUSSELL TOWNSHIP - PUTNAM COUNTY - NORTH PUTNAM SCHOOLS



Thursday, October 25th, 6:30 p.m.

Auction to be held at the Bainbridge Community Building,
201 North Grant Avenue, Bainbridge, IN 46105

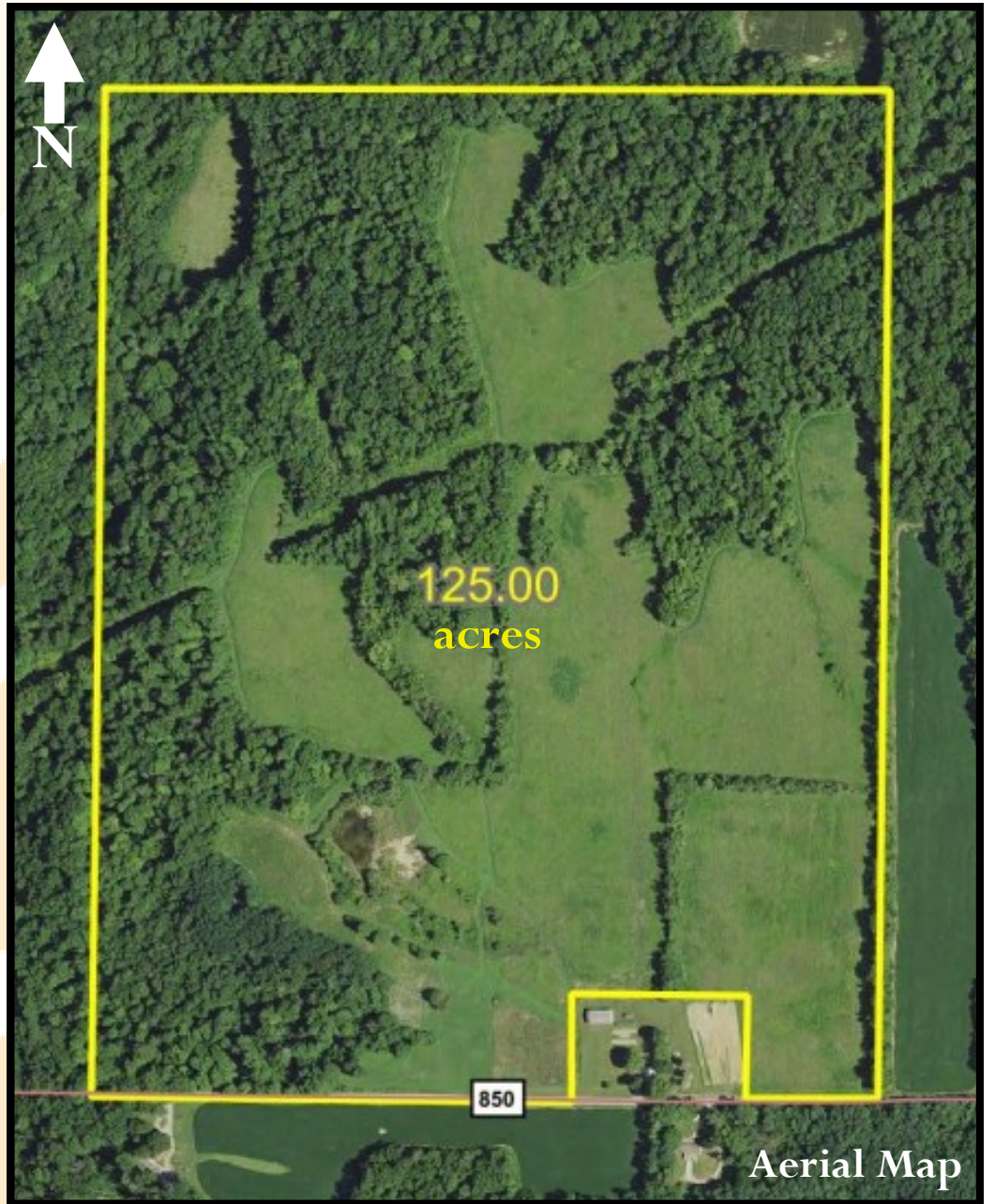
Excellent hunting & recreational land
Abundant wildlife
55± tillable acres
Mostly Miami, Xenia, & Russell soils
54.2± CRP acres
CRP contract until 2023
\$10,250 per year CRP income
Beautiful building sites with pond
Future marketable timber
Mowed walking & 4-wheeler trails

Please visit www.lawsonandco.com
for an aerial drone video of the property



Directions to property: Take US 231 north from US 36 to Co.Rd. 850 North. Go west on Co. Rd. 850 North to farm.

Directions to auction site: Bainbridge Community Building, 201 North Grant Avenue, at the west edge of Bainbridge off of US 36.



TERMS OF AUCTION

TERMS: Successful buyer to pay 10% down auction day with balance due on or before November 26, 2018.

TAXES: Prorated to day of closing.

FINAL BID: Property to sell subject to the final approval of the sellers.

POSSESSION: Day of closing, with early possession day of auction available for wooded/hunting land, with a release of liability.

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

CRP INCOME: All CRP income for 2018 is to be retained by the sellers.

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

Owners: Phillip & Betty Bush

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