

# REAL ESTATE AUCTION

**39.5± TOTAL ACRES - DANVILLE SCHOOLS**  
**31.14± TILLABLE ACRES - WOODS - POND**  
**HOUSE - POLE BARN - SHED**  
**CENTER TOWNSHIP - HENDRICKS COUNTY**



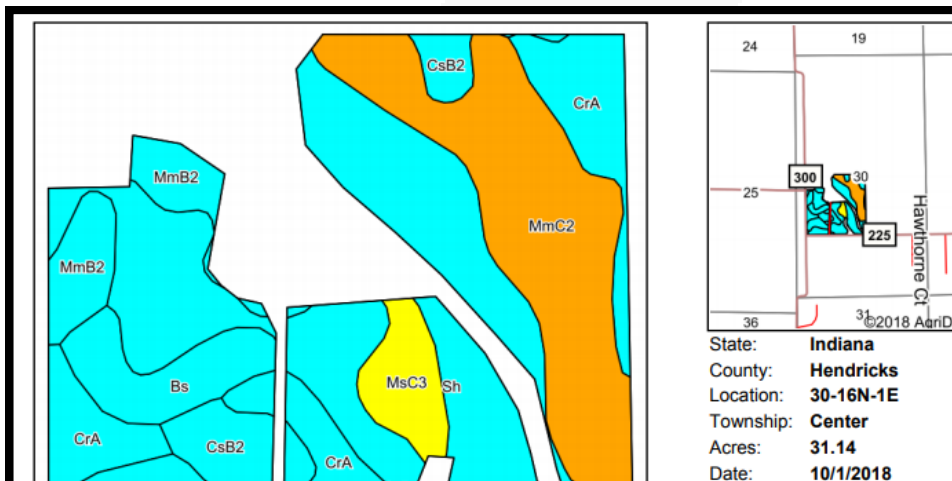
**Wednesday, November 14th, 6:30 p.m.**  
 Auction to be held at the Lawson & Co. Auction Gallery,  
 1280 E. Main Street, Danville, IN 46122

**Parcel One:** 14.50± acres; mostly tillable; pond; frontage on Co.Rds. 300 E. & 225 N.; one-story house built 1977± with 1612± sq.ft. living area; stone & vinyl exterior; porch; two rear decks; main level includes entry, dining room, living room, kitchen, 3 bedrooms, 2 baths, laundry; 2-car attached garage; full basement with finished family room, recreation room, full bath, gas furnace with central air, & electric water heater; 30' x 45' pole barn/detached garage with attached 3-sided 16' x 45' storage area; 12' x 16' mini barn; asphalt drive; private well; private septic system.

**Parcel Two:** 20.00± total acres; mostly tillable; woods; nice building sites.

**Parcel Three:** 5.00± total acres; mostly tillable; platted building site.

Visit [www.lawsonandco.com](http://www.lawsonandco.com) for additional information & pictures



### Soil Map

State: **Indiana**  
 County: **Hendricks**  
 Location: **30-16N-1E**  
 Township: **Center**  
 Acres: **31.14**  
 Date: **10/1/2018**

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay	NCCPI Soybeans
CsB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	6.99	22.4%		lle	138	62	46	9	5	34
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	6.41	20.6%		llw	125	1	43			50
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	5.93	19.0%		lle	133	60	47	9	4	35
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	5.44	17.5%		llw	154	69	51	10	5	52
Bs	Brookston silty clay loam, 0 to 2 percent slopes	3.59	11.5%		llw	173	70	51	12	6	76
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.66	5.3%		lle	142	63	49	9	5	35
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	1.12	3.6%		Ive	121	54	41	8	4	25
<b>Weighted Average</b>						<b>140.8</b>	<b>51</b>	<b>47</b>	<b>7.6</b>	<b>3.9</b>	<b>45.2</b>

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

**Directions to subject farm:** 3104 E. Co.Rd. 225 N., Danville, IN 46122. Take Co.Rd. 300 E. north from U.S. 36 to Co.Rd. 225 N. Farm is at the northeast corner of Co.Rds. 300 E. & 225 N.

**Directions to auction site:** 1280 E. Main Street, Danville, IN 46122. Lawson & Co. Auction Gallery, next to Hendricks Regional Health Hospital.

### TERMS OF AUCTION

**TERMS:** Successful buyer to pay 10% down auction day with balance due on or before December 14, 2018.

**TAXES:** Real estate taxes to be prorated to day of closing.

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

**POSSESSION:** Day of closing, subject to tenant's rights.

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

**INSPECTIONS:** Call LAWSON & CO. at 317-745-6404 or visit the Open Houses.

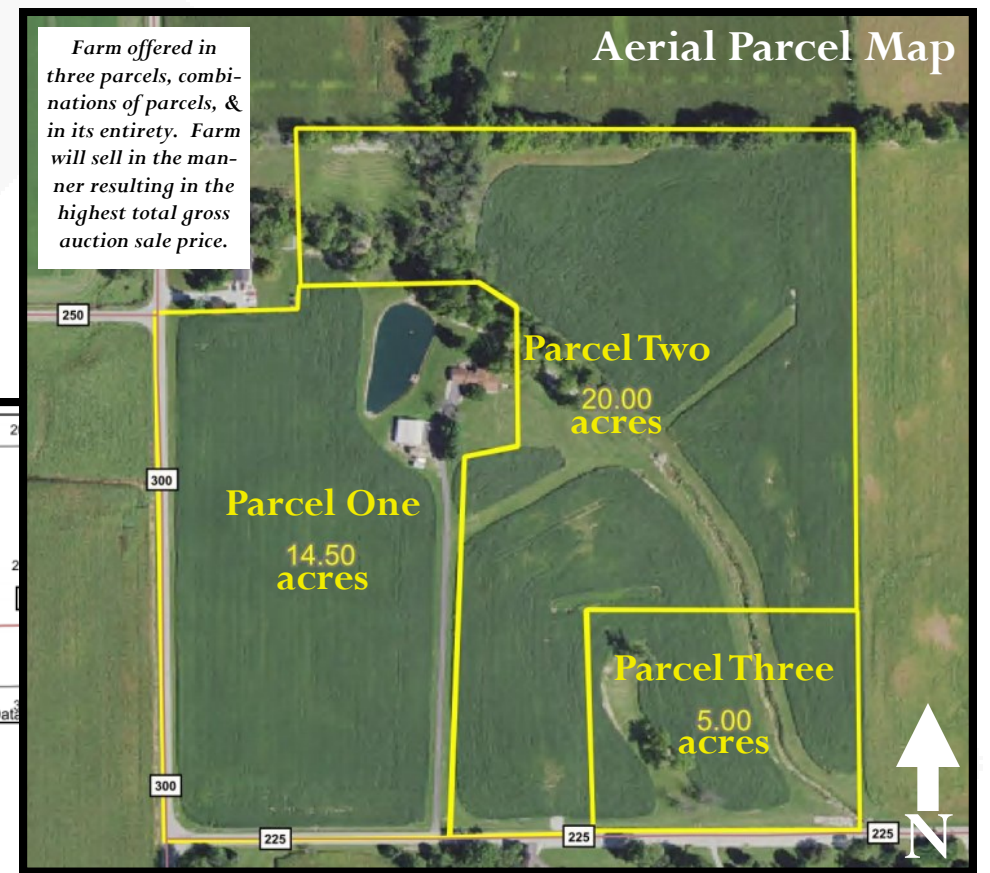
**Owner: Frye Family Trust**

**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.** The properties are being sold subject to all matters of public record regarding easements, restrictions, covenants and other matters affecting title to the subject properties. 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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**OPEN HOUSES:**  
 Tuesday, October 30th, 4:00-6:00 p.m.  
 Monday, November 5th, 4:00-6:00 p.m.

