

REAL ESTATE AUCTION

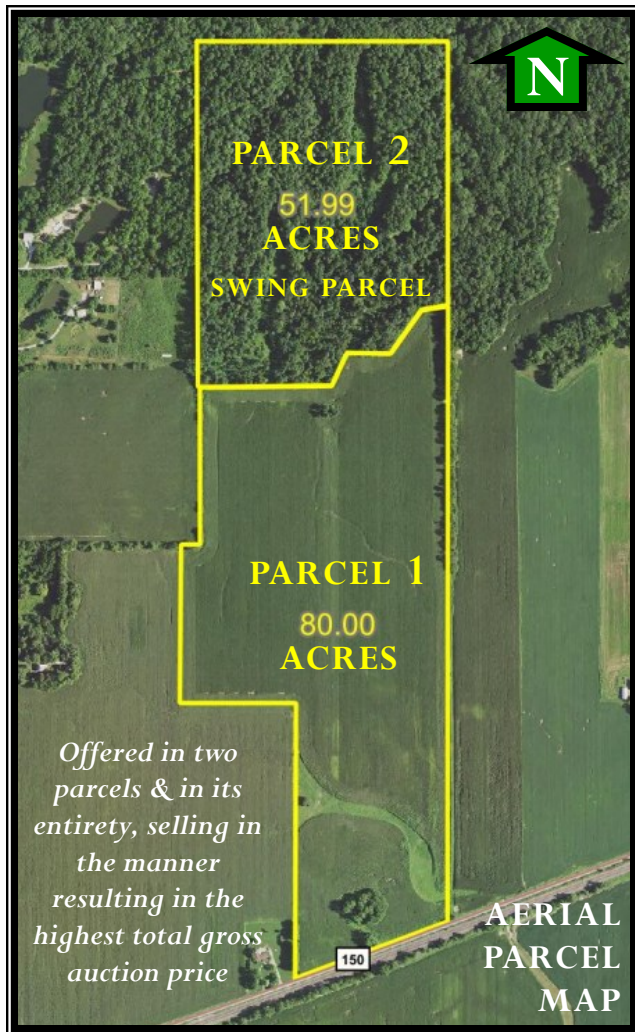
131.99± TOTAL ACRES

78.57± TILLABLE ACRES - 51.99± WOODED ACRES
MARION & FLOYD TOWNSHIPS - PUTNAM COUNTY

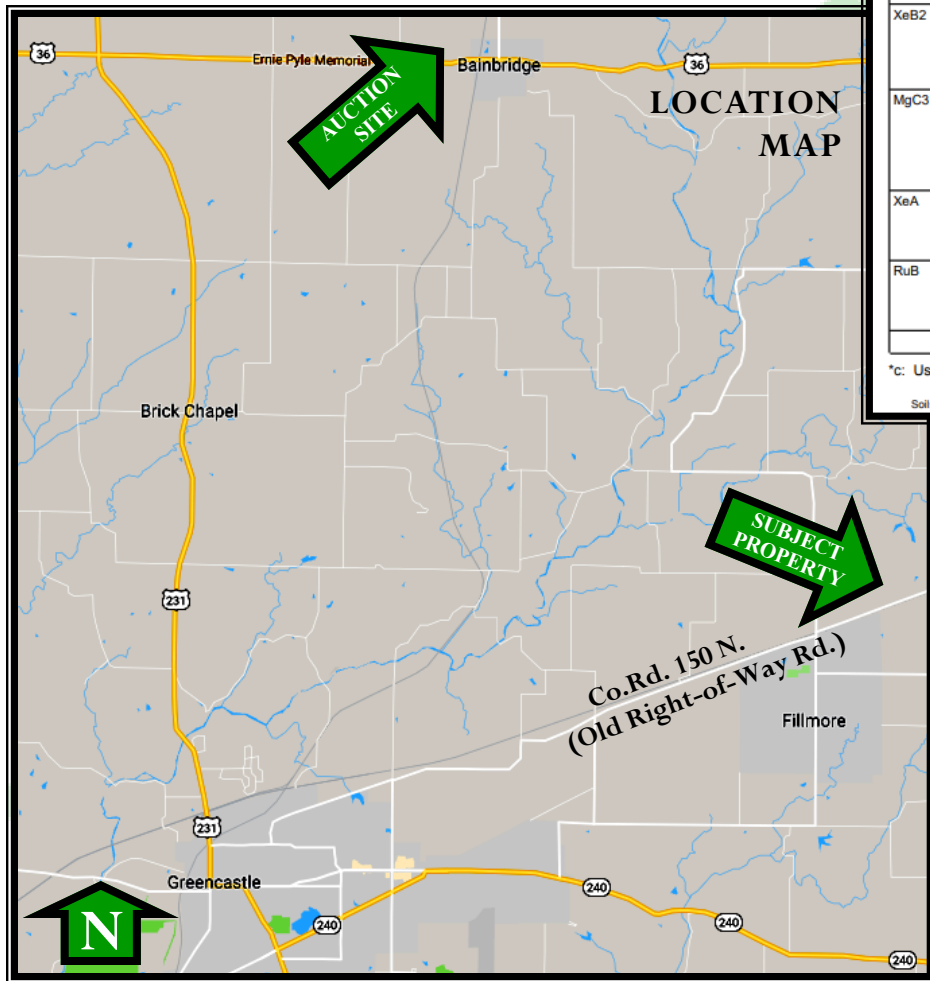
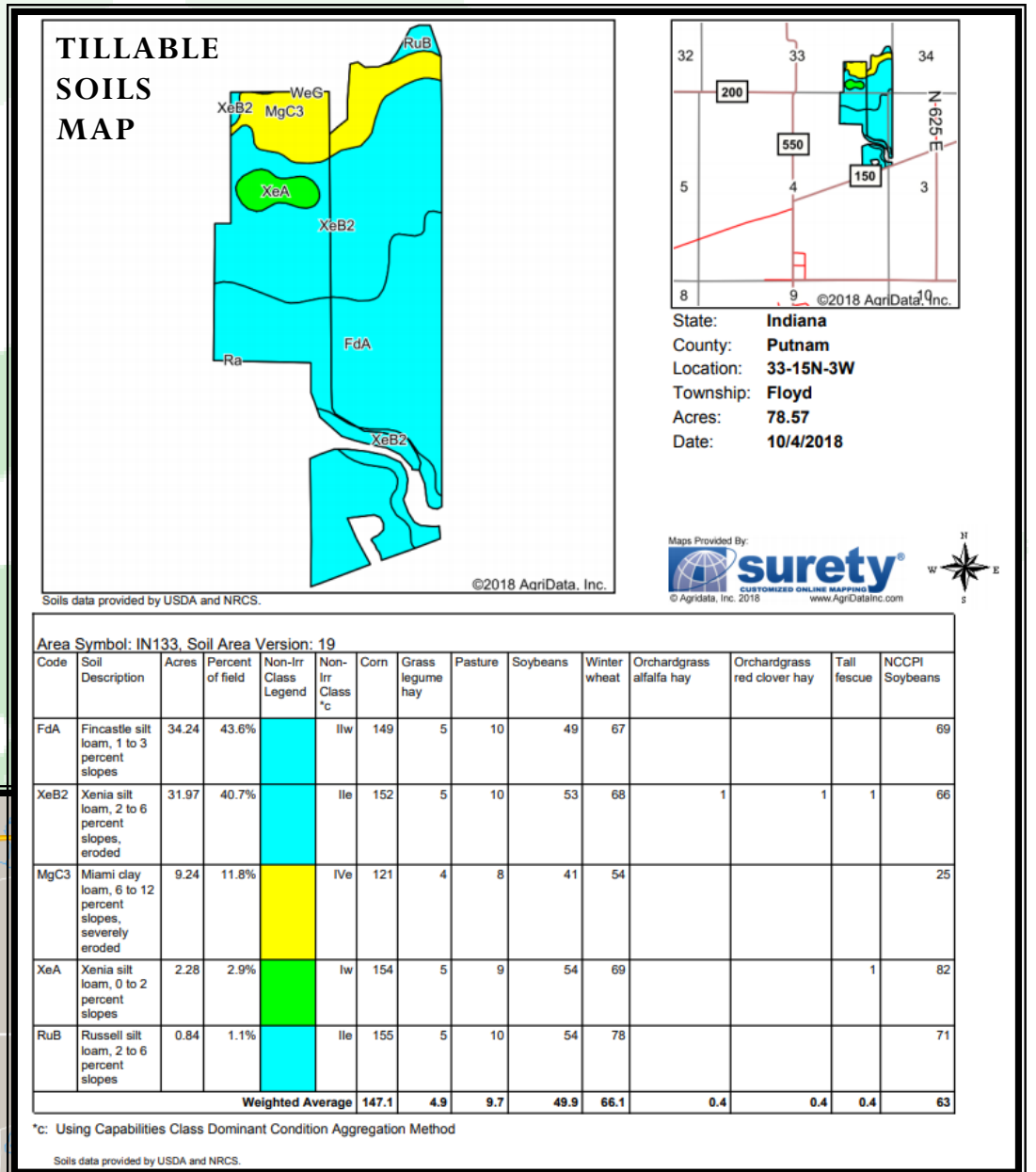


Thursday, November 15th, 6:30 p.m.

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



Parcel 1: 80.00± acres; mostly tillable; mostly Fincastle & Xenia soils; 147.1 PI.
Parcel 2: 51.99± acres; woods; potential timber value; swing parcel must sell to an adjoining property owner or with Parcel 1.



Directions to property: At the north edge of Fillmore, take Co.Rd. 150 N. (Old Right-of-Way Rd.) northeast to the farm on the north side.

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 purchaser(s) to pay 10% down day of auction 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 final approval of the sellers.

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.

Owners: Frank R. & Helen L. Schaffer

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.

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