



# REAL ESTATE AUCTION



TRENITY SHAW ESTATE & KENT WEBER FARM

92.55± TOTAL ACRES - 28.7± TILLABLE ACRES

WOODS - PASTURE - POND - BUILDING SITES

WASHINGTON TOWNSHIP - CLAY COUNTY



**Tuesday, November 13th, 6:30 p.m.**  
Auction to be held at the Clay County Fairgrounds,  
6656 IN-59, Brazil, IN 47834, Exhibit Hall

**PARCEL 1:** 59.15± total acres; mostly woods with pond, pasture & tillable; 355±' frontage; building sites; great hunting/recreational tract.

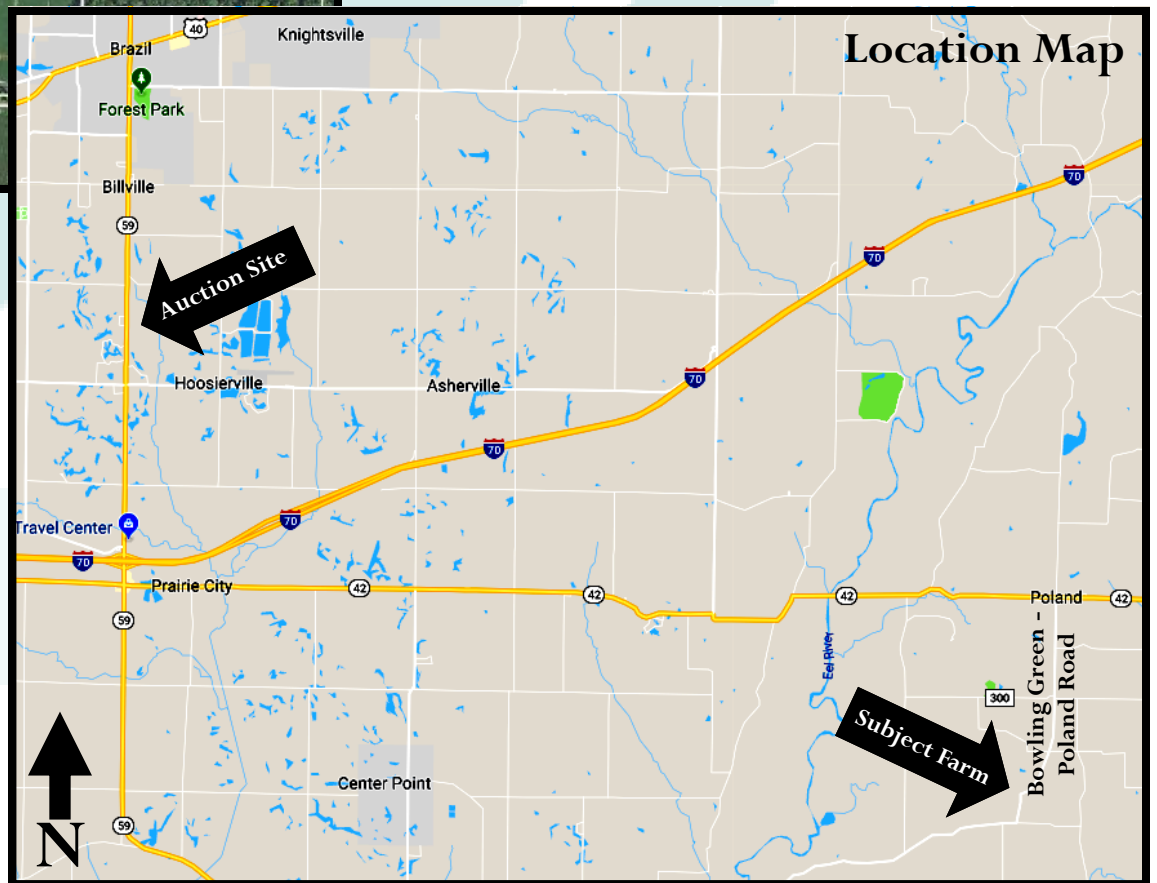
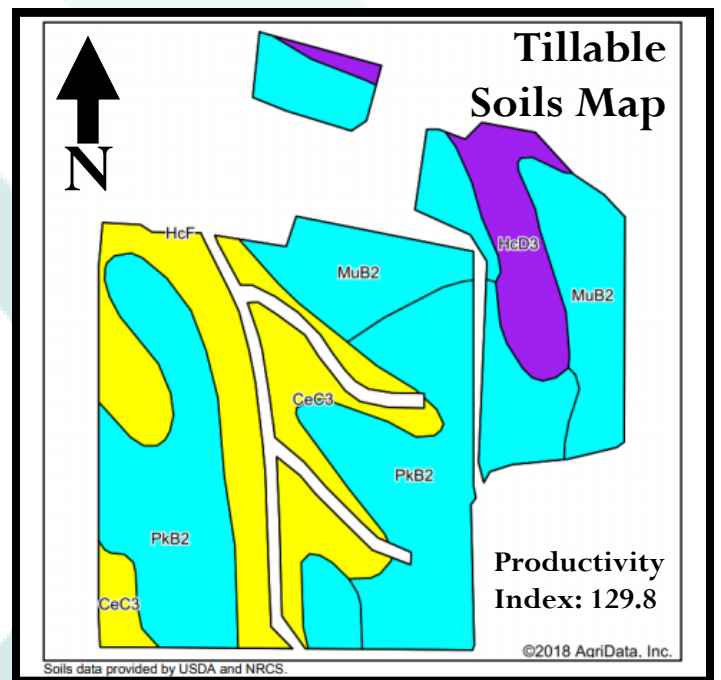
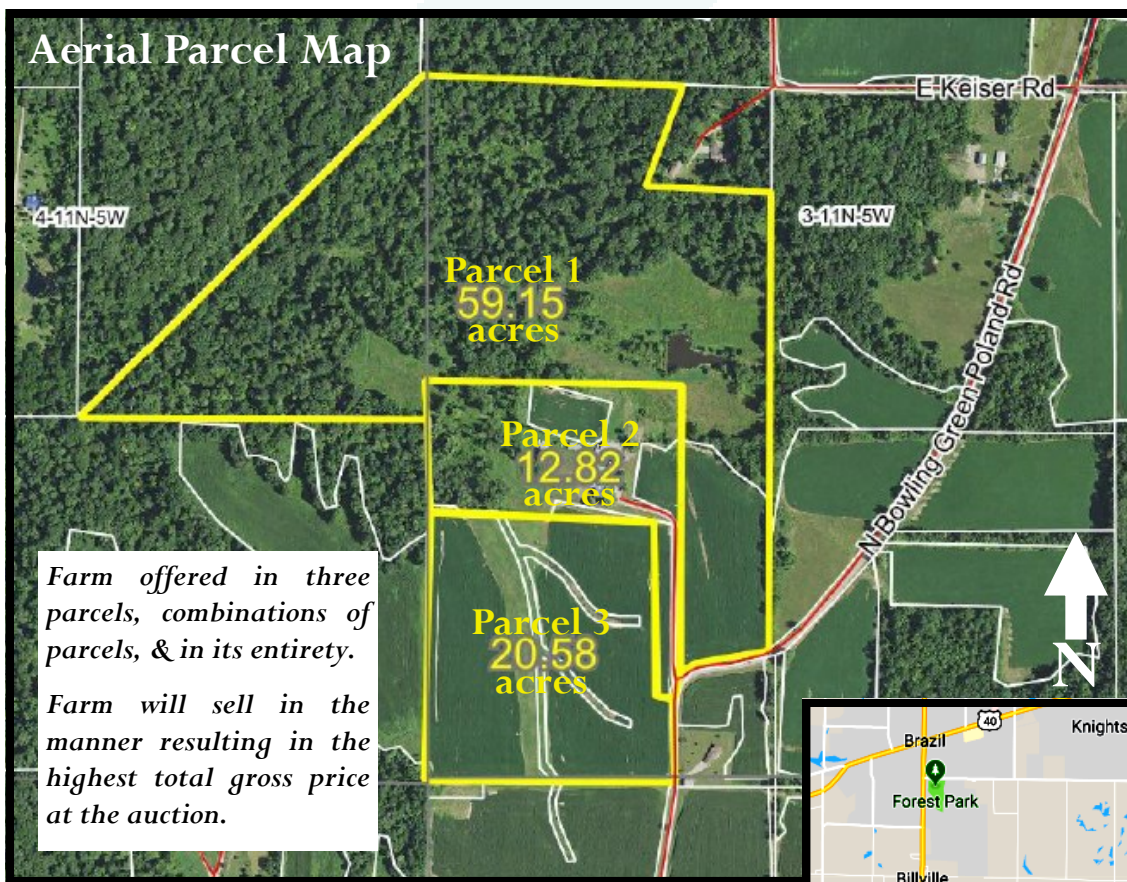
**PARCEL 2:** 12.82± total acres; woods, pasture, & tillable; 92±' frontage; 1900± year built farmhouse with over 2,000 sq.ft. living area, vinyl siding, updated metal roof, living room, family room, kitchen, enclosed porch, 4 bedrooms, 1.5 baths, unfinished basement; outbuildings include storage building, workshop, 2-car detached garage, farm barn with lean-tos, & several sheds.

**PARCEL 3:** 20.58± total acres; mostly tillable; 343±' frontage; mostly Pike, Cincinnati, & Muren soils.

### OPEN HOUSES:

Monday, October 29th,  
4:00-6:00 p.m.

Tuesday, November 6th,  
4:00-6:00 p.m.



**Directions to property:** Go south from Brazil on SR 59 to SR 42. Go east on SR 42 approx. 9.6 miles to Bowling Green - Poland Road (850E). Go south approx. 2.1 miles to property, 2065 N. Bowling Green - Poland Road, Bowling Green, IN 47833

**Directions to auction site:** Go south from Brazil on SR 59 to Clay County Fairgrounds, 6656 IN-59, Brazil, IN 47834.

### TERMS OF AUCTION

**TERMS:** Successful buyer to pay 10% down auction day with balance due on or before December 13, 2018.

**TAXES:** Prorated to day of closing.

**FINAL BID:** Property to sell subject to the final approval of the Clay County Circuit Court.

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

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

**SURVEY:** In the event the farm sells in parcels, the seller will be responsible for the survey expense.

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

Owners: *Trenity Shaw Estate & Kent Weber*

**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.**  
Auctioneers and Real Estate Professionals

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