

# REAL ESTATE AUCTION



**37± TOTAL ACRES**

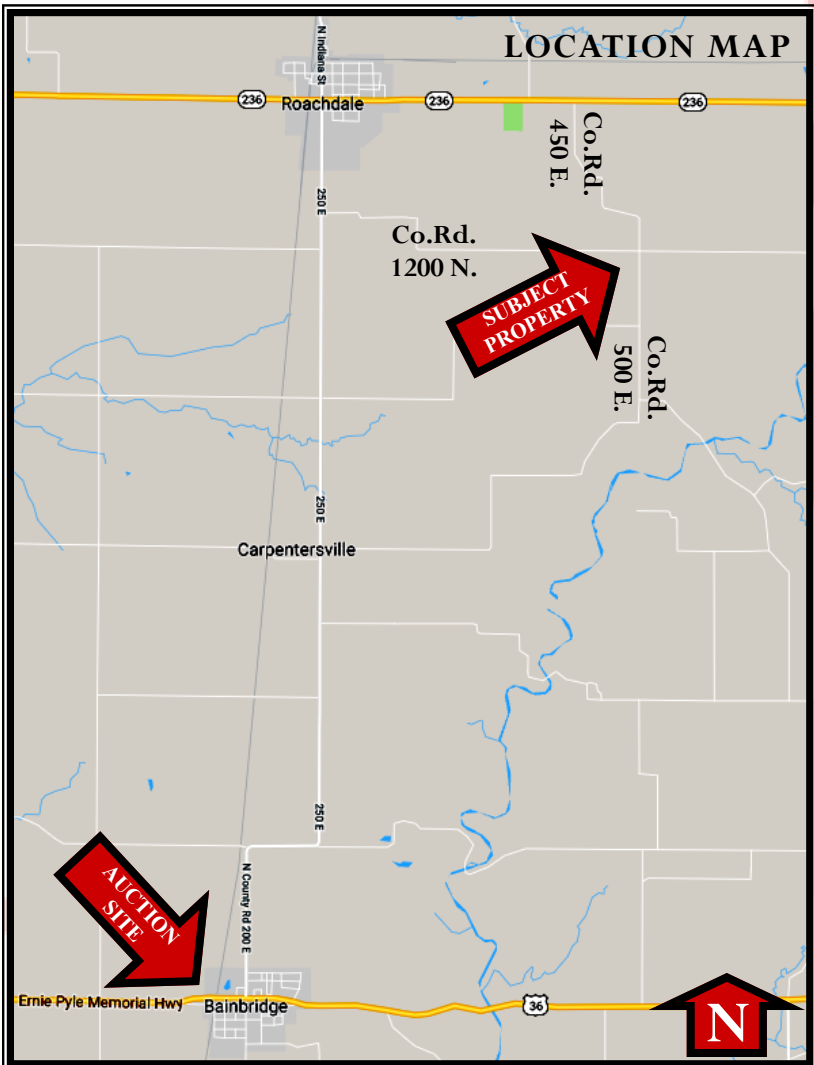
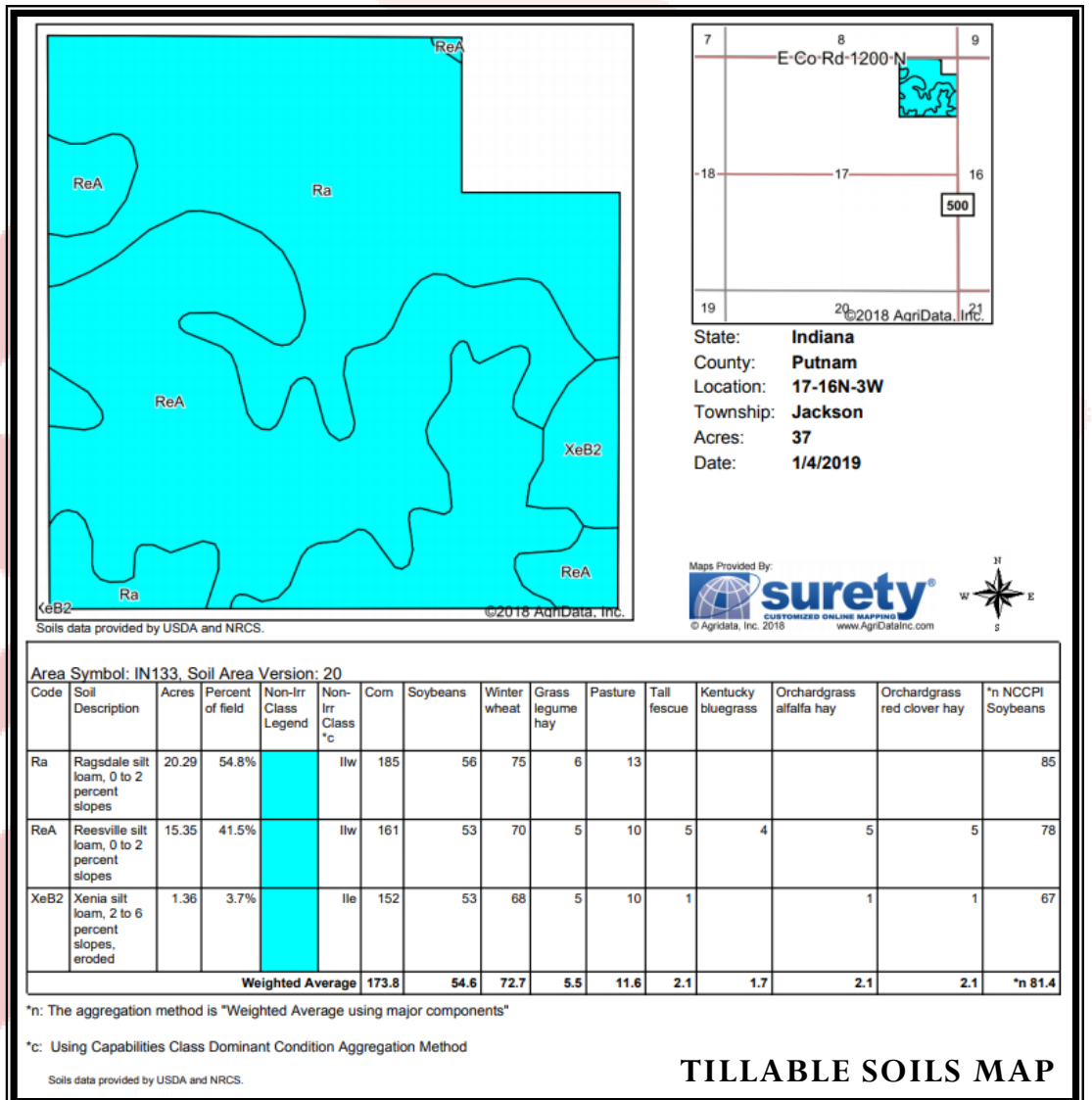
VIRTUALLY ALL TILLABLE LAND  
JACKSON TOWNSHIP - PUTNAM COUNTY



**Thursday, February 21st, 6:30 p.m.**  
Auction to be held at the Bainbridge Community Building,  
201 North Grant Avenue, Bainbridge, IN 46105



**37± total acres**  
Virtually all tillable land  
Ragsdale, Reesville, & Xenia soils  
173.8 productivity index  
Road frontage on two County Roads



**Directions to property:** Take St.Rd. 236 east from Roachdale or west from North Salem to Co.Rd. 450 E. Go south on Co.Rd. 450 E., which turns into Co.Rd. 500 E., to the property at the southwest corner of Co.Rd. 500 E. & Co. Rd. 1200 N.

**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:** Purchaser to pay 10% down day of auction with balance due on or before March 21, 2019.

**TAXES:** Purchaser to pay real estate taxes beginning May 2020 and all real estate taxes thereafter.

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

**POSSESSION:** Day of closing.

**IMPROVEMENTS:** To be sold in "AS IS" condition.

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

**Owner: Dennis E. Hatfield**

**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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