

REAL ESTATE AUCTION

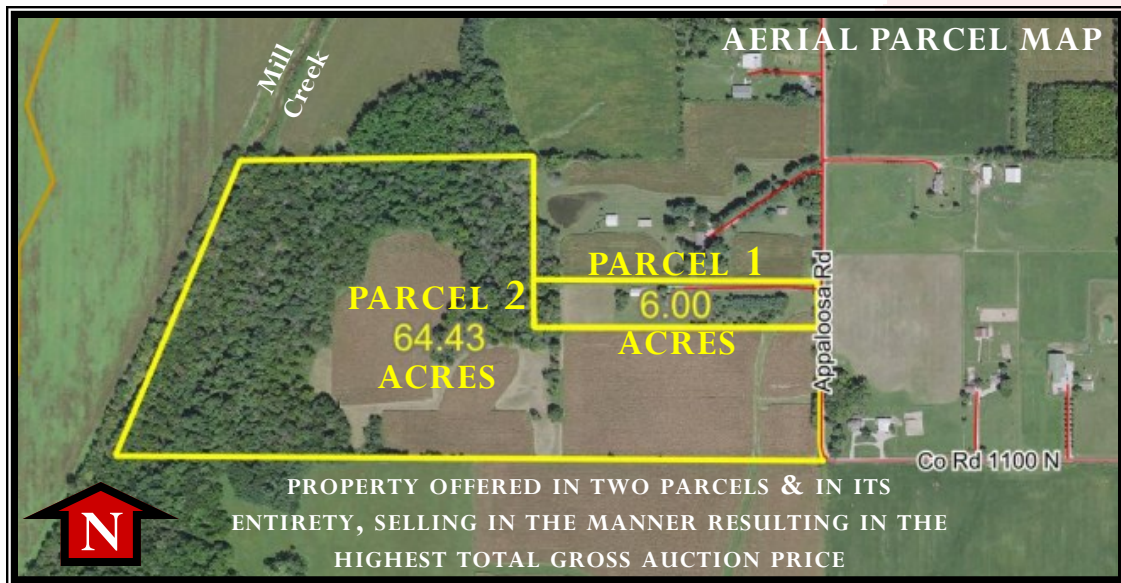
70.43± TOTAL ACRES



27.55± TILLABLE ACRES - 0.8± CRP ACRES - WOODS - CREEK
ADAMS TOWNSHIP - MORGAN COUNTY
OFFERED IN TWO PARCELS & IN ITS ENTIRETY



Saturday, April 27th, 10:00 a.m.
Auction to be held on site at the subject property,
11335 Appaloosa Road, Stilesville, IN 46180

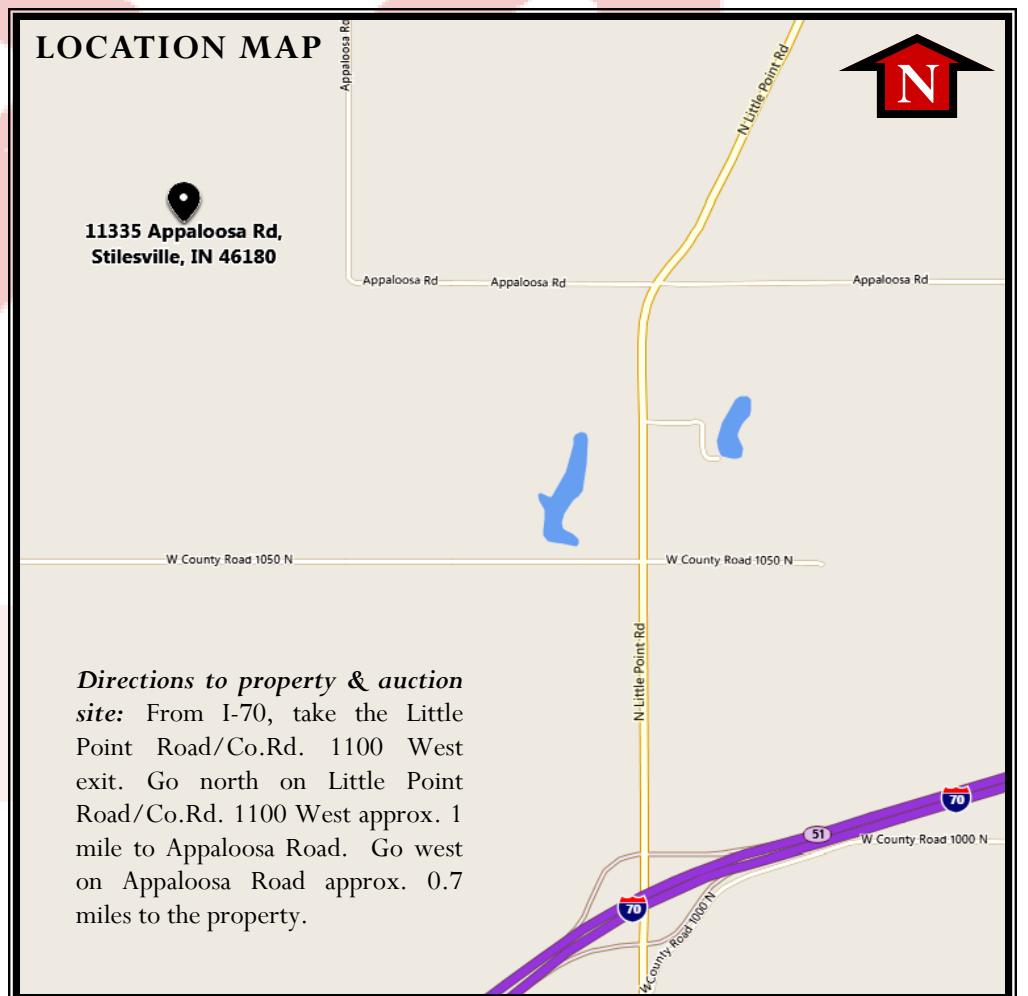
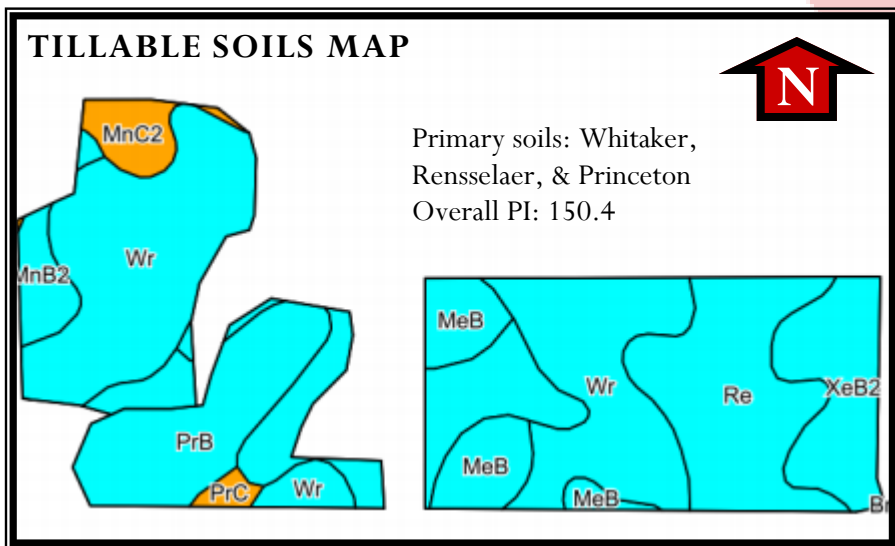


Parcel 1: 6.00± acres; well, septic, propane gas, & gravel/asphalt drive; one-story house built 1993± with 1817± sq.ft.; cedar exterior, updated roof, skylights, aluminum gutters, wood windows, crawl space, front porch, & rear deck; interior includes entry, living room, kitchen, laundry room, sunroom, three bedrooms, two full bathrooms, & one half bathroom; stove, dishwasher, disposal, fireplace, wood burning stove, water softener, 200 amp, propane water heater, & propane furnace with central air conditioning; two-car attached garage; 32' by 48' pole barn built 1990± with concrete floor, insulated ceiling, loft, & wiring

Parcel 2: 64.43± acres; 27.55± tillable acres; 0.8± CRP acres; woods; Mill Creek; primary tillable land soil types include Whitaker, Rensselaer, & Princeton; tillable land productivity index of 150.4; beautiful building sites; income producing acreage; recreational/hunting woods with trails.

OPEN HOUSES:

Tuesday, April 16th, 5:00-7:00 p.m.
Tuesday, April 23rd, 5:00-7:00 p.m.



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before May 28, 2019.

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

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

POSSESSION: Day of closing for improvements and non-tillable land, day of auction with release of liability for tillable land.

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

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

Owner: Emma Alkire Family Trust

Trustee: April Stevens

Trust Attorney: Michael Goss, Greencastle, IN

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

Jack Lawson, AU01000629
Brandon Lawson, AU19300138
Bob Lawson, AU01028364
P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122
Phone (317) 745-6404 / Fax (317) 745-7810
Visit our web site: www.lawsonandco.com