

REAL ESTATE AUCTION

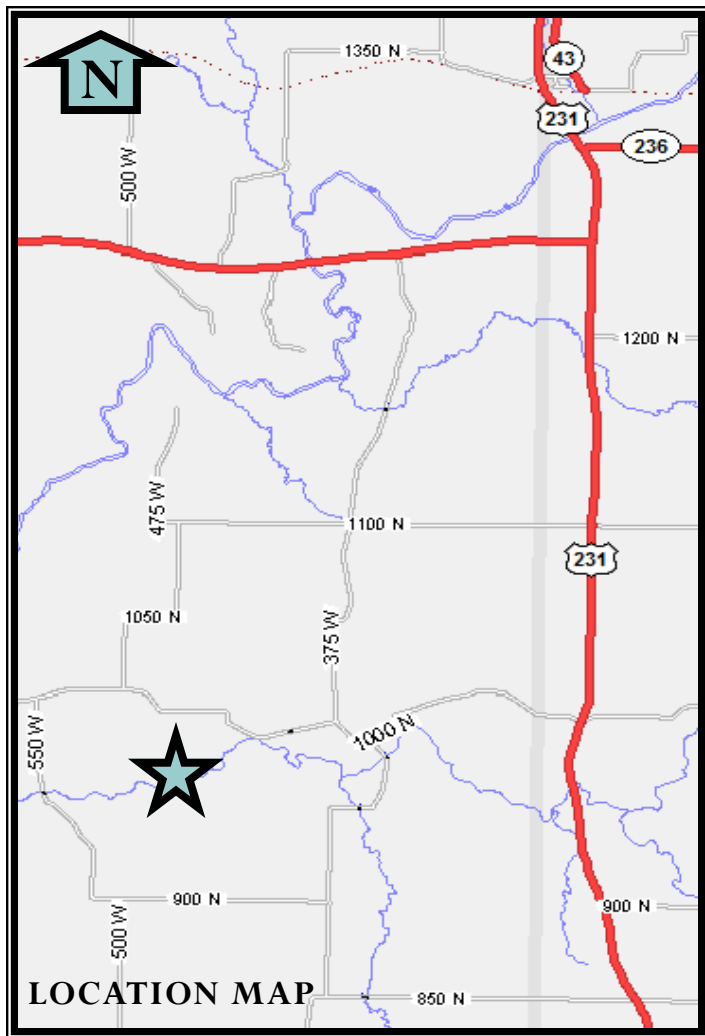


160.5± ACRES

VIRTUALLY ALL TILLABLE
RUSSELL TOWNSHIP - PUTNAM COUNTY



Thursday, April 18th, 6:30 p.m.
Auction to be held at the Bainbridge Community Building,
201 North Grant Avenue, Bainbridge, IN 46105

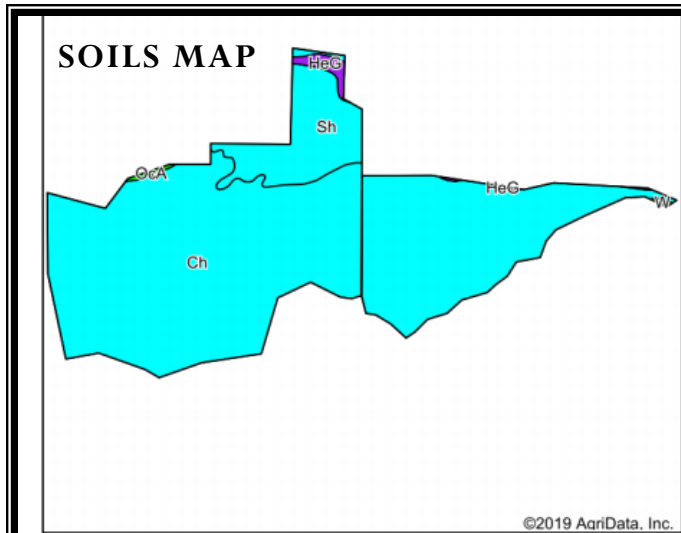
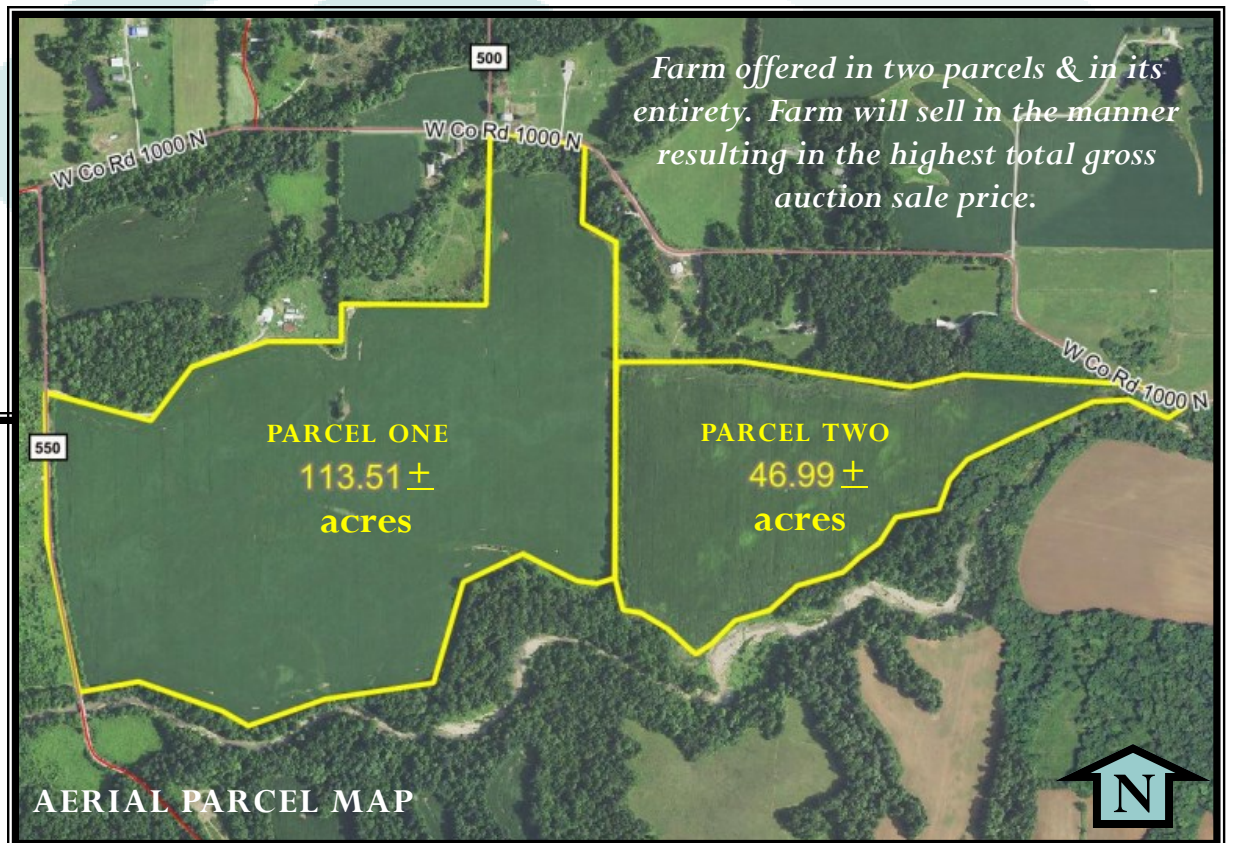


Parcel One: 113.51± acres, mostly tillable land, primarily Chagrin & Shoals soils, frontage on Co.Rd. 1000 North & 550 West

Parcel Two: 46.99± acres, mostly tillable land, primarily Chagrin soils, frontage on Co.Rd. 1000 North

Directions to property: Take St.Rd. 231 south from Crawfordsville or north from U.S. 36 to Co.Rd. 1000 North in Putnam County. Go west on Co.Rd. 1000 North to the farm. Please look for signs.

Directions to auction site: Bainbridge Community Building, 201 North Grant Avenue, at the west edge of Bainbridge off of U.S. 36.



Soils data provided by USDA and NRCS.

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Area Symbol: IN133, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Grass legume hay	Pasture	Winter wheat	*n NCCPI Soybeans
Ch	Chagrin silt loam	140.34	87.4%		Ilw	120	42				47
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	17.44	10.9%		Ilw	125	43			1	50
HeG	Hennepin loam, 25 to 50 percent slopes	1.72	1.1%		Vllc	14	5	1	1	6	5
RuB	Russell silt loam, 2 to 6 percent slopes	0.46	0.3%		Ile	156	54	5	10	69	76
OcA	Ockley silt loam, 0 to 2 percent slopes	0.38	0.2%		Ie	134	47	5	9	66	74
W	Water	0.16	0.1%								0
Weighted Average						119.4	41.7	-	0.1	0.5	*n 47

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with balance due on or before May 17, 2019.

TAXES: Buyer to pay real estate taxes due and payable May of 2020 and all taxes thereafter.

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

POSSESSION: Day of auction with release of liability.

IMPROVEMENTS: Improvements to be sold in "AS IS" condition.

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

Owners: Rickie L. & Lana C. Oliver

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. 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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