

REAL ESTATE AUCTION

56.25± TOTAL ACRES

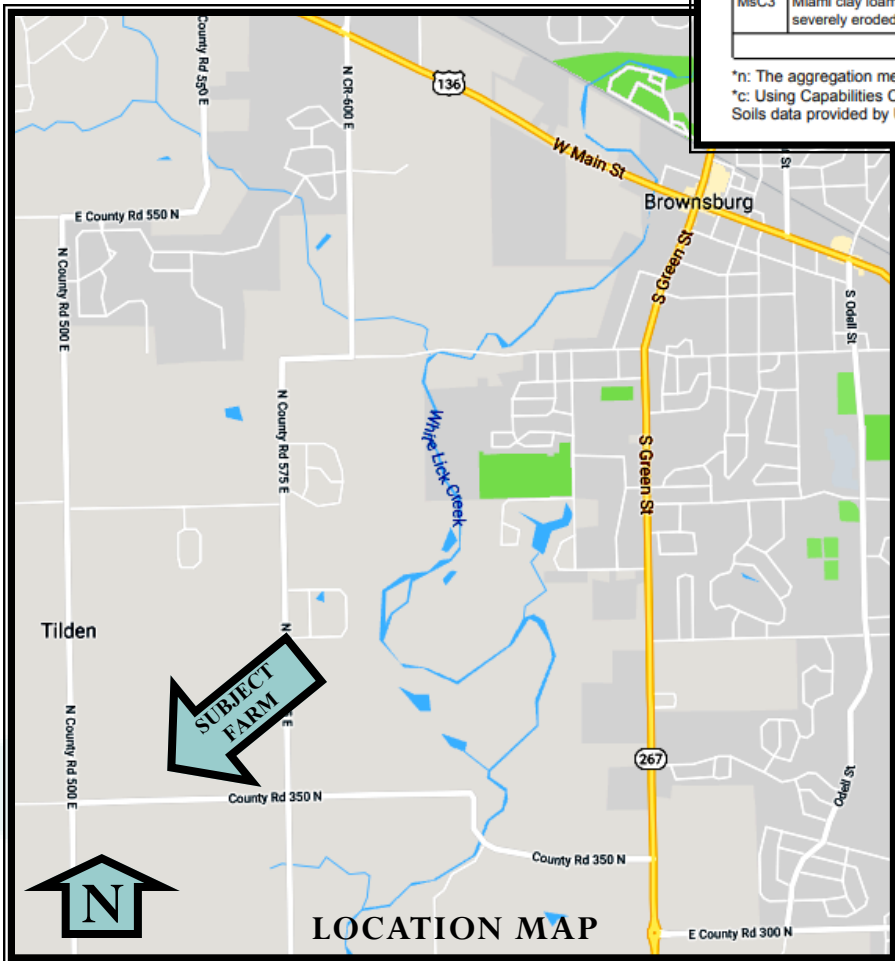
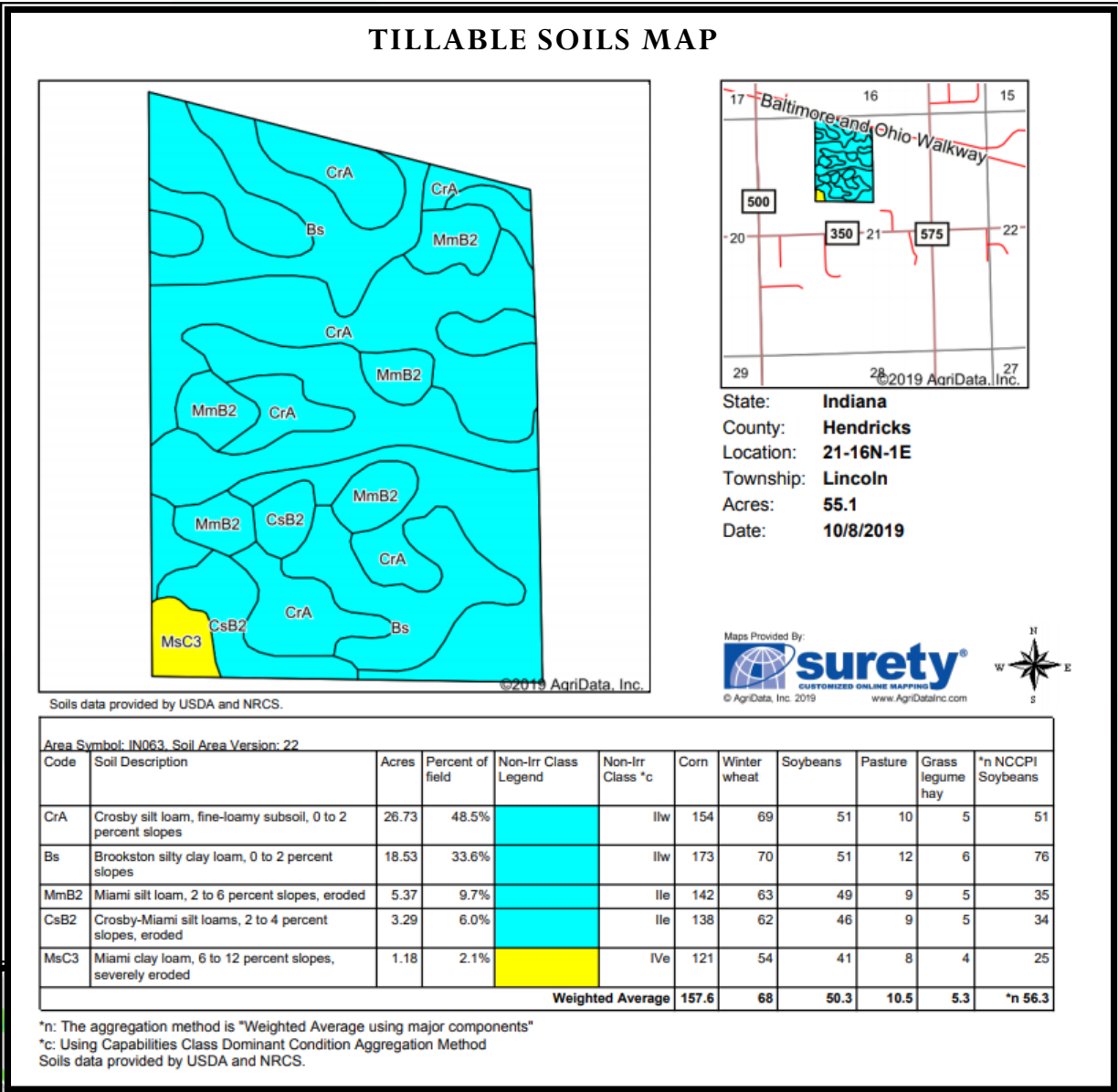
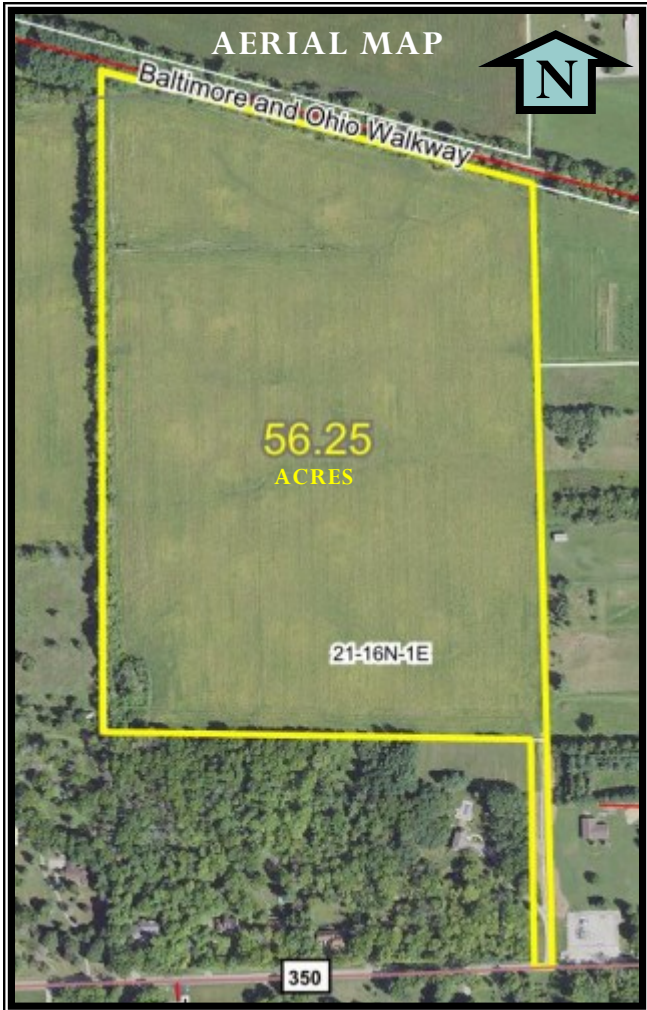
55± TILLABLE ACRES - GOOD PRODUCING SOILS - 157.6 PRODUCTIVITY INDEX

FUTURE DEVELOPMENT POTENTIAL - NEXT TO B & O TRAIL

LINCOLN TOWNSHIP - HENDRICKS COUNTY - BROWNSBURG SCHOOLS



Thursday, November 21st, 6:30 p.m.
 Auction to be held at the Lawson & Co. Auction Gallery, 1280 E. Main Street, Danville, IN (next to Hendricks Regional Health Hospital)



Directions to property: From S.R. 267 south of Brownsburg, go west on Co.Rd. 350 North to property on north side.

Directions to auction site: Lawson & Co. Auction Gallery, 1280 East Main Street, Danville, IN, just east of the Hendricks Regional Health Hospital on East Main Street (Old U.S. 36).

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before December 20, 2019.

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

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

POSSESSION: Day of closing.

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

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

Owner: Betty Ann Graham Living Trust

Trustee: North Salem State Bank

Trust Officer: Gary Owen

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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