

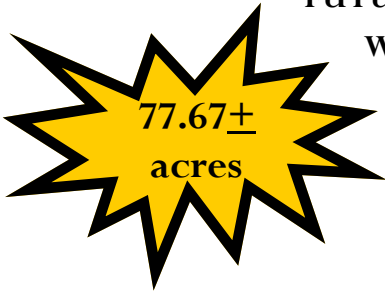
# REAL ESTATE AUCTION

## 77.67± TOTAL ACRES

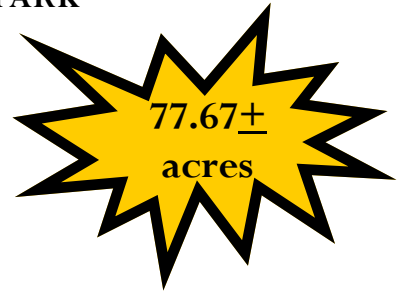
76± TILLABLE ACRES - HOUSE - OUTBUILDINGS

FUTURE DEVELOPMENT POTENTIAL - NEXT TO W.S.GIBBS MEMORIAL PARK

WASHINGTON TOWNSHIP - HENDRICKS COUNTY - AVON SCHOOLS

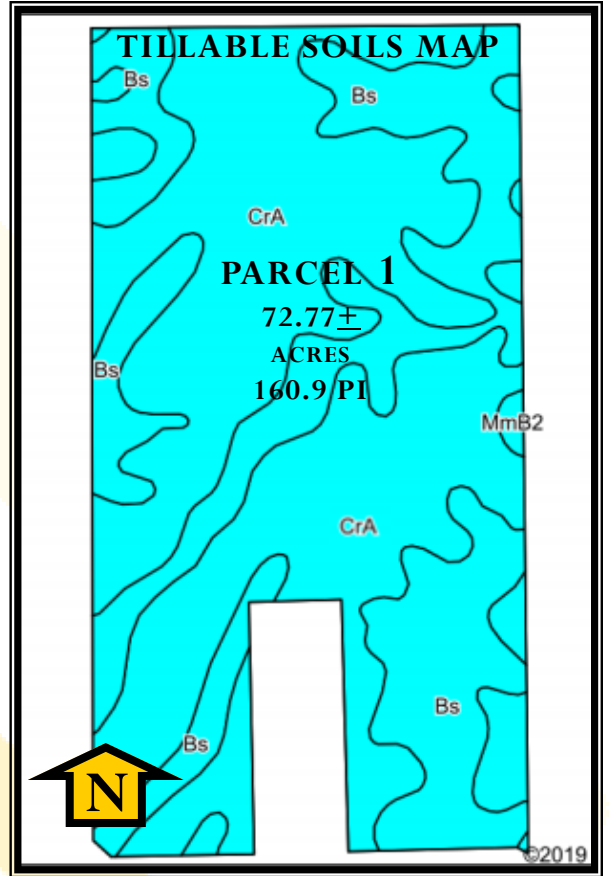


**Thursday, November 7th, 6:30 p.m.**  
Auction to be held at the Lawson & Co. Auction Gallery, 1280 E. Main Street, Danville, IN (next to Hendricks Regional Health Hospital)



**Parcel 1:** 72.77± acres; virtually all tillable; frontage on two sides; mostly Crosby & Brookston soils; 160.9 PI.

**Parcel 2:** 4.90± acres; 1,429± sq.ft. brick ranch house with updated roof, updated gutters, updated windows, covered porch, patio, kitchen, dining room, living room, 3 bedrooms, 1.5 baths, 2 car attached garage, electric radiant ceiling heat, electric water heater, water softener, refrigerator, stove/range; storage building/house with updated siding & roof; mini barn; barn with updated metal roof; equipment barn with updated metal roof & updated doors; private septic, 3 wells, fencing, & gravel drive.



**OPEN HOUSES:**  
Tuesday, October 29th, 4:00-6:00 p.m.  
Tuesday, November 5th, 4:00-6:00 p.m.

### TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before December 6, 2019.

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

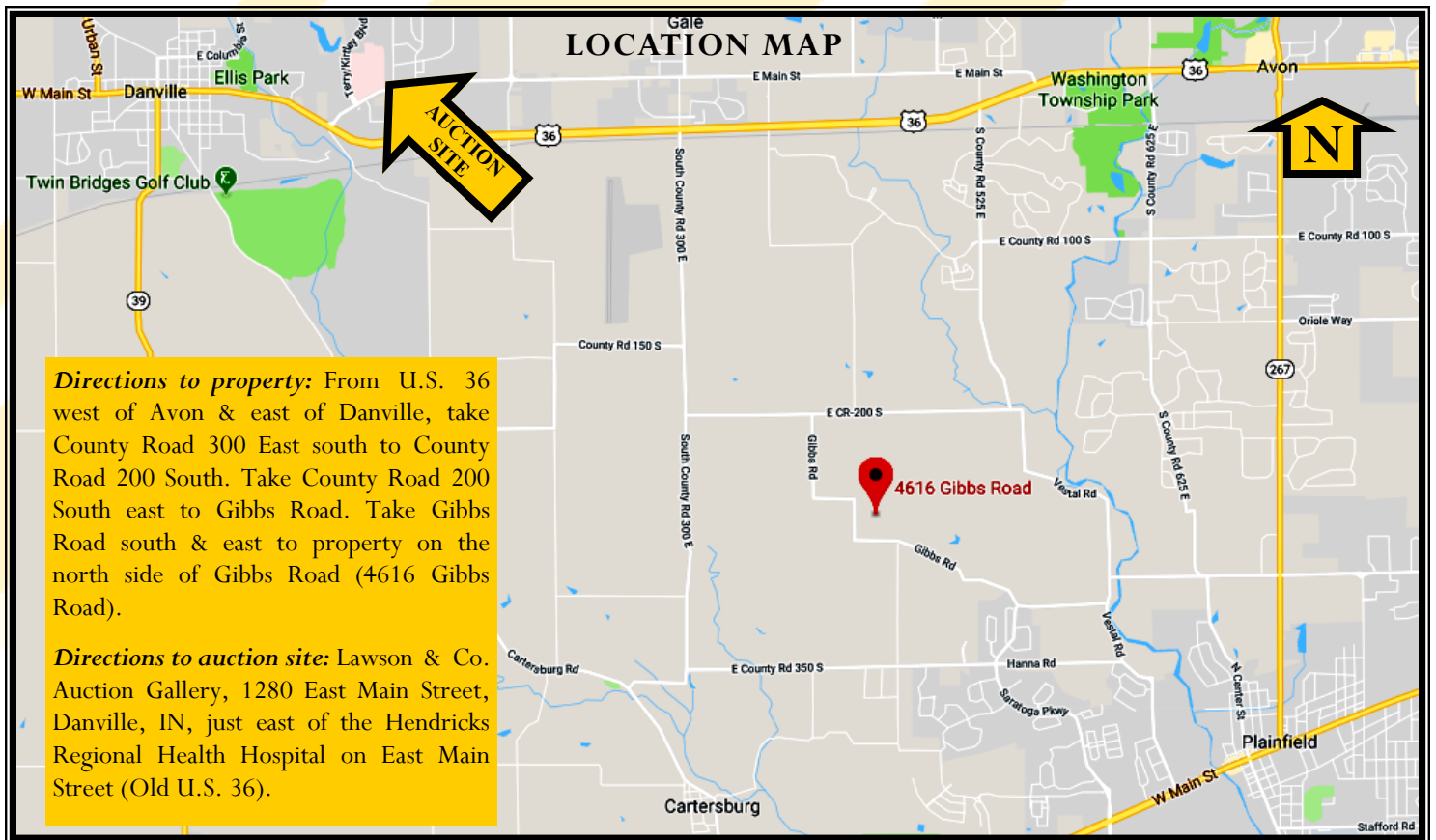
**FINAL BID:** Property to sell subject to final approval of the seller.

**POSSESSION:** Day of closing for improvements and day of closing or upon harvest of crops, whichever is later, 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:** HTS Asset Protection Trust  
**Trustee:** Dale L. Stevenson  
**Attorney:** Dori Brauman Moore, Brownsburg, IN



**Directions to property:** From U.S. 36 west of Avon & east of Danville, take County Road 300 East south to County Road 200 South. Take County Road 200 South east to Gibbs Road. Take Gibbs Road south & east to property on the north side of Gibbs Road (4616 Gibbs Road).

**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).

**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**  
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