

REAL ESTATE AUCTION

4943 E. COUNTY ROAD 550 SOUTH, GREENCASTLE, IN 46135

59.89± ACRES - TILLABLE - WOODS - HOUSE

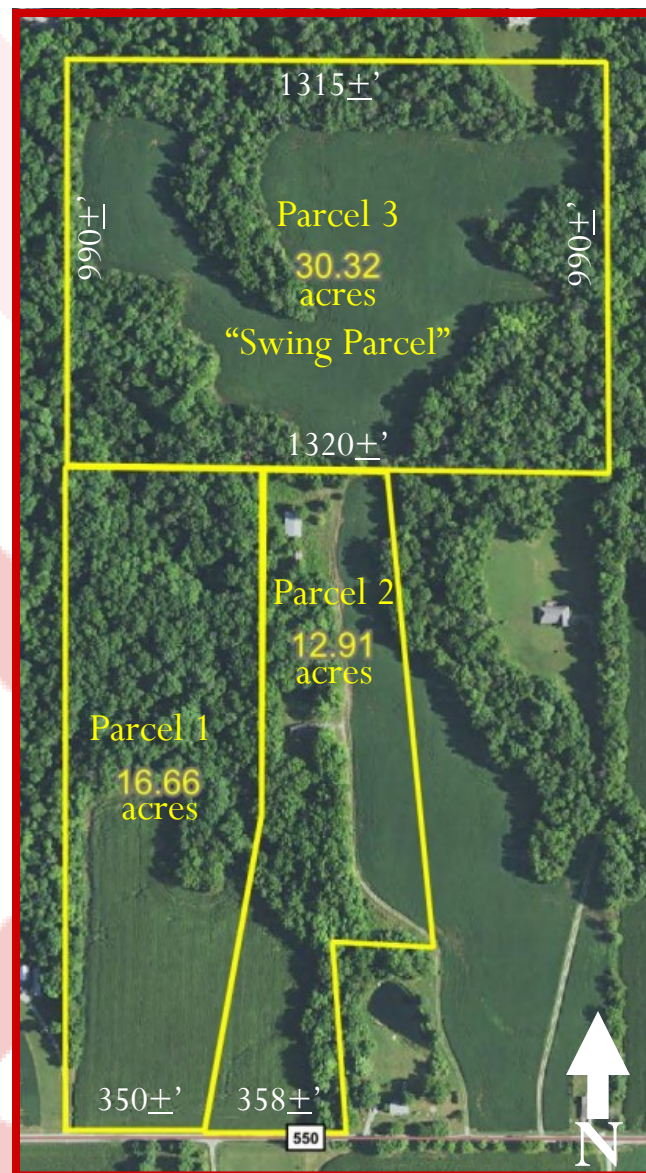
JEFFERSON TOWNSHIP - PUTNAM COUNTY - SOUTH PUTNAM SCHOOLS

Tuesday, March 10th, 6:30 p.m.

Auction to be held at the Putnam County Airport Hotel,
102 Ballard Lane, Greencastle, IN 46135

- Parcel 1:** 16.66± acres; 7.62± tillable acres; woods; nice building site.
- Parcel 2:** 12.91± acres; 5.76± tillable acres; woods; one-story house built 1968± with 1,120 sq.ft. living area, brick exterior, front porch, kitchen, living room, 3 bedrooms, 1 full bathroom, full partially finished basement, & 2-car attached garage.
- Parcel 3:** 30.32± acres; 14.87± tillable acres; woods; "Swing Parcel" must sell to an adjoining property owner or with Parcel 1 or Parcel 2.

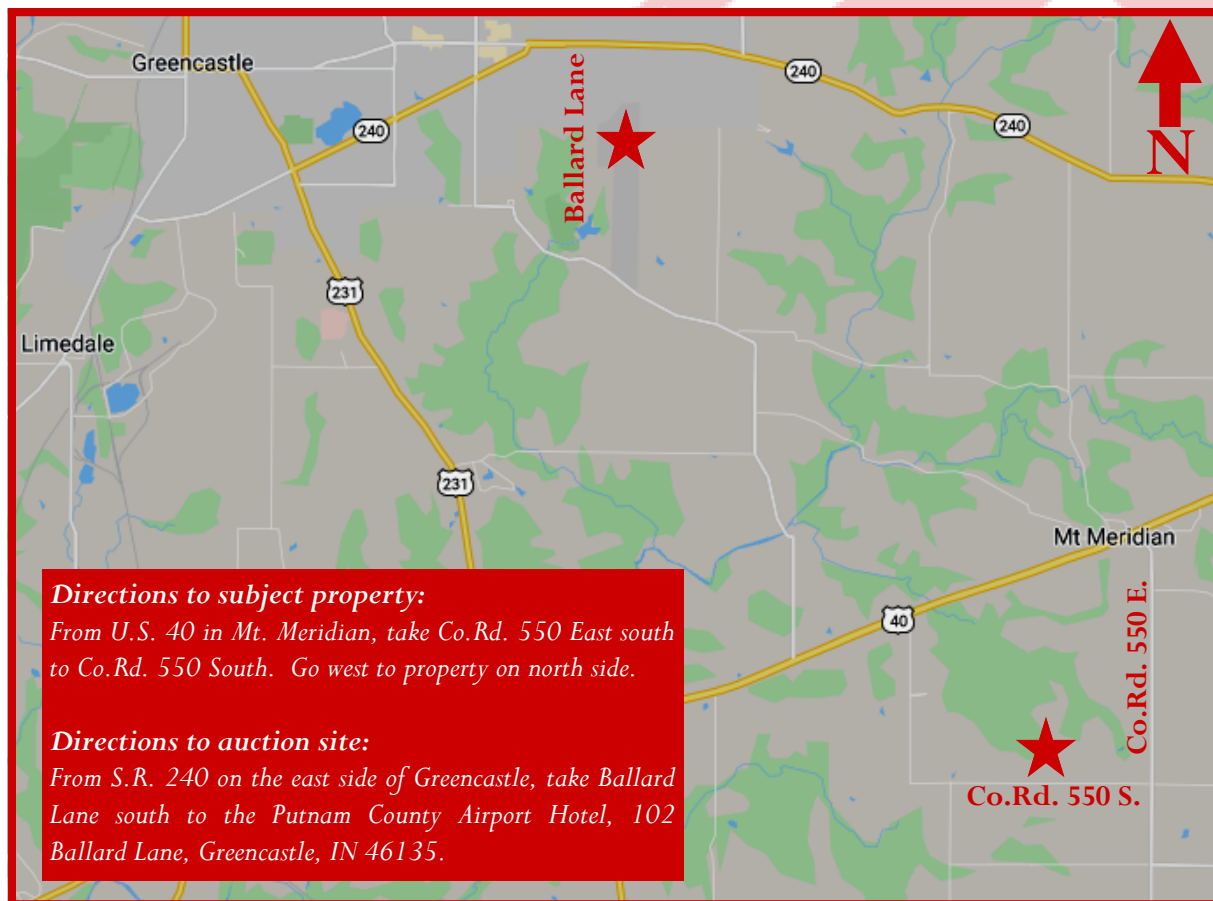
Property offered in parcels, combinations of parcels, & in its entirety.
Property to sell in the manner resulting in the highest total gross sale price at the auction.



OPEN HOUSES:

Tuesday, February 18th, 4:00-6:00 p.m.

Wednesday, March 4th, 4:00-6:00 p.m.



Directions to subject property:

From U.S. 40 in Mt. Meridian, take Co.Rd. 550 East south to Co.Rd. 550 South. Go west to property on north side.

Directions to auction site:

From S.R. 240 on the east side of Greencastle, take Ballard Lane south to the Putnam County Airport Hotel, 102 Ballard Lane, Greencastle, IN 46135.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with the balance due on or before April 10, 2020.

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

FINAL BID: Property to sell subject to final approval of the trustees & the Putnam County Circuit Court.

POSSESSION: Possession day of closing for non-tillable land & improvements, & day of auction for tillable land.

IMPROVEMENTS: All improvements to be sold in "AS IS" condition.

INSPECTIONS: Call LAWSON & CO. at 317-745-6404 to schedule an appointment to inspect the property, or visit the Open Houses.

Owner: Marjorie A. Burdge Trust
Trustees: Jim Burdge & Jeff Burdge

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. When signing purchase agreements, the successful bidders will be asked to sign a document that acknowledges that the above disclosure occurred. 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

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