

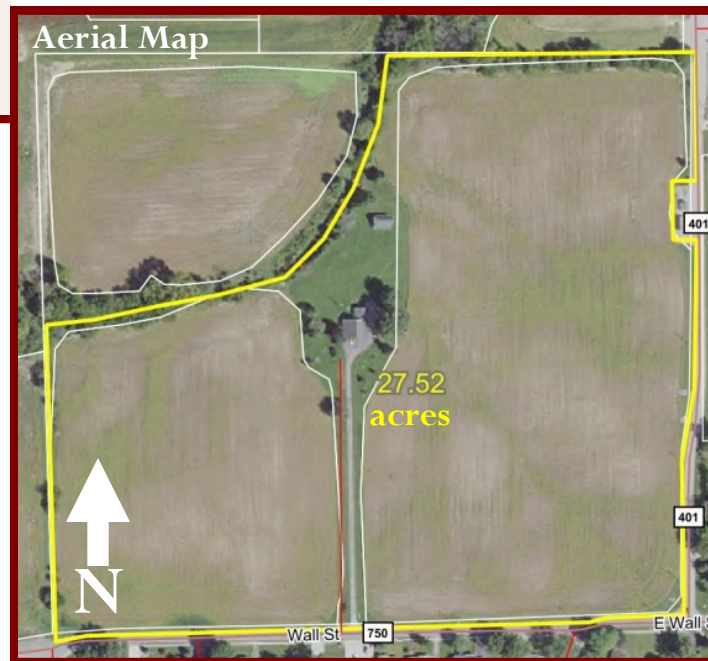
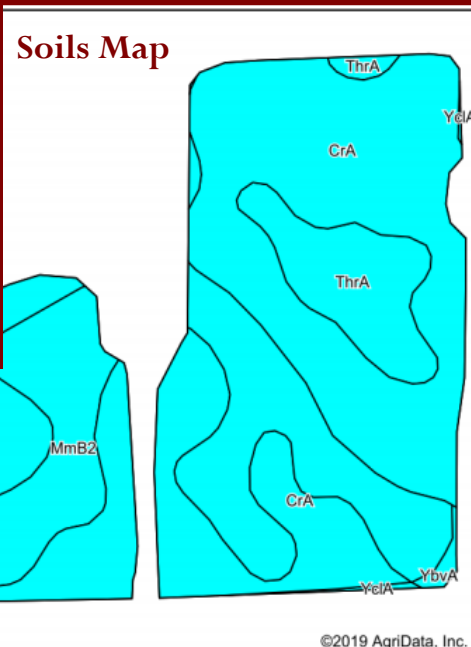
REAL ESTATE AUCTION

26 W. WALL STREET, PITTSBORO, IN 46167

5 BEDROOMS - 2 FULL BATHS - ATTACHED GARAGE - FARM BARN

27.52± TOTAL ACRES - 24± TILLABLE ACRES

Thursday, April 30th, 6:30 p.m.
 This is an online auction. **ONLINE BIDDING ONLY!**
 Please go to www.hibid.com to be a bidder.



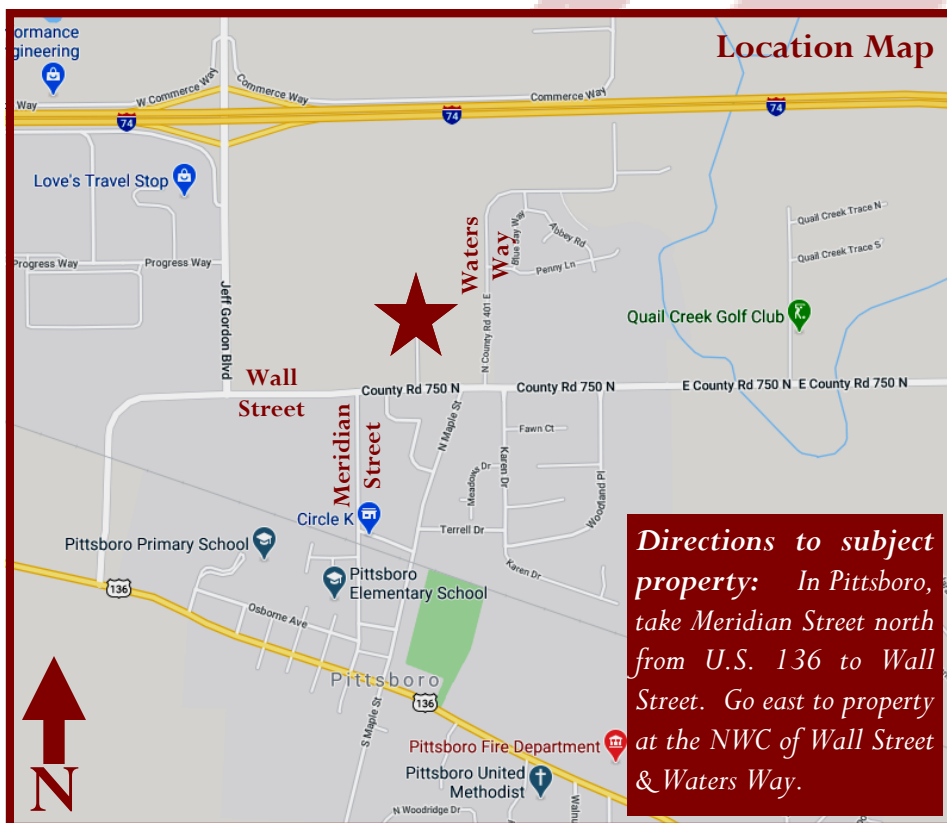
Middle Township, Hendricks County, IN
 Northwest Hendricks Schools
 NWC of Wall Street & Waters Way
 27.52± total acres - 24± tillable acres
 Crosby & Treaty soils - 161.6 tillable PI
 1.5 story house - 2,592± sq.ft. living area
 Vinyl siding & dimensional shingle roof
 Vinyl windows & covered porch & patio
 Living room, kitchen, & laundry room
 5 bedrooms & 2 full bathrooms
 Refrigerator, dishwasher, stove, & oven
 Electric furnace, central air, & 200 amp
 Attached 24'x24' 2-car garage & farm barn
 Pittsboro water, septic, & gas available
 Currently zoned Highway Business (HB)
 Potential annexation into Pittsboro

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	12.86	53.5%		Ilw	154	5	10	51	69	47
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	8.22	34.2%		Ilw	181	6	12	64	61	74
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.78	11.6%		Ile	142	5	9	49	63	31
YbVA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	0.11	0.5%		Ilw	121	4	8	35	49	52
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	0.06	0.2%		Ilw	108	4	7	36	48	31
Weighted Average						161.6	5.3	10.6	55.1	65.4	*n 54.4

*n: The aggregation method is "Weighted Average using major components"
 °c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

OPEN HOUSES:
 Tuesday, April 21st
 5:00-7:00 p.m.
 Monday, April 27th
 5:00-7:00 p.m.



TERMS OF AUCTION

BIDDING: This is an online auction. Please go to www.hibid.com to register to bid and to be a bidder. Call LAWSON & CO. at 317-745-6404 with questions.
TERMS: Purchaser to pay 10% down day of auction with balance due on or before May 29, 2020.
TAXES: Real estate taxes to be prorated to the day of closing.
FINAL BID: Property to sell subject to final approval of the trustee.
POSSESSION: Possession day of closing for all improvements and subject to tenant's rights for tillable land.
CASH RENT: All cash rent for the 2020 growing season to be payable to buyer per terms of cash rent agreement.
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. You MUST inspect the property to be a bidder.

Owner: Rae Schenck Trust - Trustee: Bonita Duley

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