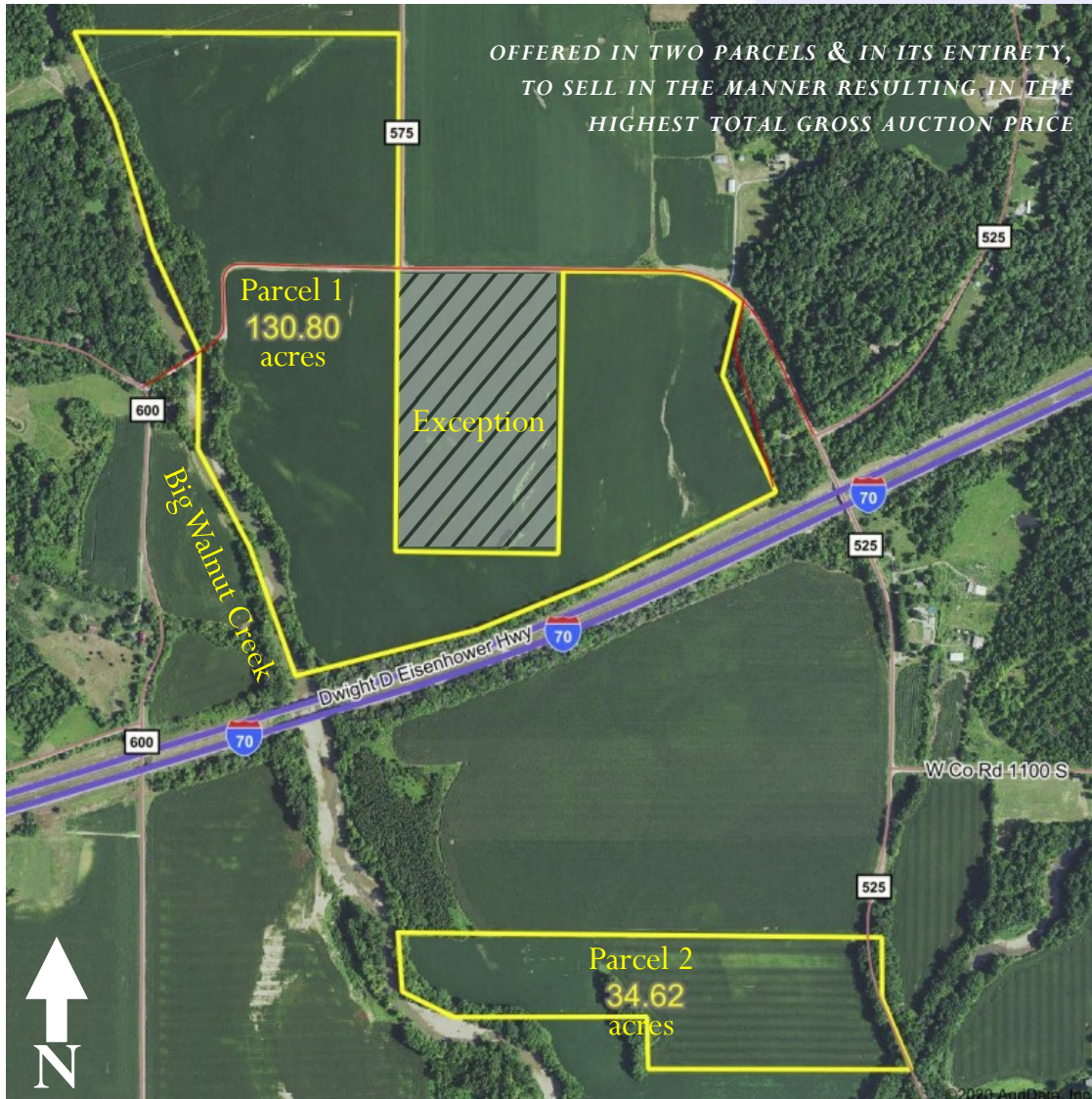


REAL ESTATE AUCTION

165.42± TOTAL ACRES - 148.79± TILLABLE ACRES
WASHINGTON TOWNSHIP - PUTNAM COUNTY
OFFERED IN TWO PARCELS & IN ITS ENTIRETY

Thursday, November 19th, 6:30 p.m.

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



Parcel 1: 130.80± total acres; 118.05± tillable acres; Chagrín & Shoals soils; frontage on CR 575 West & 1050 South.

Parcel 2: 34.62± total acres; 30.74± tillable acres; Chagrín & Shoals soils; frontage on CR 525 West.

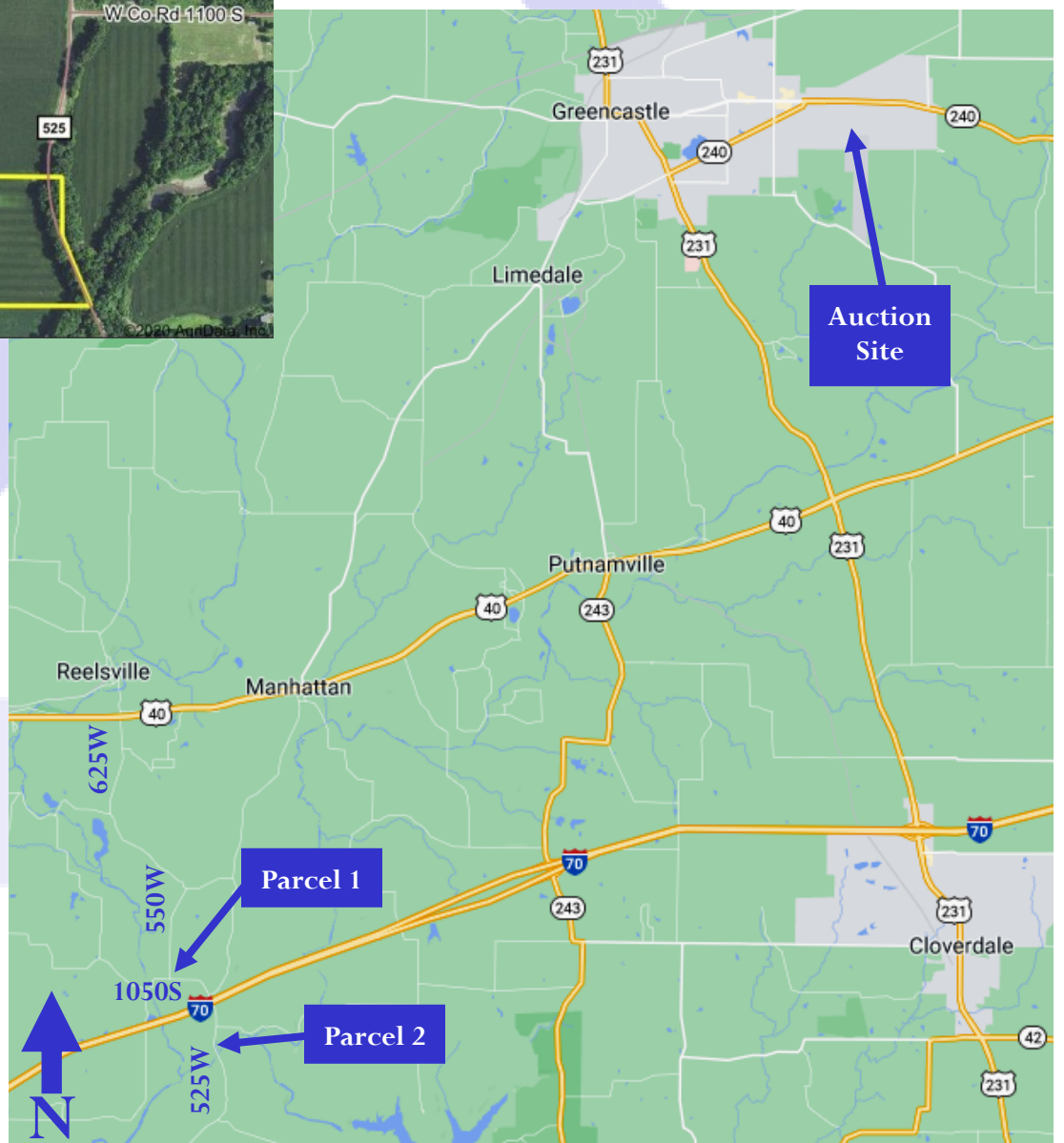
165.42± total acres

148.79± tillable acres

Washington Township, Putnam County

Overall WAPI 118.1

Good road frontage



Directions to subject property:

Take US 40 to Reelsville. Go south on CR 625 W (Cook Lumber Co.). Go 2.2 miles to CR 550 W (Big Walnut Baptist Church). Go right (south) on CR 550 W 0.8 mile to Parcel 1 on right. Continue on to stop sign, Parcel 1 is to the right on both sides of road. (Visit the covered bridge.) Go left at stop sign on CR 1050 S to see balance of Parcel 1 on right side. Continue on over I-70 to Parcel 2 on the right. Please follow signs. (All chip and seal roads.)

Directions to auction site:

From SR 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 December 18, 2020.

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

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

POSSESSION: Possession day of closing.

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

INSPECTIONS: Call LAWSON & CO. at 317-745-6404 to schedule an appointment to inspect the property.

Owners: Nancy Landes & Charlotte Jones

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

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