

# REAL ESTATE AUCTION

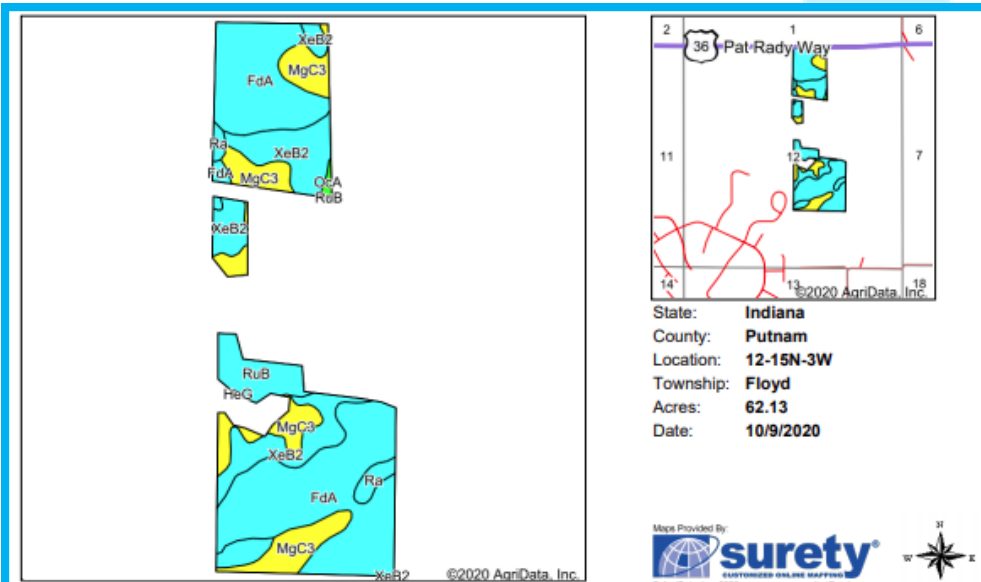
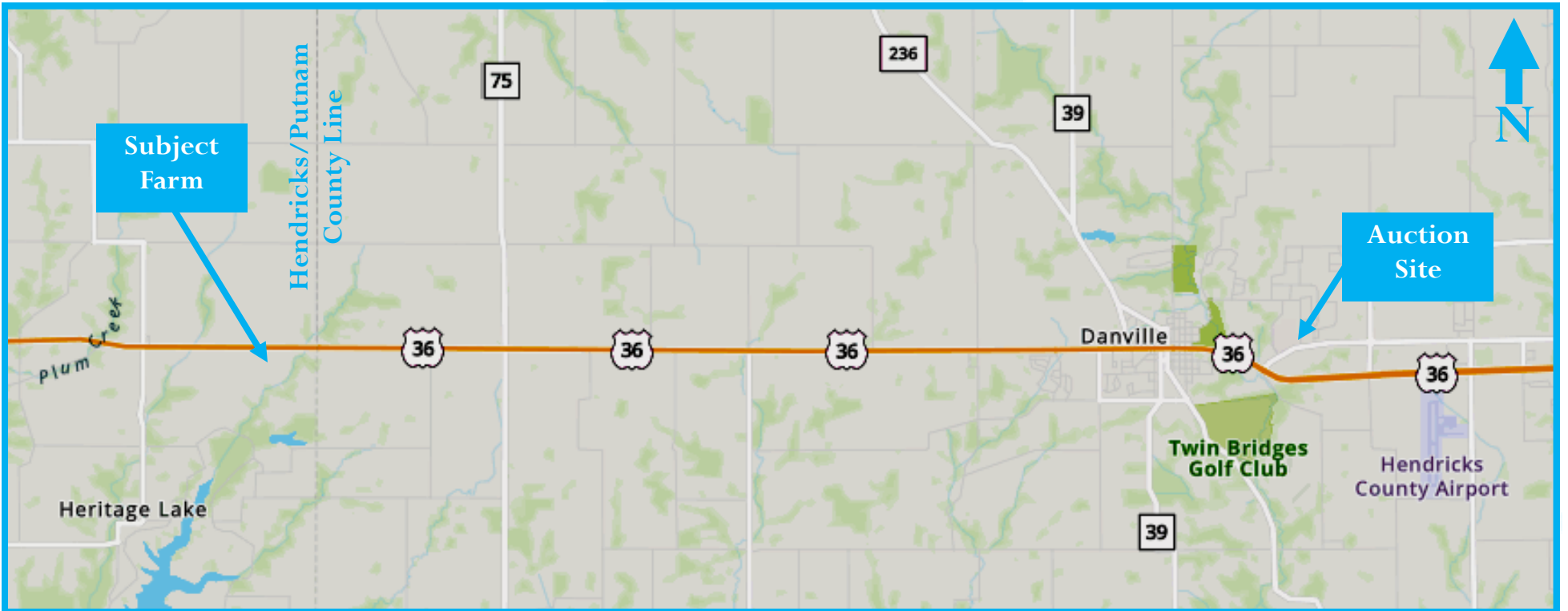
75± TOTAL ACRES - 62± TILLABLE ACRES

FLOYD TOWNSHIP - PUTNAM COUNTY

ON U.S. 36, JUST WEST OF PUTNAM/HENDRICKS COUNTY LINE

Thursday, November 12th, 6:30 p.m.

Auction to be held at the Lawson & Co. Auction Gallery, 1280 E. Main Street, Danville, IN 46122 (next to Hendricks Regional Health Hospital)



### TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with the balance due on or before December 11, 2020.

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

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

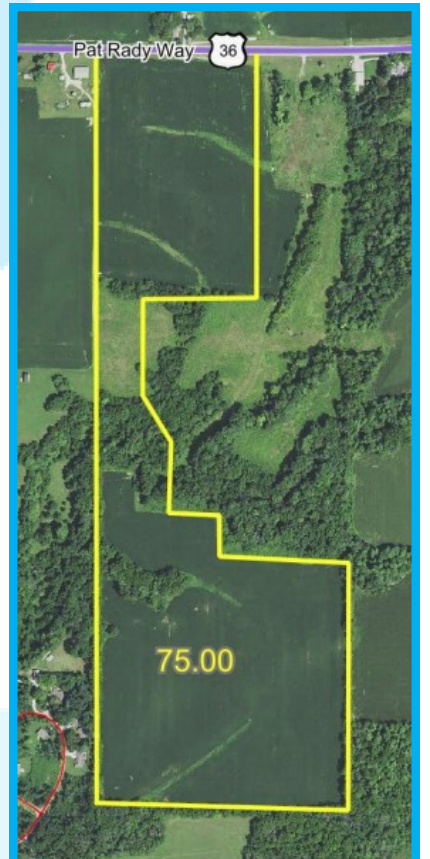
**POSSESSION:** Possession day of closing, subject to tenant's rights.

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

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

Owner: Steele Farms Inc.

Trustee: North Salem State Bank



**Directions to subject property:** Take US 36 west from Danville approximately 9.5 miles or east from Bainbridge approximately 7 miles to farm on south side of US 36.

**Directions to auction site:** Take Main Street (Old US 36) north & east from US 36 in Danville to 1280 E. Main Street, next to Hendricks Regional Health Hospital.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn	Grass legume hay	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Pasture	Soybeans	Tall fescue	Winter wheat	*n NCCPI Soybeans
FdA	Fincastle silt loam, 1 to 3 percent slopes	31.45	50.6%		llw	149	5				10	49	67	73
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	13.77	22.2%		lle	152	5	1	1	10	53	1	68	63
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	11.33	18.2%		lve	121	4			8	41		54	32
RuB	Russell silt loam, 2 to 6 percent slopes	3.86	6.2%		lle	156	5			10	54		69	70
Ra	Ragsdale silt loam, 0 to 2 percent slopes	1.46	2.3%		llw	185	6			13	56		75	83
Oca	Ockley silt loam, 0 to 2 percent slopes	0.26	0.4%		lle	134	5			9	47		66	74
<b>Weighted Average</b>						<b>145.8</b>	<b>4.8</b>	<b>0.2</b>	<b>0.2</b>	<b>9.7</b>	<b>48.9</b>	<b>0.2</b>	<b>65.2</b>	<b>*n 63.4</b>

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

**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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