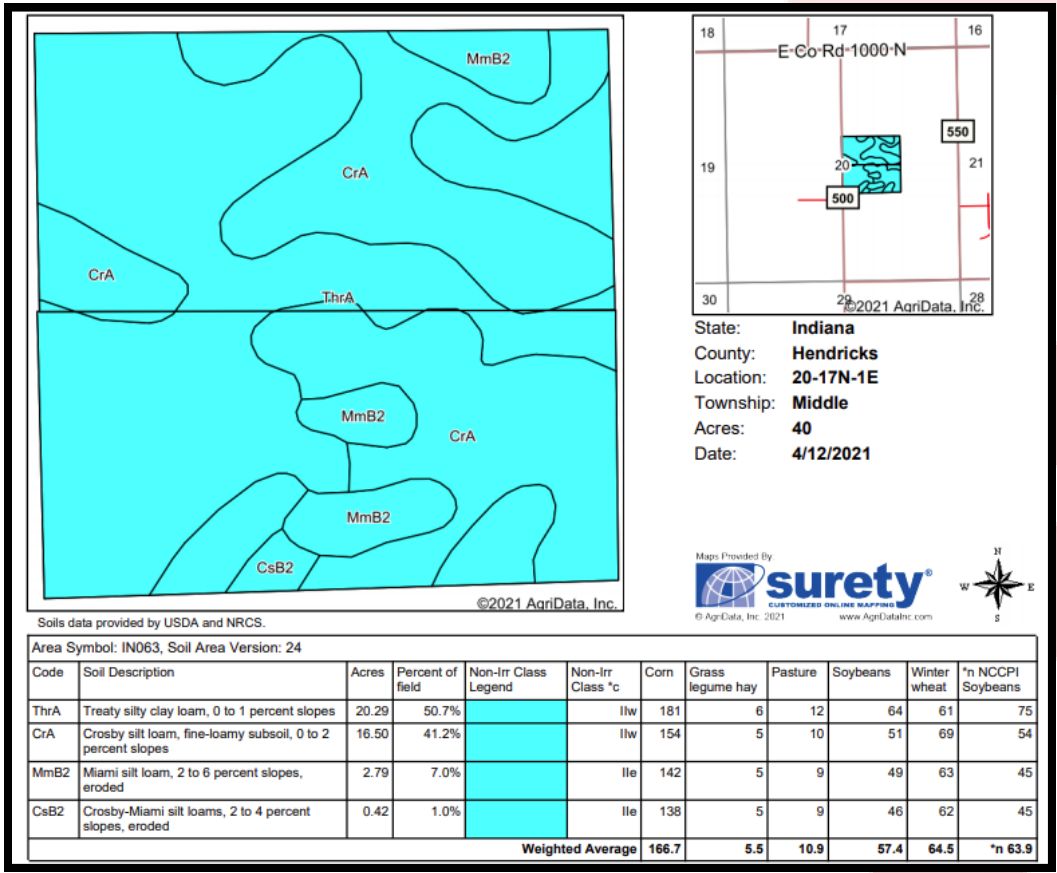


REAL ESTATE AUCTION

**40± TOTAL ACRES - VIRTUALLY ALL TILLABLE LAND
OFFERED IN TWO 20± ACRE PARCELS & IN ITS ENTIRETY
MIDDLE TOWNSHIP - HENDRICKS COUNTY**

Thursday, May 13th, 6:30 p.m.
Auction to be held at the Lawson & Co. Auction Gallery,
1280 E. Main Street, Danville, IN 46122

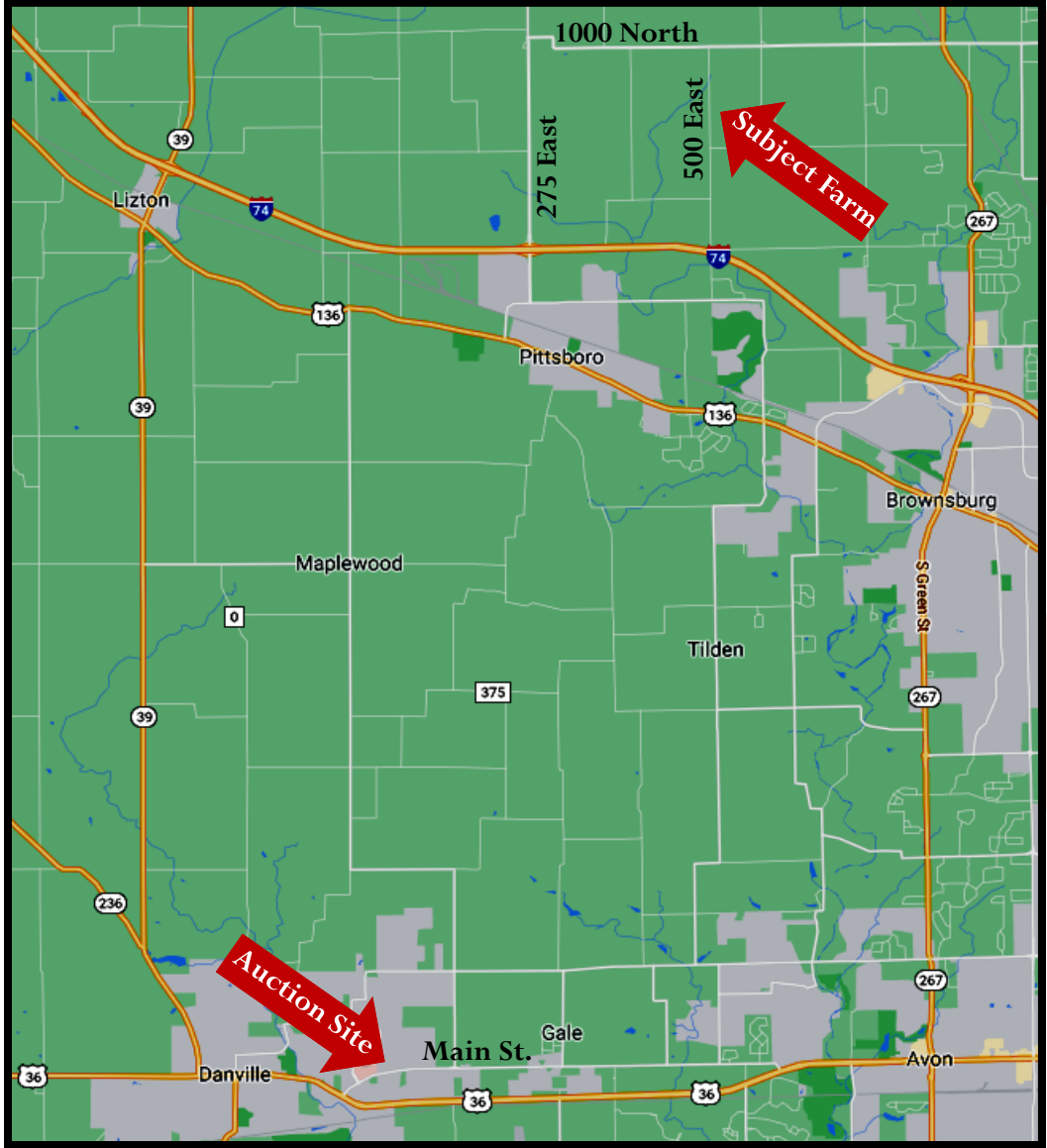


40± total acres of good producing farmland
Treaty, Crosby, & Miami soils with overall WAPI of 166.7
Middle Township of Hendricks County
Great residential building sites
Northwest Hendricks Schools
No platting required with survey provided by seller



Directions to subject property: From I-74 in Pittsboro, go north on CR 275 East to 1000N. Go east on CR 1000N to CR 500E. Go south on CR 500E to property.

Directions to auction site: From the Courthouse Square in Danville, take US 36 (Main Street) east to Old US 36 (Main Street). Take Old US 36 (Main Street) to 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 balance due on or before June 14, 2021.
TAXES: Real estate taxes to be prorated to the day of closing.
FINAL BID: Property to sell subject to final approval of the representatives of the seller/owner.
POSSESSION: Possession day of auction with release of liability to the seller/owner.
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.

Owner: Leo & June Smith Revocable Living Trust
Co-Trustees: Thomas Smith & Daniel Smith
Attorney: Eric Oliver Danville, IN

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. 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 register to bid online at www.hibid.com 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, AU1000629
 Brandon Lawson, AU19300138
 P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122
 Phone (317) 745-6404 / Fax (317) 745-7810 / AH20100007
 Visit our web site: www.lawsonandco.com