

REAL ESTATE AUCTION

**118.56± TOTAL ACRES - 96.33± TILLABLE ACRES - WOODS
OFFERED IN THREE PARCELS, COMBINATIONS, & IN ITS ENTIRETY
STATE ROADS 75 & 240 - FRANKLIN TOWNSHIP - HENDRICKS COUNTY**

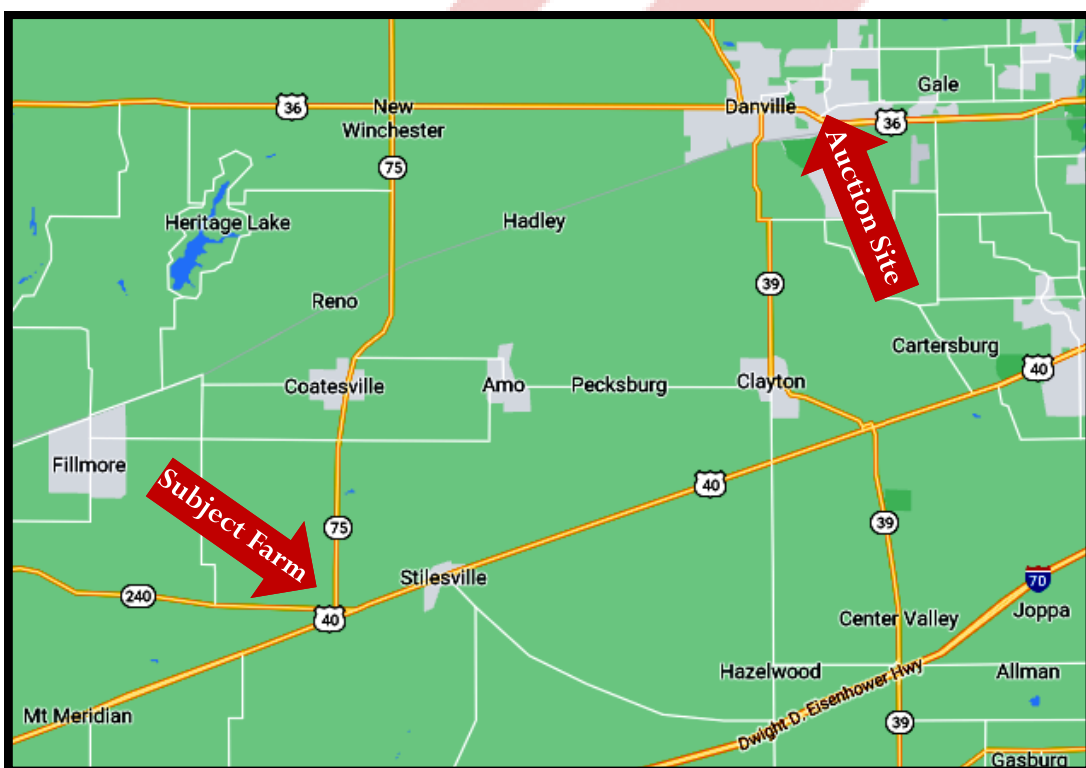
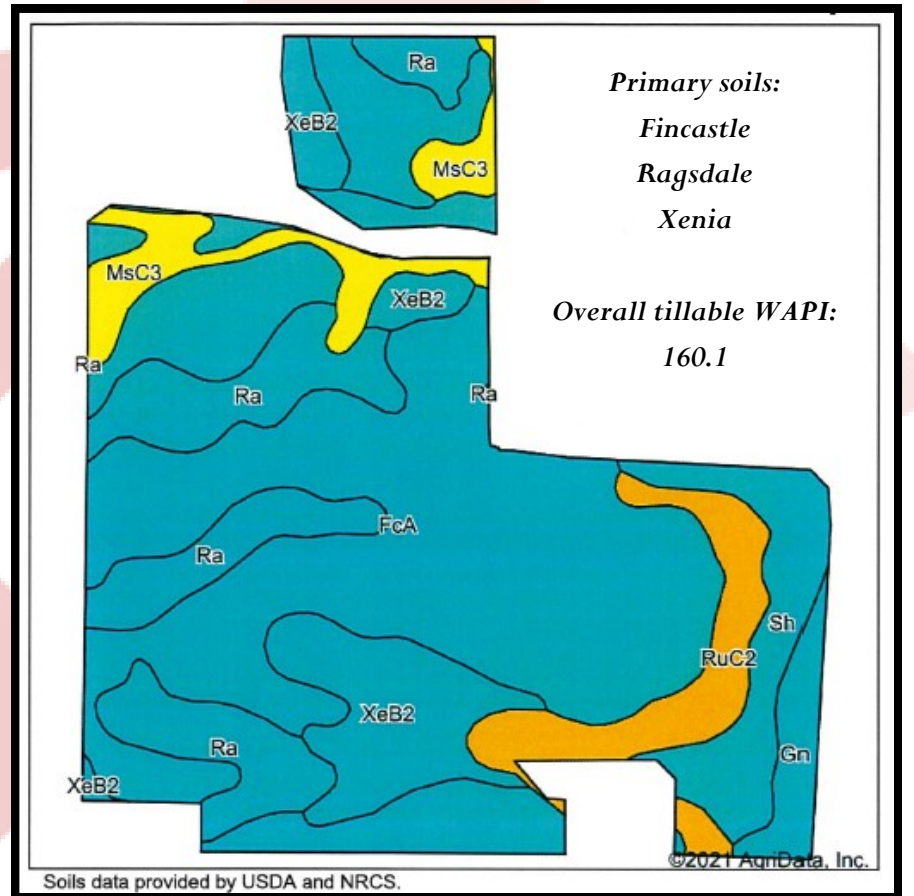
Thursday, July 22nd, 6:30 p.m.
Auction to be held at the Lawson & Co. Auction Gallery,
1280 E. Main Street, Danville, IN 46122



*Offered in parcels, combinations of parcels,
& in its entirety, selling in manner resulting
in highest total gross auction sale price.*

*If sold in parcels, final price will be
determined by bid price per surveyed acres.*

118.56± total acres of good producing farmland
96.33± tillable acres with balance mostly woods
Lots of frontage on State Roads 75 & 240
Franklin Township of Hendricks County
Great residential building sites in Mill Creek school district
Survey provided by seller if sells in parcels



Directions to subject property: Farm is located on the west side of State Road 75 and the north side of State Road 240 in the southwest portion of Hendricks County.

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 August 23, 2021.
TAXES: Real estate taxes to be prorated to the day of closing.
FINAL BID: Property to sell subject to final approval of the seller.
POSSESSION: Possession day of closing, subject to tenant's rights.
2021 cash rents for tillable land to be prorated to day of closing.
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: Baker Family Trust

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.hbid.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.

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