

REAL ESTATE AUCTION

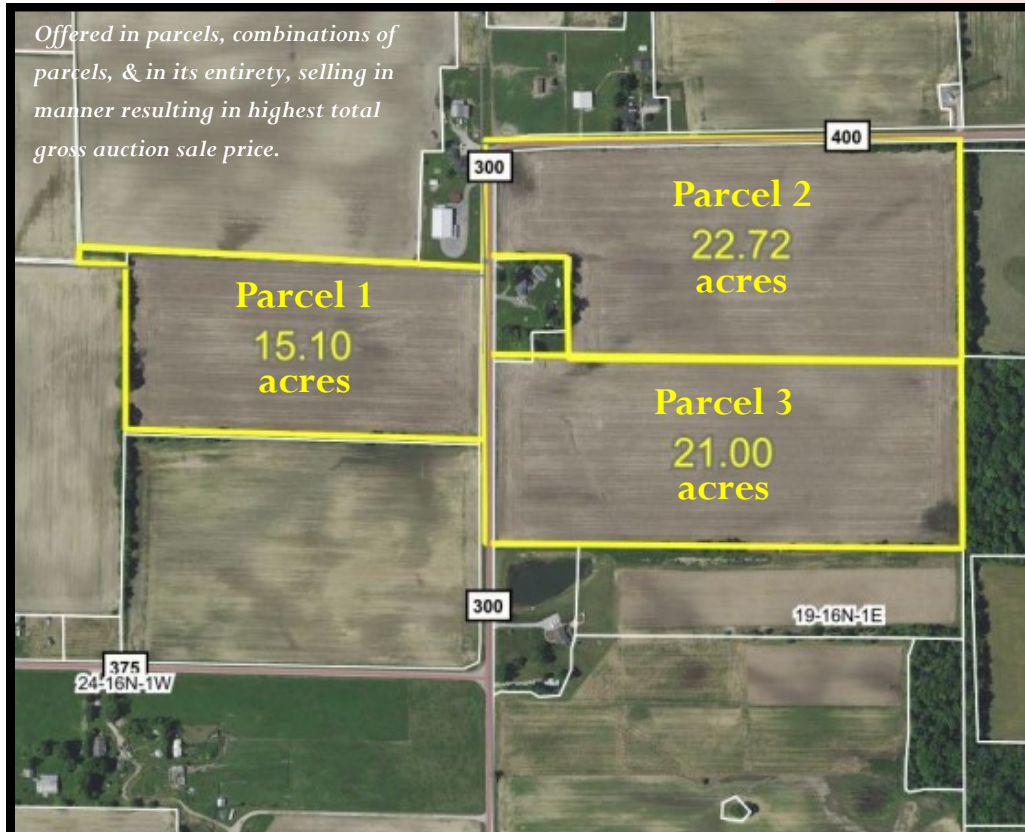
“GENE LINDLEY FARM”

58.82± TOTAL ACRES - 57.24± TILLABLE ACRES

OFFERED IN THREE PARCELS, COMBINATIONS, & IN ITS ENTIRETY
MIDDLE TOWNSHIP - HENDRICKS COUNTY

Thursday, November 11th, 6:30 p.m.

Auction to be held at the Lawson & Co. Auction Gallery,
1280 E. Main Street, Danville, IN 46122



58.82± total acres

Good producing farmland

57.24± tillable acres

Frontage on Co. Rds. 300 East & 400 North

Middle Township of Hendricks County

Great residential building sites

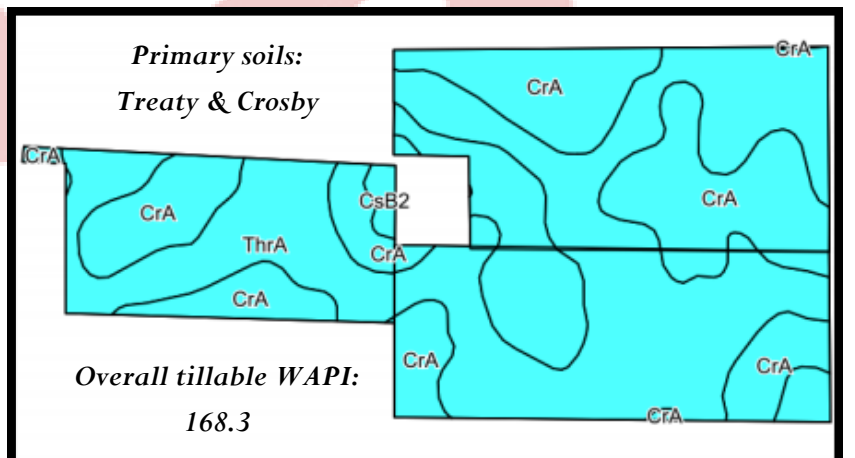
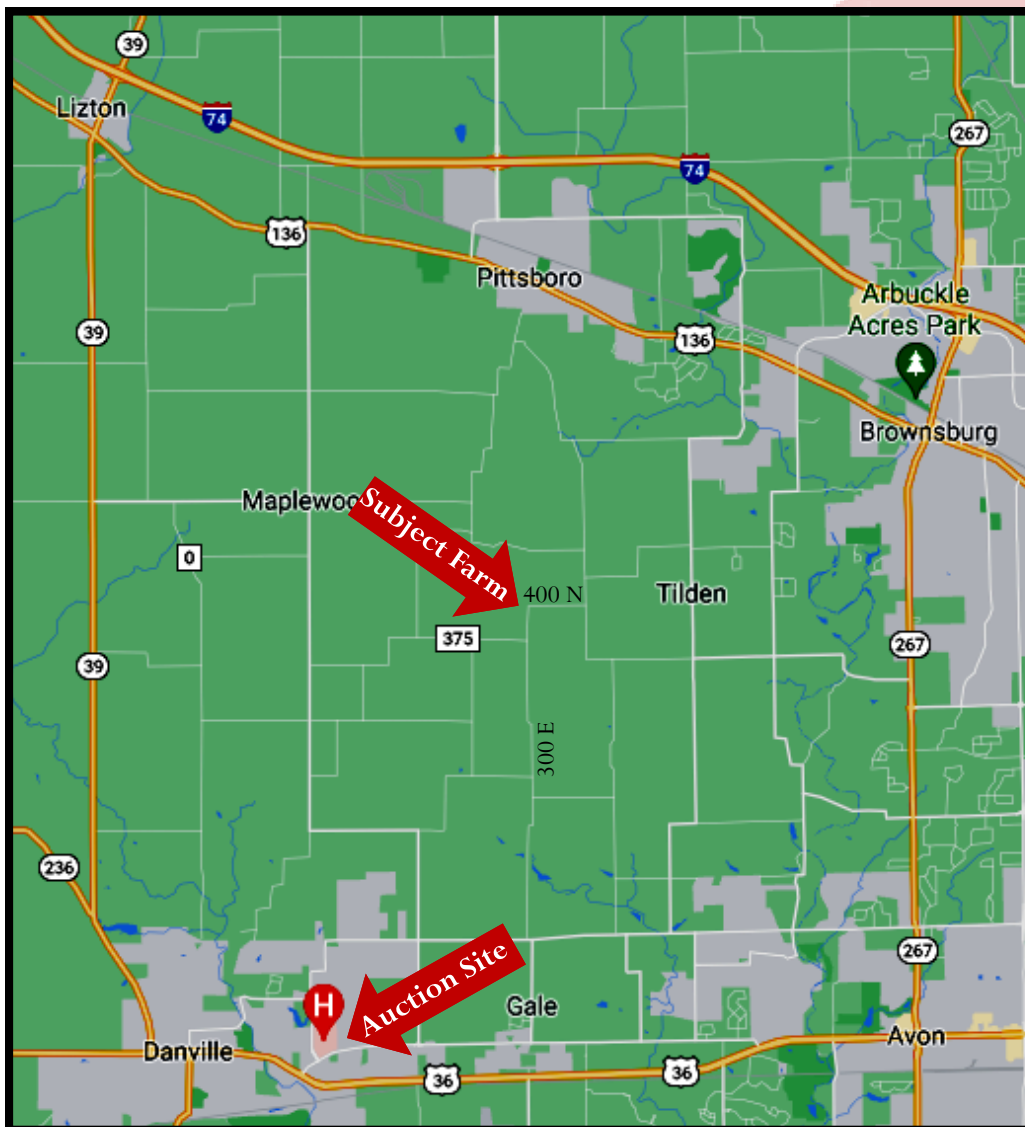
Northwest Hendricks school district

Each parcel is buildable

No platting required

Directions to subject property: East of Danville, take County Road 300 East north from Main Street/U.S. 36 approximately 4 miles to the farm on the east and west sides of County Road 300 East and the south side of County Road 400 North.

Directions to auction site: From the Courthouse Square in Danville, take U.S. 36 (Main Street) east to Old U.S. 36 (Main Street). Take Old U.S. 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 December 10, 2021.

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

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

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

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.

Owners: Randall A. Krise and Madonna J. Krise, husband and wife, an undivided 1/2 interest and Peggy Diane Ware, an undivided 1/2 interest

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.



LAWSON & CO.
Auctioneers and Real Estate Professionals

Jack Lawson, AU01000629

Brandon Lawson, AU19300138

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Visit our web site: www.lawsonandco.com