

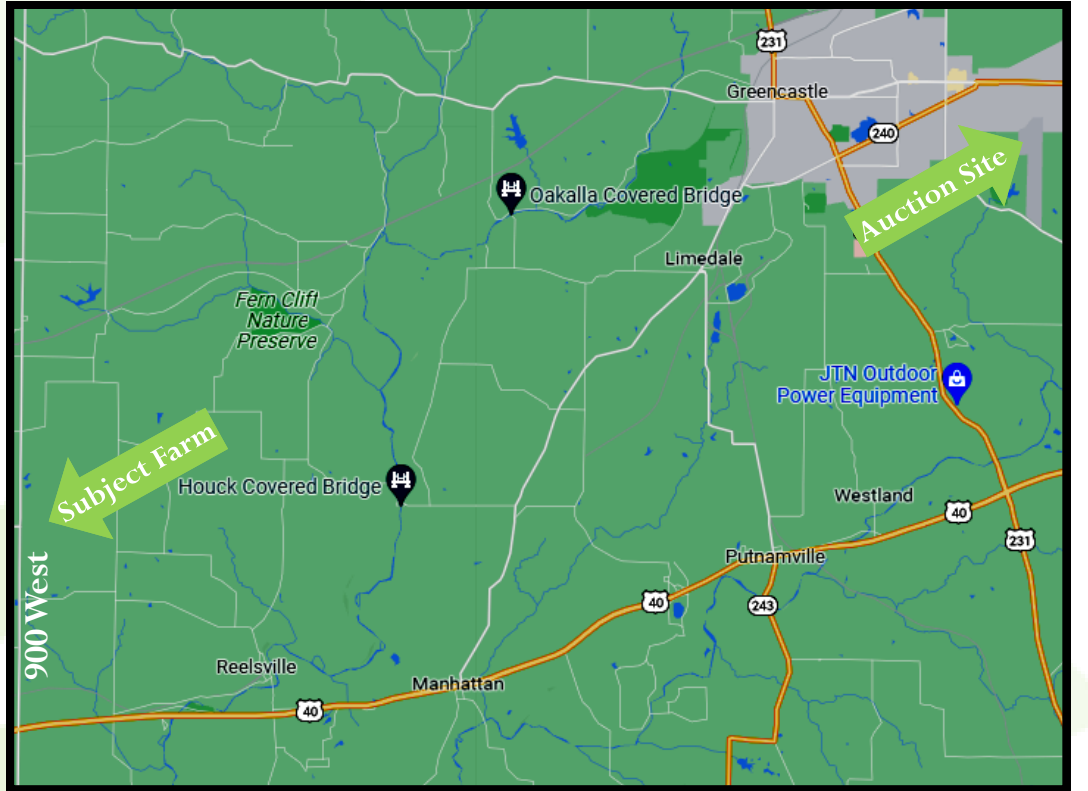
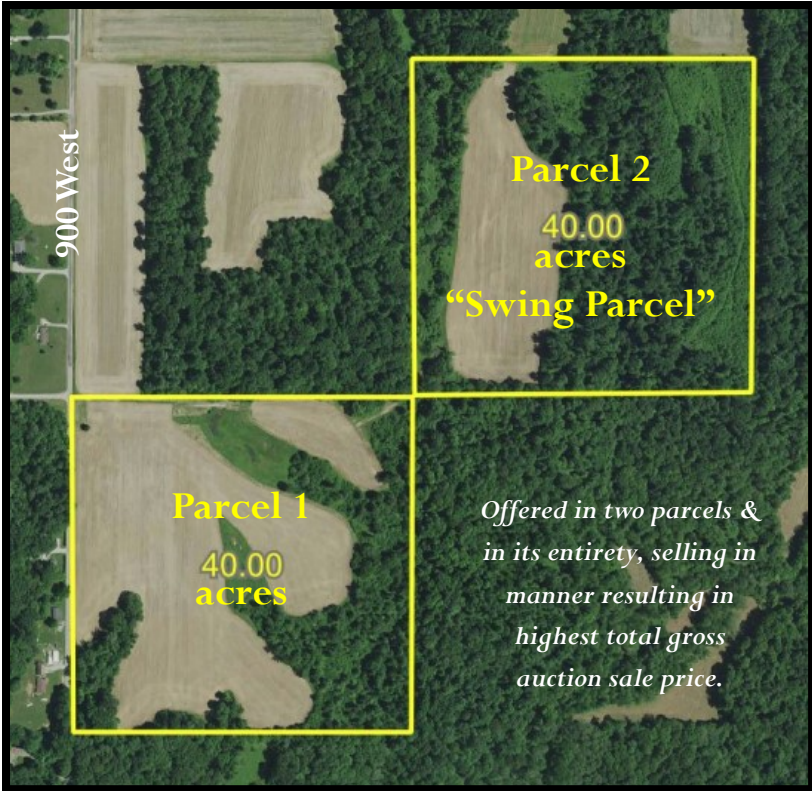
REAL ESTATE AUCTION

**80± TOTAL ACRES - 32± TILLABLE ACRES - 36.5± CLASSIFIED FOREST ACRES
OFFERED IN TWO PARCELS & IN ITS ENTIRETY
PUTNAM COUNTY - WASHINGTON TOWNSHIP**



Tuesday, November 23rd, 6:30 p.m.

*Auction to be held at the Putnam County Airport Hotel
Conference Room, 1599 Ballard Lane, Greencastle, IN 46135*



**Parcel 1: 40± total acres, 20± tillable acres, 10.7± classified forest acres, frontage on County Road 900 West (Putnam/Clay County Line)
Parcel 2: 40± total acres, 12± tillable acres, 25.8± classified forest acres, "swing parcel" must sell with Parcel 1 or to an adjoining owner**

TILLABLE LAND - RECREATIONAL/HUNTING LAND - RESIDENTIAL BUILDING SITES - MARKETABLE TIMBER - POSSIBLE POND SITE

Soils Map

State: **Indiana**
County: **Putnam**
Location: **7-13N-5W**
Township: **Washington**
Acres: **31.65**
Date: **10/6/2021**

Maps Provided by **surety**
CUSTOMER ONLINE MAPS
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
IvA	Iva silt loam, 0 to 2 percent slopes	20.58	65.0%		ilw	164		5	11	54	73
AvB	Ava silt loam, 1 to 4 percent slopes	8.87	28.0%		ile	126		4	9	45	57
HoG	Hickory loam, 25 to 70 percent slopes	1.19	3.8%		Vile						9
Ch	Chagrin silt loam	0.84	2.7%		ilw	120				42	75
WeG	Weikert silt loam, 25 to 70 percent slopes	0.17	0.5%		Vile						3
Weighted Average						2.21	145.1	4.4	9.7	48.8	63.4

*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.

Directions to subject property: Take U.S. 40 west from Reelsville to County Road 900 West (Putnam/Clay County Line). Go north on County Road 900 West 2 miles to farm on the east side, 1/2 mile north of County Road 650 South.

Directions to auction site: From State Road 240 on the east side of Greencastle, take Ballard Lane south to the Putnam County Airport Hotel, 1599 Ballard Lane, Greencastle, IN 46135.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before December 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.

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: David Lee & Nancy C. Landes

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

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Brandon Lawson, AU19300138

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