

REAL ESTATE AUCTION

208.18± TOTAL ACRES - 152.41± TILLABLE ACRES PER U.S.D.A. - 136.97± CURRENT TILLABLE ACRES

WOODS - RECREATIONAL / HUNTING LAND - PASTURE - BUILDING SITES

TWO HOUSES - SEVERAL OUTBUILDINGS - PUTNAM COUNTY - CLINTON TOWNSHIP

Thursday, December 30th, 6:30 p.m.

**Auction to be held at the Bainbridge Community Building,
201 North Grant Avenue, Bainbridge, IN 46105**

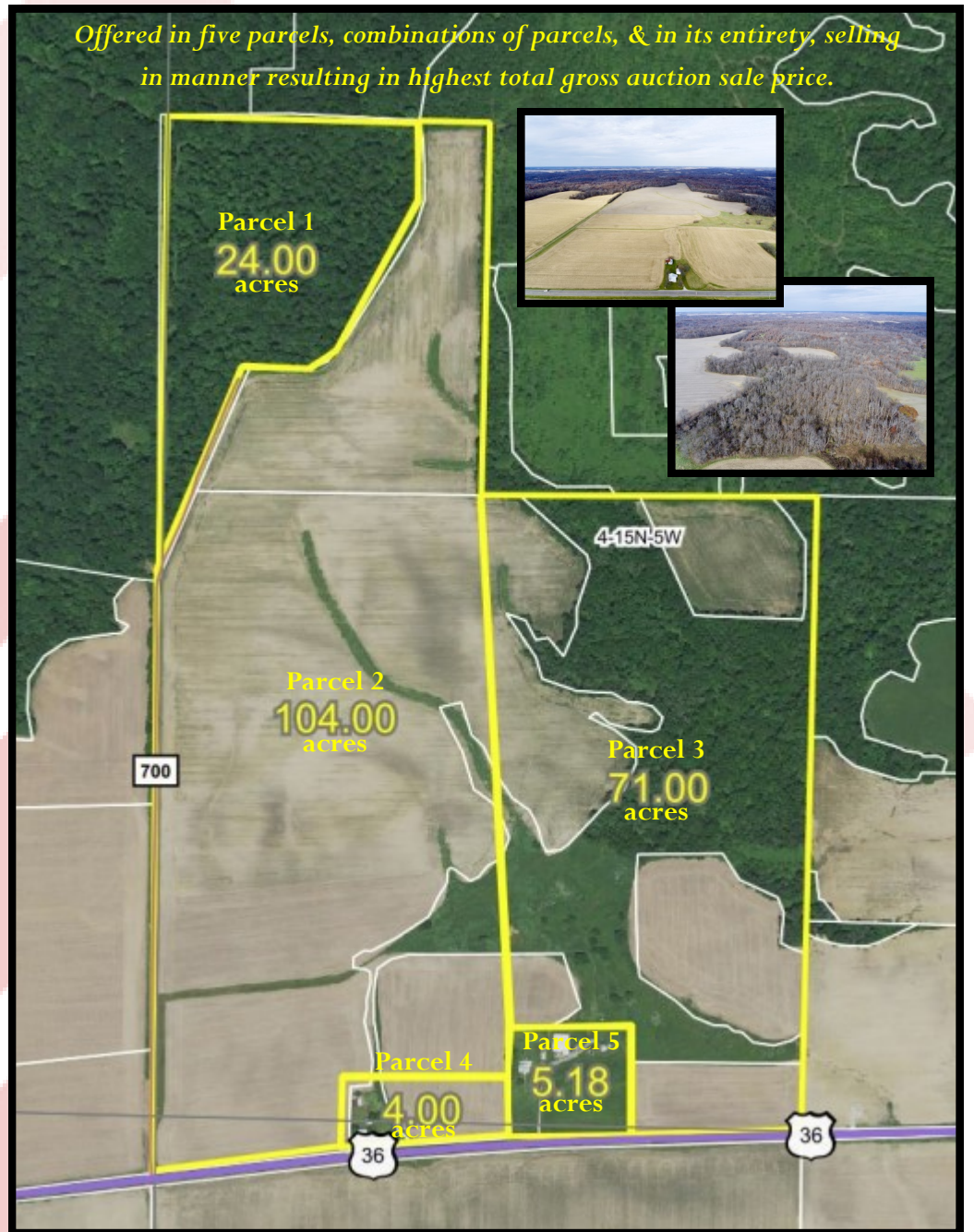
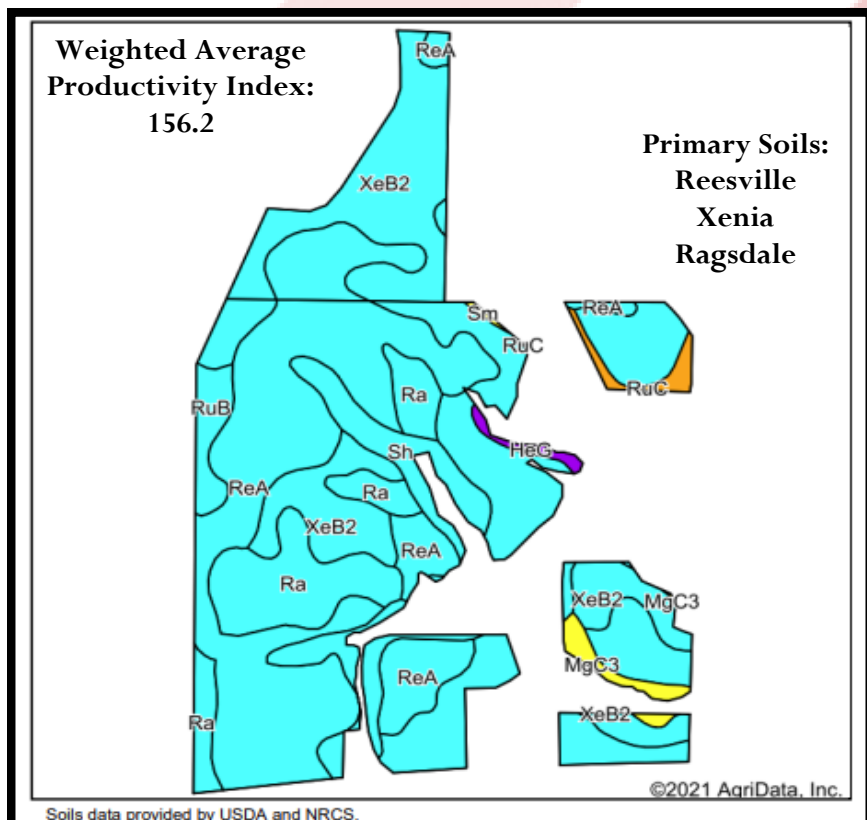
Parcel 1: 24± acres; woods; frontage on old Co.Rd. 700 W

Parcel 2: 104± acres; mostly tillable; frontage on U.S. 36 & old Co.Rd. 700 W

Parcel 3: 71± acres; tillable; woods; pasture; frontage on U.S. 36

Parcel 4: 4± acres; tillable; frontage on U.S. 36; house with 1,248 sq.ft.,
2 bedrooms, 1 full bath, cellar, well, septic; detached garage; farm barn

Parcel 5: 5.18± acres; pasture; frontage on U.S. 36; house with 2,438 sq.ft.,
5 bedrooms, 1 full bath, basement, well, septic; detached garage; pole barn with
lean-to; 9,500 bushel grain storage



OPEN HOUSES:

Tuesday, December 14th, 4:00-6:00 p.m.
Wednesday, December 22nd, 4:00-6:00 p.m.

Directions to subject property: Take U.S. 36 west from Bainbridge & Morton to farm on north side, 6719 West U.S. 36, Greencastle, IN

Directions to auction site: In Bainbridge, on north side of U.S. 36, Bainbridge Community Building, 201 North Grant Avenue, Bainbridge, IN

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before January 31, 2022.

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

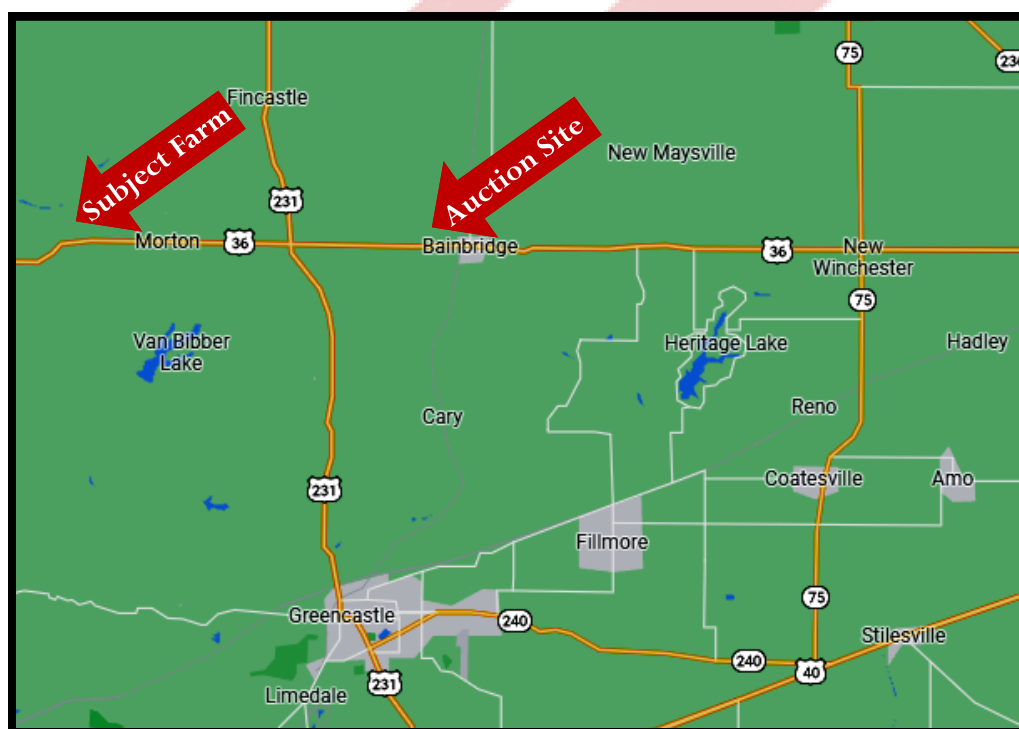
FINAL BID: Property to sell subject to final approval of the seller.

POSSESSION: Possession day of closing; possession of grain bin on or before July 30, 2022, with fan on grain bin owned by tenant farmer.

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, or visit the Open Houses.

Owner: Chilcote Farm LLC



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

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