

REAL ESTATE AUCTION

500 S. FRONT STREET, THORNTOWN, IN 46071

1,032± SQ.FT. OFFICE - 5,040± SQ.FT. SHOP - 8,276± SQ.FT. STORAGE BUILDING

12.73± ACRES - PUBLIC UTILITIES - PARTIAL SECURITY FENCING

Wednesday, January 26th, 10:00 a.m.

Auction to be held on site at the subject property,
500 S. Front Street, Thorntown, IN 46071

Three buildings constructed in the 1970s

14,348± sq.ft. total building area

Large gravel drive & parking area

Drive-on truck scale system & 12' x 40' loading dock at shop

12.73± acres with all public utilities

Property released & cleared by IDEM

**EXCELLENT POTENTIAL FOR CONTRACTORS,
FARMERS, LANDSCAPERS, EXCAVATORS,
INSIDE/OUTSIDE STORAGE, & MORE**



INSPECTION DAYS:

Tuesday, January 11th,
11:00 a.m. - 1:00 p.m.

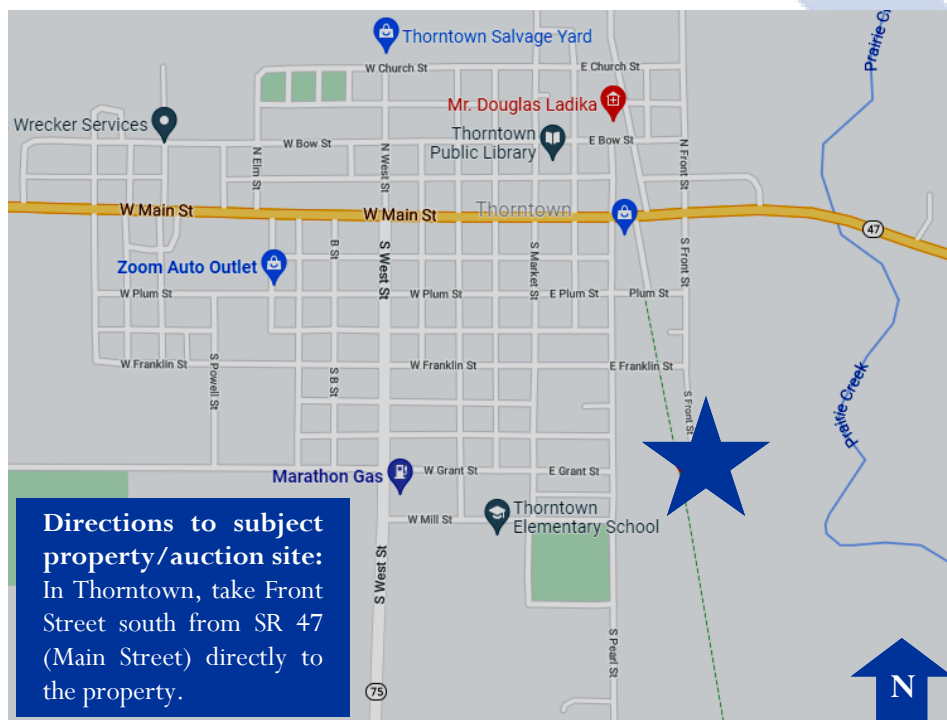
Wednesday, January 19th,
11:00 a.m. - 1:00 p.m.



1,032± sq.ft. office



5,040± sq.ft. shop



8,276± sq.ft. storage building

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with the balance due on or before February 25, 2022.

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

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

POSSESSION: Possession day of closing.

IMPROVEMENTS: All improvements to be sold in "AS IS" condition. The two large propane tanks will be removed and are excluded from the auction.

NON-COMPETITION AGREEMENT: Purchaser to agree not to sell propane or agricultural products on the property for a period of five years after closing.

INSPECTIONS: Call LAWSON & CO. at 317-745-6404 to schedule an appointment to inspect the property, or visit the Inspection Days.

Owner: Co-Alliance Cooperative, Inc.

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 arrive 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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Visit our web site: www.lawsonandco.com