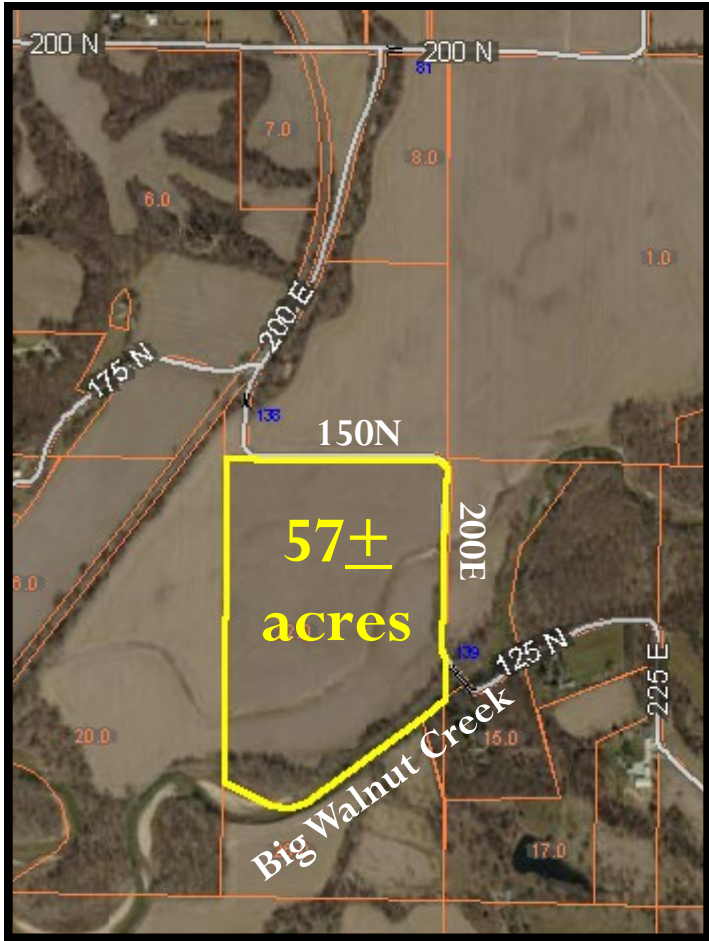


REAL ESTATE AUCTION

57± TOTAL ACRES - 52.55± TILLABLE ACRES PER U.S.D.A.
 BIG WALNUT CREEK - FRONTAGE ON TWO COUNTY ROADS
 GREENCASTLE TOWNSHIP - PUTNAM COUNTY

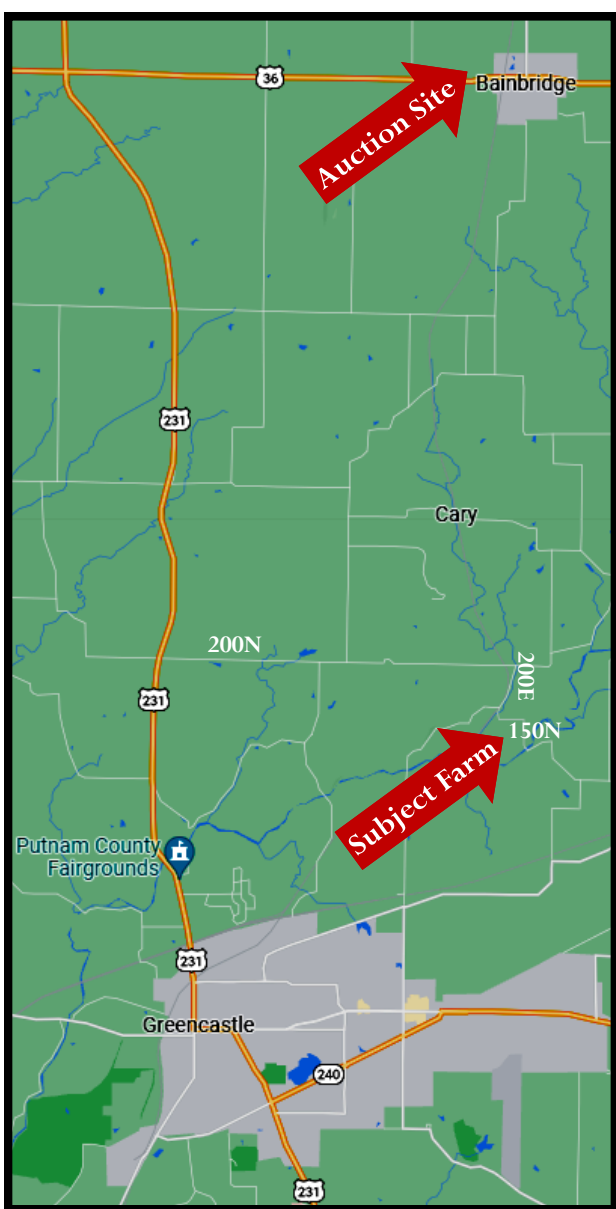
Thursday, May 26th, 6:30 p.m.
 Auction to be held at the Bainbridge Community Building,
 201 North Grant Avenue, Bainbridge, IN 46105



57± total acres
 52.55± tillable acres per U.S.D.A.
 Frontage on Co. Rds. 150 North & 200 East
 Big Walnut Creek
 Zone A Special Flood Hazard Area
 Greencastle Township, Putnam County

Directions to subject property: Take U.S. 231 north from Greencastle to County Road 200 North. Go east to County Road 200 East. Go south to farm at southwest corner of County Roads 200 East & 150 North.

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



Soils Map

State: **Indiana**
 County: **Putnam**
 Location: **2-14N-4W**
 Township: **Greencastle**
 Acres: **52.55**
 Date: **4/25/2022**

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| Area Symbol: IN133, Soil Area Version: 23 | | | | | | | | | |
|---|---|-------|------------------|----------------------|------------------|-------------|--------------|-------------------|----------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn Bu | Soybeans Bu | *n NCCPI Soybeans | |
| Ch | Chagrin silt loam | 35.55 | 67.6% | | Ilw | 120 | 42 | 75 | |
| Sw | Stonelick sandy loam, 0 to 2 percent slopes, frequently flooded | 17.00 | 32.4% | | Illw | 94 | 34 | 46 | |
| Weighted Average | | | | | | 2.32 | 111.6 | 39.4 | *n 65.6 |

*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.

TERMS OF AUCTION

- TERMS:** Purchaser to pay 10% down day of auction with balance due on or before June 27, 2022.
- TAXES:** Real estate taxes to be prorated to the day of closing.
- FINAL BID:** Property to sell subject to final approval of the representatives of the estate.
- POSSESSION:** Possession day of auction, with release of liability.
- 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: Charles Edwin Yeager Estate
Personal Representatives: Stacy Barclay & Barbara South
Attorney: Stacy Barclay of Sutherland, Zeiner, & Barclay, Greencastle, IN

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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