

# REAL ESTATE AUCTION

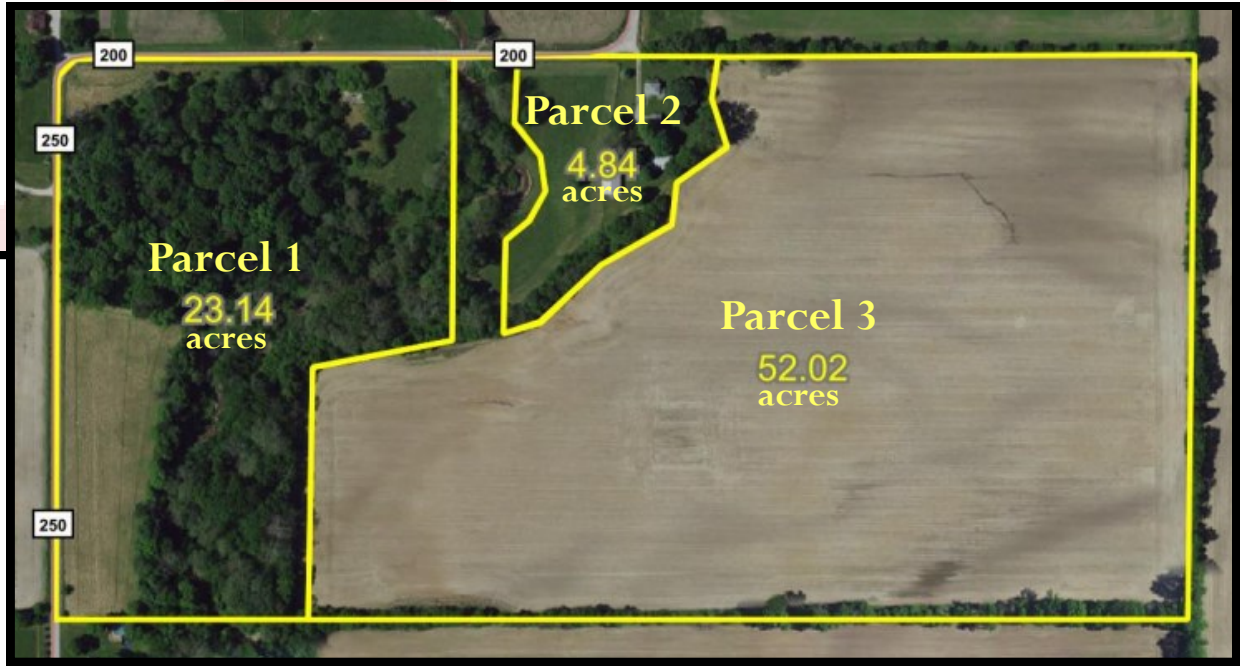
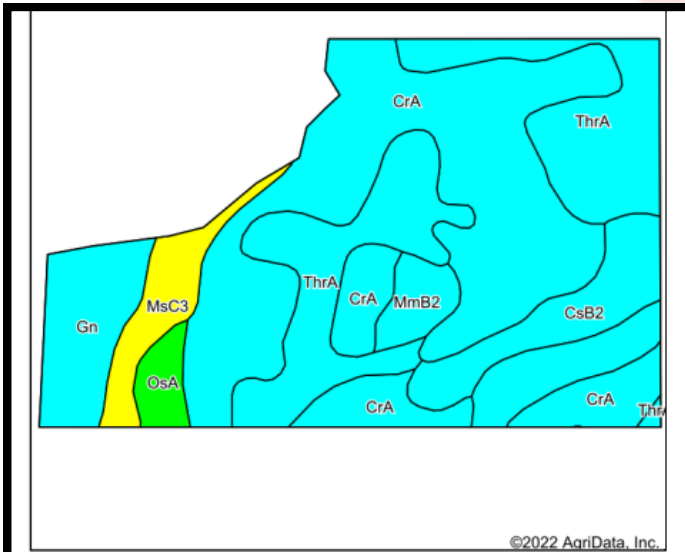
80± TOTAL ACRES - 47± TILLABLE ACRES - PASTURES - WOODS - CREEK - BUILDING SITES  
 2511 S. CO.RD. 200 W. - SOUTHWEST OF DANVILLE - CENTER TOWNSHIP - HENDRICKS COUNTY  
 2,216± SQ.FT. HOUSE - DETACHED GARAGE - STORAGE BARN - POLE BARN



**Wednesday, November 9th, 6:30 p.m.**  
 Auction to be held at the Lawson & Co. Auction Gallery,  
 1280 E. Main Street, Danville, IN 46122



Farm offered in parcels, combinations of parcels,  
 & in its entirety, selling in the manner resulting  
 in the highest total gross auction price



Soils data provided by USDA and NRCS.

Area Symbol: IN063, Soil Area Version: 25

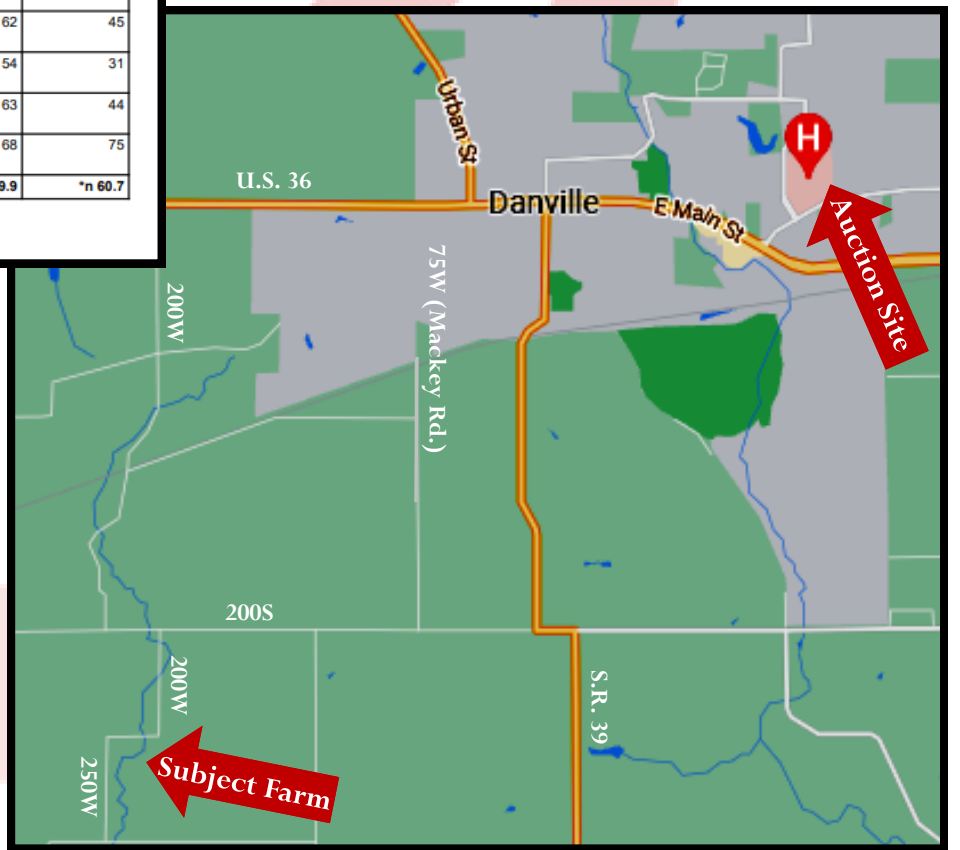
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	22.92	45.5%		llw	154	5	10	51	69	54
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	14.71	29.2%		llw	181	6	12	64	61	75
Gn	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	3.89	7.7%		llw	124			44	1	82
CsB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	3.75	7.4%		lle	138	5	9	46	62	45
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	2.52	5.0%		lve	121	4	8	41	54	31
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.41	2.8%		lle	142	5	9	49	63	44
OsA	Ockley silt loam, loamy substratum, 0 to 2 percent slopes	1.14	2.3%		l	135	5	9	47	68	75
<b>Weighted Average</b>						<b>2.08</b>	<b>156</b>	<b>4.9</b>	<b>9.6</b>	<b>53.2</b>	<b>59.9</b>

\*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.

**Parcel 1:** 23.14± acres; woods; pastures; creek; lots of road frontage; excellent building site(s).

**Parcel 2:** 4.84± acres; 2,216 sq.ft. 2-story farmhouse, 4 bedrooms, 1 full bathroom, cellar; 22'x46' detached garage/shop; 30'x50' open storage barn; 42'x54' pole barn with concrete floor; well; septic.

**Parcel 3:** 52.02± acres; mostly tillable; Crosby & Treaty soils; 156 WAPI; creek; frontage on Co.Rd. 200 W.



## Open Houses:

Tuesday, October 25th, 4:00-6:00 p.m.

Tuesday, November 1st, 4:00-6:00 p.m.

**Directions to subject property:** From Danville, go south of U.S. 36 on Co.Rd. 75 W. (Mackey Road) 2 miles to "T" (Co.Rd. 200 S.). Go west 1.25 miles to Co.Rd. 200 W. Go south to 2511 S. Co.Rd. 200 W.

**Directions to auction site:** From the Courthouse Square in Danville, take U.S. 36 (Main Street) east to Old U.S. 36 (Main Street) to Lawson & Co. Auction Gallery, 1280 E. Main Street, Danville, IN.

## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before December 9, 2022.  
**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 for improvements, pastures, hayfields, & woods; upon harvest of crops for tillable land.  
**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.

**Owners:** David A. & Bruce A. Maxwell Joint Tenants with Rights of Survivorship  
**Attorney:** Kate Kuehn, 45 W. Clinton Street, Danville, IN 46122



**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.



Jack Lawson, AU1000629  
 Brandon Lawson, AU19300138  
 P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122  
 Phone (317) 745-6404 / Fax (317) 745-7810 / AC31300014  
 Visit our web site: [www.lawsonandco.com](http://www.lawsonandco.com)