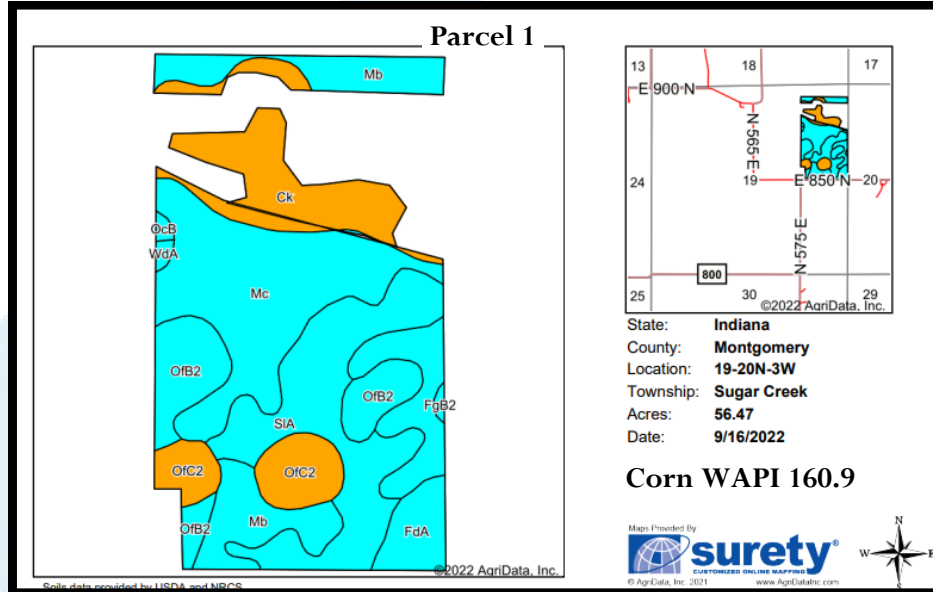


REAL ESTATE AUCTION

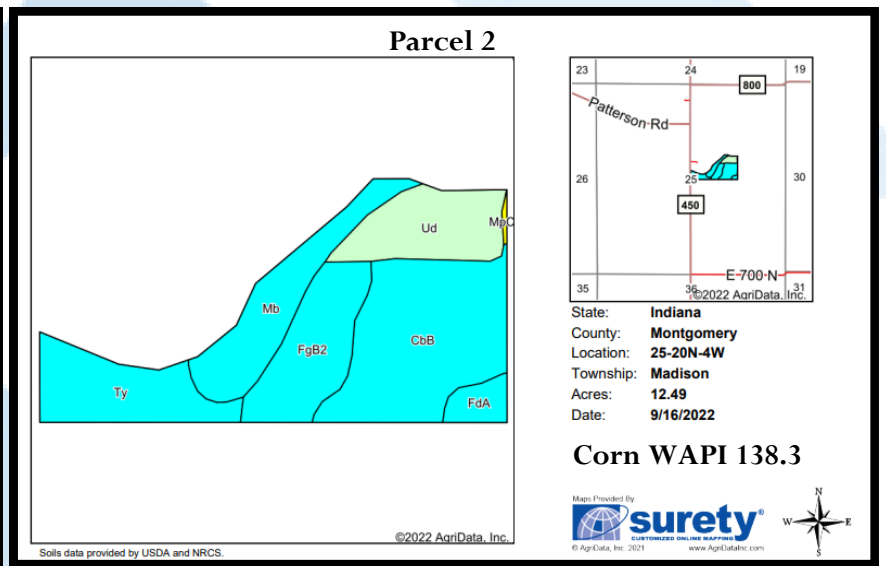
83.38± TOTAL ACRES - 68.96± TILLABLE ACRES - TWO FARMS
SUGAR CREEK & MADISON TOWNSHIPS - MONTGOMERY COUNTY

Wednesday, November 16th, 6:30 p.m.

Auction to be held at the Hampton Inn meeting room,
2895 Gandhi Drive, Crawfordsville, IN 47933



Two farms offered separately & together, selling in the manner resulting in the highest total gross auction price



Parcel 1: 69.08± acres; 56.47± acres tillable; Mahalaville, Starks, Cohoctah, & Ockley soils; woods; creek; north 31.14± acres in floodplain; frontage on Co.Rd. 850 N.; north tillable accessed via easement; Sugar Creek Township, Montgomery County.

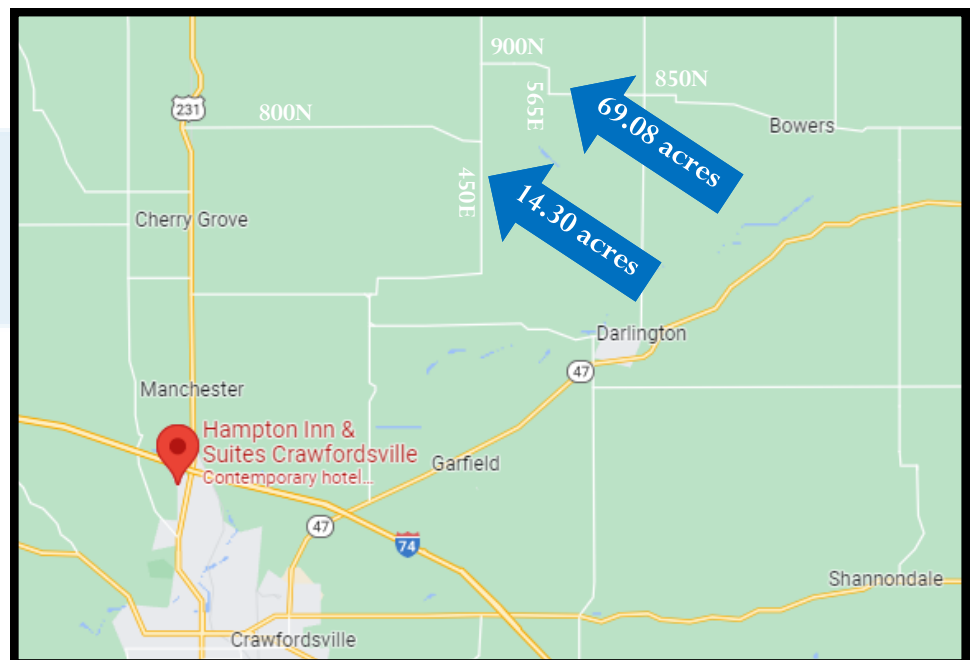
Parcel 2: 14.30± acres; 12.49± acres tillable; Camden, Fin-castle-Miami, Mahalaville, & Treaty soils; woods; creek; frontage on Co.Rd. 450 E.; potential residential building site; Madison Township, Montgomery County.

TERMS OF AUCTION

- TERMS:** Purchaser to pay 10% down day of auction with balance due on or before December 16, 2022.
- TAXES:** Real estate taxes to be prorated to the day of closing.
- FINAL BID:** Property to sell subject to final approval of the Trustee.
- POSSESSION:** Possession day of closing, upon harvesting of the 2022 crops.
- 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 farms.

Owner: Paula J. Rogers Living Trust
Trustee: Michelle Stafford

Directions to subject property: From Crawfordsville, take U.S. 231 north to Co.Rd. 800 N. Go east to Co.Rd. 450 E. Go south to 14.30 acre farm. Or, go north to Co.Rd. 900 N. Go east to Co.Rd. 565 E. Go south to Co.Rd. 850 N. Go east to 69.08 acre farm. Please look for signs.
Directions to auction site: From I-74 in Crawfordsville, go south on U.S. 231 to Industrial Blvd. Go west to Gandhi Dr. Go north to Hampton Inn, 2895 Gandhi Drive, Crawfordsville, IN 47933.



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.
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