

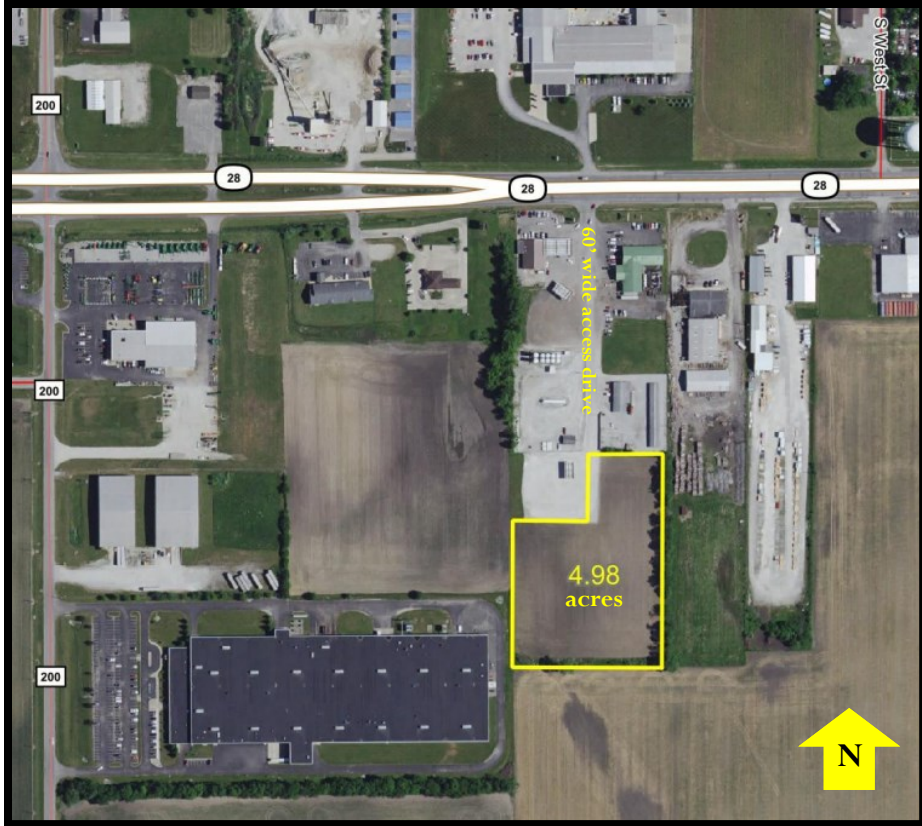
REAL ESTATE AUCTION

1797 W. STATE ROAD 28, FRANKFORT, IN 46041 - CLINTON COUNTY

4.984+ ACRES - ACCESS VIA DRIVE FROM STATE ROAD 28 - PUBLIC UTILITIES AVAILABLE
ZONED OPEN INDUSTRIAL - WEST STATE ROAD 28 OVERLAY SECONDARY TIER

Thursday, December 22nd, 10:00 a.m.

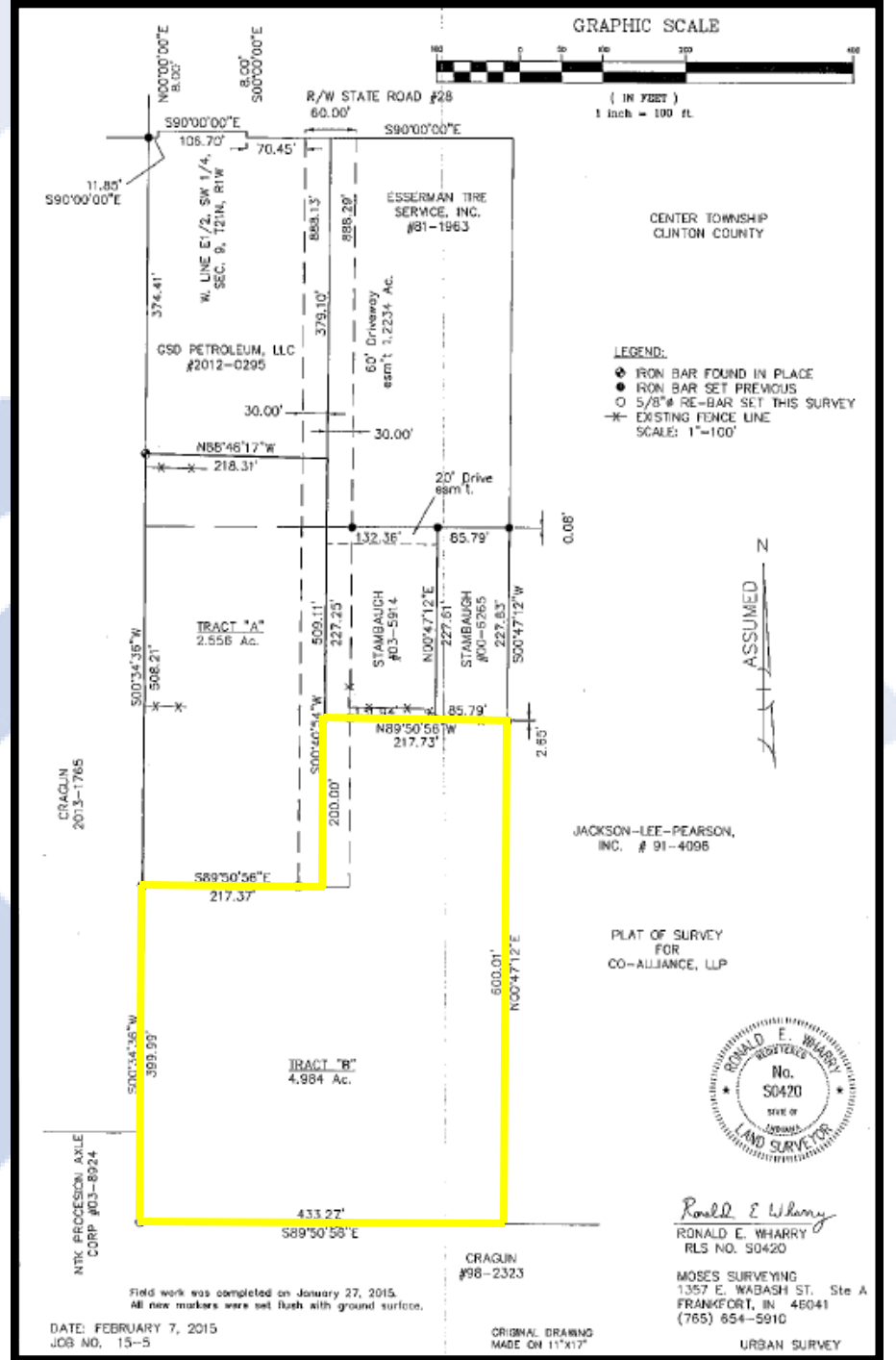
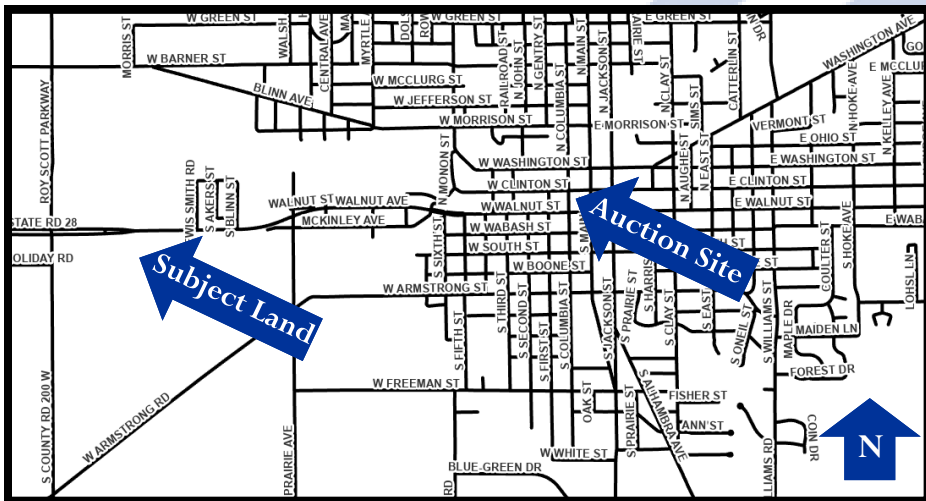
Auction to be held at the 51 West Event Center
Conference Room, 51 W. Clinton Street, Frankfort, IN 46041



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

CURRENTLY USED AS EXCESS TILLABLE LAND SOUTH
& EAST OF EXISTING CO-ALLIANCE OPERATION

POSSESSION DAY OF CLOSING AS TILLABLE LAND IS NOT
UNDER CONTRACT FOR 2023 GROWING SEASON



Directions to subject property:

In Frankfort from Walnut Ave/SR 28 & Jackson St/SR 39, take Walnut Ave/SR 28 west to property on south side.

Directions to auction site:

In Frankfort from Walnut Ave/SR 28 & Jackson St/SR 39, take Jackson St/SR 39 north to Clinton St. Go west on Clinton St to 51 W. Clinton St.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with the balance due on or before January 23, 2023.

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.

INSPECTIONS: Call LAWSON & CO. at 317-745-6404 to schedule an appointment to inspect the property.

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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