

REAL ESTATE AUCTION

35.5± TOTAL ACRES - MOSTLY TILLABLE ACRES - HOUSE - OUTBUILDINGS

2427 E. CO. RD. 1275 SOUTH, CLAY CITY, IN 47841 - HARRISON TOWNSHIP - CLAY COUNTY

OFFERED IN THREE PARCELS, COMBINATIONS OF PARCELS, & IN ITS ENTIRETY



Wednesday, December 21st, 6:30 p.m.

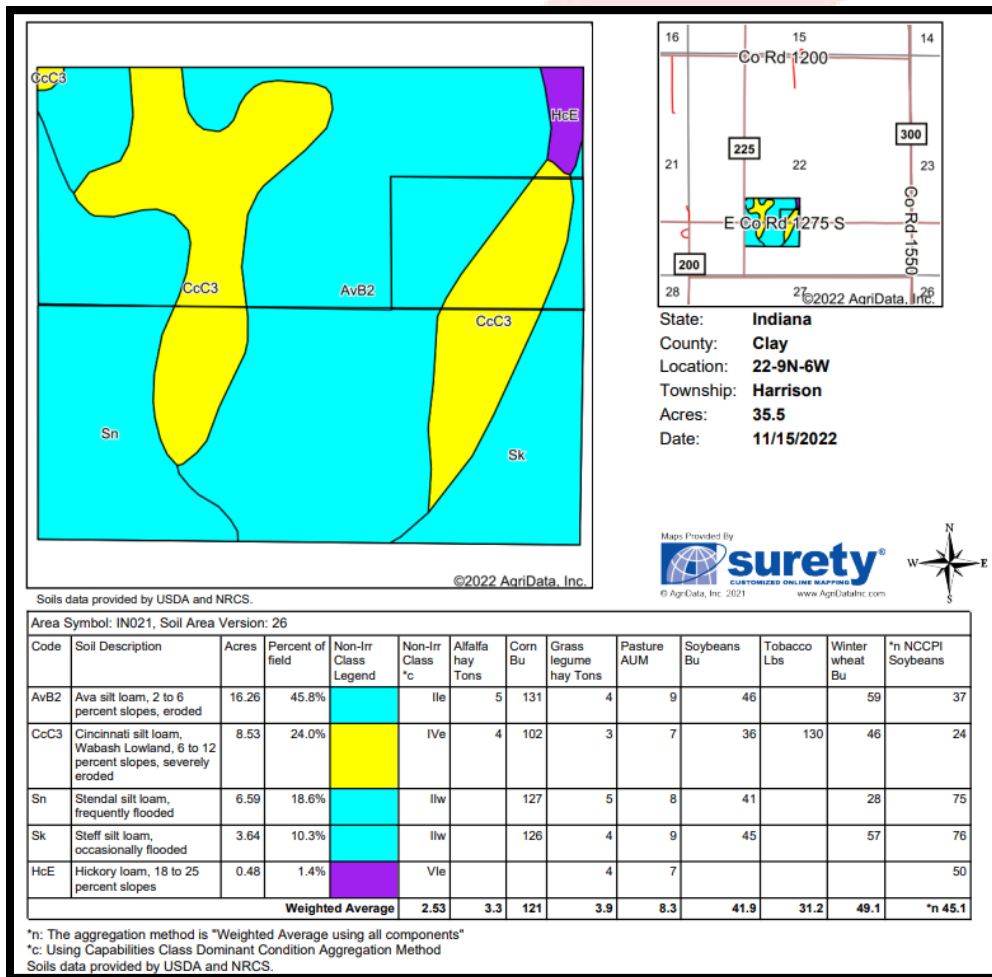
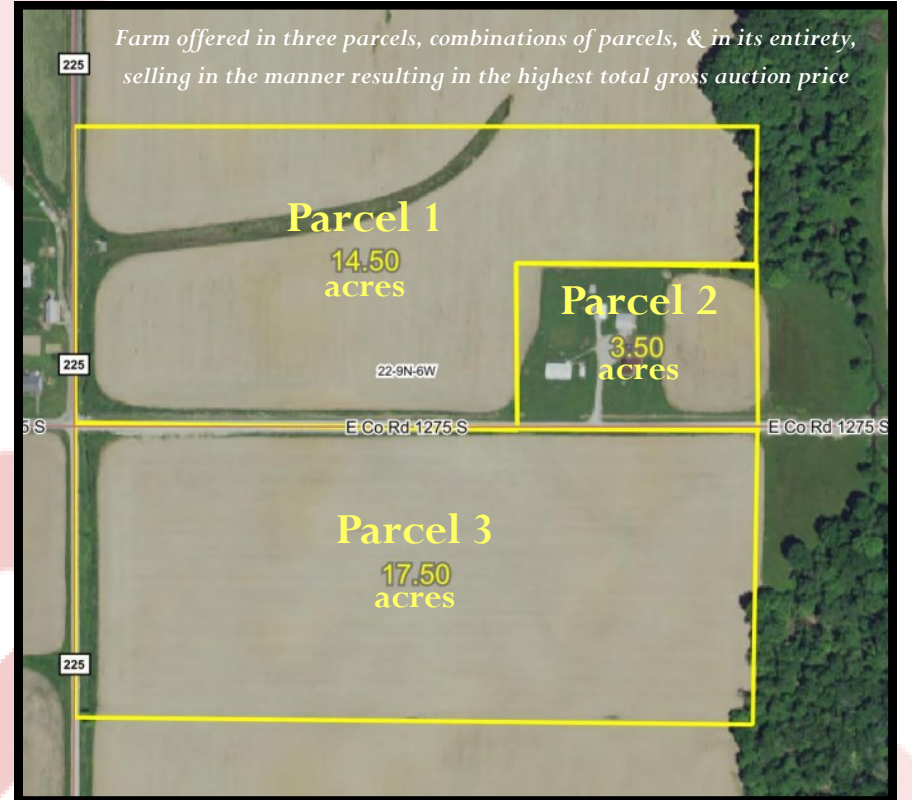
Auction to be held at the First Financial Bank
Conference Center, 502 Main Street, Clay City, IN 47841



Parcel 1: 14.50± acres; mostly tillable; frontage on two roads.

Parcel 2: 3.50± acres; 1,056± sq.ft. house built 1965 with kitchen, laundry room, living room, three bedrooms, one full bathroom, front & rear porches, aluminum siding, updated metal roof, updated vinyl windows, crawl space, updated 100 amp, updated oil furnace, & updated electric water heater; smokehouse (10'x16') with cellar; shed; large pole barn (24'x30') with metal exterior & roof, & gravel floor; small pole barn (20'x24') with metal exterior & roof, & gravel floor; private well & septic.

Parcel 3: 17.50± acres; mostly tillable; frontage on two roads.



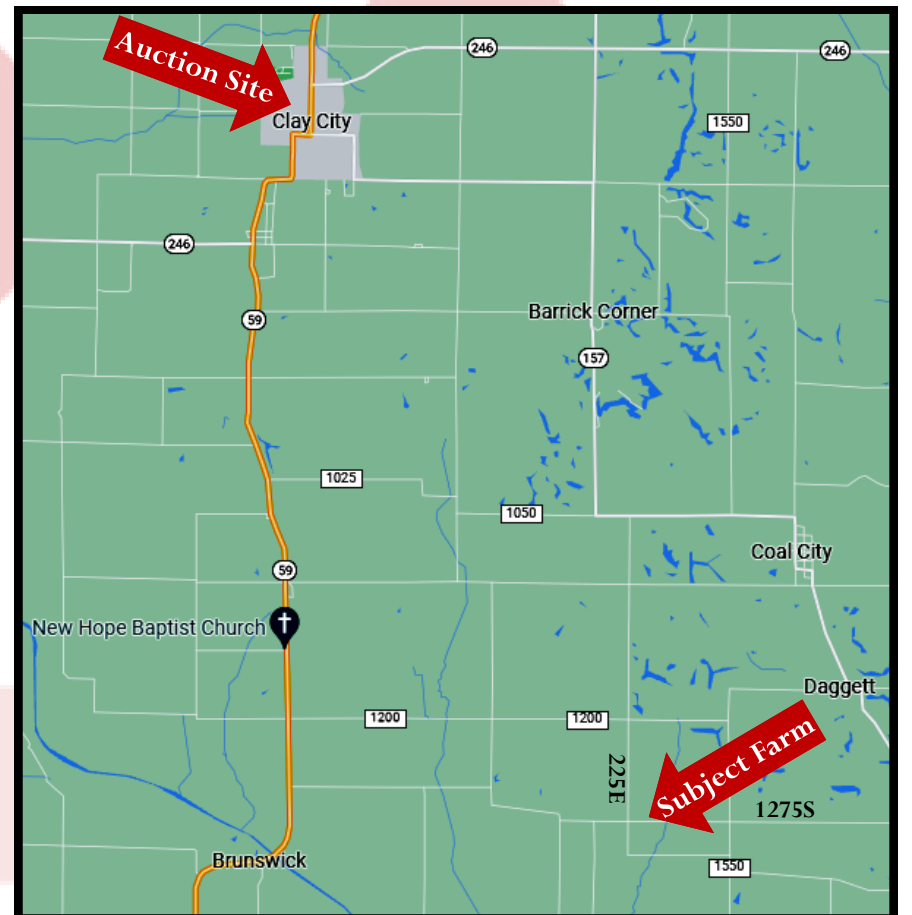
Open Houses:

Tuesday, December 6th, 4:00-6:00 p.m.

Wednesday, December 14th, 4:00-6:00 p.m.

Directions to subject property: Take SR 59 south from Clay City to CR 1200S. Go east on CR 1200S to CR 225E. Go south on CR 225E to CR 1275 S. Go east on CR 1275 S to the property at 2427 E CR 1275 S, Clay City, IN 47841.

Directions to auction site: First Financial Bank Conference Center, 502 Main Street, Clay City, IN 47841, on the west side of Main Street, between 5th Street & 6th Street.



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before January 20, 2023.

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

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

POSSESSION: Possession day of closing, subject to tenant's rights.

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: Max L. Miller et al
Attorney: Mr. Michael Goss, Greencastle, IN 46135



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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