

# REAL ESTATE AUCTION

**38.80± TOTAL ACRES - 38± TILLABLE ACRES - PRODUCTIVE & TILED TILLABLE LAND**  
**XENIA, REESVILLE, & RUSSELL SOILS - 155.7 CORN W.A.P.I.**  
**MONROE TOWNSHIP - PUTNAM COUNTY**

**Thursday, March 9th, 6:30 p.m.**

**Auction to be held at the Bainbridge Community Building,  
 201 North Grant Avenue, Bainbridge, IN 46105**

**38.80± total acres - 38± tillable acres**

**Productive farmland is tilled (May 1988)**

**Conservation Plan Map available upon request**

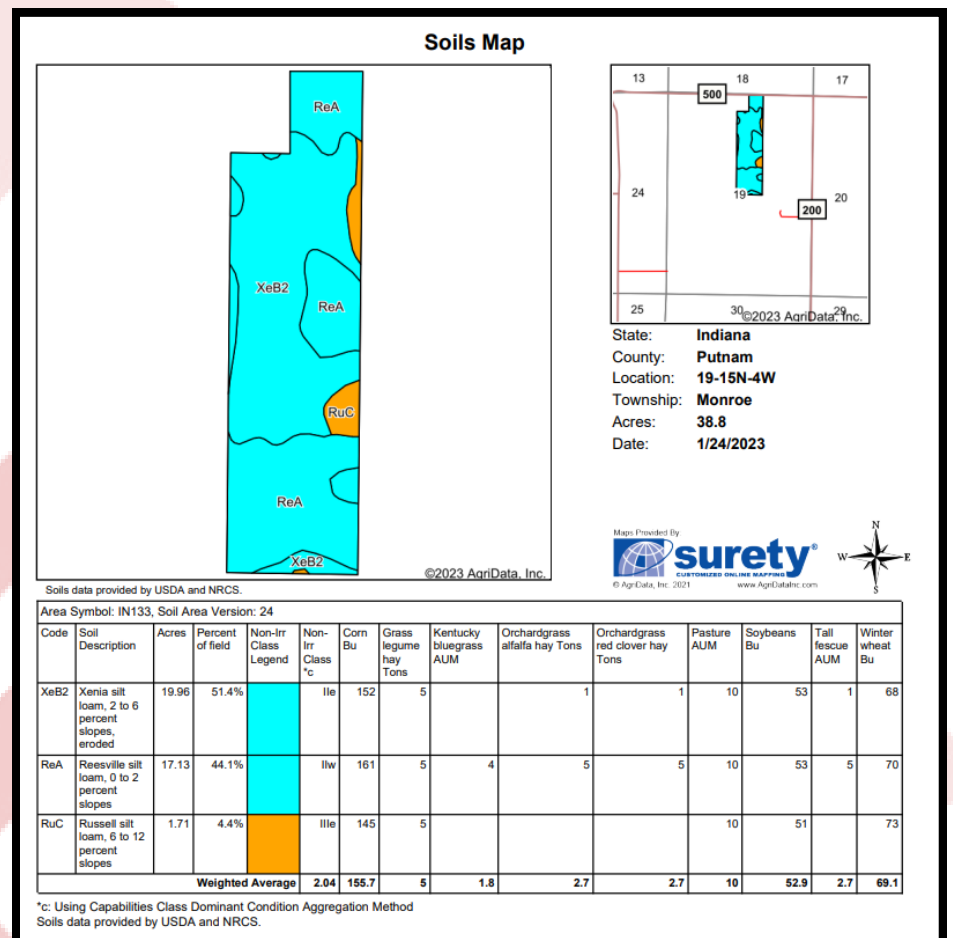
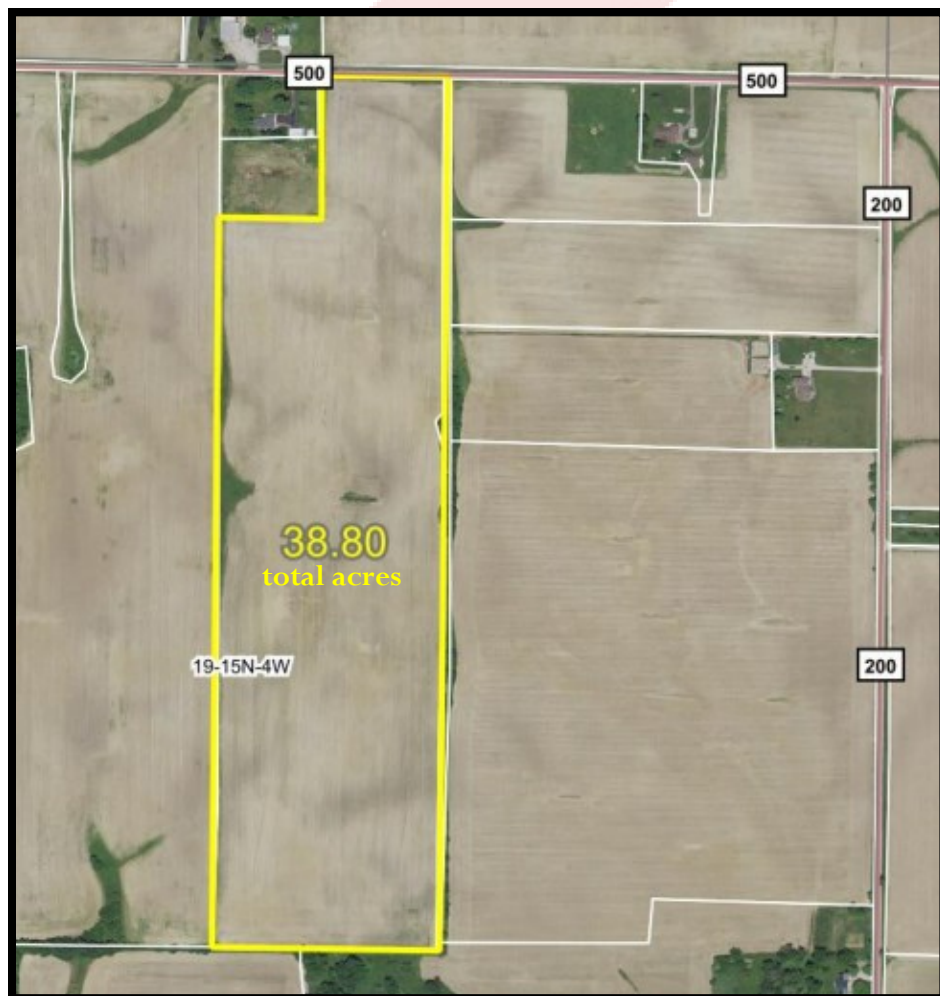
**Xenia, Reesville, & Russell soils**

**Corn W.A.P.I. of 155.7**

**Great location south of U.S. 36 & west of U.S. 231**

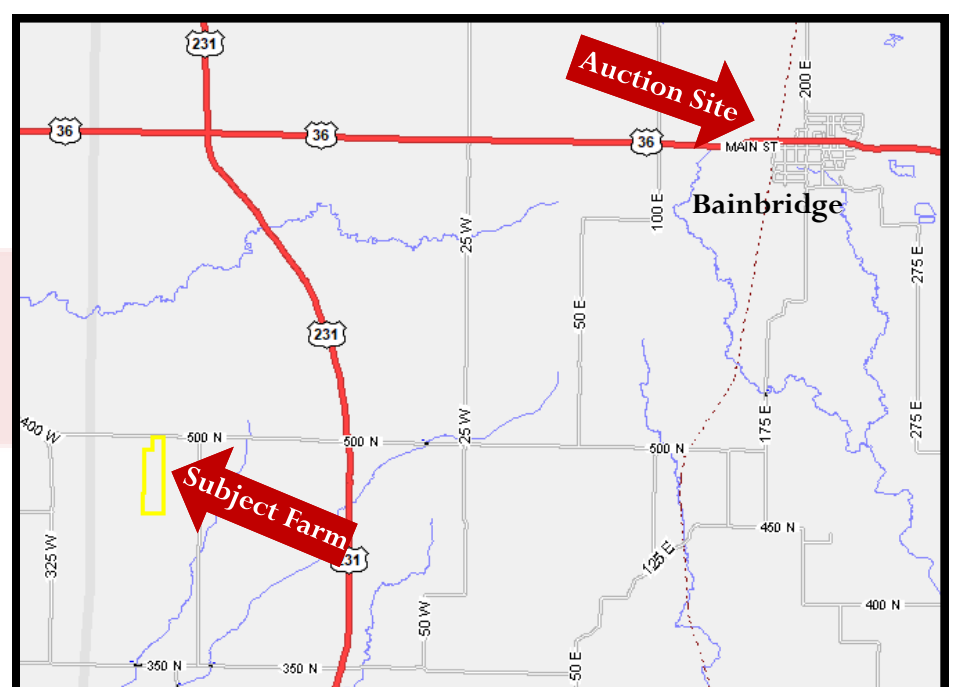
**on south side of Co.Rd. 500 North**

**Don't miss this opportunity!**



**Directions to subject property:** Take U.S. 36 west from Bainbridge to U.S. 231. Go south on U.S. 231 to Co.Rd. 500 N. Go west on Co.Rd. 500 N. approx. 1.25 miles to farm on south side of road.

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



**TERMS OF AUCTION**

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

**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 subject to tenant's rights, with tillable land cash rents prorated to 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: Louis W. & Betty J. Ridgway**

**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 register to bid online at [www.hbid.com](http://www.hbid.com) 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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