

# ABSOLUTE REAL ESTATE AUCTION

3 S. MAINE STREET, REMINGTON, IN 47977 - JASPER COUNTY, INDIANA - ALL PUBLIC UTILITIES  
FORMER MIDLAND-IMPACT/CO-ALLIANCE OPERATION - 2.296± TOTAL ACRES - ZONED ENCLOSED INDUSTRIAL  
560,000± BUSHEL GRAIN STORAGE - 40' X 118'± POLE BARN - 40' X 60'± OFFICE BUILDING  
OFFERED IN TWO PARCELS & IN ITS ENTIRETY - SELLING IN MANNER RESULTING IN HIGHEST TOTAL GROSS AUCTION PRICE



**Friday, April 7th, 11am EST/10am CST**  
Auction to be held on site at the subject property in the office building, 3 S. Maine Street, Remington, IN 47977



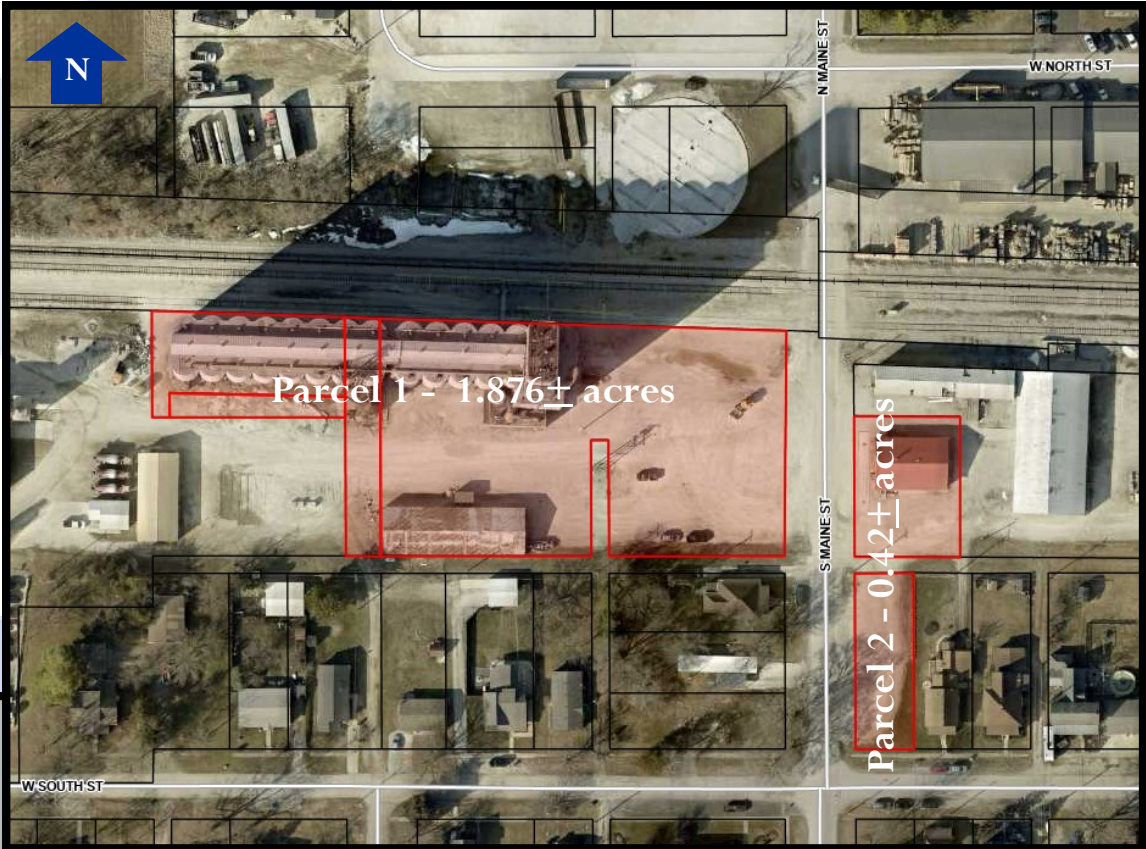
**Parcel 1:** 1.876± acres; west side of Maine Street; gravel parking & drive; 560,000± bushel grain storage; 40' x 118'± pole barn

**Parcel 2:** 0.42± acres; east side of Maine Street; 40' x 60'± office building; truck scale; additional south lot with potential as residential building site

Numerous potential uses including grain storage, industrial, office, self-storage, retail, warehousing, manufacturing, residential, & more

**Inspection Days:**

Tuesday, March 28th, 10am-12pm EST/9am-11am CST  
Monday, April 3rd, 10am-12pm EST/9am-11am CST



**Directions to property:**  
Take I-65 north from Lafayette or south from Merrillville to Exit 201 (US 24 & US 231). Go west 2 miles to Maine Street. Go south to property on south side of railroad.



**TERMS OF AUCTION**

**TERMS:** Purchaser to pay 10% down day of auction with the balance due on or before May 8, 2023.  
**TAXES:** Real estate taxes to be prorated to the day of closing.  
**FINAL BID:** Property to sell absolute, regardless of price, with no minimums or reserves.  
**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, or visit the Inspection Days.

**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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