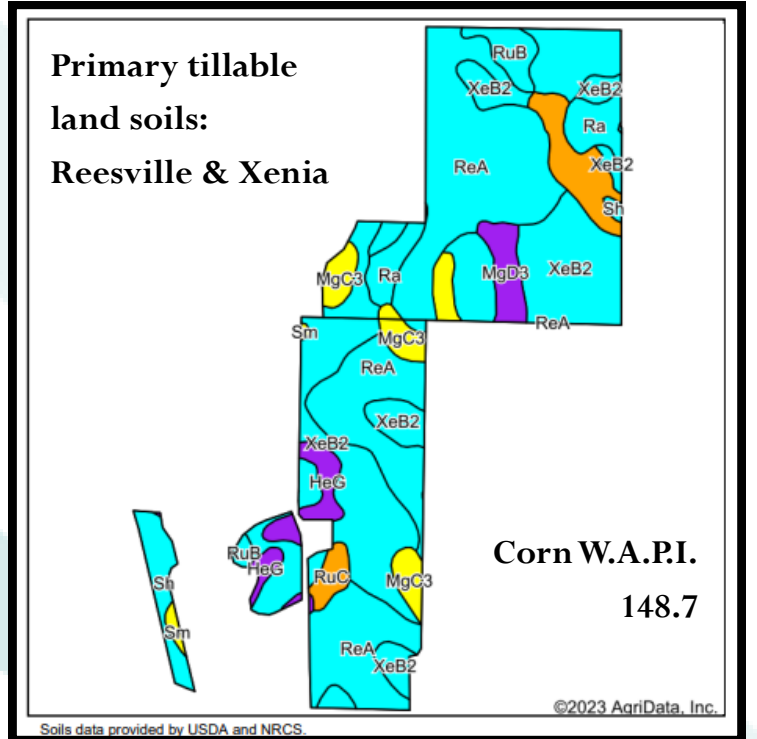
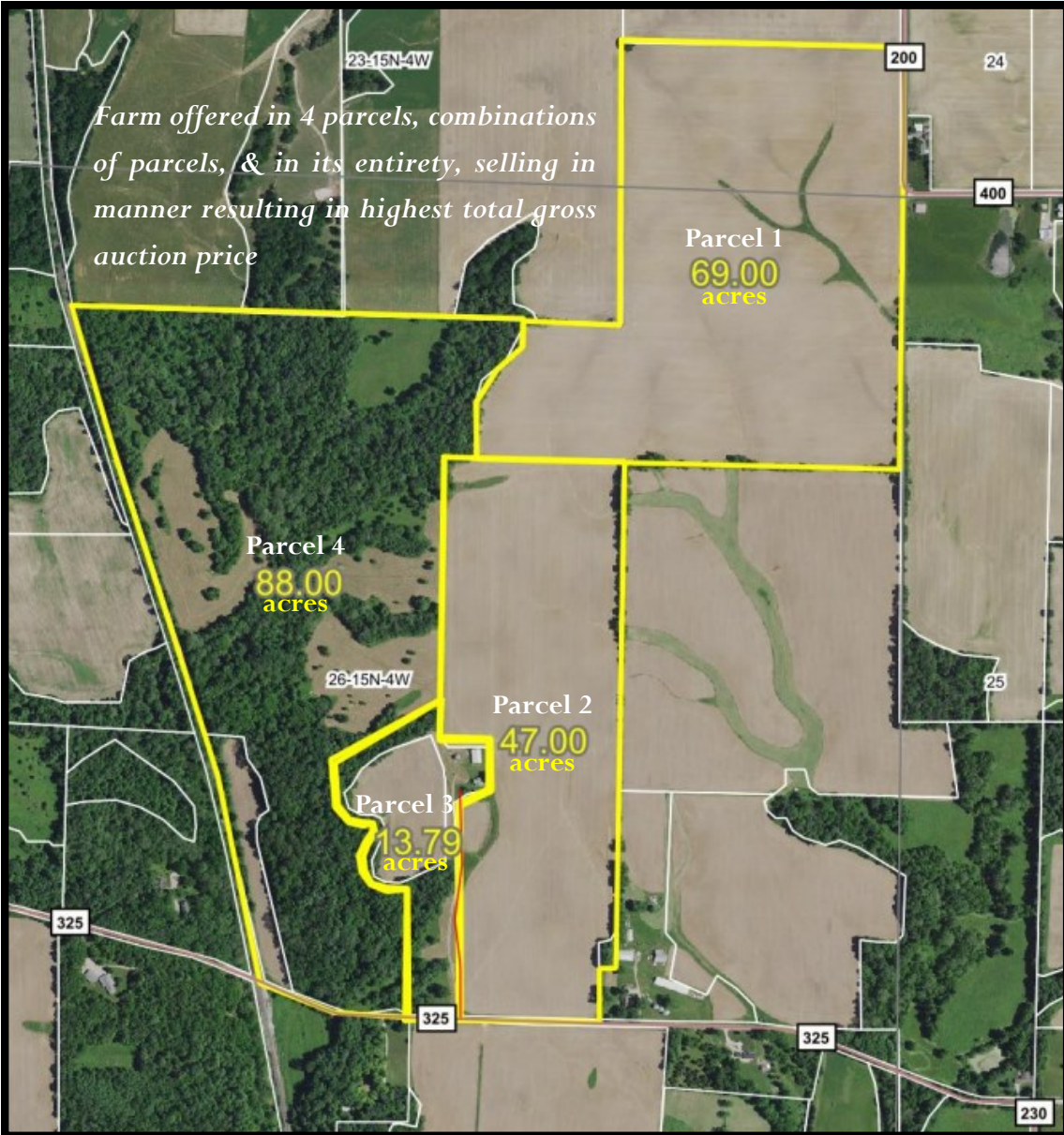


# REAL ESTATE AUCTION

217.79± TOTAL ACRES - 123.54± TILLABLE ACRES - WOODS - PASTURE - CREEK - BUILDING SITES  
 MONROE TOWNSHIP - PUTNAM COUNTY - SOUTH OF BAINBRIDGE - NORTH OF GREENCASTLE  
 OFFERED IN 4 PARCELS, COMBINATIONS OF PARCELS, & IN ITS ENTIRETY

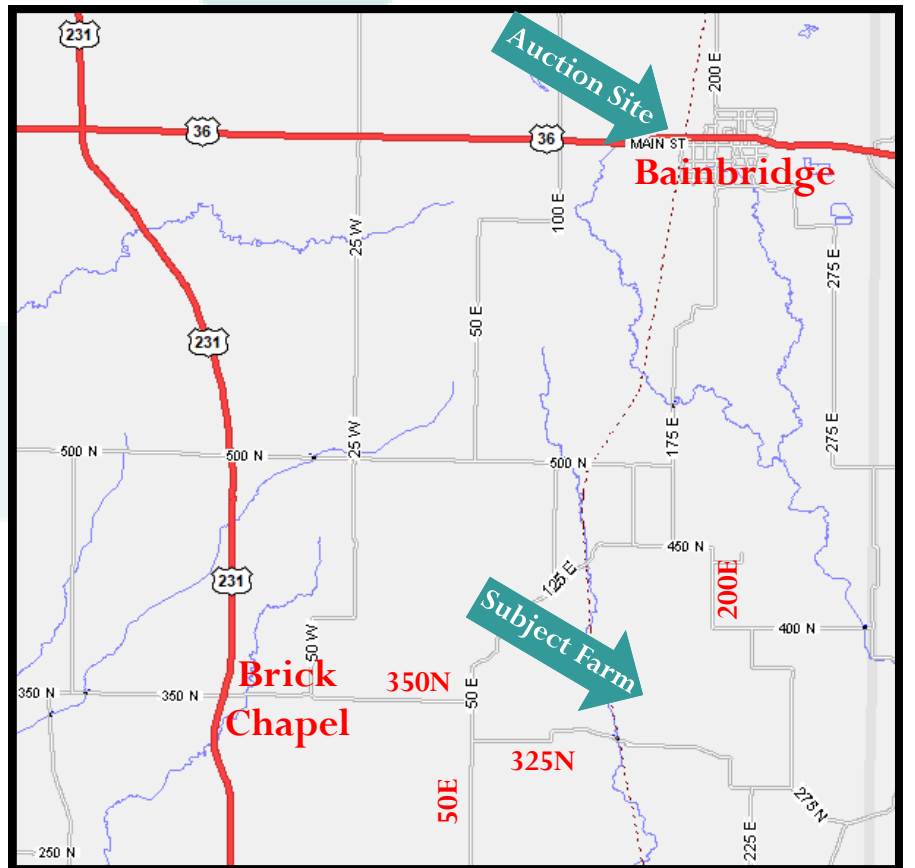


*Thursday, May 4th, 6:30 p.m.*  
 Auction to be held at the Bainbridge Community Building,  
 201 North Grant Avenue, Bainbridge, IN 46105



**Parcel 1:** 69.00± total acres; 68.41± tillable acres; 640±' frontage on Co.Rd. 200 East.  
**Parcel 2:** 47.00± total acres; 46.26± tillable acres; 650±' frontage on Co.Rd. 325 North.  
**Parcel 3:** 13.79± total acres; 5.05± tillable acres; 240±' frontage of Co.Rd. 325 North; woods; home-site; older house in poor condition; 40'x64' pole barn; grain bin  
**Parcel 4:** 88.00± total acres; 3.82± tillable acres; 700±' frontage on Co.Rd. 325 North; woods; pasture; creek; building sites.

**Directions to subject property:** Take U.S. 231 south from U.S. 36 to Co.Rd. 350 North (Brick Chapel). Go east to Co.Rd. 50 East. Go south to Co.Rd. 325 North. Go east to farm. Please look for signs.  
**Directions to auction site:** In Bainbridge, on the 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 June 5, 2023.  
**TAXES:** Seller to pay all real estate taxes due and payable in 2023. Buyer(s) to pay the tax installment due and payable in May of 2024 and all taxes thereafter.  
**SURVEY:** Survey to be provided by the seller.  
**FINAL BID:** Property to sell subject to final approval of the Trustee.  
**POSSESSION:** Possession of tillable land day of auction with buyer(s) signing a release of liability. Possession of homesite, woods, and improvements 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:** David L. and Madonna P. Elliott Trust  
**Trustee:** Catherine Borkowski, Arrow Fiduciary Services

**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

Jack Lawson, AU1000629  
 Brandon Lawson, AU19300138  
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 Phone (317) 745-6404 / Fax (317) 745-7810 / AC31300014  
 Visit our web site: [www.lawsonandco.com](http://www.lawsonandco.com)