



LAWSON & CO.
PO BOX 327
DANVILLE, IN 46122

REAL ESTATE AUCTION

Wednesday, June 7th ~ 6:00 p.m.

448.58± Total Acres
Tillable, Woods, Pasture, Building Sites
6 Houses - Several Barns & Grain Bins
Marion Township, Hendricks County, Indiana

The Truesdell Meece Estate

Auction to be held at the LAWSON & CO. Auction Gallery



Parcel 5

448.58±
Acres

REAL ESTATE AUCTION

Wednesday, June 7th ~ 6:00 p.m.

448.58± Total Acres ~ Tillable, Woods, Pasture, & Building Sites
6 Houses ~ Several Barns & Grain Bins
Marion Township, Hendricks County, Indiana

The Estate of Truesdell A. Meece

Auction to be held at the LAWSON & CO. Auction Gallery



Parcel 15

Parcel 16



Offered in 19 parcels, combinations
of parcels, & in its entirety

Parcels range from 1.50± acres
to 57.74± acres

Don't miss this opportunity!

Inspection Dates:
Monday, May 22nd ~ 5:00-7:00 p.m.
Tuesday, May 30th ~ 5:00-7:00 p.m.
Meet a LAWSON & CO.
representative at Parcel 17



LAWSON & CO.
Auctioneers and Real Estate Professionals

Jack Lawson, AU01000629
Brandon Lawson, AU19300138
P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122
Phone (317) 745-6404 / Fax (317) 745-7810 / AC31300014
Visit our web site: www.lawsonandco.com

Auction Parcel Map



PARCEL INFORMATION

Parcel 18: 55.54± acres; 43.26± tillable acres; mostly Fincastle & Ragsdale soils; 172 corn WAPI; woods; pasture; creek; building sites; frontage on CR 100 North; 4 grain bins; 42' x 72' pole barn; 32' x 56' pole barn; 45' x 64' pole barn; barns.

Parcel 19: 21.46± acres; 16.87± tillable acres; mostly Fincastle soils; 162 corn WAPI; woods; creek; building sites; frontage on CR 100 North.

6 houses with various land sizes

Lots of barns & outbuildings

Come bid your price, the auction way!



Parcel 18 Grain Bins



Parcel 18 Pole Barn



Parcel 18 Pole Barn

TERMS OF AUCTION

TERMS:

Successful purchaser(s) to pay 10% down day of auction with the balance due on or before July 7, 2023, or within 15 days after delivery of the Title Commitment, whichever is later.

TAXES:

Seller to pay all real estate taxes due and payable in 2023. Purchaser(s) to pay all real estate taxes due and payable in 2024 and all real estate taxes due thereafter.

FINAL BID:

Property to sell subject to the confirmation of the estate.

POSSESSION:

Purchaser(s) to have possession of the tillable land day of auction with a release of liability, and to have possession of the homesites, woods, pasture, and improvements day of closing.

IMPROVEMENTS:

All improvements to be sold in "AS IS" condition.

SURVEYS:

Seller to provide surveys and exempt subdivisions, as applicable, at the seller's expense.

INSPECTIONS:

Inspections can be made by calling **LAWSON & CO. at 317-745-6404**, or visit the Inspection Days.

Owner: The Estate of Truesdell A. Meece

Executrix: Charlene Harris, Russell Springs, KY

Attorney: Gary Wood, Danville, IN

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. If you have any questions regarding agency, please call our office or your attorney.



LAWSON & CO.
Auctioneers and Real Estate Professionals

Jack Lawson, AU01000629

Brandon Lawson, AU19300138

P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122

Phone (317) 745-6404 / Fax (317) 745-7810 / AC31300014

Visit our web site: www.lawsonandco.com

PARCEL INFORMATION

Parcel 12: 16.00± acres; 15.38± tillable acres; mostly Fincastle & Ragsdale soils; 170 corn WAPI; building sites; frontage on CR 200 North.

Parcel 13: 1.50± acres; 1.00± tillable acre; mostly Fincastle & Ragsdale soils; 175 corn WAPI; frontage on CR 200 North; 2 bedroom, 1 bath, 1,392± s.f. house. 6614 W County Road 200 N, Danville, IN 46122

Parcel 14: 22.05± acres; 21.83± tillable acres; mostly Fincastle & Ragsdale soils; 173 corn WAPI; building sites; frontage on CR 200 North.

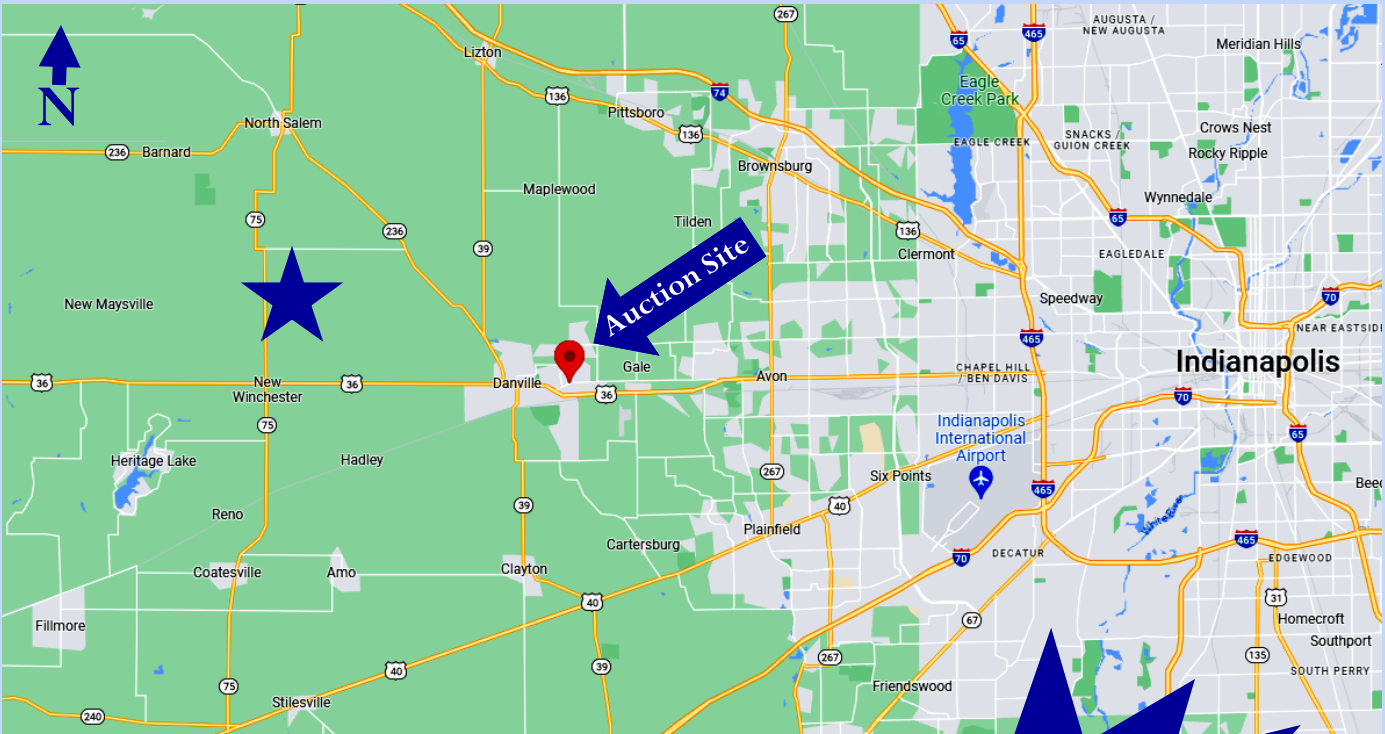
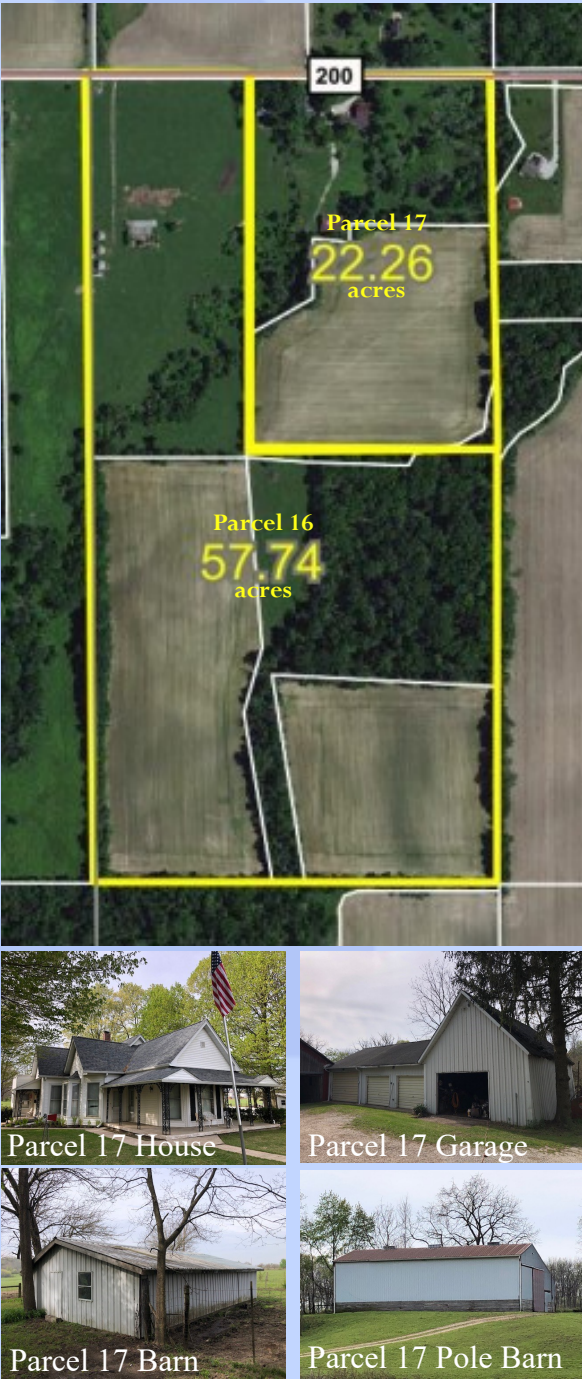


Parcel 15: 37.70± acres; 37.53± tillable acres; mostly Rensselaer & Whitaker soils; 165 corn WAPI; building sites; frontage on CR 525 West.

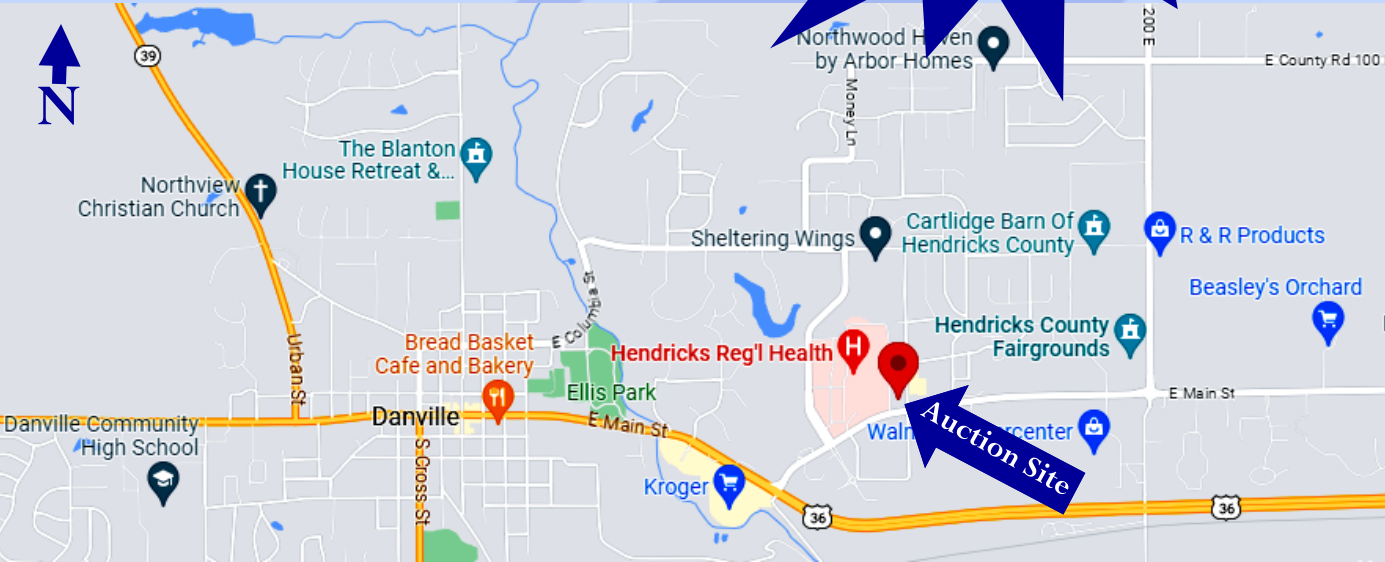
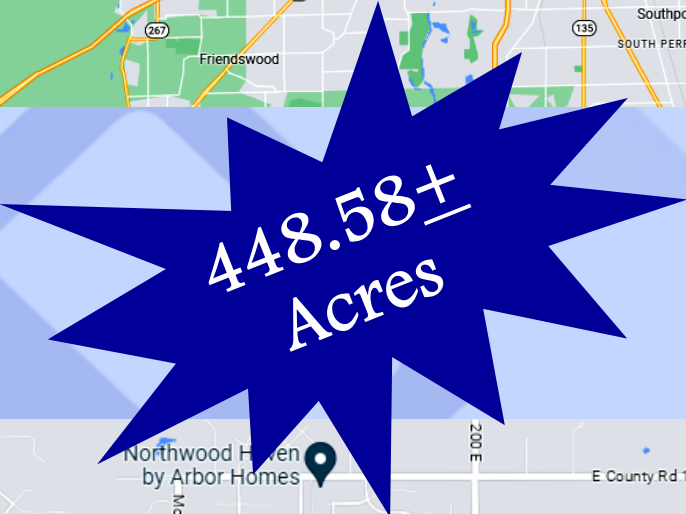


Parcel 16: 57.74± acres; 27.22± tillable acres; mostly Fincastle soils; 170 corn WAPI; woods; pasture; building sites; frontage on CR 200 North; 3 grain bins.

Parcel 17: 22.26± acres; 12.30± tillable acres; mostly Fincastle soils; 168 corn WAPI; pasture; woods; building sites; frontage on CR 200 North; 3/4 bedroom, 1 bath, 2,245± s.f. house with basement; 50' x 60' pole barn; 4 car detached garage; shed; barns. 5841 W County Road 200 N, Danville, IN 46122



AUCTION SITE: LAWSON & CO. Auction Gallery, 1280 E. Main Street, Danville, IN 46122. From the Courthouse Square in Danville, take US 36 (Main Street) east to Old US 36 (Main Street) to the LAWSON & CO. Auction Gallery, 1280 E. Main Street, Danville, IN.



LAWSON & CO.
Auctioneers and Real Estate Professionals

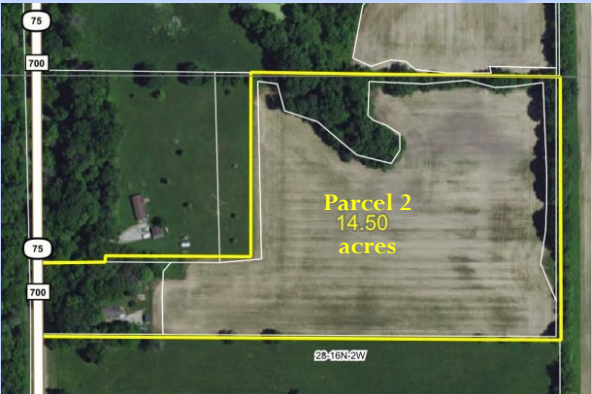
Jack Lawson, AU01000629
Brandon Lawson, AU19300138
P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122
Phone (317) 745-6404 / Fax (317) 745-7810 / AC31300014
Visit our web site: www.lawsonandco.com

PARCEL INFORMATION

Parcel 1: 39.33± acres; 23.82± tillable acres; mostly Fincastle soils; 163 corn WAPI; woods; pasture; pond; building sites; frontage on SR 75; old barn.



Parcel 2: 14.50± acres; 10.93± tillable acres; mostly Fincastle & Ragsdale soils; 169 corn WAPI; woods; building sites; frontage on State Road 75; 2 bedroom, 1 bath, 1,184± s.f. house; 3 car detached garage; sheds. 2881 N State Road 75, North Salem, IN 46165



Parcel 3: 6.36± acres; woods; pasture; building sites; frontage on SR 75; 2/3 bedroom, 1 bath, 1,324± s.f. house with full basement. 2547 N State Road 75, North Salem, IN 46165



Parcel 4: 15.70± acres; 13.79± tillable acres; mostly Fincastle soils; 164 corn WAPI; “Swing Parcel” must sell with an adjoining auction parcel or to an adjoining property owner with frontage.



Offered in 19 parcels, combinations of parcels, & in its entirety

Parcels range from 1.50± acres to 57.74± acres

Don't miss this opportunity!

PARCEL INFORMATION

Parcel 5: 25.00± acres; 4.28± tillable acres; mostly Fincastle soils; 165 corn WAPI; woods; pasture; building sites; frontage on SR 75.

Parcel 6: 15.42± acres; 14.88 tillable acres; mostly Fincastle & Ragsdale soils; 171 corn WAPI; “Swing Parcel” must sell with an adjoining auction parcel or to an adjoining property owner with frontage.

Parcel 7: 1.86± acres; woods; frontage on SR 75 & CR 200 North; 3 bedroom, 1 bath, 1,254± s.f. house; farm barn with loft; sheds. 6992 W County Road 200 N, Danville, IN 46122

Parcel 8: 37.00± acres; 30.25± tillable acres; mostly Fincastle & Ragsdale soils; 172 corn WAPI; woods; pasture; building sites; frontage on SR 75 & CR 200 North.



Parcel 9: 20.50± acres; 6.95± tillable acres; mostly Fincastle & Ragsdale soils; 168 corn WAPI; woods; pasture; building sites; frontage on SR 75.

Parcel 10: 28.44± acres; 27.36± tillable acres; building sites; mostly Fincastle & Ragsdale soils; 175 corn WAPI; frontage on CR 200 North.

Parcel 11: 9.01± acres; woods; pasture; frontage on SR 75 & CR 200 North; 2 bedroom, 1 bath, 1,360± s.f. house with partial basement; 24' x 24' detached garage. 7056 W County Road 200 N, Danville, IN 46122



Highly productive tillable land

Lots of road frontage

Recreational/wooded acreage

Beautiful pasture land

Excellent residential building sites