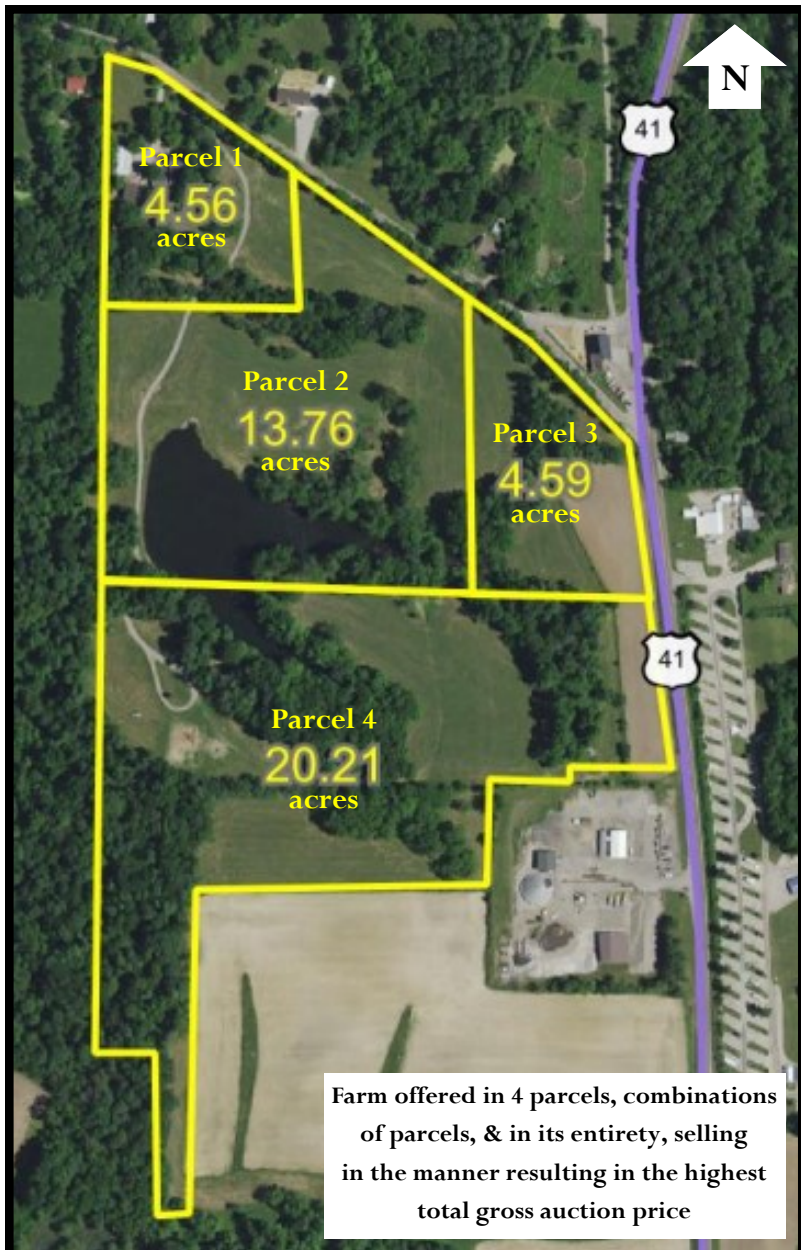


REAL ESTATE AUCTION

43.125± TOTAL ACRES - WOODS - PASTURE - POND - BUILDING SITES
299 W. HILLTOP ROAD - BLOOMINGDALE, IN 47832 - FRONTAGE ON HILLTOP ROAD & US 41
PENN TOWNSHIP - PARKE COUNTY - NORTH OF ROCKVILLE

Thursday, October 5th, 6:30 p.m.

*Auction to be held at the Parke County 4-H
Community Building, 1472 N. US 41, Rockville, IN 47872*



Parcel 1: 4.56± acres; frontage on Hilltop Road; woods; pasture; 4,698± sq.ft. house with family room, mud room, kitchen, dining room, bonus room, living room, office, loft, 4 bedrooms, & 2 full bathrooms; Bloomingdale public water; 1,680± sq.ft. garage/shop; 1,920± sq.ft. bank barn with loft/apartment.

Parcel 2: 13.76± acres; frontage on Hilltop Road; shared pond; woods; pasture; building sites.

Parcel 3: 4.59± acres; frontage of Hilltop Road & US 41; woods; pasture; building sites.

Parcel 4: 20.21± acres; frontage on US 41; shared pond; woods; pasture; building sites; 896± sq.ft. cabin with family room, kitchen, loft/bedroom, & full bathroom.

**Lots of amazing views &
beautiful building sites!**

Directions to Property: Take US 41 north from Rockville to Hilltop Road. Go west on Hilltop Road to 299 W. Hilltop Road, Bloomingdale, IN 47832. Property is on south side of Hilltop Road & west side of US 41.

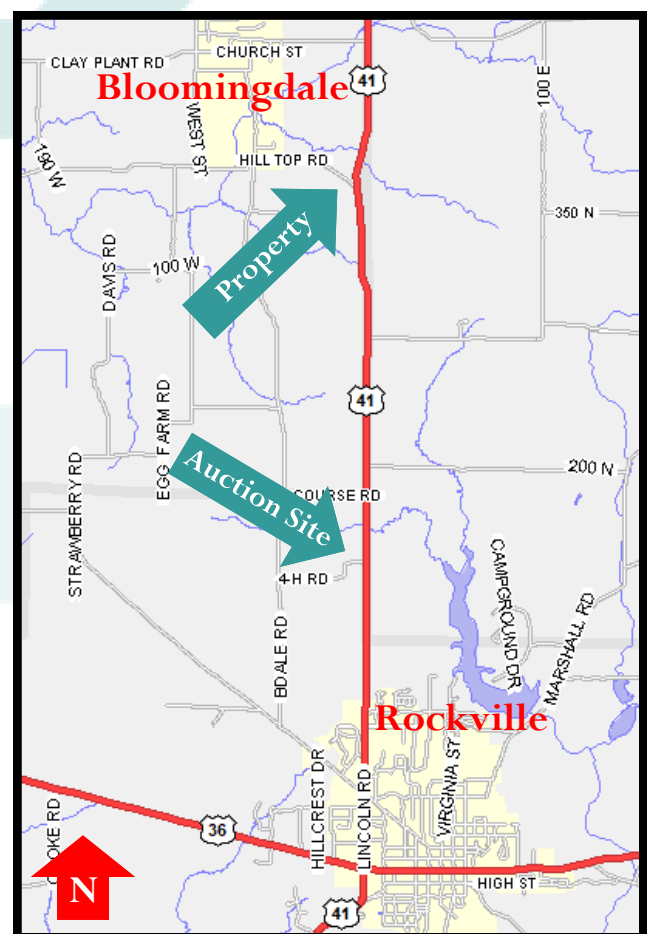
Directions to Auction Site: Take US 41 north from Rockville to Parke County 4-H Community Building at 1472 N. US 41, Rockville, IN 47872.



OPEN HOUSES

**Tuesday, September 26th
5:00-7:00 p.m.**

**Monday, October 2nd
5:00-7:00 p.m.**



TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before November 6, 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 in the event the property sells in parcels.

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

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 Open Houses.

**Owner: Estate of James O. Hanner
Personal Representative: Chelsea R. Kurth**

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.



LAWSON & CO.
Auctioneers and Real Estate Professionals

Jack Lawson, AU01000629
Brandon Lawson, AU19300138
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