

REAL ESTATE AUCTION

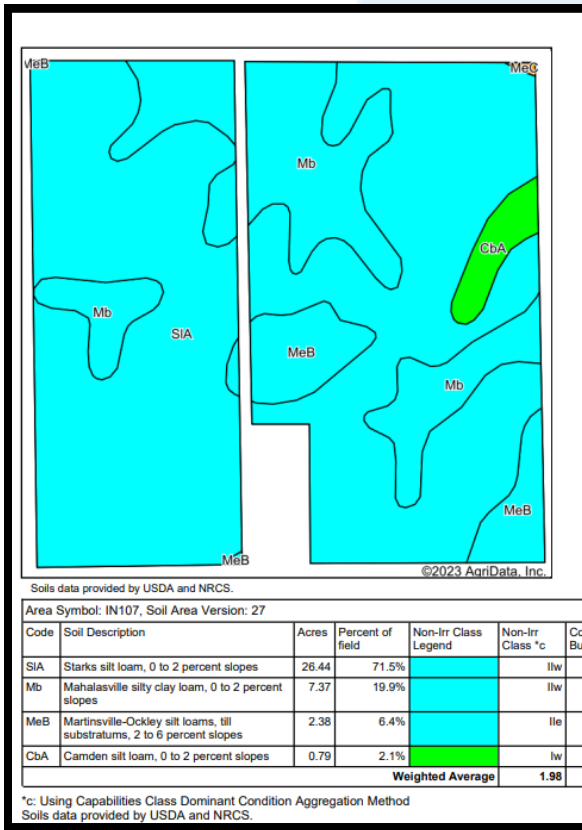
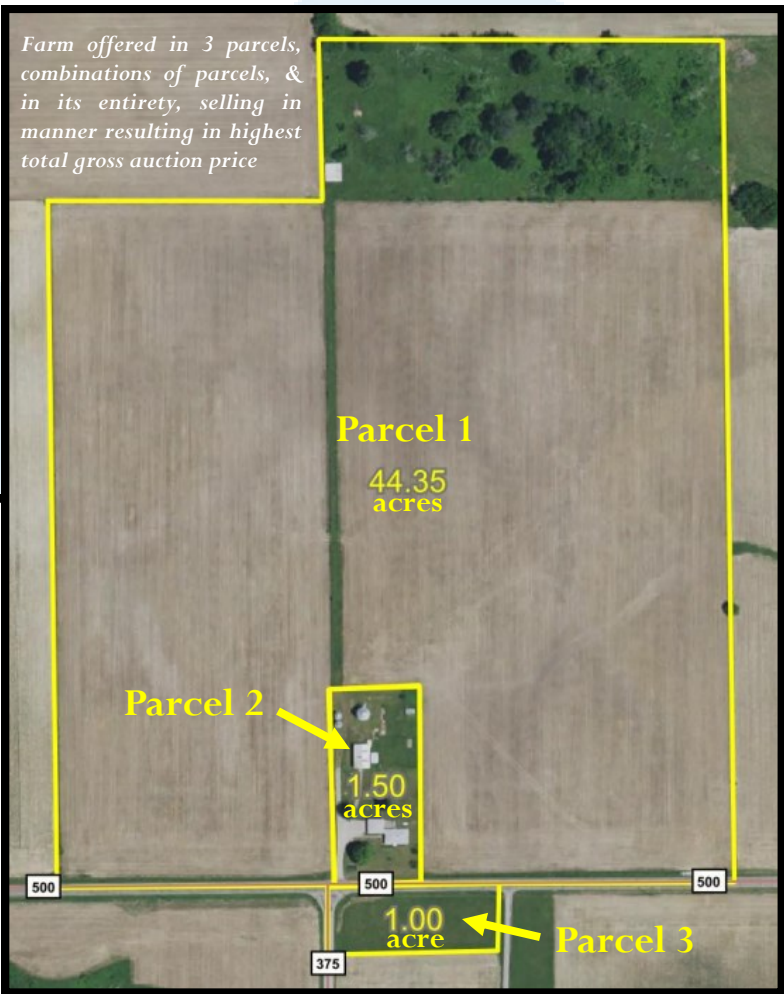
46.85± TOTAL ACRES - 36.98± TILLABLE ACRES - PASTURE - BUILDING SITES

3608 E 500 N, CRAWFORDSVILLE, IN 47933

NORTH UNION TOWNSHIP - MONTGOMERY COUNTY - NORTHEAST OF CRAWFORDSVILLE
OFFERED IN 3 PARCELS, COMBINATIONS OF PARCELS, & IN ITS ENTIRETY

Thursday, October 26th, 6:30 p.m.

Auction to be held at the Holiday Inn Express meeting room,
2506 Lafayette Road, Crawfordsville, IN 47933



OPEN HOUSES:

Tuesday, October 17th

4:00-6:00 p.m.

Monday, October 23rd

4:00-6:00 p.m.

Parcel 1: 44.35± acres; 36.98± tillable acres; pasture; potential building sites.

Parcel 2: 1.50± acres; 1,092± sq. ft. house built 1960± with porch, patio, kitchen, living room, laundry room, 3 bedrooms, & 1 full bathroom; 24' x 28' detached garage; 30' x 46' pole barn; 2 grain bins; sheds; well; septic system; propane gas.

Parcel 3: 1.00± acre; potential building site.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before November 27, 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, if applicable.

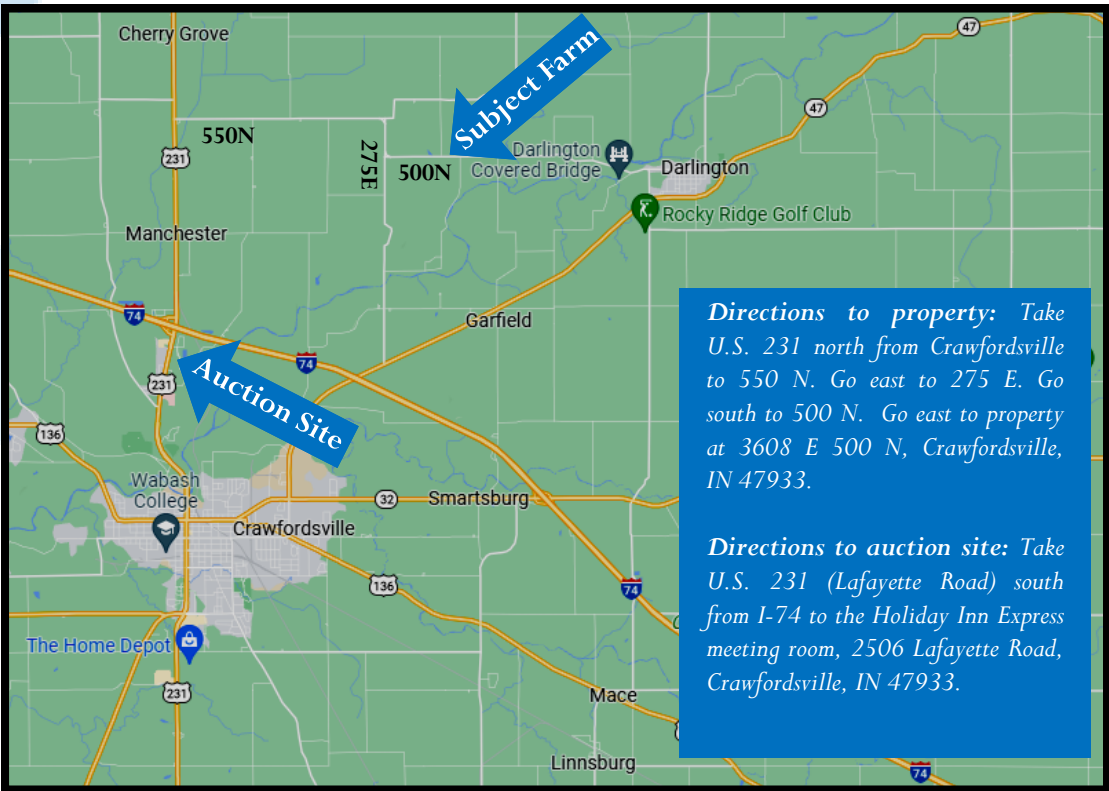
FINAL BID: Property to sell subject to final approval of the trust representatives.

POSSESSION: Possession of improvements and non-tillable land day of closing. Possession upon harvest of 2023 crops or day of closing, whichever is later, for tillable land.

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: Richard & Patricia Wills Family Trust
Trustee: Arrow Fiduciary Services



Directions to property: Take U.S. 231 north from Crawfordsville to 550 N. Go east to 275 E. Go south to 500 N. Go east to property at 3608 E 500 N, Crawfordsville, IN 47933.

Directions to auction site: Take U.S. 231 (Lafayette Road) south from I-74 to the Holiday Inn Express meeting room, 2506 Lafayette Road, Crawfordsville, IN 47933.

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

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