

# REAL ESTATE AUCTION

PROPERTY FORMERLY OWNED BY KENNY HAWS

271.80± TOTAL ACRES - 110.01± TILLABLE ACRES - WOODS - PASTURES - CREEKS - BUILDING SITES  
3 BEDROOM & 1 BATH HOUSE - DETACHED GARAGE/SHOP - EAST LAWRENCE WATER - OVER \$150,000 MARKETABLE TIMBER  
SHAWSWICK & GUTHRIE TOWNSHIPS - LAWRENCE COUNTY - SOUTHEAST OF BEDFORD, IN



Tillable Acreage



Rec & Hunting Land

Thursday, November 16th, 6:30 p.m.

Auction to be held at the Artemis Conference & Banquet Hall, 1312 J Street, Bedford, IN 47421

OPEN HOUSES

Tuesday, November 7th, 4:00-6:00 p.m.

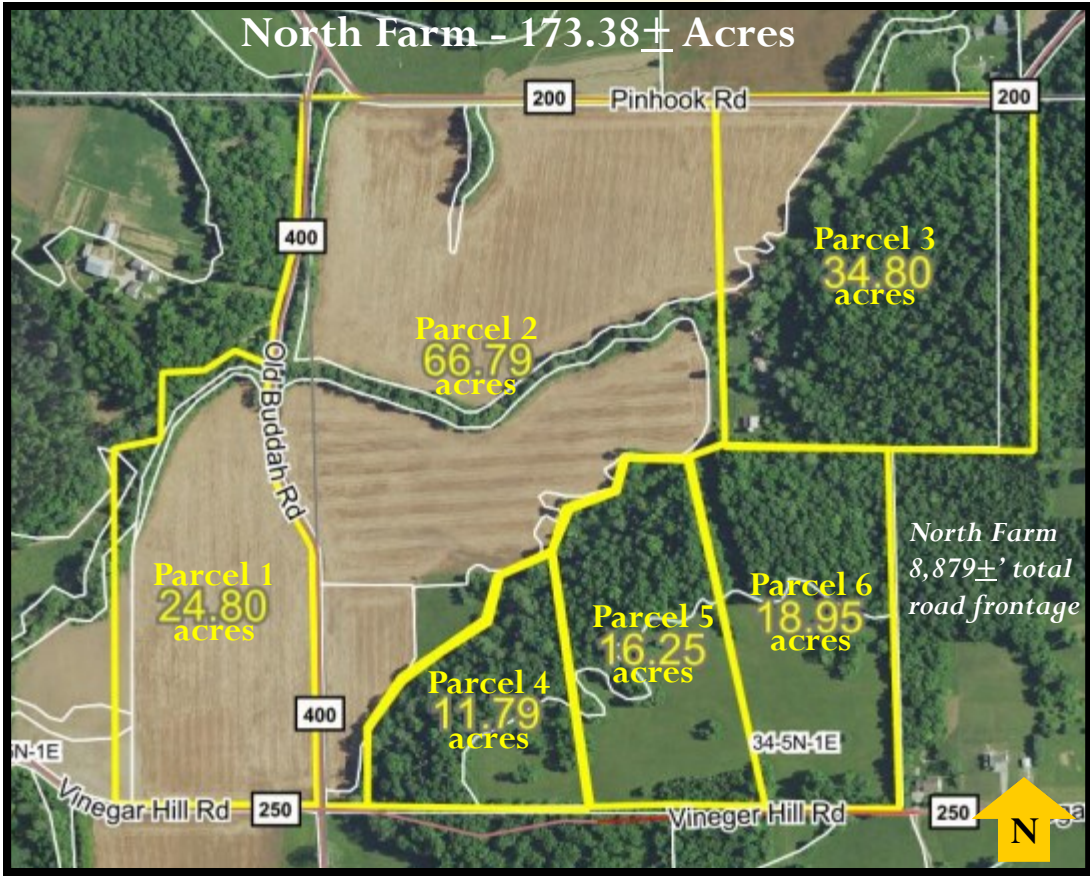
Monday, November 13th, 4:00-6:00 p.m.



Pastures & Woods

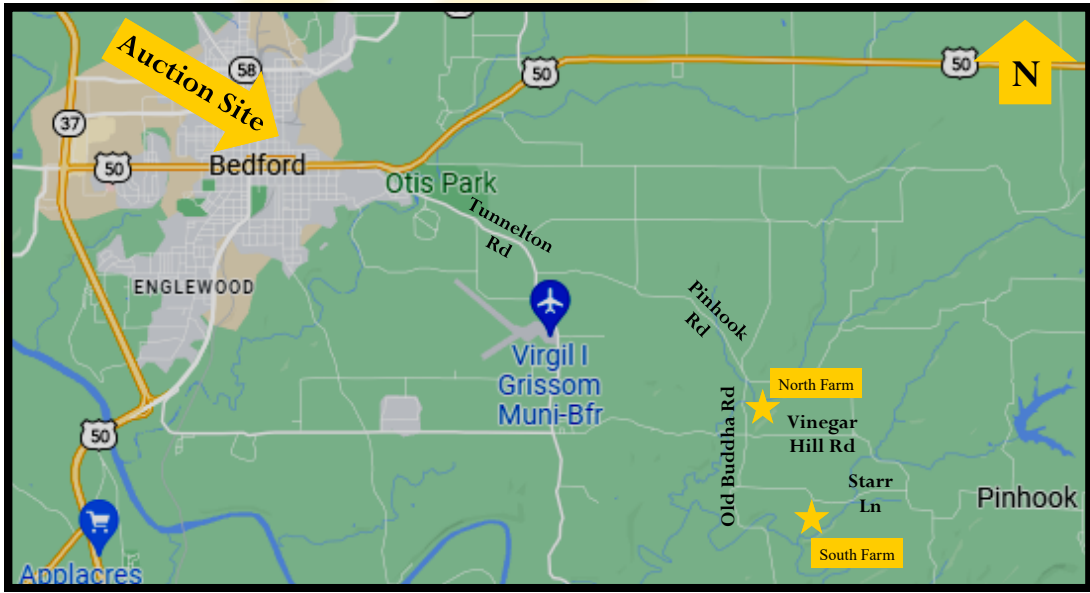


3 Bedroom & 1 Bath House



**Directions to Farms:** From U.S. 50 at the east side of Bedford, take Tunnelton Road southeast to Pinhook Road. Go east/southeast to the North Farm at 2810 Pinhook Road, Bedford, IN 47421. From the North Farm, take Old Buddha Road south to Starr Lane. Go east to South Farm.

**Directions to Auction Site:** In Bedford, take I Street north from U.S. 50 & 15th Street to 13th Street. Go west to J Street. Go south to the Artemis Conference & Banquet Hall, 1312 J Street, Bedford, IN.



**Parcel 1:** 24.80± acres; 20.79± tillable acres; creek; mostly floodplain; 2,458±' frontage.  
**Parcel 2:** 66.79± acres; 55.64± tillable acres; creek; pasture; mostly floodplain; 4,079±' frontage.  
**Parcel 3:** 34.80± acres; 4.92± tillable acres; woods; creek; pasture; 3 bedroom & 1 bath house; detached garage/shop; public water; partial floodplain; 1,141±' frontage.  
**Parcel 4:** 11.79± acres; woods; pasture; building sites; 152±' frontage.  
**Parcel 5:** 16.25± acres; woods; pasture; building sites; 573±' frontage.  
**Parcel 6:** 18.95± acres; woods; pasture; building sites; 476±' frontage.  
**Parcel 7:** 68.83± acres; 27.30± acres tillable/pasture; woods; creek; building sites; mostly floodplain; 1,587±' frontage.  
**Parcel 8:** 29.58± acres; 1.36± acres tillable/pasture; woods; building sites; mostly floodplain; 2,277±' frontage.

Tillable land consists mostly of Haymond, Wilbur, & Henshaw type soils with an approximate overall WAPI of 123

**TERMS OF AUCTION**  
**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before December 15, 2023.  
**TAXES:** Real estate taxes to be prorated to day of closing.  
**FINAL BID:** Property to sell subject to final confirmation of the owners.  
**POSSESSION:** Day of closing for non-tillable land an improvements; day of closing or upon harvesting of 2023 crops, whichever is later, for tillable land.  
**SURVEY:** Survey to be provided at seller's expense.  
**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.

**Owners: Susan Bird Brennan & Melanie Shea Hacker**  
**Former Property of Kenny Haws**

**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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