

# REAL ESTATE AUCTION

172.81± TOTAL ACRES - 123.02± TILLABLE ACRES - WOODS - PASTURE - CREEK - BUILDING SITES  
3 BEDROOM, 2 BATH HOUSE - DETACHED GARAGE - POLE BARN

CLAY TOWNSHIP - HENDRICKS COUNTY



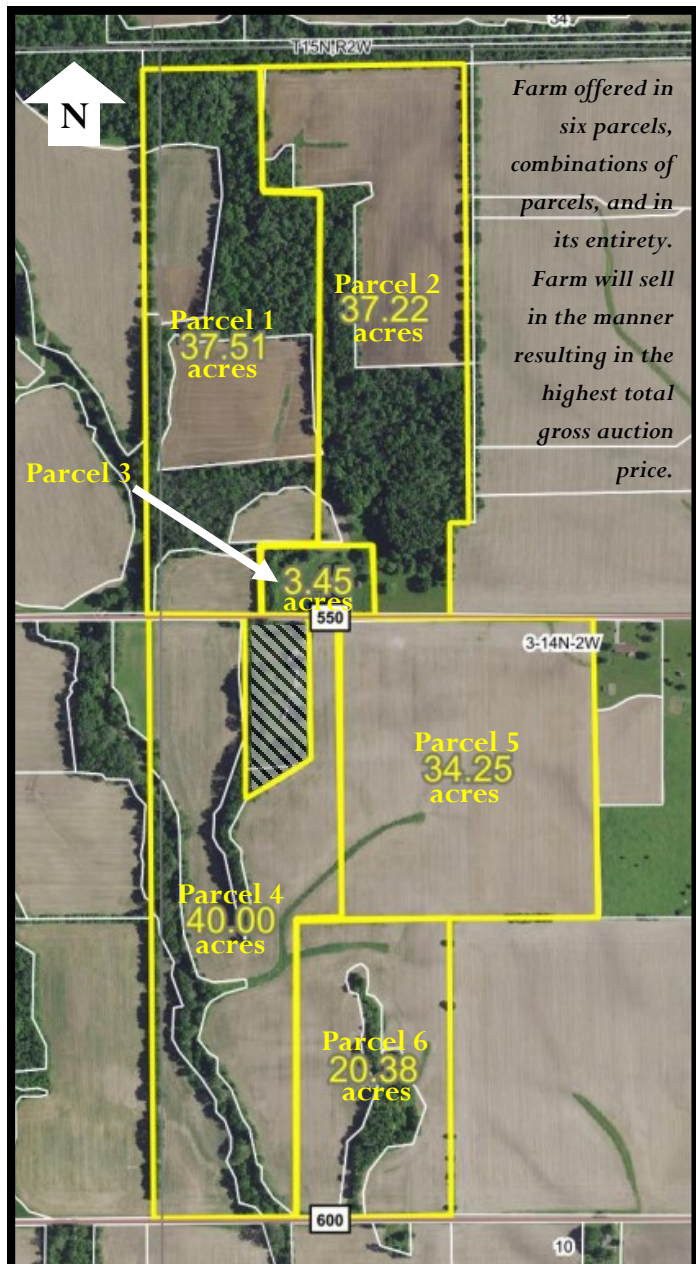
Pasture Land

**Wednesday, November 8th, 6:30 p.m.**

Auction to be held at the Lawson & Co. Auction Gallery,  
1280 E. Main Street, Danville, IN 46122



Tillable Land



Farm offered in  
six parcels,  
combinations of  
parcels, and in  
its entirety.  
Farm will sell  
in the manner  
resulting in the  
highest total  
gross auction  
price.



Parcel 3 House

**Parcel 1:** 37.51± acres; 18.15± tillable acres; woods; building sites; frontage on 550 S.

**Parcel 2:** 37.22± acres; 20.58± tillable acres; woods; pasture; building sites; frontage on 550 S.

**Parcel 3:** 3.45±; 1,460 sq.ft. house with living room, kitchen, 3 bedrooms, & 2 baths; 18'x24' detached garage; 24'x40' pole barn; private well & septic system;

frontage on 550 S; house address 5846 W County Road 550 S, Coatesville, IN 46121; acreage may be slightly less if Parcel 3 sells separately due to Exempt Subdivision requirements, which will be at the seller's expense.

**Parcel 4:** 40.00± acres; 34.23± tillable acres; woods; creek; building sites; frontage on 550 S & 600 S.

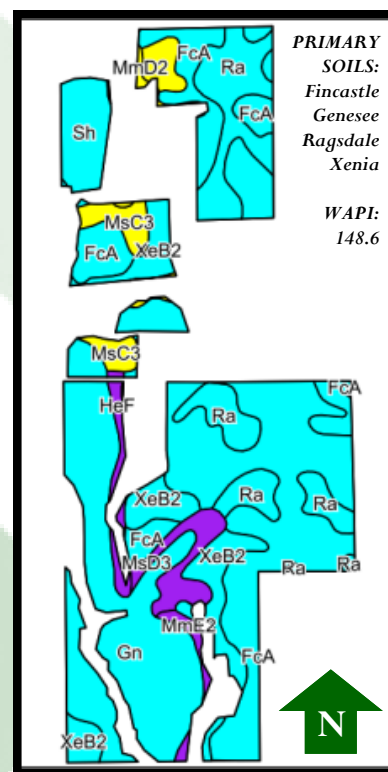
**Parcel 5:** 34.25± acres; 33.85± tillable acres; building sites; frontage on 550 S.

**Parcel 6:** 20.38± acres; 16.21± tillable acres; woods, building sites; frontage on 600 S; grain bins not included in the auction.

## OPEN HOUSES:

**Tuesday, October 24th, 4:00-6:00 p.m.**

**Monday, October 30th, 4:00-6:00 p.m.**



Parcel 3 Pole Barn



Parcel 3 Garage

## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before December 8, 2023.

**TAXES:** Real estate taxes to be prorated to day of closing.

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

**POSSESSION:** Day of closing for the non-tillable land and improvements; day of closing or upon harvesting of 2023 crops, whichever is later, for the tillable land.

**IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.

**SURVEY:** Survey to be provided at the seller's expense, if applicable.

**BROKER CO-OP:** Licensed and qualified broker representing successful purchaser to receive co-op commission of 1% of the gross auction sale price.

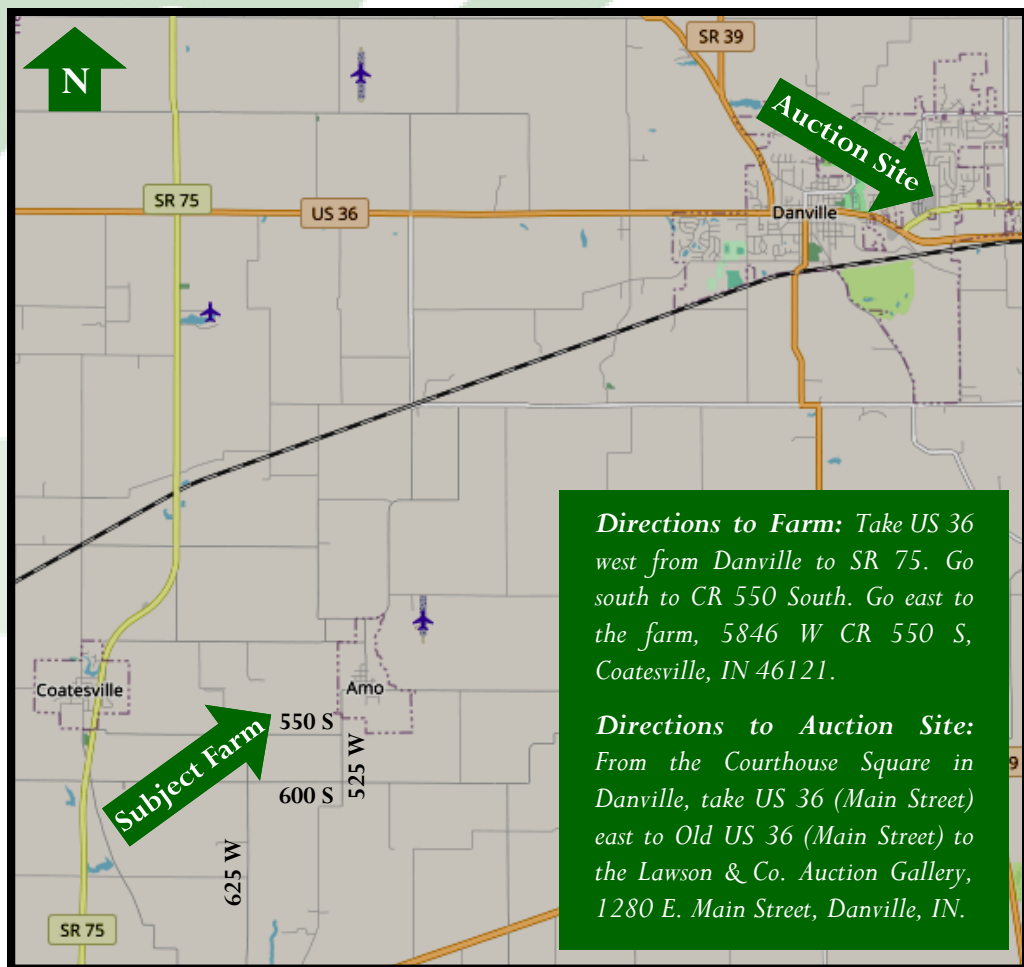
**INSPECTIONS:** Call Lawson & Co. at 317-745-6404 to schedule an appointment to inspect the property or visit the Open Houses.

**Owners:** Estate of Loris (Bill) & Martha Porter

**Personal Representatives:** Billie Jo Weatherford & Terry Porter

**Attorney:** John Cremer, Fishers, 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.



**Directions to Farm:** Take US 36 west from Danville to SR 75. Go south to CR 550 South. Go east to the farm, 5846 W CR 550 S, Coatesville, IN 46121.

**Directions to Auction Site:** 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

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