

REAL ESTATE AUCTION

56.02± TOTAL ACRES - 36.86± TILLABLE ACRES - 12.40± HAY/POTENTIAL TILLABLE ACRES

WOODS - PASTURE - CREEK - BUILDING SITES

MONROE TOWNSHIP - PUTNAM COUNTY - SOUTHWEST OF BAINBRIDGE

Tuesday, November 14th, 6:30 p.m.

**Auction to be held at the Bainbridge Community Building,
201 North Grant Avenue, Bainbridge, IN 46105**



Productive tillable land

Mostly Xenia & Reesville soils

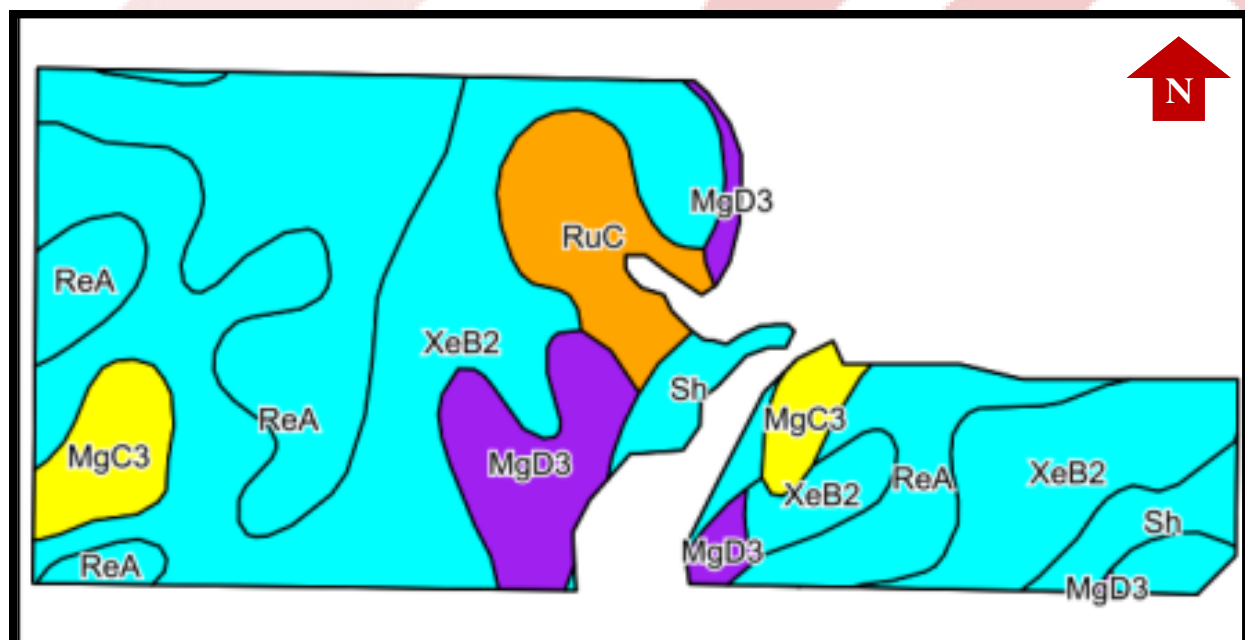
147 WAPI

Woods, pasture, & creek

Potential building sites

Great location near Bainbridge

**DON'T MISS THIS
OPPORTUNITY!**



Directions to Property: Take U.S. 36 west from Bainbridge to Co.Rd. 25 West. Go south on Co.Rd. 25 West to the farm on the west side.

Directions to Auction Site: At the west end of Bainbridge, on the north side of U.S. 36, Bainbridge Community Building, 201 North Grant Avenue, Bainbridge, IN 46105.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before December 14, 2023.

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

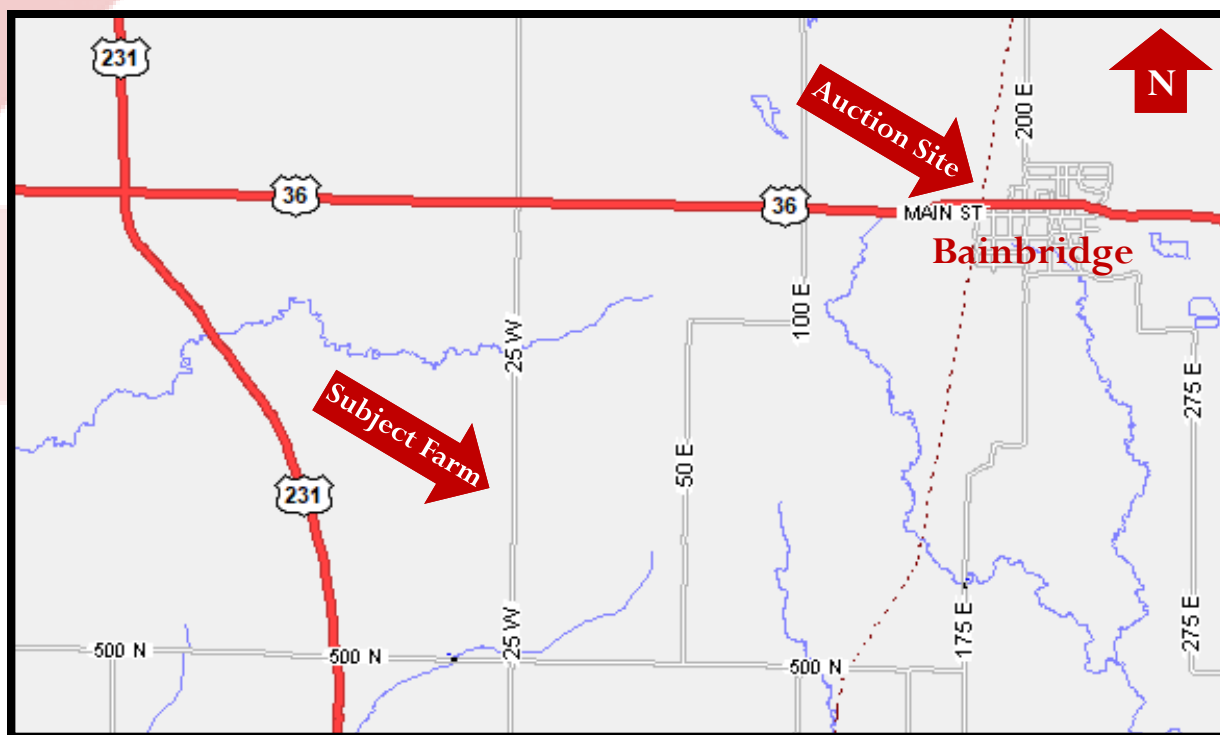
FINAL BID: Property to sell subject to final approval of the owner.

POSSESSION: Subject to tenant's rights, with buyer receiving all cash rents for 2024.

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.

Owner: Damien South



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.
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