

REAL ESTATE AUCTION

118.76± TOTAL ACRES - 73± TILLABLE ACRES - PASTURES - CREEK - HOUSE - BARN

4217 E. STATE ROAD 234, LADOGA, IN 47954

SCOTT TOWNSHIP - MONTGOMERY COUNTY - WEST OF LADOGA - OFFERED IN 2 PARCELS & IN ITS ENTIRETY

OWNER: ESTATE OF HOWARD M. MCMULLEN & HMM ASSET PROTECTION TRUST

Wednesday, April 17th, 6:30 p.m.

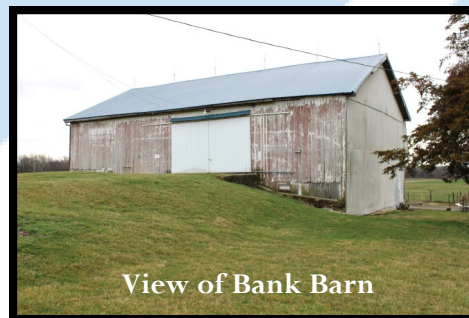
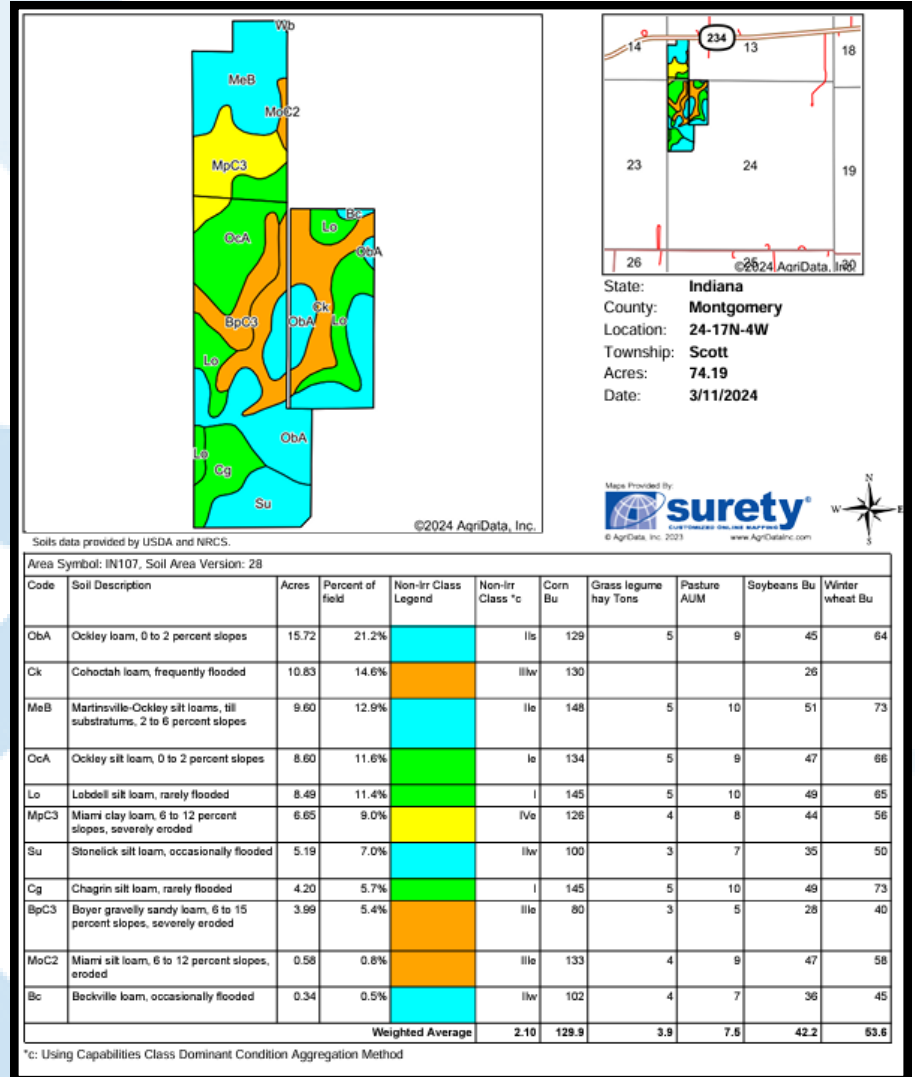
Auction to be held at the Old Normal Hall Banquet Facility, 100 N. Harrison St., Ladoga, IN 47954 (NWC of SR 234 & Harrison St.)



Parcel 1: 19± acres; pasture; house built approx. 1940 with approx. 1,422 sq.ft. of living area, updated roof, updated gutters, partially updated vinyl windows, crawl space, covered front porch, living room, hall, dining room, kitchen, laundry room, three bedrooms, updated full bathroom, updated gas furnace with central air conditioning, 100 amp fuse box, gas water heater, attached 2+ car garage, private well, & 7 year old septic tank with lateral line to creek; bank barn approx. 3,744 sq.ft. main level & approx. 3,744 sq.ft. lower level; barn/corn crib approx. 2,160 sq.ft.; shed/detached garage approx. 240 sq.ft.

Parcel 2: 99.76± acres; 73± tillable acres; pasture; Big Raccoon Creek.

Farm to be offered in 2 parcels & in its entirety, selling in the manner resulting in the highest total gross auction price



OPEN HOUSES:

Tuesday, April 2nd, 5:00-7:00 p.m.

Tuesday, April 9th, 5:00-7:00 p.m.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before May 17, 2024.

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

SURVEY: Survey to be provided by the seller, if applicable.

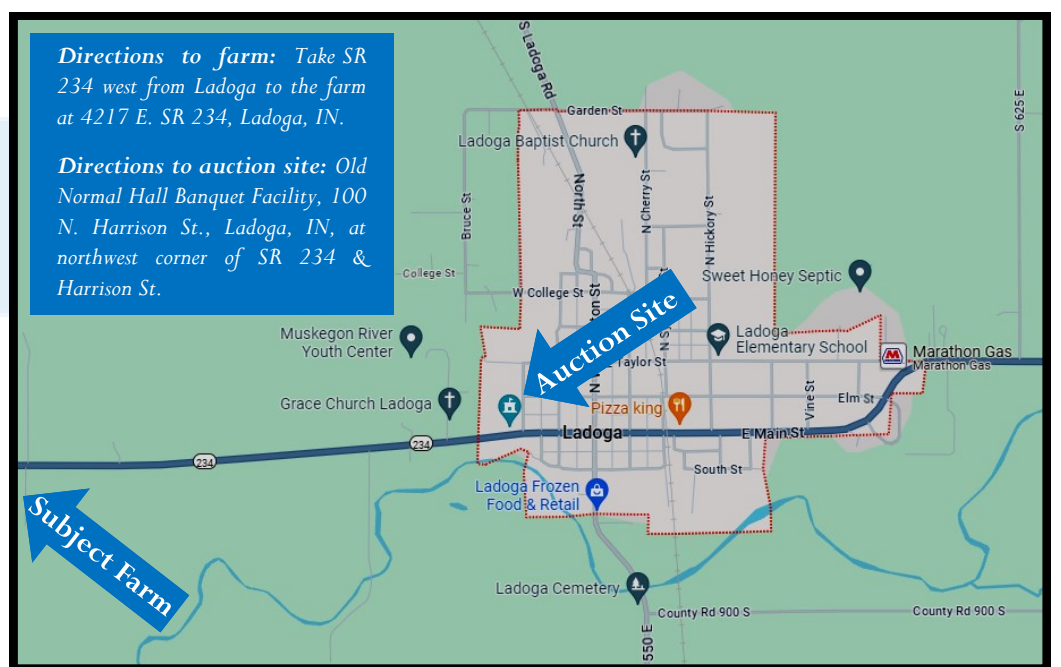
FINAL BID: Property to sell subject to final approval of the estate/trust representatives.

POSSESSION: Subject to tenant's rights with cash rent for 2024 growing season to be prorated to day of closing. Possession of tillable land upon harvest of 2024 crops. Possession of improvements and pastures 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 Howard M. McMullen & HMM Asset Protection Trust
Personal Representative & Trustee: Kenneth L. McMullen
Attorney: Dori Brauman Moore, Brownsburg, 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.



LAWSON & CO.
 Auctioneers and Real Estate Professionals

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