

# REAL ESTATE AUCTION

193.596± TOTAL ACRES - 155.42± TILLABLE ACRES

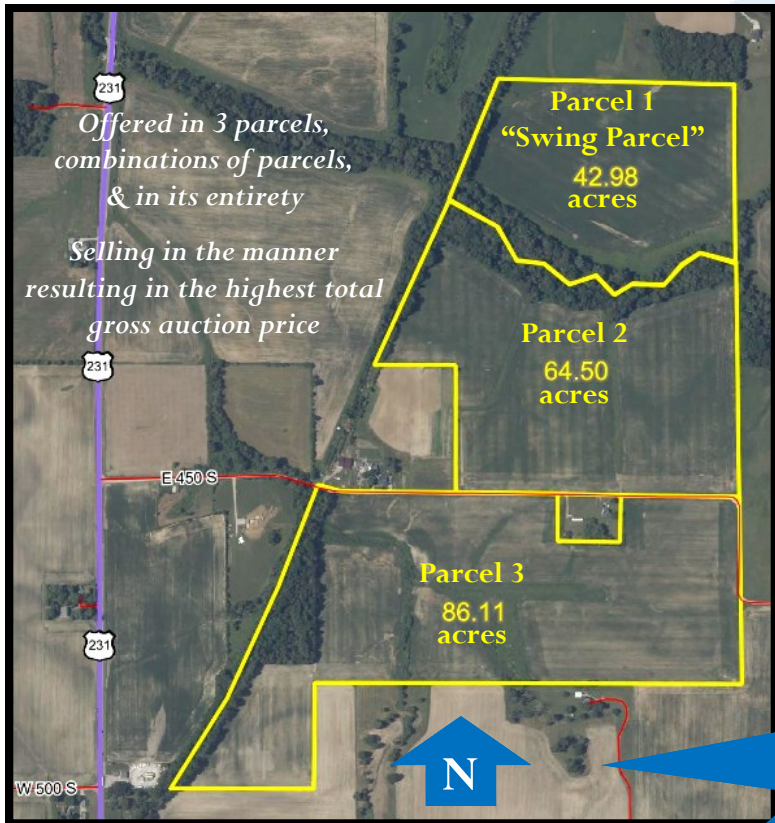
WOODS - CREEK - WATERWAYS - 7± C.R.P. ACRES

SOUTH UNION TOWNSHIP - MONTGOMERY COUNTY

PAUL MEREDITH ABBITT & LOUISE M. ABBITT TRUSTS

**Thursday, December 12th, 6:30 p.m.**

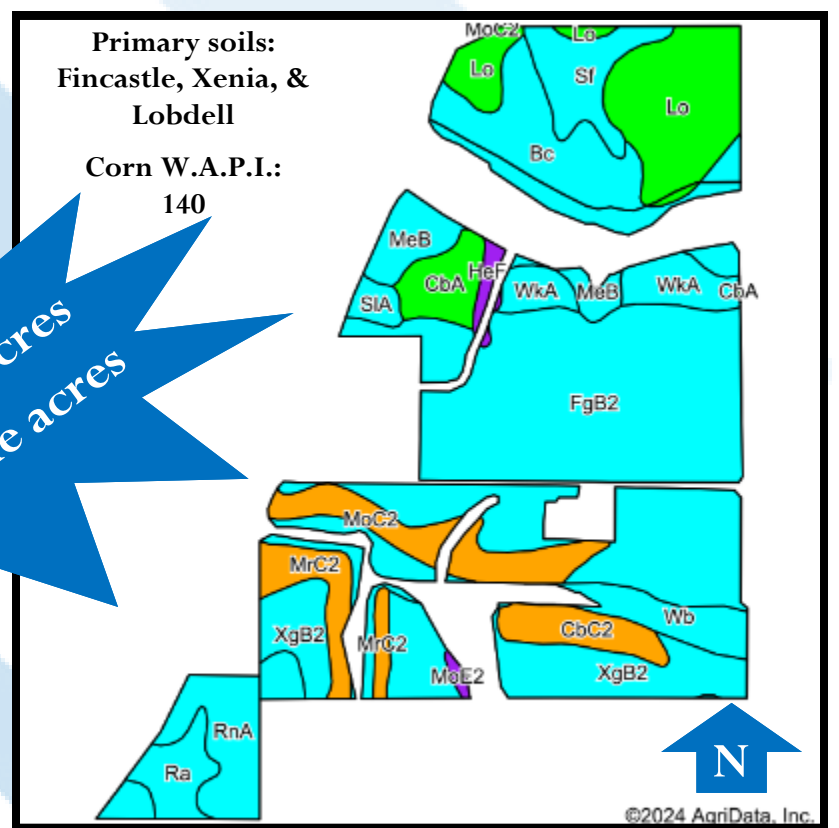
*Auction to be held at the Fusion 54 Third Floor Meeting Space,  
101 W. Main Street, Crawfordsville, IN 47933*



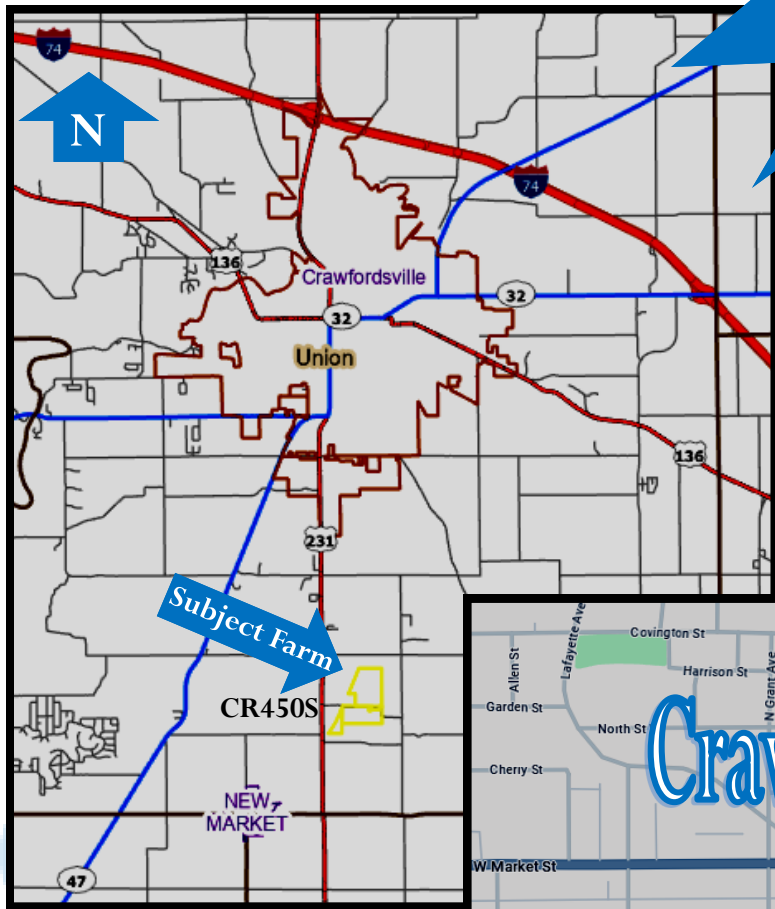
**Parcel 1:** 42.98± acres; mostly tillable; woods; creek; 4.3± C.R.P. acres; no road frontage; "swing parcel" must sell to adjoining property owner or with Parcel 2.

**Parcel 2:** 64.50± acres; mostly tillable; woods; creek; 1.1± C.R.P. acres; frontage on north side of County Road 450 South.

**Parcel 3:** 86.11± acres; mostly tillable; woods; 1.6± C.R.P. acres; frontage on south side of County Road 450 South.

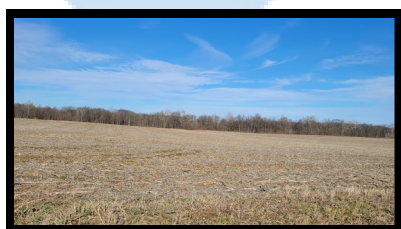


**193.596± total acres  
155.42± tillable acres**



**Directions to Farm:** In Crawfordsville, take US 231 south to County Road 450 South. Go east to the farm on the north & south sides of County Road 450 South.

**Directions to Auction Site:** In Crawfordsville, take Washington Street / US 231 south from Market Street / US 136 to Main Street. Go west on Main Street to Fusion 54, 101 W. Main Street, Crawfordsville, IN 47933



## TERMS OF AUCTION

**TERMS:** Purchaser to pay 10% down day of auction with balance due on or before January 12, 2025.

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

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

**POSSESSION:** Possession 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.

**Owners:**  
Paul Meredith Abbitt & Louise M. Abbitt Trusts  
**Co-Trustees:**  
Lillian Easter & Abigail Easter  
(North Salem State Bank, Tina Lear)

**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

Jack Lawson, AU1000629  
Brandon Lawson, AU19300138  
P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122  
Phone (317) 745-6404 / Fax (317) 745-7810 / AC31300014  
Visit our web site: [www.lawsonandco.com](http://www.lawsonandco.com)