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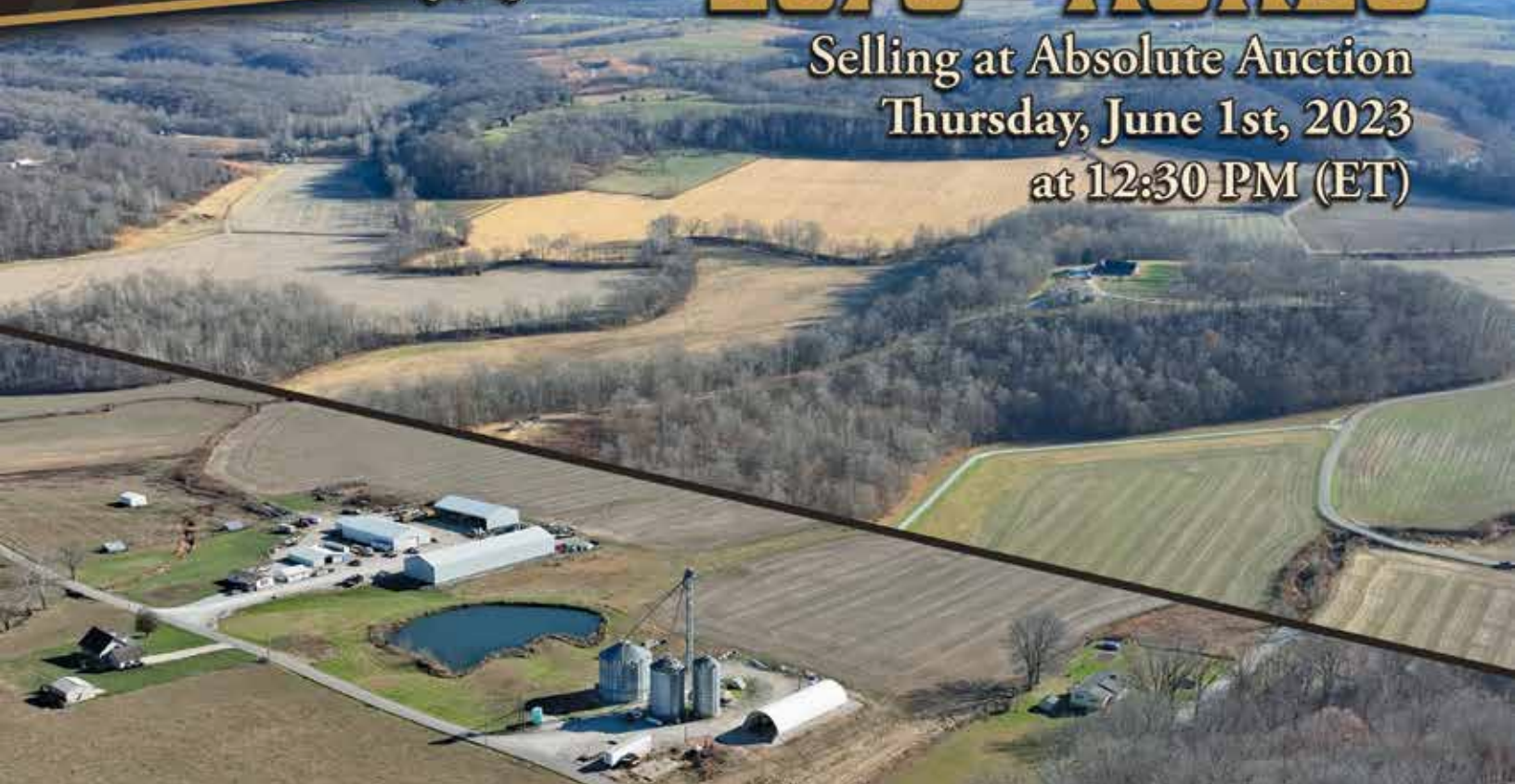


REAL ESTATE AUCTION

LAWRENCE & MORGAN CO.

2070± ACRES

Selling at Absolute Auction
Thursday, June 1st, 2023
at 12:30 PM (ET)



**CROPLAND • PASTURE • HUNTING & RECREATIONAL • DEVELOPMENT
(7) HOUSES • 30,000+ SF BUILDINGS • EVENT VENUE • GRAIN STORAGE**



William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

812-682-4000

wilsonauctions.com

**LOCATION: Artemis Hall,
1312 J St., Bedford, IN 47421**

William Wilson Auction & Realty, Inc. has been authorized by Order of the Lawrence County Sheriff to sell the real estate located throughout Lawrence County, IN and Green Township, Morgan County, IN.

DESCRIPTION

2,070 +/- Total Acres with 1,073 +/- Tillable Acres • Productive Tillable Farmland • 800+ Acres Rolling, Established Pastureland • Outstanding recreational tracts and wildlife habitat • Development Land • Established Event Venue • (7) Houses/Farmsteads • 30,000+ SF Buildings • 109,000-bushel Grain Storage • Offered in (32) Tracts, combinations, and the entirety • Tracts ranging from 3 to 294 Acres • Selling at Absolute Auction, Regardless of Price

PROPERTY LOCATION

TRACTS 1-26: Located 9-miles northeast of Bedford and 20-miles south of Bloomington, these tracts are accessed via Bartlettsville Road along the East, Ozee Farm Road to the South, and Donica Church Road to the West, and Little Salt Creek Run through the central portion of the tracts. GPS LOCATOR TO CENTER: 38.955270, -86.466495

TRACT 27: Located just south of Lake Monroe and the northeast corner of Coveyville Road and Larry Tincher Lane. GPS LOCATOR: 38.980475, -86.494860

TRACTS 28 and 29: Located just 5-miles east of downtown Bedford on US-50 and Vocational School Road

TRACT 30: Located southwest of Bedford with frontage along the White River, accessed via Woods Ferry Road, this tract is just across the river from the Bedford Boat and Sportsmen's Club. GPS LOCATOR: 38.822592, -86.538743

TRACT 31: Located along Old State Road 37, more commonly known as 1478 Old State Road 37, Bedford, Indiana

TRACT 32: Located just 3-miles east of Interstate 69 north of Martinsville off Egbert Road, adjoining Timberlake Woods subdivision. GPS LOCATOR: 39.475867, -86.303623



OPERATIONAL HEADQUARTERS

TRACT 25: 30,000 SF buildings recently utilized as an operational headquarters including 2,280 SF office space; large bay equipment sheds; 7,200 SF workshop with heated floors; and other support buildings on 10+/- Acres

EVENT VENUE

TRACT 3: 3,400-SF established event venue on 17+/- picturesque acres (subject to survey). The venue features a 10,000+ SF patio for outdoor events and entertainment ideal for weddings, family and corporate events. Kitchen and restrooms. Heated and cooled. Located just 20-miles south of Bloomington, Indiana. More commonly known as 555 Little Salt Creek Run, Bedford, Indiana.



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FOR THE FARMLAND BUYER

With more than 1,073 tillable acres, buyers looking for a solid investment land portfolio should take note. These tracts offer a good mix of soil types with good road frontage for transport to grain terminals.



TRACTS 1 and 2: Approximately 75 tillable acres with Haymond and Stendal soils as predominant soil types. The tracts offer frontage for easy access.

TRACTS 4-8: Features almost 400-contiguous acres including approximately 242+/- tillable acres with Stendal, Haymond, and McGary as predominant soil types. The large 150-acre field in Tract 5 is a SWING tract, to be combined only with Tracts 1,2,3,4, or 6 or an adjoining property owner. Tract 6 includes access through Tract 7 off of Bartlettville Road.

TRACTS 9-11: Tract 9 features 100.66 tillable acres contiguous with frontage along Little Salt Creek Run with Wilbur, Haymond, and Bartle as predominant soil types on Tract 9. Tracts 10 and 11 feature a balance of tillable acres with frontage along Little Salt Creek Run with Haymond as predominant soil type.

TRACT 17: 63.35 tillable acres with rolling topography and frontage along Pleasant Run Road with Crider and Caneyville soils as predominant soil types.

TRACTS 22-23 and 24: 94.99 +/- tillable acres with McGary and Stendal as predominant soil types. Road frontage along Donica Church Road.

TRACTS 24, 25 & 26: 37.35 total acres with 21+/- tillable acres; 30,000 SF buildings and 2,280 SF office space with 109,000-bushel grain storage facility including 8,000 (bu/hr) grain leg and drive over grain pit; hoop barn onsite.

TRACT 27: 27.34-acres at the northeast corner of Coveyville Road and Larry Tincher Lane. Nearly all tillable with Wilbur and Bartle as predominant soil types.

TRACT 28: 10.17 tillable acres with Haymond soils as predominant soil types. Located near the Bedford North Lawrence High School with frontage along Vocational School Road, adjacent to the recycling center, this tract is partially tillable and partially wooded.



FOR THE PASTURELAND BUYER

This property features established pasture land with rolling topography and good access, fenced and gated. This auction offers nearly 802 Acres of pasture land in total.

TRACTS 11-21: offers 746.2 total acres with 625+ contiguous acres of current pasture.

TRACT 16: is a SWING tract, to be combined only with Tracts 14, 17 or an adjoining property owner.

TRACT 19: is a SWING tract, to be combined only with Tracts 12, 13, 18, 20, 21 or an adjoining property owner.

TRACT 29: With gated access off of Hwy 50 east of Bedford, this 94-acre tract is already established for hay/pasture. The tract is improved with an open-faced equipment barn.





FOR THE HUNTING/RECREATIONAL LAND BUYER

TRACT 30: RIVER FARM – With frontage along the White River, this tract features all the qualities for attracting whitetail deer and turkey.

Easily accessed just 5-miles southwest of Bedford and 1.5-miles west of US Route 50/State Road 37 intersection -- 28-miles South of Bloomington, IN these tracts are ideal for the hunting and recreational enthusiast.



FOR THE INVESTMENT/DEVELOPMENT LAND BUYER

TRACT 12: Features a Cell Tower with approximate annual lease of \$7,200.

TRACT 29: With Highway 50-frontage less than 5-miles east of Bedford, this tract offers rolling topography ideal for homesites.

TRACT 32: Adjoining and accessed through Timberlake Woods subdivision just 3-miles east of Interstate 69, this wooded tract is easily accessible and highly suited for residential development with lake access.



FOR THE RURAL HOME BUYER, BUILDER

Enjoy the privacy and serene nature of the rolling hills and ridges with a good blend of open pastures, woodlands and creek beds, with outstanding views – 5-miles from Lake Monroe and 20-miles south of Bloomington.

These tracts offer the opportunity to create your working/hobby farm with homes and support buildings, and fencing already in place on many tracts.

TRACT 4: Nice vinyl sided home of 2,016 -SF; improved with a 2,240-SF barn; more commonly known as 985 Little Salt Creek Run, Bedford, Indiana.

TRACT 7: Farmstead on 58 +/- Acres with 930-SF home, barns, grain bins, and additional outbuildings; more commonly known as 5691 Bartlettsville Rd, Bedford, Indiana.

TRACT 13: Nice brick ranch home of 1,452-SF with walk-out basement and deck located at the corner of Little Salt Creek Run and Ozee Farm Road; 1,792-SF barn; 91 +/- Acres; more commonly known as 1295 Ozee Farm Road, Bedford, Indiana.

TRACT 14: Large farmstead/hobby farm tract on 153.5 +/- Acres with houses and support structures. 840-SF home; 1,775-SF home; 8,780-SF barns; more commonly known as 866 Ozee Farm Road, Bedford, Indiana.

TRACT 17: Farmstead/hobby farm tract on 64 +/- Acres; 2,352-SF home; barns; located at corner of Pleasant Run Road and Little Salt Creek Run; more commonly known as 252 W. Pleasant Run Road, Bedford, Indiana.

TRACT 18: 952-SF home and 720-SF detached barn on 22 +/- acres more commonly known as 363 Ozee Farm Road, Bedford, Indiana. Both the home and barn feature a metal roof.

TRACT 31: 1-story stone home of 1,200-SF on 1.34 +/- acres more commonly known as 1478 Old SR 37, Bedford, Indiana.



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TERMS & CONDITIONS

PROCEDURE: The real estate will be offered in 32 individual tracts, combinations of tracts, and the entirety. Bids on individual tracts, combinations, and the entirety may compete. There will be open bidding during the auction as determined by the Auctioneer. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. All decisions of the Auctioneer are final.

DOWN PAYMENT: A 10% down payment is due on the day of the auction with the balance due at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. Bidding is not conditional upon financing. Bidders should arrange for financing, if needed, and be capable of paying cash at closing.

BUYER'S PREMIUM: A 6% buyer's premium will be added to the high bid to determine the contract sales price.

ACCEPTANCE OF BID: Successful bidder will be required to sign a Bid Acknowledgement Agreement at the auction site immediately following the close of the auction. The real estate will be sold at Absolute Auction, regardless of price.

DEED: Buyer will be provided with a Sheriff's deed conveying title to the property.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the auction date.

POSSESSION: Buyers will receive possession to the properties upon execution of the Sheriff's deed.

REAL ESTATE TAXES: The real estate taxes will be the responsibility of the buyer beginning MAY 2024, and thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries outlined on the auction plat and all advertising are approximate and are estimated based on current legal descriptions and/or aerial photos. Purchaser should make his/her own independent determination of acreage prior to bidding.

SURVEY: Any survey costs are the responsibility of the buyer.

EASEMENTS: Subject to any and all easements.

DISCLAIMER AND ABSENCE OF WARRANTIES: The property to be offered pursuant to the Notice of Sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Sheriff, William Wilson Auction & Realty, Inc. nor the holder of the notes secured by the mortgages being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either the Sheriff, William Wilson Auction & Realty, Inc. or the holder of the notes make any representation, or warranty, either expressed or implied, relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This property is being sold subject to all liens, encumbrances and easements not otherwise extinguished in the proceedings known as Cause No. 47C01-2201-MF-000117 in the Circuit Court of the County of Lawrence, Indiana. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

TENANCY DISCLAIMER: Properties identified as occupied may be occupied by one or more third parties. It shall be the sole responsibility of the buyer prior to bidding or closing on the property to conduct his/her own investigation as to the occupancy of the property. Prospective bidders shall not have any contact with current occupants of the property without seller's written consent until after close and funding. Buyer will assume the responsibility of all occupants and/or tenants and any expenses therewith, including, but not limited to, any security deposits or pre-paid rent. Buyer shall defend, indemnify and hold harmless



2070± ACRES

agents, auctioneers, attorneys, sellers and representatives from and against any claims, demands, actions or expenses arising out of any action concerning security deposits and for any eviction or unlawful detainer or other litigation arising out of occupancy, tenancy or lease of the property.

AUCTION LOCATION: Artemis Hall, 1312 J Street, Bedford, Indiana 47421

INSPECTIONS:

May 18th, 2023, 2:00-5:00 PM (ET)

May 25th, 2023, 2:00-5:00 PM (ET)

INSPECTION LOCATION: Artemis Hall, 1312 J Street, Bedford, Indiana 47421

DIRECTIONS TO AUCTION AND INSPECTION LOCATION: From the Courthouse Square in Bedford, Indiana turn North on J Street and proceed 2-blocks to Auction Location.

ONLINE BIDDING: Online bidding is being made available for this auction. Bidders must be approved by the Auction Company to bid online, on or before May 30th, 2023 at 5:00 PM ET, 48-hours prior to Auction Date.

PRE-REGISTRATION: Pre-registration for on-site bidders is available by calling the Auction Company.

SOLD BY ORDER OF THE SHERIFF

Light refreshments will be served

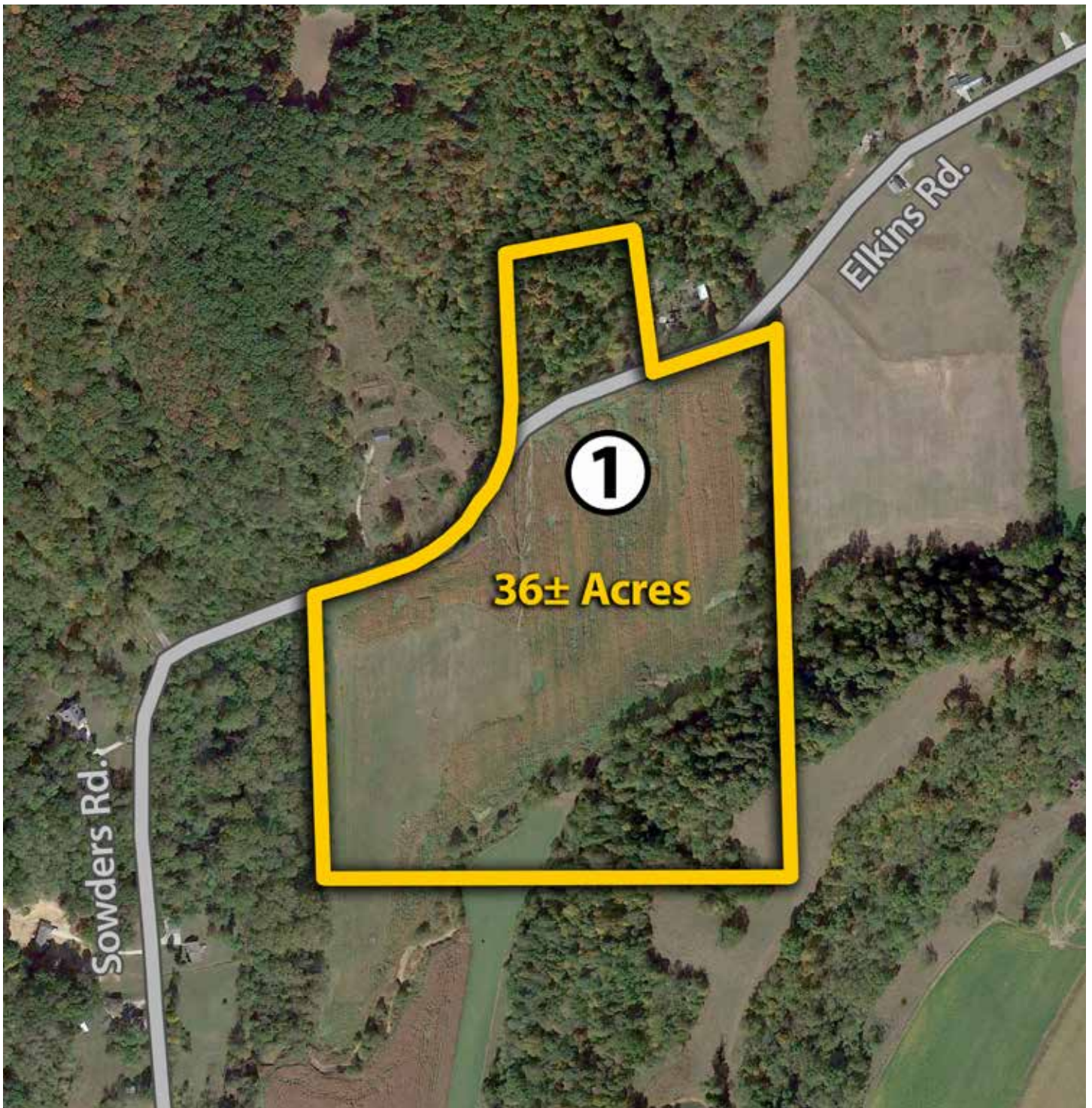
All announcements the day of the auction take precedence over printed material or any other oral statements made. All announcements the day of the auction take precedence over printed material or any other oral statements made.

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TRACT 1 AERIAL MAP

Tract 1: 36 ± ac; tillable and wooded; frontage along Elkins Road



TRACT 1 SOILS MAP

1 field, 43 acres in Lawrence County, IN

TOWNSHIP/SECTION 6N 1E - 7, 6N 1W - 12



All fields

43 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	18.58	43.6%	2	94.3
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	11.23	26.4%	7	10.8
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	9.08	21.3%	2	80.9
EhrB2	Elkinsville variant loam, 2 to 6 percent slopes, eroded	2.48	5.8%	2	79.5
PcrC2	Pekin silt loam, 6 to 12 percent slopes, eroded	0.80	1.9%	3	51.5
HsaB2	Hosmer silt loam, 2 to 6 percent slopes, eroded	0.28	0.7%	2	58.8
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	0.14	0.3%	2	65.0
		42.59			67.4

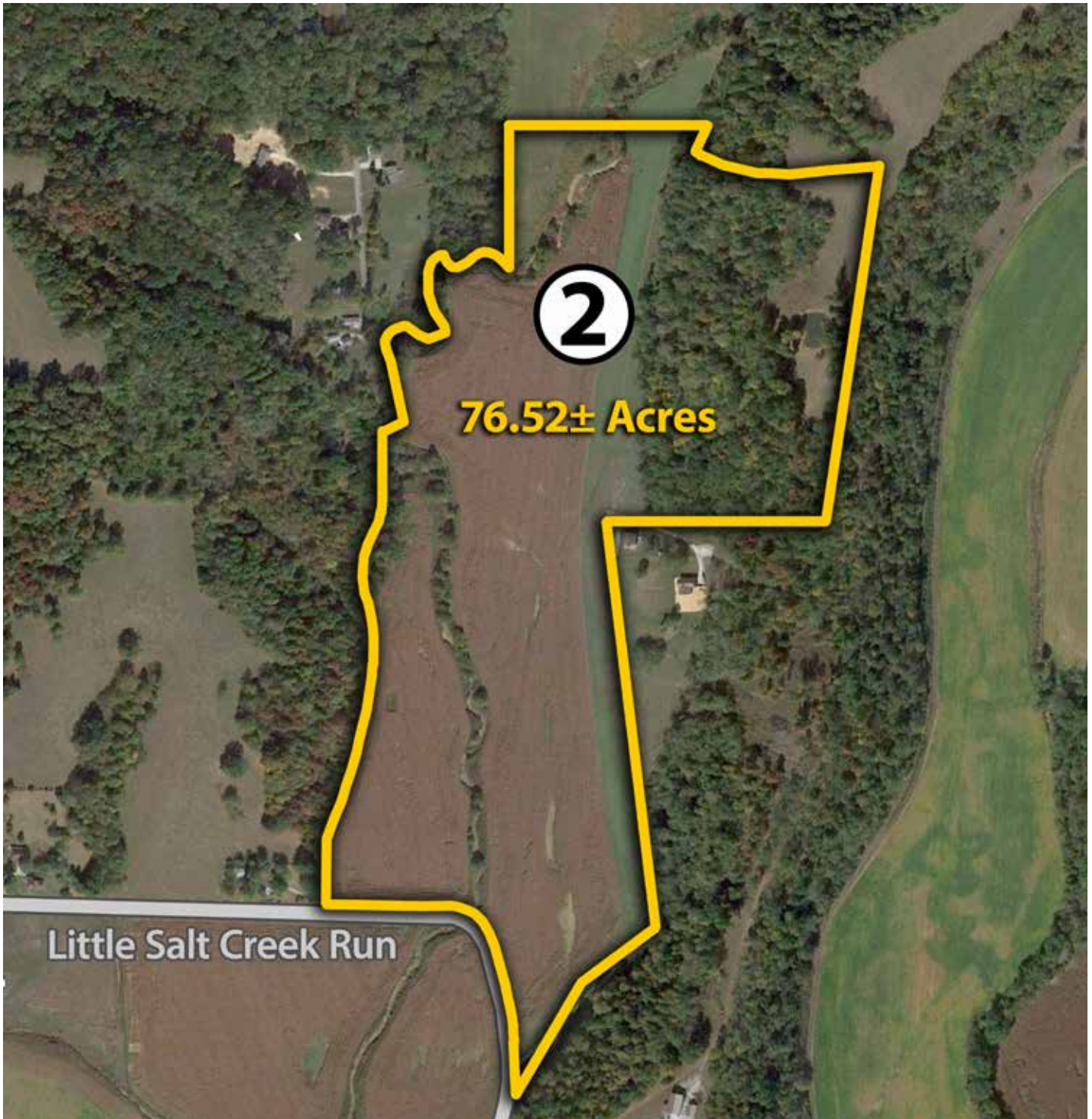
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TRACT 1 PROPERTY PHOTOS



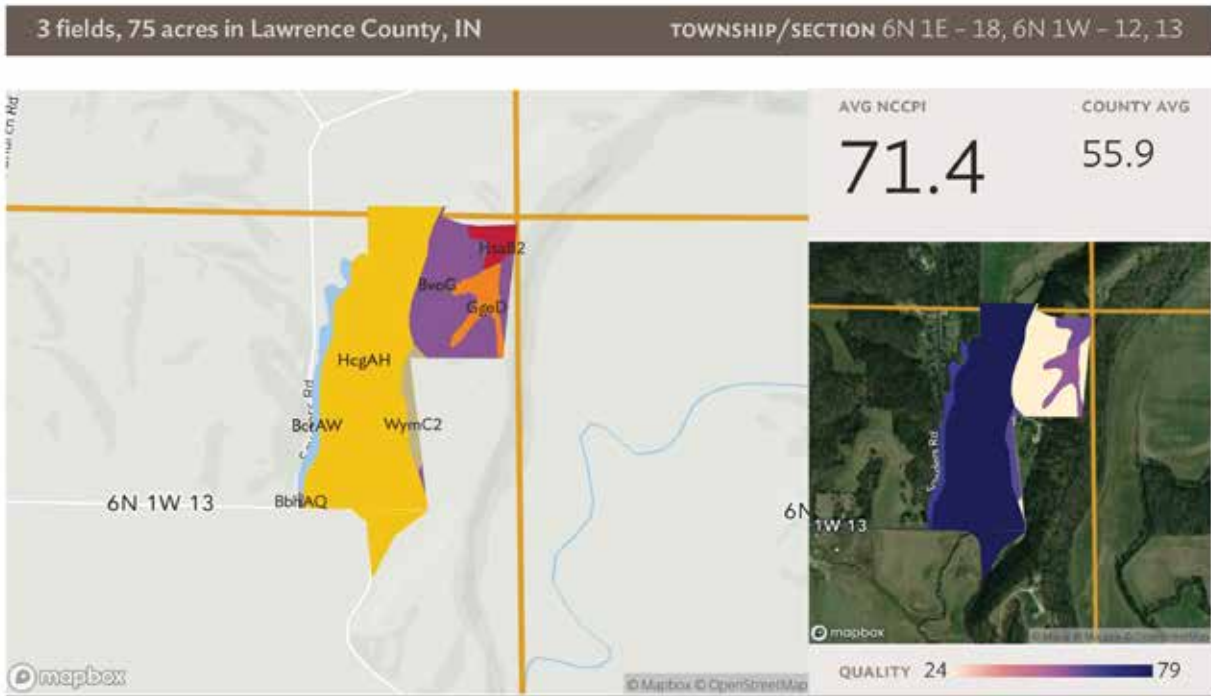
TRACT 2 AERIAL MAP

Tract 2: 76.52 ± ac; tillable and wooded; frontage along Sowders Road



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TRACT 2 SOILS MAP



All fields

75 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	47.57	63.5%	2	94.3
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	15.81	21.1%	7	10.8
GgeD	Gilwood-Crider silt loams, 6 to 20 percent slopes complex	3.52	4.7%	4	54.4
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	3.51	4.7%	2	65.0
HsaB2	Hosmer silt loam, 2 to 6 percent slopes, eroded	2.22	3.0%	2	58.8
WymC2	Wrays silt loam, 6 to 12 percent slopes, eroded	2.13	2.8%	4	61.5
BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	0.14	0.2%	2	68.8
74.90					71.4

TRACT 2 PROPERTY PHOTOS



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TRACT 3 AERIAL MAP

Tract 3: 17.8 ± ac (subject to survey); IMPROVEMENTS: Event Venue; access off Little Salt Creek Run, more commonly known as 555 Little Salt Creek Run



TRACT 3 PROPERTY PHOTOS



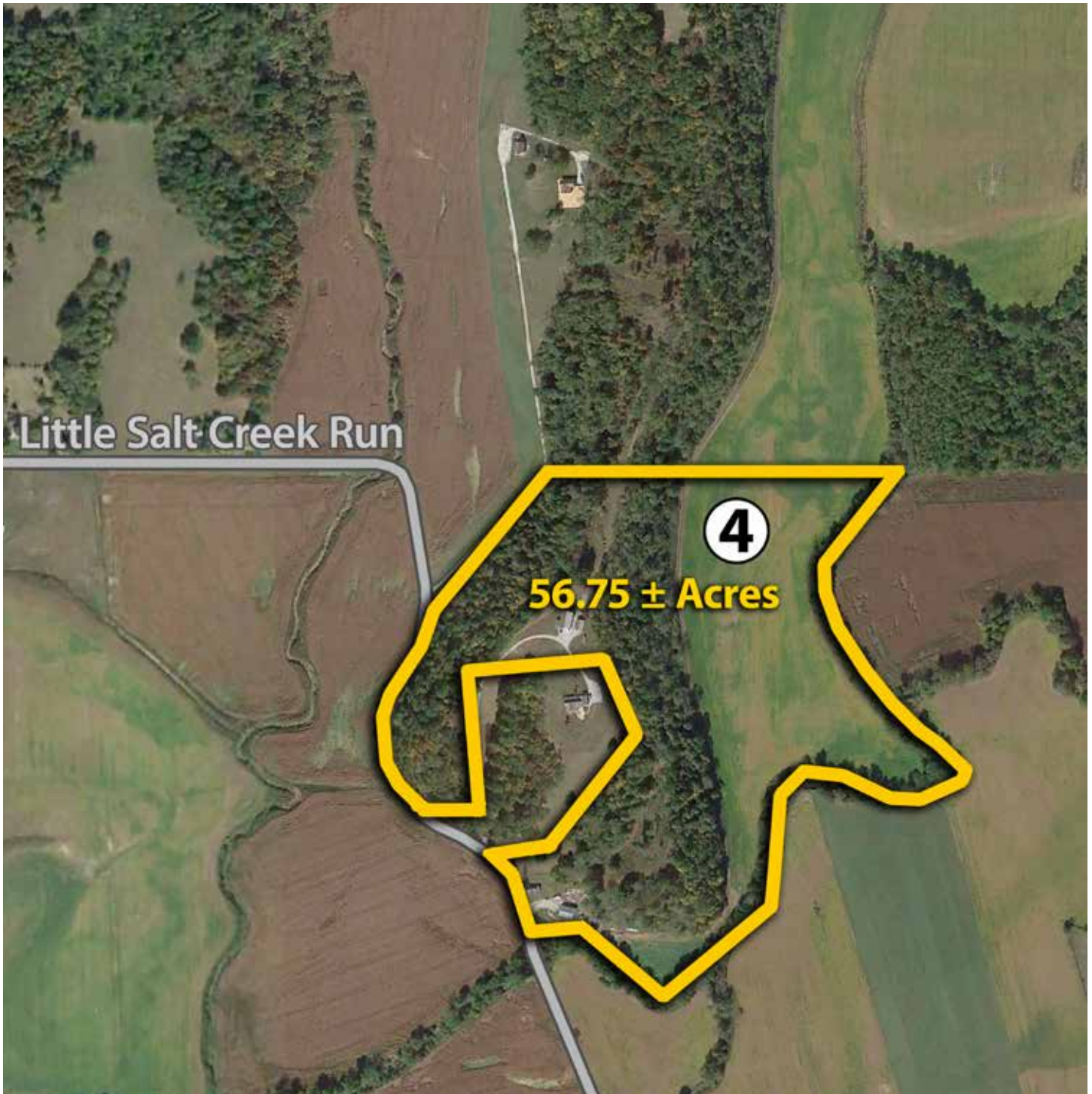
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TRACT 3 PROPERTY PHOTOS



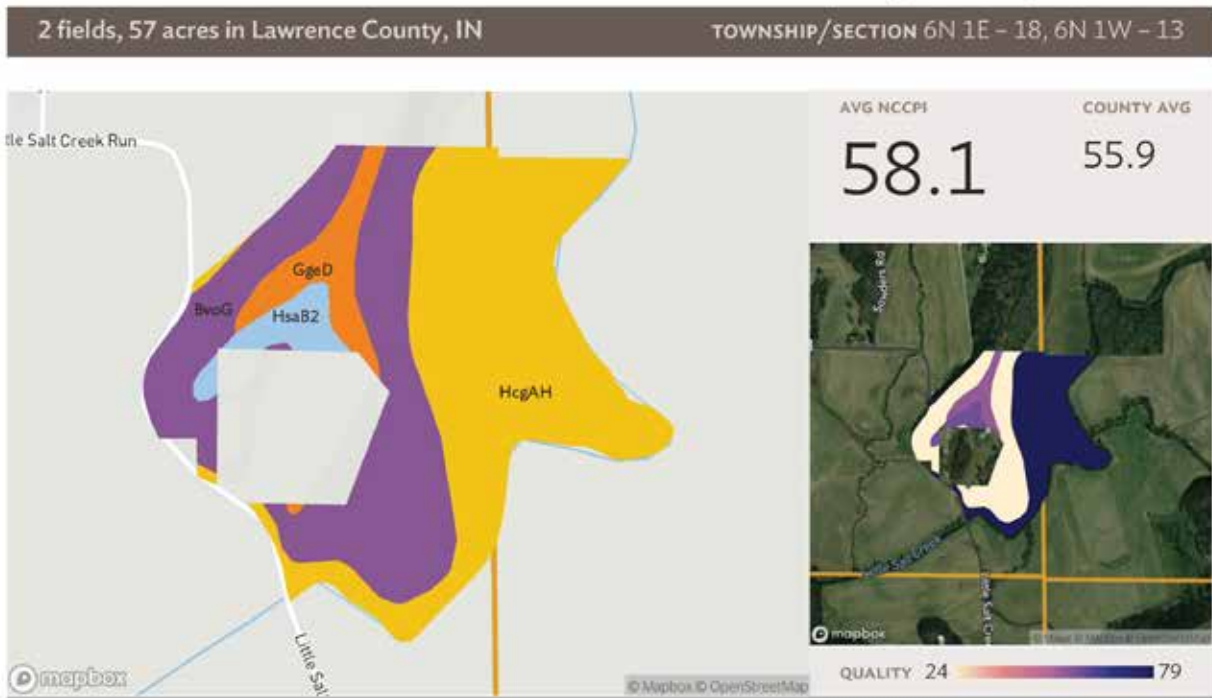
TRACT 4 AERIAL MAP

Tract 4: 56.75 ± ac; tillable and wooded; IMPROVEMENTS: house and barns



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TRACT 4 SOILS MAP



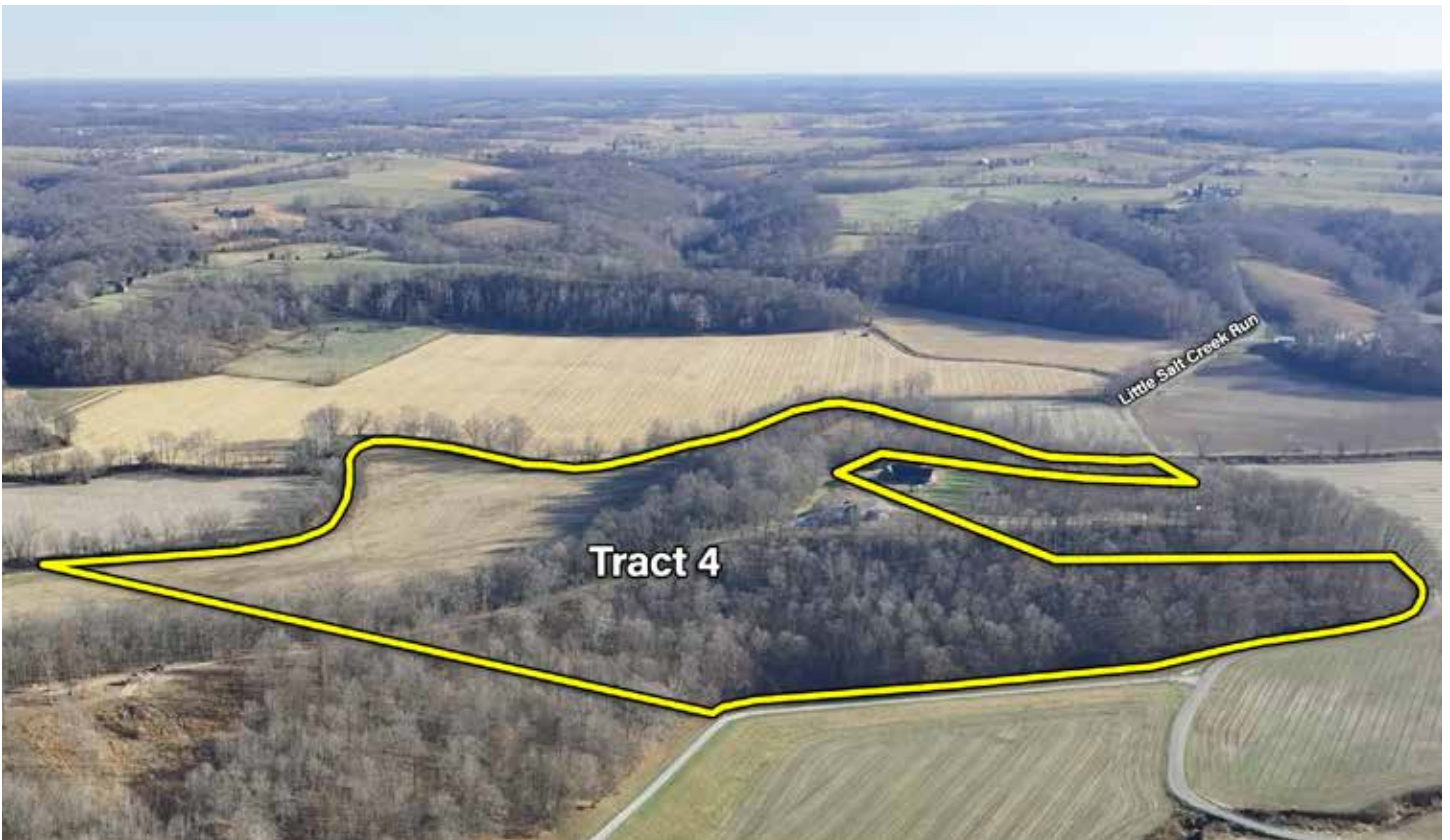
Source: NRCS Soil Survey

All fields

57 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	29.00	50.6%	2	94.3
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	21.87	38.2%	7	10.8
GgeD	Gilwood-Crider silt loams, 6 to 20 percent slopes complex	4.10	7.2%	4	54.4
HsaB2	Hosmer silt loam, 2 to 6 percent slopes, eroded	2.32	4.1%	2	58.8
		57.30			58.1

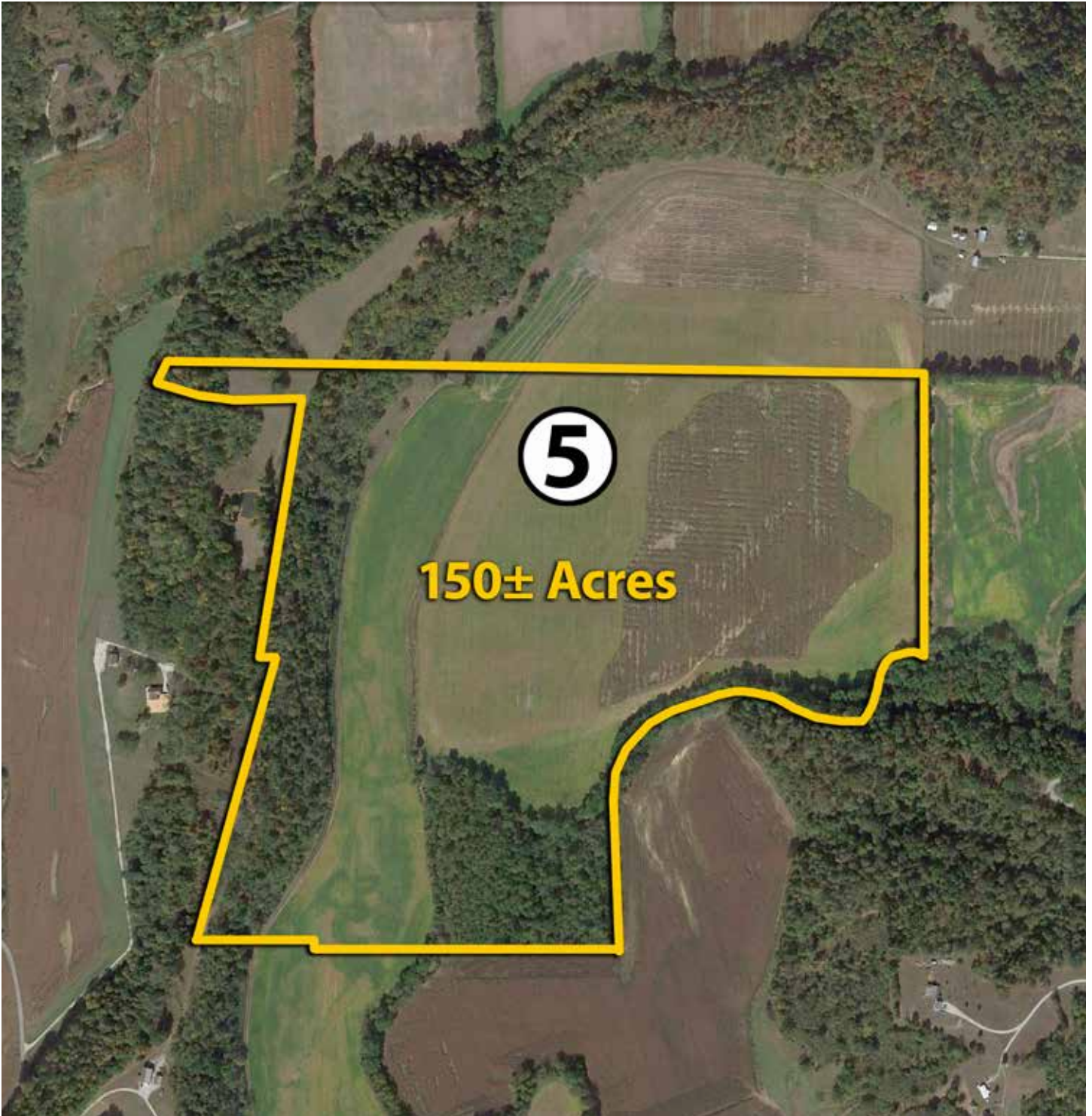
TRACT 4 PROPERTY PHOTOS



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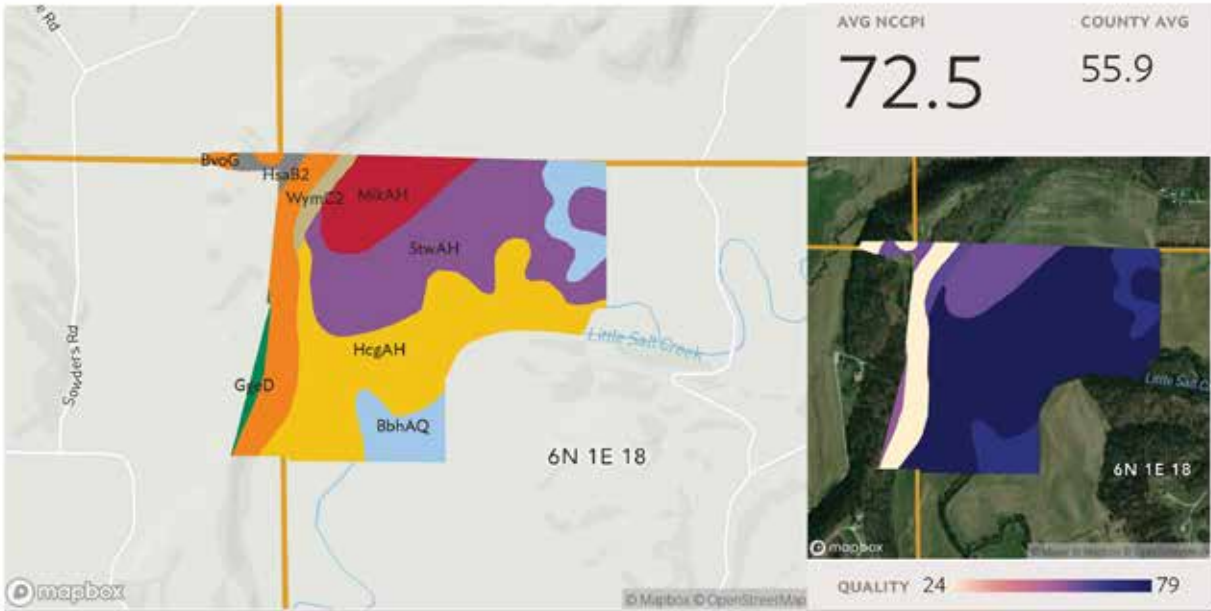
TRACT 5 AERIAL MAP

Tract 5: 150 ± ac; tillable and wooded; SWING TRACT (see below)



TRACT 5 SOILS MAP

2 fields, 149 acres in Lawrence County, IN TOWNSHIP/SECTION 6N 1E - 7, 18, 6N 1W - 12, 13



All fields

149 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	47.14	31.7%	2	94.3
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	46.16	31.0%	2	80.9
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	17.10	11.5%	7	10.8
BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	15.96	10.7%	2	68.8
MikAH	McGary silty clay loam, 0 to 2 percent slopes, frequently flooded, brief duration	15.79	10.6%	3	59.2
WymC2	Wrays silt loam, 6 to 12 percent slopes, eroded	2.82	1.9%	4	61.5
HsaB2	Hosmer silt loam, 2 to 6 percent slopes, eroded	1.88	1.3%	2	58.8
GgeD	Gilwood-Crider silt loams, 6 to 20 percent slopes complex	1.87	1.3%	4	54.4

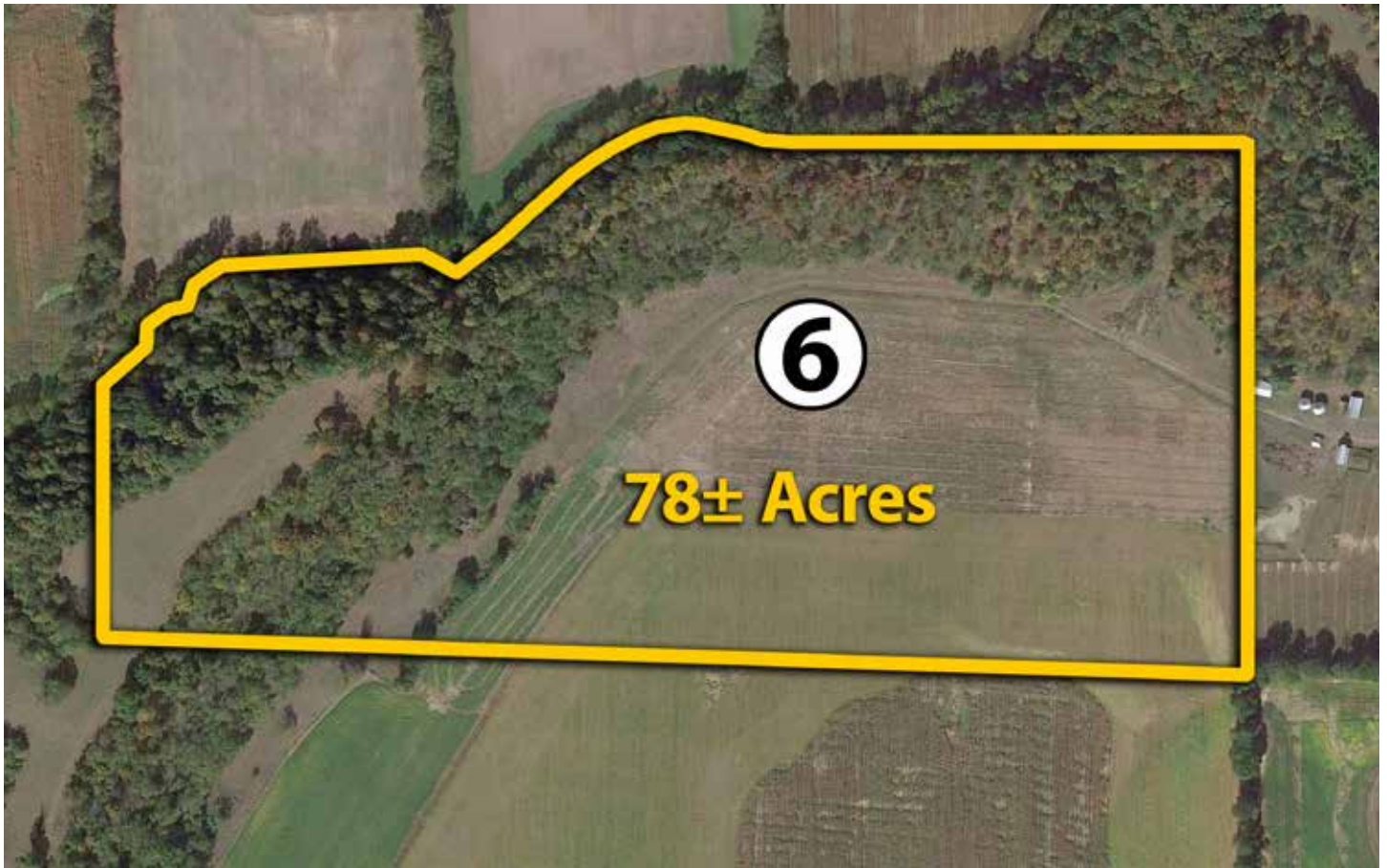
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TRACT 5 PROPERTY PHOTOS



TRACT 6 AERIAL MAP

Tract 6: 78 ± ac; tillable and wooded; access off Bartlettsville Road

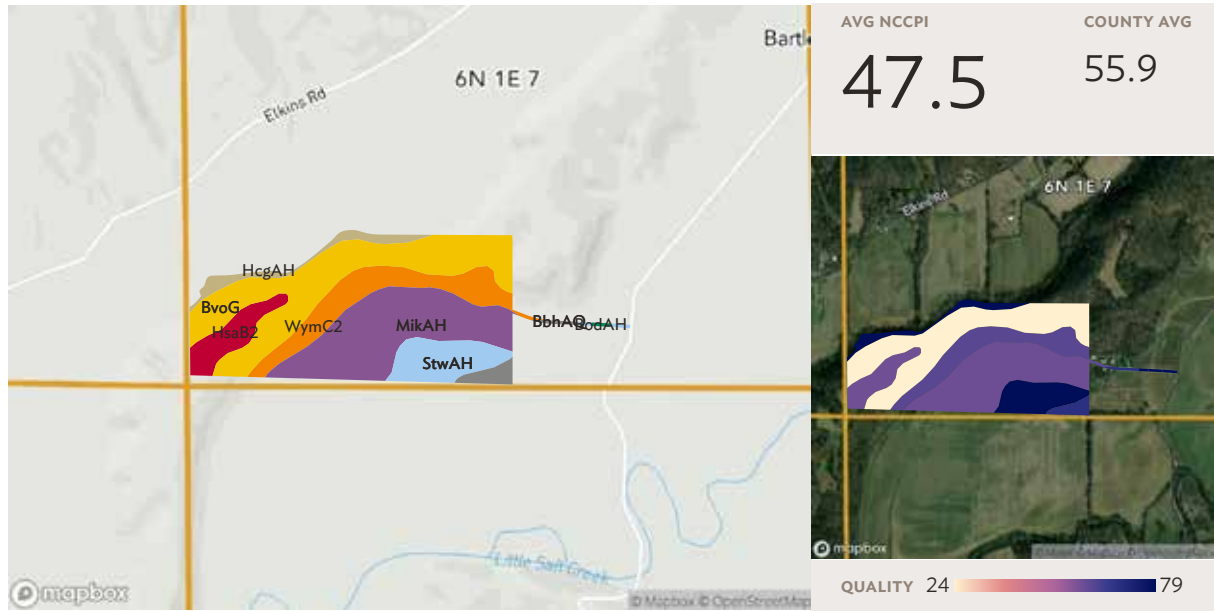


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TRACT 6 SOILS MAP

1 field, 73 acres in Lawrence County, IN

TOWNSHIP/SECTION 6N 1E - 7



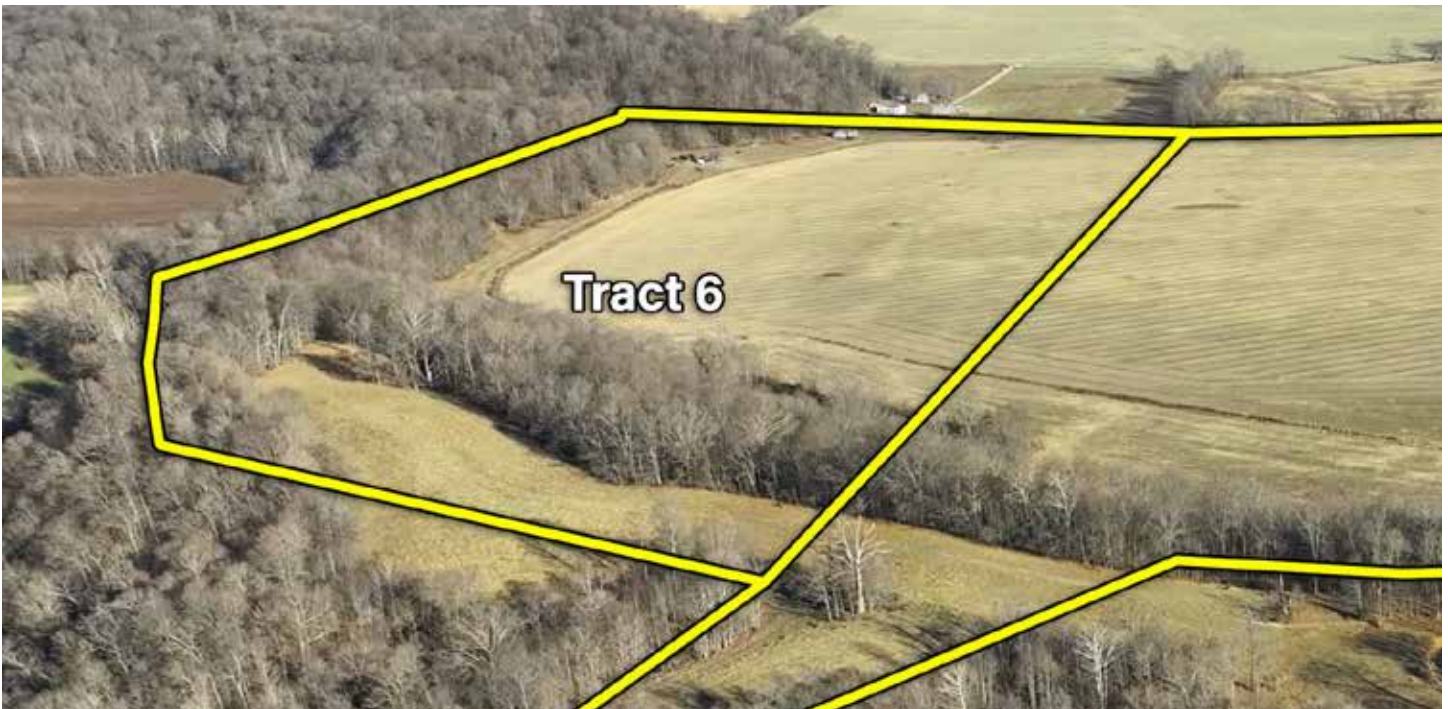
Source: NRCS Soil Survey

All fields

73 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	24.02	32.7%	7	10.8
MikAH	McGary silty clay loam, 0 to 2 percent slopes, frequently flooded, brief duration	21.31	29.0%	3	59.2
WymC2	WymC2 Wrays silt loam, 6 to 12 percent slopes, eroded	11.26	15.3%	4	61.5
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	7.20	9.8%	2	80.9
HsaB2	Hosmer silt loam, 2 to 6 percent slopes, eroded	4.77	6.5%	2	58.8
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	3.07	4.2%	2	94.3
BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	1.69	2.3%	2	68.8
BodAH	Bonnie silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	0.11	0.2%	3	81.3

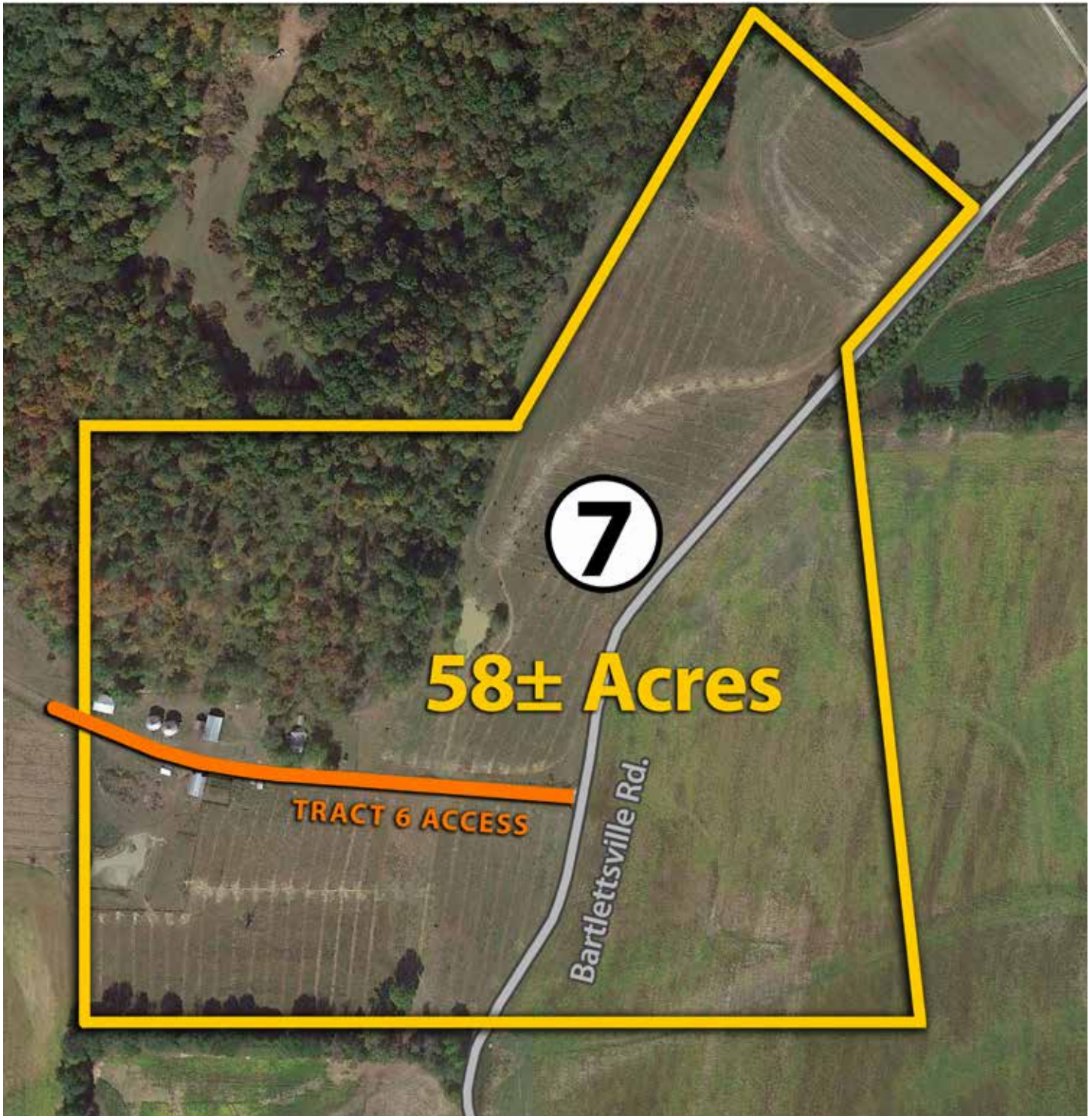
TRACT 6 PROPERTY PHOTO



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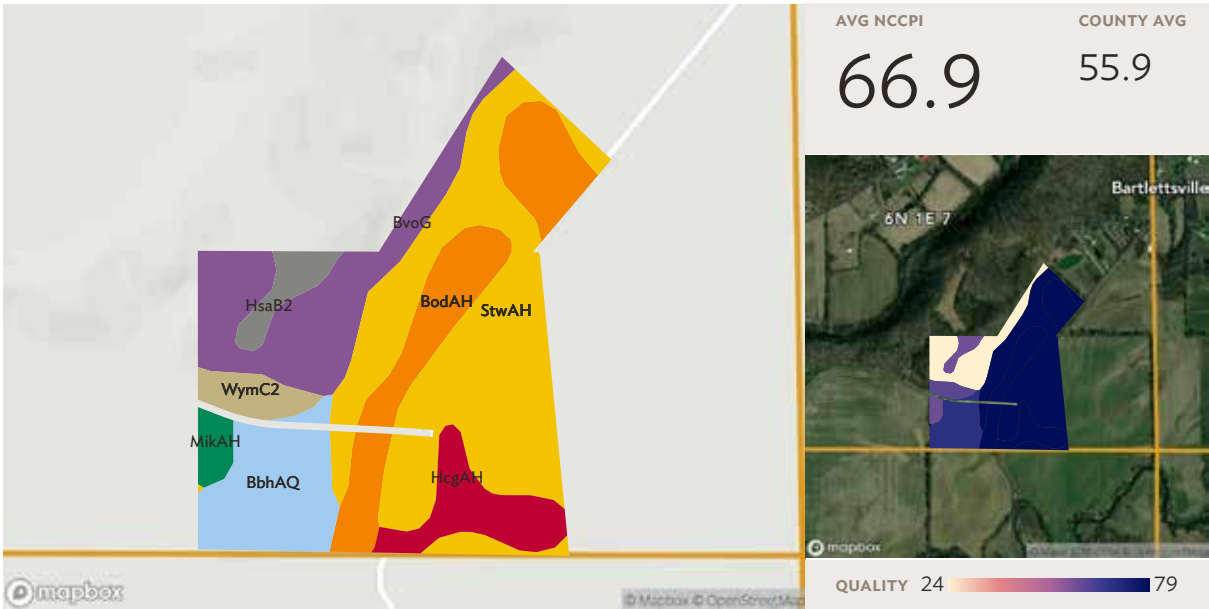
TRACT 7 AERIAL MAP

Tract 7: 58 ± ac; pasture, wooded, and tillable acres; IMPROVEMENTS: house and barns



TRACT 7 SOILS MAP

2 fields, 57 acres in Lawrence County, IN TOWNSHIP/SECTION 6N 1E - 7



All fields

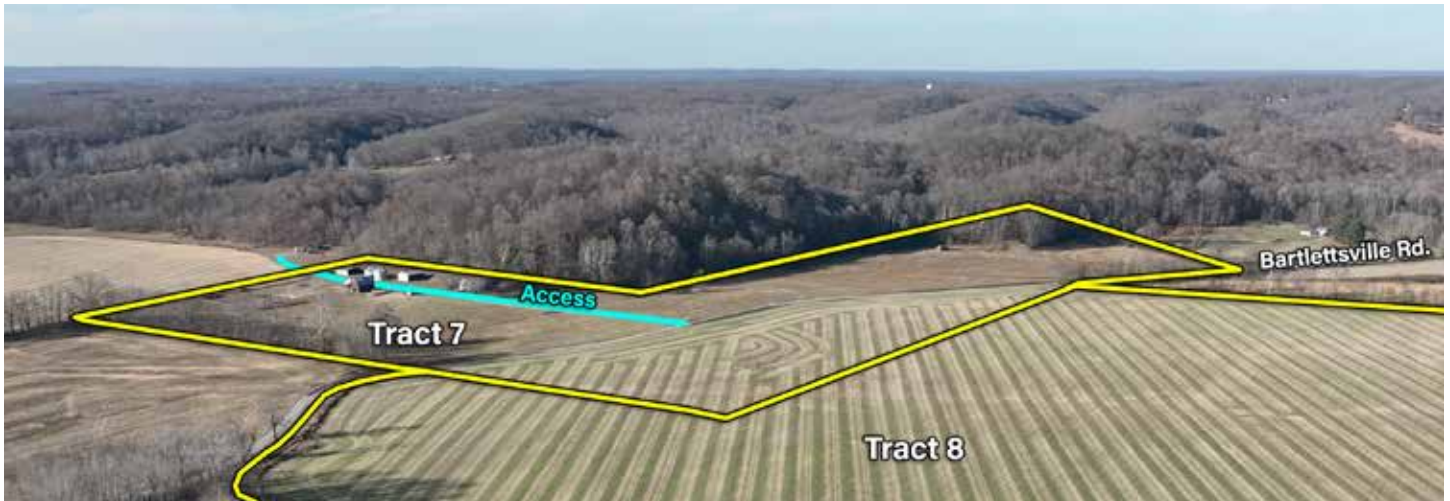
57 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	21.86	38.7%	2	80.9
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	9.66	17.1%	7	10.8
BodAH	Bonnie silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	9.65	17.1%	3	81.3
BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	6.72	11.9%	2	68.8
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	4.18	7.4%	2	94.3
WymC2	Wrays silt loam, 6 to 12 percent slopes, eroded	1.81	3.2%	4	61.5
HsaB2	Hosmer silt loam, 2 to 6 percent slopes, eroded	1.65	2.9%	2	58.8
MikAH	McGary silty clay loam, 0 to 2 percent slopes, frequently flooded, brief duration	1.03	1.8%	3	59.2

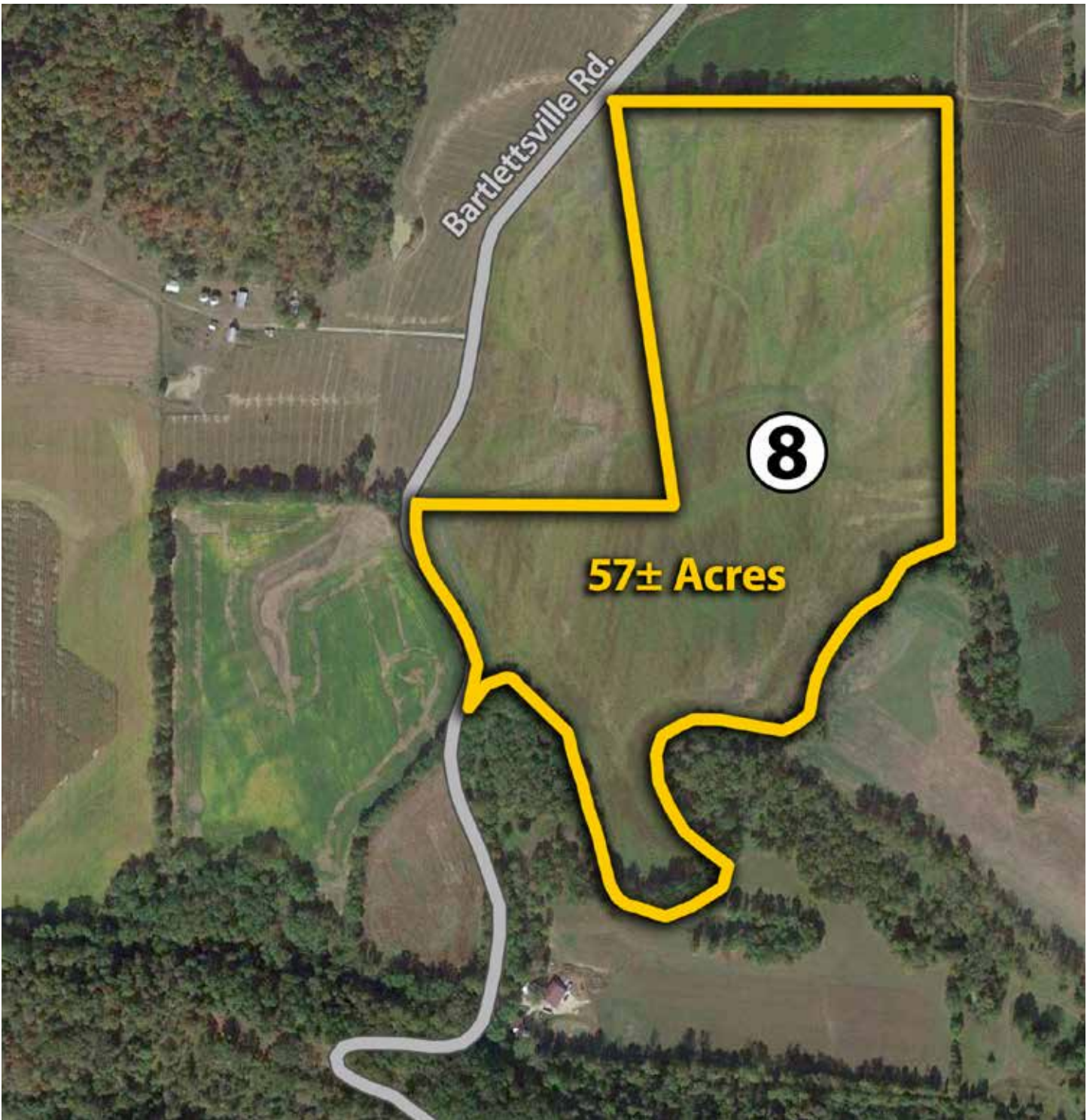
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TRACT 7 PROPERTY PHOTOS



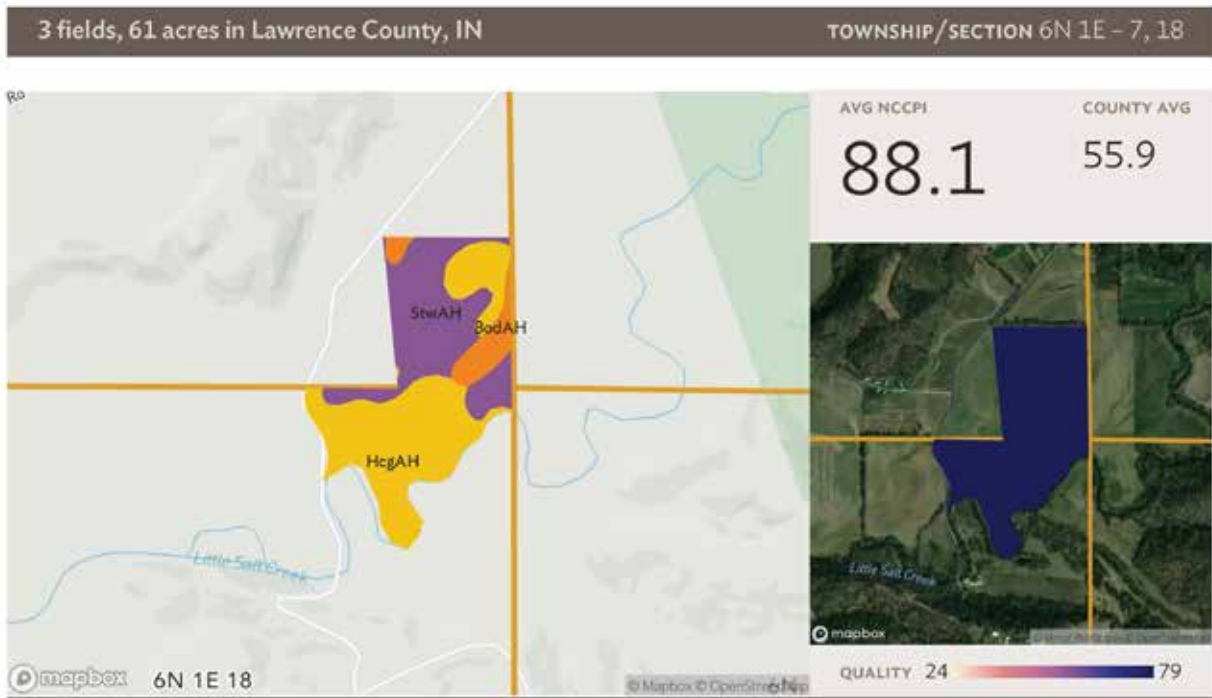
TRACT 8 AERIAL MAP

Tract 8: 57 ± ac; mostly tillable; frontage along Bartlettsville Road



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TRACT 8 SOILS MAP



Source: NRCS Soil Survey

All fields

61 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	33.04	53.8%	2	94.3
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	23.00	37.5%	2	80.9
BodAH	Bonnie silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	5.33	8.7%	3	81.3
61.37					88.1

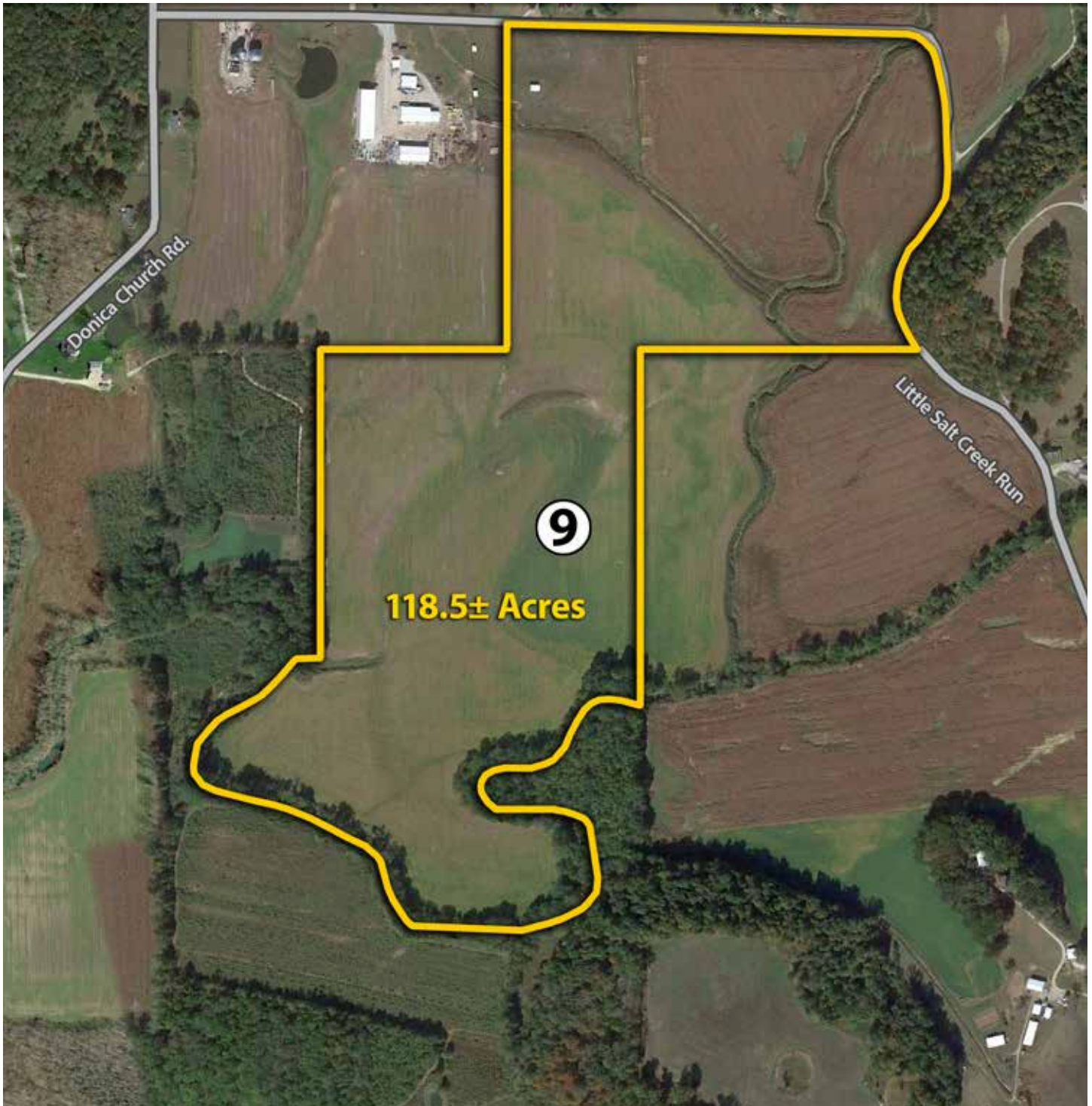
TRACT 8 PROPERTY PHOTOS



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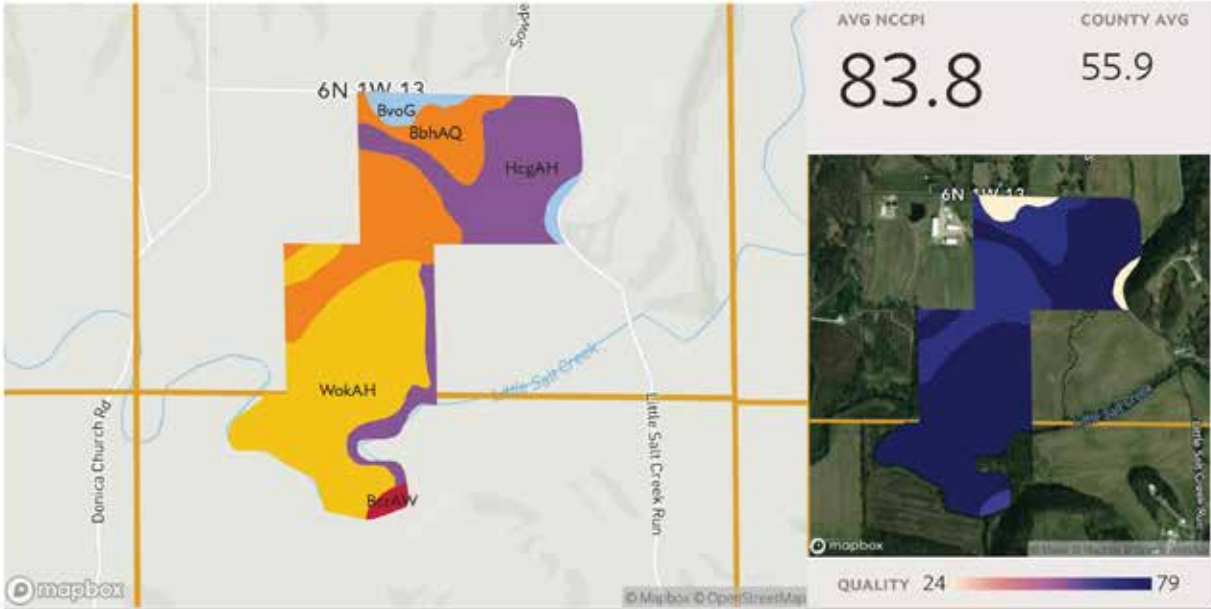
TRACT 9 AERIAL MAP

Tract 9: 118.5 ± ac; mostly tillable; frontage along Little Salt Creek Run



TRACT 9 SOILS MAP

2 fields, 121 acres in Lawrence County, IN TOWNSHIP/SECTION 6N 1W - 13, 24



All fields

121 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	48.60	40.0%	2	94.4
■ HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	34.52	28.4%	2	94.3
■ BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	31.76	26.2%	2	68.8
■ BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	5.04	4.1%	7	10.8
■ BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	1.50	1.2%	2	65.0
		121.42			83.8

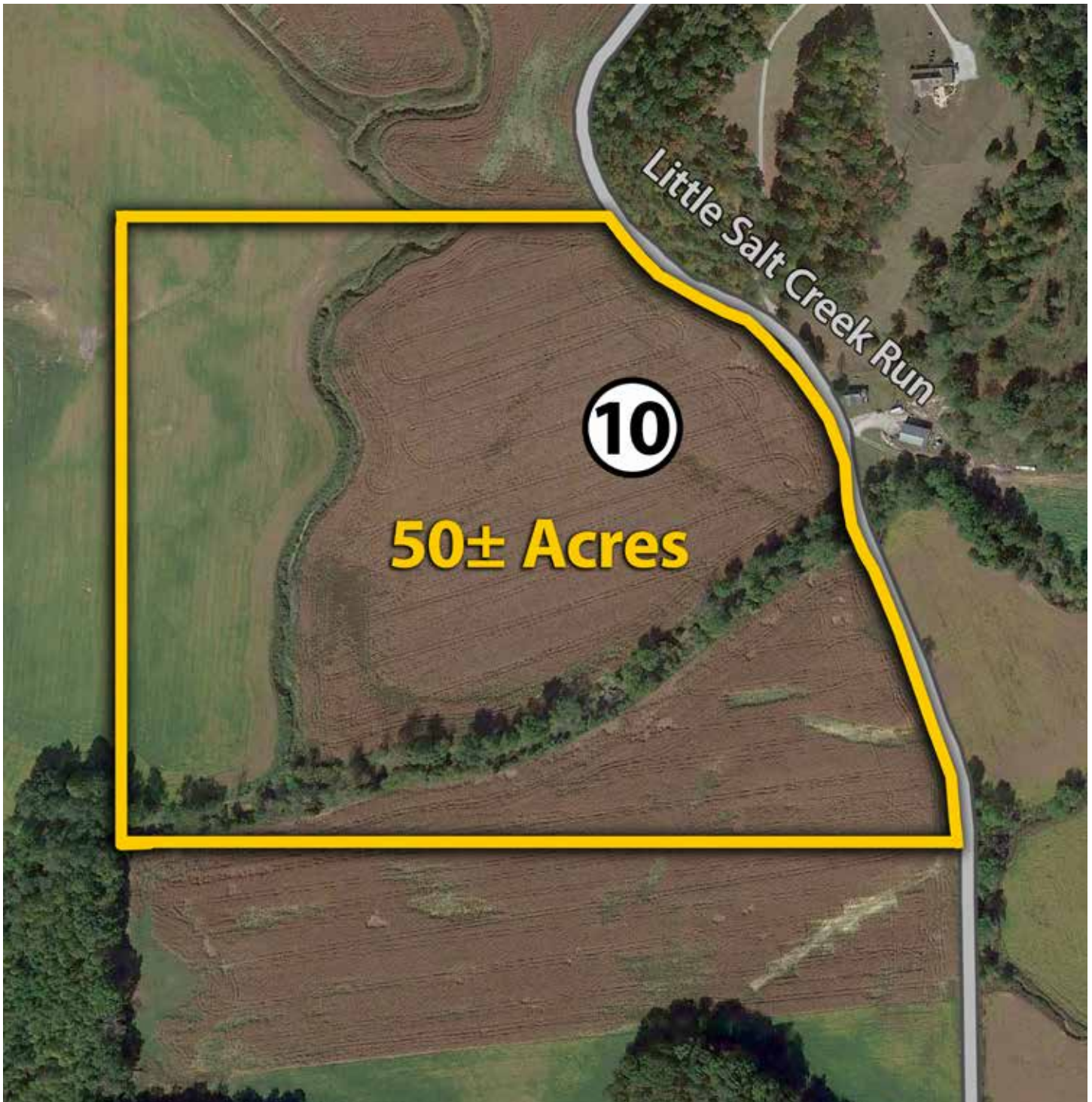
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TRACT 9 PROPERTY PHOTOS



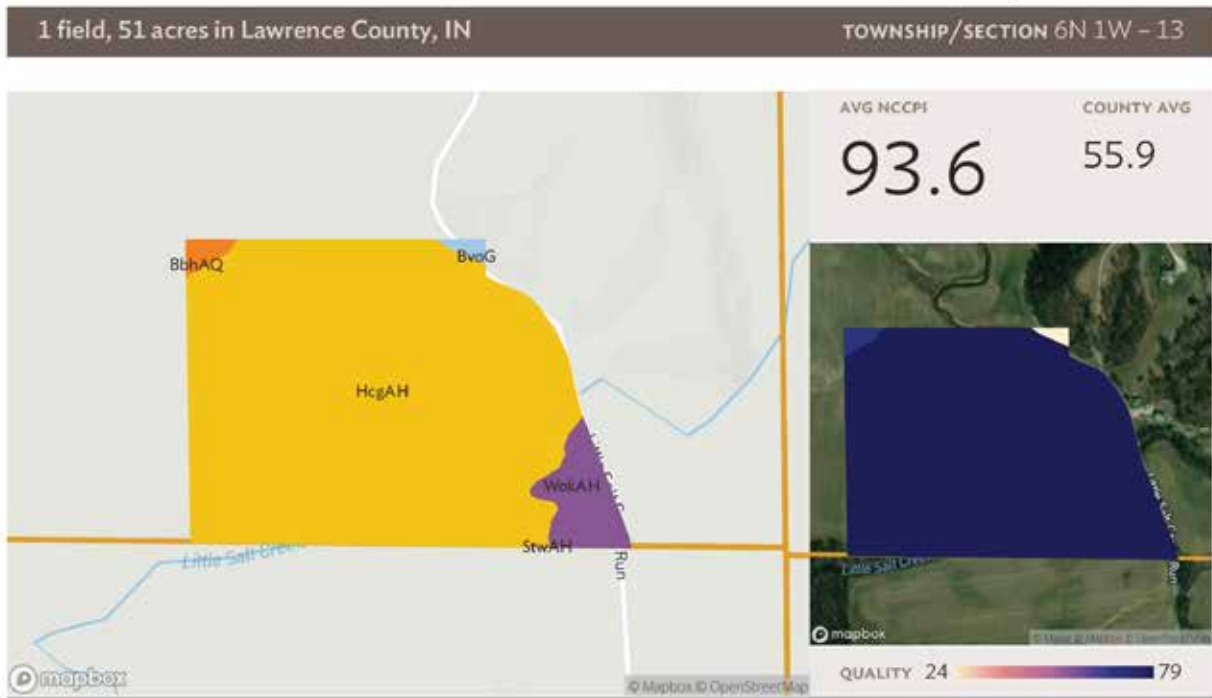
TRACT 10 AERIAL MAP

Tract 10: 50 ± ac; frontage along Little Salt Creek Run



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TRACT 10 SOILS MAP



All fields

51 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	47.07	92.4%	2	94.3
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	3.04	6.0%	2	94.4
BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	0.52	1.0%	2	68.8
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	0.30	0.6%	7	10.8
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	0.00	0.0%	2	80.9
		50.94			93.6

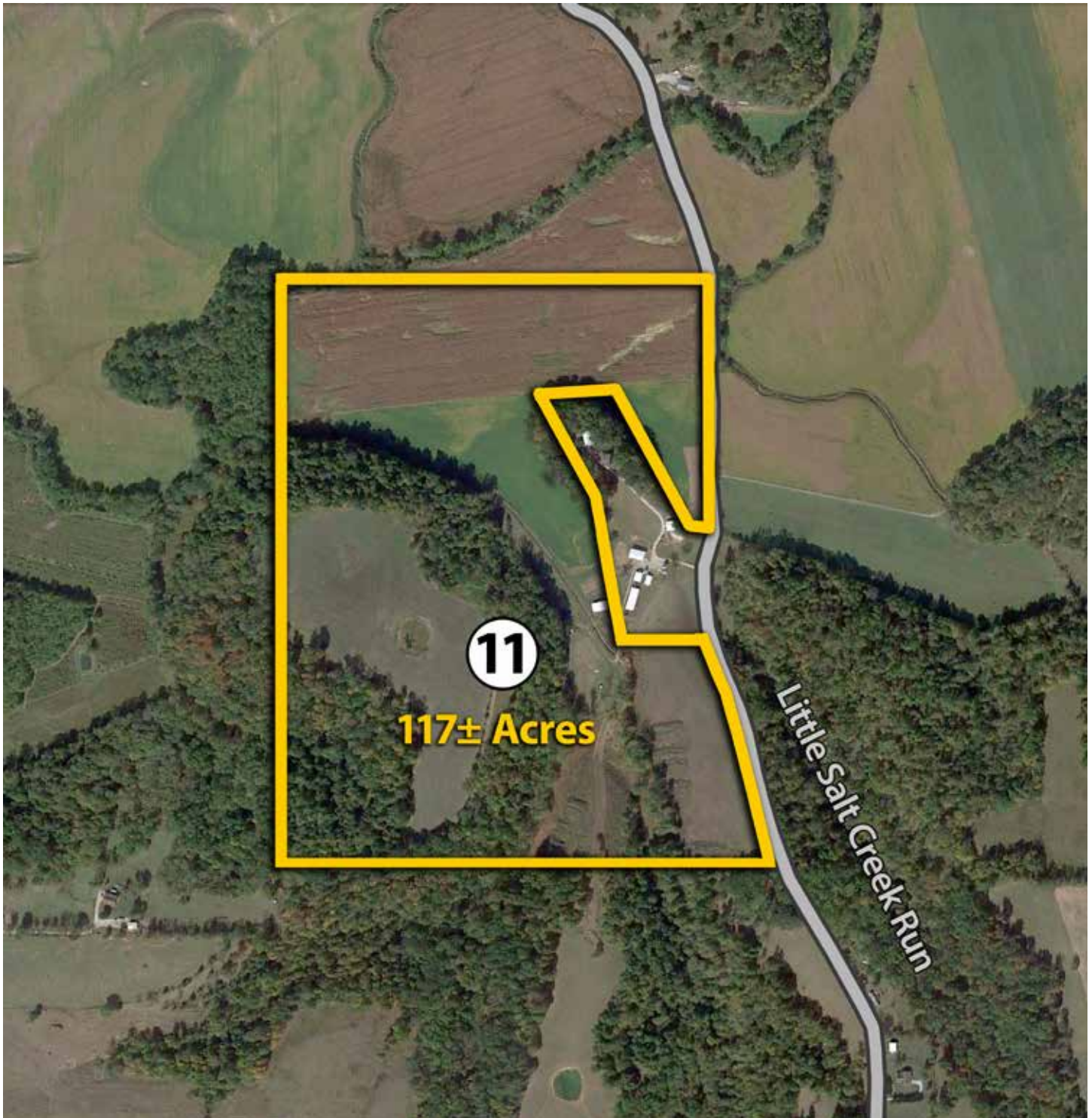
TRACT 10 PROPERTY PHOTOS



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TRACT 11 AERIAL MAP

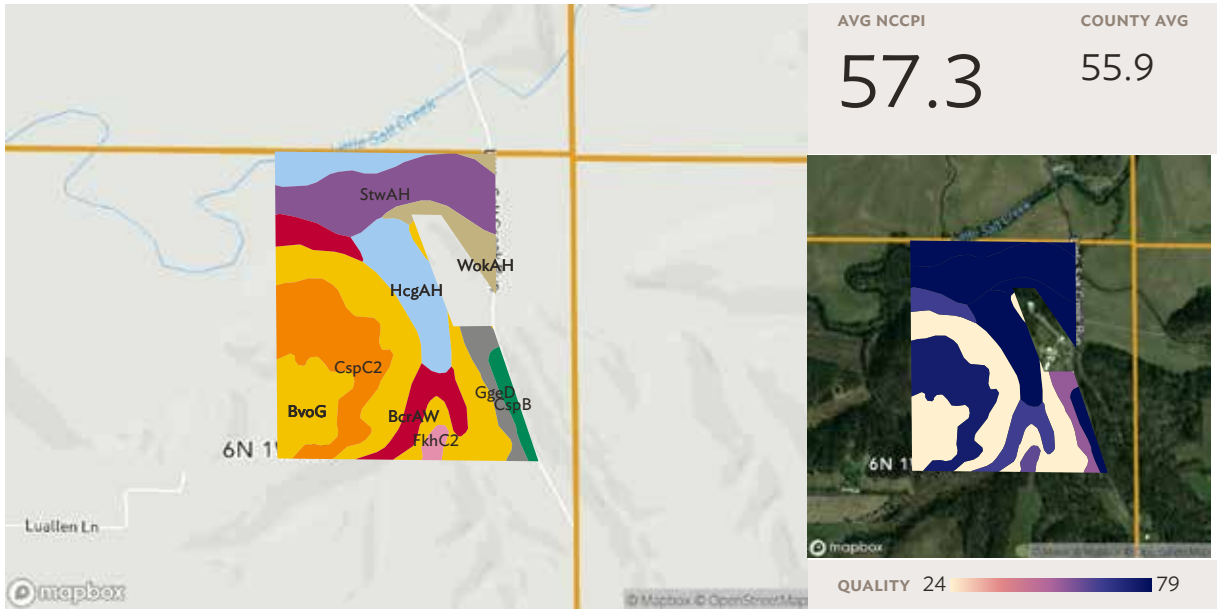
Tract 11: 117 ± ac; pasture, wooded, and tillable acres; frontage along Little Salt Creek Run



TRACT 11 SOILS MAP

1 field, 114 acres in Lawrence County, IN

TOWNSHIP/SECTION 6N 1W – 13, 24



AVG NCCPI

57.3

COUNTY AVG

55.9

All fields

114 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	36.86	32.4%	7	10.8
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	18.90	16.6%	2	80.9
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	18.01	15.8%	3	74.1
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	17.46	15.4%	2	94.3
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	9.44	8.3%	2	65.0
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.23	4.6%	2	94.4
GgeD	Gilwood-Crider silt loams, 6 to 20 percent slopes complex	3.99	3.5%	4	54.4

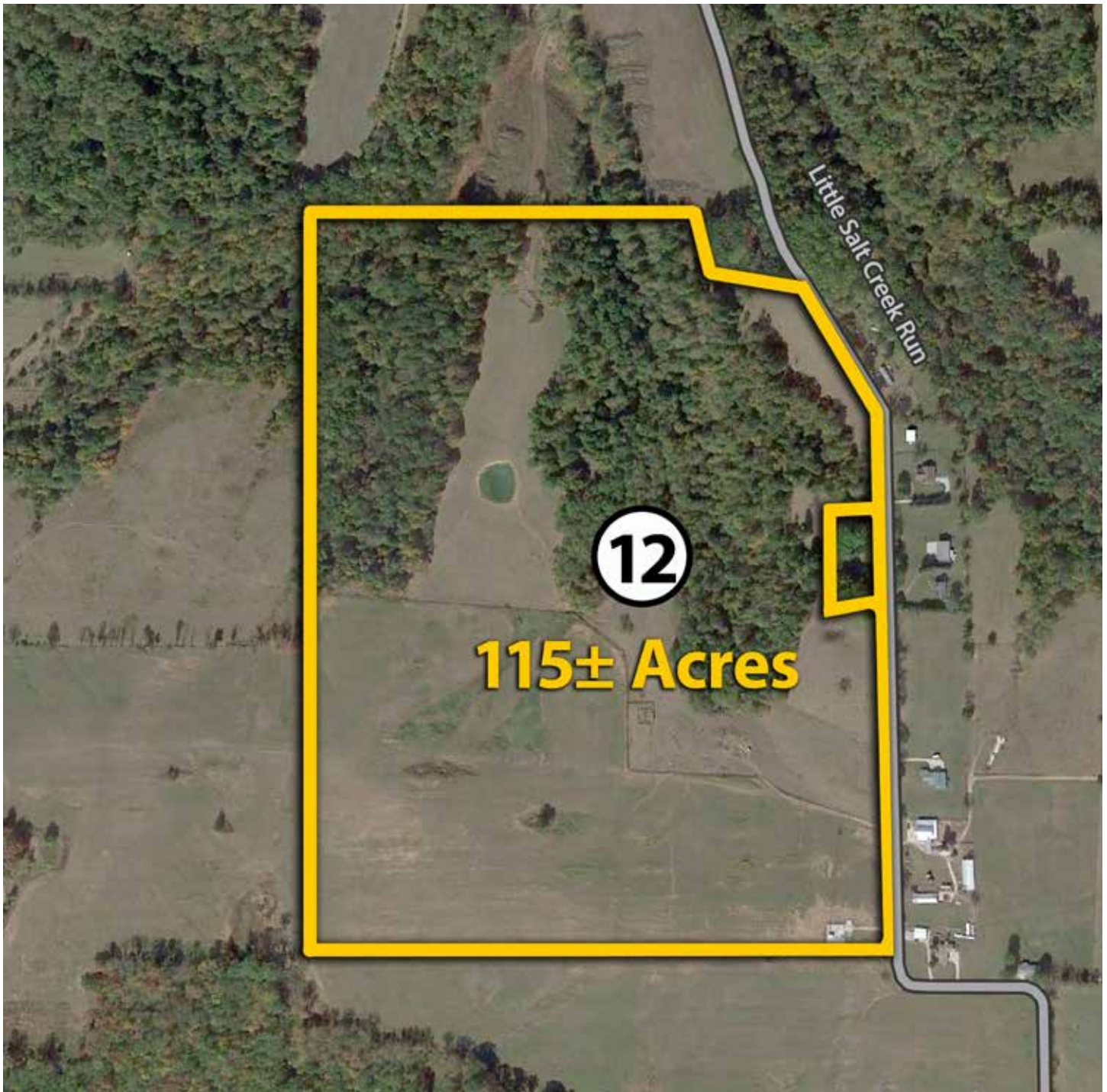
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TRACT 11 PROPERTY PHOTOS



TRACT 12 AERIAL MAP

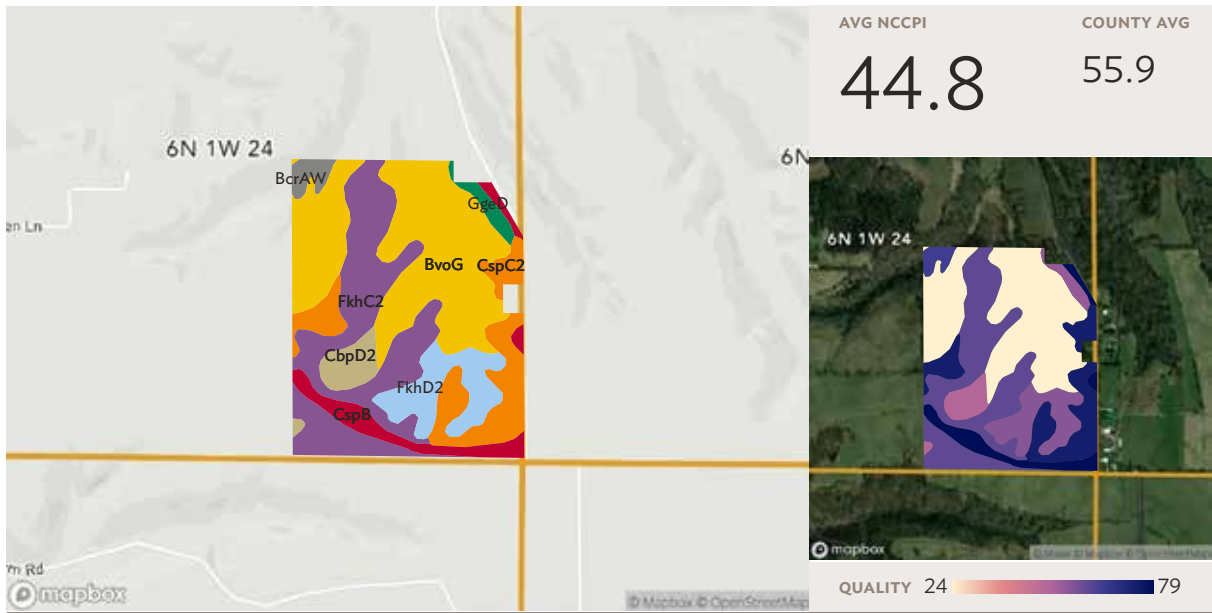
Tract 12: 115 ± ac; pasture and wooded acres; IMPROVEMENT: Cell Phone Tower



TRACT 12 SOILS MAP

1 field, 114 acres in Lawrence County, IN

TOWNSHIP/SECTION 6N 1E - 19, 6N 1W - 24



Source: NRCS Soil Survey

All fields

114 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	41.60	36.4%	7	10.8
FkhC2	Frederick silt loam, 6 to 12 percent slopes, eroded	31.07	27.2%	3	60.8
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	15.74	13.8%	3	74.1
FkhD2	Frederick silt loam, 12 to 18 percent slopes, eroded	10.45	9.1%	4	56.2
CspB	Crider silt loam, 2 to 6 percent slopes	7.29	6.4%	2	79.8
CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	4.37	3.8%	6	49.9
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	2.04	1.8%	2	65.0
GgeD	Gilwood-Crider silt loams, 6 to 20 percent slopes complex	1.87	1.6%	4	54.4
		114.43			44.8

TRACT 12 PROPERTY PHOTOS

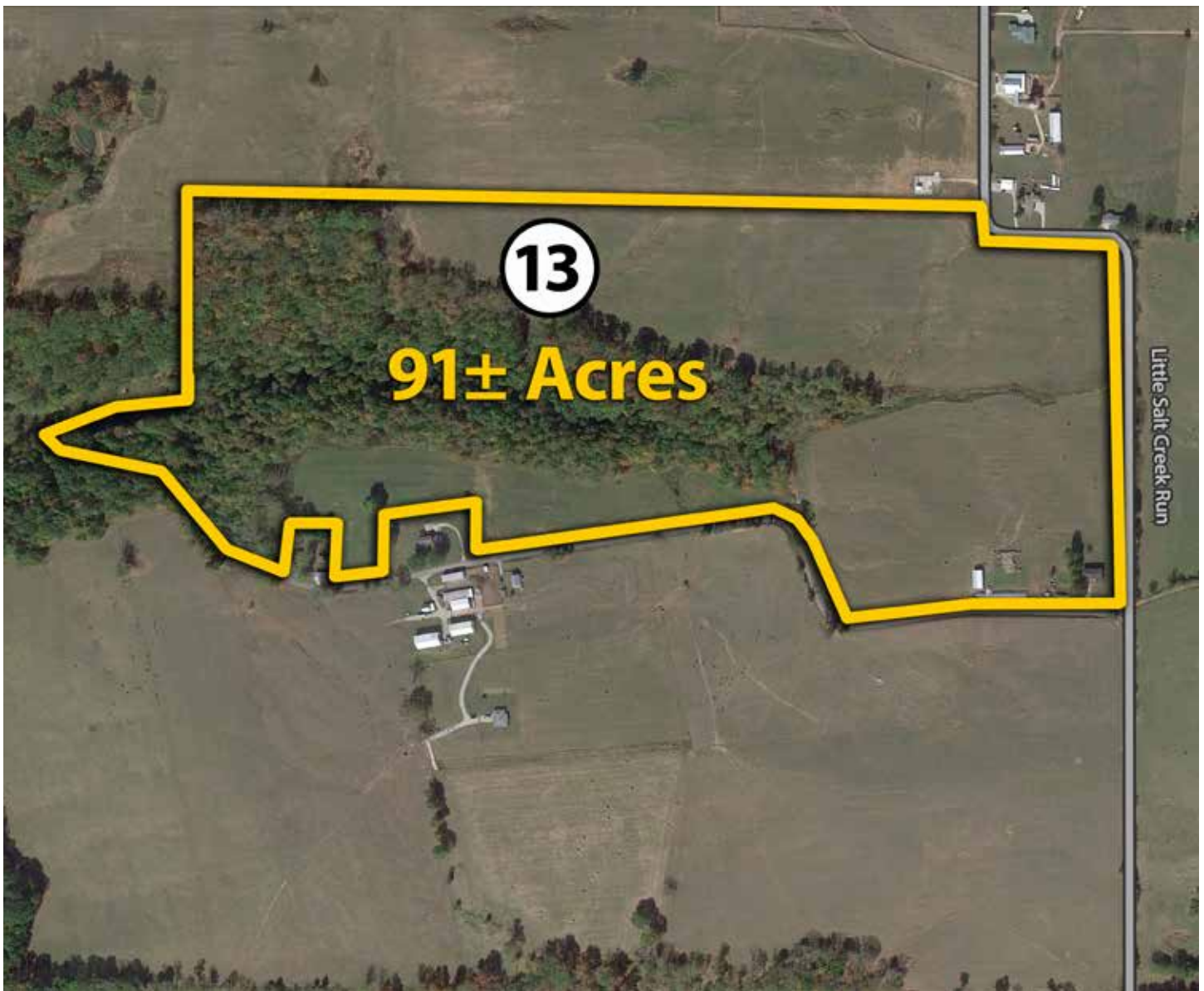


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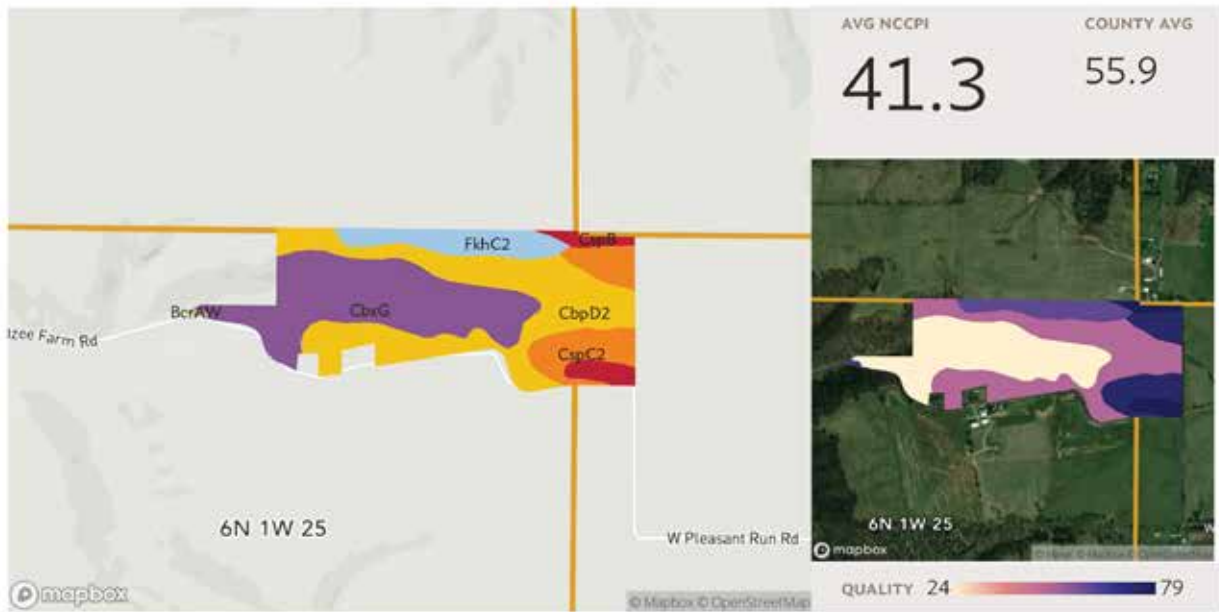
TRACT 13 AERIAL MAP

Tract 13: 91 ± ac; pasture and wooded acres;

IMPROVEMENTS: Brick Ranch House and Barn; frontage along Ozee Farm Road



TRACT 13 SOILS MAP



All fields

Source: NRCS Soil Survey

90 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	33.21	37.1%	6	49.9
CbxG	Caneyville-Adyeville-Rock outcrop complex, 25 to 75 percent slopes	32.56	36.4%	7	11.4
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	10.97	12.3%	3	74.1
FkhC2	Frederick silt loam, 6 to 12 percent slopes, eroded	8.55	9.5%	3	60.8
CspB	Crider silt loam, 2 to 6 percent slopes	4.02	4.5%	2	79.8
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	0.20	0.2%	2	65.0
		89.51			41.3

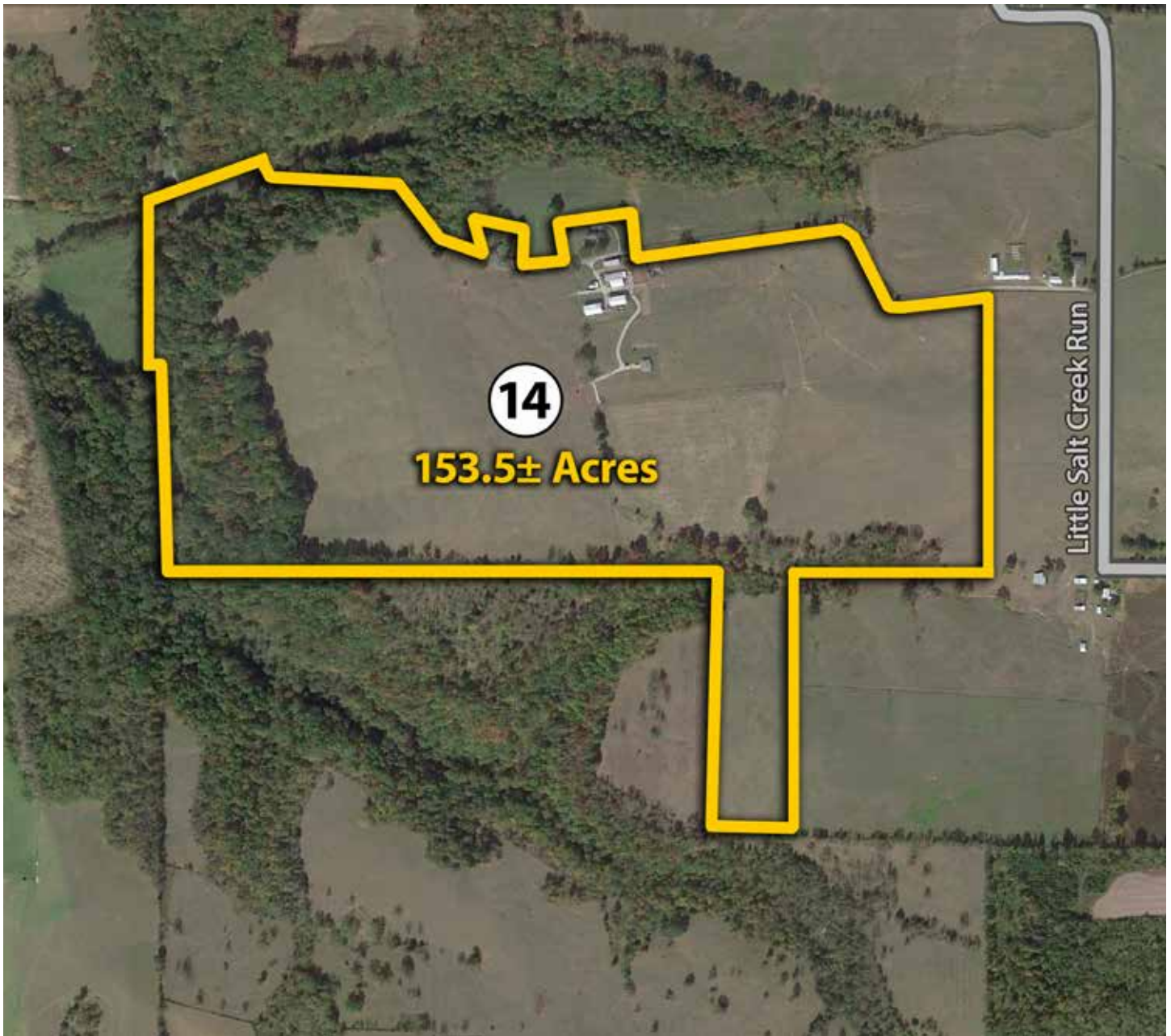
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TRACT 13 PROPERTY PHOTOS



TRACT 14 AERIAL MAP

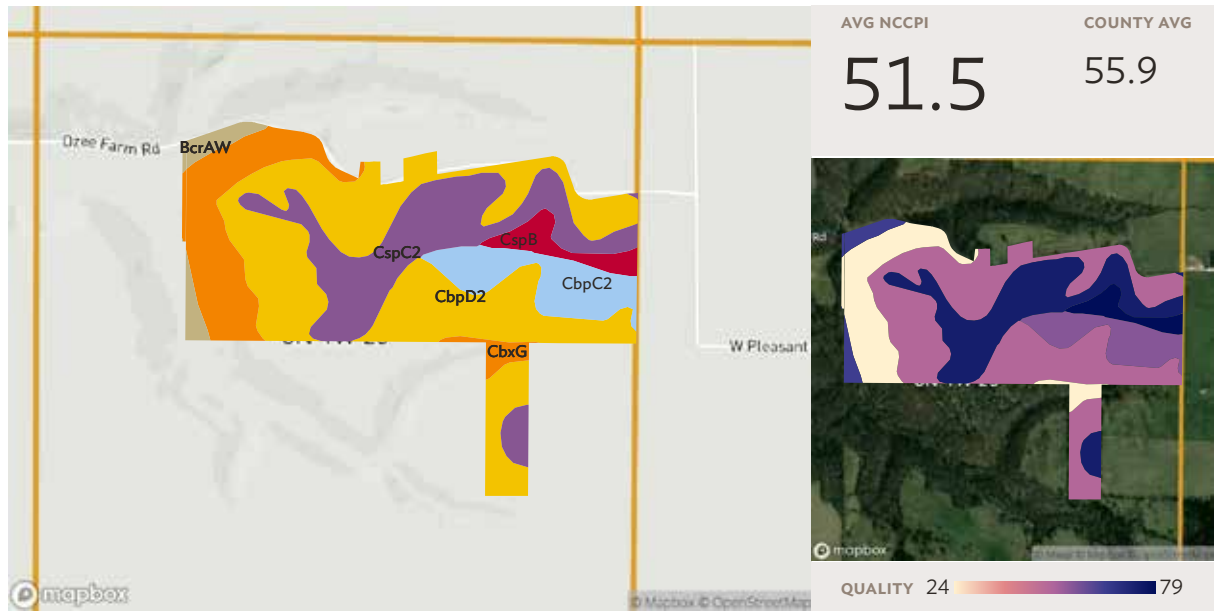
Tract 14: 153.5 ± ac; pasture and wooded acres; IMPROVEMENTS: House and Barns; frontage along Ozee Farm Road



TRACT 14 SOILS MAP

2 fields, 156 acres in Lawrence County, IN

TOWNSHIP/SECTION 6N 1E - 30, 6N 1W - 25



Source: NRCS Soil Survey

All fields

156 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	71.52	45.7%	6	49.9
■ CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	35.90	22.9%	3	74.1
■ CbxG	Caneyville-Adyeville-Rock outcrop complex, 25 to 75 percent slopes	24.32	15.5%	7	11.4
■ CbpC2	Caneyville silt loam, 6 to 12 percent slopes, eroded	14.82	9.5%	3	56.2
■ CspB	Crider silt loam, 2 to 6 percent slopes	5.45	3.5%	2	79.8
■ BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	4.47	2.9%	2	65.0
156.47					51.5

TRACT 14 PROPERTY PHOTOS



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TRACT 15 AERIAL MAP

Tract 15: 15.7 ± ac; frontage along Little Salt Creek Run



TRACT 15 SOILS MAP



Source: NRCS Soil Survey

All fields

16 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CbpC2	Caneyville silt loam, 6 to 12 percent slopes, eroded	5.19	33.1%	3	56.2
CspB	Crider silt loam, 2 to 6 percent slopes	5.11	32.5%	2	79.8
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	3.06	19.5%	3	74.1
CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	2.33	14.9%	6	49.9
		15.69			66.4

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TRACT 15 PROPERTY PHOTOS



TRACT 16 AERIAL MAP

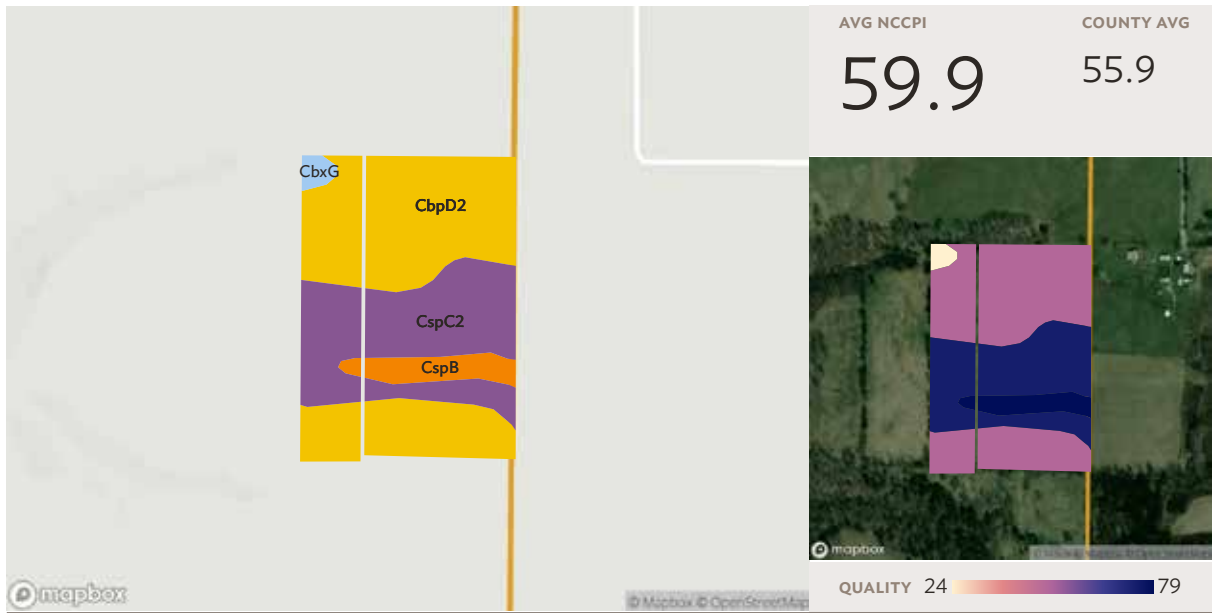
Tract 16: 28 ± ac; pasture acres; SWING TRACT (see below)



TRACT 16 SOILS MAP

2 fields, 28 acres in Lawrence County, IN

TOWNSHIP/SECTION 6N 1E - 30, 6N 1W - 25



Source: NRCS Soil Survey

All fields

28 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ CbxD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	15.70	56.4%	6	49.9
■ CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	9.90	35.6%	3	74.1
■ CspB	Crider silt loam, 2 to 6 percent slopes	1.80	6.5%	2	79.8
■ CbxG	Caneyville-Adyeville-Rock outcrop complex, 25 to 75 percent slopes	0.43	1.5%	7	11.4
		27.83			59.9

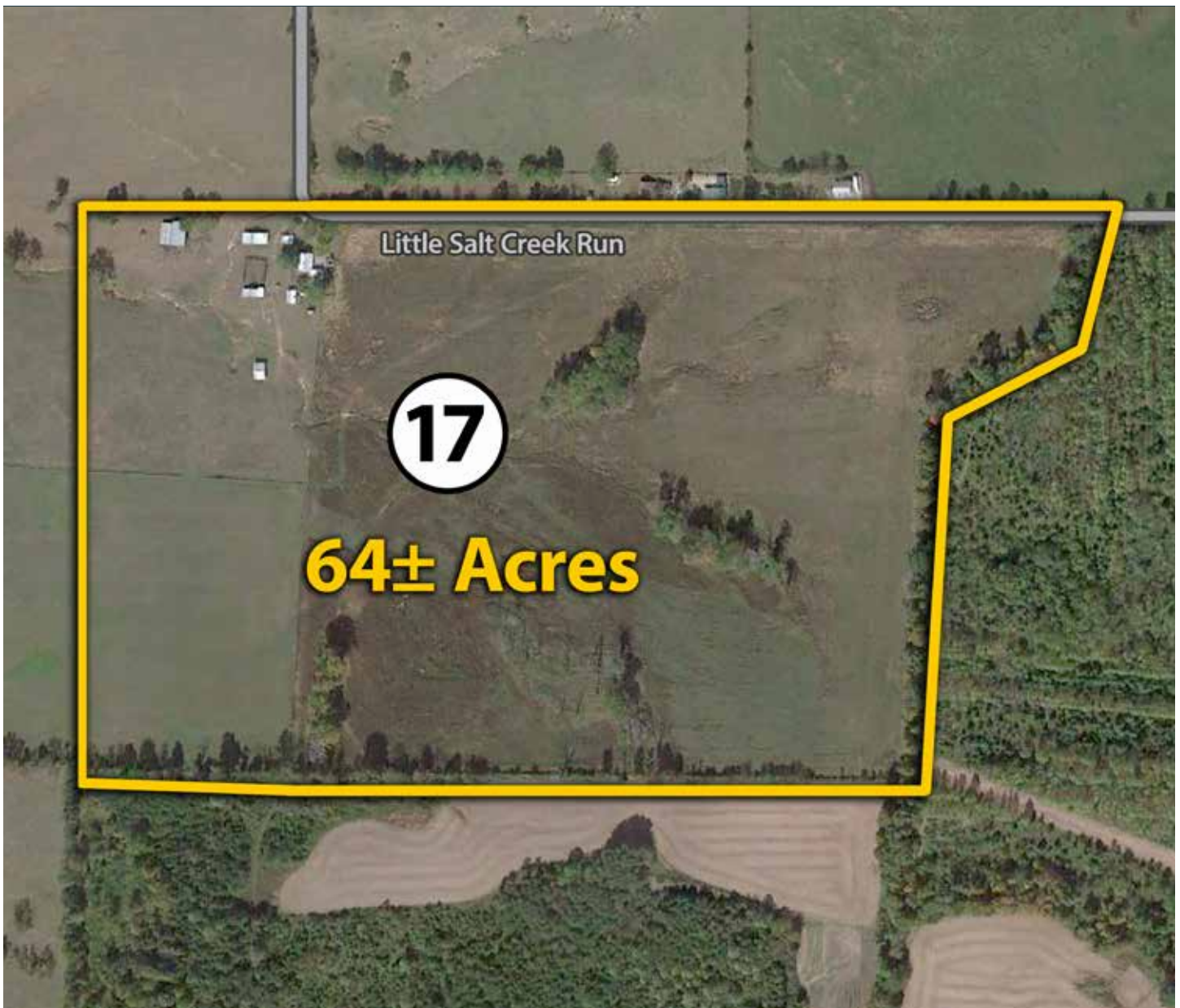
TRACT 16 PROPERTY PHOTOS



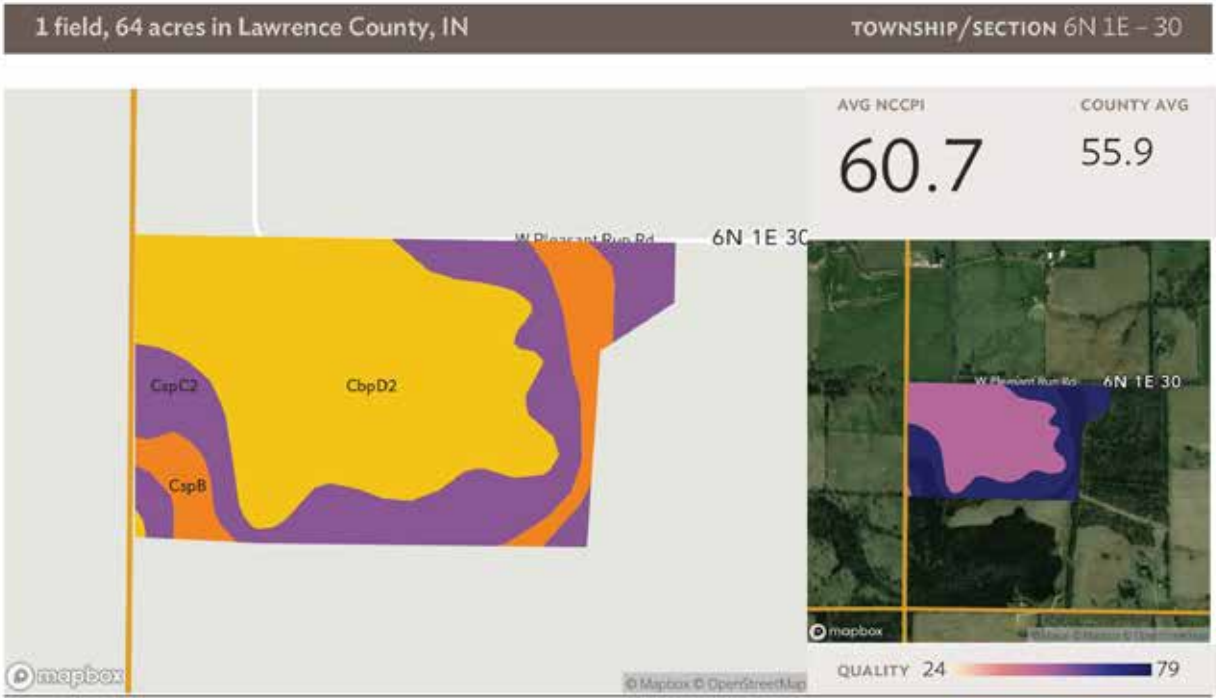
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TRACT 17 AERIAL MAP

Tract 17: 64 ± ac; pasture and tillable acres; frontage along W. Pleasant Run Road/ Bat Hollow Lake Road; IMPROVEMENTS: House and barns



TRACT 17 SOILS MAP



Source: NRCS Soil Survey

All fields

64 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	37.02	57.7%	6	49.9
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	20.42	31.8%	3	74.1
CspB	Crider silt loam, 2 to 6 percent slopes	6.71	10.5%	2	79.8
		64.15			60.7

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TRACT 17 PROPERTY PHOTOS

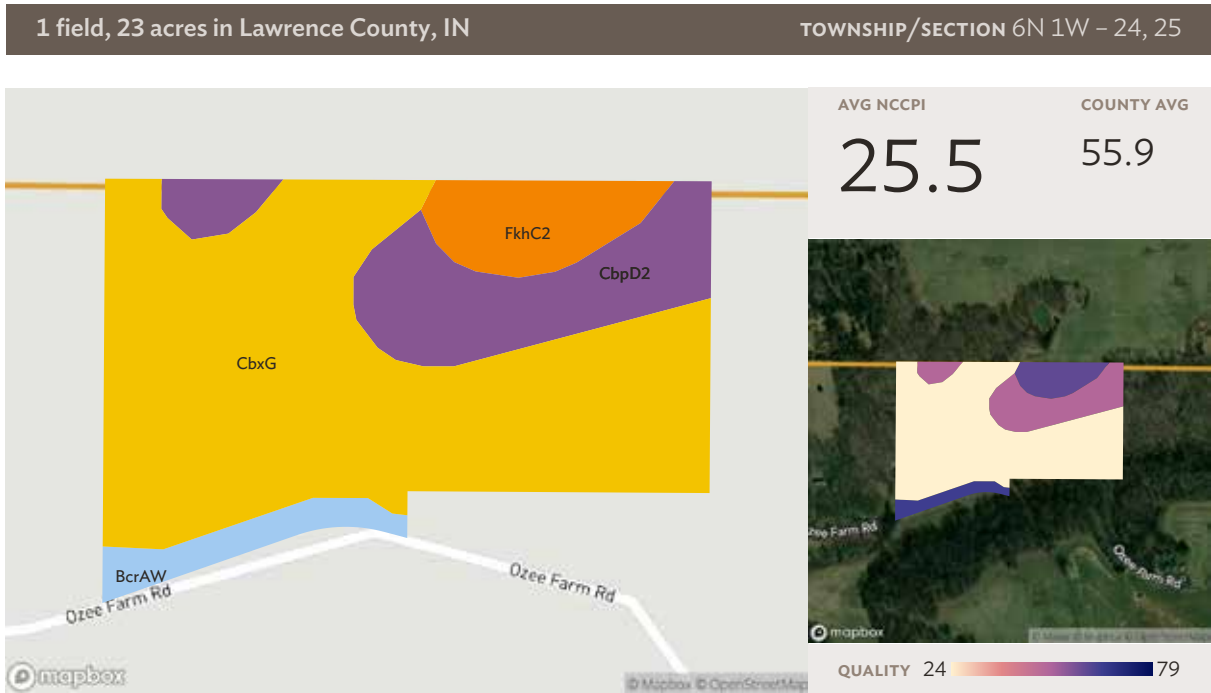


TRACT 18 AERIAL MAP

Tract 18: 22 ± ac; mostly wooded; frontage along Ozee Farm Road; IMPROVEMENTS: House and barn



TRACT 18 SOILS MAP



All fields

23 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CbxG	Caneyville-Adyeville-Rock outcrop complex, 25 to 75 percent slopes	15.36	67.6%	7	11.4
CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	4.35	19.1%	6	49.9
FkhC2	Frederick silt loam, 6 to 12 percent slopes, eroded	1.93	8.5%	3	60.8
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	1.10	4.8%	2	65.0
		22.74			25.5

TRACT 18 PROPERTY PHOTOS



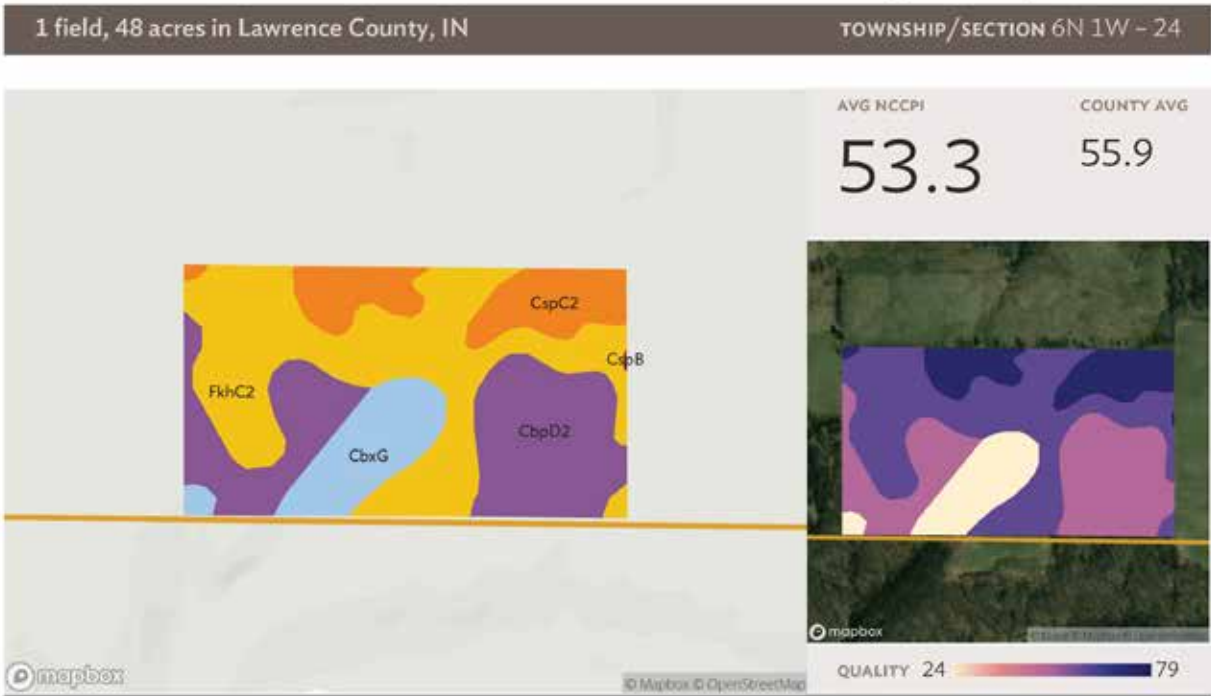
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TRACT 19 AERIAL MAP

Tract 19: 50 ± ac; pasture and wooded acres; SWING TRACT (see below)



TRACT 19 SOILS MAP



All fields

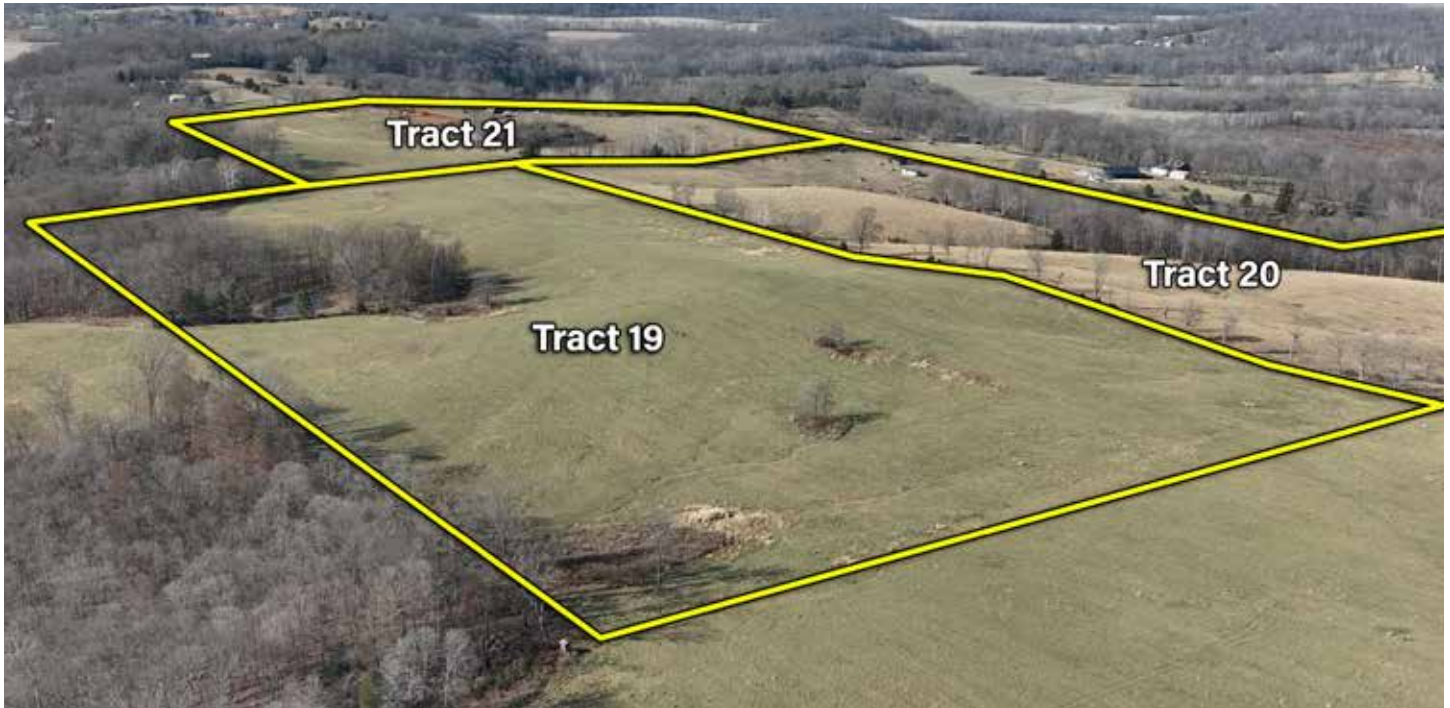
Source: NRCS Soil Survey

48 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
FkhC2	Frederick silt loam, 6 to 12 percent slopes, eroded	20.02	41.6%	3	60.8
CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	15.46	32.1%	6	49.9
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	6.88	14.3%	3	74.1
CbxG	Caneyville-Adyeville-Rock outcrop complex, 25 to 75 percent slopes	5.78	12.0%	7	11.4
CspB	Crider silt loam, 2 to 6 percent slopes	0.02	0.0%	2	79.8
		48.16			53.3

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TRACT 19 PROPERTY PHOTOS

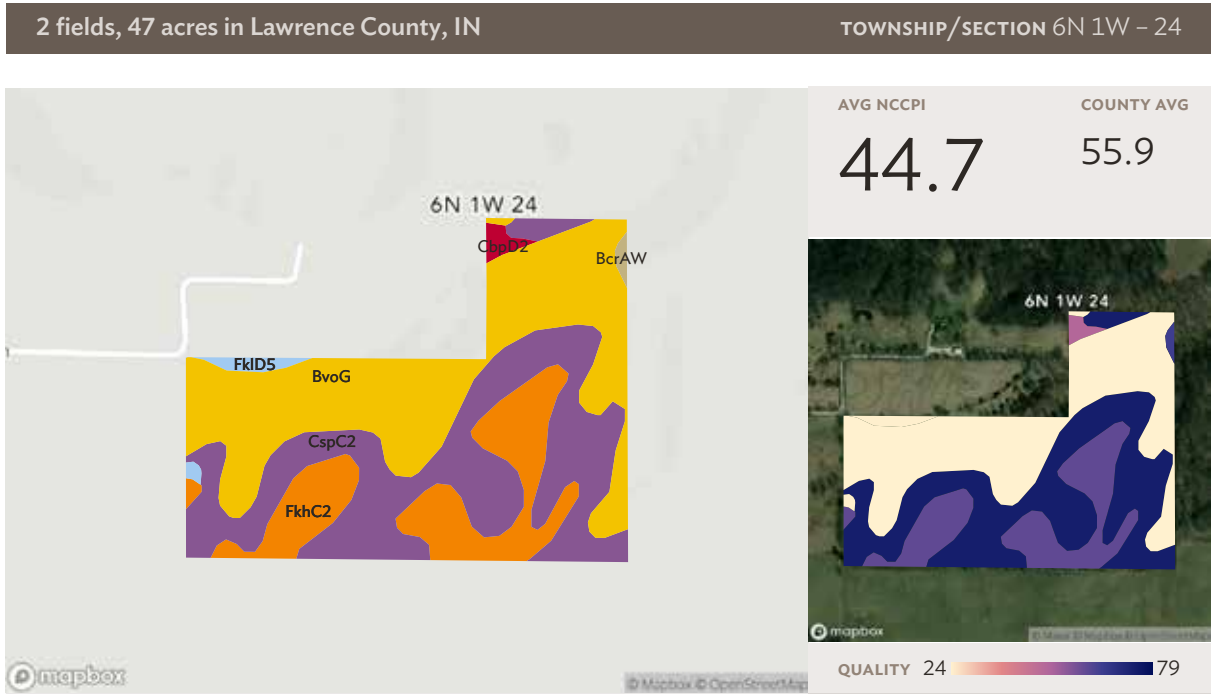


TRACT 20 AERIAL MAP

Tract 20: 50 ± ac; pasture and wooded acres; frontage along LuAllen Lane



TRACT 20 SOILS MAP

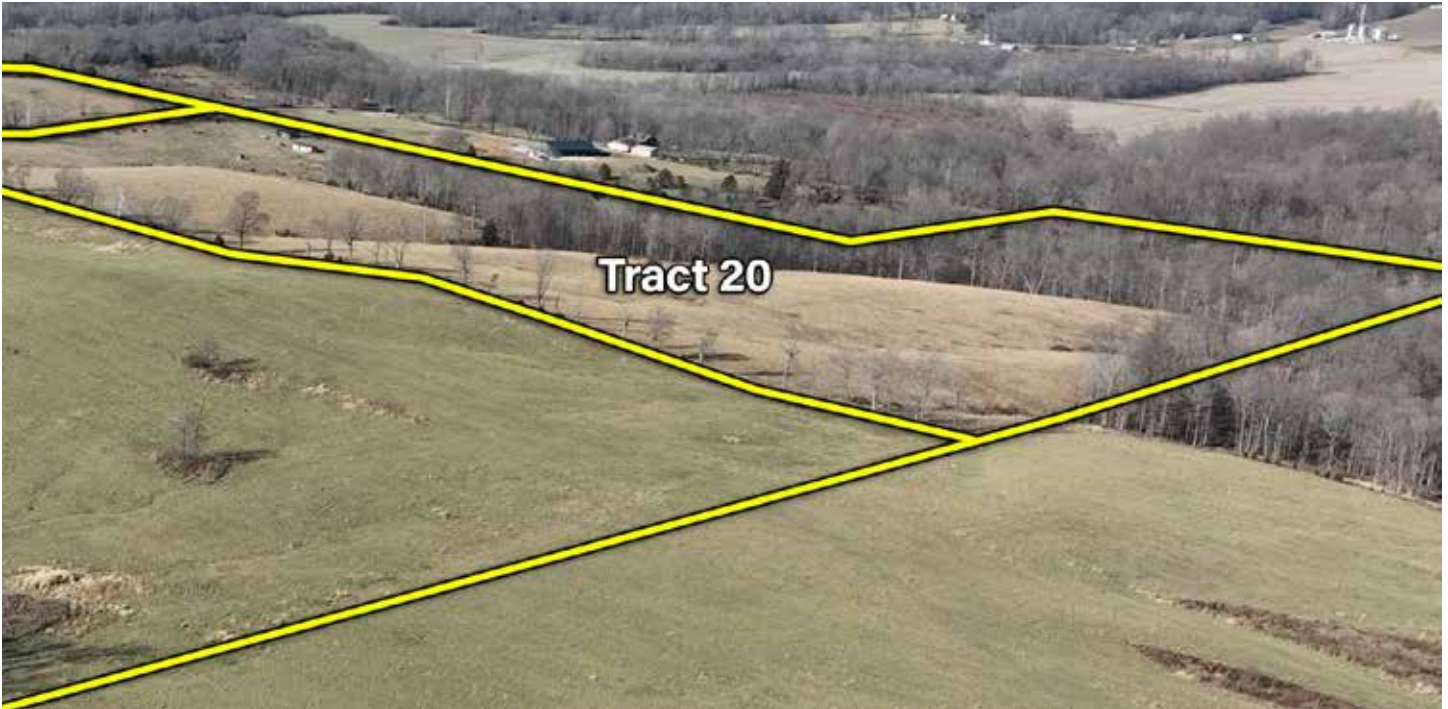


All fields

47 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	19.53	41.2%	7	10.8
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	17.98	37.9%	3	74.1
FkhC2	Frederick silt loam, 6 to 12 percent slopes, eroded	8.72	18.4%	3	60.8
FkID5	Frederick silty clay loam, 10 to 18 percent slopes, gullied	0.60	1.3%	6	24.2
CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	0.42	0.9%	6	49.9
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	0.18	0.4%	2	65.0
		47.43			44.7

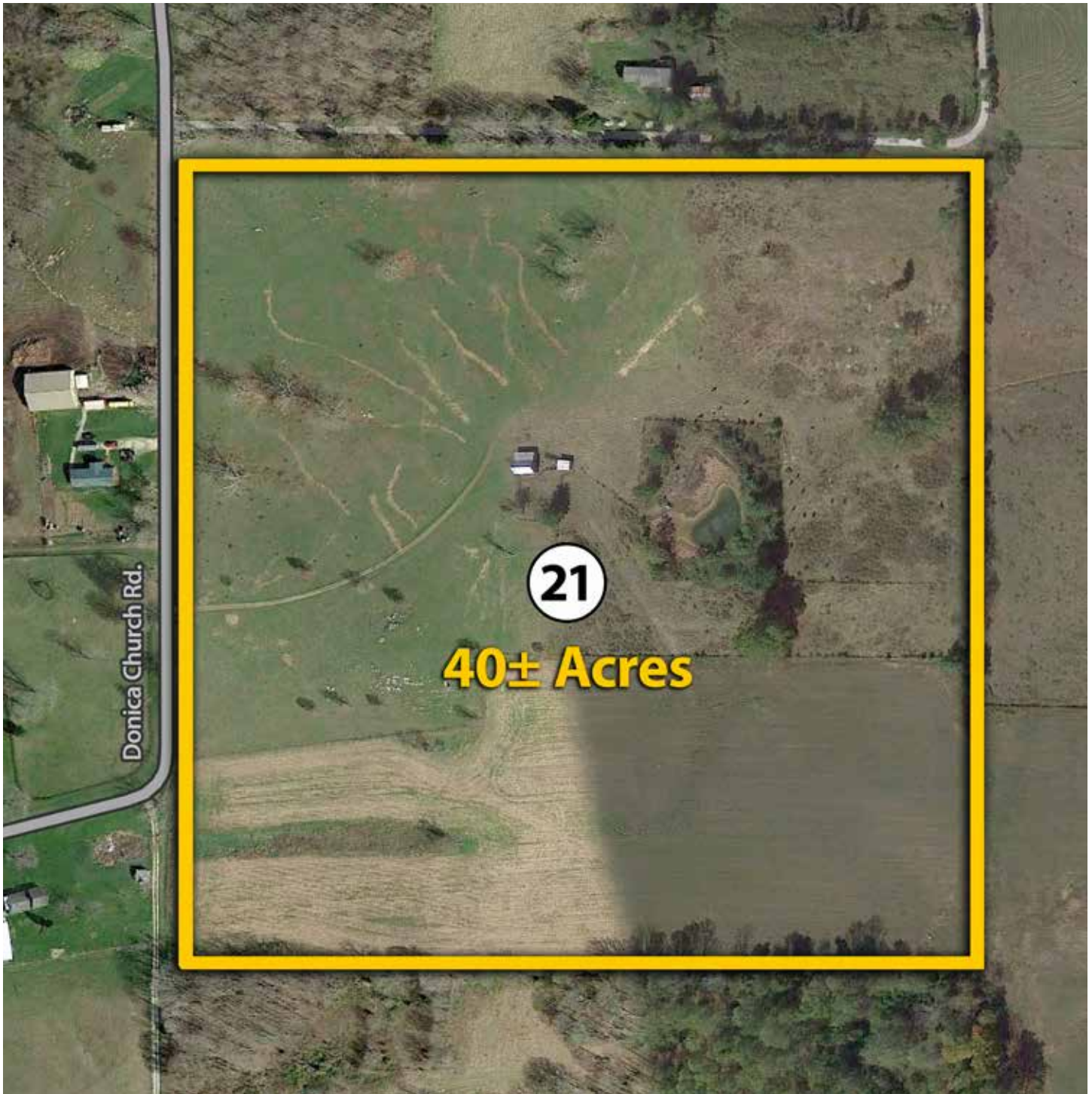
TRACT 20 PROPERTY PHOTOS



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TRACT 21 AERIAL MAP

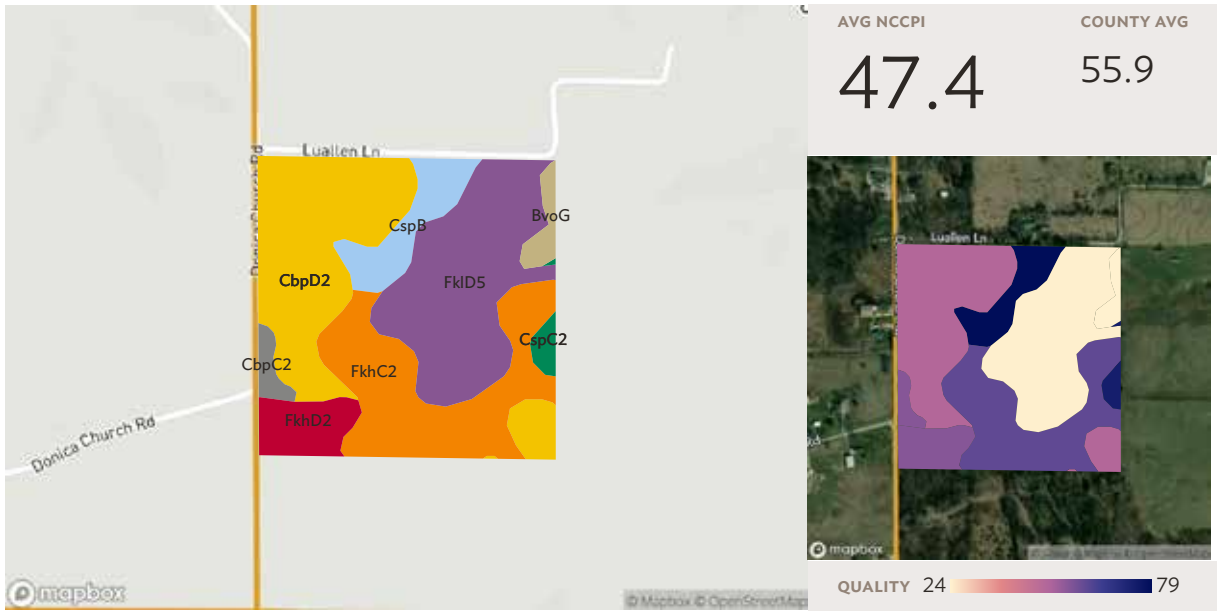
Tract 21: 40 ± ac; pasture; frontage along Donica Church Road and LuAllen Lane; IMPROVEMENT: Barn



TRACT 21 SOILS MAP

1 field, 39 acres in Lawrence County, IN

TOWNSHIP/SECTION 6N 1W - 24



Source: NRCS Soil Survey

All fields

39 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	11.46	29.5%	6	49.9
FkID5	Frederick silty clay loam, 10 to 18 percent slopes, gullied	10.97	28.3%	6	24.2
FkhC2	Frederick silt loam, 6 to 12 percent slopes, eroded	9.27	23.9%	3	60.8
CspB	Crider silt loam, 2 to 6 percent slopes	2.88	7.4%	2	79.8
FkhD2	Frederick silt loam, 12 to 18 percent slopes, eroded	2.25	5.8%	4	56.2
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	0.82	2.1%	7	10.8
CbpC2	Caneyville silt loam, 6 to 12 percent slopes, eroded	0.66	1.7%	3	56.2
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	0.51	1.3%	3	74.1
		38.82			47.4

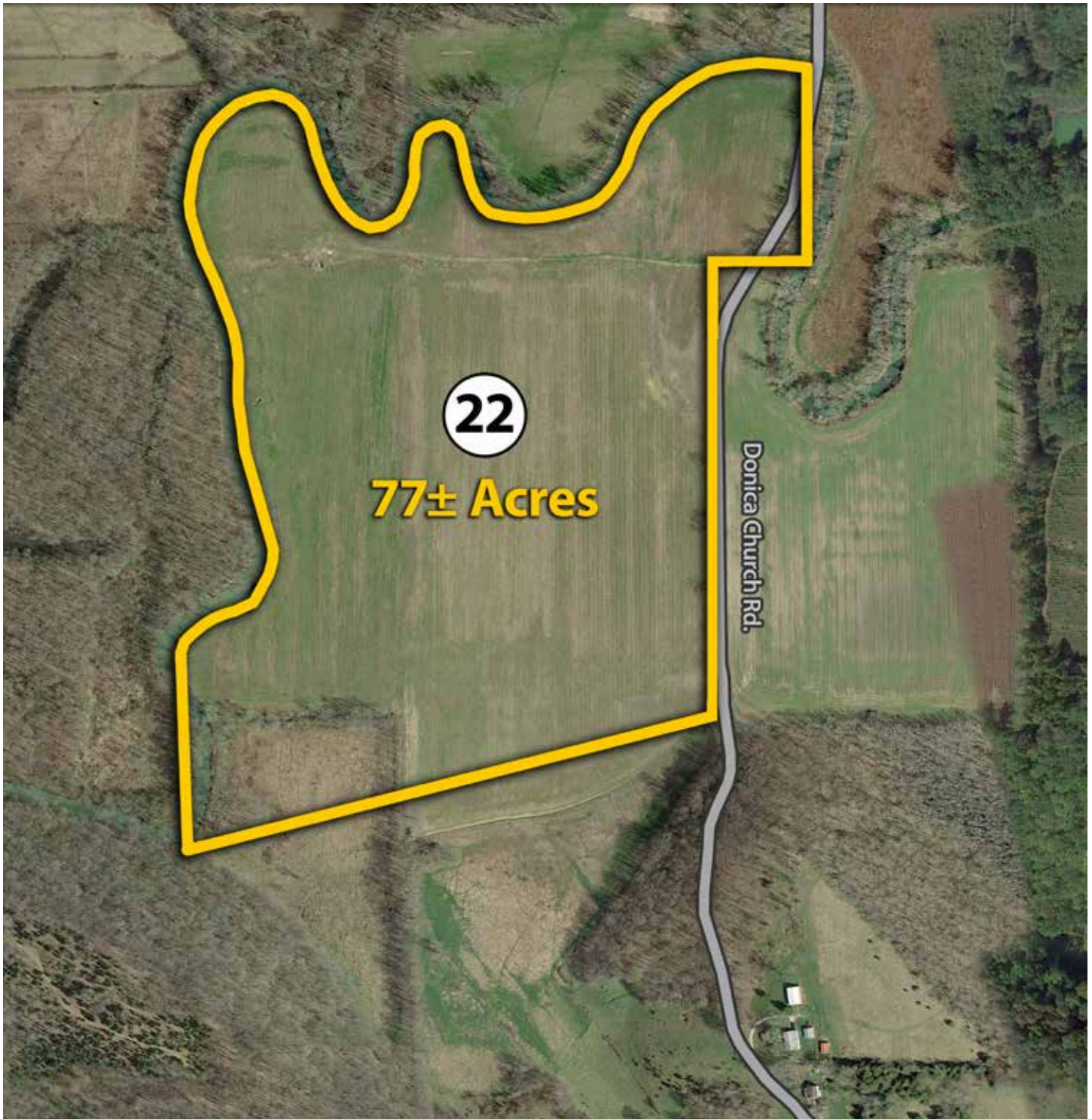
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TRACT 21 PROPERTY PHOTOS



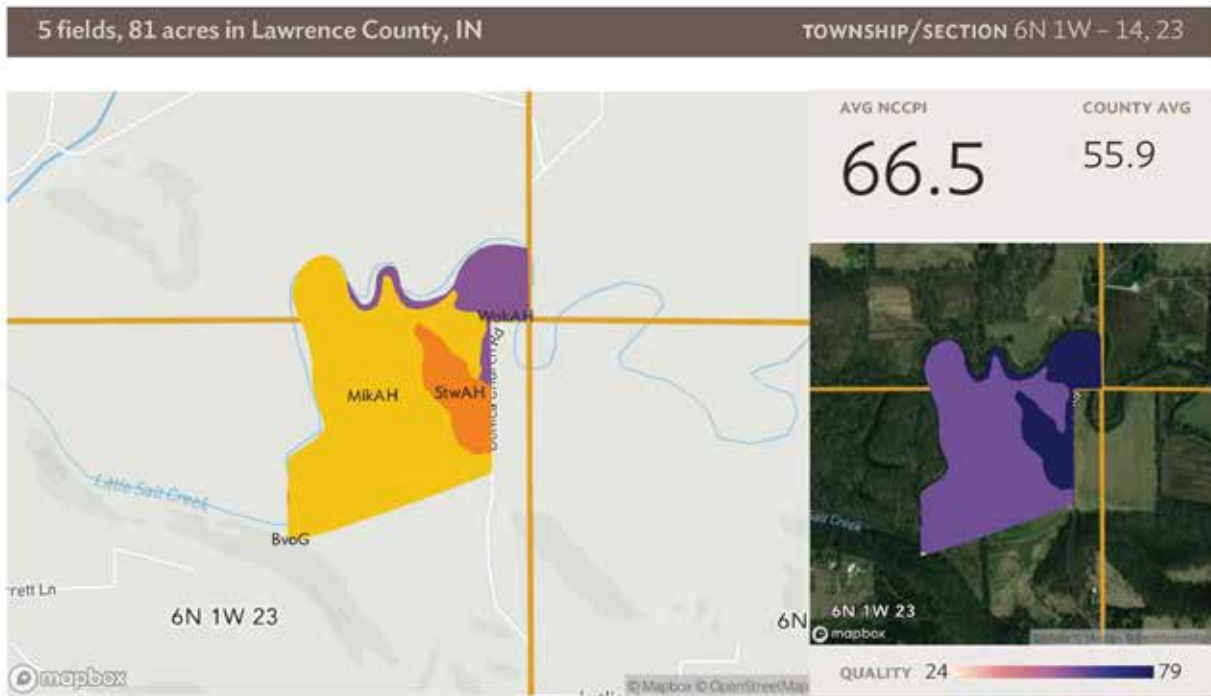
TRACT 22 AERIAL MAP

Tract 22: 77 ± ac; nearly all tillable; fronting Little Salt Creek and Donica Church Road



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TRACT 22 SOILS MAP

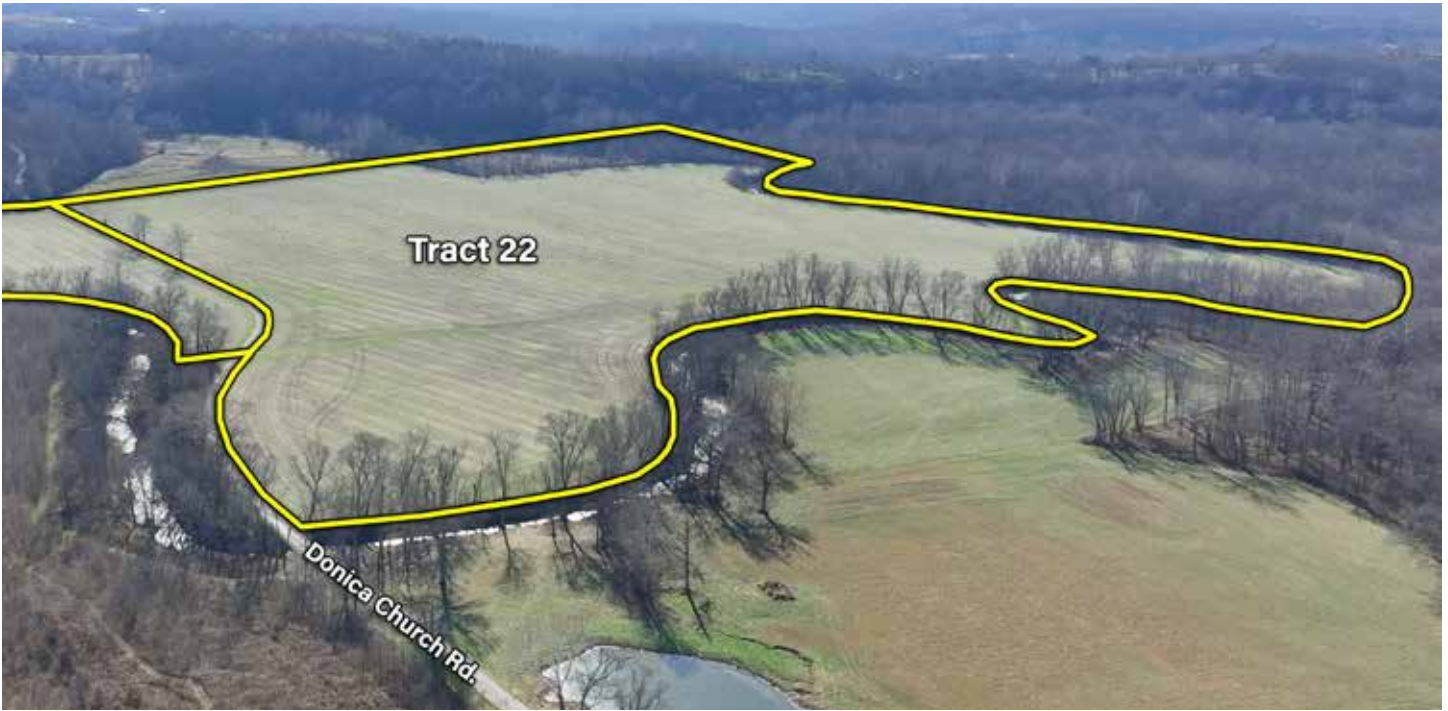


All fields

81 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MikAH	McGary silty clay loam, 0 to 2 percent slopes, frequently flooded, brief duration	60.95	74.8%	3	59.2
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	11.41	14.0%	2	94.4
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	9.08	11.1%	2	80.9
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	0.03	0.0%	7	10.8
81.47					66.5

TRACT 22 PROPERTY PHOTOS



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TRACT 23 AERIAL MAP

Tract 23: 30.25 ± ac; tillable acres; fronting Little Salt Creek and Donica Church Road



TRACT 23 SOILS MAP

3 fields, 30 acres in Lawrence County, IN TOWNSHIP/SECTION 6N 1W - 13, 23, 24



All fields

30 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	15.29	50.8%	2	80.9
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	9.44	31.4%	2	94.4
MikAH	McGary silty clay loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.34	17.8%	3	59.2
		30.07			81.3

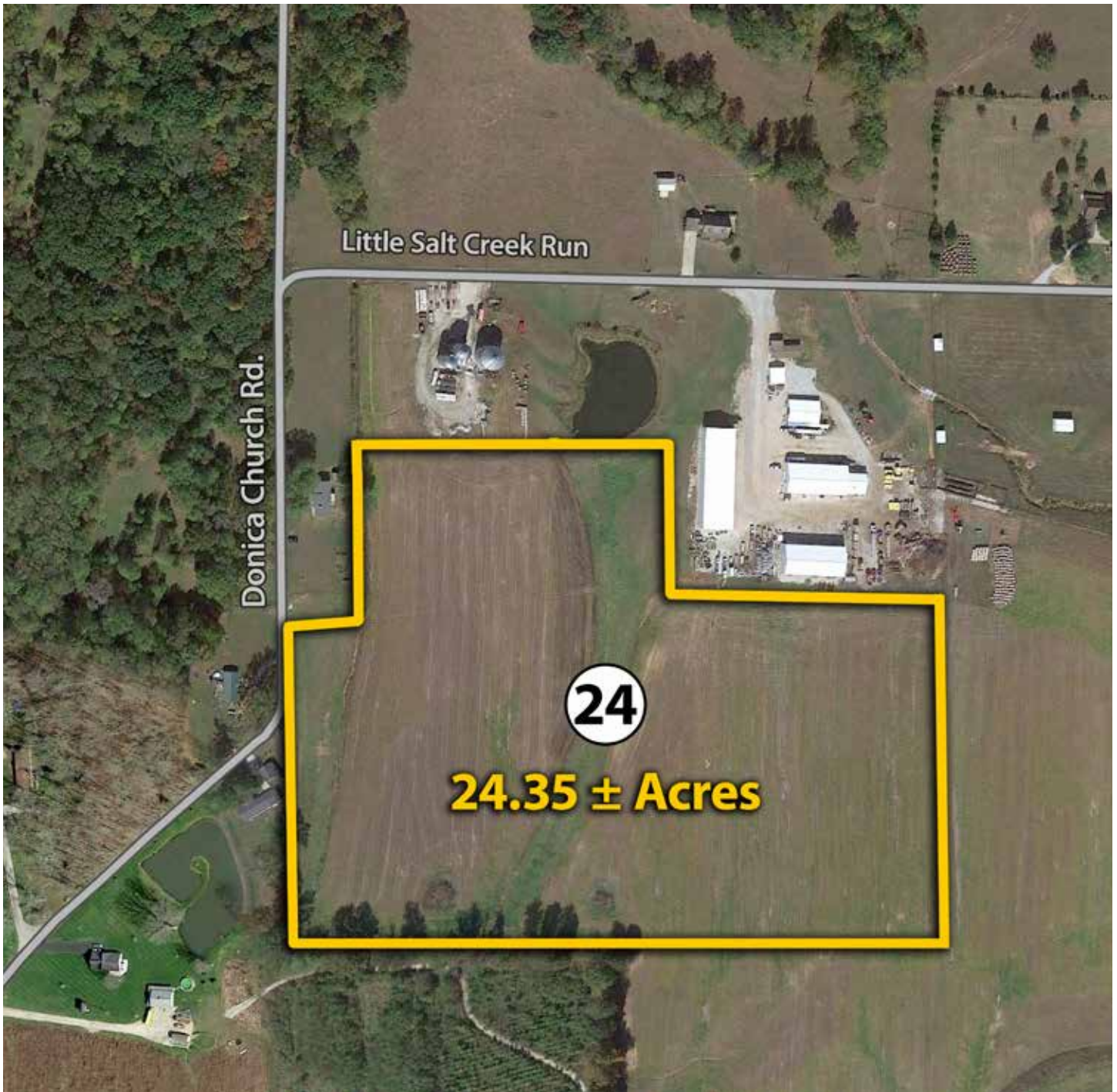
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TRACT 23 PROPERTY PHOTOS



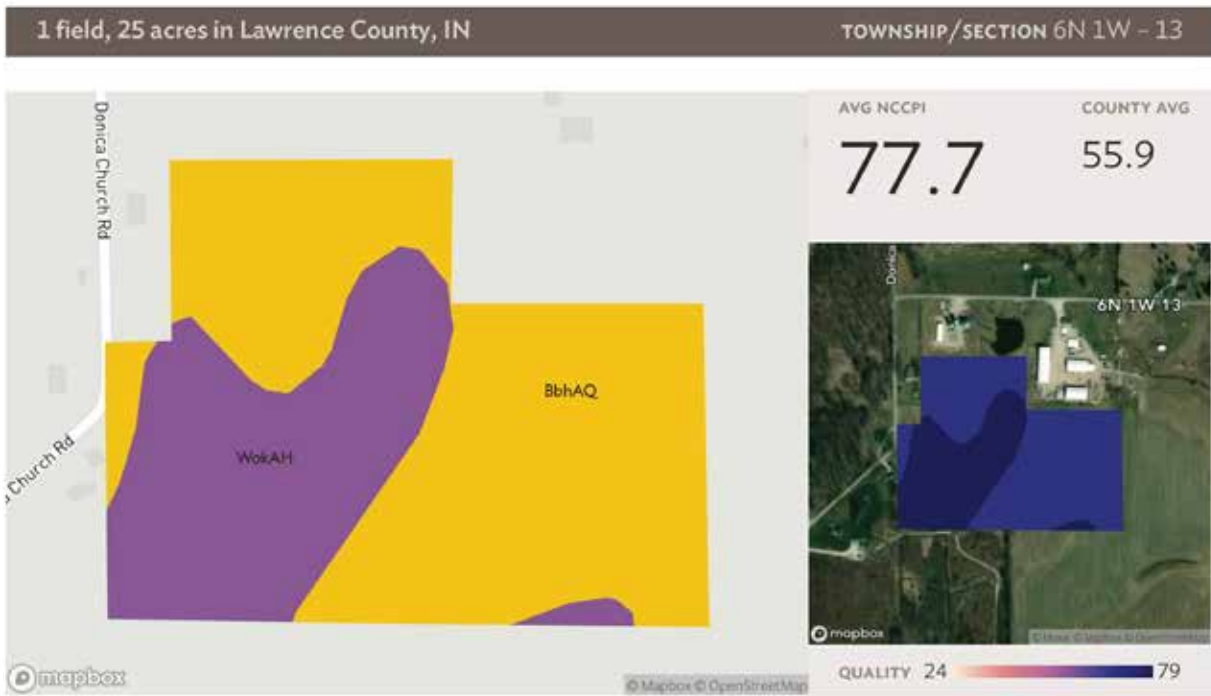
TRACT 24 AERIAL MAP

Tract 24: 24.35 ± ac; approx. 21.09 tillable acres



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TRACT 24 SOILS MAP



Source: NRCS Soil Survey

All fields

25 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	16.41	65.3%	2	68.8
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	8.71	34.7%	2	94.4
		25.12			77.7

TRACT 24 PROPERTY PHOTO



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TRACT 25 AERIAL MAP

Tract 25: 9 ± ac; IMPROVEMENTS: 30,000 SF buildings; 2280 SF office



TRACT 25 PROPERTY PHOTOS



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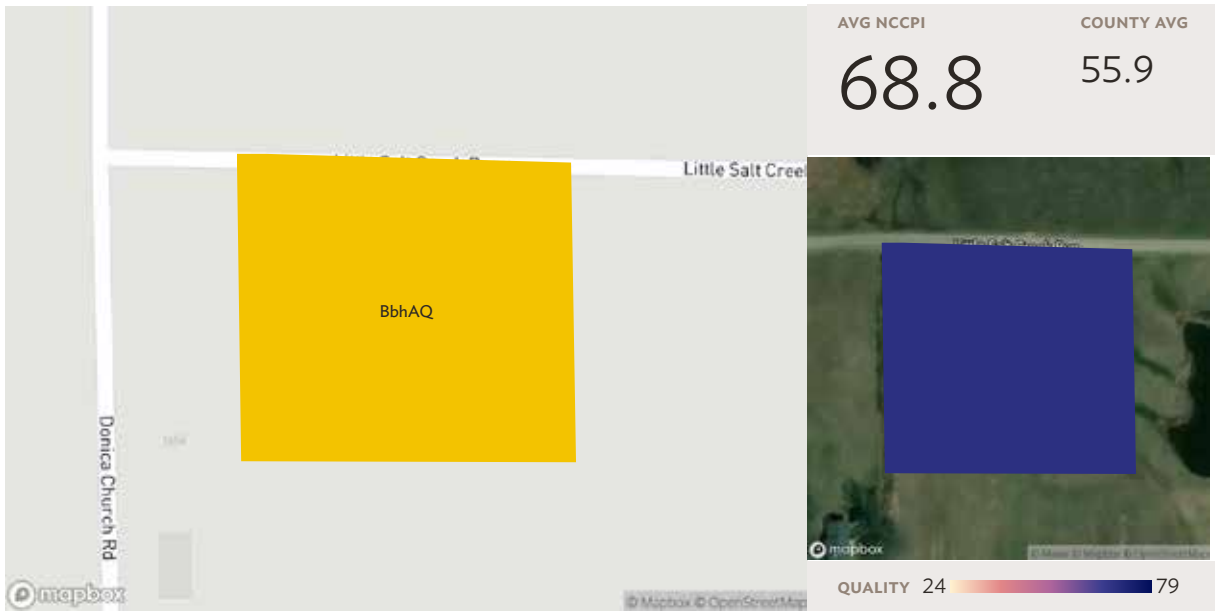
TRACT 26 AERIAL MAP

Tract 26: 3 ± ac; IMPROVEMENTS: 109,000 (bu) grain storage facility with 8,000 (bu/hr) grain leg and drive over grain pit; Hoop barn onsite



TRACT 26 SOILS MAP

1 field, 3 acres in Lawrence County, IN TOWNSHIP/SECTION 6N 1W - 13



Source: NRCS Soil Survey

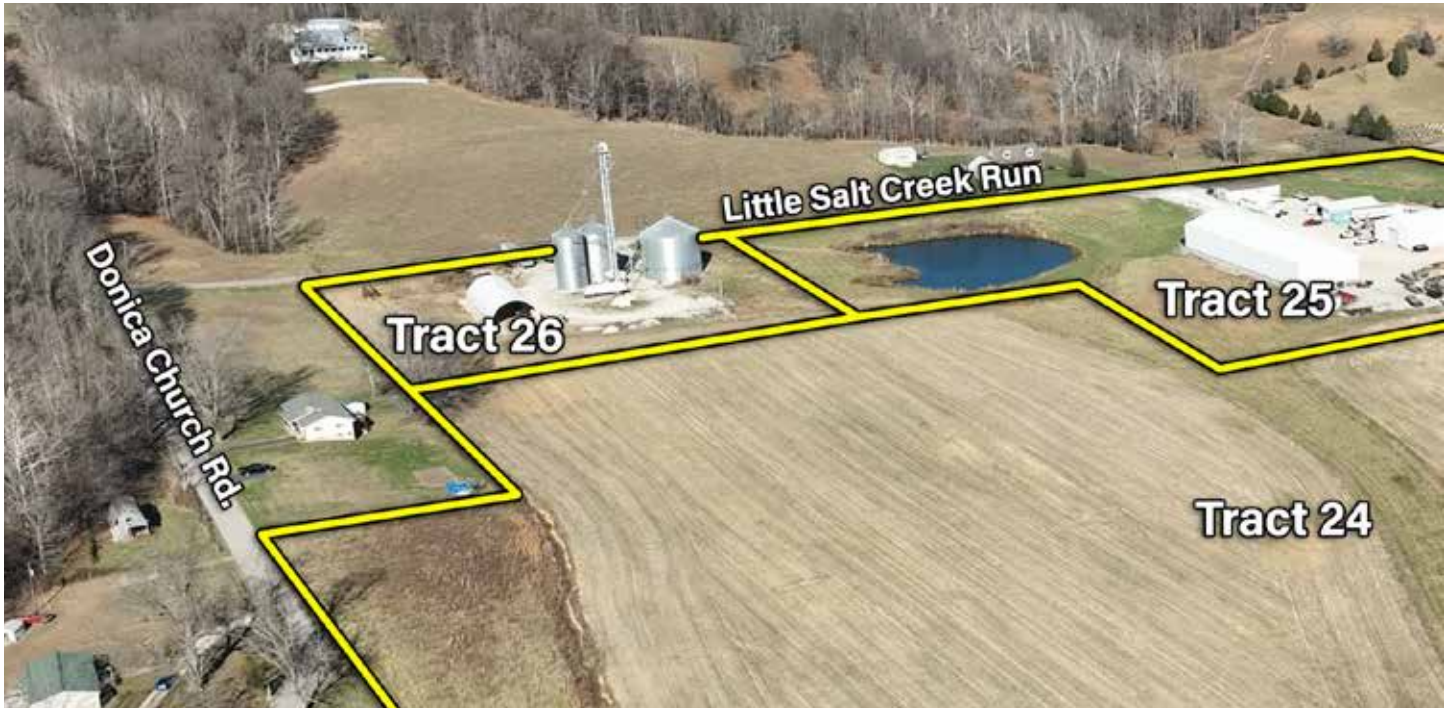
All fields

3 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	2.78	100.0%	2	68.8
		2.78			68.8

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TRACT 26 PROPERTY PHOTOS



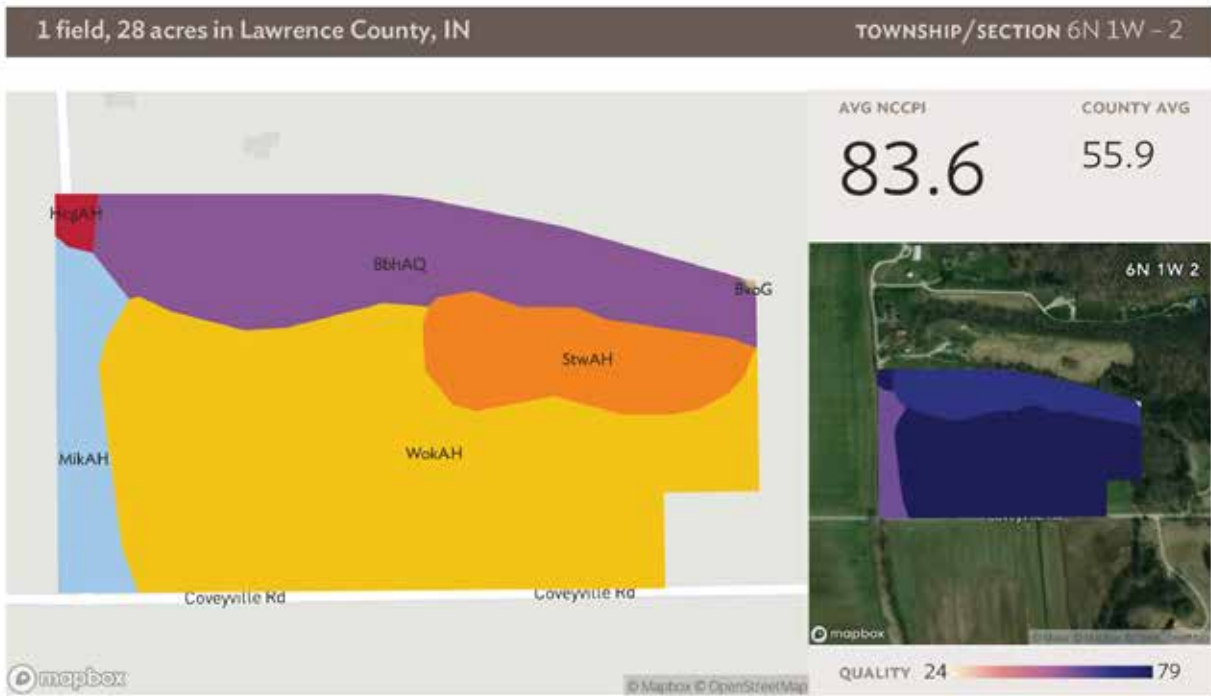
TRACT 27 AERIAL MAP

Tract 27: 27.43 ± ac; mostly tillable; frontage along Larry Tincher Lane and Coveyville Road



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TRACT 27 SOILS MAP



All fields

28 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	15.17	54.7%	2	94.4
BbhAQ	Bartle silt loam, 0 to 2 percent slopes, rarely flooded	7.05	25.4%	2	68.8
StwAH	Stendal silt loam, clayey substratum, 0 to 2 percent slopes, frequently flooded, brief duration	3.13	11.3%	2	80.9
MikAH	McGary silty clay loam, 0 to 2 percent slopes, frequently flooded, brief duration	2.11	7.6%	3	59.2
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.24	0.9%	2	94.3
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	0.01	0.0%	7	10.8
27.71					83.6

TRACT 27 PROPERTY PHOTOS



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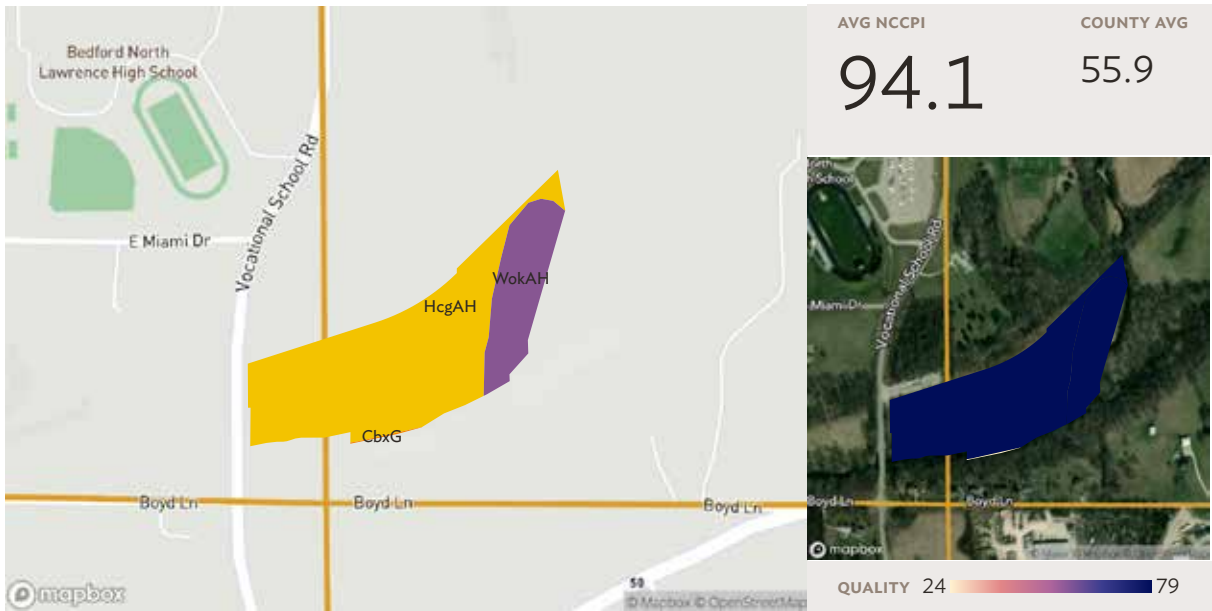
TRACT 28 AERIAL MAP

Tract 28: 15.2 ± ac; tillable and wooded acres; frontage along Vocational School Road



TRACT 28 SOILS MAP

2 fields, 16 acres in Lawrence County, IN TOWNSHIP/SECTION 5N 1E - 7, 8



Source: NRCS Soil Survey

All fields

16 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	12.40	77.5%	2	94.3
■ WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	3.56	22.3%	2	94.4
■ CbxG	Caneyville-Adyeville-Rock outcrop complex, 25 to 75 percent slopes	0.03	0.2%	7	11.4
		15.99			94.1

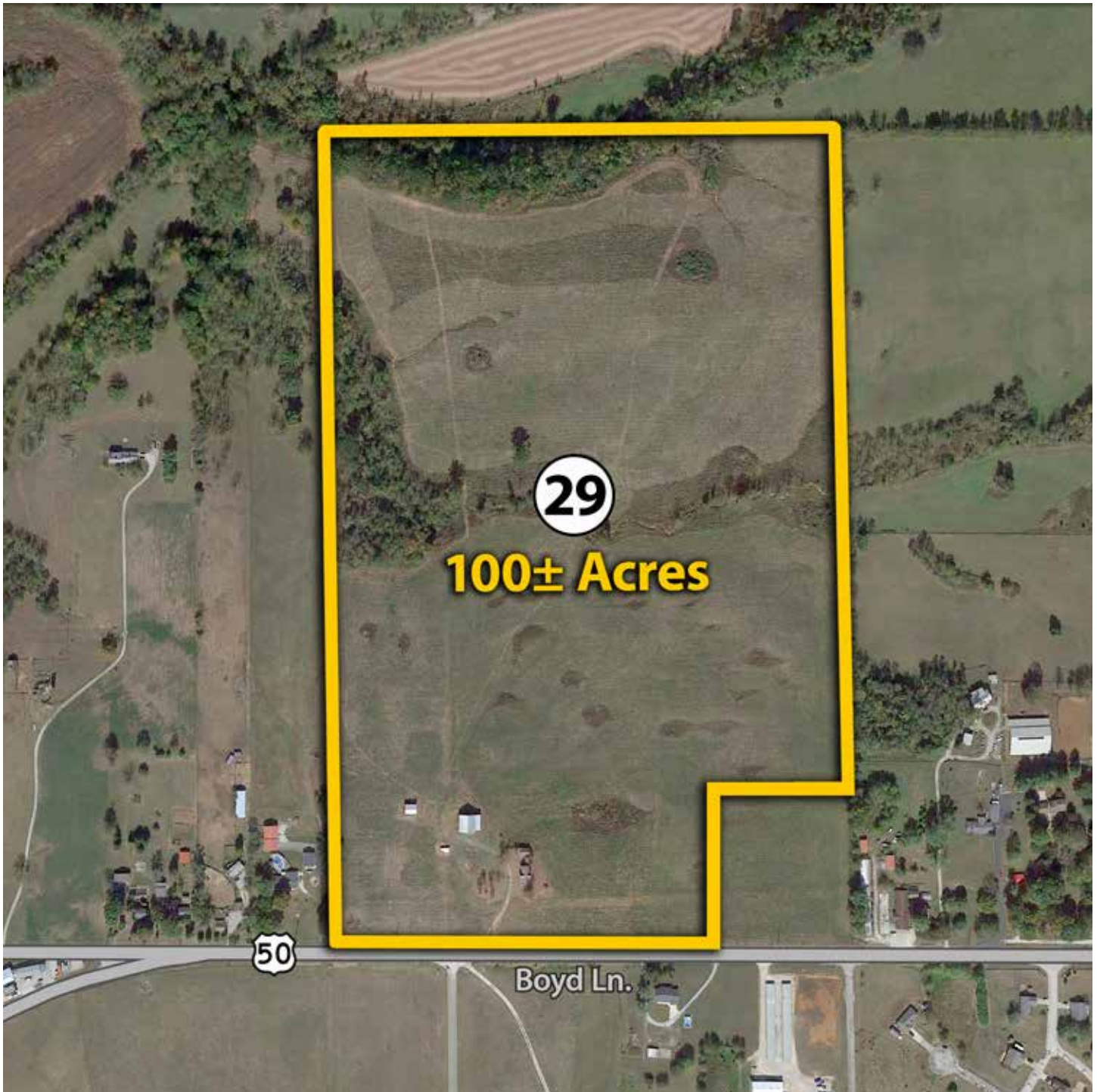
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TRACT 28 PROPERTY PHOTOS



TRACT 29 AERIAL MAP

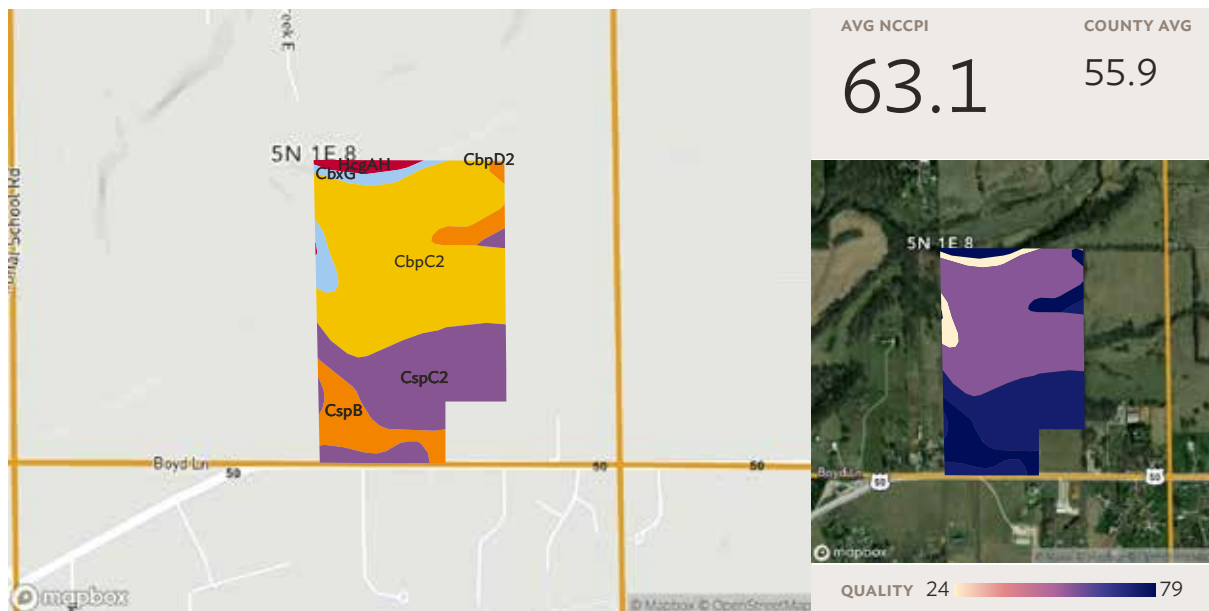
Tract 29: 94 ± ac; Rolling pasture acres; frontage along US-50; IMPROVEMENTS: Equipment Shed



TRACT 29 SOILS MAP

1 field, 94 acres in Lawrence County, IN

TOWNSHIP/SECTION 5N 1E - 8, 17



Source: NRCS Soil Survey

All fields

94 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ CbpC2	Caneyville silt loam, 6 to 12 percent slopes, eroded	49.34	52.7%	3	56.2
■ CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	26.88	28.7%	3	74.1
■ CspB	Crider silt loam, 2 to 6 percent slopes	11.46	12.2%	2	79.8
■ CbxG	Caneyville-Adyeville-Rock outcrop complex, 25 to 75 percent slopes	3.96	4.2%	7	11.4
■ HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	1.90	2.0%	2	94.3
■ CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	0.03	0.0%	6	49.9
					93.57
					63.1

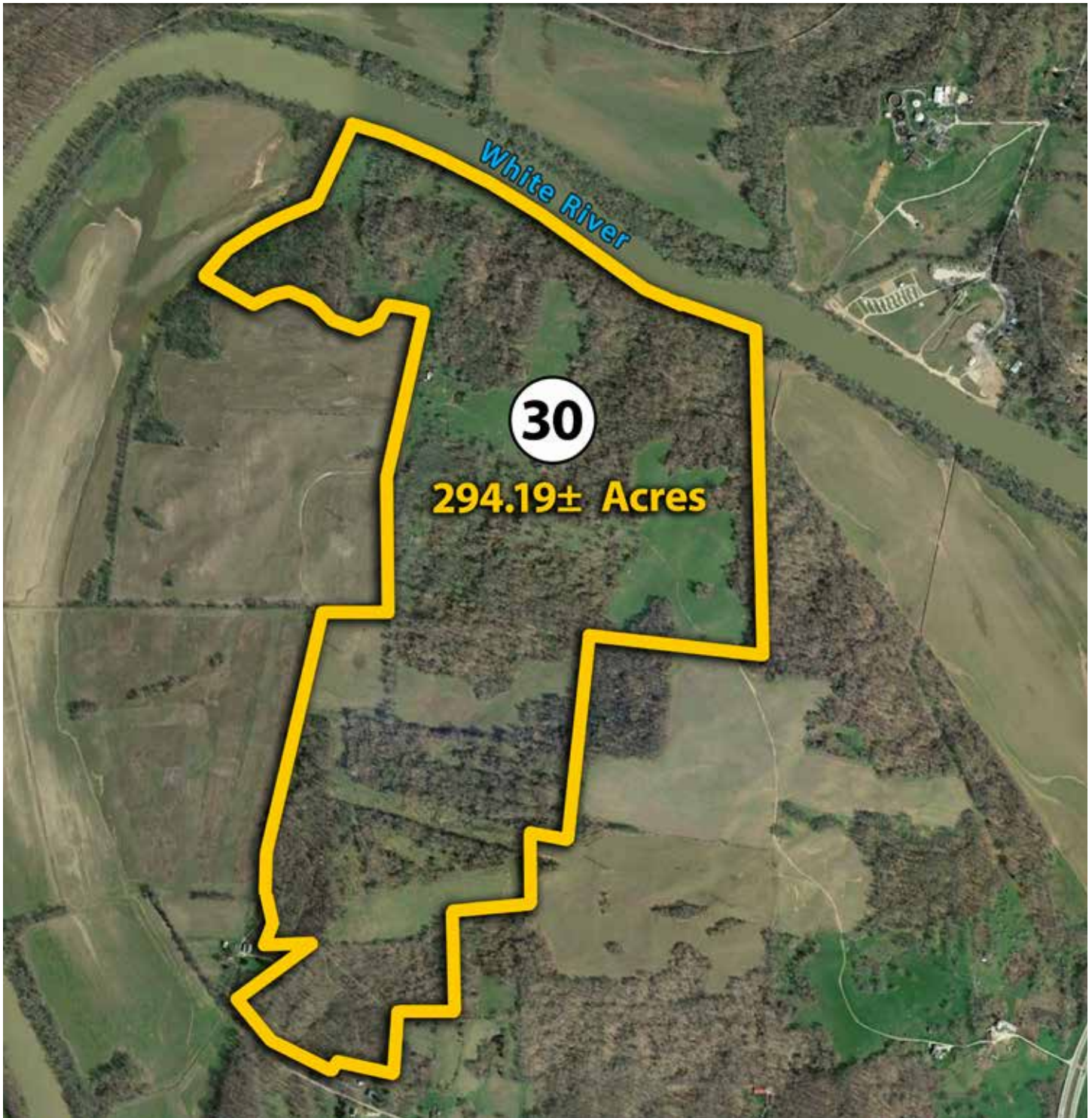
TRACT 29 PROPERTY PHOTOS



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TRACT 30 AERIAL MAP

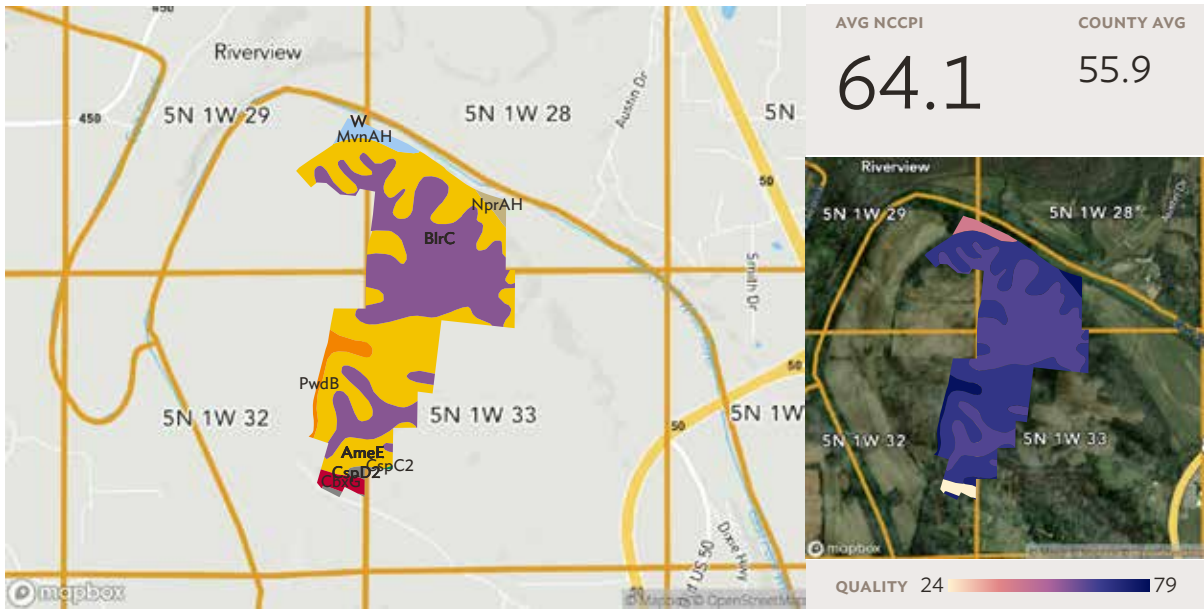
Tract 30: 294.19 ± ac; Wooded and Recreational Land; Frontage along White River;
Access from Woods Ferry Road



TRACT 30 SOILS MAP

5 fields, 294 acres in Lawrence County, IN

TOWNSHIP/SECTION 5N 1W - 28, 29, 32, 33



Source: NRCS Soil Survey

All fields

294 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
AmeE	Alvin sandy loam, 12 to 22 percent slopes	137.81	46.9%	6	67.5
BlrC	Bloomfield loamy sand, 3 to 10 percent slopes	131.16	44.7%	3	62.6
PwdB	Princeton-Alvin complex, 2 to 6 percent slopes	7.36	2.5%	2	77.4
MvnAH	Moundhaven loamy sand, 0 to 2 percent slopes, frequently flooded, brief duration	7.27	2.5%	4	42.3
CbxG	Caneyville-Adyeville-Rock outcrop complex, 25 to 75 percent slopes	4.90	1.7%	7	11.4
NprAH	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	2.95	1.0%	2	78.0
CspD2	Crider silt loam, 12 to 18 percent slopes, eroded	2.09	0.7%	4	73.0
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	0.13	0.0%	3	74.1

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TRACT 30 PROPERTY PHOTOS



TRACT 31 AERIAL MAP

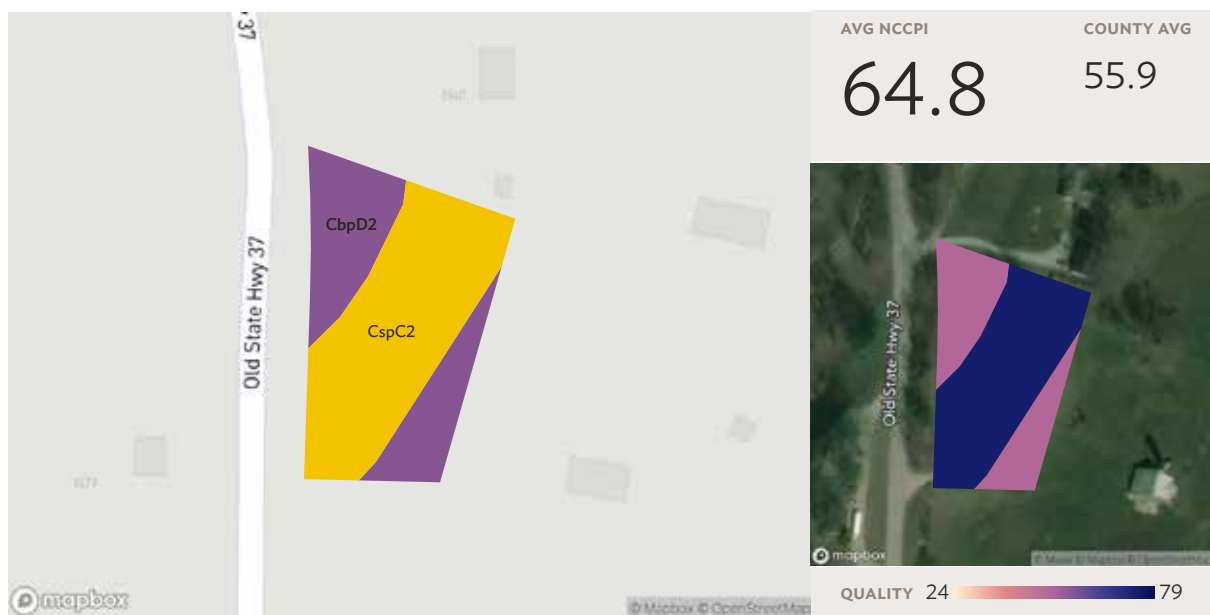
Tract 31: 1.34 ± ac; IMPROVEMENTS: House; frontage along Old SR 37



TRACT 31 SOILS MAP

1 field, 1 acres in Lawrence County, IN

TOWNSHIP/SECTION 6N 1W - 21



Source: NRCS Soil Survey

All fields

1 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	0.87	61.6%	3	74.1
■ CbpD2	Caneyville silt loam, 12 to 20 percent slopes, eroded	0.54	38.4%	6	49.9
		1.42			64.8

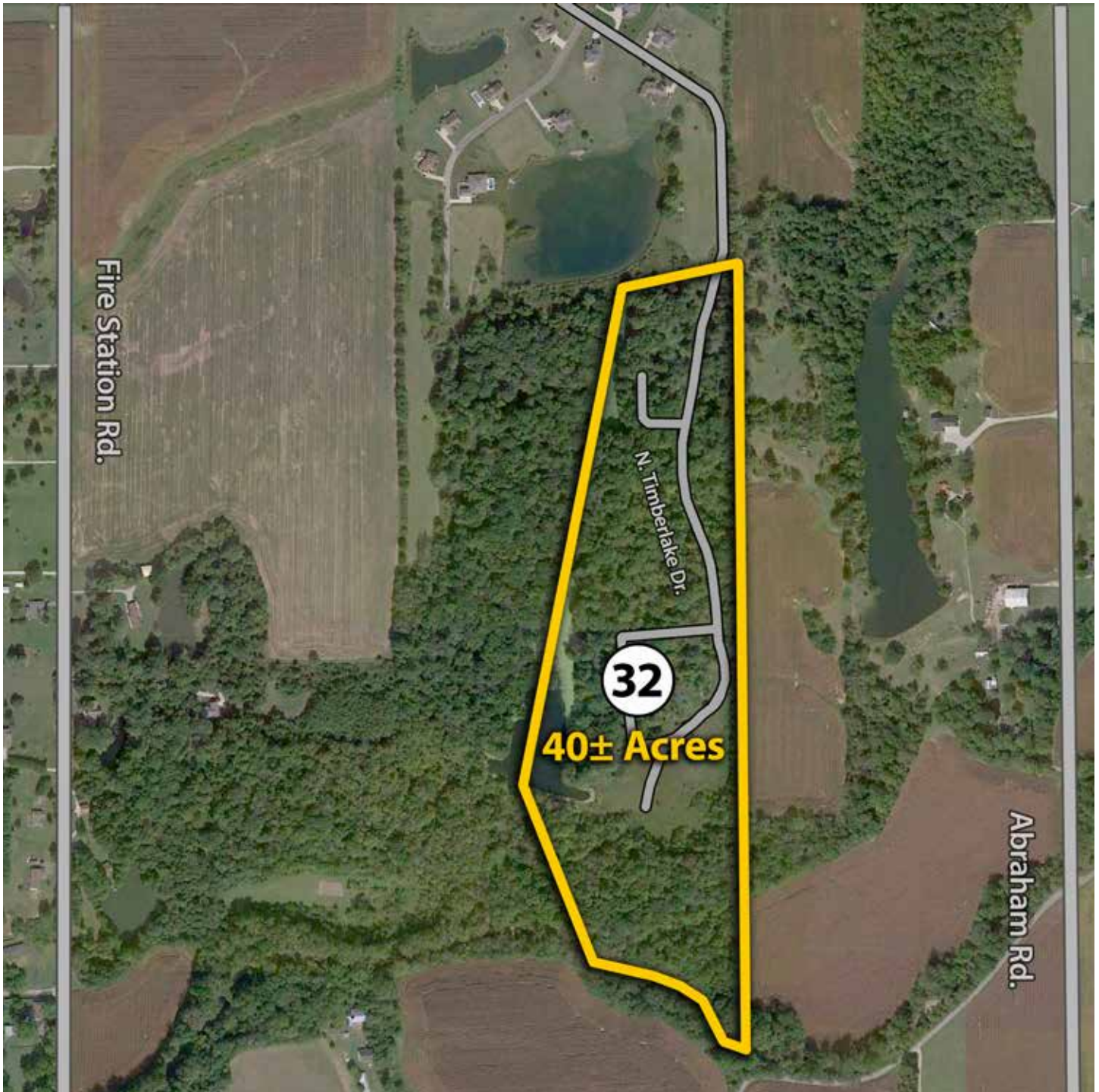
TRACT 31 PROPERTY PHOTOS



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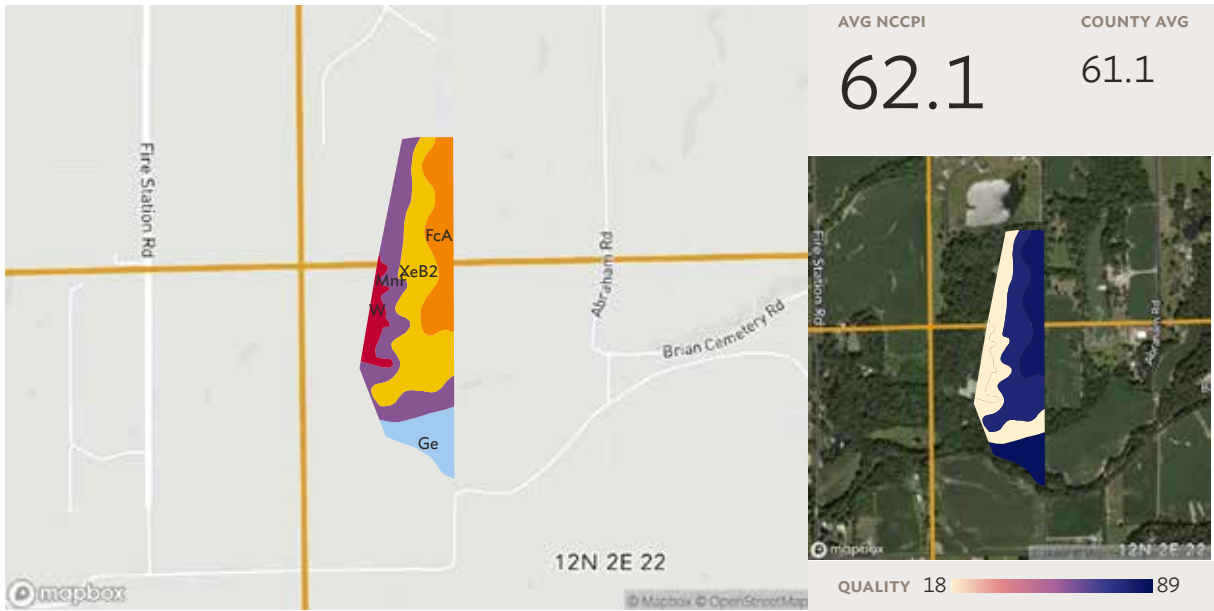
TRACT 32 AERIAL MAP

Tract 32: 40.08 ± ac; wooded development land, accessed from Timberlake Drive; ZONED: RR



TRACT 32 SOILS MAP

1 field, 41 acres in Morgan County, IN TOWNSHIP/SECTION 12N 2E - 15, 22



All fields

41 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	14.15	34.6%	2	79.1
MnF	Miami loam, 25 to 50 percent slopes	11.24	27.5%	7	14.3
FcA	Fincastle silt loam, tipton till plain, 0 to 2 percent slopes	8.21	20.1%	2	84.2
Ge	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	4.62	11.3%	2	87.0
W	Water	2.62	6.4%		N/A
		38.21	93.6%		62.1

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TRACT 32 PROPERTY PHOTOS

