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**LAND BROKER,  
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JOHNNY KLEMME**

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Passionate about Agriculture, Land Value, and Service, Johnny was born & raised on a local farm. He is a Published Ag Author, Purdue Graduate and owns his own farm. Whether your needs are financial, investment, retirement, or recreation, Johnny is relied upon by Farm Families, Landowners, Wealth Managers, Trust Departments & Attorneys to help achieve your goals for buying and selling farms and land.

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CAREER WITH A FOCUS ON**

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**Sales & Marketing • Agriculture • Customer Service  
Sustainable Management • Relationship Building  
Marketing Plans & Strategy • Client Satisfaction  
Auctions & Multi-Par Method**

**Moon Family Farm  
210.9+- Acres**

**Montgomery County  
South Union Township**

**Available as Whole  
or Individual Tracts**

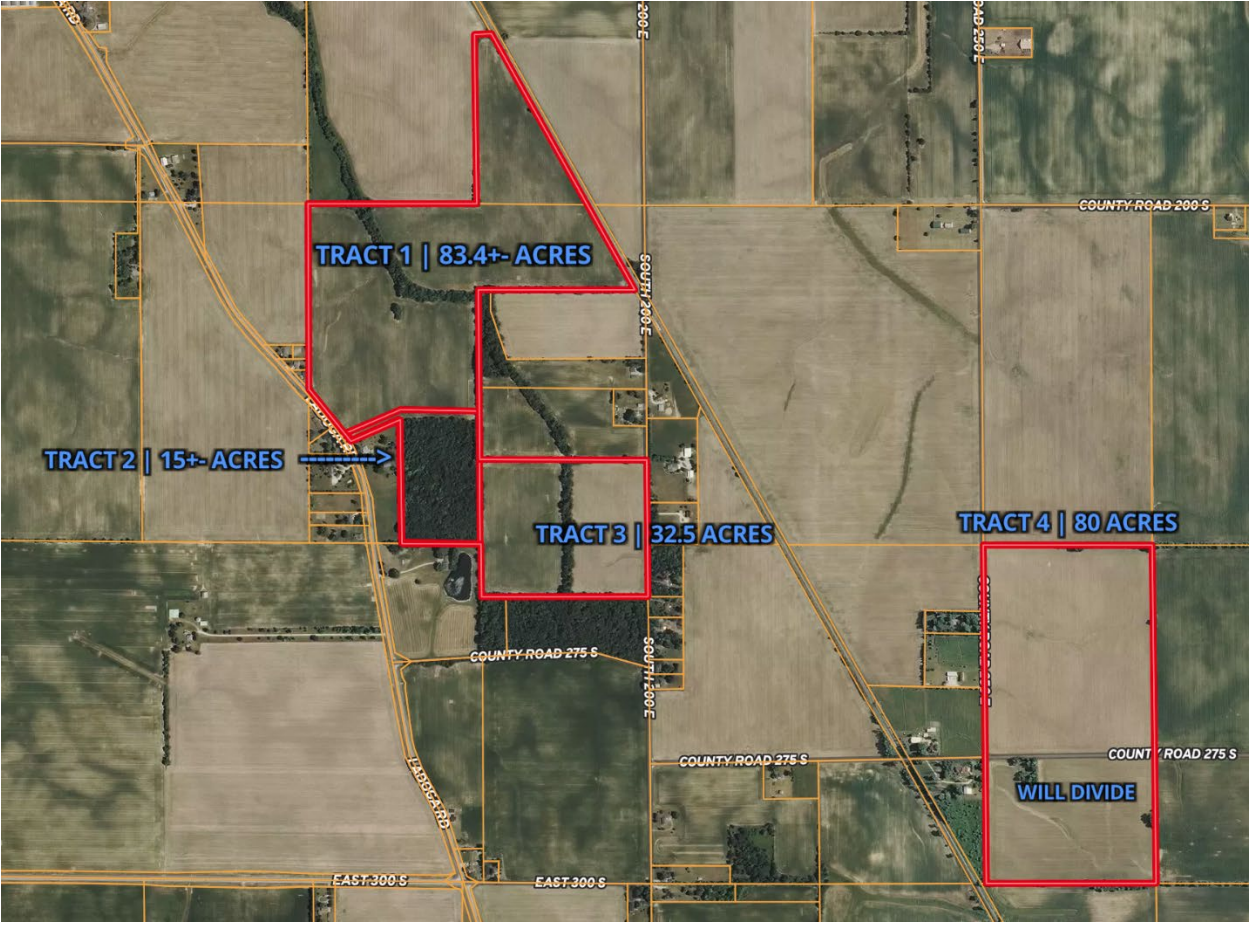
**Whole Farm Price: \$1,680,000**

**Tract 1 - 83.4+- Acres \$665,000**

**Tract 2 - 15+- Acres \$100,000**

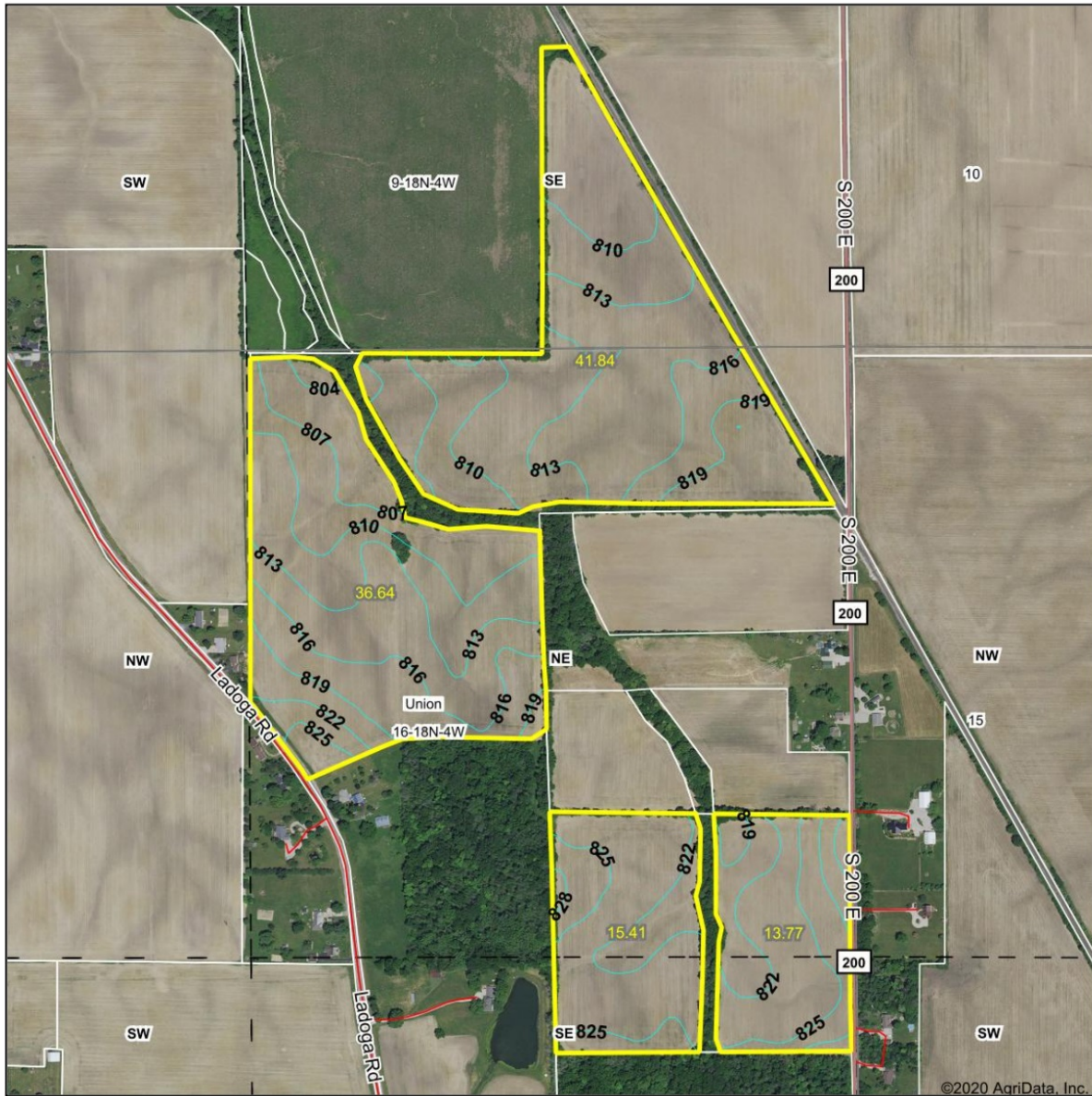
**Tract 3 - 32.50 Acres \$260,000**

**Tract 4 - 80.00 Acres \$680,000**

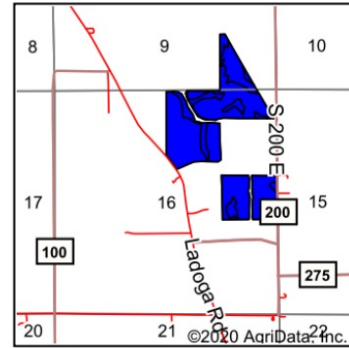
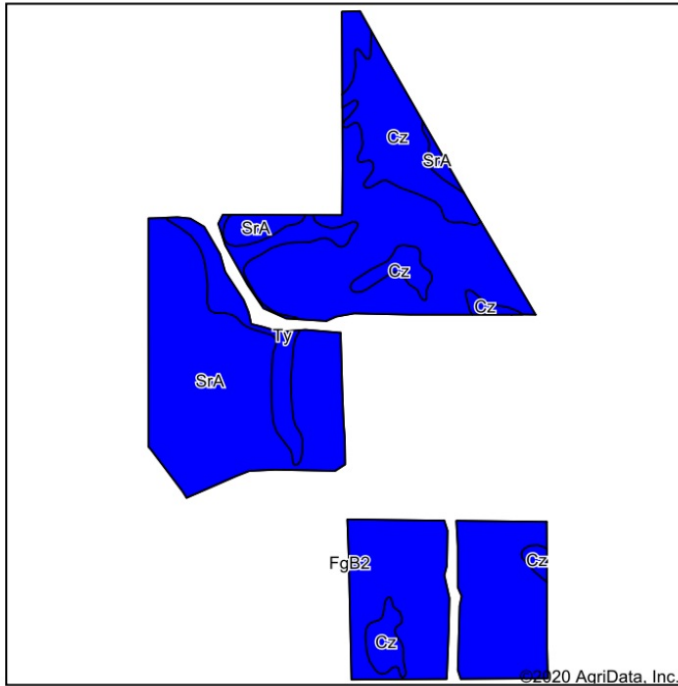




# Topography Contours



## Soils Map



State: **Indiana**  
 County: **Montgomery**  
 Location: **16-18N-4W**  
 Township: **Union**  
 Acres: **107.66**  
 Date: **11/6/2020**

**GESWEIN**  
 FARM & LAND

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IN107, Soil Area Version: 25

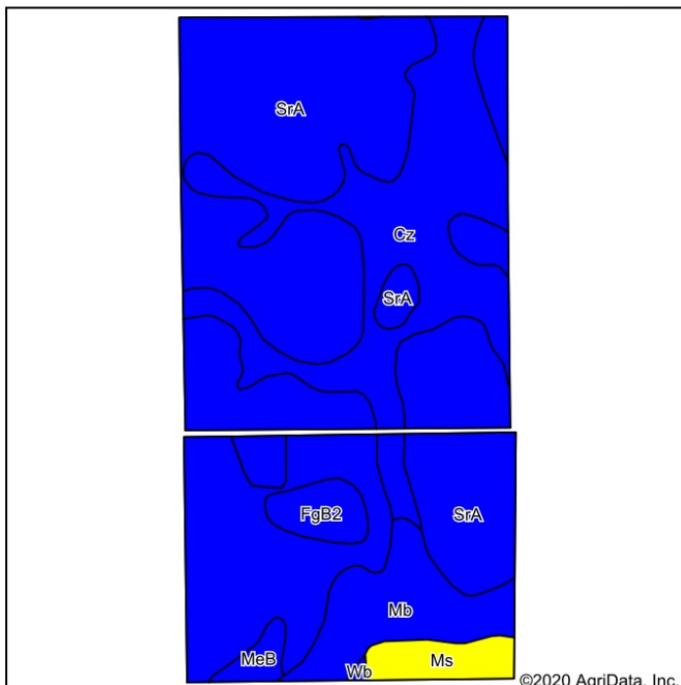
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
SrA	Starks-Crosby silt loams, 0 to 2 percent slopes	85.89	79.8%		2.5ft.	Ilw	157		5	10	51	65	80	70
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	14.35	13.3%		4.5ft.	Ilw	185		6	13	65	75	86	80
Ty	Treaty silty clay loam, 0 to 1 percent slopes	7.42	6.9%		2.5ft.	Ilw	181		6	12	64	61	81	75
Weighted Average							162.4		5.2	10.5	53.8	66.1	*n 80.9	*n 71.7

\*n: The aggregation method is "Weighted Average using all components"

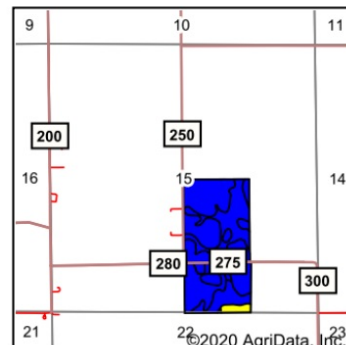
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Montgomery**  
 Location: **15-18N-4W**  
 Township: **Union**  
 Acres: **79.13**  
 Date: **11/6/2020**

**GESWEIN**  
**FARM & LAND**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IN107, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
SrA	Starks-Crosby silt loams, 0 to 2 percent slopes	51.08	64.6%		2.5ft.	Ilw	157	5	10	51	65	80	80	70
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	17.17	21.7%		4.5ft.	Ilw	185	6	13	65	75	86	86	80
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	5.93	7.5%		4.5ft.	Ilw	175	6	12	61	58	87	85	77
Ms	Milford silty clay loam, pothole	2.10	2.7%		0.2ft.	IVw	80	3	6	22	32	92	92	77
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	1.83	2.3%		> 6.5ft.	Ile	143	5	10	48	64	72	72	58
MeB	Martinsville-Ockley silt loams, till substratums, 2 to 6 percent slopes	0.91	1.2%		> 6.5ft.	Ile	148	5	10	51	73	85	85	72
Wb	Washtenaw silt loam, frequently flooded	0.11	0.1%		0.2ft.	Ilw	140			40		90	90	84
<b>Weighted Average</b>							<b>161.9</b>	<b>5.2</b>	<b>10.7</b>	<b>53.9</b>	<b>65.7</b>	<b>*n 82</b>	<b>*n 81.9</b>	<b>*n 72.6</b>

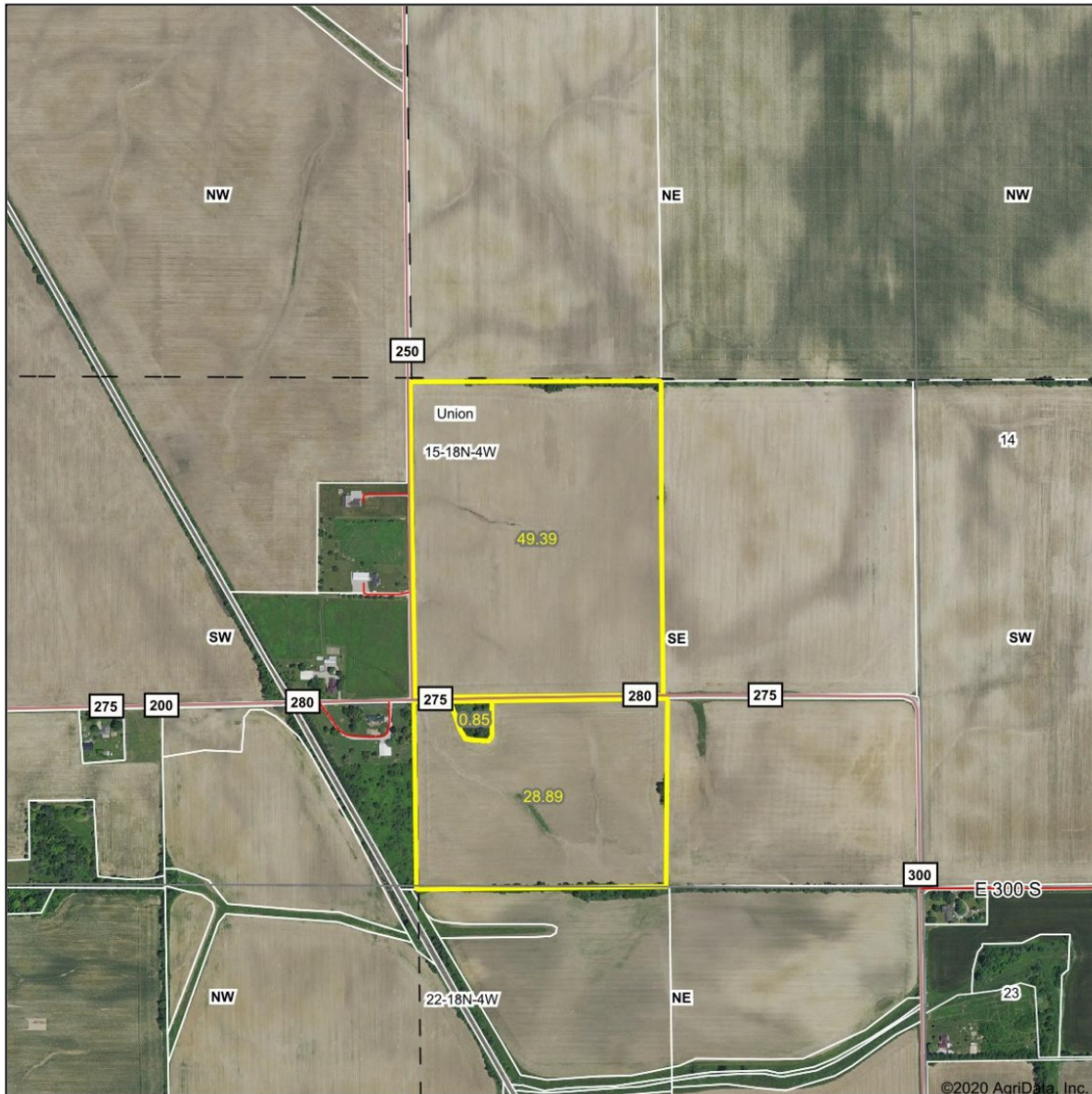
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map



**GESWEIN**  
FARM & LAND

Map Center: 40° 0' 2.64, -86° 51' 13.98

0ft 815ft 1631ft

15-18N-4W  
Montgomery County  
Indiana

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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11/6/2020

Field borders provided by Farm Service Agency as of 5/21/2008.

# 4 Year Crop History



Owner/Operator:

Date: 11/6/2020

Address:

Farm Name:

Address:

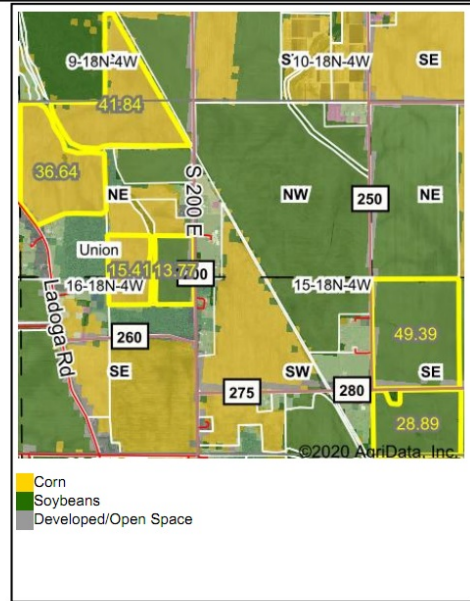
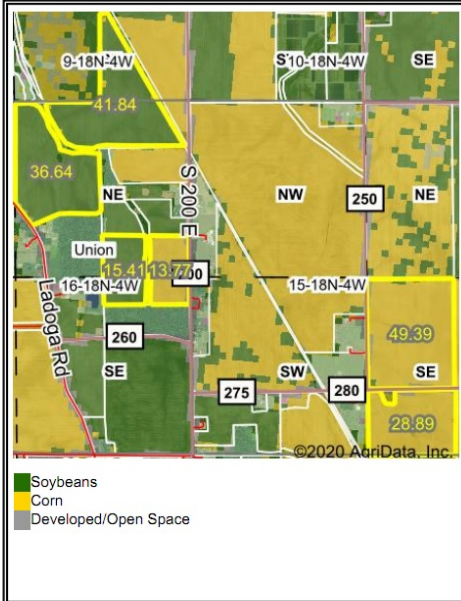
Field ID:

Phone:

Acct. #:

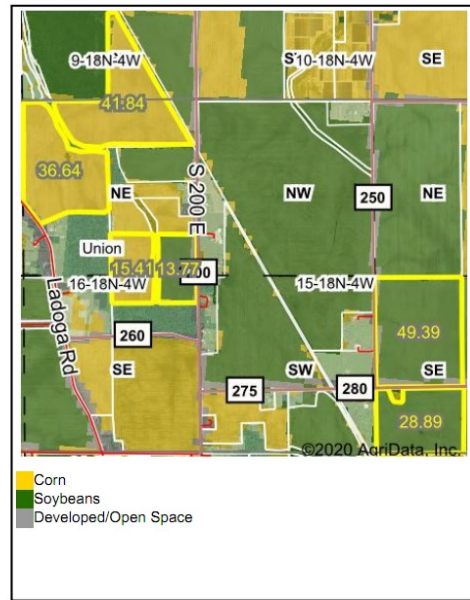
Crop Year: 2019

Crop Year: 2018



Crop Year: 2017

Crop Year: 2016



Map Center: 40° 0' 28.53, -86° 52' 9.26

State: IN County: Montgomery

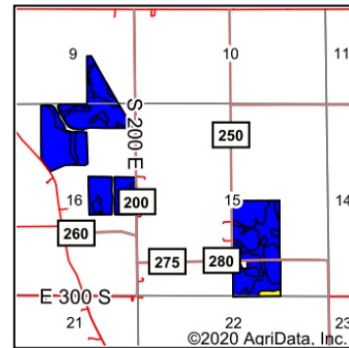
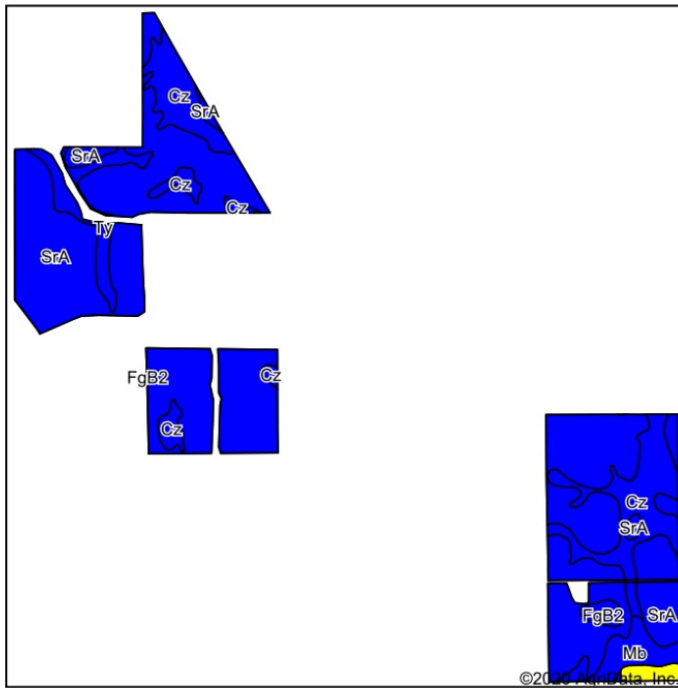
Legal: 16-18N-4W Twnshp: Union

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.





## Soils Map



State: **Indiana**  
 County: **Montgomery**  
 Location: **16-18N-4W**  
 Township: **Union**  
 Acres: **185.94**  
 Date: **11/6/2020**

**GESWEIN**  
**FARM & LAND**

Maps Provided By:  
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Soils data provided by USDA and NRCS.

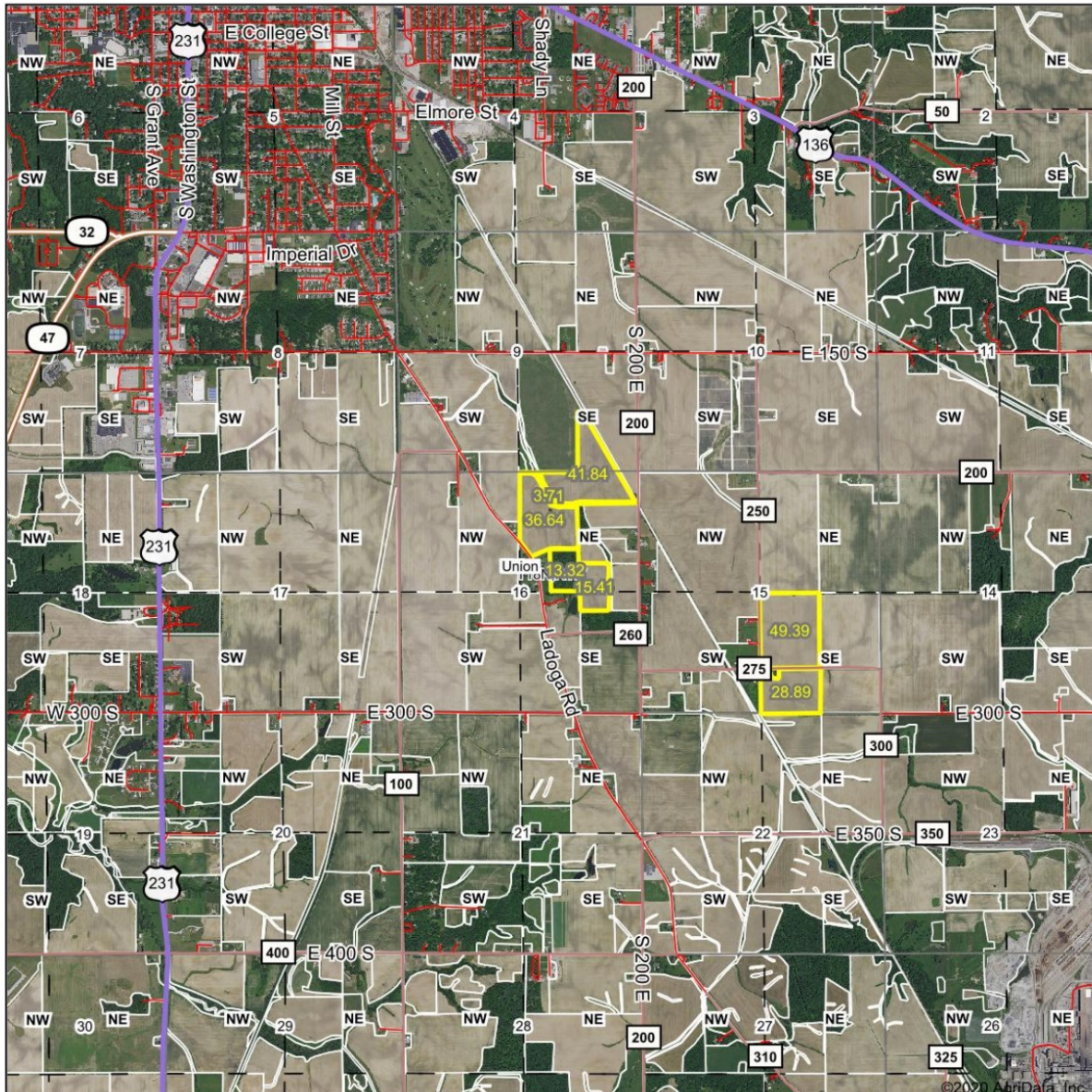
Area Symbol: IN107, Soil Area Version: 25														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
SrA	Starks-Crosby silt loams, 0 to 2 percent slopes	136.11	73.2%		2.5ft.	Ilw	157	5	10	51	65	80	80	70
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	31.52	17.0%		4.5ft.	Ilw	185	6	13	65	75	86	86	80
Ty	Treaty silty clay loam, 0 to 1 percent slopes	7.42	4.0%		2.5ft.	Ilw	181	6	12	64	61	81	80	75
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	5.93	3.2%		4.5ft.	Ilw	175	6	12	61	58	87	85	77
Ms	Milford silty clay loam, pothole	2.10	1.1%		0.2ft.	IVw	80	3	6	22	32	92	92	77
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	1.84	1.0%		> 6.5ft.	Ile	143	5	10	48	64	72	72	58
MeB	Martinsville-Ockley silt loams, till substratum, 2 to 6 percent slopes	0.91	0.5%		> 6.5ft.	Ile	148	5	10	51	73	85	85	72
Wb	Washtenaw silt loam, frequently flooded	0.11	0.1%		0.2ft.	Ilw	140			40		90	90	84
Weighted Average							162.2	5.2	10.6	53.8	65.9	*n 81.4	*n 81.3	*n 72.1

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

### Aerial Map



**GESWEIN**  
FARM & LAND

Map Center: 40° 0' 20.82, -86° 52' 22.52

0ft                      3427ft                      6853ft

16-18N-4W  
Montgomery County  
Indiana



11/6/2020

Field borders provided by Farm Service Agency as of 5/21/2008.



# USDA Farm 1866 Tract 2977

Map prepared on: 4/2/2020

Administered by: Montgomery County, Indiana

87.12 Tract acres  
78.28 Cropland acres  
0 CRP acres

CRP

CLU

TRS: 18N4W15

Montgomery Co., IN



## Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-02 09:50:57



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	49.39	N	2					Y
2	28.89	N	2					Y

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS



# USDA Farm 1866 Tract 2953

Map prepared on: 4/2/2020

Administered by: Montgomery County, Indiana

CRP

TRS: 18N4W16

CLU

Montgomery Co., IN

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

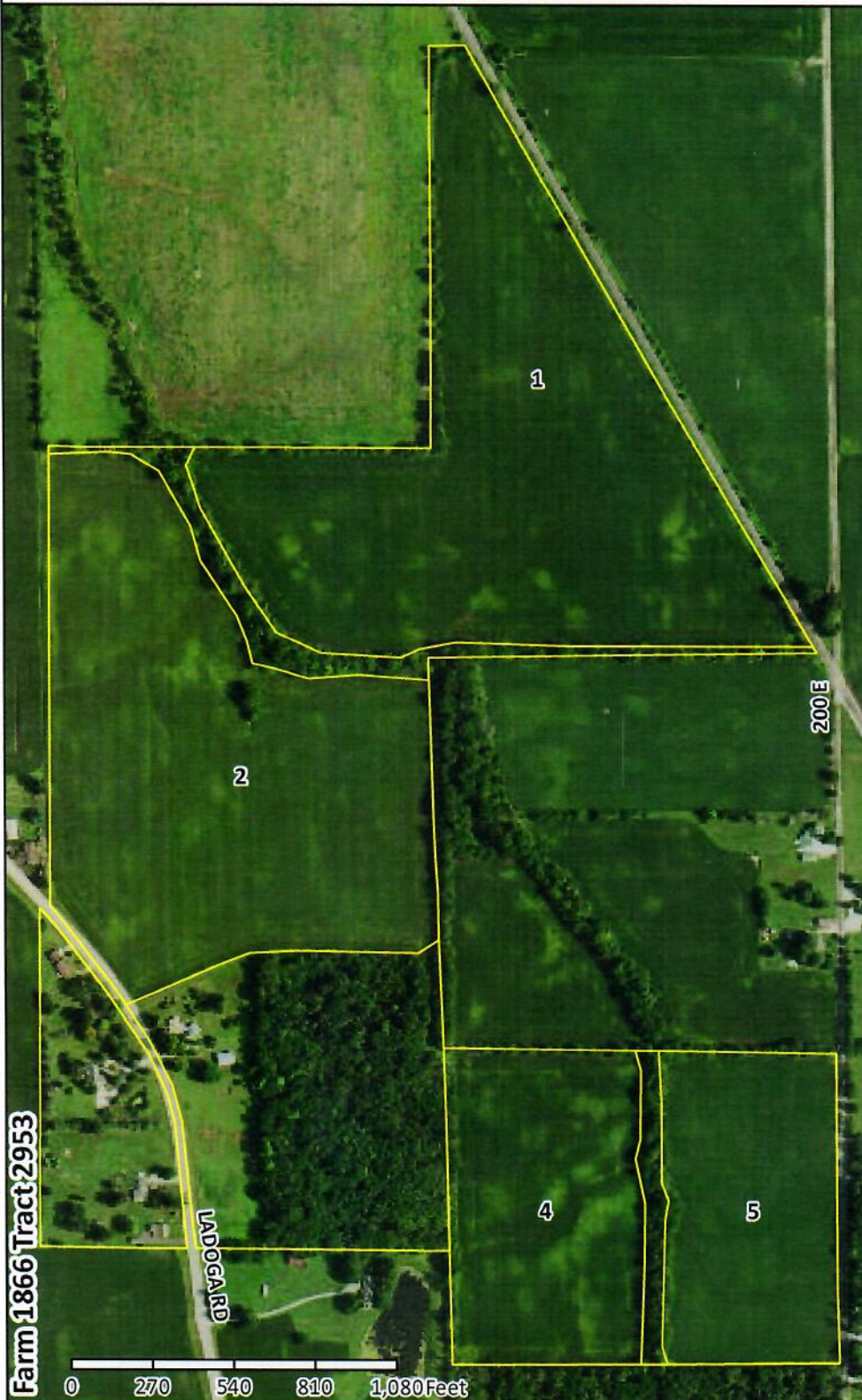
■ Exempt from Conservation Compliance Provisions

141.99 Tract acres

107.66 Cropland acres

0 CRP acres

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-02 09:50:57



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	41.84	N	2				Y	
2	36.64	N	2				Y	
4	15.41	N	2				Y	
5	13.77	N	2				Y	

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INDIANA  
MONTGOMERY

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1866

Prepared : 11/9/20 10:52 AM

Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Operator Name : RANDY BORDEN  
Farms Associated with Operator : 18-107-1603, 18-107-1664, 18-107-1786, 18-107-1866, 18-107-1916, 18-107-3631, 18-107-4012, 18-107-7188  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
229.11	185.94	185.94	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	185.94	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	112.40	0.00	148	
Soybeans	73.54	0.00	45	
<b>TOTAL</b>	<b>185.94</b>	<b>0.00</b>		

NOTES

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Tract Number : 2953

Description : G9/1A PT 1/2 SEC 16 T18N R4W 5/17UL  
FSA Physical Location : INDIANA/MONTGOMERY  
ANSI Physical Location : INDIANA/MONTGOMERY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MARIANNE-MARIANNE WHITE MOON REV TR MOON  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
141.99	107.66	107.66	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	107.66	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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INDIANA  
MONTGOMERY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1866

Prepared : 11/9/20 10:52 AM

Crop Year : 2021

Abbreviated 156 Farm Record

Tract 2953 Continued ...

Corn	66.20	0.00	148
Soybeans	41.46	0.00	45
<b>TOTAL</b>	<b>107.66</b>	<b>0.00</b>	

NOTES

Tract Number : 2977

Description : G9/2A PT S1/2 SEC 15 T18N R4W 5/17UR  
FSA Physical Location : INDIANA/MONTGOMERY  
ANSI Physical Location : INDIANA/MONTGOMERY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MARIANNE-MARIANNE WHITE MOON REV TR MOON  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
87.12	78.28	78.28	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	78.28	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	46.20	0.00	148
Soybeans	32.08	0.00	45
<b>TOTAL</b>	<b>78.28</b>	<b>0.00</b>	

NOTES

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