



FARM & LAND

AUCTIONS | REAL ESTATE | FARM MANAGEMENT

SEALED BID & ROUNDTABLE AUCTION
DECEMBER 10, 2021

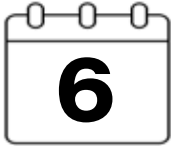
AUCTIONEER: JOHNNY KLEMME | LICENSE #: AU12000053

Sealed Bid & Roundtable Auction

85+/- Acres | Montgomery County, Indiana
Listing # JK215485AU

AUCTION INFORMATION

BIDS DUE



Monday, December 6, 2021

4:00 PM

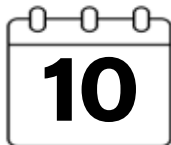
DELIVER BIDS TO:

Geswein Farm & Land Auctions
1100 N 9th St.
Lafayette, IN 47904

METHOD OF SALE

- The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price.
- Seller reserves the right to accept or reject any and all bids.

AUCTION DATE/LOCATION



Friday, December 10, 2021

10:30 AM

Crawfordsville, Indiana
Location TBD

AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC and representatives are Agents of the seller.
- Johnny Klemme, Auctioneer
License # AU12000053

INSTRUCTIONS

- All bidders must be registered prior to the auction date. Only registered bidders may attend the auction
- All potential bidders shall deliver or mail a Registration/Bidding Form. This form must be received by 4:00pm on Monday, December 6, 2021. If you are unable to get postmarked bid in on time, please call of our office for other arrangements.
- All bids must be accompanied by a 10% check for earnest money made payable to Geswein Farm & Land Realty, LLC.
- All bidders submitting a written bid may be allowed to raise their bid after all bids have been opened.
- Unsuccessful bidders will be returned their voided 10% earnest money check.
- **Seller Reserves the right to accept or reject any sealed bid.**

TERMS OF POSSESSION

Successful bidder(s) will pay 10% of the successful bid on the day of sale as earnest money. Successful bidders must be prepared for a cash settlement of their purchase on or before December 31, 2021, or after any objections to title have been cleared and any needed surveys completed. The final real estate transaction taking place at the title company will require a wire transfer. Possession will be given at settlement. The seller has terminated the farm tenancy in writing. 2021 real estate taxes and assessments due and payable in 2022 shall be paid by Sellers. Real estate taxes and assessments in 2022 and beyond shall be paid by Buyer.

CONTRACT & TITLE

Upon the conclusion of the auction, the successful bidder(s) will enter into a real estate contract and deposit the earnest money with the designated escrow agent. The seller will provide an owner's title insurance policy in the amount of the contract price or Abstract of Title for review by the Buyer's attorney. Any and all closing fees will be shared by both buyer and seller.

ANNOUNCEMENTS

Information provided herein has been obtained from sources deemed reliable; Auctioneer & Agency make no guarantees as to its accuracy. Prospective bidders are responsible to fully inspect the property and formulate their own conclusions. Any announcements made the day of the auction will take precedence over any previously printed and/or oral statements. Acreages figures are based on information currently available, but are not guaranteed.

Johnny Klemme | Broker, Advisor, & Auctioneer

License # AU12000053

765 - 427 - 1619

Johnny@GFarmLand.com



AUCTIONS | REAL ESTATE | FARM MANAGEMENT

1100 N 9TH STREET

LAFAYETTE, IN 47904

765 - 426 - 6666

AUCTIONS @ GFARMLAND.COM

85+/- Acres | Montgomery County, Indiana

Listing # JK215485AU

SEALED BID REGISTRATION FORM

TOTAL BID AMOUNT
(nearest \$1,000.00)

WHOLE FARM | 85+- Acres, M/L
(minimum bid: \$700,000.00)

\$ _____

INSTRUCTIONS

- Write in your total price for total deeded acres for each parcel you would like to bid on.
- Complete all contact information in full.
- All bids must include a check for 10% of the total bid price made payable to Geswein Farm & Land Realty, LLC as earnest money.

FIRST NAME

LAST NAME

STREET ADDRESS

CITY/STATE/ZIP

PRIMARY PHONE

OTHER PHONE

EMAIL

All bids are due by 4:00 PM Monday, December 6, 2021.

- All bidders should deliver or mail this to the address located at the bottom of this form. If you are unable to get postmarked bid in on time, call our office for other arrangements.
- Only registered bidders will receive auction access. If you are unable to attend the auction, call our office for other arrangements. This roundtable auction is scheduled for 10:30 AM Friday, December 10, 2021 in Crawfordsville, IN - location TBD.
- If you are the successful bidder the day of the auction, we will require contact information for your Attorney.
- Successful bidders will be expected to enter into a contract of sale with the Seller(s) upon acceptance of bid.
- **Seller reserves the right to accept or reject any or all sealed bids.**

By signing below, bidder acknowledges receipt and understanding of terms listed within the Terms & Conditions Page.

SIGNATURE

DATE

85+/- Acres | Montgomery County, Indiana

Listing # JK215485AU

TERMS & CONDITIONS



This auction may allow bidding for qualified bidders out of state. To arrange for Remote Bidding, contact the listing agent.

Offering Procedure:

Written Bids will be accepted accompanied by check for not less than ten (10%) percent of the bid and must be submitted by Monday, December 6, 2021 by 4:00 PM. Persons submitting qualifying minimum bids or higher may be permitted to orally increase bids on Friday, December 10, 2021 at 10:30 AM EST. Seller reserves the right to accept or reject any or all bids. Minimum Bids are as follows:

Whole Farm: 85+- acres \$700,000.00

Seller reserves the right to accept or reject any or all sealed bids.

The property is being offered to the highest bidder in the manner resulting in the highest sale price.

DOWN PAYMENT: A down payment must be included with written bids for not less than ten (10%) percent of the bid and must be submitted by 4:00 PM on December 6, 2021. The down payment may be made in the form of a personal check, business check, or cashier's check. All down payments must be mailed or delivered to 1100 N 9th Street, Lafayette, IN 47904. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement at the auction site immediately following the close of bidding for presentation to the seller. Sealed Bid and Final bid prices are subject to approval or rejection by seller.

POSSESSION: Possession will be given at closing. Subject to the existing lease which expires upon harvest of 2021 crop. The farmlease is open for 2022, the tenant rights have been terminated in writing for 2022 and thereafter.

CLOSING: Successful bidders must be prepared for a cash settlement of their purchase on or before December 31, 2021 following a signed purchase agreement, or after any objections to title have been cleared and any needed surveys completed.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide an execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: 2021 real estate taxes and assessments due and payable in 2022 shall be paid by Sellers. Real estate taxes and assessments in 2022 and beyond shall be paid by Buyer.

EASEMENTS: Sale of property is subject to any an all recorded or apparent easements

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by the State or local law. The cost of the survey shall be shared equally by the seller and buyer(s). The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owner by the seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

AGENCY: Geswein Farm & Land Realty, LLC is the exclusive agent of the seller. Indiana Auction License # AU12000053.

DISCLAIMER AND ABCENSE OF WARRANTIES: All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. **ANNOUNCEMENTS MADE BY THE REAL ESTATE AGENCY OR AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company, auctioneer or real estate agency. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & sellers agent 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 auction company or seller agent 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.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Geswein Farm & Land Realty, LLC.

CONDITIONS OF THE AUCTION:

The Auctioneer's decision is final in the event of a dispute over any Auction matter. The Auctioneer reserves the right to accept bids in any increments he feels are in the best interest of his clients and reserve the right to waive any previously printed or announced requirements. All Auction day announcements by the Auctioneer supersede any printed material or any other Auction statements made previously. The Auctioneer reserves the right to bid on behalf of any buyer. All Auction Sales Contracts will be presented to the seller for approval. The Auctioneer reserves the right to withdraw any property from the Auction, without penalty. Auctioneer may elect to cancel the Auction without penalty if Auctioneer believes that the outcome will not be in the Seller's best interest. If Seller is not present, the Auctioneer may elect to start or cancel the Auction without penalty. The Auctioneer shall be held harmless by buyer and seller should the property fail to go to a successful settlement for any reason. The seller, Auctioneer, and it's agents shall not be held liable for any errors or omissions regarding Auction property. Buyer assumes responsibility to check with the appropriate authority/authorities regarding the property's zoning and current or future intended use as well as any restrictions or covenants affecting the property. Bidder(s) have the right and should examine the applicable county master plan and any municipal land use plans and maps for the area in which the property is located prior to bidding. The Seller, Auctioneer, and agents assume no responsibility for the information contained in said plan(s) and assumes no liability for failure by buyer to review the plans. The contract will not be contingent upon bidder(s) review of such plans. Auctioneer complies with all federal, state, and local laws regarding the buying and selling of property.

VIDEO/PHOTO DISCLAIMER & RELEASE

This auction may be videotaped, as all of our auctions. As a condition of attendance, attendees have agreed to the use of themselves without further consideration or compensation in both audio and video forms. These recordings may be used for purposes of illustration, broadcast, or distribution in any manner associated with the promotion of Geswein Farm & Land Realty, LLC.

CONFLICTS

In the event of any conflict between this document and the sales contract, the sales contract will prevail.

RELEASE OF LIABILITY

Attendees agree to observe and obey all rules, warnings, and oral instructions or directions given by Geswein Farm & Land Realty, LLC and/or auction house. I hereby release, waive, and forever discharge any and all liability, claims, and demands of whatever kind or nature against Geswein Farm & Land Realty, LLC and its affiliated partners and sponsors, including in each case, without limitation, their directors, officers, employees, volunteers, and agents (the "released parties") either in law or in equity, to the fullest extent permissible by law, including but not limited to damages or losses caused by the negligence, fault, or conduct of any kind on the part of the released parties, including but not limited to death, bodily injury, illness, economic loss, or out of pocket expenses, or loss or damage to property, which I, my heirs, assignees, next of kin and/or legally appointed or designated representatives, may have or which may hereinafter accrue on my behalf, which arise or may hereafter arise from my attendance and/or participation.

85+/- Acres | Montgomery County, Indiana

Listing # JK215485AU



85+ / - ACRES

MINIMUM BID: \$700,000.00

79+- Acres of Cropland

Open Lease for 2022

Productive Soils; WAPI 158

Road Frontage on 575 N

AUCTIONEER:
JOHNNY KLEMME
LICENSE #: AU12000053



FARM & LAND
Real Estate & Auctions

FOR MORE INFORMATION CONTACT:

JOHNNY KLEMME

(765) 427 - 1619

Johnny@Gfarmland.com



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FARM & LAND
Real Estate & Auctions

FOR MORE INFORMATION CONTACT:

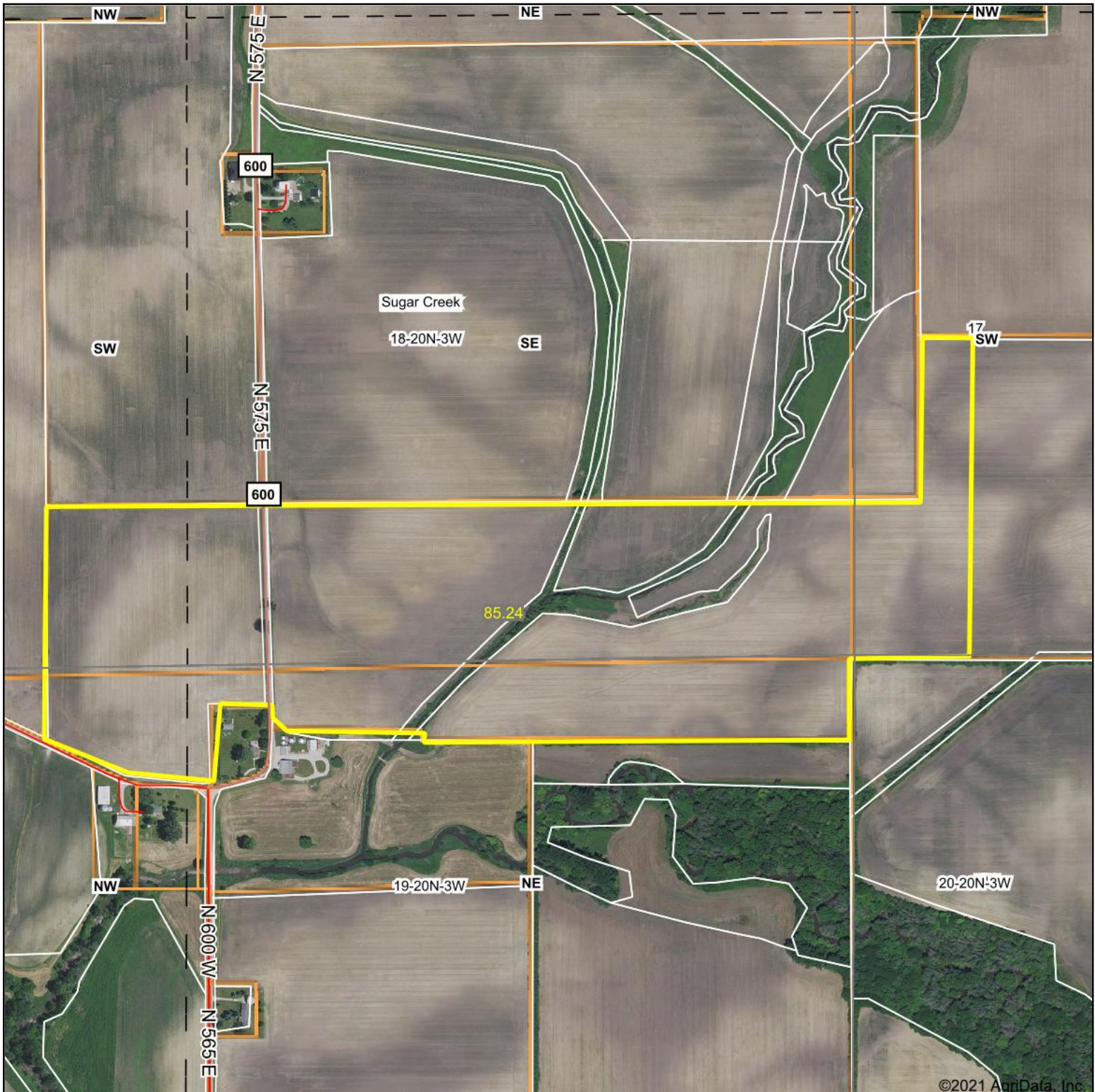
JOHNNY KLEMME

(765) 427 - 1619

Johnny@Gfarmland.com



Aerial Map



GESWEIN
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Map Center: 40° 10' 22.14, -86° 47' 39.68

0ft 642ft 1284ft

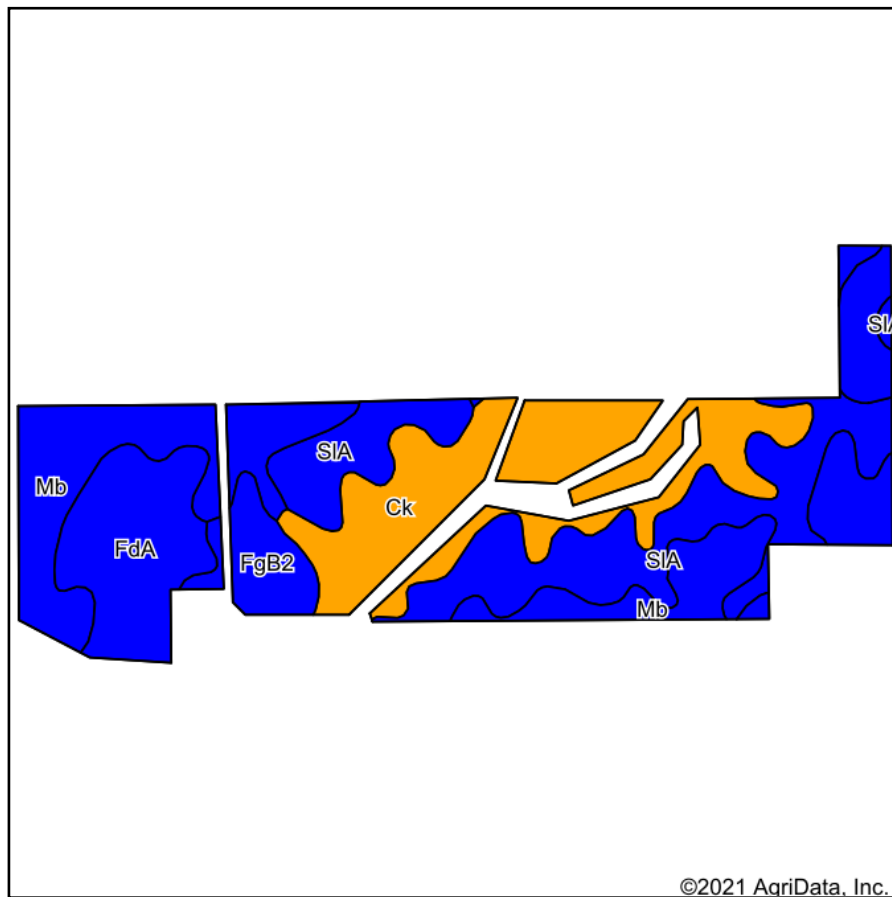
18-20N-3W
Montgomery County
Indiana



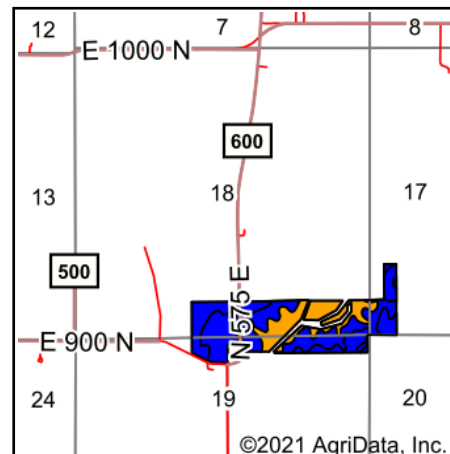
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Montgomery**
 Location: **18-20N-3W**
 Township: **Sugar Creek**
 Acres: **78.85**
 Date: **10/26/2021**

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Maps Provided By:



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Area Symbol: IN107, Soil Area Version: 25

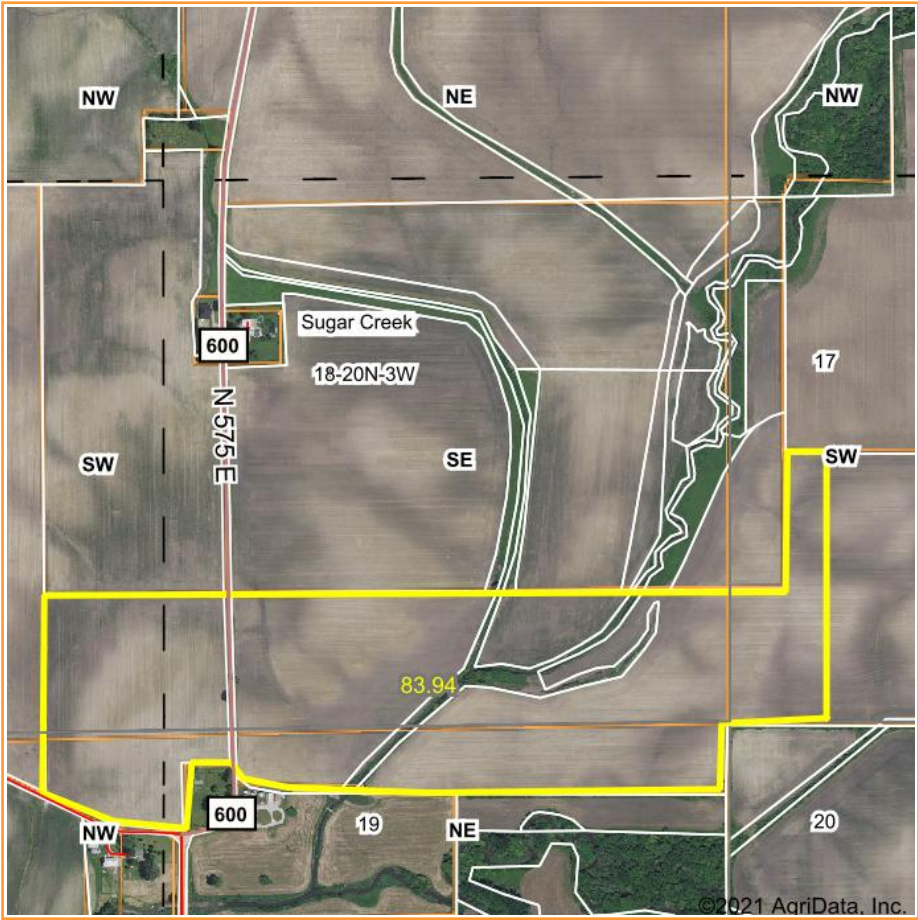
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	23.72	30.1%		4.5ft.	IIw	175	6	12	61	58	87	85	77
Ck	Cohoctah loam, frequently flooded	20.28	25.7%		0.2ft.	IIIw	130			26		74	52	74
SIA	Starks silt loam, 0 to 2 percent slopes	20.14	25.5%		2.5ft.	IIw	164	5	11	53	66	91	91	79
FdA	Fincastle silt loam, tipton till plain, 0 to 2 percent slopes	10.53	13.4%		2.5ft.	IIw	168	5	11	54	74	85	85	74
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	4.18	5.3%		> 6.5ft.	Ile	143	5	10	48	64	72	72	58
Weighted Average						2.26	158	4	8.4	48.3	47.6	*n 83.6	*n 77.4	*n 75.3

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

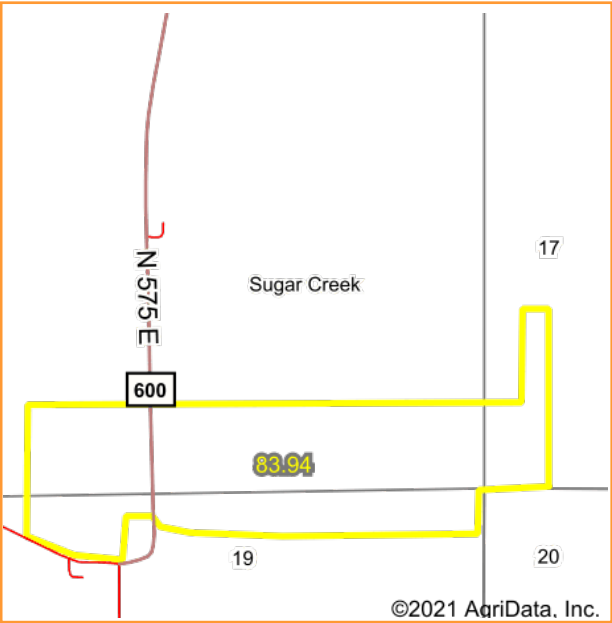
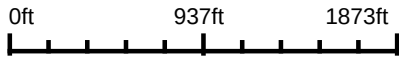
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Parcel Data Map



Map Center: 40° 10' 30.34, -86° 47' 40.25



Date: 10/26/2021 State: Indiana
County: Montgomery Legal: 18-20N-3W

GESWEIN

FARM & LAND

Maps Provided By:



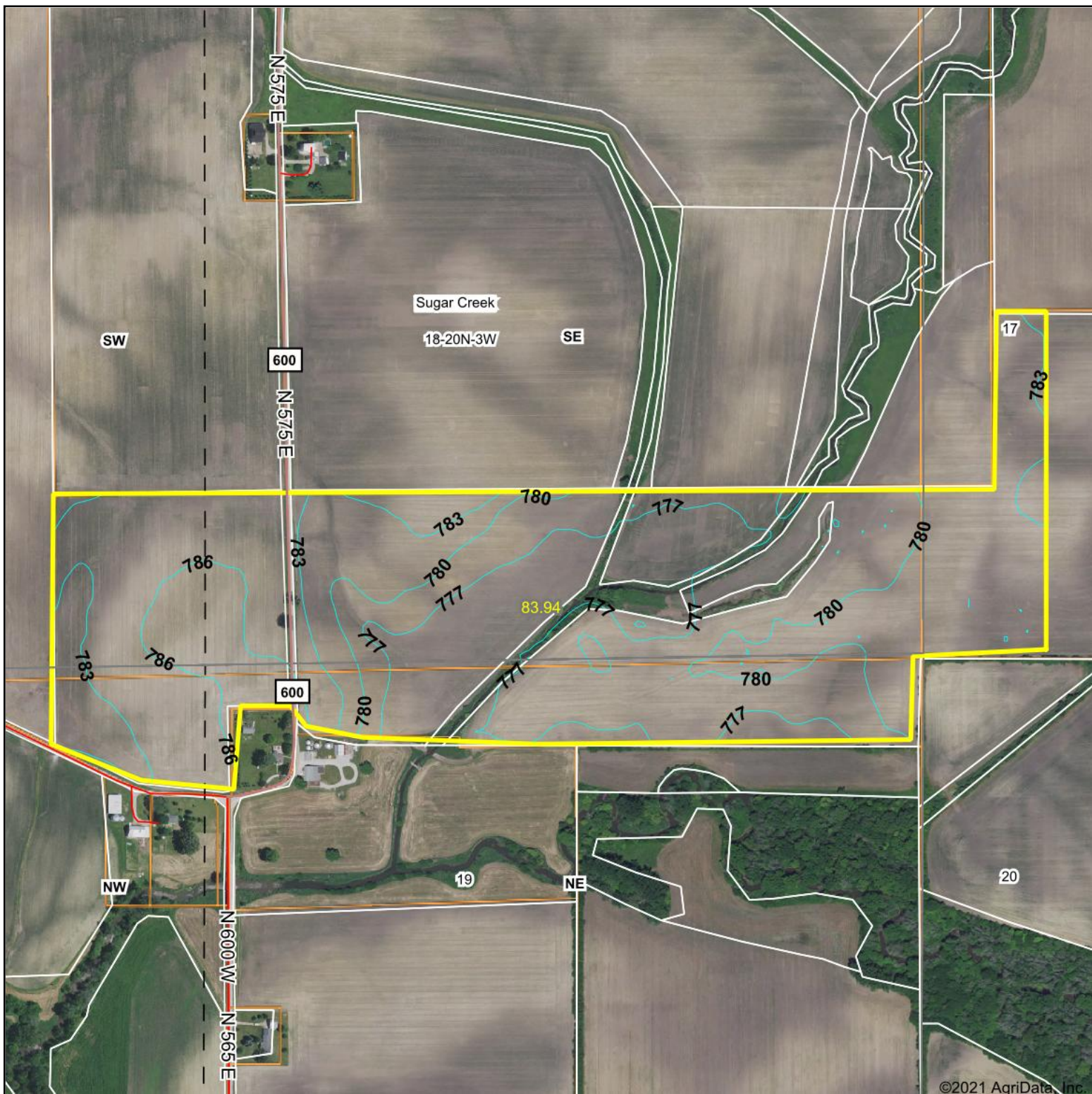
CUSTOMIZED ONLINE MAPPING

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parcel_id	owner	acreage_deeded	land_use_class	sale_price	mkt_val_tot
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Topography Contours



GESWEIN
FARM & LAND

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 773.7

Max: 788.8

Range: 15.1

Average: 780.5

Standard Deviation: 3.35 ft

0ft 596ft 1193ft



10/26/2021

18-20N-3W
Montgomery County
Indiana

Map Center: 40° 10' 30.34, -86° 47' 40.25

Maps Provided By:



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

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

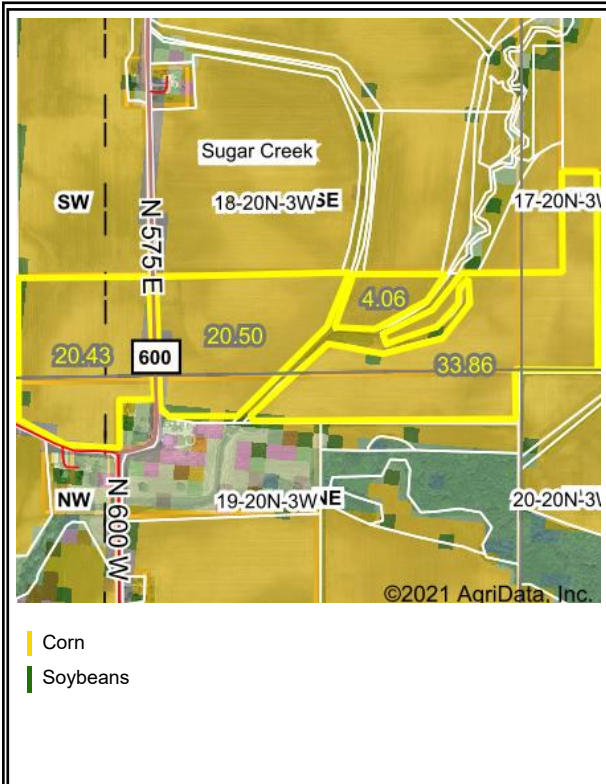
Farm Name:

Field ID:

Acct. #:

Crop Year:

Crop Year:



Crop Year:



Crop Year:



Map Center: 40° 10' 21.71, -86° 47' 37.41

State: IN

County: Montgomery

Legal: 18-20N-3W

Twnshp: Sugar Creek

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



Maps Provided By:



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Map prepared on: 3/29/2021
95.48 Tract acres
89.62 Cropland acres
0 CRP acres

CRP
CLU

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions **Montgomery Co., IN**
- Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-03-29 07:03:56



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
2	21.16	N	2					Y
3	4.41	N	2					Y
10	1.92	U	10					N
11	3.94	U	10					N
17	64.05	N	2					Y

USDA Farm 7122 Tract 8098



Administered by: Montgomery County, Indiana

Map prepared on: 3/29/2021

50.84 Tract acres
49.59 Cropland acres
0 CRP acres

CRP

CLU

Montgomery Co., IN



Wetland Determination Identifiers:

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-03-29 07:03:56



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
6	49.59	N	2					Y
13	0.62	U	10					N
14	0.63	U	10					N

Farm 7122 Tract 8098

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



Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : 18-107-2019-133
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
167.11	160.00	160.00	0.00	0.00	0.00	0.00	0.00	Active	3
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	160.00	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	97.29	0.00	181	
Soybeans	62.21	0.00	53	0
TOTAL	159.50	0.00		

NOTES

Tract Number : 8096

Description :
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 :
Other Producers :
Recon ID : 18-107-2019-132

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
95.48	89.62	89.62	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	89.62	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 8096 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	54.50	0.00	181
Soybeans	34.85	0.00	53
TOTAL	89.35	0.00	

NOTES

Tract Number : 8098

Description : 19-20-3
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 :
Other Producers :
Recon ID : 18-107-2019-132

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
50.84	49.59	49.59	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	49.59	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	30.15	0.00	181
Soybeans	19.28	0.00	53
TOTAL	49.43	0.00	

NOTES

Tract Number : 8099

Description : 19-20-3
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



Abbreviated 156 Farm Record

Tract 8099 Continued ...

Owners

Other Producers

Recon ID : 18-107-2019-132

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
20.79	20.79	20.79	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	20.79	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	12.64	0.00	181
Soybeans	8.08	0.00	53

TOTAL 20.72 0.00

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.