

FARM AUCTION

**TOP QUALITY TILLABLE
40 ACRES BENTON COUNTY, IN**



| **GFARMLAND.COM**

FARM AUCTION

OCTOBER 26, 2022

FORTY ACRE FOWLER FARM

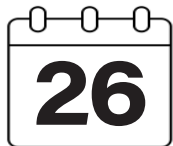
AUCTIONEER: JOHNNY KLEMME | LICENSE #: AU12000053

AUCTION INFORMATION

40+/- Acres | Benton County, Indiana

Listing # JK220440AU

AUCTION DATE/LOCATION



Wednesday
October 26, 2022
6:00 pm EST

LIVE @ Benton County Country Club

602 W 4th Street
Fowler, IN 47944

ONLINE @ Auctions.GFarmLand.com

Attendees may pre-register by:
calling 765-426-6666 or
email auctions@GFarmLand.com

LIVE BIDDING

- All bidders must be registered prior to the auction start time.
- All potential bidders must present a state issued I.D. at registration. Those planning to bid should arrive no later than 5:45 pm EST to register.

ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- To register, go to auctions.gfarmland.com from an internet browser. Do not use "www." when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Auctioneer, Johnny Klemme, at (765) 427-1619 with questions.

AGENCY & AUCTIONEER

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

VIEWING AUCTION

To View Only on sale day, navigate to the auction via auctions.gfarmland.com (as above). Click on the "Enter Auction" button. The auction is LIVE when the button is green.

PROCEDURE

- The winning bidder must be prepared to present a 10% check or wire transfer for earnest money made payable to Geswein Farm & Land Realty, LLC upon conclusion of the auction.
- Seller Reserves the right to accept or reject any and/or all bids.

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.

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.

TERMS OF POSSESSION

Successful bidder(s) will pay 10% of the successful bid on the day of sale as earnest money. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 28, 2022 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease which expires when the 2022 crop is harvested. Current tax year 2022 real estate taxes shall be pro-rated on the date of closing.

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). Any and all closing fees will be shared by both buyer and seller.

License # AU12000053

AUCTIONS | REAL ESTATE | FARM MANAGEMENT

www.GFarmLand.com

AUCTION TERMS & CONDITIONS

40+/- Acres | Benton County, Indiana

Listing # JK220440AU



Offering Procedure:

The successful Bidder(s) must be prepared to present a check or complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (checks/wire transfers) must be made payable to Geswein Farm & Land Realty, LLC.

Seller reserves the right to accept or reject any and/or all 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 at the time of acceptance of the high bid(s) on October 26, 2022. The down payment may be made in the form of a personal check, business check, or cashier's check OR wire transfer. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.

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

POSSESSION: Possession will be given at settlement subject to the existing lease which expires when the 2022 crop is harvested.

CLOSING: Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 28, 2022 or after any objections to title have been cleared. Final settlement will require wire transfer.

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 and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: Current tax year 2022 real estate taxes and assessments due and payable in 2023 shall be pro-rated on the date of closing. Real estate taxes and assessments in 2023 and beyond shall be paid by Buyer.

EASEMENTS: Sale of property is subject to any and 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 ABSENCE 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 DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATA, CORRECTIONS AND CHANGES: Please review all announcements prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquiries concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller, Seller's Agent, and Auctioneer disclaim any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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 & seller's 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.

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 its 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. Attendees 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 attendees, 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.

License # AU12000053

AUCTIONS | REAL ESTATE | FARM MANAGEMENT

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BIDDER REGISTRATION FORM

40+/- Acres | Benton County, Indiana

Listing # JK220440AU



AUCTION DATE/LOCATION



Wednesday
October 26, 2022
6:00 pm EST

LIVE @ Benton County Country Club
602 W 4th Street
Fowler, IN 47944

ONLINE @ Auctions.GFarmLand.com

Upon completing form in its entirety, you may mail a hardcopy to:
Geswein Farm & Land
Attn: Auctions
1100 N 9th Street
Lafayette, IN 47904
or you may mail a digital copy to:
auctions@GFarmLand.com

Please arrive to the auction at least fifteen minutes prior to the auction start time to check in.

If submitting this form digitally, you will be asked to sign at check in.

Please be sure to bring a state issued form of identification.

- Successful bidders will be expected to enter into a contract of sale with the Seller(s) upon acceptance of bid.
- If you are the successful bidder the day of the auction, we will require contact information for your Attorney.
- Seller reserves the right to accept any or all bids.

QUESTIONS? Call 765-426-6666 - OR - Email Auctions@GFarmLand.com

FIRST NAME

LAST NAME

STREET ADDRESS

CITY/STATE/ZIP

PRIMARY PHONE

OTHER PHONE

EMAIL

DRIVER LICENSE # (or other state issued ID)

ISSUING STATE (if other than Indiana)

FINANCIAL INSTITUTION (bank or credit union)

ADDRESS

By signing below, bidder acknowledges receipt and understanding of terms listed within the Terms & Conditions page for this auction.

SIGNATURE

DATE



FARM & LAND
Real Estate & Auctions

FARM AUCTION

Live + Online 
October 26, 2022
6:00 PM EST at
Benton County Country Club
Fowler, IN

TOP QUALITY TILLABLE
40 ACRES BENTON COUNTY, IN

LISTING # JK220440AU

Johnny Klemme

Co-Owner & Advisor/Auctioneer

 (765) 427-1619

 johnny@gfarmland.com


Register &
BID ONLINE at
Auctions.GFarmland.com

Download the App to Bid Online, Get the Bidder Packet, Updates & More!



WEST CENTRAL, INDIANA
40 ACRES IN ONE TRACT

SURETY WAPI - 166.8
BENTON COUNTY
CENTER TOWNSHIP

ZONED AGRICULTURE

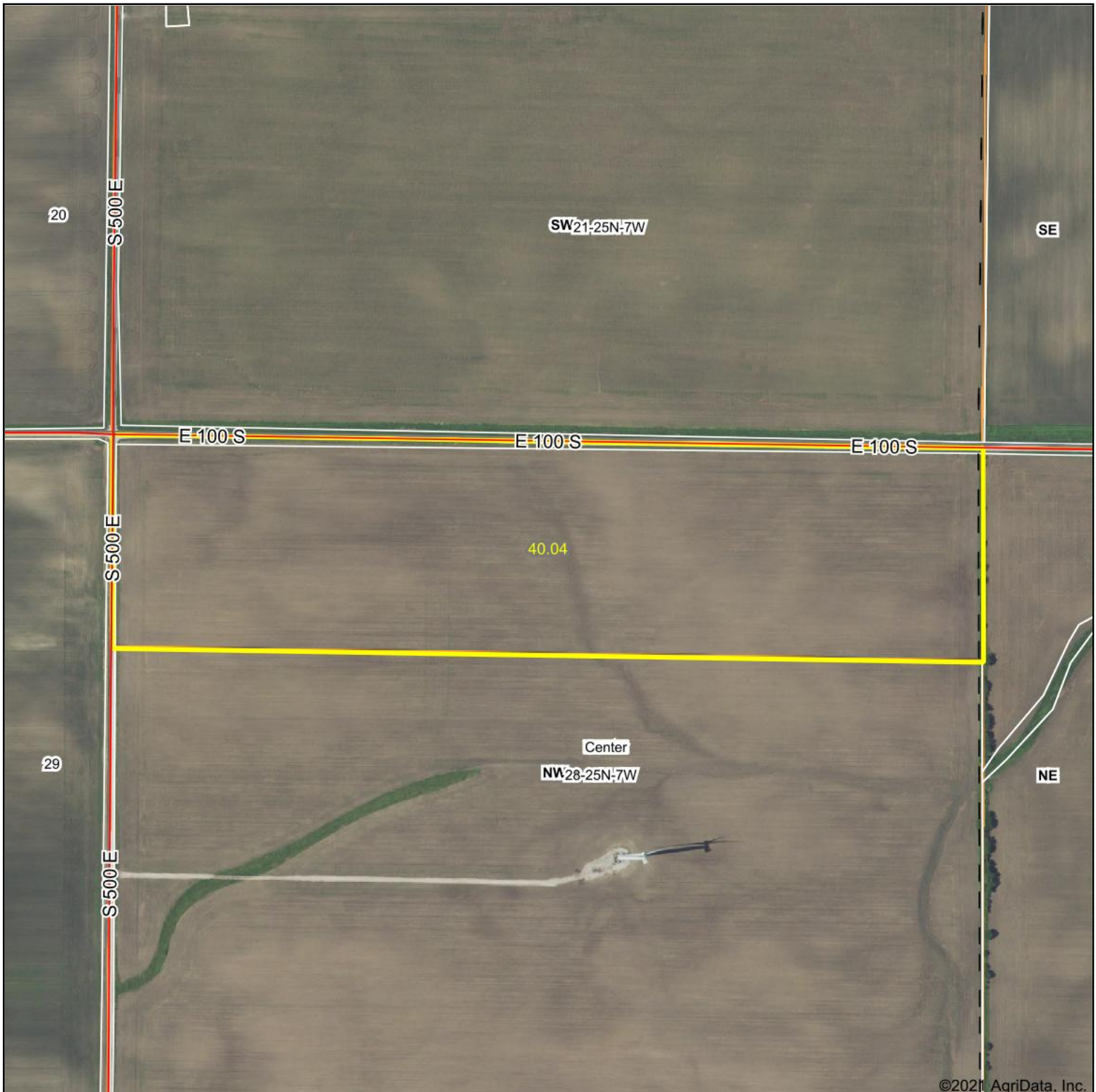
- 40.00+- Acres
- Surety WAPI 166.8
- Strong Agriculture Community
- Excellent Investment Opportunity


Register &
BID ONLINE at
Auctions.GFarmland.com

Predominantly Odell Silty Clay Loam, Chalmers Silty Clay Loam, & Selma Silty Clay Loam Soils.

ATTEND THE LIVE AUCTION OR BID ONLINE!

Aerial Map



GESWEIN
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Map Center: 40° 35' 26.13, -87° 13' 24.8

0ft 476ft 951ft

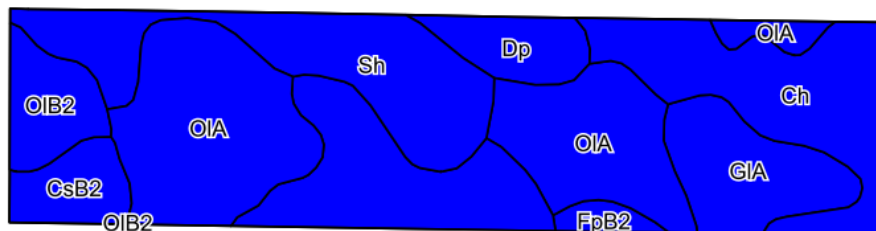
28-25N-7W
Benton County
Indiana



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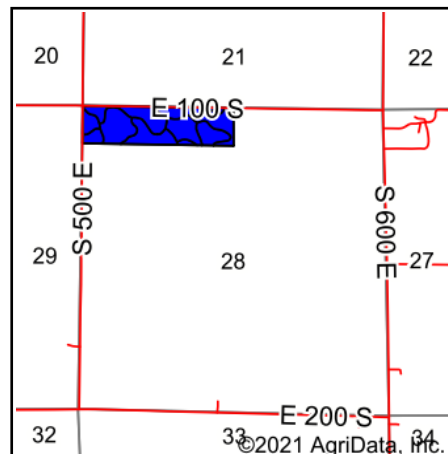
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



©2021 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Benton**
 Location: **28-25N-7W**
 Township: **Center**
 Acres: **40.04**

GESWEIN
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Maps Provided By:



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Area Symbol: IN007, Soil Area Version: 23

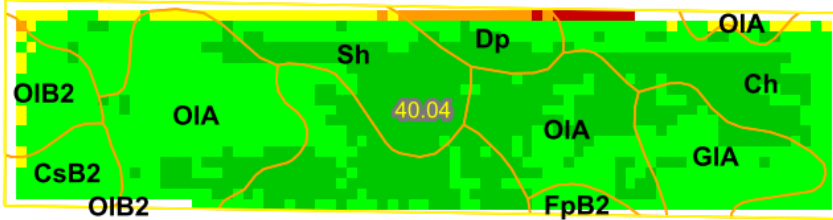
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
OIA	Odell silt loam, 0 to 2 percent slopes	12.05	30.1%		> 6.5ft.	Ilw	153	5	10	47	69	71	71	66
Ch	Chalmers silty clay loam	11.44	28.6%		0.5ft.	Ilw	190	6	13	54	76	81	81	80
Sh	Selma silty clay loam, till substratum	6.61	16.5%		0ft.	Ilw	175	6	12	49	70	84	84	73
GIA	Gilboa silt loam, 0 to 2 percent slopes	3.65	9.1%		> 6.5ft.	Ilw	155	5	10	48	69	83	83	74
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	2.11	5.3%		> 6.5ft.	Ile	148	5	10	45	67	67	67	59
Dp	Darroch silt loam, till substratum	1.86	4.6%		> 6.5ft.	Ilw	160	5	11	49	72	80	80	80
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	1.76	4.4%		> 6.5ft.	Ile	141	5	9	46	64	57	57	43
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	0.56	1.4%		> 6.5ft.	Ile	144	5	10	47	65	76	76	66
Weighted Average						2.00	166.8	5.5	11.2	49.4	70.9	*n 76.8	*n 76.8	*n 71.2

*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.

Max NDVI(2021) with Soils



Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

State: **Indiana**
 County: **Benton**
 Location: **28-25N-7W**
 Township: **Center**
 Acres: **40.04**
 Date: **10/20/2021**

Crop:

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN007, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2021
OIA	Odell silt loam, 0 to 2 percent slopes	12.05	30.1%	Somewhat poorly drained	IIw	71	80
Ch	Chalmers silty clay loam	11.44	28.6%	Poorly drained	IIw	81	80.4
Sh	Selma silty clay loam, till substratum	6.61	16.5%	Poorly drained	IIw	84	79.6
GIA	Gilboa silt loam, 0 to 2 percent slopes	3.65	9.1%	Somewhat poorly drained	IIw	83	79.9
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	2.11	5.3%	Somewhat poorly drained	Ile	67	78.3
Dp	Darroch silt loam, till substratum	1.86	4.6%	Somewhat poorly drained	IIw	80	80.3
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	1.76	4.4%	Moderately well drained	Ile	57	78.7
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	0.56	1.4%	Moderately well drained	Ile	76	79.8
Weighted Average					2.00	*n 76.8	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

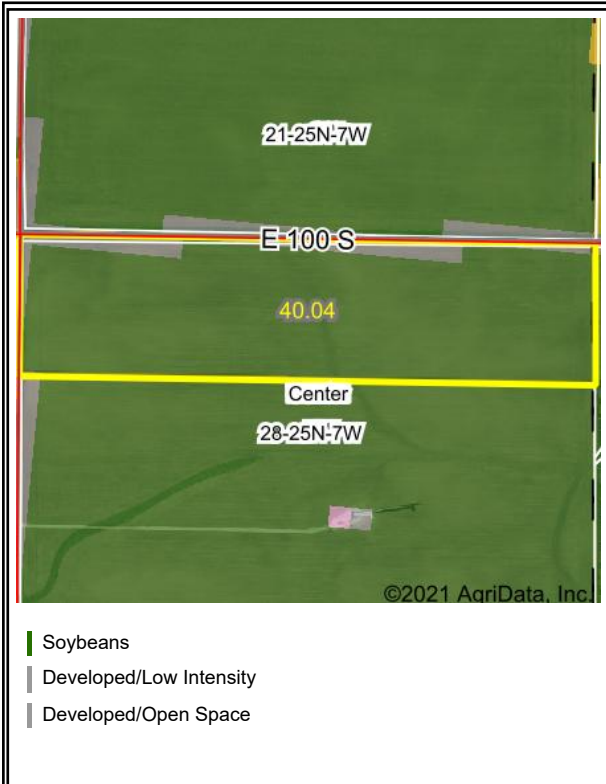
Farm Name:

Field ID:

Acct. #:

Crop Year:

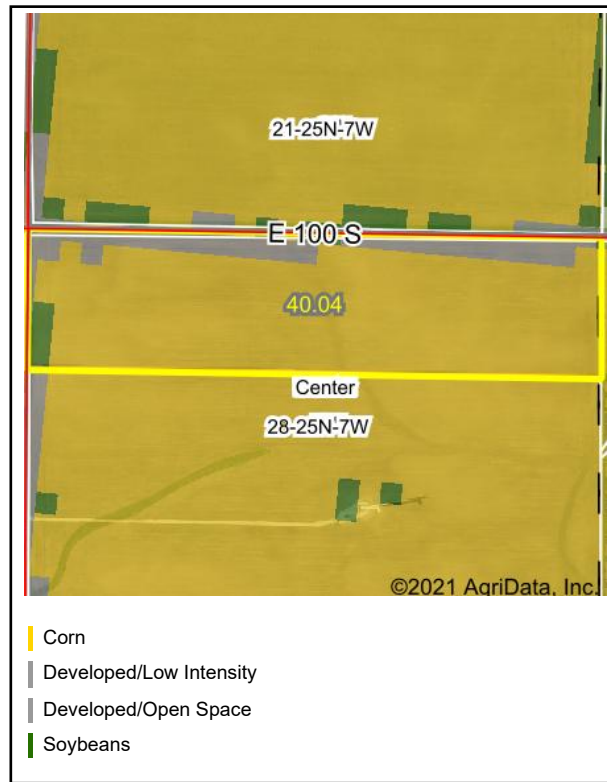
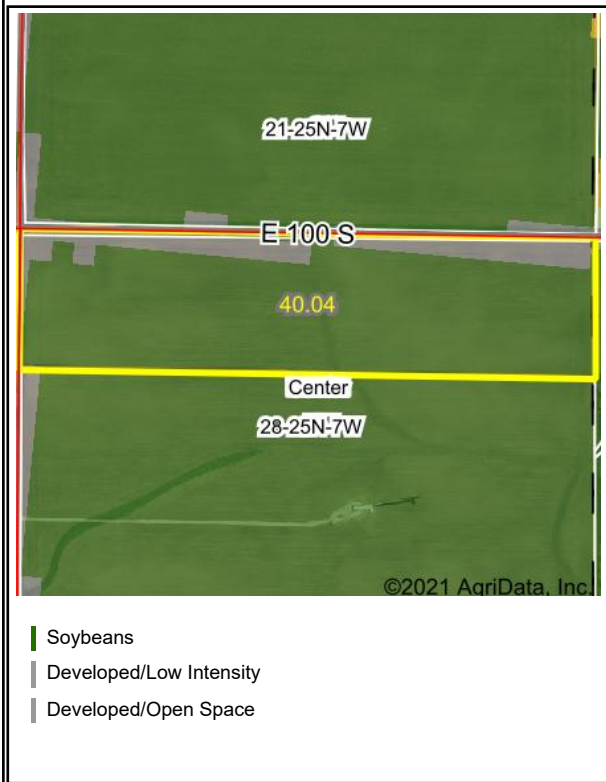
Crop Year:



Crop Year:



Crop Year:



Map Center: 40° 35' 26.13, -87° 13' 24.8

State: IN

County: Benton

Legal: 28-25N-7W

Twnshp: Center

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



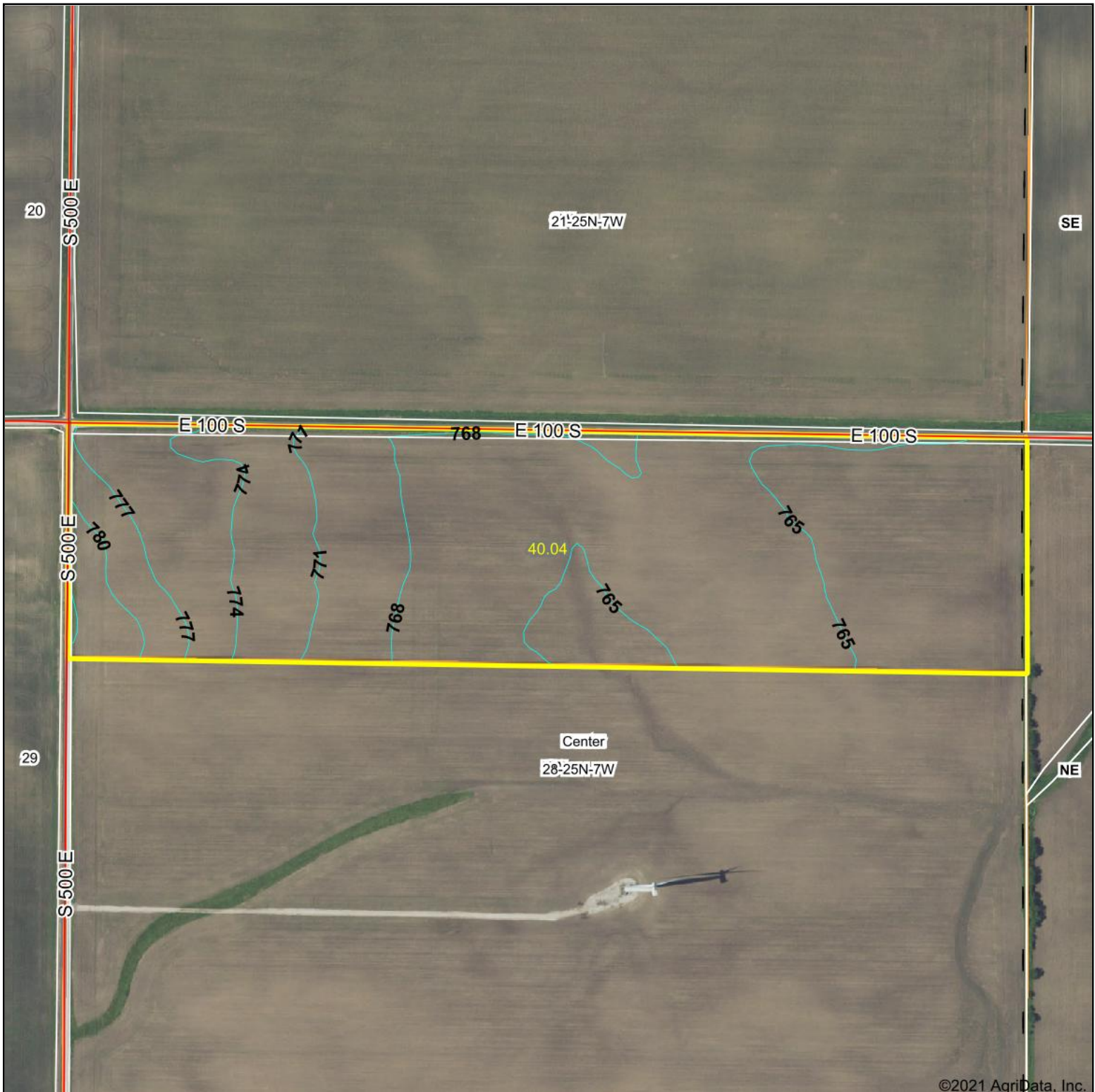
Maps Provided By:



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Topography Contours



©2021 AgriData, Inc.

GESWEIN
FARM & LAND

Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 762.1
Max: 782.6
Range: 20.5
Average: 768.1
Standard Deviation: 4.72 ft

0ft 432ft 864ft

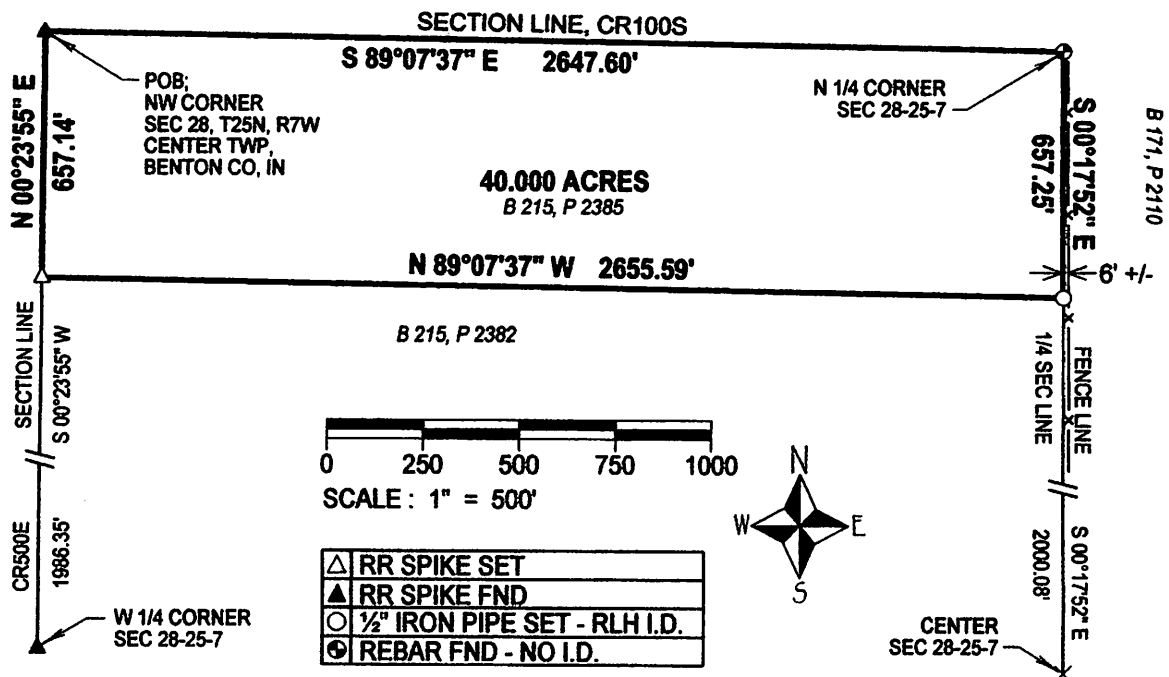


10/20/2021

28-25N-7W
Benton County
Indiana

Map Center: 40° 35' 26.13, -87° 13' 24.8

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



December 23, 2015

Survey requested by Harry Wickens: owner

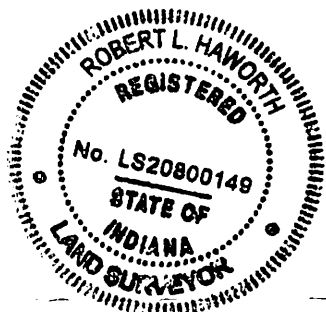
BOOK 215, PAGE 2385: "Forty (40) acres of even width off the Northern part of the Northwest Quarter of Section Twenty-eight (28), Township Twenty-five (25) North, Range Seven (7) West, Center Township, Benton County, Indiana."

Described further by: Beginning at a railroad spike at the Northwest corner of said Section 28; thence South 89° 07' 37" East along CR100S and the section line 2,647.60 feet to an iron rod; thence South 00° 17' 52" East along the quarter section line 657.25 feet to a half inch iron pipe capped with RLH I.D.; thence North 89° 07' 37" West 2,655.59 feet to a railroad spike; thence North 00° 23' 55" East 657.14 feet to the point of beginning, containing 40.000 Acres, more or less.

The above described parcel being subject right-of-way for CR100S, CR500E and all other easements of record pertaining to this parcel.

I, Robert L. Haworth, a Registered Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal description were prepared under my direct supervision, and to the best of my knowledge and belief was executed in accordance with "Title 865, Article 1, Chapter 12, Section 1 through 30 of Indiana Administrative Code."

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law." -Robert L. Haworth.



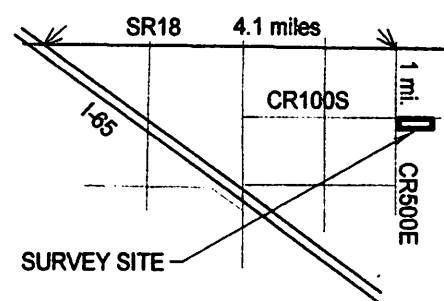
Robert L. Haworth

This Instrument Prepared by:
Robert L. Haworth, Registered Land Surveyor #LS20800149
204 B North Main Street, Monticello, Indiana 47960
(574) 583-3087

FLOOD STATEMENT:

By graphic plotting only, this parcel is located in ZONE X of the Flood Insurance Rate Map, Community Panel No. 18007 C 0185 B, which bears an effective date of OCTOBER 2, 2012 and is NOT in a Special Flood Hazard Area. According to a check of the online Community Status (<http://www.fema.gov/fema/csb.shtm>) on DECEMBER 23, 2015 this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from F.E.M.A.

VICINITY MAP: not to scale



SURVEY CONTINUED: Wickens; 40.000 A, N NW Sec 28-25-7; Dec 23, 2015

SURVEYOR'S REPORT: RETRACEMENT SURVEY

The record descriptions used in this survey were provided by research at the office of the Benton County Auditor and Recorder. The purpose of this survey is to prepare a plat and description of 40.000 Acres of even width off the North end of the Northwest Quarter of Section 28, T25N, R7W. The subject property lies in Center Township, Benton County, Indiana. Survey data shown hereon is based on a local ground coordinate system based on the Indiana State Plane Coordinate System, as provided by GPS measurements using INDOT InCORS data service, with the basis of bearings being the North line of the Northwest Quarter bearing South 89 degrees 07 minutes 37 seconds East. (Bearing and distance relationships to found monumentation on the adjoining properties is shown on the attached plat for the purpose of establishing a history of monumentation; however, this plat does not represent a survey of said adjoining properties.)

There may be differences with deed dimensions when compared with measured dimensions along the boundary lines shown hereon. In cases where the magnitude of these differences is less than the Theoretical Uncertainty stated in the following report and less than the uncertainty identified for the reference monumentation discussed in the following report, the differences may be considered insignificant and are shown only for the purposes of mathematical closure and are therefore not discussed below. When such differences are greater than said uncertainties or are the result of title discrepancies, they are generally discussed in more detail below as may be necessary for clarity of the lines established or reestablished this survey.

Unless otherwise noted on the attached plat or in the following report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purposes of this survey, such lines are assumed to run straight between said locations, but in actuality may slightly vary from such straight line.

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on this survey as a result of:

- 1) Variance caused by the availability and condition of record monuments;
-NW Corner of Section 28: RR spike found; County Surveyor References; used
-NE Corner of Section 28: "reading" located; County Surveyor References; used
-SW Corner of Section 28: PK nail found; County Surveyor References; used
-SE Corner of Section 28: "reading" located; County Surveyor References; used
-N $\frac{1}{4}$ Corner of Section 28: iron rod found; evidence from previous survey; used
-S $\frac{1}{4}$ Corner of Section 28: calculated midpoint between section corners
-W $\frac{1}{4}$ Corner of Section 28: RR spike found; evidence from previous survey; used
-E $\frac{1}{4}$ Corner of Section 28: calculated midpoint between section corners
- 2) The existing deeds and plats of record;
No uncertainties in the locations of the lines and corners established on this survey as a result of deeds.
- 3) The occupation or possession lines (fences, etc.) as related to the surveyed lines;
No encroachments were observed during this survey.
The North/South quarter section line is about 6 feet West of an existing fence line.
- 4) The relative positional accuracy of measurements;
The relative positional accuracy of the lines and corners of this survey due to measurements is within the specifications for RURAL survey.

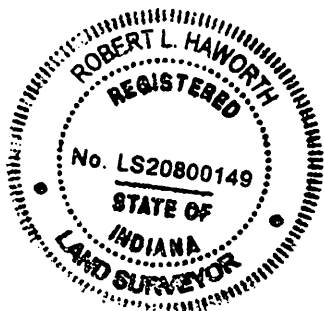
NOTES

- 1) Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground containers or facilities that may affect the use or development of this tract.
- 2) No attempt was made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines to the property.
- 3) No excavations were made during the course of this survey to locate underground utilities and/or structures. Before design or construction is begun, locations should be obtained from the appropriate agencies.
- 4) Every document of record reviewed and considered as a part of this survey is noted hereon. The plat and survey were prepared based upon research of the public records to determine the last deed of record for source of title for the subject and adjoining properties and is therefore subject to any statements of facts revealed by examination of prior deeds or other documents that may exist that would affect this parcel.
- 5) Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.
- 6) In most cases the boundary markers and monuments have temporarily been made to attract notice by use of a red flag, red ribbon or orange spray paint. The various depths and sizes of markers and monuments used for this survey may be discussed in the report where applicable.

Field Work Completed on: December 23, 2015

Date: December 23, 2015

SEAL



INITIALS

[Handwritten Signature]

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

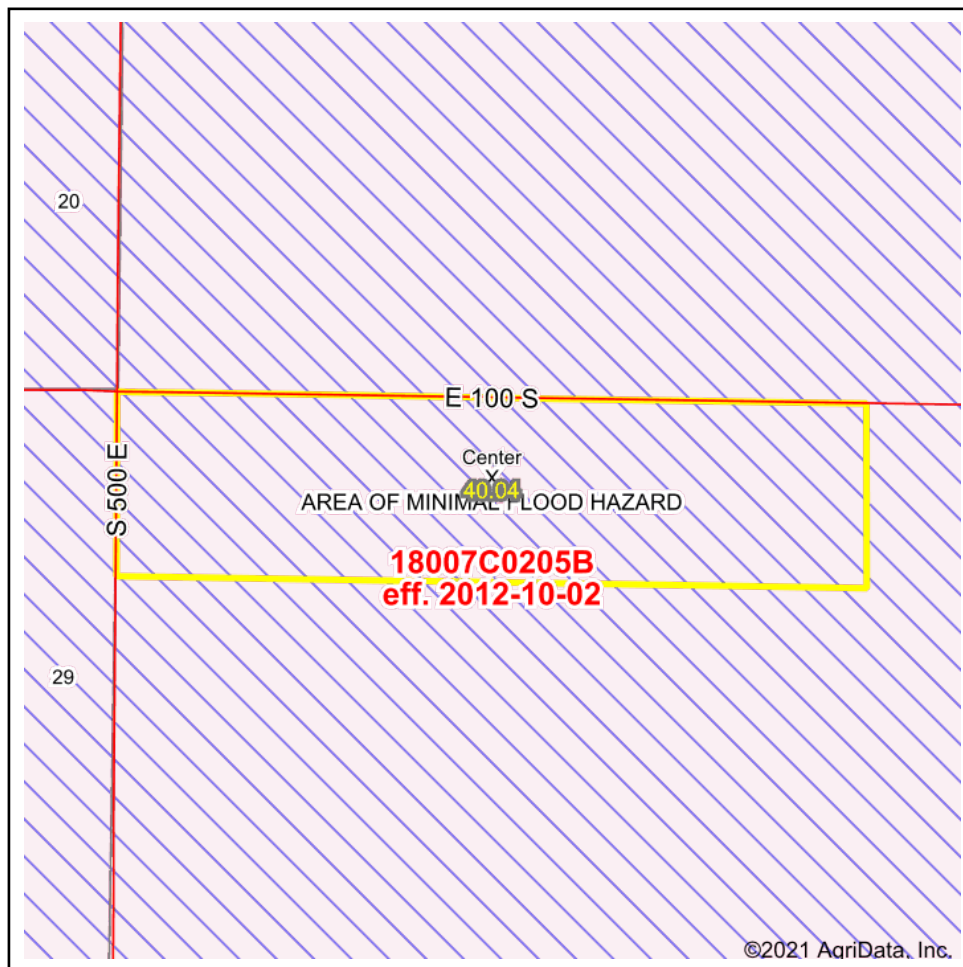
Copies of the surveys, plats, and information referenced either below or on the attached plat, were obtained from files and information at the following offices: Benton County Surveyor's Office, Auditor's Office, and Recorder's Office and James L. Milligan's office:

Documents County Court House::

DEED:: Record Book 215, Page 2385; Patrick Wickens Trust
DEED:: Record Book 215, Page 2382; Wickens Brothers Farms, LLC
DEED:: Record Book 210, Page 188, 190 & 192; Wickens Brothers Farms, LLC
DEED:: Record Book 201, Pages 2110 & 2111; Budreau Family Farms, LLC

SURVEY:: C. N. Starr; N/2 & S/2 of SE/4 of Sec 28, T25N, R7W;
Recorded on Aug 17, 1998 in Book 2 on Pages 83 thru 85

FEMA Report



Map Center: 40° 35' 26.13, -87° 13' 24.8

State: IN Acres: 40.04
County: Benton Date: 10/20/2021
Location: 28-25N-7W
Township: Center

GESWEIN
FARM & LAND

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
BENTON COUNTY	180477	Benton	None	40.04	100%
Total				40.04	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	40.04	100%
Total			40.04	100%

Panel	Effective Date	Acres	Percent
18007C0205B	10/2/2012	40.04	100%
Total		40.04	100%