

VIRTUAL LAND AUCTION

1,226± ACRES

OFFERED IN 8 TRACTS,
COMBINATIONS & THE ENTIRETY

HIGH QUALITY CROPLAND / KNOX COUNTY, INDIANA

1,190.74± TILLABLE ACRES

280± IRRIGATED ACRES

LARGE CONTIGUOUS TRACTS

THURSDAY, DECEMBER 11TH - 2PM ET

8 MILES WEST OF US-41

20 MILES SOUTHWEST OF VINCENNES, IN

20 MILES NORTHWEST OF PRINCETON, IN

BIDDER INFORMATION BOOKLET


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

812.682.4000

wilsonauctions.com



VIRTUAL LAND AUCTION 1,226[±] **THURSDAY, DECEMBER 11TH - 2PM ET** **ACRES**

William Wilson Auction & Realty, Inc. has been authorized to sell the real estate belonging to Miles Steckler Farms, LLC, located in Southwestern Knox County, Indiana.

DESCRIPTION:

- 1,226[±] Total Acres with 1,190.74[±] Tillable Acres
- 280[±] Irrigated Acres
- High Quality Cropland in Large Contiguous Tracts
- Offered in (8) tracts, combinations, and the entirety
- Tracts Ranging from 37 to 292 Acres



SCAN
TO VIEW
PROPERTY
VIDEO &
REGISTER
FOR ONLINE
BIDDING

VIRTUAL LAND AUCTION

1,226[±] ACRES OFFERED IN 8 TRACTS,
COMBINATIONS & THE ENTIRETY

HIGH QUALITY CROPLAND | KNOX COUNTY, INDIANA

1,190.74[±] TILLABLE ACRES
280[±] IRRIGATED ACRES
LARGE CONTIGUOUS TRACTS

THURSDAY, DECEMBER 11TH - 2PM ET

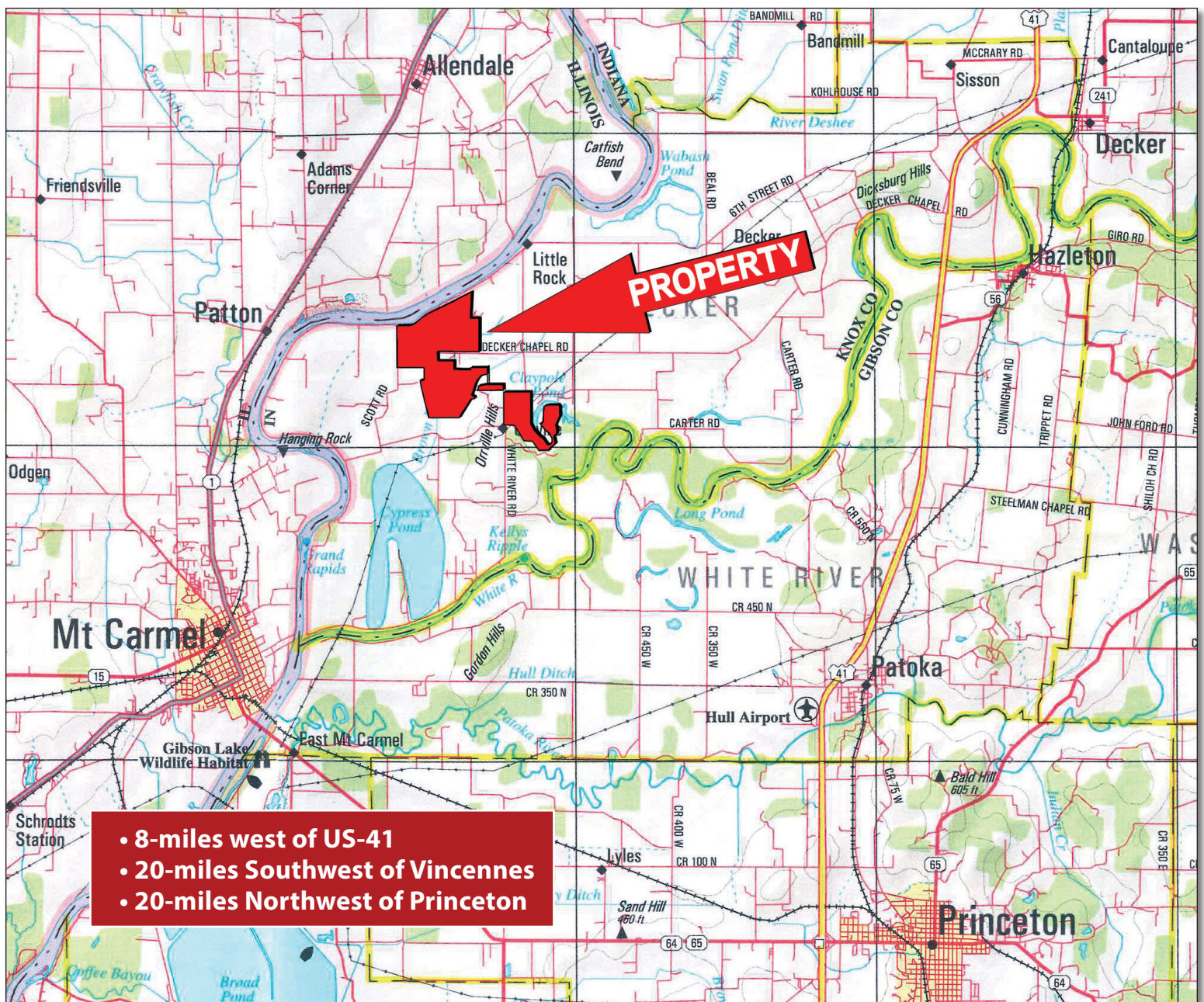
HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



PROPERTY LOCATION

The Miles Steckler farm centers around West Decker Chapel Road and Claypole Road between the Wabash and White Rivers in Southwestern Knox County, Indiana **DIRECTIONS TO PROPERTY:** From US-41 turn West on Decker Chapel Road and proceed approximately 8-miles. Watch for signs.

GPS LOCATOR: 38.472743, -87.697308



VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±] ACRES

PROPERTY DESCRIPTIONS

TRACTS 1-3: 563.77 ± Total Acres; 544.16 ± Tillable Acres; 280 ± Irrigated acres

For the farmland investor, an outstanding opportunity to buy large, contiguous tillable tracts, mostly irrigated. Tract 2 includes a windshield irrigation system and covers approximately 70-acres. Tract 3 features a center pivot irrigation system with a traveling end gun and covers approximately 210-230 acres. Centered at the west end of Decker Chapel Road these tracts also offer access from the north via Wabash River Road. The soil types on these tracts are capable of producing high yield corn and soybeans each year.

TRACT 1: 185.5± AC; Mostly tillable acres; frontage along two sides

TRACT 2: 86.27± AC; Mostly tillable; irrigated; frontage along two sides

TRACT 3: 292± AC; Mostly tillable; center-pivot irrigation; frontage along two sides

The 2025 crop was a mix of corn and soybeans. Please refer to the website for FSA and soil information.

TRACTS 4-6: 394 ± Total Acres; 381.29 ± Tillable Acres

For the farmland investor, these tracts offer more than 380 tillable acres, all contiguous with good drainage. The tracts are accessed from an existing easement off of Decker Chapel Road. Tract 5 features the highly responsive Vincennes loam and Ayrshire fine sandy loams which are capable of producing high yield corn and soybeans.

TRACT 4: 37± AC; Nearly all tillable; access via existing easement

TRACT 5: 132± AC; Mostly tillable acres; access via existing easement

TRACT 6: 225± AC; Mostly tillable acres; access via existing easement

The 2025 crop was a mix of corn and soybeans. Please refer to the website for FSA and soil information.

TRACTS 7-8: 269 ± Acres; 265.27 ± Tillable Acres

For the farmland investor, these tracts offer good silts with easy access for transport to grain terminals. Predominant soil types on these tracts include a good blend of the highly responsive Vincennes and Patton loams, along with Lyles and Ayrshire fine sandy loams.

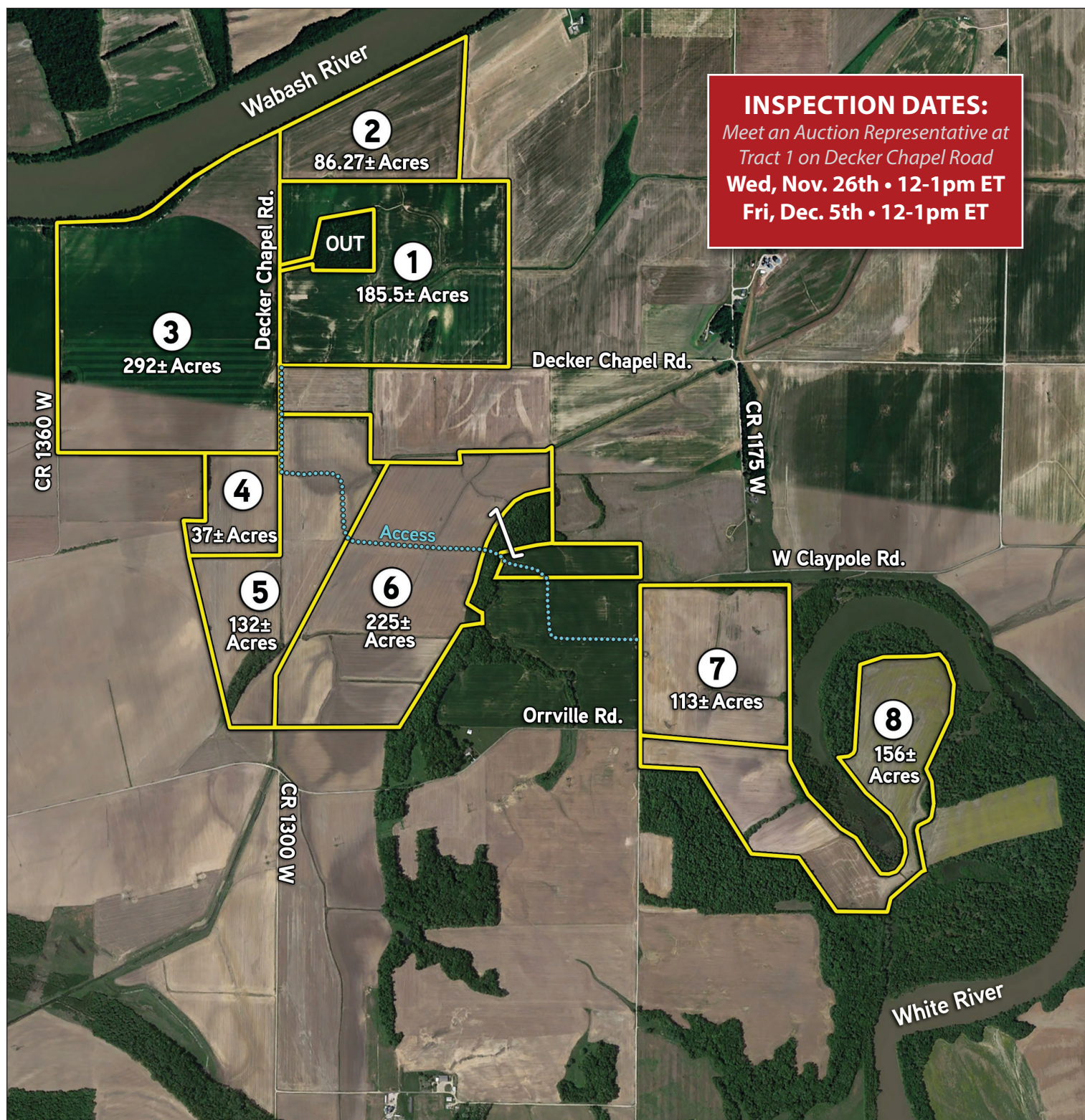
For the recreational land buyer, Tract 8 offers a blend of tillable acres with lowland sloughs surrounded by trees providing for outstanding wildlife habitat and recreational opportunities.

TRACT 7: 113± AC; Mostly tillable acres; frontage along two sides

TRACT 8: 156± AC; Mostly tillable acres; frontage along S. White River Road

The 2025 crop was a mix of corn and soybeans. Please refer to the website for FSA and soil information.

HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND

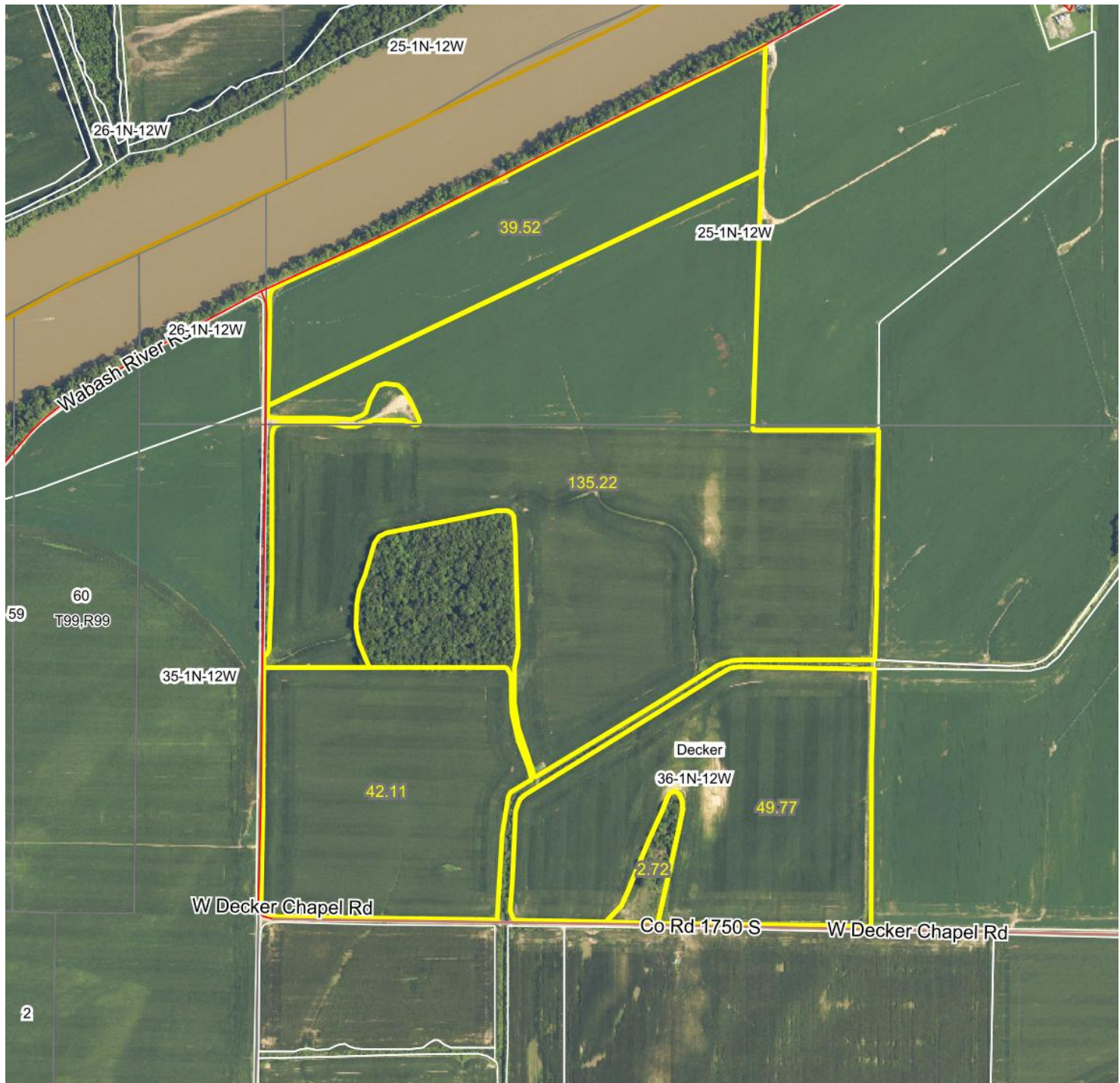


VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±]
ACRES

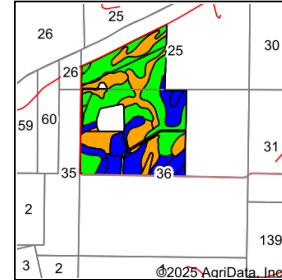
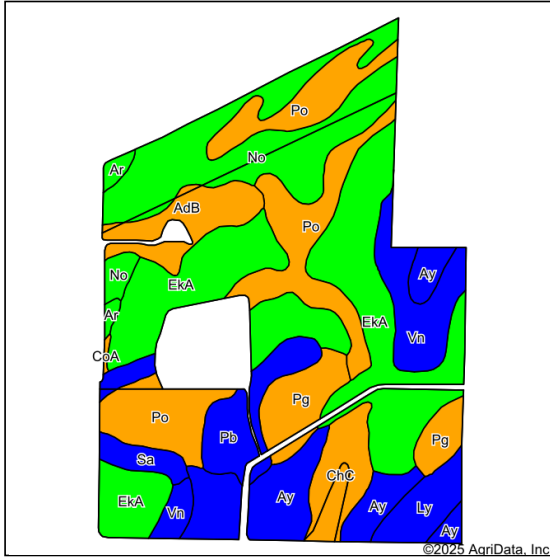
Tracts 1-2 Aerial Map



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tracts 1-2 Soils Map



State: **Indiana**
County: **Knox**
Location: **36-1N-12W**
Township: **Decker**
Acres: **269.34**
Date: **10/28/2025**

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Maps Provided By:
surety
CUSTOMER-ORIENTED ONLINE MAPS
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Soils data provided by USDA and NRCS.

Area Symbol: IN083, Soil Area Version: 24														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCCPI Soybeans
EKA	Elkinsville silt loam, 0 to 2 percent slopes	74.51	27.8%		lw	6	140	5		9	49	3395	69	68
Po	Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded	43.99	16.3%		llw		131	4	7		40		50	79
No	Nolin silty clay loam, rarely flooded	39.18	14.5%		lw		130	4		9	46		65	79
Ay	Ayshire fine sandy loam	26.75	9.9%		llw		149	5		10	49		67	58
Vn	Vincennes loam	16.75	6.2%		llw		160	5		11	47		64	85
Pg	Peoga variant silt loam	14.87	5.5%		llw		145	5		10	42		58	73
Pb	Patton silt loam	12.55	4.7%		llw		175	6		12	49		70	91
AdB	Ade loamy fine sand, 2 to 6 percent slopes	12.46	4.6%		lls		105	4		7	33		47	40
ChC	Chelsea loamy fine sand, 4 to 10 percent slopes	11.33	4.2%		llle		82	3		5	29		36	35
Ly	Lyles fine sandy loam	8.06	3.0%		llw		150	5		10	33		60	79
Sa	Selma loam	6.54	2.4%		llw		175	6		12	49		70	85
Ar	Armiesburg silty clay loam, rarely flooded	2.05	0.8%		lw		140	5		9	46		69	74
CoA	Conotton sandy loam, 0 to 3 percent slopes	0.30	0.1%		lls		115	4		8	40		58	40
Weighted Average					1.88	1.7	138.2	4.6	1.1	7.8	44.5	939.2	61.6	*n 70.9

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±] ACRES

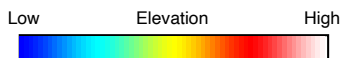
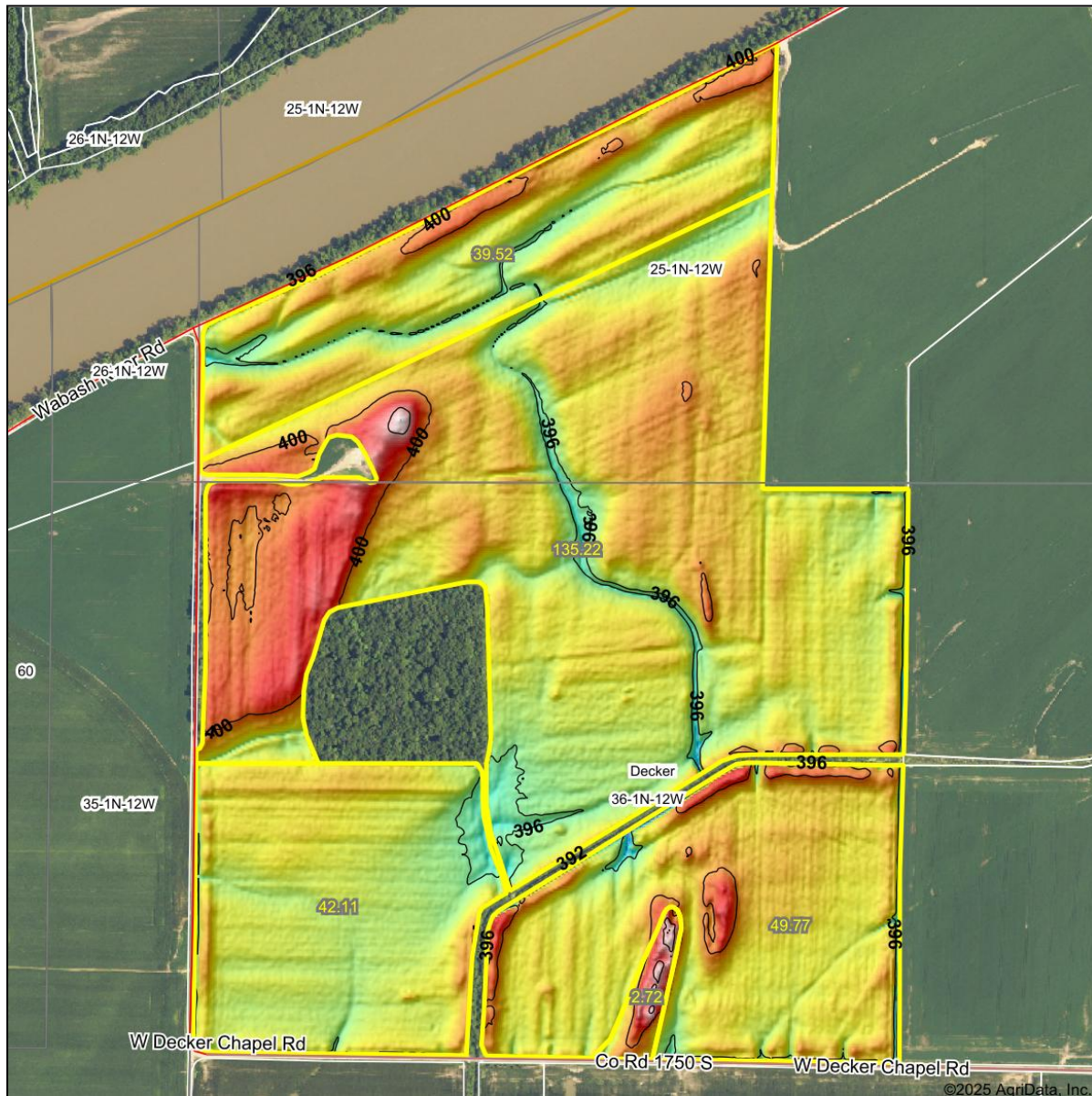
Tracts 1-2 Crop History



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tracts 1-2 Topography Map



Source: USGS 3 meter dem
Interval(ft): 4
Min: 392.3
Max: 405.3
Range: 13.0
Average: 398.2
Standard Deviation: 1.31 ft

0ft 733ft 1466ft



10/28/2025

36-1N-12W
Knox County
Indiana

Boundary Center: 38° 28' 45.09, -87° 41' 54.99

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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING

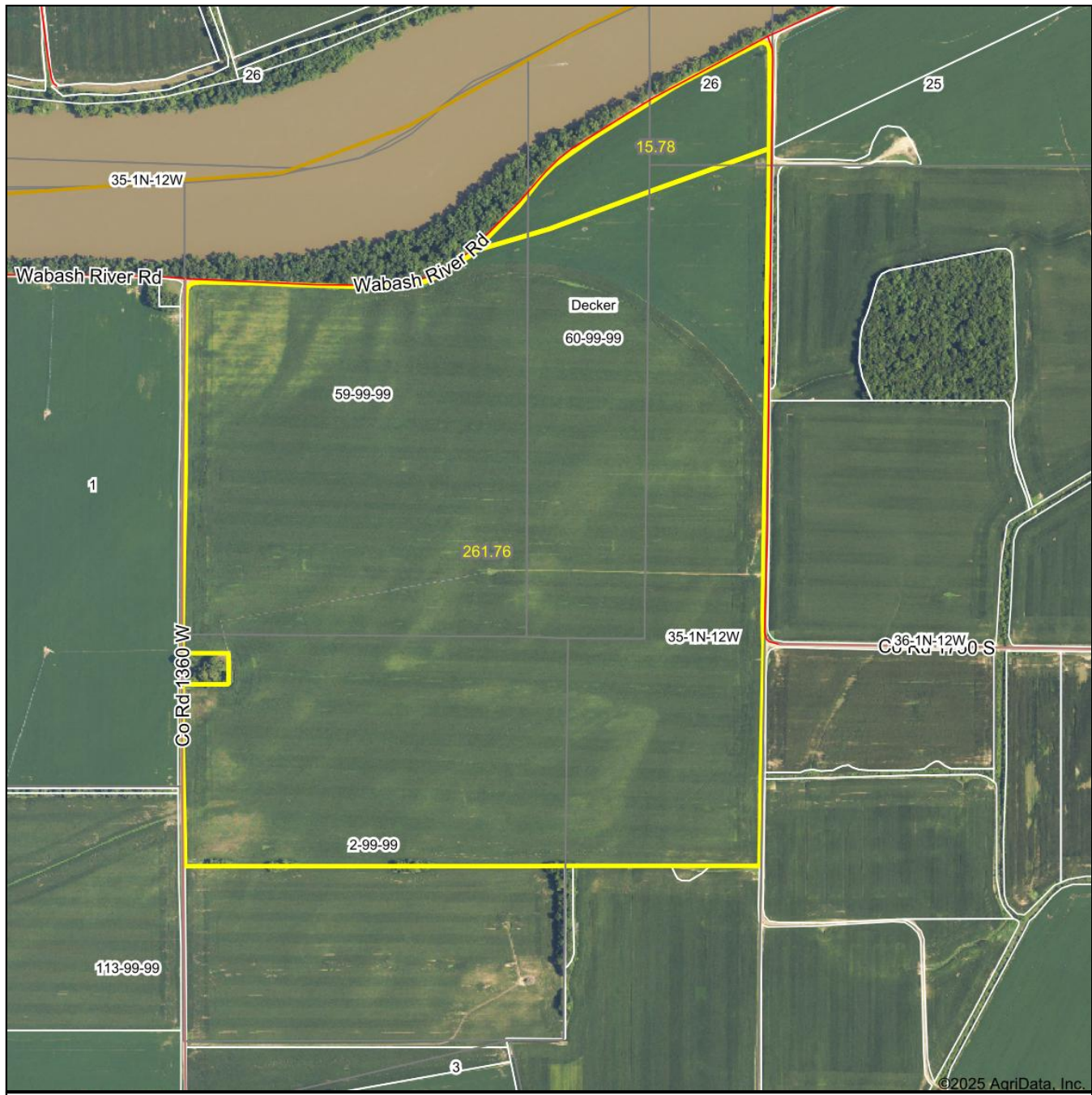
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Field borders provided by Farm Service Agency as of 5/21/2008.

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±]
ACRES

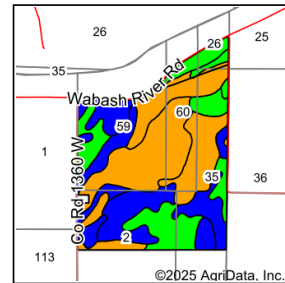
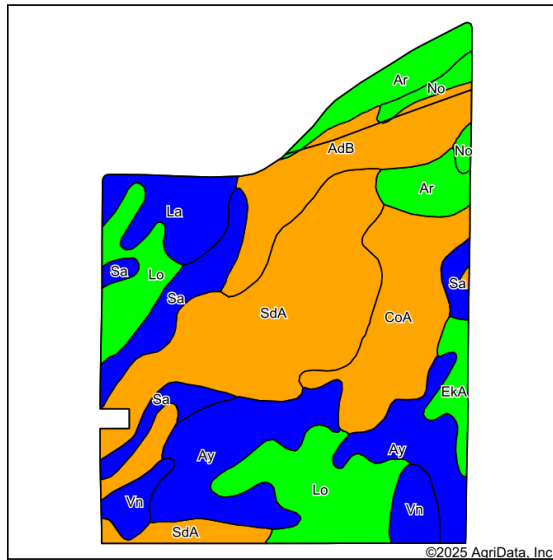
Tract 3 Aerial Map



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 3 Soils Map



State: **Indiana**
County: **Knox**
Location: **59-99-99**
Township: **Decker**
Acres: **277.54**
Date: **10/28/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IN083, Soil Area Version: 24														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCCPI Soybeans
SdA	Stockland sandy loam, 0 to 2 percent slopes	67.73	24.4%		Ills		125	4		8	40		63	52
Ay	Ayrshire fine sandy loam	41.50	15.0%		Ilw		149	5		10	49		67	58
Lo	Lomax loam, rarely flooded	36.15	13.0%		lw		120	4		8	37		60	70
CoA	Conotton sandy loam, 0 to 3 percent slopes	30.81	11.1%		Ills		115	4		8	40		58	40
AdB	Ade loamy fine sand, 2 to 6 percent slopes	27.36	9.9%		Ills		105	4		7	33		47	40
Sa	Selma loam	20.68	7.5%		Ilw		175	6		12	49		70	85
Ar	Armiesburg silty clay loam, rarely flooded	18.15	6.5%		lw		140	5		9	46		69	74
La	Landes loamy sand, rarely flooded	14.20	5.1%		lls		105	4		7	33		53	46
Vn	Vincennes loam	10.62	3.8%		Ilw		160	5		11	47		64	85
EkA	Elkinsville silt loam, 0 to 2 percent slopes	5.93	2.1%		lw	6	140	5		9	49	3395	69	68
No	Nolin silty clay loam, rarely flooded	4.14	1.5%		lw		130	4		9	46		65	79
Po	Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded	0.27	0.1%		lllw		131	4	7		40		50	79
Weighted Average					2.22	0.1	130.3	4.4	°	8.7	41.5	72.5	61.7	*n 58.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

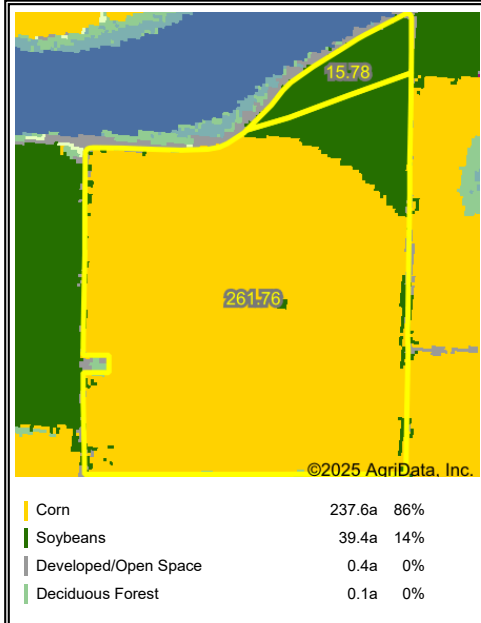
VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

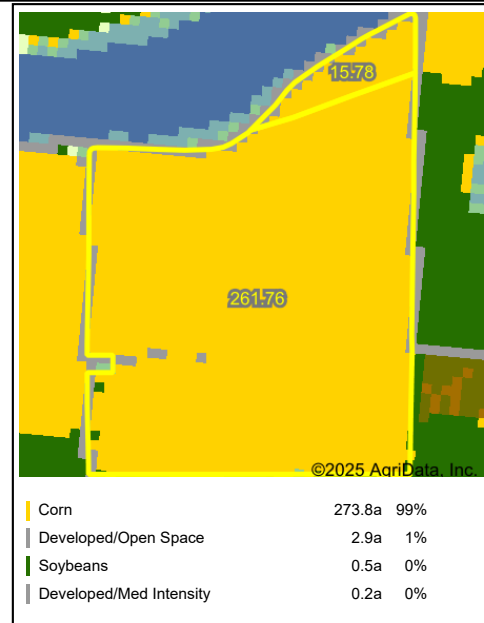
1,226[±] ACRES

Tract 3 Crop History

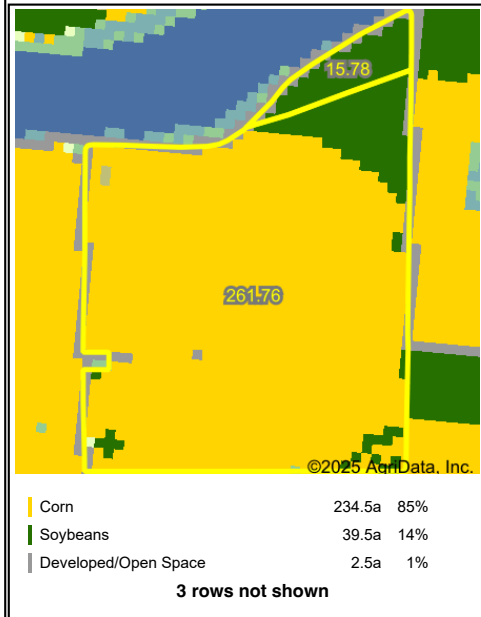
Crop Year: 2024



Crop Year: 2023



Crop Year: 2022



Crop Year: 2021



Boundary Center: 38° 28' 31.98, -87° 42' 36.78

State: IN

County: Knox

Legal: 59-99-99

Township: Decker

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



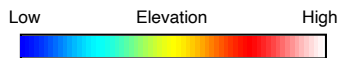
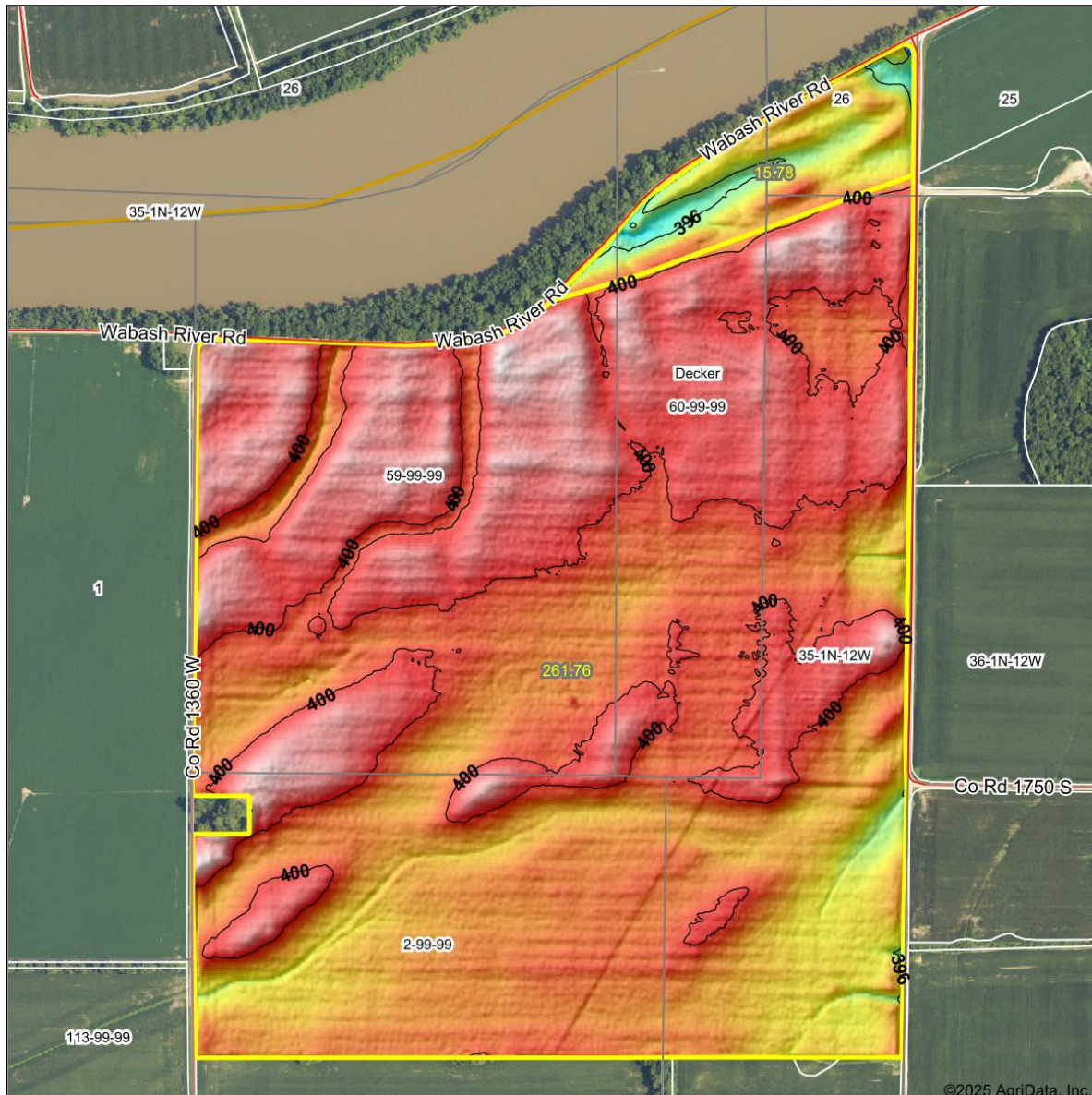
Maps Provided By:



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 3 Topography Map



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

Source: USGS 3 meter dem
Interval(ft): 4
Min: 391.9
Max: 402.9
Range: 11.0
Average: 399.6
Standard Deviation: 1.28 ft

0ft 714ft 1427ft



10/28/2025

59-99-99
Knox County
Indiana

Boundary Center: 38° 28' 31.98, -87° 42' 36.78

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

**1,226[±]
ACRES**

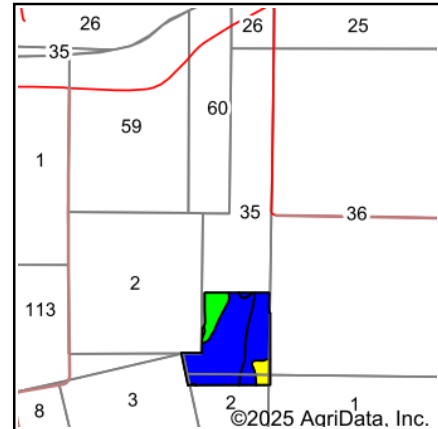
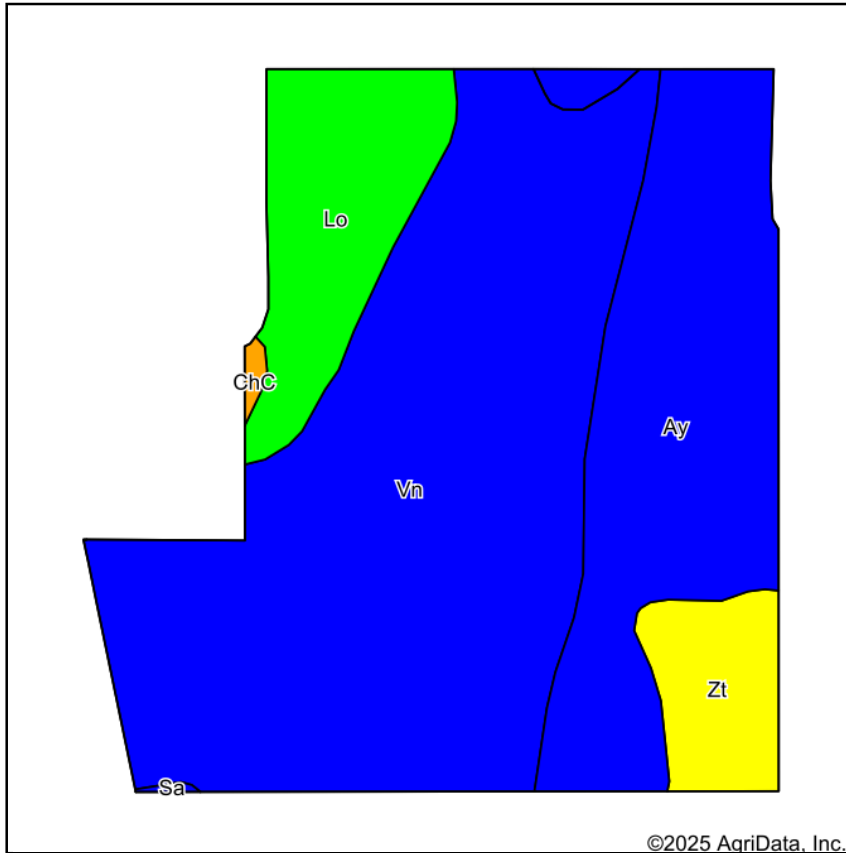
Tract 4 Aerial Map



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 4 Soils Map



State: **Indiana**
County: **Knox**
Location: **35-1N-12W**
Township: **Decker**
Acres: **40.39**
Date: **10/28/2025**

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

Area Symbol: IN083, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Vn	Vincennes loam	22.85	56.6%		IIw	160	5	11	47	64	85
Ay	Ayrshire fine sandy loam	10.43	25.8%		IIw	149	5	10	49	67	58
Lo	Lomax loam, rarely flooded	4.63	11.5%		Iw	120	4	8	37	60	70
Zt	Zipp silty clay, frequently flooded	2.35	5.8%		IVw	120			33		61
ChC	Chelsea loamy fine sand, 4 to 10 percent slopes	0.13	0.3%		IIIe	82	3	5	29	36	35
Weighted Average					2.00	150	4.6	9.7	45.5	60.5	*n 74.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±] ACRES

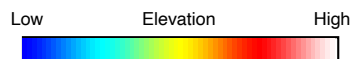
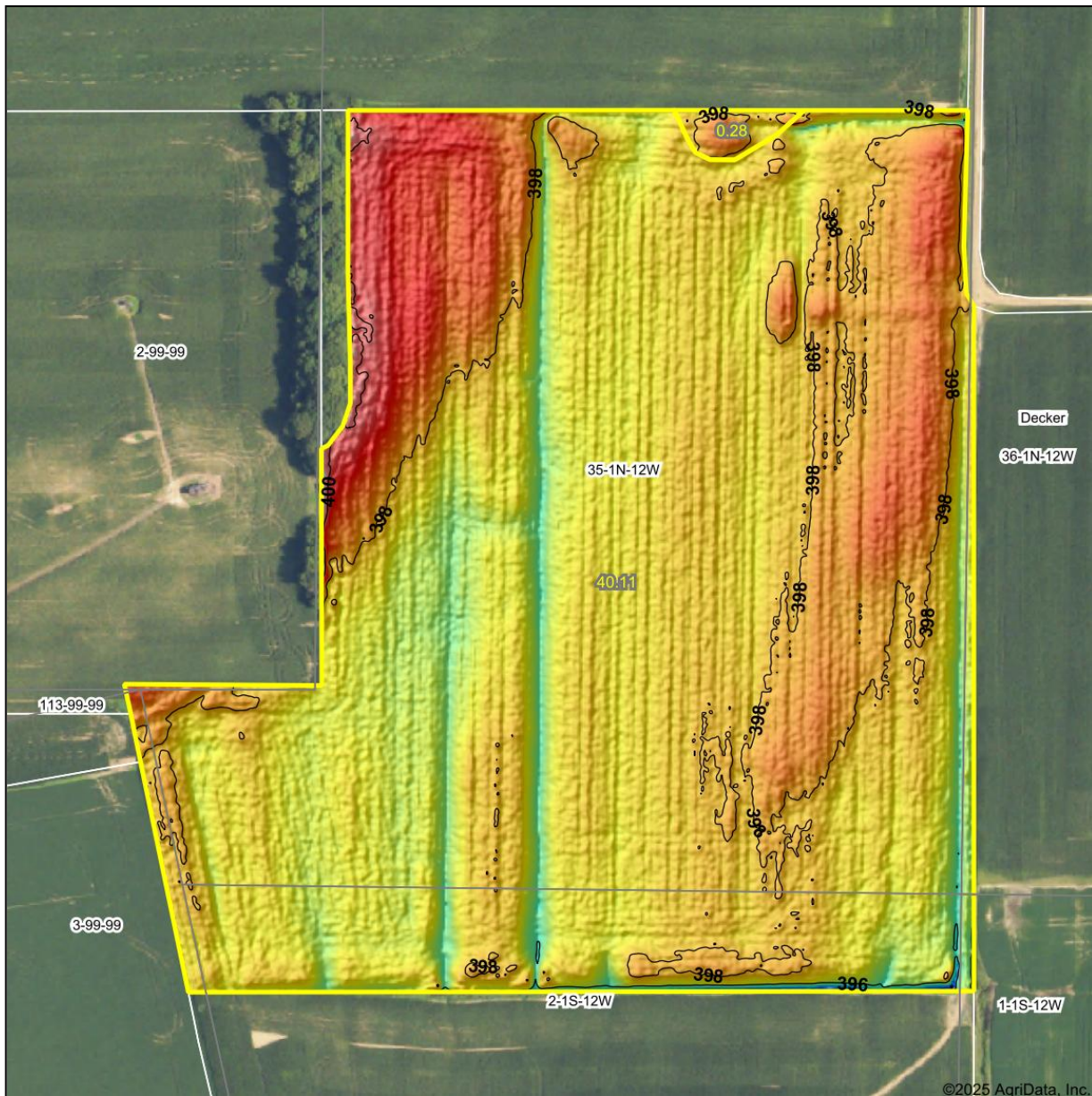
Tract 4 Crop History



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 4 Topography Map



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

Source: USGS 1 meter dem
Interval(ft): 2
Min: 393.9
Max: 401.1
Range: 7.2
Average: 397.8
Standard Deviation: 0.62 ft



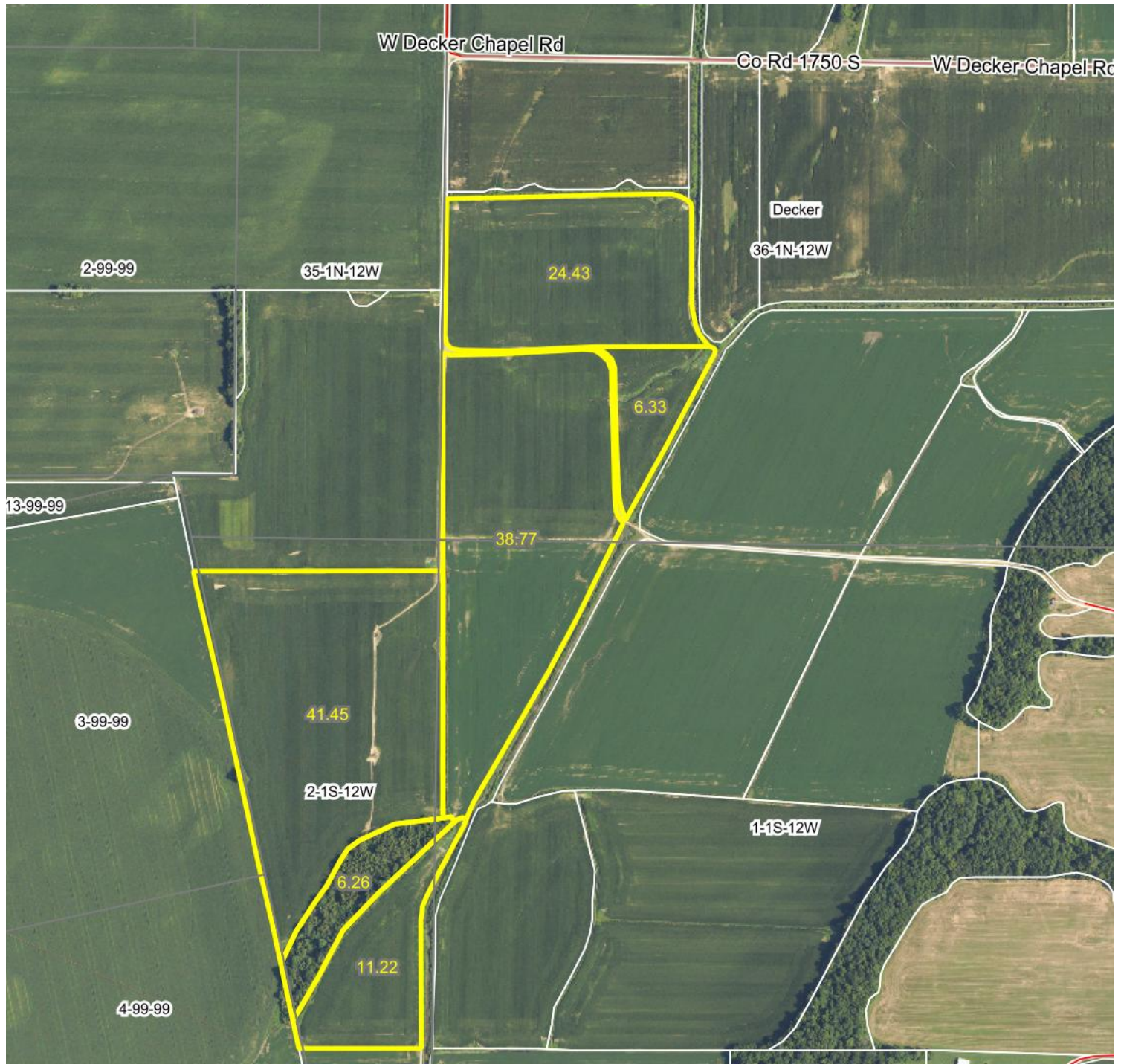
35-1N-12W
Knox County
Indiana
10/28/2025
Boundary Center: 38° 28' 1.8, -87° 42' 25.25

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±]
ACRES

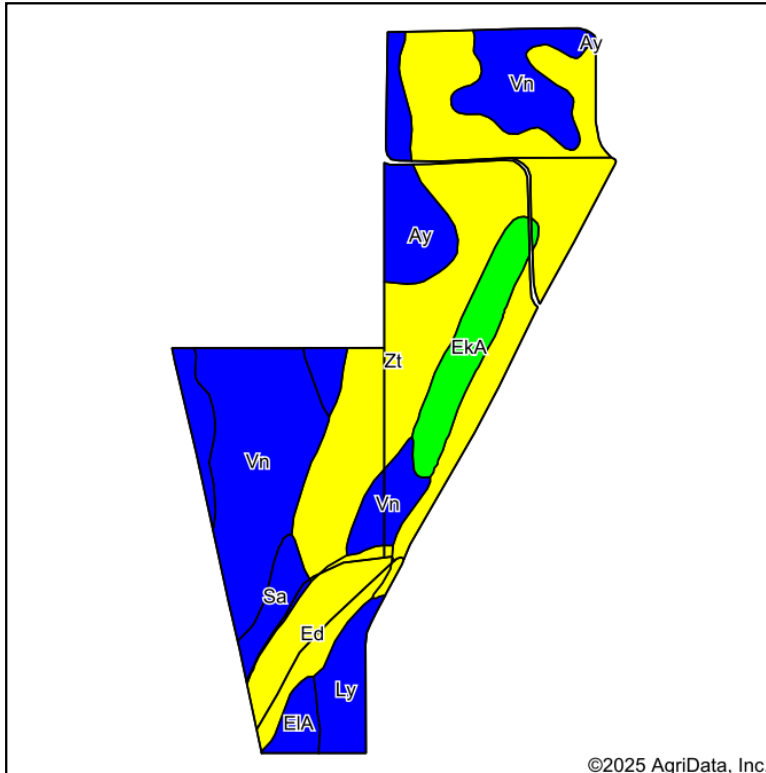
Tract 5 Aerial Map



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND

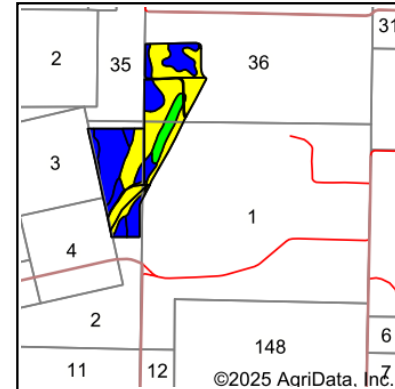


Tract 5 Soils Map



Soils data provided by USDA and NRCS.

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State: **Indiana**
County: **Knox**
Location: **1-1S-12W**
Township: **Decker**
Acres: **128.46**
Date: **10/28/2025**

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Maps Provided By:

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Area Symbol: IN083, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCCPI Soybeans
Zt	Zipp silty clay, frequently flooded	53.33	41.4%		IVw		120			33			61
Vn	Vincennes loam	33.50	26.1%		IIw		160	5	11	47		64	85
Ay	Ayrshire fine sandy loam	9.94	7.7%		IIw		149	5	10	49		67	58
Ed	Edwards variant muck, drained	9.58	7.5%		IVw		135	5	9	35		54	78
EKA	Elkinsville silt loam, 0 to 2 percent slopes	8.29	6.5%		Iw	6	140	5	9	49	3395	69	68
Sa	Selma loam	6.00	4.7%		IIw		175	6	12	49		70	85
Ly	Lyles fine sandy loam	5.42	4.2%		IIw		150	5	10	33		60	79
EIA	Elston sandy loam, 0 to 3 percent slopes	2.40	1.9%		IIs		120	4	8	39		60	56
Weighted Average					2.91	0.4	138.9	3	6	39.9	219.1	37.3	*n 70.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

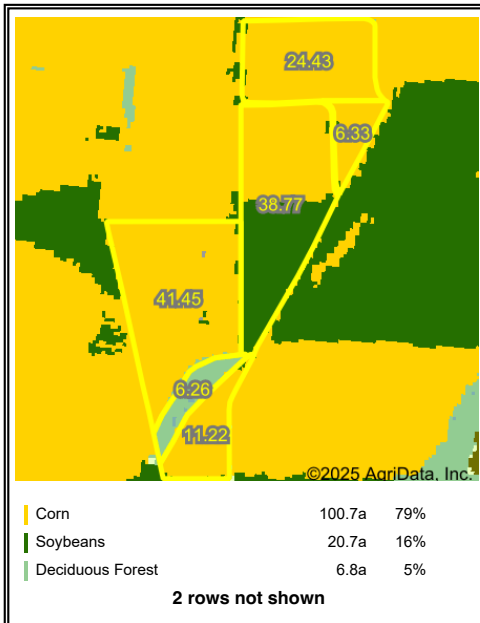
VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

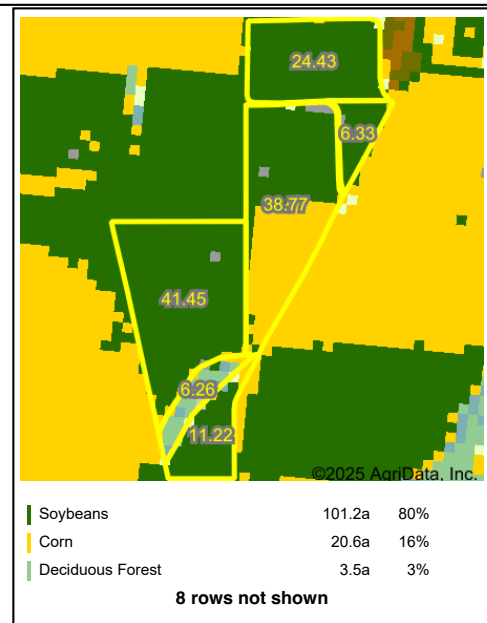
1,226[±] ACRES

Tract 5 Crop History

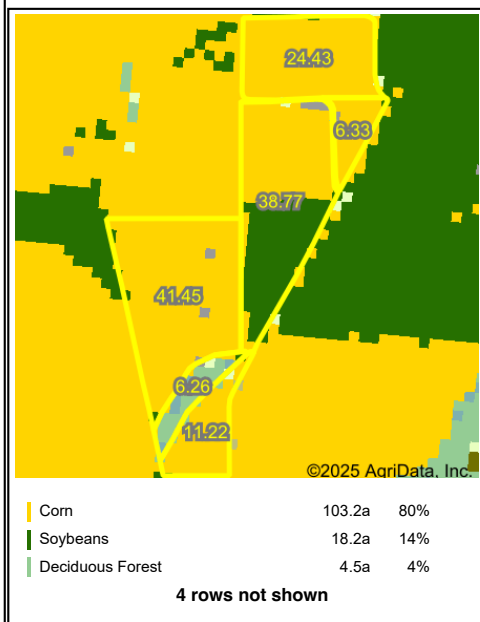
Crop Year: 2024



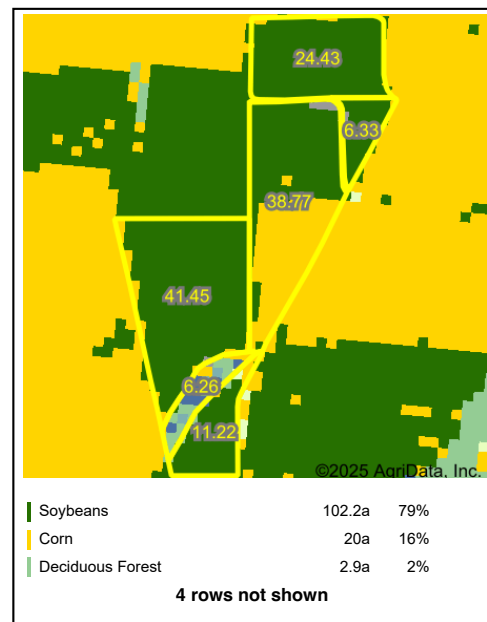
Crop Year: 2023



Crop Year: 2022



Crop Year: 2021



Boundary Center: 38° 27' 51.86, -87° 42' 15.48

State: IN

County: Knox

Legal: 1-1S-12W

Township: Decker

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



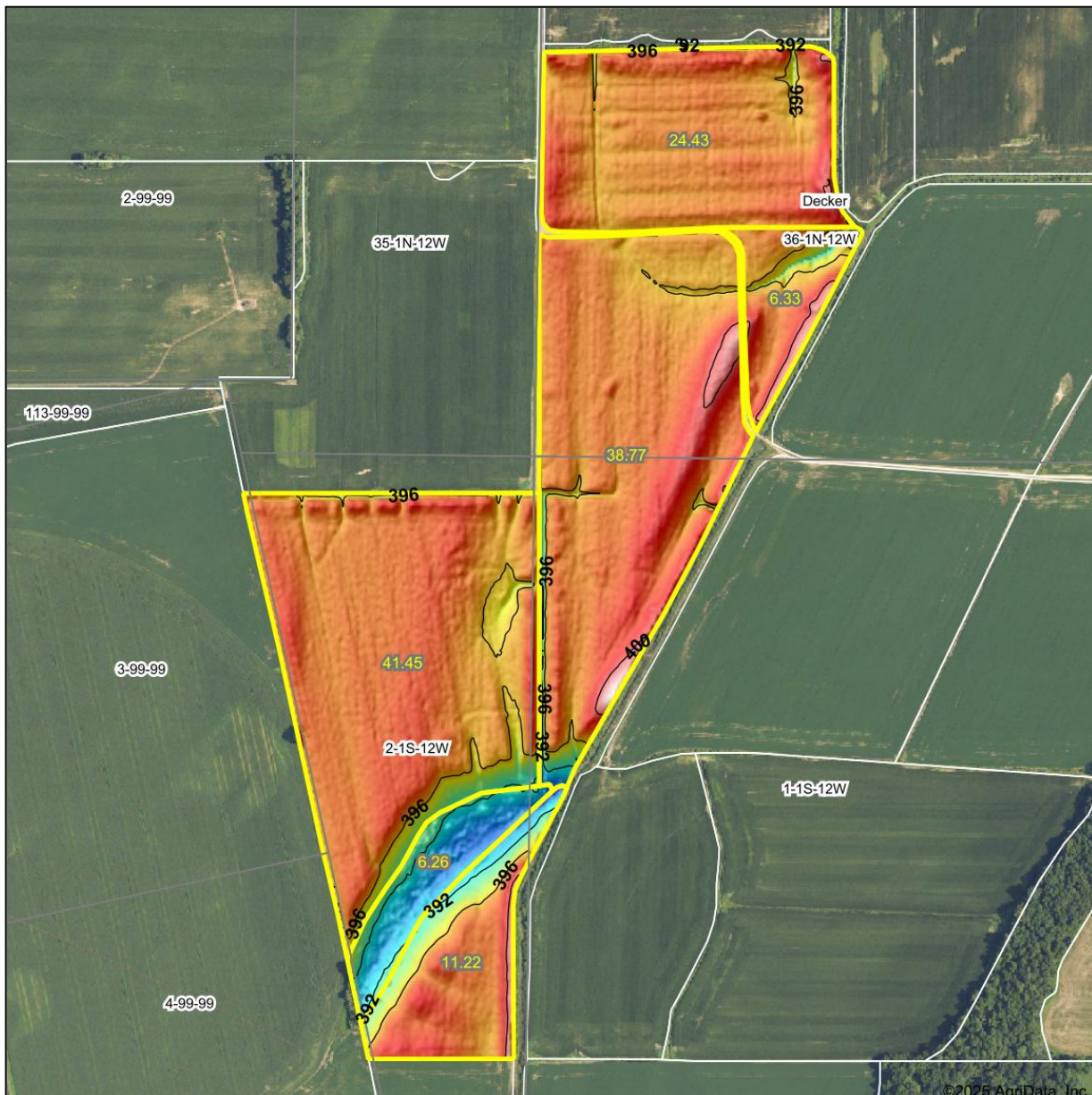
Maps Provided By:



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 5 Topography Map



Low Elevation High

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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem
Interval(ft): 4
Min: 387.3
Max: 402.6
Range: 15.3
Average: 397.0
Standard Deviation: 1.84 ft

0ft 700ft 1400ft



10/28/2025

1-1S-12W
Knox County
Indiana

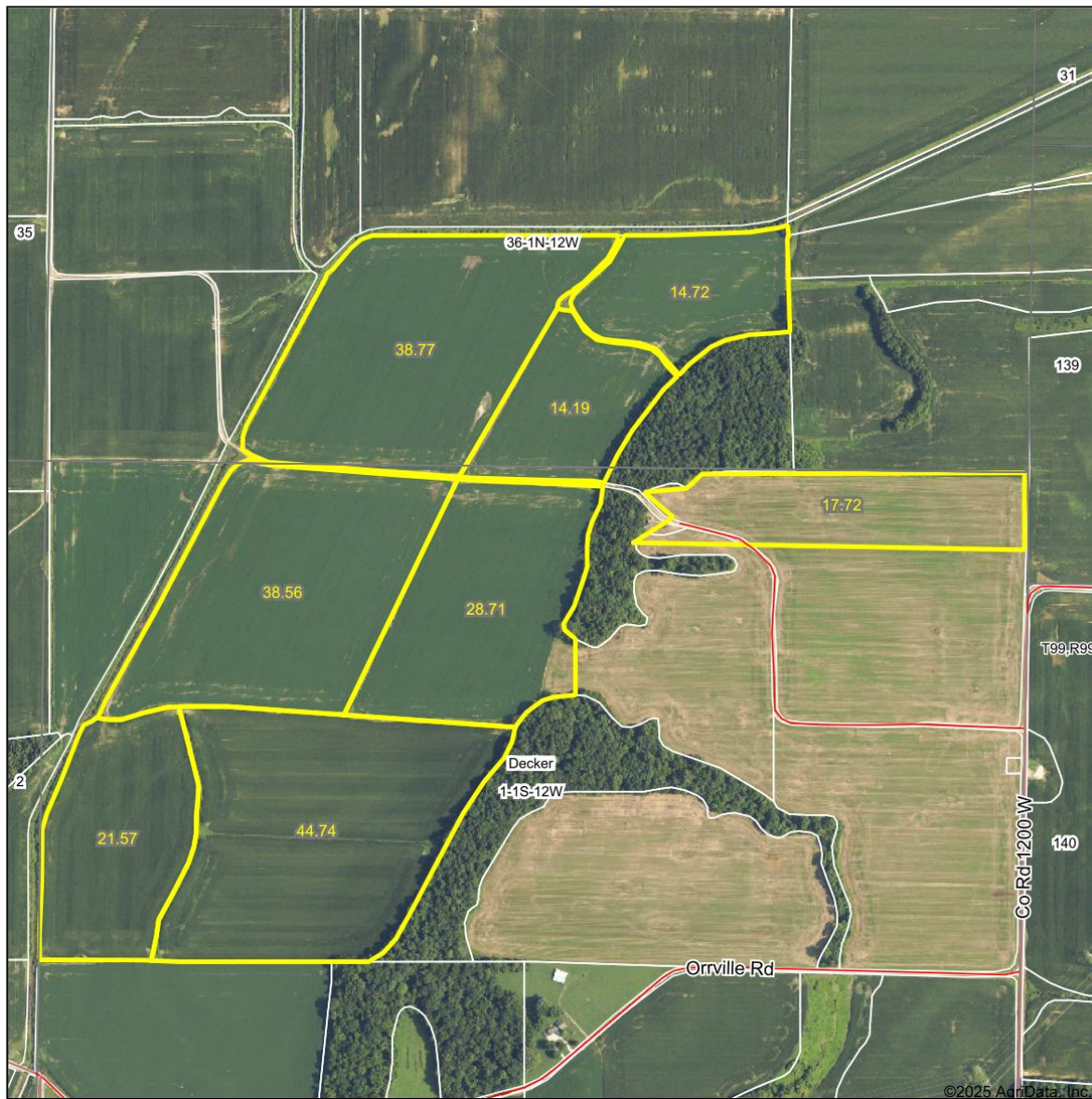
Boundary Center: 38° 27' 51.86, -87° 42' 15.48

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±]
ACRES

Tract 6 Aerial Map



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

Boundary Center: 38° 27' 49.19, -87° 41' 43.17

1-1S-12W
Knox County
Indiana

0ft 845ft 1690ft



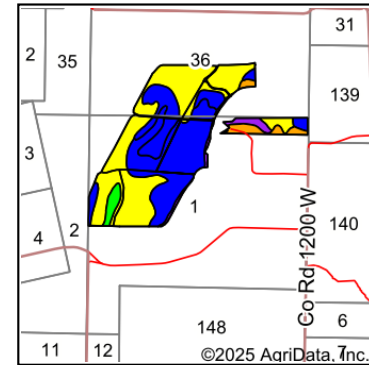
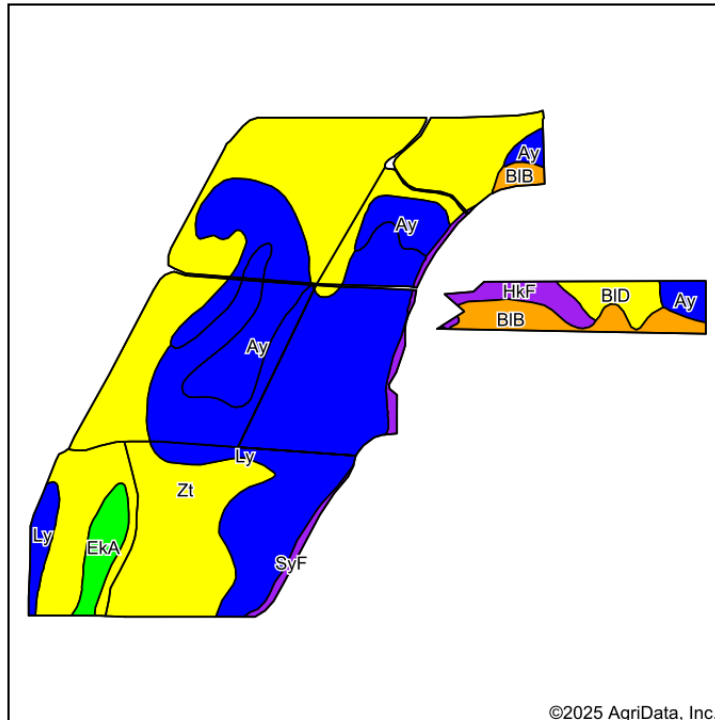
11/4/2025

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HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 6 Soils Map



State: **Indiana**
County: **Knox**
Location: **1-1S-12W**
Township: **Decker**
Acres: **218.98**
Date: **11/4/2025**

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Maps Provided By:
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Area Symbol: IN083, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCCPI Soybeans
Zt	Zipp silty clay, frequently flooded	95.38	43.5%		IVw		120			33			61
Ly	Lyles fine sandy loam	69.09	31.6%		IIw		150	5	10	33		60	79
Ay	Ayrshire fine sandy loam	29.20	13.3%		IIw		149	5	10	49		67	58
BIB	Bloomfield loamy fine sand, 2 to 10 percent slopes	8.52	3.9%		IIIIs		96	3	6	33		43	38
EkA	Elkinsville silt loam, 0 to 2 percent slopes	4.97	2.3%		Iw	6	140	5	9	49	3395	69	68
HkF	Hickory loam, 25 to 50 percent slopes	4.89	2.2%		VIle								9
BID	Bloomfield loamy fine sand, 12 to 18 percent slopes	4.29	2.0%		IVe		71	2	5	25		32	34
SyF	Sylvan silt loam, 25 to 40 percent slopes	2.64	1.2%		VIle								11
Weighted Average					3.10	0.1	127.8	2.5	5	34.2	77.1	31.7	*n 63.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

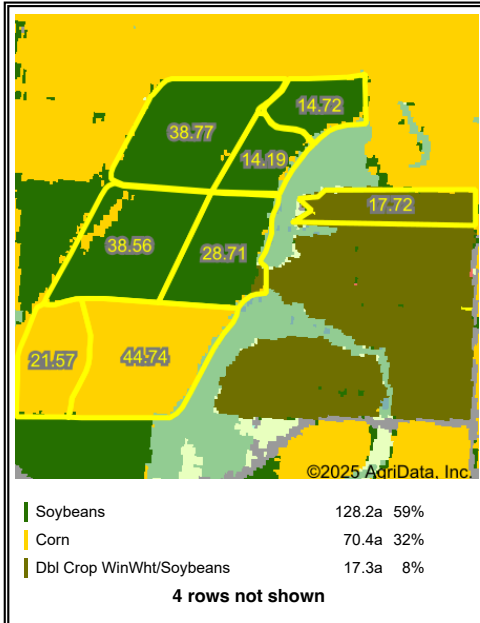
VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

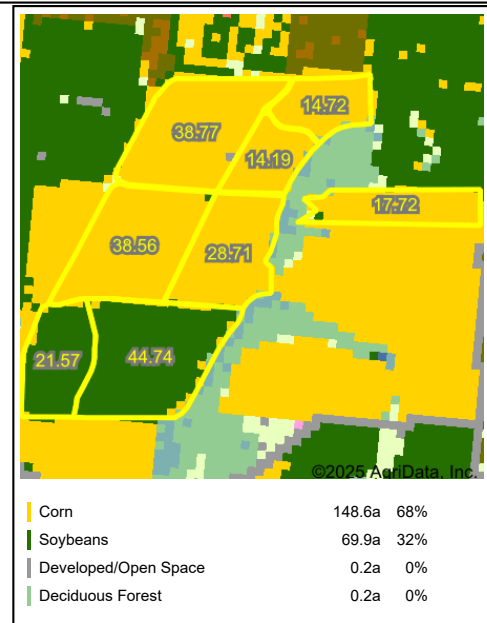
1,226[±] ACRES

Tract 6 Crop History

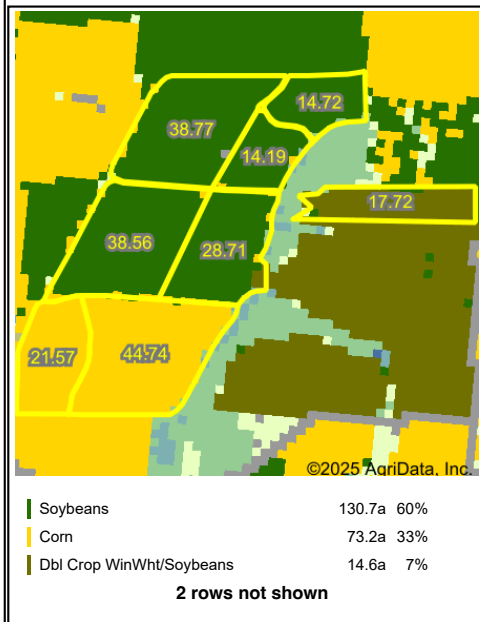
Crop Year: 2024



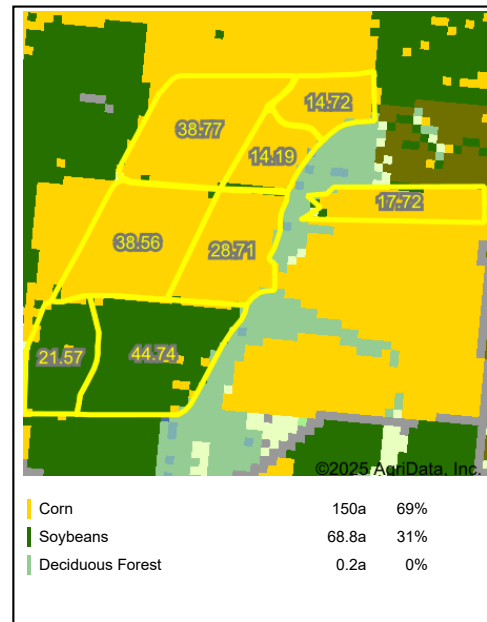
Crop Year: 2023



Crop Year: 2022



Crop Year: 2021



Boundary Center: 38° 27' 49.19, -87° 41' 43.17

State: IN

County: Knox

Legal: 1-1S-12W

Township: Decker

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



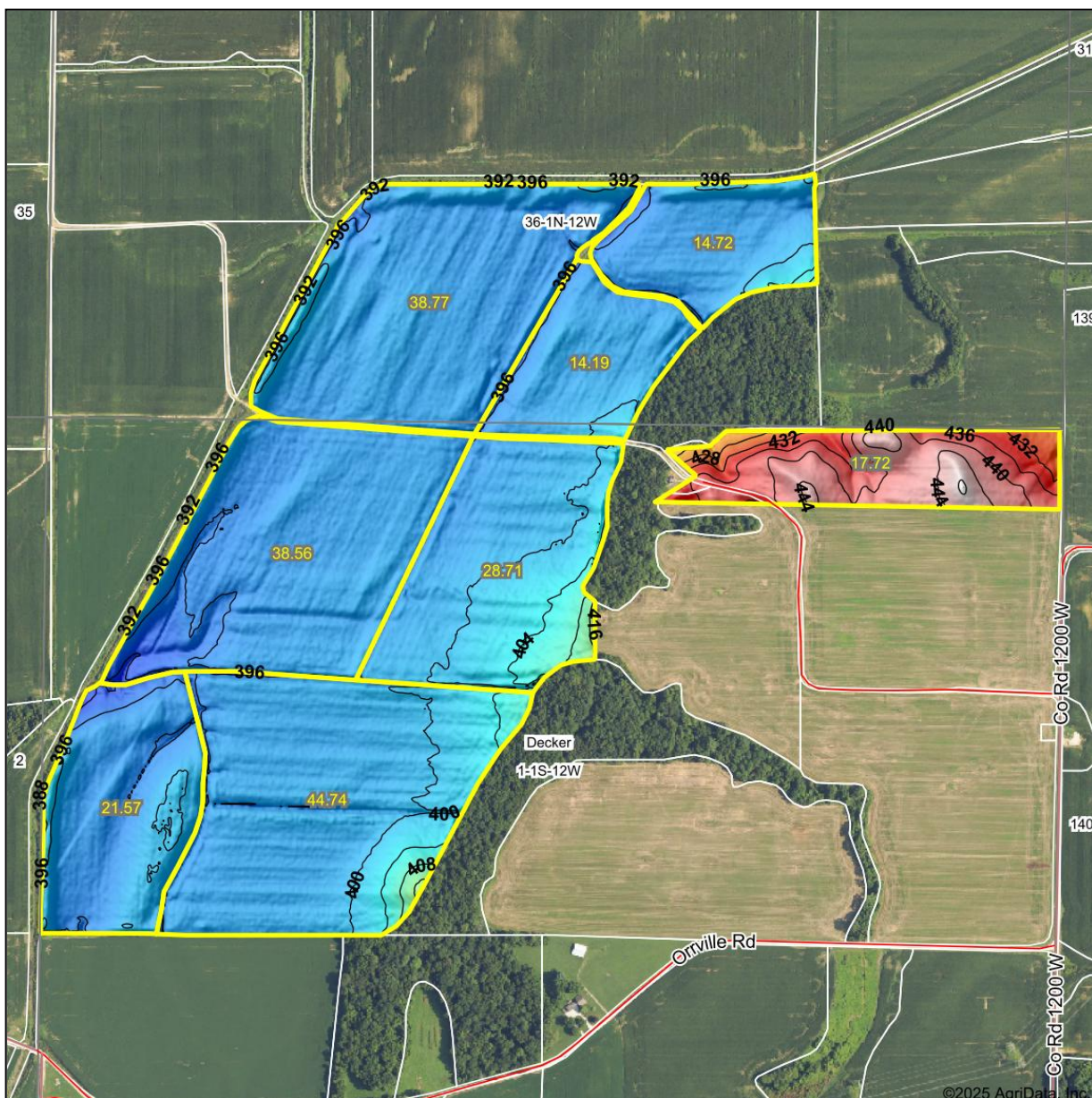
Maps Provided By:



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 6 Topography Map



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem
Interval(ft): 4
Min: 386.8
Max: 448.6
Range: 61.8
Average: 401.5
Standard Deviation: 11.22 ft

0ft 817ft 1634ft



1-1S-12W
Knox County
Indiana

Boundary Center: 38° 27' 49.19, -87° 41' 43.17

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226± ACRES

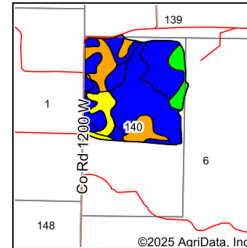
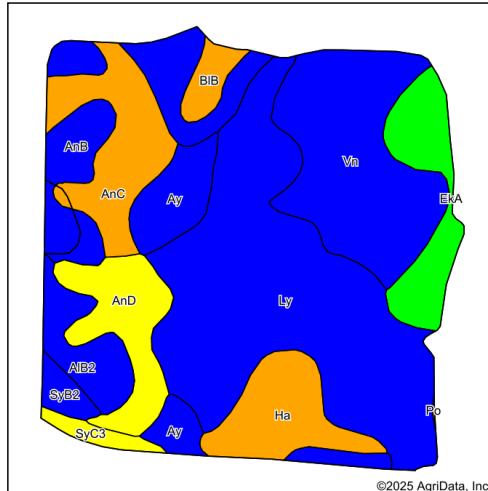
Tract 7 Aerial Map



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 7 Soils Map



State: **Indiana**
County: **Knox**
Location: **140-99-99**
Township: **Decker**
Acres: **109.25**
Date: **10/28/2025**

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Soils data provided by USDA and NRCS.

Area Symbol: IN083, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCPI Soybeans
Ly	Lyles fine sandy loam	35.52	32.5%		Illw		150		5		10	33		60	79
Vn	Vincennes loam	22.31	20.4%		Illw		160		5		11	47		64	85
AnC	Alvin fine sandy loam, 6 to 12 percent slopes	8.83	8.1%		Ille		105		4		7	37		53	52
AnD	Alvin fine sandy loam, 12 to 18 percent slopes	7.18	6.6%		IVe		91		3		6	32		45	47
Ha	Haymond silt loam, 0 to 2 percent slopes, frequently flooded	6.98	6.4%		Illw		145		5	8		47		56	78
EKA	Elkinsville silt loam, 0 to 2 percent slopes	6.79	6.2%		Iw	6	140		5		9	49	3395	69	68
Ay	Ayrshire fine sandy loam	6.65	6.1%		Illw		149		5		10	49		67	58
AnB	Alvin fine sandy loam, 2 to 5 percent slopes	6.04	5.5%		Ille		132		3	5		44		51	48
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	4.42	4.0%		Ille		139	101	4	7		43		55	64
BIB	Bloomfield loamy fine sand, 2 to 10 percent slopes	1.84	1.7%		Ills		96		3		6	33		43	38
SyB2	Sylvan silt loam, 2 to 6 percent slopes, eroded	1.40	1.3%		Ille		155		5		10	54		78	71
SyC3	Sylvan silt loam, 6 to 12 percent slopes, severely eroded	1.29	1.2%		IVe		140		5		9	49		70	59
Weighted Average						2.25	0.4	141.1	4.1	4.6	1.1	8	40.5	211	*n 70.6

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

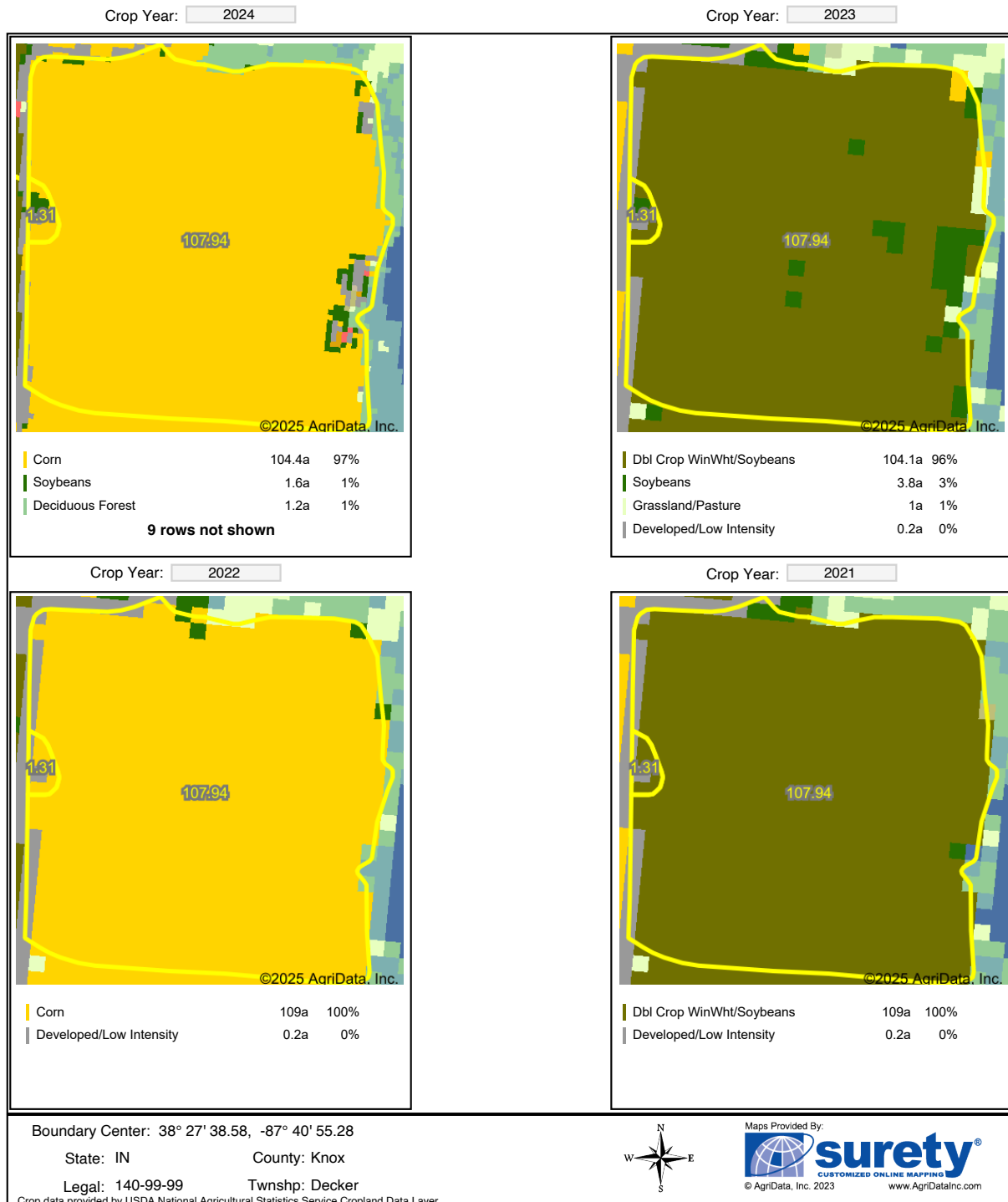
*c: Using Capabilities Class Dominant Condition Aggregation Method

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±] ACRES

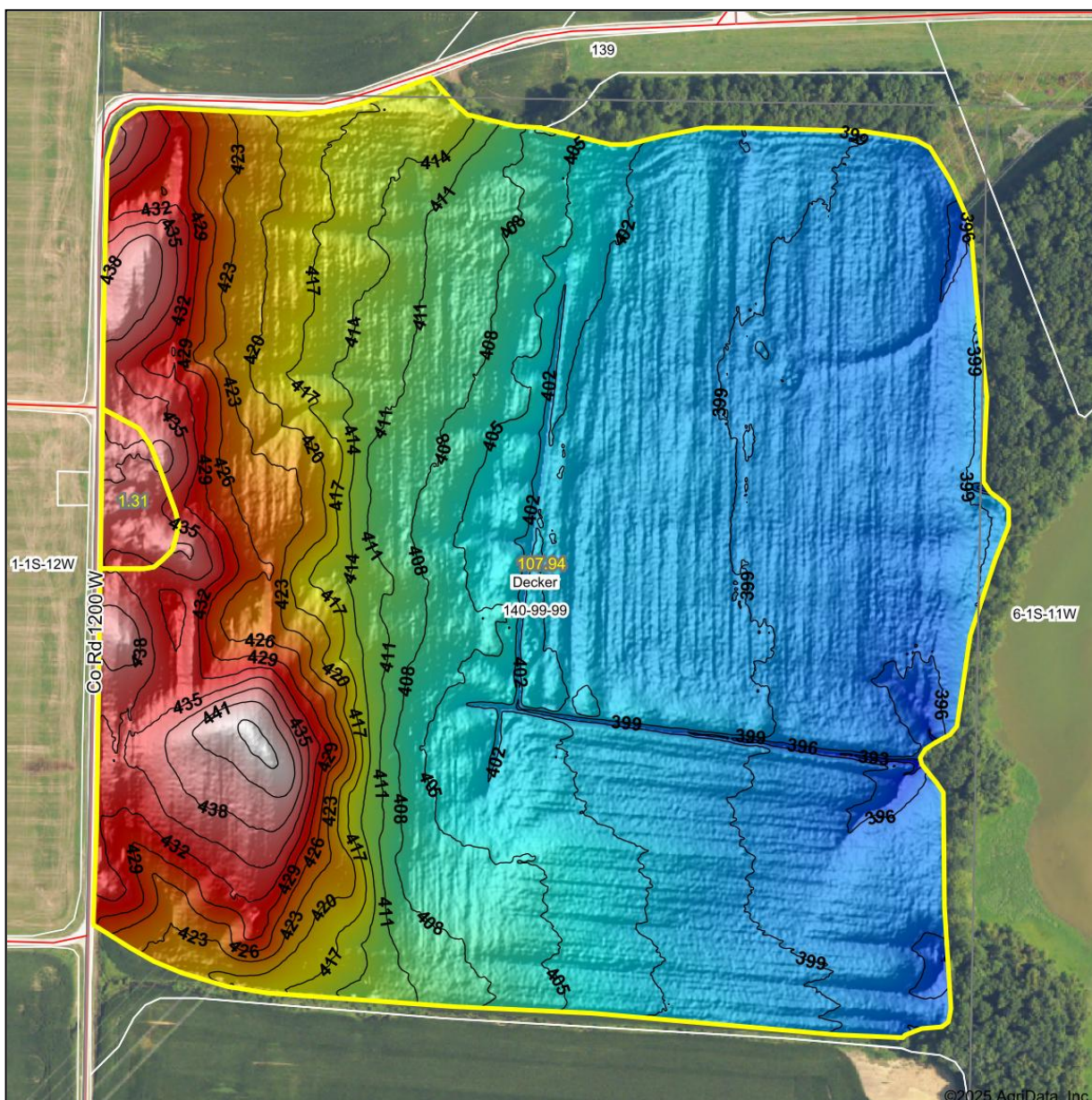
Tract 7 Crop History



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 7 Topography Map



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

Source: USGS 1 meter dem
Interval(ft): 3
Min: 390.5
Max: 444.7
Range: 54.2
Average: 409.6
Standard Deviation: 13.12 ft

0ft 389ft 779ft



10/28/2025

140-99-99
Knox County
Indiana

Boundary Center: 38° 27' 38.58, -87° 40' 55.28

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226[±] ACRES

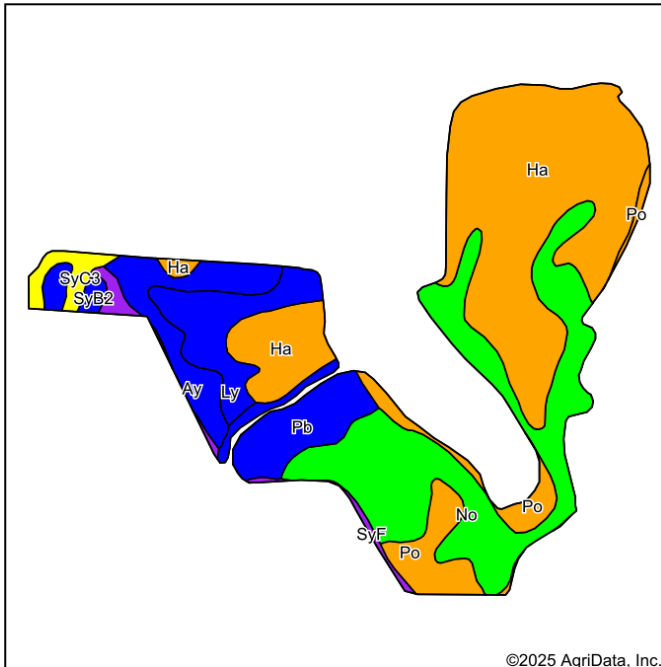
Tract 8 Aerial Map



HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 8 Soils Map



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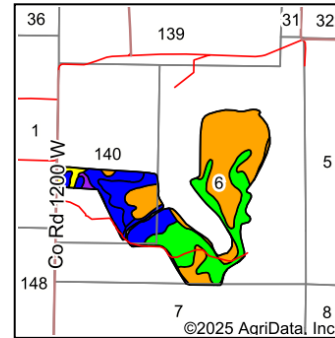
Soils data provided by USDA and NRCS.

Area Symbol: IN083, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Ha	Haymond silt loam, 0 to 2 percent slopes, frequently flooded	63.02	40.2%		Illw	145	5	8		47	56	78
No	Nolin silty clay loam, rarely flooded	41.38	26.3%		Iw	130	4		9	46	65	79
Po	Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded	11.73	7.5%		Illw	131	4	7		40	50	79
Pb	Patton silt loam	11.40	7.2%		Illw	175	6		12	49	70	91
Ly	Lyles fine sandy loam	11.06	7.0%		Illw	150	5		10	33	60	79
Ay	Ayrshire fine sandy loam	10.92	6.9%		Illw	149	5		10	49	67	58
SyC3	Sylvan silt loam, 6 to 12 percent slopes, severely eroded	3.05	1.9%		Ive	140	5		9	49	70	59
SyB2	Sylvan silt loam, 2 to 6 percent slopes, eroded	2.23	1.4%		Ile	155	5		10	54	78	71
SyD3	Sylvan silt loam, 12 to 18 percent slopes, severely eroded	1.63	1.0%		Vle	125	4		8	44	63	53
SyF	Sylvan silt loam, 25 to 40 percent slopes	0.91	0.6%		Vlle							11
Weighted Average					2.32	141.8	4.7	3.7	5	45.3	60.3	*n 76.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Indiana**
County: **Knox**
Location: **6-1S-11W**
Township: **Decker**
Acres: **157.33**
Date: **10/28/2025**

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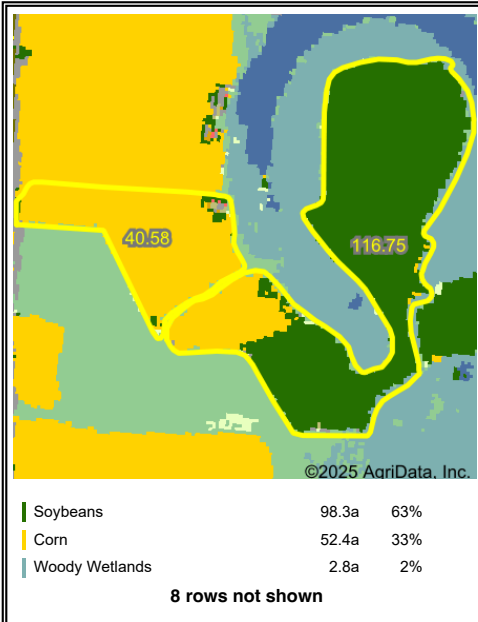
VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

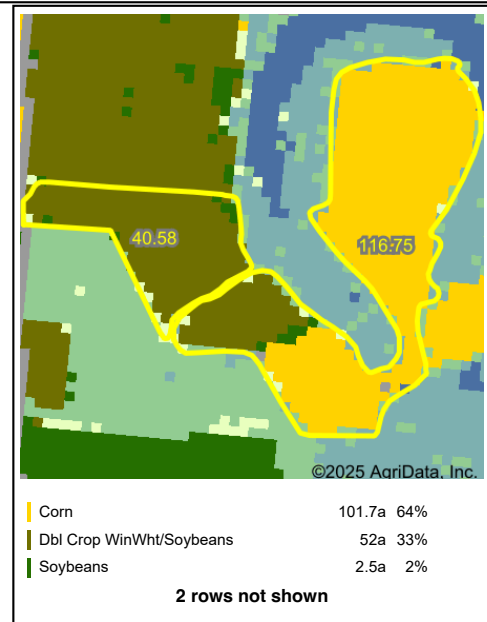
1,226[±] ACRES

Tract 8 Crop History

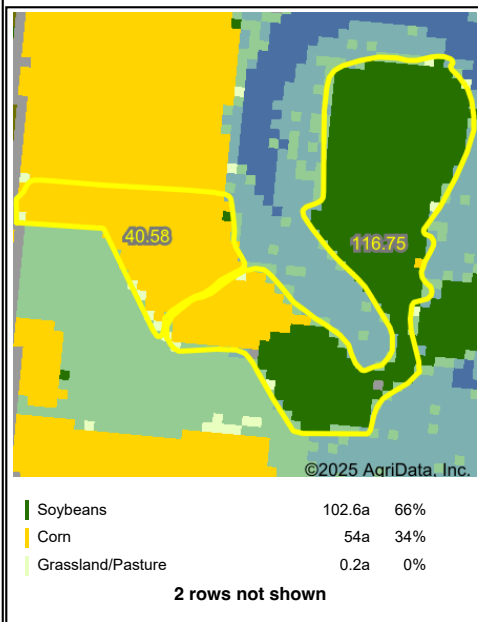
Crop Year: 2024



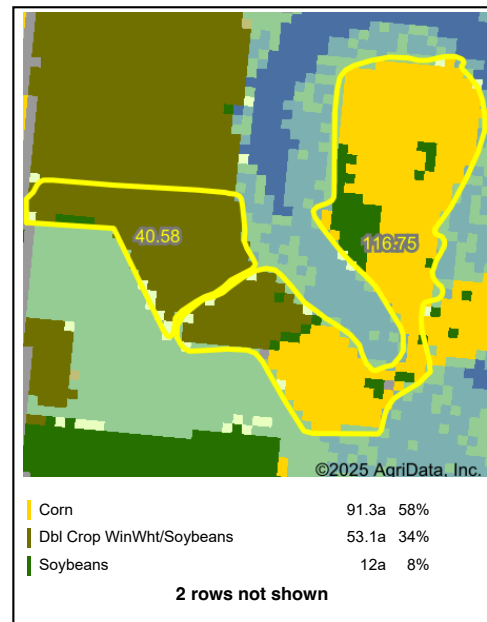
Crop Year: 2023



Crop Year: 2022



Crop Year: 2021



Boundary Center: 38° 27' 21.39, -87° 40' 40.48

State: IN

County: Knox

Legal: 6-1S-11W

Township: Decker

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

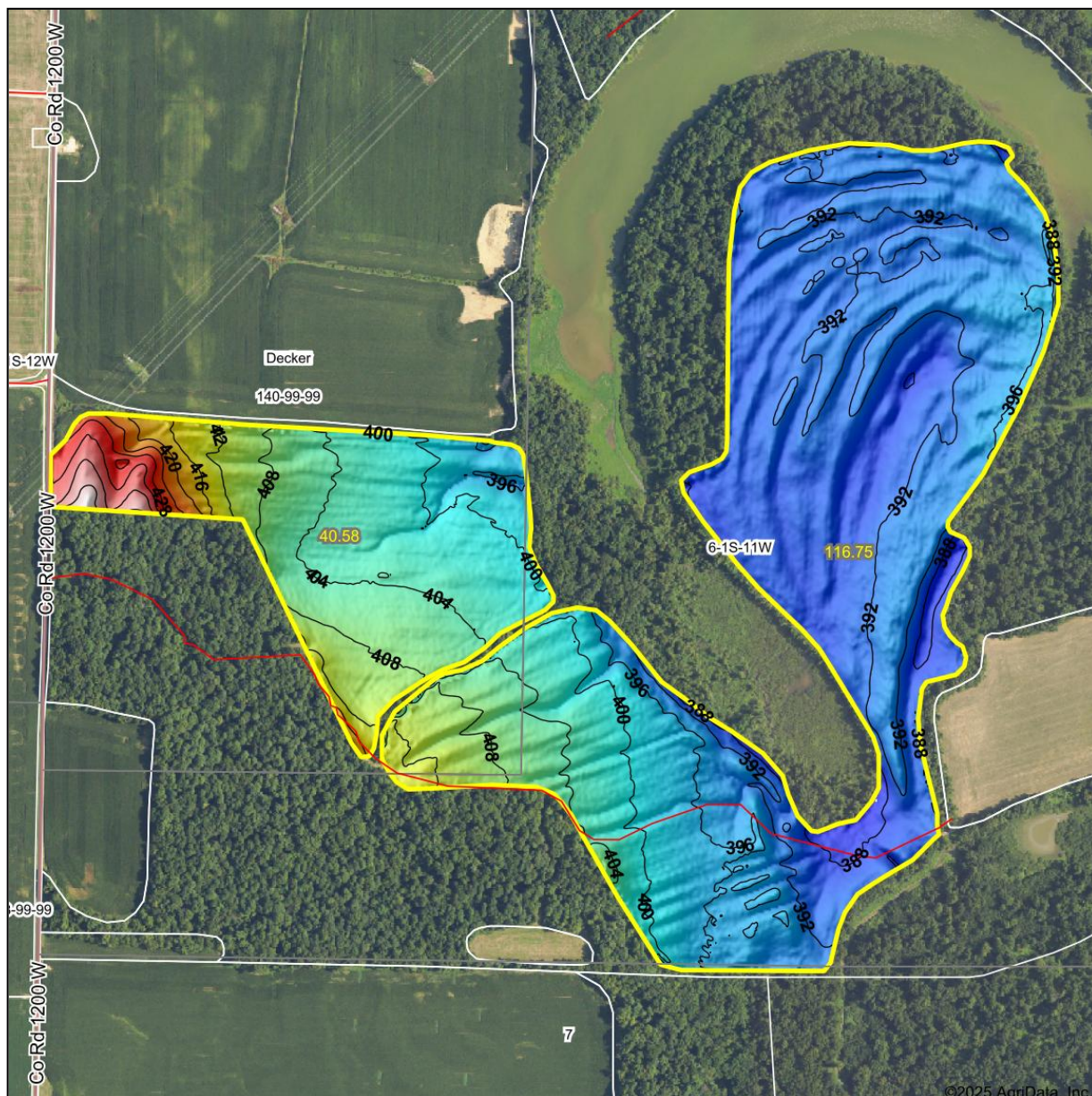


Maps Provided By:
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HIGH QUALITY KNOX COUNTY, INDIANA FARMLAND



Tract 8 Topography Map



© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
Interval(ft): 4
Min: 388.2
Max: 444.2
Range: 56.0
Average: 398.2
Standard Deviation: 9.09 ft

0ft 719ft 1437ft



10/28/2025

6-1S-11W
Knox County
Indiana

Boundary Center: 38° 27' 21.39, -87° 40' 40.48

VIRTUAL LAND AUCTION

THURSDAY, DECEMBER 11TH - 2PM ET

1,226± ACRES

AUCTION TERMS & CONDITIONS

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: WEDNESDAY, NOVEMBER 26, 2025 @ 12 NOON (ET); Bidding closes: THURSDAY, DECEMBER 11, 2025 @ 2:00 PM (ET) (**See AUCTION END TIMES). Bidding will be conducted online at www.wilsonauctions.com. Alternatively, to place a confidential phone bid or to make other arrangements for bidding, please contact our office at least two days prior to the auction.

UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be sent a Real Estate Contract to print and is required to fully and correctly complete and properly sign without any modifications. Bidder is to return the completed, signed contract to William Wilson Auction Realty, Inc. by email or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the Winning Bidder will be required to send the specified non-refundable earnest money deposit as stated in the property description. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees. Successful bidders not executing and returning the completed contract and earnest money deposit by 4:00 PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and William Wilson Auction Realty, Inc. Seller shall have the right to (a) declare this contractual agreement canceled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with William Wilson Auction Realty, Inc. and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and William Wilson Auction Realty, Inc. In addition, William Wilson Auction Realty, Inc. also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify William Wilson Auction Realty, Inc. for and hold harmless William Wilson Auction Realty, Inc. from any costs, losses, liabilities, or expenses, including attorney fees resulting from William Wilson Auction Realty, Inc. being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

REAL ESTATE TERMS:

PROCEDURE: The real estate will be offered in 8 tract(s) via online only auction. Bids on any individual tract, combinations of tracts, or 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 direction and 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 5% Buyer's Premium will be added to the high bid to determine the contract sale price.

ACCEPTANCE OF BID: Successful bidder(s) will be required to enter into a Purchase Agreement following the close of the auction. The real estate is being sold subject to the approval of the seller.

DEED: Seller shall provide a sufficient deed(s) 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 presentation of insurable title.

POSSESSION: Possession to the real estate shall be delivered to Buyer(s) at closing. Buyer shall have farming rights for 2026.

REAL ESTATE TAXES: Buyer will pay real estate taxes due in MAY 2026 and all 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.

MINERALS: Seller will convey all minerals owned.

SURVEY: If a survey is deemed necessary to establish a new legal description, the cost of the survey will be shared 50/50 between the seller and buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this ad and all related materials are subject to the terms and conditions outlined in the Purchase Agreement, which shall take precedence. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or WILLIAM WILSON AUCTION & REALTY, INC., including, but without limitations to fitness for a particular use, physical condition, any specific zoning classification, title, location of utilities, assurance of building permits, driveway permits, or water and septic permits. 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.

BIDDING AND REGISTRATION INFORMATION BIDDER VERIFICATION: Bidding rights are provisional, and if identity verification is questionable, William Wilson Auction Realty, Inc. has the right to reject the registration, and bidding activity will be terminated. The Seller and William Wilson Auction Realty, Inc. reserves the right to preclude any person from bidding if there is any question as to the person's credentials, mental fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. If the registered bidder's user name is offensive to William Wilson Auction Realty, Inc. or in their sole opinion detrimental to Bidding Activity, then William Wilson Auction Realty, Inc. reserves the right to delete the bidder from bidding or unilaterally change the username with notification to the Bidder. When using the website you must obey any and all local, state, and federal laws. Violations will result in the termination of website use privileges.

****AUCTION END TIMES:** William Wilson Auction Realty, Inc. online only auctions are timed events and all bidding will close at the specified time. However, our auctions also have what is called an 'Auto Extend' feature. Any bid placed within the final 5 minutes of the auction results in the auction automatically extending to 5 additional minutes. The bidding will extend in 5-minute increments from the time the last bid is placed until there are no more bids, and all of the lots sit idle for 5 minutes. Therefore, the auction will not close until all bidding parties are satisfied and no one can be outbid at the last second without having another opportunity to bid again. The auctioneer shall have full discretion to modify this end time and extension time which will be announced to the bidders during the auction.

TECHNICAL ISSUES: In the event, there are technical difficulties related to the server, software, internet, or any other online auction-related technologies, William Wilson Auction Realty, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor William Wilson Auction Realty, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

CONDUCT OF THE AUCTION: The minimum bid increase will be indicated on the bidding application. William Wilson Auction Realty, Inc. reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction, or remove any item or lot from this auction prior to the close of bidding. All decisions of William Wilson Auction Realty, Inc. are final. **YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND William Wilson Auction Realty, Inc. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.**

AUCTION LOCATION: This auction will be conducted virtual online from our Auction Offices. All bidding will be conducted online with the Auctioneer appearing virtually during the final bidding process.

OWNER: Miles Steckler Farms, LLC

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