

FARMERS NATIONAL COMPANY

A-16054

SCAN THE QR CODE FOR MORE INFO!

ONLINE AUCTION

48.94± Acres, Knox County, Indiana

Bidding starts | Friday, October 23, 2026, at 8:00 AM EST
Bidding closes | Friday, October 30, 2026, at 4:00 PM EST

To register and bid go to: www.FNCBid.com

Highlights:

- Wetland
- Excellent Hunting
- 6% Buyer's Premium
- Great Access with Showings by Appointment



For additional information, please contact:
Steve Lankford, AFM, Agent | (812) 360-0209
SLankford@FarmersNational.com

Property Information

Property Description: An outstanding wetland timber tract with proven waterfowl and trophy deer hunting. The blend of timber and wetlands creates a rare habitat combination that consistently produces results. Convenient paved road access ensures easy travel to and from the property, whether for weekend hunts or long-term management.

Directions to Property: From Highway 41 north of Vincennes, travel west on Ivers Road to the intersection with Old Highway 41. Turn south and travel one-half mile to the tract, which is located on the east side of the road.

Legal Description: Part of 42-06-24-100-008.000-001 and part of 42-06-13-400-010.000-001. A new survey has been completed.

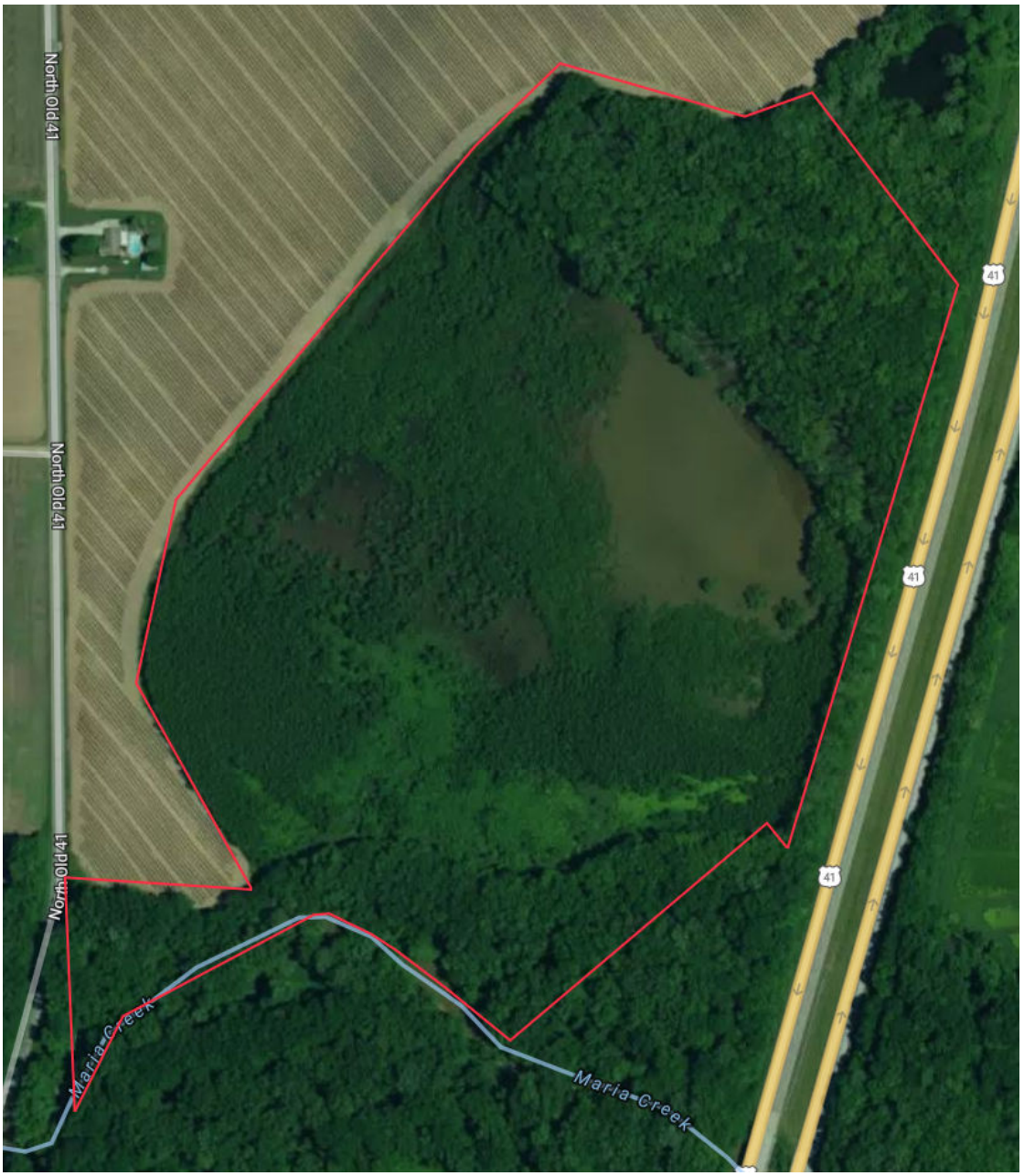
Farm Data:

Timber	42.00 acres
Seasonal Pond/Misc.	6.94 acres
Total	48.94 acres

Taxes: $1,965.40

Additional Comments: 6% Buyers Premium will be added to the final bid price upon acceptance of the high bid

Aerial Map







Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on November 30, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by L. Fay Hedden Abstract Office, Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with L. Fay Hedden Abstract Office, Inc the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on November 30, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of L. Fay Hedden Abstract Office, Inc.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting **Friday, October 23, 2026, at 8:00 AM EST until Friday, October 30, 2026, at 4:00 PM EST**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Danielle R. Gasper, Martin J. Freemand, Melynda G. Lee

Online Bidding Procedure: This online auction begins on Friday, October 23, 2026, at 8:00 AM EST. Bidding closes on Friday, October 30, 2026, at 4:00 PM EST.

To register and bid on this auction go to: www.FNCBid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Additional Comments: 6% Buyers Premium will be added to the final bid price upon acceptance of the high bid.

FARMERS NATIONAL COMPANY

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