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LAND AUCTION

SIMULCAST LIVE AND ONLINE

98.08± Acres, Jasper County, Indiana

Tuesday, November 4, 2025 | 11:00 AM EST

Fair Oaks Farms | 754 N 600 E Fair Oaks, Indiana

Highlights:

- **Three parcels selling as one WHOLE UNIT**
- **Productive cropland with good road access**
- **Well-maintained CRP with yearly rental payment of \$3,843**



For additional information, please contact:

Rylie Miller, Agent | (765) 421-8466

RMiller@FarmersNational.com

Bidding starts | Tuesday, October 28, 2025 at 8:00 AM EST
Bidding closes | Tuesday, November 4, 2025 at close of live event.

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

Property Information

Property Description:

There are three parcels of land being offered as a WHOLE UNIT. The parcel on the corner of Highway 231 and State Road 14 is in CRP and just had mid-contract management performed. The other two parcels are majority farmland that has been planted with corn, soybeans, mint and sorghum over the last ten years. The property has been well maintained. Roadsides and grass areas are well kept, and treelines are maintained.

Directions to Property:

All land lays north of Rensselaer off N US Highway 231 and west on W State Road 14. One parcel is located on the northwest corner at this intersection, and one parcel is located at the corner of State Road 14 and N 650 W with frontage on both roads. The third is located on the east side of the road on N 650 W, north of State Road 14. All parcels will be sold as one WHOLE UNIT.

Legal Description:

S & E Pt SE1/4SW1/4, Pt SE1/4SW1/4, S & W Pt SE1/4SW1/4 & E Pt SW1/4SW1/4 Sec. 19, Twp 30, Rge 6; Pt E1/2SW1/4 S of River Sec. 24, Twp 30, Rge 7; W 12 a. E 43 a. S1/2NE1/4, S1/2 W 37 a. SW1/4NE1/4 Sec. 24, Twp 30, Rge 7

Taxes: \$1,198.10

Farm Data:

Cropland	50.70± acres
Non-crop	24.07± acres
CRP	23.31± acres
Total	98.08± acres

FSA Information:

Crops	Base Acres	Yield
Corn	44.88 acres	135 bushels
Soybeans	11.15 acres	35 bushels

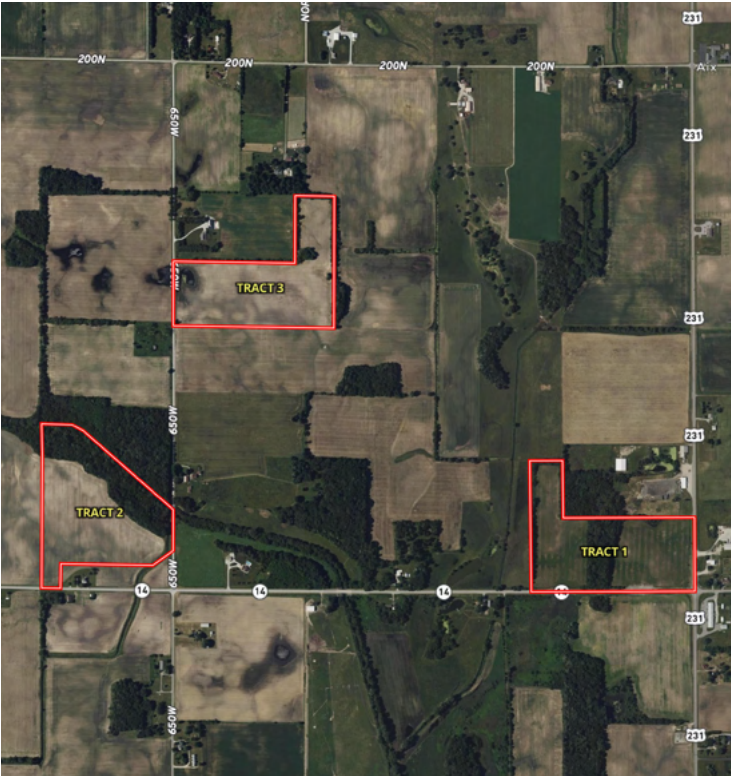
CRP Information:

23.31 CRP acres with an annual payment of \$3,843, expiring 9/30/2030

Location Map



Aerial Map



Tract 1:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrB	Ormas loamy fine sand, 2 to 6 percent slopes	6.48	19.97	0	60	3s
ChB	Chelsea sand, 2 to 6 percent slopes	5.76	17.75	0	32	4s
OaB	Oakville fine sand, prairie peninsula, 1 to 6 percent slopes	3.69	11.37	0	33	4s
WsB2	Wawasee loam, 2 to 6 percent slopes, eroded	3.41	10.51	0	62	2e
MkB	Metea loamy sand, moderately permeable, 2 to 6 percent slopes	3.09	9.52	0	61	3e
Rs	Rensselaer fine sandy loam, till substratum	2.53	7.8	0	75	2w
GdtA	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	2.45	7.55	0	65	3w
Wt	Whitaker fine sandy loam	2.43	7.49	0	76	2w
Mu	Morocco loamy sand, 0 to 2 percent slopes	2.32	7.15	0	47	3s
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	0.28	0.86	0	56	5w
TOTALS		32.44(*)	100%	-	54.03	3.05

Tract 2 Soil Map



Tract 3 Soil Map



Tract 2:

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OtB	Ormas variant loamy sand, 2 to 6 percent slopes	17.9	53.04	0	50	4s
Rs	Rensselaer fine sandy loam, till substratum	6.97	20.65	0	75	2w
Wt	Whitaker fine sandy loam	4.57	13.54	0	76	2w
So	Sloan silt loam, frequently flooded, undrained	4.15	12.3	0	35	5w
MaB	Markton-Aubbeenaubbee complex, 1 to 3 percent slopes	0.15	0.44	0	60	3e
TOTALS		33.74(*)	100%	-	56.87	3.43

Tract 3:

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Rs	Rensselaer fine sandy loam, till substratum	11.26	37.4	0	75	2w
MkB	Metea loamy sand, moderately permeable, 2 to 6 percent slopes	7.88	26.17	0	61	3e
WsB2	Wawasee loam, 2 to 6 percent slopes, eroded	6.12	20.33	0	62	2e
MaB	Markton-Aubbeenaubbee complex, 1 to 3 percent slopes	1.93	6.41	0	60	3e
OrB	Ormas loamy fine sand, 2 to 6 percent slopes	1.8	5.98	0	60	3s
Mu	Morocco loamy sand, 0 to 2 percent slopes	1.11	3.69	0	47	3s
TOTALS		30.1(*)	100%	-	65.78	2.42

Simulcast Auction Terms

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

Taxes: Real estate taxes for 2024, payable in 2025, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s). Seller will pay those real estate tax installments due and payable through 2025 due in 2026 via credit to buyer at 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 on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on December 4, 2025, or such other date agreed to by the parties. Subject to current lease.

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 Jasper County Abstract Company Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Jasper County Abstract Company Inc. the required earnest payment. 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 the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 4, 2025, 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 Jasper County Abstract Company Inc.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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 Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller make 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 Seller 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: William O Henry, Stephanie J Knott, & Henry-Stoch Trust - Mary Mahala Henry Trustee

Auctioneer: Kelly Hoffman

License Number: AU 10100019

Additional Comments: Mid contract management was performed and completed on the CRP this year.

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday October 28, 2025, at 8:00 AM EST. Bidding will be simultaneous with the live auction on Tuesday, November 4, 2025, with bidding concluding at the end of the live auction.

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

All bids on each 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

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