



**FARMERS
NATIONAL**
C O M P A N Y

A-21896

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

104.24± Acres, Tipton County, Indiana

Wednesday, October 7, 2026 | 11:00 AM

Tipton County Event Center | 1200 South Main Street, Tipton, IN 46072

Highlights:

- All tillable with highly productive soils
- Road frontage on State Road 213 and County Road S 400 E
- Excellent yield history



For additional information, please contact:
Payton Hitchings, AFM/Agent | (317) 385-2738
PHitchings@FarmersNational.com

Bidding starts | Thursday, October 1, 2026 at 8:00 AM
Bidding closes | Wednesday, October 7, 2026, at close of live event

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

Property Information

Directions to Property: From Tipton, IN go east on Route 28 approximately 4.5 miles, then south on State Road 213 approximately 5.2 miles.

Legal Description: NE 1/4 SE 1/4 & W 1/2 SE 1/4 SEC. 34 EX THE SE 1/4 OF SEC. 34 ALL IN TWP 221 N RANGE 5 ET TIPTON COUNTY INDIANA

Property Description: An exceptional 104-acre prime agricultural property located in Tipton County, Indiana. Featuring nearly 100% tillable acreage, this tract delivers productive soils and a strong proven track record for corn and soybean yields. Excellent access with road frontage on State Road 213 and County Road S 400 E.

Farm Data:

Cropland	103.68 acres
Non-Crop	0.56 acres
Total	104.24 acres

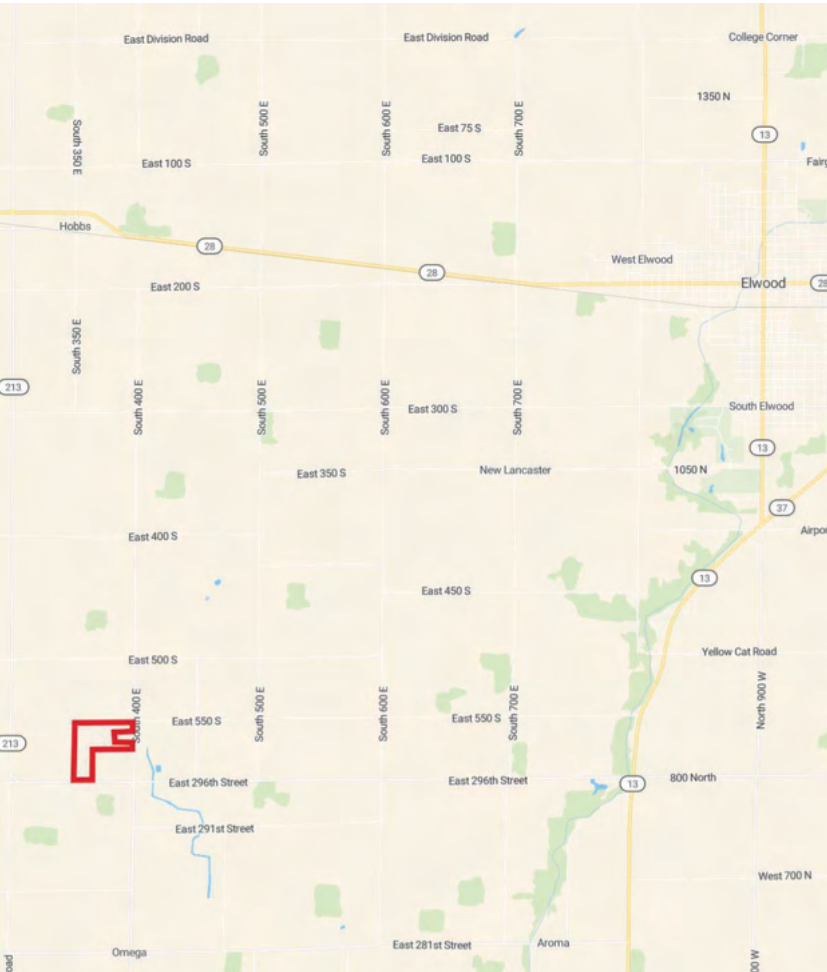
FSA Information:

	Base	Yield
Corn	73.79.3 acres	167 bushels
Soybeans	20 acres	50 bushels

Taxes: \$4,068.42 (estimated);

*Base acres and yields are based on entire half section;
FSA will determine final base acres and yields

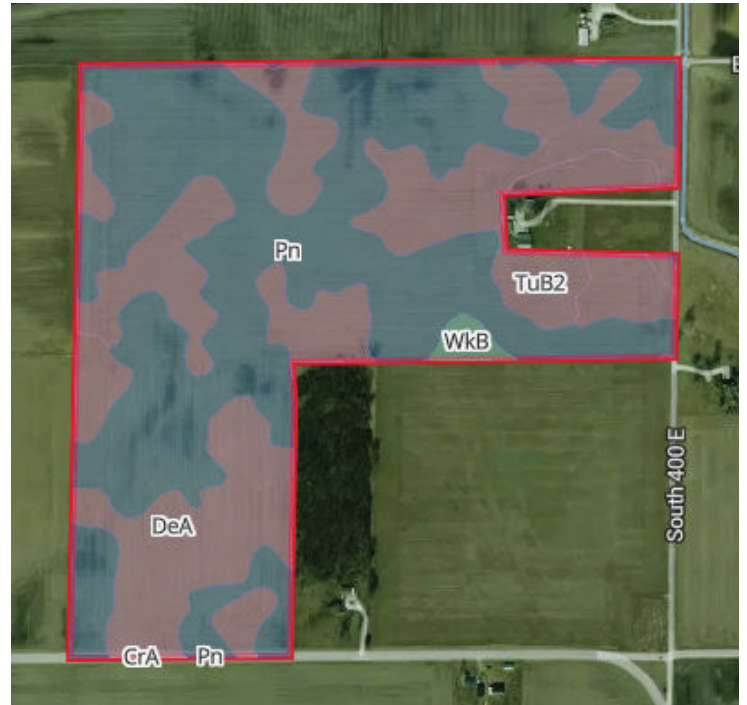
Location Map



Aerial Map



Soil Map



153/200 WAPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (WAPI)
●	Pn	Patton silty clay loam, Tipton Till Plain, 0 to 2 percent slopes	54.7%	57.5	2w	--	173.45
●	DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent...	37.6%	39.5	2w	--	126.596
●	TuB2	Tuscola, till substratum-Strawn complex, 1 to 6 perce...	6.5%	6.8	2e	--	135.227
●	WkB	Williamstown silt loam, 2 to 6 percent slopes, eroded	1.0%	1	2e	--	142.25
●	CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	0.1%	0.1	2w	--	154.85
●	Pn	Patton silty clay loam, Tipton Till Plain, 0 to 2 percent slopes	0.1%	0.1	2w	--	173.45

Simulcast Live and Online

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

Taxes: Real estate taxes for 2026 payable in 2027 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 15, 2026, 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 Meridian Title, Tipton, IN.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Meridian Title, Tipton, IN the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on November 15, 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 Meridian Title, Tipton, IN.

Sale Method: The real estate will be offered in individual tract(s). All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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 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 the 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.

Sellers: Julia Elaine Bryant

Auctioneer: Chad Bals License Number: AU12500040

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, October 1, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM Wednesday, October 7, 2026 with bidding concluding at the end of the live auction.

To register and bid on this auction go to: **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.

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