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LAND AUCTION

SIMULCAST LIVE AND ONLINE

700.10± Acres, Starke and Fulton Counties, Indiana

Wednesday, August 27, 2025 | 11:00 AM

Knights of Columbus | 340 E 50 N, Winamac, Indiana

Highlights:

- **Highly Productive Farmland with Pivot Irrigation on all Tracts Except Tract 4**
- **Wide Open and Flat Land for Ease of Farming Operations**
- **Close to Grain and Ethanol Markets**
- **Available in Five Tracts via Buyer's Choice**



For additional information, please contact:

Steve Herr AFM/Broker | (810) 569-5638

SHerr@FarmersNational.com



Bidding starts | Wednesday, August 20, 2025 at 8:00 AM
Bidding closes | Wednesday, August 27, 2025 at close of live event.

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

Property Information

Directions to Property:

Tract 1: 7 miles west of Knox, Indiana, on East 50 South Road

Tracts 2 and 3: 8 miles east of Toto, Indiana, on East Toto Road and Highway 35

Tracts 4 and 5: 1.5 miles south of Kewanna, Indiana on Highway 17

Legal Description

Tract 1: Parcel # 75-05-24-400-008.000-007, 80.00± acres, Starke County, Indiana

Tracts 2 and 3: Parcel # 75-10-02-500-002.000-002, 299.9 ± acres, Starke County, Indiana

Tract 4: Parcel #25-05-34-300-003.000-015, 18.36± acres, Fulton County, Indiana

Tract 5: Parcel #25-10-03-100-001.020-012, 301.9± acres, Fulton County, Indiana

Property Description:

Excellent farmland with lighter loam / sandy type soils. Ideal for potato or other specialty crop production. Ease of access via paved roads to all tracts. Wide open and efficient to operate farmland.

Improvements:

Pivot irrigation systems in place on Tracts 1, 2, 3, and 5.

Farm Data:

Tract 1:

Cropland	79.00 acres±
Non-crop	<u>1.00 acres±</u>
Total	80.00 acres±

Tract 2:

Cropland	175.00 acres±
Non-crop	1.20 acres±
Open ditches	<u>3.60 acres±</u>
Total	179.90 acres±

Tract 3:

Cropland	49.80 acres±
Non-crop	1.20 acres±
Timber	<u>69.00 acres±</u>
Total	120.00 acres±

Tract 4:

Cropland	18.00 acres±
Non-crop	<u>.36 acres±</u>
Total	18.36 acres±

Tract 5:

Cropland	298.40 acres±
Non-crop	.50 acres±
Open Ditches	<u>3.00 acres±</u>
Total	301.90 acres±

FSA Information:

Tracts 1, 2, 3	Base	Yield
Corn	197.4 acres	116 bushels
Soybeans	37.7 acres	47 bushels

Tracts 1, 2, and 3 base acres and yields are combined. FSA bases and yields will be reconstituted if the farm sells in multiple tracts at the sole discretion of the Farm Service Agency.

Tracts 4, 5	Base	Yield
Corn	223.90 acres	148 bushels
Soybeans	83.4 acres	43 bushels

Tracts 4 and 5 base acres and yields are combined. FSA bases and yields will be reconstituted if the farm sells in multiple tracts at the sole discretion of the Farm Service Agency.

2023 Taxes:

Tract 1: \$651.75 (Starke County)

Tract 2: \$2,562.86 (Starke County)

Tract 4 and 5: \$3,485.24 (Fulton County)

Agent Comments:

Five tracts selling by Buyer's Choice.



Tract 1

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Me	Maumee sand	51.93	65.21	0	51	3w
Co	Craigmile fine sandy loam, frequently flooded	14.65	18.4	0	49	3w
Px	Prochaska loamy sand, occasionally flooded	7.86	9.87	0	35	3w
An	Algansee fine sandy loam, occasionally flooded	3.96	4.97	0	51	3w
So	Suman silt loam, frequently flooded	0.97	1.22	0	56	3w
Gf	Gilford sandy loam, 0 to 1 percent slopes	0.26	0.33	0	76	2w
TOTALS		79.63(*)	100%	-	49.2	3.0



Tract 2

Tracts 2 and 3 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Me	Maumee sand	76.6	42.88	0	51	3w
Wk	Watseka loamy sand	47.18	26.41	0	56	3s
To	Toto muck, drained	34.22	19.16	0	77	4w
Px	Prochaska loamy sand, occasionally flooded	13.27	7.43	0	35	3w
Af	Adrian muck, frequently flooded	4.52	2.53	0	86	4w
Gf	Gilford sandy loam, 0 to 1 percent slopes	1.56	0.87	0	76	2w
Mr	Morocco loamy sand, 0 to 2 percent slopes	1.28	0.72	0	47	3s
TOTALS		178.6 3(*)	100%	-	57.19	3.21



Tract 3

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Nf	Newton loamy sand	33.33	28.04	0	36	4w
Mr	Morocco loamy sand, 0 to 2 percent slopes	28.96	24.37	0	47	3s
Wk	Watseka loamy sand	16.32	13.73	0	56	3s
BeA	Brems sand, 0 to 3 percent slopes	11.08	9.32	0	35	4s
HplrA	Houghton muck, drained, prairie peninsula, 0 to 1 percent slopes	6.07	5.11	0	93	3w
Px	Prochaska loamy sand, occasionally flooded	4.73	3.98	0	35	3w
PIB	Plainfield sand, 2 to 6 percent slopes	4.41	3.71	0	35	6s
OvA	Ormas variant-Morocco loamy sands, 0 to 2 percent slopes	3.63	3.05	0	51	3s
PtA	Plainfield sand, wet substratum, 0 to 3 percent slopes	3.49	2.94	0	40	4s
Af	Adrian muck, frequently flooded	2.03	1.71	0	86	4w
PIC	Plainfield sand, 6 to 12 percent slopes	1.98	1.67	0	34	6s
To	Toto muck, drained	1.45	1.22	0	77	4w
PIA	Plainfield sand, 0 to 2 percent slopes	1.33	1.12	0	35	6s
TOTALS		118.81(*)	100%	-	46.04	3.63

Tracts 4 and 5

Aerial Map



Tract 4 Soil Map



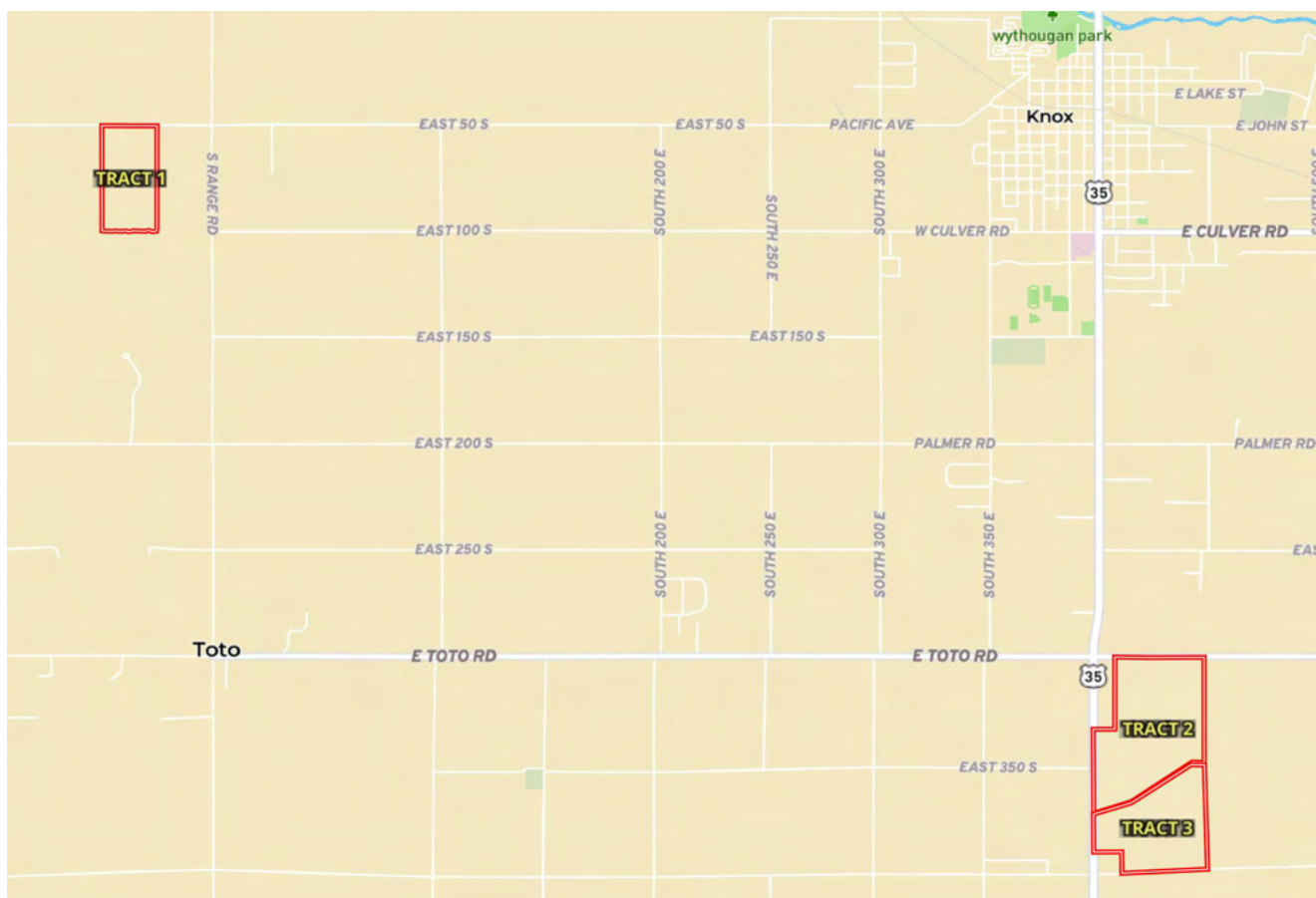
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeB	Metea loamy sand, 2 to 6 percent slopes	10.41	57.01	0	63	3e
Bb	Barry loam	5.76	31.54	0	74	2w
GdtA	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	1.54	8.43	0	65	3w
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.55	3.01	0	71	3e
TOTALS		18.26(*)	100%	-	66.88	2.68

Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Co	Cohoctah fine sandy loam, occasionally flooded	106.78	35.03	0	62	2w
MeB	Metea loamy sand, 2 to 6 percent slopes	68.86	22.59	0	63	3e
GdtA	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	57.1	18.73	0	65	3w
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	23.75	7.79	0	74	2e
Bb	Barry loam	15.11	4.96	0	74	2w
Hm	Houghton muck, drained	13.84	4.54	0	93	3w
CrA	Crosier loam, 0 to 2 percent slopes	6.07	1.99	0	69	2w
MaA	Markton loamy sand, 0 to 2 percent slopes	4.86	1.59	0	57	3w
Ed	Edwards muck, drained	3	0.98	0	83	4w
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	2.77	0.91	0	71	3e
AdwAD	Adrian muck, drained, disintegration moraine, 0 to 1 percent slopes	2.66	0.87	0	90	3w
TOTALS		304.8(*)	100%	-	66.31	2.51

Property Location Maps



Tract 4



Tract 5



Simulcast 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 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 October 15, 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 must be in the form of wired funds. All funds will be deposited and held by Title Company to be determined.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the Title Company 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 paid equally by both the Buyer(s) and the Seller.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 15, 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 the Title Company.

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. Should Tracts 2 and 3 sell to separate buyers, a survey will be required. 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 farms will be offered in five separate tracts via the Buyer's Choice method. This method of sale allows the highest bidder to choose any or all tracts. After the highest bidder has made their selection, if there are any tracts left, a new round of bidding will begin. If available, the remaining tracts will be offered for bidding. Bidding increments are solely at the discretion

of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from 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 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 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: Purdue Foundation Inc

Auctioneer: Chad Bals, License #AU12500040

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, August 20, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Wednesday, August 27, 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 the tracts 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.