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LAND AUCTION

SIMULCAST LIVE AND ONLINE

120.64± Acres, Clay County, Indiana

Tuesday, July 29, 2025 | 6:00 PM EST

Greene County Community Conference Center | 4503 W. State Road 54, Bloomfield, IN 47424

Highlights:

- **Productive Cropland**
- **Hunting and Homesite Possibilities**
- **Excellent Accessibility**
- **4% Buyer's Premium**



For additional information, please contact:

Steve Lankford, AFM, Agent | (812) 360-0209

SLankford@FarmersNational.com

Bidding starts | Monday, July 21, 2025 at 8:00 AM EST

Bidding closes | Tuesday, July 29, 2025 at end of live event

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

Property Information

Directions to Property: From Clay City Indiana travel south on highway 59 approximately 4 miles to county road 1100 S, turn left (East), travel 1.50 miles to the tract which is on the south side of the county Road. The tracts start on the southeast corner of intersection of 125E and 1100S.

Legal Description: 120.64 +/- acres located in Harrison Township, Clay County, Indiana being tax parcels:

Tract 1 and 2: 11-11-16-200-003.000-005 42.08 ac and 11-11-16-200-004.000-005 70 ac

Tract 3: 11-11-16-200-001.000-005

Tract 4: 11-11-16-200-006.000-005 42.05 ac & 11-11-17-100-003.000-005 3.53 ac

Tract 5: 11-11-17-400-003.000-005 16.5 ac & 11-11-16-300-004.000-005 .01 ac

Property Description: Excellent opportunity to establish your own thriving farm or enhance your existing operation with these extraordinary properties! With productive, fertile soils and vibrant timberland, you have the resources to cultivate success. Picture your private hunting grounds, a paradise for outdoor enthusiasts, right at your doorstep. Envision building your charming country residence amidst this spectacular landscape, where nature and potential converge. This is more than just land—it’s a chance to cultivate dreams and create a captivating lifestyle. Don’t let this remarkable opportunity pass you by—claim your slice of paradise today.

Farm Data:

Tract 1:

Timber	21.43 acres
Other	0.31 acres
Total	21.74 acres

Tract 2:

Timber	20.73 acres
Other	0.31 acres
Total	21.04 acres

Tract 3:

Cropland	6.19 acres
Timber	8.81 acres
Other	0.77 acres
Total	15.77 acres

Tract 4:

Cropland	43.19 acres
Non-crop	.60 acres
Timber	1.79 acres
Total	45.58 acres

Tract 5:

Cropland	13.41 acres
Timber	2.59 acres
Other	0.51 acres
Total	16.51 acres

FSA Information: Tract 1-5

	Base	Yield
Corn	30.54 acres	131 bushels
Soybeans	30.54 acres	36 bushels

*Base acres and yields represents the entire property. FSA bases and yields will be reconstituted if the farm sells in multiple tracts at the sole discretion of the Farm Service Agency

Taxes:

Tract 1: \$261.48

Tract 2: Combined with Tract 1

Tract 3: \$443.48

Tract 4: \$1,526.82

Tract 5: \$420.44

Additional Comments: The tillable farmland on tract 3, 4 and 5 is subject to a cropland lease dated January 1, 2023 through December 31, 2026. The terms are \$10,200 per year cash rent with \$5,100 due April 1 and \$5,100 due November 1 of each year. The buyer of each of these tracts will be assigned the lease for their portion of the tract. 2025 rental payments shall be prorated to date of closing. Tracts 3 will receive 10%, Tract 4 will receive 69% and Tract 5 will receive 21% of 2025 rental payments. All 2026 rental payments will go to the buyer. Tracts 1 and 2 have no tillable acreage and will receive no rental payments.

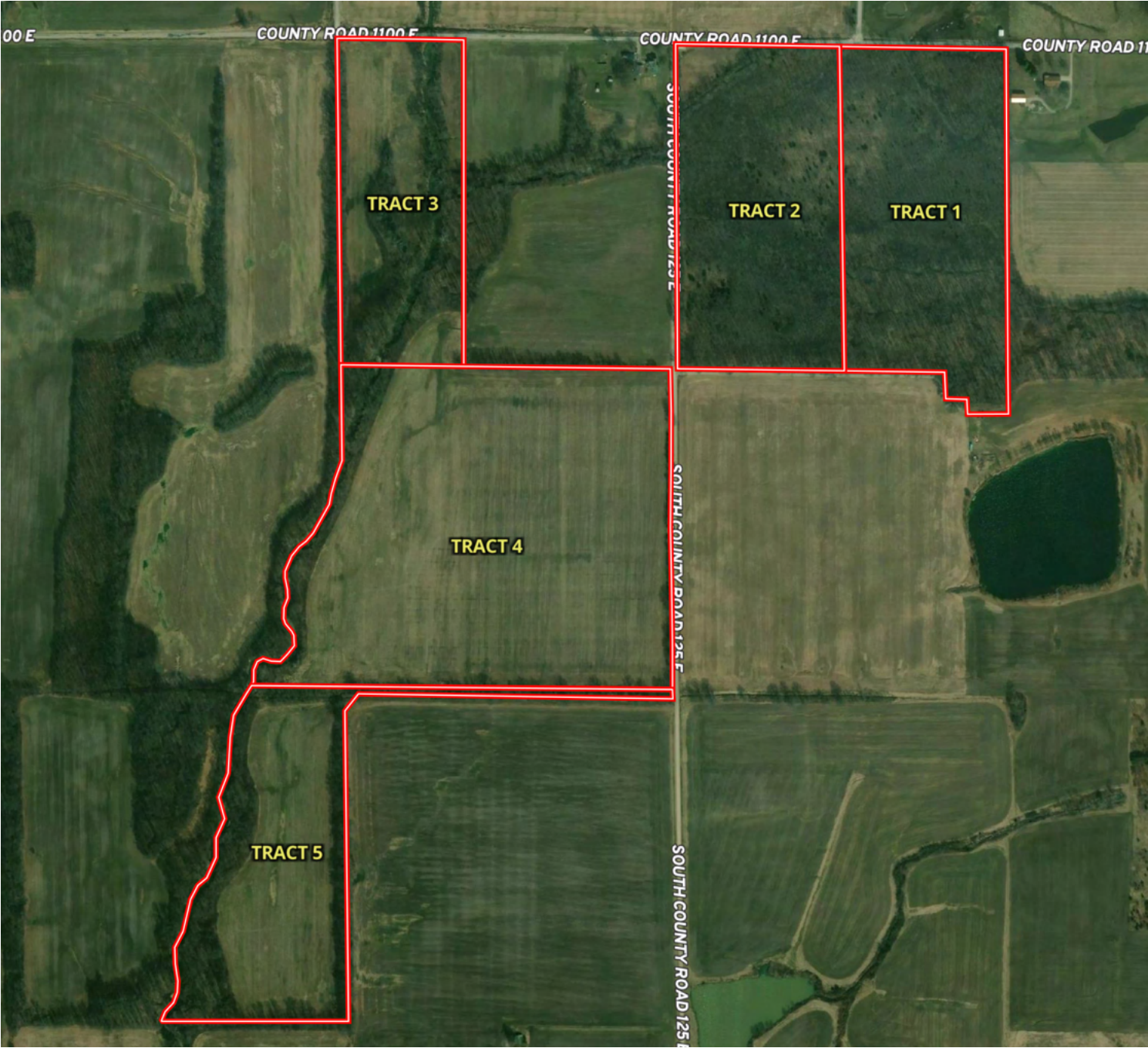
4 % BUYERS PREMIUM will be added to the final bid price for each tract.

2025 Real Estate taxes will be prorated to date of closing.

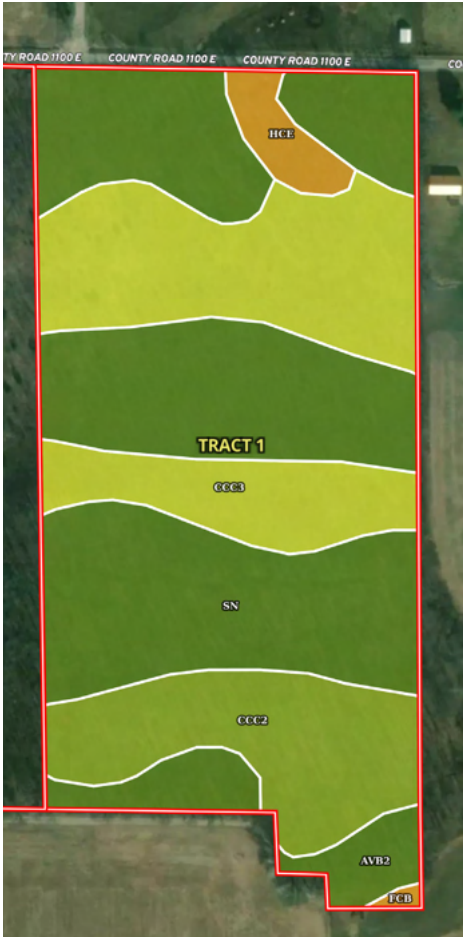
Location Map



Aerial Map

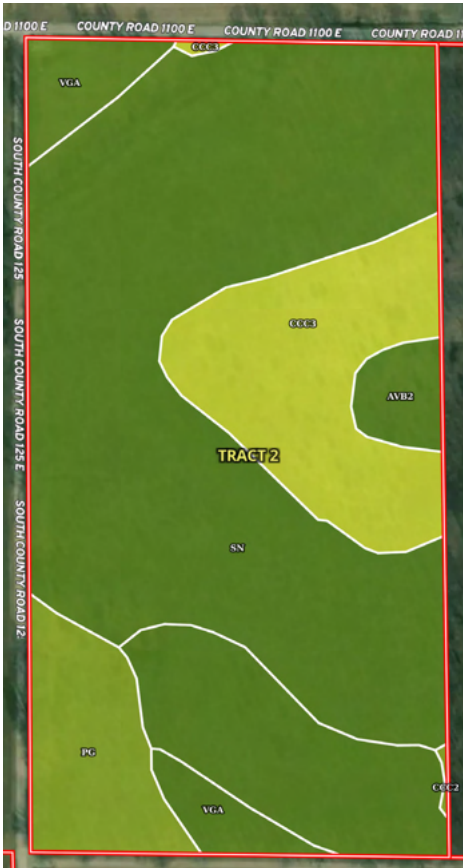


Tract 1:



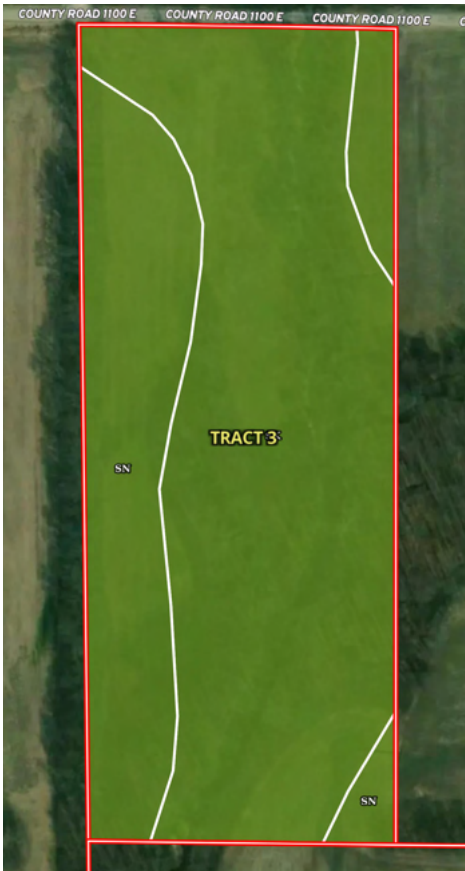
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sn	Stendal silt loam, frequently flooded	6.26	29.58	0	88	2w
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	5.7	26.94	0	34	4e
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	5.51	26.04	0	49	2e
CcC2	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, eroded	3.06	14.46	0	47	3e
HcE	Hickory loam, 18 to 25 percent slopes	0.58	2.74	0	63	6e
FcB	Fairpoint shaly silt loam, 0 to 8 percent slopes	0.06	0.28	0	61	6e
TOTALS		21.17(*)	100%	-	56.65	2.8

Tract 2:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sn	Stendal silt loam, frequently flooded	11.35	55.72	0	88	2w
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	3.29	16.15	0	34	4e
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	2.92	14.33	0	49	2e
Pg	Petrolia silty clay loam, frequently flooded	1.67	8.2	0	74	3w
VgA	Vigo silt loam, 0 to 2 percent slopes	1.1	5.4	0	74	2w
CcC2	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, eroded	0.03	0.15	0	47	3e
TOTALS		20.36(*)	100%	-	71.68	2.41

Tract 3:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sk	Steff silt loam, occasionally flooded	10.35	66.99	0	78	2w
Sn	Stendal silt loam, frequently flooded	5.11	33.07	0	88	2w
TOTALS		15.46(*)	100%	-	81.36	2.0



Tract 4:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pg	Petrolia silty clay loam, frequently flooded	28.87	65.9	0	74	3w
Sk	Steff silt loam, occasionally flooded	9.87	22.53	0	78	2w
Sn	Stendal silt loam, frequently flooded	5.07	11.57	0	88	2w
TOTALS		43.81(*)	100%	-	76.52	2.66

Tract 5:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sk	Steff silt loam, occasionally flooded	8.41	44.52	0	78	2w
Sn	Stendal silt loam, frequently flooded	7.66	40.55	0	88	2w
Pg	Petrolia silty clay loam, frequently flooded	2.82	14.93	0	74	3w
TOTALS		18.89(*)	100%	-	81.46	2.15

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). 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 August 29, 2025 or such other date agreed to by the parties. Subject to current lease. Subject to the tillable farmland on tract 3, 4 and 5 is subject to a cropland lease dated January 1, 2023 through December 31, 2026. The terms are \$10,200 per year cash rent with \$5,100 due April 1 and \$5,100 due November 1 of each year. The Buyer of each of these tracts will be assigned the lease for their portion of the tract. 2025 rental payments shall be prorated to date of closing. Tract 3 will receive 10%, Tract 4 will receive 70% and Tract 5 will receive 20% of 2025 rental payments. All 2026 rental payments will go to the Buyer(s). Tracts 1 and 2 have no tillable acreage and will receive no rental payments.

Possession of Tracts 1 and 2 will be at closing. Possession of the tillable land on Tracts 3, 4 and 5 will be at completion of harvest of the 2026 crops. Possession of non tillable land on Tract 3, 4 and 5 will be at closing.

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 Integrity Title Services Inc, Brazil, Indiana.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Integrity Title Services Inc, Brazil, Indiana 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 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 August 29, 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 Integrity Title Services Inc, Brazil, Indiana.

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 Buyer(s) and Seller will equally pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual acres.

Sale Method: The farms will be offered in 5 individual 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 until none remain. 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: Roberta G. Inlow Living Trust

Auctioneer: Jay Yagle #AU1037688

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, July 21, 2025 at 8:00 AM EST. Bidding will be simultaneous with the live auction on Tuesday, July 29, 2025 at 6:00 PM EST, 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.

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