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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Dubois County, Indiana

Thursday, November 6, 2025 | 11:00 AM EST

Ferdinand Event Center | 1710 Community Drive, Ferdinand, Indiana

Highlights:

- **Productive soils with many grain marketing locations nearby**
- **Residential building and hunting opportunities**
- **Ease of access via paved and gravel roads, a portion of the Sugar Creek traverses the farm**
- **5% Buyers premium**



For additional information, please contact:

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

SLankford@FarmersNational.com

Bidding starts | Thursday, October 30, 2025 at 8:00 AM EST
Bidding closes | Thursday, November 6, 2025 at end of live event

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

Property Information

Directions to Property: West of Holland Indiana on county road 900 S, approximately 1 mile, to county road 850 w, turn north (right)...farm starts 1/4 mile on the east (right) side of the county road

Legal Description:

Tract 1: The South half of the northeast quarter of Section No. Fifteen (15), Township three (3) South, Range Six (6) West, containing eighty (80) acres, more or less

Tract 2: The North half of the southeast quarter of Section No. Fifteen (15), Township three (3) South, Range Six (6) West, containing eighty (80) acres, more or less

Property Description: Rolling productive cropland with hunting opportunity, start your own farm with beautiful homesite opportunities. Substantial road frontage

Farm Data:

Tract 1:

Cropland	71.64 acres
Woods	8.36 acres
Total	80.00 acres

Tract 2:

Cropland	45.45 acres
Woods	34.55 acres
Total	80.00 acres

FSA Information:

	Base	Yield
Wheat	3.90 acres	52 bushels
Corn	87.10 acres	142 bushels
Soybeans	22.60 acres	41 bushels

*Whole farm information

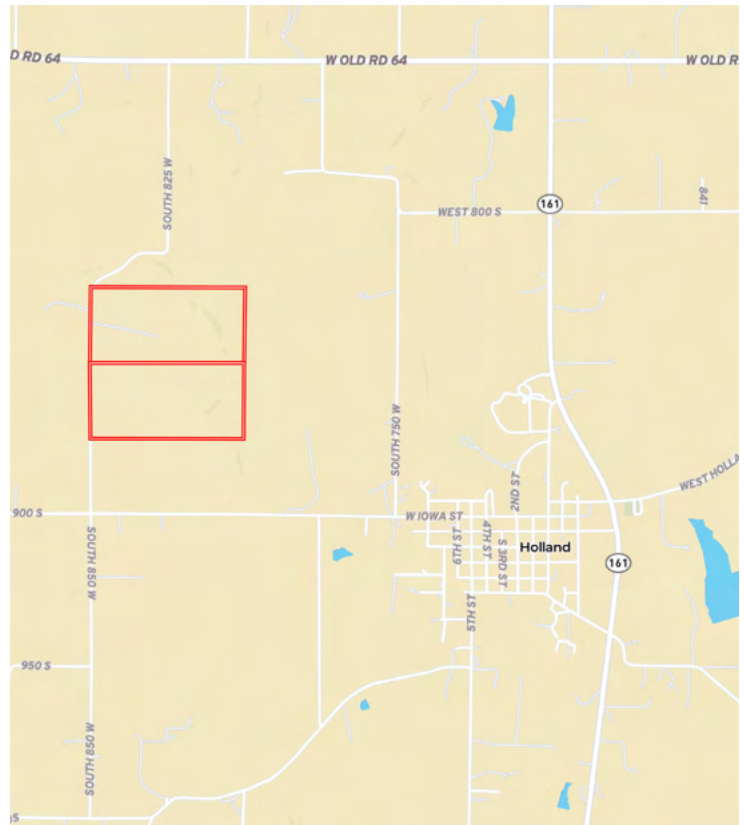
*If tracts sell separately the FSA bases and Yields will be reconstituted solely at the discretion of the Farm Service Agency

Taxes:

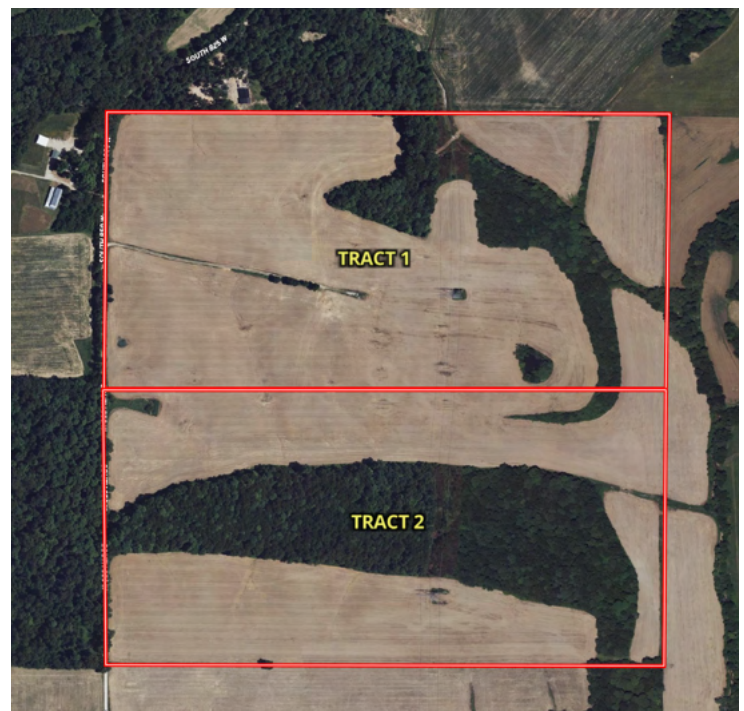
Tracts 1 & 2 Combined: \$3,135.94

Additional Comments: 5% BUYERS PREMIUM

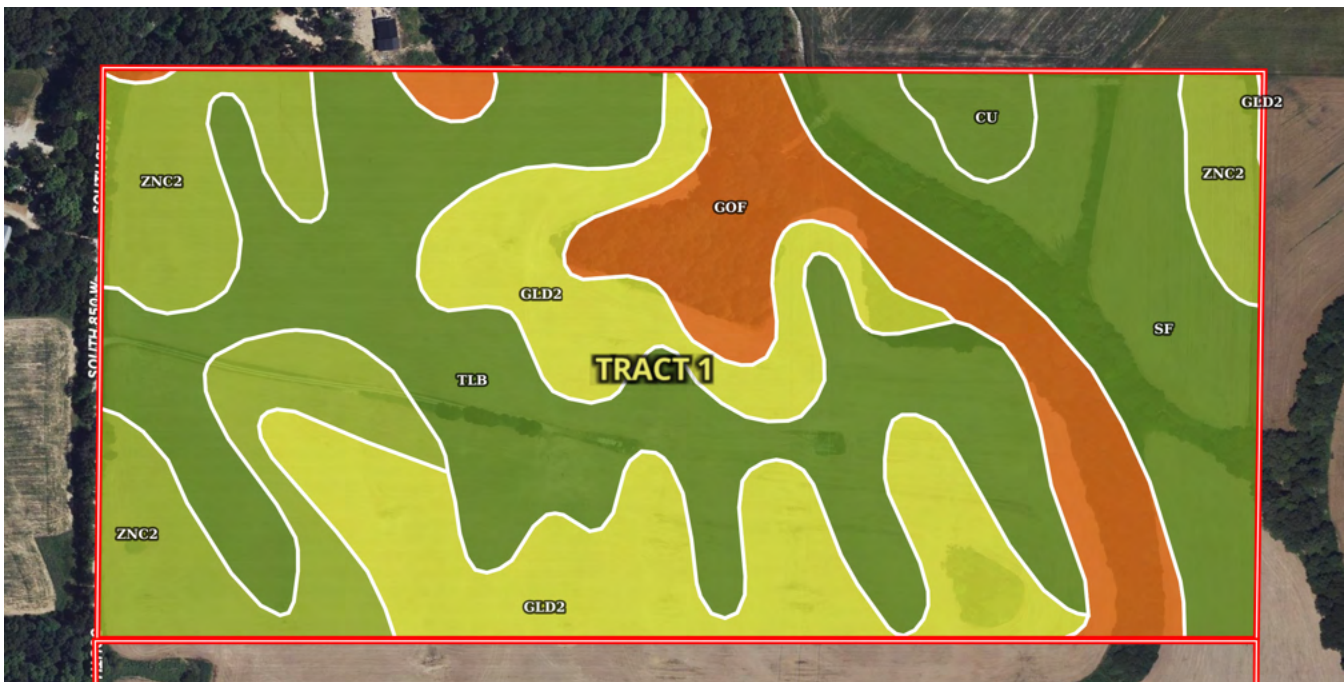
Location Map



Aerial Map

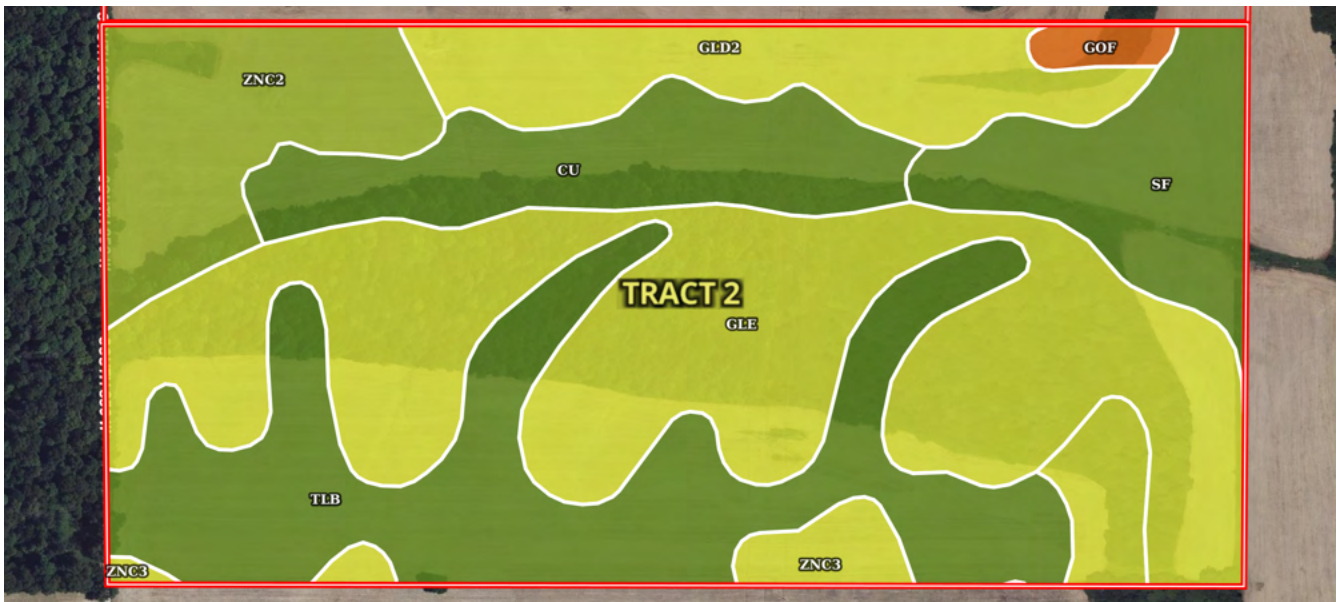


Tract 1:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TIB	Zanesville silt loam, 2 to 6 percent slopes	24.9	30.23	0	65	2e
GID2	Gilpin silt loam, 12 to 18 percent slopes, eroded	19.03	23.11	0	42	4e
ZnC2	Apalona-Zanesville silt loams, 6 to 12 percent slopes, eroded	13.43	16.31	0	45	3e
Sf	Steff silt loam, 0 to 2 percent slopes, frequently flooded	13	15.78	0	77	2w
GoF	Gilpin-Berks complex, 20 to 50 percent slopes	10.67	12.96	0	10	7e
Cu	Cuba silt loam, frequently flooded	1.33	1.61	0	73	2w
TOTALS		82.36(*)	100%	-	51.32	3.27

Tract 2:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GIE	Gilpin silt loam, 18 to 25 percent slopes	28.42	34.68	0	39	4e
TIB	Zanesville silt loam, 2 to 6 percent slopes	18.59	22.68	0	65	2e
Cu	Cuba silt loam, frequently flooded	8.01	9.77	0	73	2w
ZnC2	Apalona-Zanesville silt loams, 6 to 12 percent slopes, eroded	7.87	9.6	0	45	3e
GID2	Gilpin silt loam, 12 to 18 percent slopes, eroded	7.73	9.43	0	42	4e
Sf	Steff silt loam, 0 to 2 percent slopes, frequently flooded	6.78	8.27	0	77	2w
ZnC3	Apalona-Zanesville silt loams, 6 to 12 percent slopes, severely eroded	3.79	4.62	0	40	4e
GoF	Gilpin-Berks complex, 20 to 50 percent slopes	0.77	0.94	0	10	7e
TOTALS		81.96(* *)	100%	-	52.0	3.12

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 due in 2025 paid by Sellers. 2025 taxes will be prorated to closing. 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 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 8, 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 Dubois Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Dubois 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 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 December 8, 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 Dubois 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. 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 2 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: Robert L. Todrank 1/2 and The Todrank Family Trust 1/2

Auctioneer: Jay Yagle #AU1037688

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, October 30, 2025 at 8:00 AM EST. Bidding will be simultaneous with the live auction on Thursday, November 6, 2025 at 11:00 AM EST, with bidding concluding at the end of the live auction.

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