



SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

69.05± Acres, Owen County, Indiana

Bidding starts | Thursday, March 12, 2026 at 8:00 AM EST

Bidding closes | Monday, March 16, 2026 at 4:00 PM EST

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

Highlights:

- **Highly productive tillable farmland**
- **Excellent hunting habitat**
- **Substantial road frontage**
- **3% Buyers Premium**



For additional information, please contact:

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

SLankford@FarmersNational.com

Property Information

Directions to Property:

From Freedom, Indiana, head west on Freedom Arney Road (575S), 1.75 miles. Tract is on the west side of the road and north of the creek.

Legal Description:

All of the land north of the creek on these two tax parcels: 60-16-18-304-120.000-017; 60-16-18-300-100.000-017. A new survey will be completed to provide a new legal description.

Property Description:

Highly productive tillable acres, excellent hunting habitat, and substantial road frontage providing easy access.

FSA Farm Data:

| | |
|------------|-------------------|
| Cropland | 57.11 acres |
| Timber | 8.00 acres |
| Creek/Road | <u>3.94 acres</u> |
| Total | 69.05 acres |

FSA Information:

| Tract | Crop | Base | Yield |
|-------|----------|------------|-------------|
| 3915 | Corn | 35.7 acres | 111 bushels |
| 9880 | Soybeans | 22.9 acres | 27 bushels |

Farm base acres and yields will be reconstituted solely at the discretion of the Farm Service Agency based on surveyed acres

2024 Taxes:

1- 16.50 + 89.05 acres to be resurveyed for split. \$226.68 + \$2,787.40 for 2 total parcels including building site to be retained by owner. To be revalued based on transferred survey acres.

Comments:

3% Buyers Premium to be added to the final sale price.

Location Map



Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|------|
| BdxAV | Belknap silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration | 25.54 | 36.98 | 0 | 82 | 2w |
| StaAV | Steff silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration | 18.36 | 26.59 | 0 | 80 | 2w |
| BodAV | Bonnie silt loam, 0 to 1 percent slopes, frequently flooded, very brief duration | 10.91 | 15.8 | 0 | 84 | 3w |
| PrwAV | Pope fine sandy loam, 0 to 2 percent slopes, frequently flooded, very brief duration | 10.09 | 14.61 | 0 | 63 | 2w |
| HccB2 | Haubstadt silt loam, 2 to 6 percent slopes, eroded | 3.94 | 5.71 | 0 | 56 | 2e |
| OmkC2 | Otwell silt loam, 6 to 12 percent slopes, eroded | 0.21 | 0.3 | 0 | 49 | 3e |
| TOTALS | | 69.05(*) | 100% | - | 77.41 | 2.16 |



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on April 15, 2026, or such other date agreed to by the parties.

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 Languell Title Company, Spencer, Indiana.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Languell Title Company, Spencer, 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 title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s) **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 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 Languell Title Company, Spencer, 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 Seller and Buyer(s) will each pay one-half of the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Thursday, March 12, 2026, at 8:00 AM EST until Monday, March 16, 2026, at 4:00 PM EST,** subject to the automatic bid extend feature outlined in these terms

and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes time frame. All decisions of Farmers National Company 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 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: John Allen Worland

Comments: 3% Buyer's Premium to be added to final sale price

Online Bidding Procedure: **This online auction begins on Thursday, March 12, 2026, at 8:00 AM EST. Bidding closes on Monday, March 16, 2026, at 4:00 PM EST.**

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