



FARM AUCTION

ONLINE & PHONE BIDDING AUGUST 27, 2025

**110+/- ACRES
CARROLL COUNTY
TWO (2) TRACTS**

**+/- 104.58 EST CROPLAND ACRES
PRODUCTIVE TILLABLE CROPLAND
60 X 40 BARN
SURETY WAPI 174.5**



auctions.gfarmland.com

AUCTIONEER: JOHNNY KLEMMER | IN #12000053

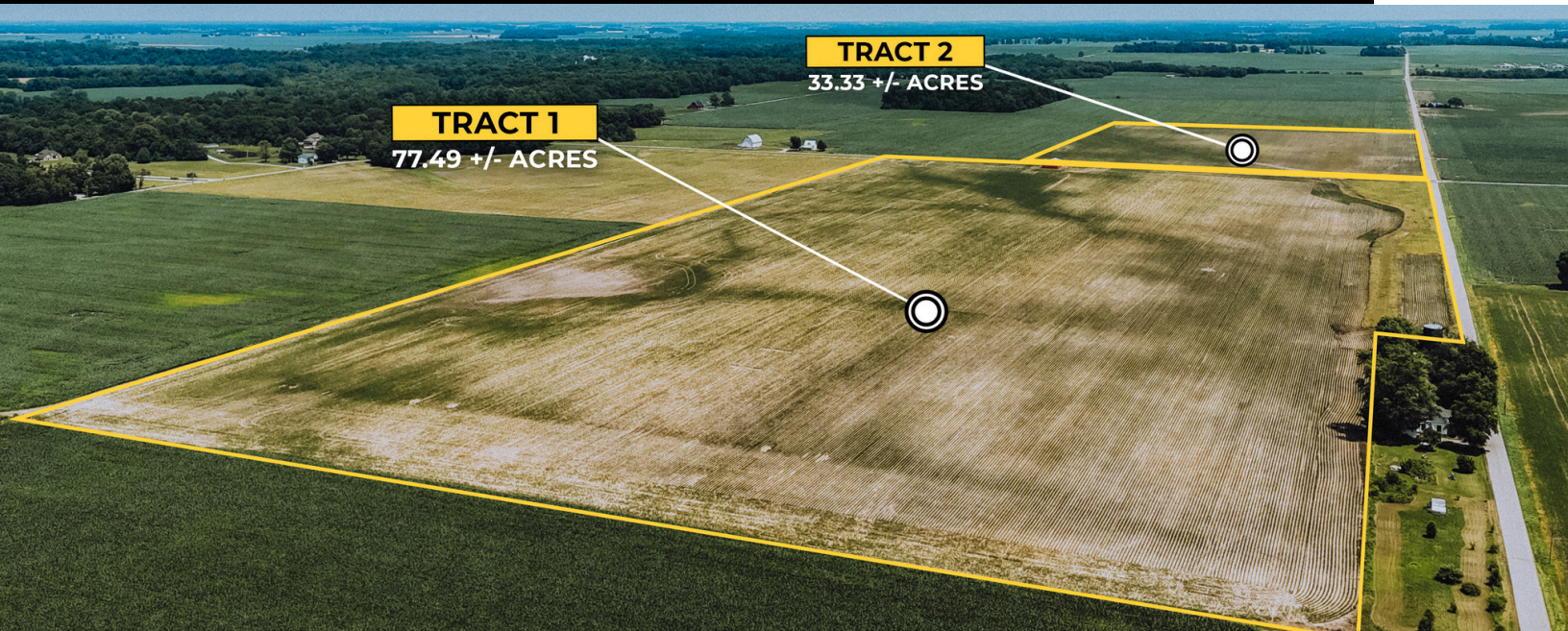
SELLER: ARLENE J. GANGWER REVOCABLE TRUST, et al.



DISCLAIMER: Image shown on cover page is for illustration use only.



FARM AUCTION



CARROLL COUNTY, INDIANA

110 +/- Acres | Available in Two (2) Tracts

auctions.gfarmland.com

WEDNESDAY, AUGUST 27, 2025

BIDDING BEGINS AT 10:00 AM EST

BIDDING CLOSES AT 3:00 PM EST



AUCTIONEER: JOHNNY KLEMMER | INDIANA LICENSE #12000053

SELLER: Arlene J. Gangwer Revocable Trust, et al.



FARM & LAND
Real Estate & Auctions

AUCTION INFORMATION

110 +/- Acres | Carroll County, Indiana
Listing # CS2508110AU

BIDDING OPENS

Wednesday, August 27th @ 10:00am EST

BIDDING CLOSES

Wednesday, August 27th @ 3:00pm EST

auctions.gfarmland.com

PHONE BIDDING AVAILABLE



AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. Auctioneer: John R. Klemme - License # AU12000053
- Seller: Arlene J. Gangwer Revocable Trust, et al.

ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder by 12:00PM EST on Wednesday, August 27, 2025. To register, visit auctions.gfarmland.com and follow on-screen prompts/buttons.
- Auction staff will contact you to verify information, receive driver's license number, and approve registration. **You will not be able to bid within an auction prior to speaking with auction staff.**
- If you register outside of business hours (8a-5p EST - Monday through Friday) you will receive a call at the next availability within business hours.
- Contact Auction Staff at (765) 426-6666 with questions. Staff members available 8a-5p EST Monday - Friday.

PHONE BIDDING

- Bidders will be required to fill out the Phone Bidder Registration Form (on following page) or register at auctions.gfarmland.com.
- Your registration must be received (via mail, fax, or online) by 5pm EST Tuesday, August 26, 2025.
- Questions or assistance needed? Call 765-426-6666

VIEWING AUCTION (NOT BIDDING)

- To view only on sale day, navigate to the auctions.gfarmland.com (as above). Click on the "Enter Auction" button. The auction is LIVE when the button is green.

FOR MORE INFORMATION...

Please review the Term & Conditions on page 5 of this information packet. Questions related to the property? Call Craig Stevenson at (574) 870-4383. Need help registering or have questions related to the auction process? Call the Auction staff at (765) 426-6666. Staff members available 8a-5p EST Monday - Friday.



PHONE BIDDER REGISTRATION FORM

CARROLL COUNTY, INDIANA | LISTING #CS2508110AU REAL ESTATE AUCTION

Upon completing this form in its entirety, you may submit via:

mail:

Geswein Farm & Land Realty

Attn: Auctions

1100 N 9th St.

Lafayette, IN 47904

email: auctions@gfarmland.com

fax: 765-497-2438

BIDDING OPENS

Wednesday, August 27, 2025

10:00am EST

BIDDING CLOSES

Wednesday, August 27, 2025

3:00pm EST

ONLINE:

auctions.gfarmland.com

Johnny Klemme, Auctioneer

License #AU12000053

Sellers: Arlene J. Gangwer Revocable Trust, et al.

The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be made payable to Columbia Title and the transfer funds must be initiated by 5:00pm EST August 28, 2025. The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price. Seller reserves the right to accept or reject any and/or all bids.

QUESTIONS: Call 765-426-6666 or Email auctions@gfarmland.com

FIRST NAME

LAST NAME

STREET ADDRESS

CITY/STATE/ZIP

PRIMARY PHONE

OTHER PHONE

EMAIL ADDRESS

DRIVER LICENSE # (or other state issued ID)

ISSUING STATE

FINANCIAL INSTITUTION (bank or credit union)

ADDRESS

By signing below, bidder acknowledges receipt and understanding of terms listed within the Terms & Conditions page for this auction.

SIGNATURE

DATE

ONLINE REGISTRATION

CARROLL COUNTY, INDIANA | LISTING #CS2508110AU
REAL ESTATE AUCTION

auctions.gfarmland.com

BIDDING OPENS

August 27, 2025 @ 10:00am EST

BIDDING CLOSES

August 27, 2025 @ 3:00pm EST

Scan the QR code below for a tutorial video on
how to register as an online bidder.



Visit auctions.gfarmland.com to register.

Need assistance? Call 765-426-6666 or email auctions@gfarmland.com

Johnny Klemme, Auctioneer

License IN #12000053

Sellers: Arlene J. Gangwer Revocable Trust, et al.



110 +/- Acres | Carroll County, Indiana | Listing # CS2508110AU



BIDDER RESPONSIBILITY: It is the Bidder/Buyers responsibility to read and review all terms & conditions in the bidder packet prior to bidding on any property. By bidding on the property, the Bidder/Buyer agrees that these terms will supersede all prior discussions, negotiations, and agreements, whether oral or written. The bidder/buyer agrees his/her actions shall be binding and obligatory upon the undersigned, their separate heirs, administrators, executors, assigns, and successors in the interest of the undersigned. Bidder may not assign the rights afforded the Bidder to any other party without the Seller's consent. Successful bidder(s) agree to immediately execute a purchase agreement following the conclusion of the auction per the following terms and conditions. By bidding on the property, bidder/buyer agrees to all terms and conditions set forth and will enter into a contractual real estate purchase agreement to purchase the property under the following terms and conditions. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final.

UPON CONCLUSION OF THE AUCTION: The Sellers reserve the right to accept or reject any and all bids. The Winning Bidder(s) will enter into a Real Estate Contract immediately following conclusion of auction. If the Winning Bidder(s) are not physically present (bidding by phone or online), the Winning Bidder(s) will be sent (electronically via DocuSign) a Real Estate Contract. Winning bidder(s) may print the Real Estate Contract and is/are required to fully and correctly complete and properly sign without any modifications. Bidder(s) are required to return the completed, signed contract to Geswein Farm & Land Realty, LLC by email by 5:00 PM EST of the day following the auction. Along with the completed, signed contract, the Winning Bidder(s) will be required to wire the specified non-refundable earnest money deposit as stated in the real estate terms within the Real Estate Contract. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees. Successful bidders not executing and returning the completed contract and earnest money deposit by 5:00 EST PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Geswein Farm & Land Realty, LLC Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Geswein Farm & Land Realty, LLC and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Geswein Farm & Land Realty, LLC in addition, Geswein Farm & Land Realty, LLC also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify Geswein Farm & Land Realty, LLC for and hold harmless Geswein Farm & Land Realty, LLC from any costs, losses, liabilities, or expenses, including attorney fees resulting from Geswein Farm & Land Realty, LLC being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

NO CONTINGENCIES: Bidding is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.

OFFERING PROCEDURE: The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be sent directly to Columbia Title. Wire transfer of Earnest Money to Columbia Title must be completed on August 28, 2025 by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on August 28, 2025. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. Parties may be required to execute Earnest Money Agreement with Columbia Title prior to sending funds. Seller reserves the right to accept or reject any and/or all bids. The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price.

NEW DATA, CORRECTIONS AND CHANGES: Please review all announcements prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

DOWN PAYMENT: A down payment for not less than ten (10%) percent of the bid will be required upon acceptance of the high bid(s) on August 27, 2025. This down payment shall serve as Earnest Money and the balance of the contract purchase price is due in cash at closing. See section above: 'OFFERING PROCEDURE' for more details on Earnest Money. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL,** be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

CONFLICTS: In the event of any conflict between this document and the sales contract, the sales contract will prevail.

POSSESSION & CLOSING: Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on September 26, 2025. Closing to take place at Columbia Title located in Delphi, Indiana. Final settlement will require wire transfer.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: Seller will pay the 2024 payable in 2025 real estate taxes and assessments. 2025 real estate taxes and assessments due and payable in 2026 shall be pro-rated on the date of closing.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by the State or local law. The cost of the survey shall be shared equally by the seller and buyer(s). The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

LEASE: Open Lease for 2026. Seller to retain 100% of cash rent in 2025.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records, and aerial mapping software.

AERIAL IMAGES: Photos, aerial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

TECHNICAL ISSUES DISCLAIMER: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Geswein Farm & Land Realty, LLC reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Geswein Farm & Land Realty, LLC, shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

CONDITIONS OF THE AUCTION: The Auctioneer's decision is final in the event of a dispute over any Auction matter. The Auctioneer reserves the right to accept bids in any increments he feels are in the best interest of his clients and reserve the right to waive any previously printed or announced requirements. All Auction day announcements by the Auctioneer supersede any printed material or any other Auction statements made previously. The Auctioneer reserves the right to bid on behalf of any buyer. All Auction Sales Contracts will be presented to the seller for approval. The Auctioneer reserves the right to withdraw any property from the Auction, without penalty. Auctioneer may elect to cancel the Auction without penalty if Auctioneer believes that the outcome will not be in the Seller's best interest. If Seller is not present, the Auctioneer may elect to start or cancel the Auction without penalty. The Auctioneer shall be held harmless by buyer and seller should the property fail to go to a successful settlement for any reason. The seller, Auctioneer, and its agents shall not be held liable for any errors or omissions regarding Auction property. Buyer assumes responsibility to check with the appropriate authority/authorities regarding the property's zoning and current or future intended use as well as any restrictions or covenants affecting the property. Bidder(s) have the right and should examine the applicable county master plan and any municipal land use plans and maps for the area in which the property is located prior to bidding. The Seller, Auctioneer, and agents assume no responsibility for the information contained in said plan(s) and assumes no liability for failure by buyer to review the plans. The contract will not be contingent upon bidder(s) review of such plans. Auctioneer complies with all federal, state, and local laws regarding the buying and selling of property.

AUCTION END TIMES: Geswein Farm & Land Realty, LLC online only auctions are timed events and all bidding will close at specified time. However, the auction software utilizes an 'Auto Extend' feature: any bid placed within the final 5 minutes of an auction will result in the auction automatically extending for an additional 5 minutes. The bidding will extend in 5-minute increments from the time the last bid is placed until there are no more bids and the lots sit idle for 5 minutes. Therefore, the auction will not close until all bidding parties are satisfied, and no one can be outbid at the last second without having another opportunity to bid again.

CONDUCT OF THE AUCTION: The minimum bid increase will be \$5,000. Geswein Farm & Land Realty, LLC and the Seller reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction or remove any item or lot from this auction prior to the close of bidding. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & sellers agent reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auction company or seller agent are final.

RELEASE OF LIABILITY: Attendees agree to observe and obey all rules, warnings, and oral instructions or directions given by Geswein Farm & Land Realty, LLC and/or auction house. Attendees hereby release, waive, and forever discharge any and all liability, claims, and demands of whatever kind or nature against Geswein Farm & Land Realty, LLC and its affiliated partners and sponsors, including in each case, without limitation, their directors, officers, employees, volunteers, and agents (the "released parties") either in law or in equity, to the fullest extent permissible by law, including but not limited to damages or losses caused by the negligence, fault, or conduct of any kind on the part of the released parties, including but not limited to death, bodily injury, illness, economic loss, or out of pocket expenses, or loss or damage to property, which attendees, heirs, assignees, next of kin and/or legally appointed or designated representatives, may have or which may hereinafter accrue on my behalf, which arise or may hereafter arise from my attendance and/or participation.

PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquiries concerning the property. The information contained in the brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & sellers agent reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auction company or seller agent are final. Bidder expressly warrants the purchase is being made AS IS CONDITION and solely based upon Bidder's examination of the Property and without any expressed or implied warranties of the Auction Company or Seller. The property is sold, and the Bidder agrees to accept the Property in its present condition, AS IS, with all faults, in all respects, subject to utility easements, zoning ordinances, and any other restrictions of record. No warranties as to physical condition, environmental condition, habitability, suitability to a particular purpose, tenancies, or compliance with any laws, codes, or ordinances, including those relating to water supplies and septic systems ("Deficiencies") are made by the Seller unless stated otherwise. Any and all cost and responsibility for curing Deficiencies, if any, is the Bidder's, and the correction and cure of any Deficiencies shall not be a condition of this sale or affect the Bidder's obligations under this Contract. Your bid on this auction indicates both an understanding and an acceptance of the terms of this contractual agreement between yourself and both the seller and Geswein Farm & Land Realty, LLC and that you, as the bidder, are prepared to purchase the property under the terms and conditions of this auction.

The information contained in the brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.

PROPERTY CONDITION: Bidder expressly warrants the purchase is being made in AS IS CONDITION and solely based upon Bidder's examination of the Property and without any expressed or implied warranties of the Auction Company or Seller. The property is sold, and the Bidder agrees to accept the Property in its present condition, AS IS, with all faults, in all respects, subject to utility easements, zoning ordinances, and any other restrictions of record. No warranties as to physical condition, environmental condition, habitability, suitability to a particular purpose, tenancies, or compliance with any laws, codes, or ordinances, including those relating to water supplies and septic systems ("Deficiencies") are made by the Seller unless stated otherwise. Any and all cost and responsibility for curing Deficiencies, if any, is the Bidder's, and the correction and cure of any Deficiencies shall not be a condition of this sale or affect the Bidder's obligations under this Contract.

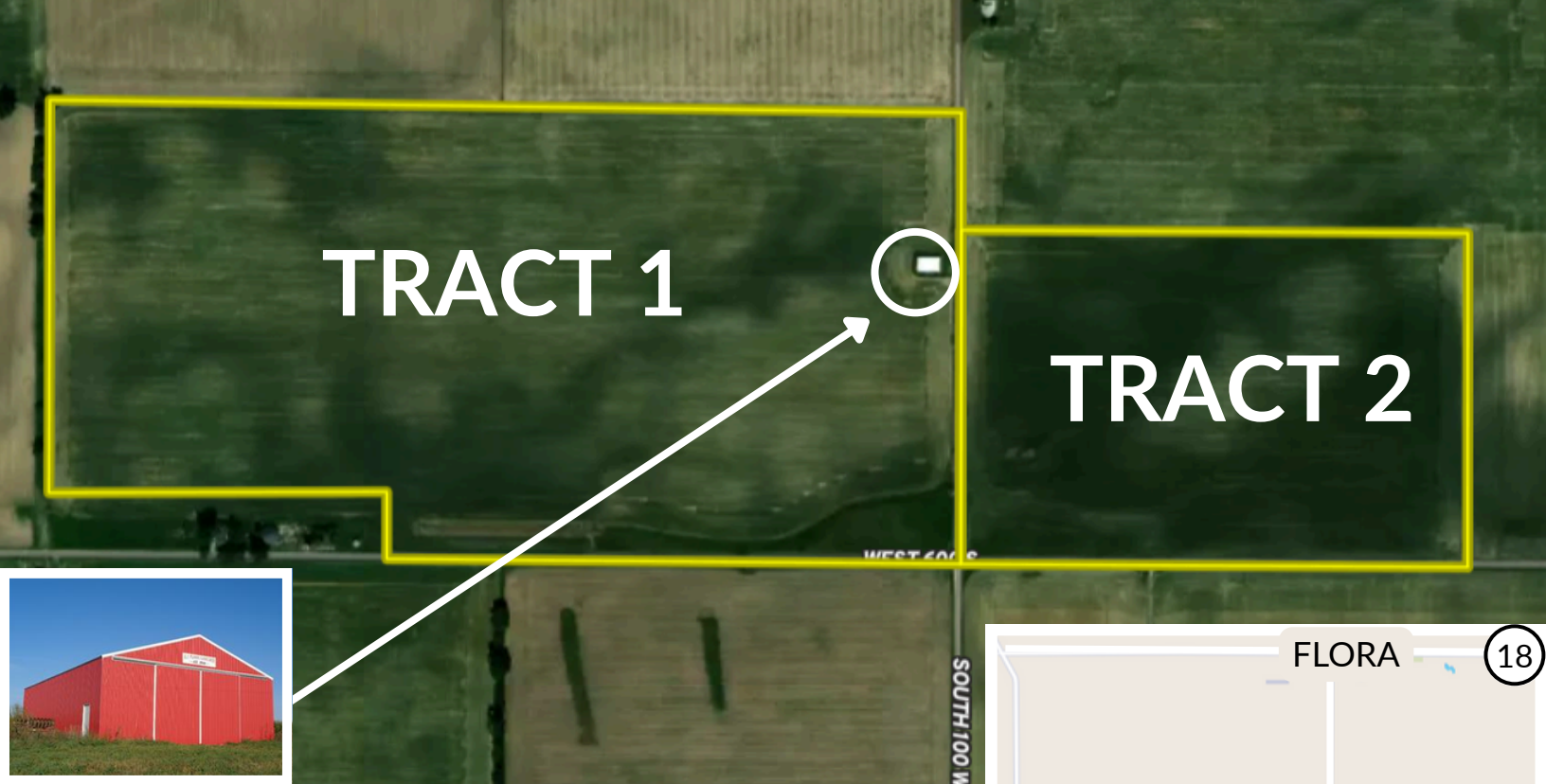
AGENCY & AUCTIONEER: Auctioneer John R. Klemme and Geswein Farm & Land Realty LLC are exclusive agents of the seller. License # IN 12000053

Geswein Farm & Land Realty
1100 N 9th St., Lafayette IN 47904
auctions@gfarmland.com
765-426-6666

SELLERS: Arlene J. Gangwer Revocable Trust, et al.



DISCLAIMER AND ABSENCE OF WARRANTIES: All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. **ANNOUNCEMENTS MADE BY THE REAL ESTATE AGENCY OR AUCTIONEER DURING THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY ORAL STATEMENT MADE.**



110.82 +/- ACRES Cutler, Indiana

Democrat Township / Carroll County

- Offered as Two (2) Tracts
- **Surety WAPI 174.5**
- +/- 104.58 Tillable Crop Acres
- Bid on individual Tracts or Whole Property

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

License #: IN 12000053

SELLER: Arlene J. Gangwer Revocable Trust, et al.

AUCTION REPRESENTATIVE:

CRAIG STEVENSON

(574) 870-4383

Craig@gfarmland.com

Photos, arial images, and map drawings are for illustration purposes only
and not surveyed boundary lines unless specified.



ONLINE

auctions.gfarmland.com

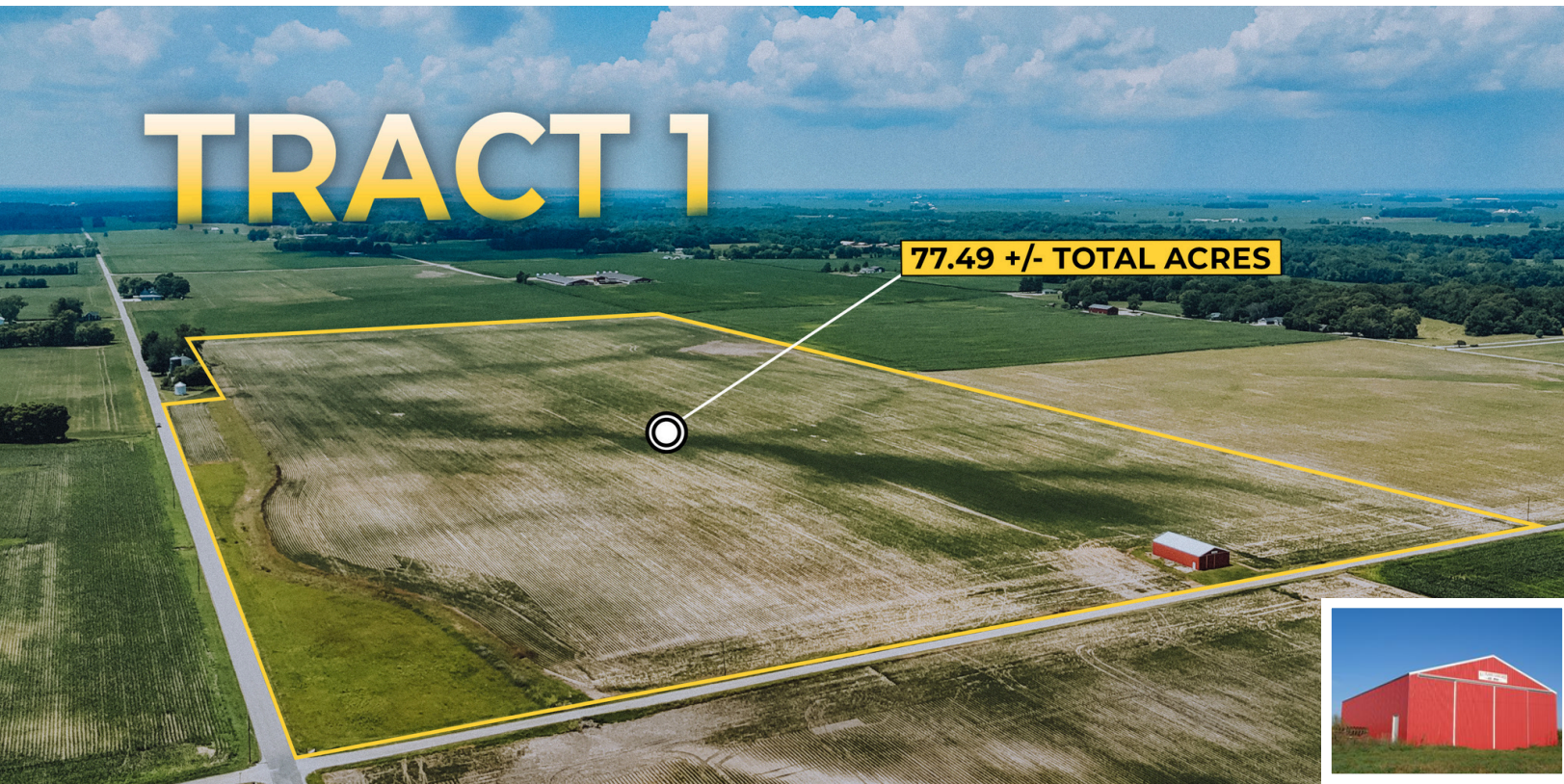
Call 765-426-6666 for details



TRACT 1

110 +/- Acres | Carroll County, Indiana

Listing #CS2508110AU



77.49 +/- ACRES

Democrat Township / Carroll County

- +/- 71.8 Tillable Crop Acres
- Surety WAPI 171.4
- 40 x 64 Barn - Built in 2009
- Convenient Road Frontage
- Investment Opportunity

AUCTION REPRESENTATIVE:

CRAIG STEVENSON
(574) 870-4383
Craig@gfarmland.com

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Real Estate & Auctions



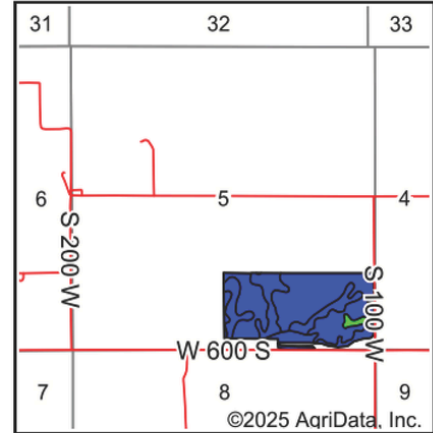
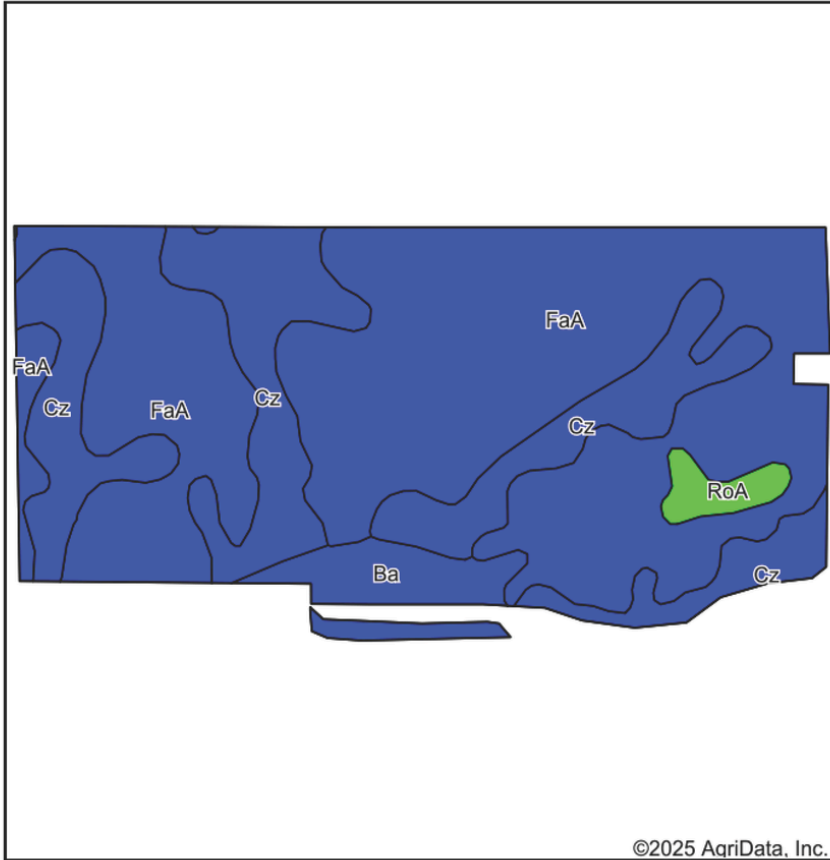
AUCTIONEER:

JOHNNY KLEMME
(765) 427-1619
Johnny@gfarmland.com
IN #12000053

SELLER: Arlene J. Gangwer Revocable Trust, et al.

SOILS MAP - TRACT 1

110 +/- Acres | Carroll County, Indiana
Listing # CS2508110AU



State: **Indiana**
County: **Carroll**
Location: **5-23N-1W**
Township: **Democrat**
Acres: **71.86**
Date: **7/1/2025**

GESWEIN
FARM & LAND

Maps Provided By:



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www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN015, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
FaA	Fincastle-Starks silt loams, 0 to 2 percent slopes	46.76	65.0%		2.5ft.	Ilw	166	5	11	54	74	90	90	78
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	20.04	27.9%		2.5ft.	Ilw	185	6	13	65	75	87	87	81
Ba	Beaucoup silty clay loam, rarely flooded	3.78	5.3%		0.2ft.	Ilw	175	6	12	44	70	72	55	72
RoA	Rockfield silt loam, 0 to 2 percent slopes	1.28	1.8%		> 6.5ft.	I	145	5	9	51	66	87	87	72
Weighted Average						1.98	171.4	5.3	11.6	56.5	73.9	*n 88.2	*n 87.3	*n 78.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 2

110 +/- Acres | Carroll County, Indiana

Listing #CS2508110AU



33.33 +/- ACRES

Democrat Township / Carroll County

- +/- 32.7 Tillable Crop Acres
- Surety WAPI 181.7
- Convenient Road Frontage
- Investment Opportunity

AUCTION REPRESENTATIVE:

CRAIG STEVENSON
(574) 870-4383
Craig@gfarmland.com

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FARM & LAND
Real Estate & Auctions



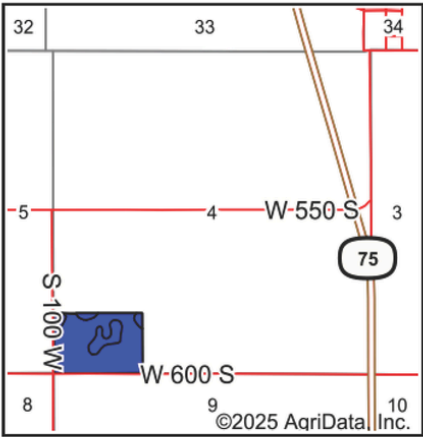
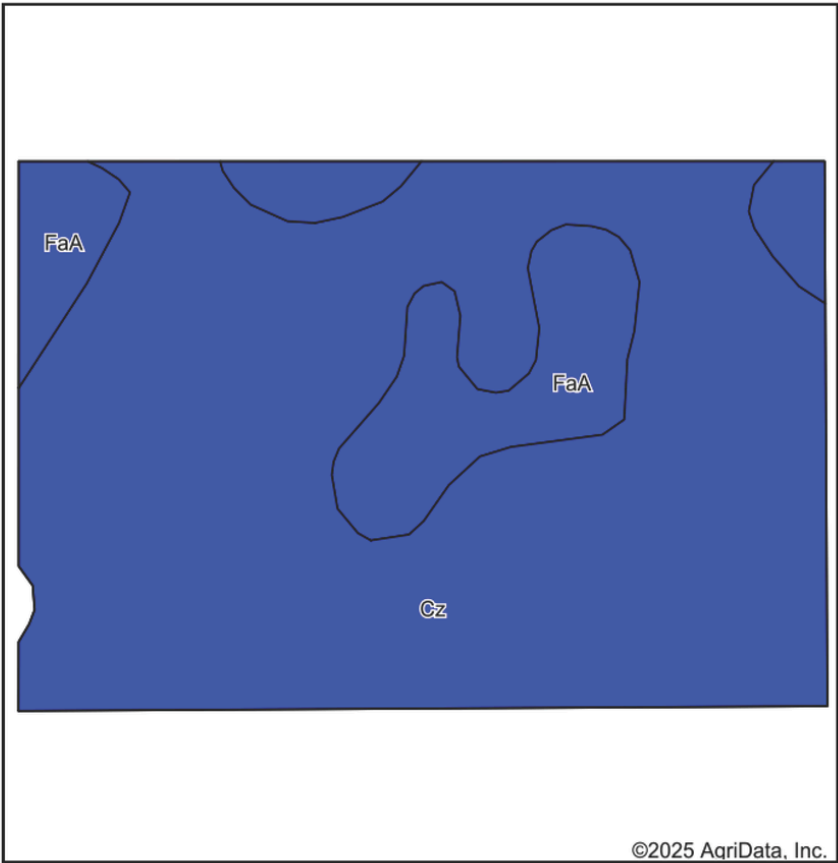
AUCTIONEER:

JOHNNY KLEMME
(765) 427-1619
Johnny@gfarmland.com
IN #12000053

SELLER: Arlene J. Gangwer Revocable Trust, et al.

SOILS MAP - TRACT 2

110 +/- Acres | Carroll County, Indiana
Listing # CS2508110AU



State: **Indiana**
County: **Carroll**
Location: **4-23N-1W**
Township: **Democrat**
Acres: **32.72**
Date: **7/1/2025**

GESWEIN
FARM & LAND

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

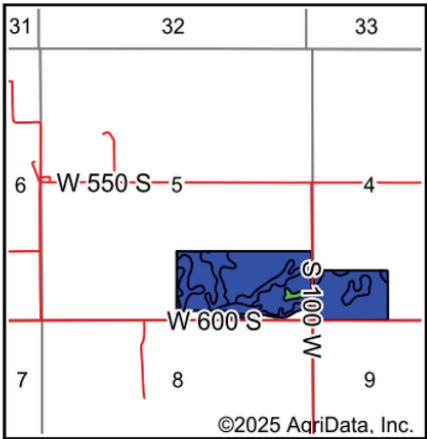
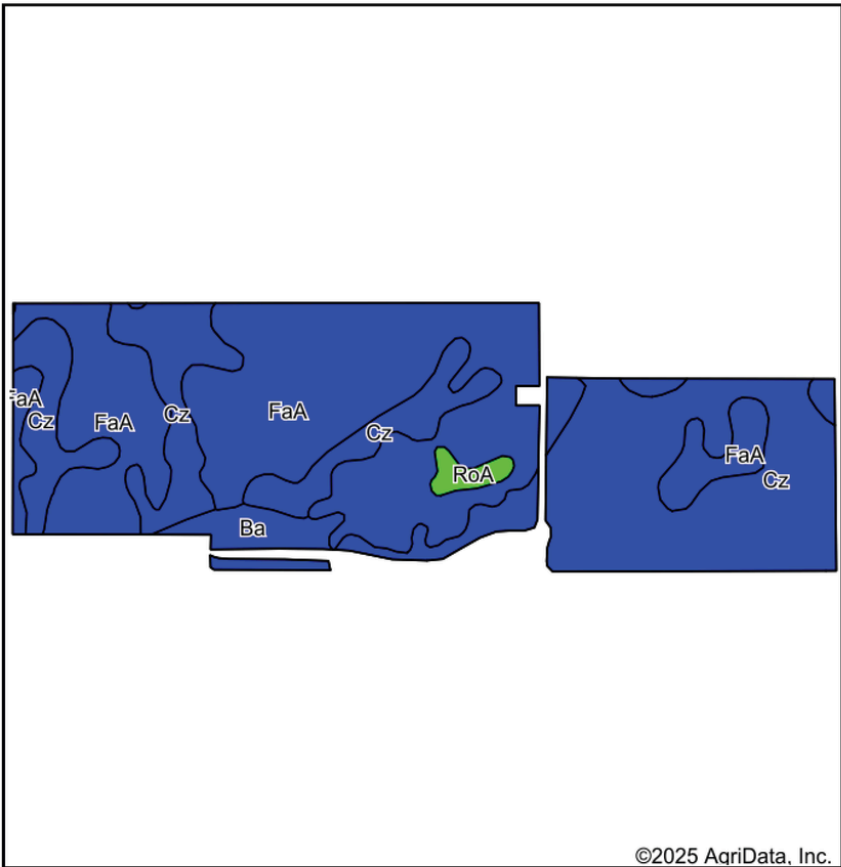
Area Symbol: IN015, Soil Area Version: 29														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	27.03	82.6%		2.5ft.	Ilw	185	6	13	65	75	87	87	81
FaA	Fincastle-Starks silt loams, 0 to 2 percent slopes	5.69	17.4%		2.5ft.	Ilw	166	5	11	54	74	90	90	78
Weighted Average						2.00	181.7	5.8	12.7	63.1	74.8	*n 87.5	*n 87.5	*n 80.5

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOILS MAP - WHOLE FARM

110 +/- Acres | Carroll County, Indiana
Listing # CS2508110AU



State: **Indiana**
County: **Carroll**
Location: **5-23N-1W**
Township: **Democrat**
Acres: **104.58**
Date: **3/18/2025**

GESWEIN
FARM & LAND

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

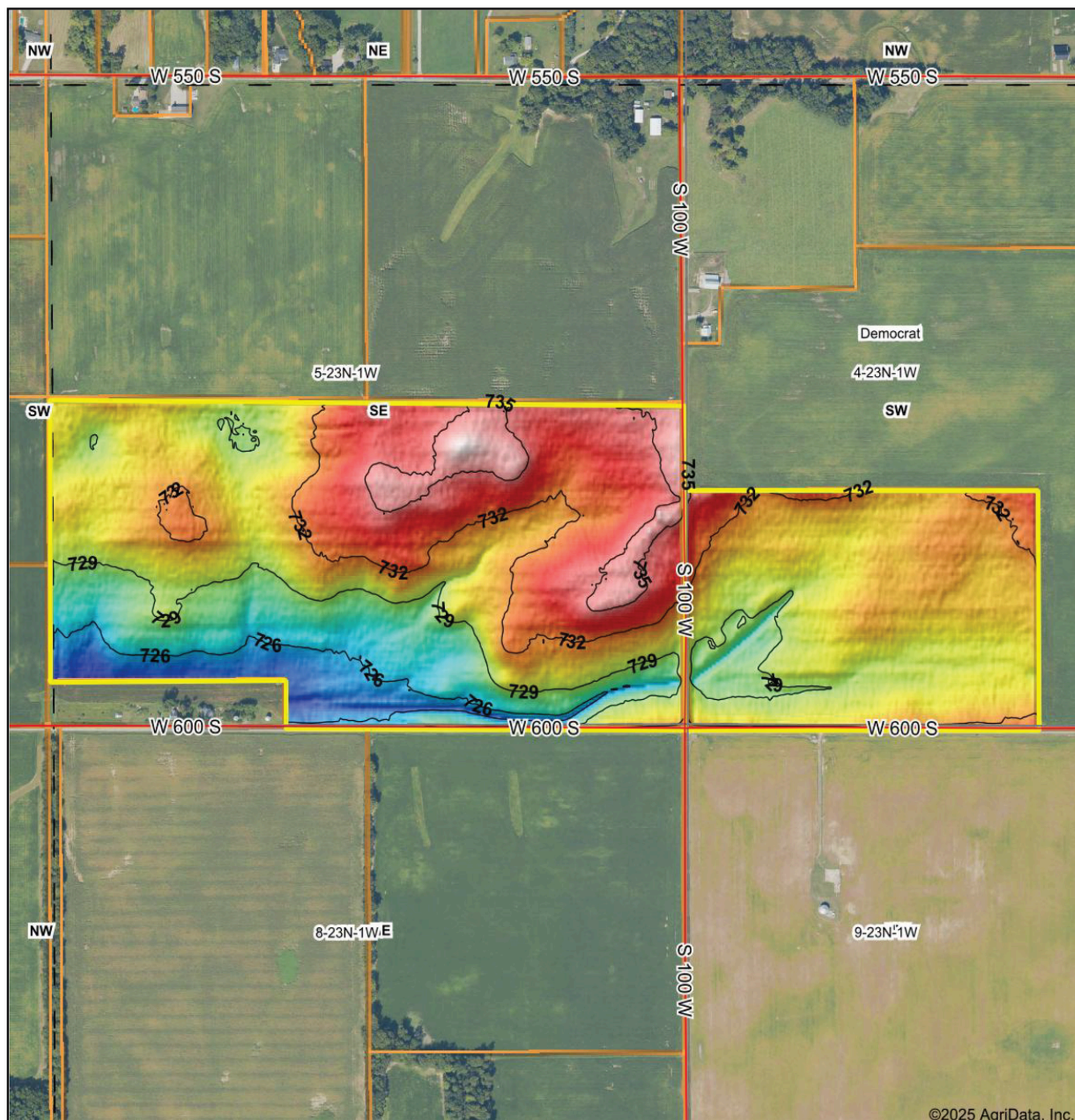
Area Symbol: IN015, Soil Area Version: 29														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
FaA	Fincastle-Starks silt loams, 0 to 2 percent slopes	52.88	50.6%		2.5ft.	llw	166	5	11	54	74	90	90	78
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	46.61	44.6%		2.5ft.	llw	185	6	13	65	75	87	87	81
Ba	Beaucoup silty clay loam, rarely flooded	3.81	3.6%		0.2ft.	llw	175	6	12	44	70	72	55	72
RoA	Rockfield silt loam, 0 to 2 percent slopes	1.28	1.2%		> 6.5ft.	I	145	5	9	51	66	87	87	72
Weighted Average						1.99	174.5	5.5	11.9	58.5	74.2	*n 88	*n 87.4	*n 79

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

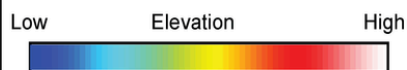
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

110 +/- Acres | Carroll County, Indiana
Listing # CS2508110AU



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 723.7

Max: 736.9

Range: 13.2

Average: 730.8

Standard Deviation: 2.59 ft



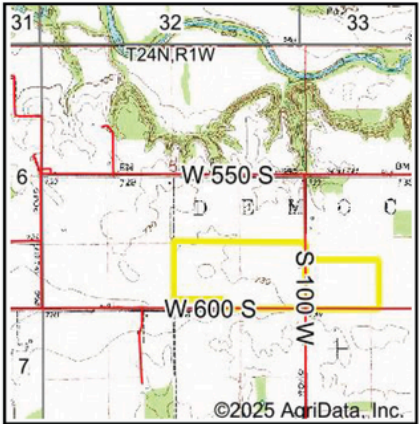
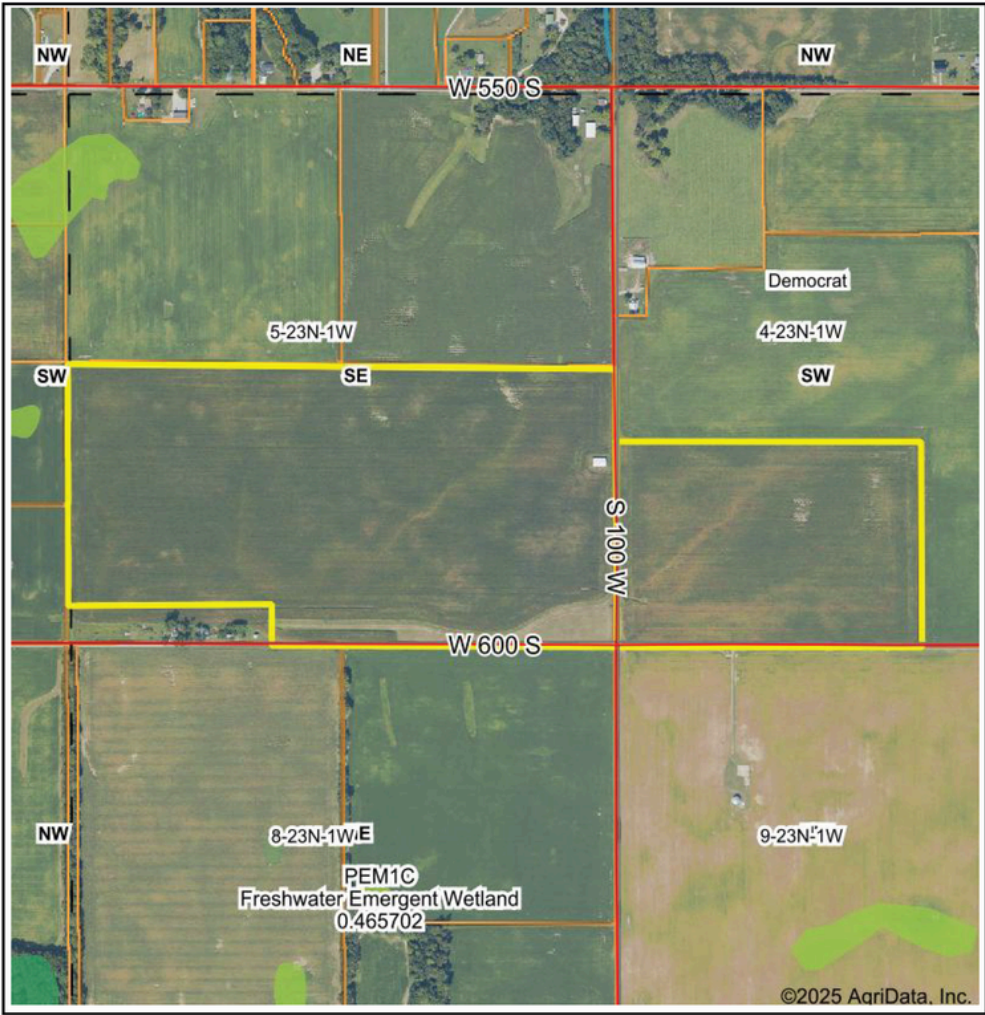
3/18/2025

5-23N-1W
Carroll County
Indiana

Boundary Center: 40° 27' 44.28, -86° 32' 45.97

WETLANDS MAP

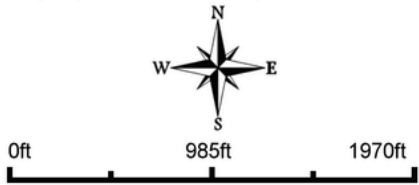
110 +/- Acres | Carroll County, Indiana
Listing # CS2508110AU



State: **Indiana**
Location: **5-23N-1W**
County: **Carroll**
Township: **Democrat**
Date: **3/18/2025**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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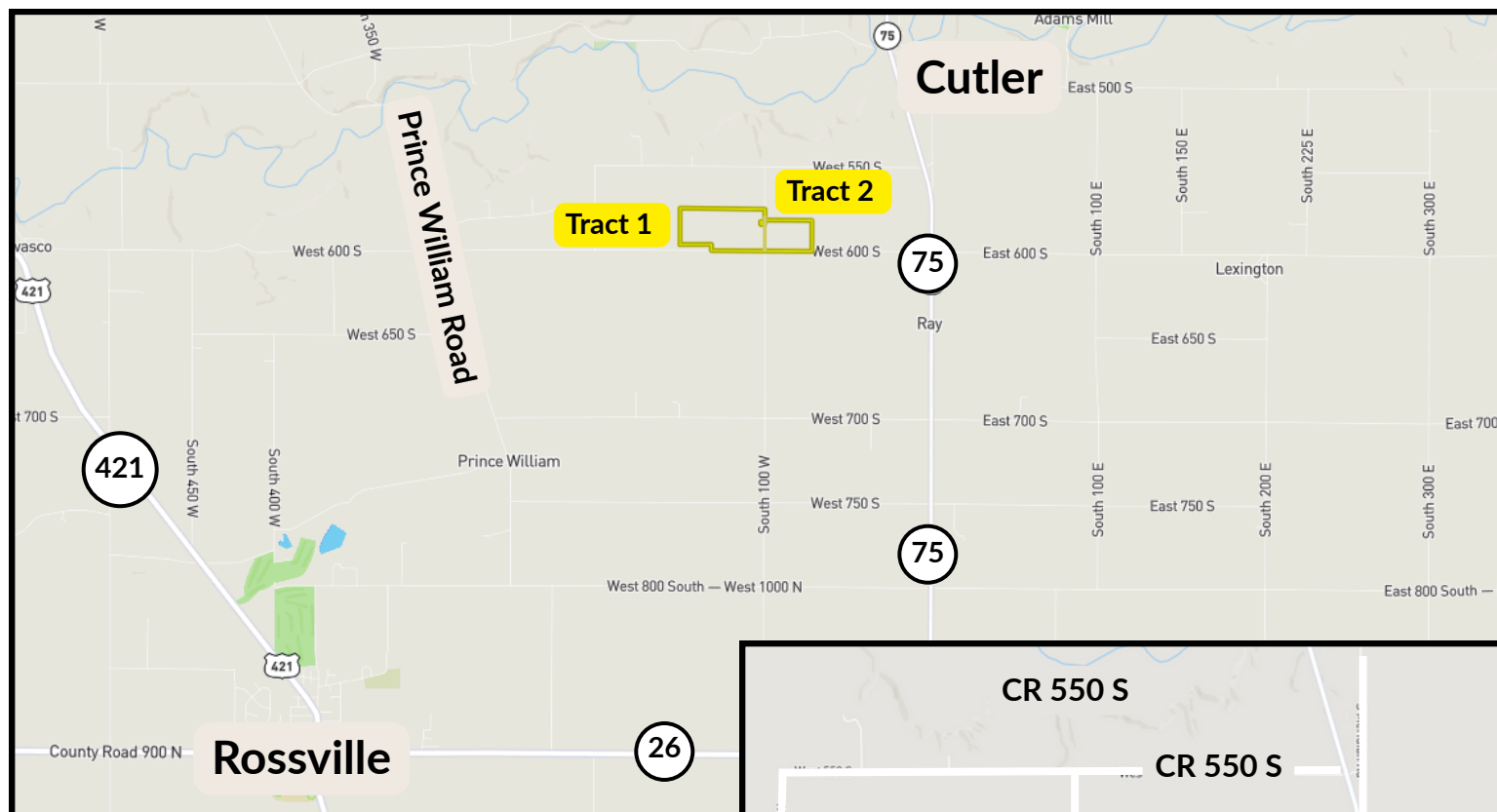
Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



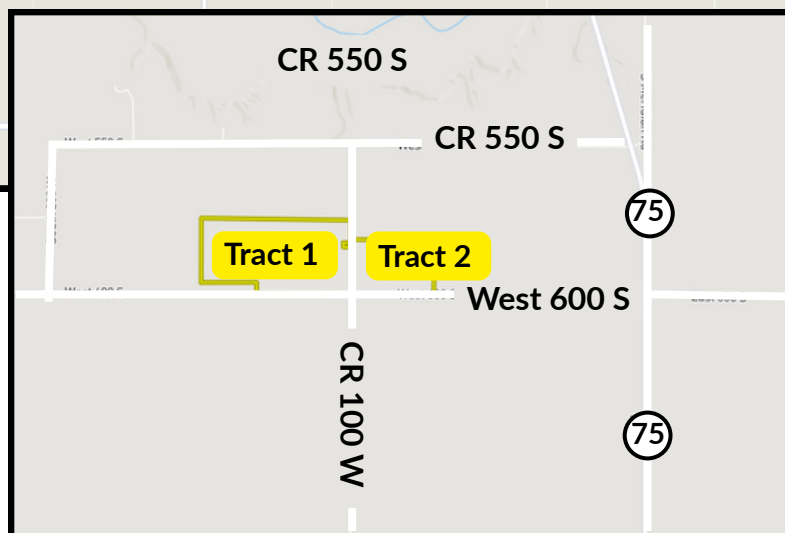
DIRECTIONS

110 +/- Acres | Carroll County, Indiana
Listing #CS2508110AU



Directions:

From Rossville, Indiana: Head north on US-421. In approximately 2 miles, turn right (north) on CR 500 W. Follow for 1.2 miles. Turn right (east) onto CR 600 S and follow for 3.9 miles. Turn left (north) onto CR 100 W. Tract 1 will be on the left (west) side of road. Tract 2 will be on right (east) side of road.



SCAN THE QR CODE FOR DIRECTIONS
FROM YOUR LOCATION



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AUCTIONEER:

JOHNNY KLEMMER
(765) 427-1619
Johnny@gfarmland.com
IN #12000053



PARCEL INFORMATION

110 +/- Acres | Carroll County, Indiana
Listing #CS2508110AU

PARCEL ID	TAXABLE ACRES	2024 PAY 2025 TAXES
08-13-05-000-016.000-008	77.49	\$2,499.56
08-13-04-000-012.000-008	33.33	\$1,032.54
	110.82	\$3,532.10

PARCEL ID	LEGAL DESCRIPTION
08-13-05-000-016.000-008	006 16016 00 Pt Se 5 23 1 77.49 Ac
08-13-04-000-012.000-008	006 17012 00 Pt S2 Sw4 4 23 1 33.33 Ac

TRACT	PARCEL IDS
1	08-13-05-000-016.000-008
2	08-13-04-000-012.000-008

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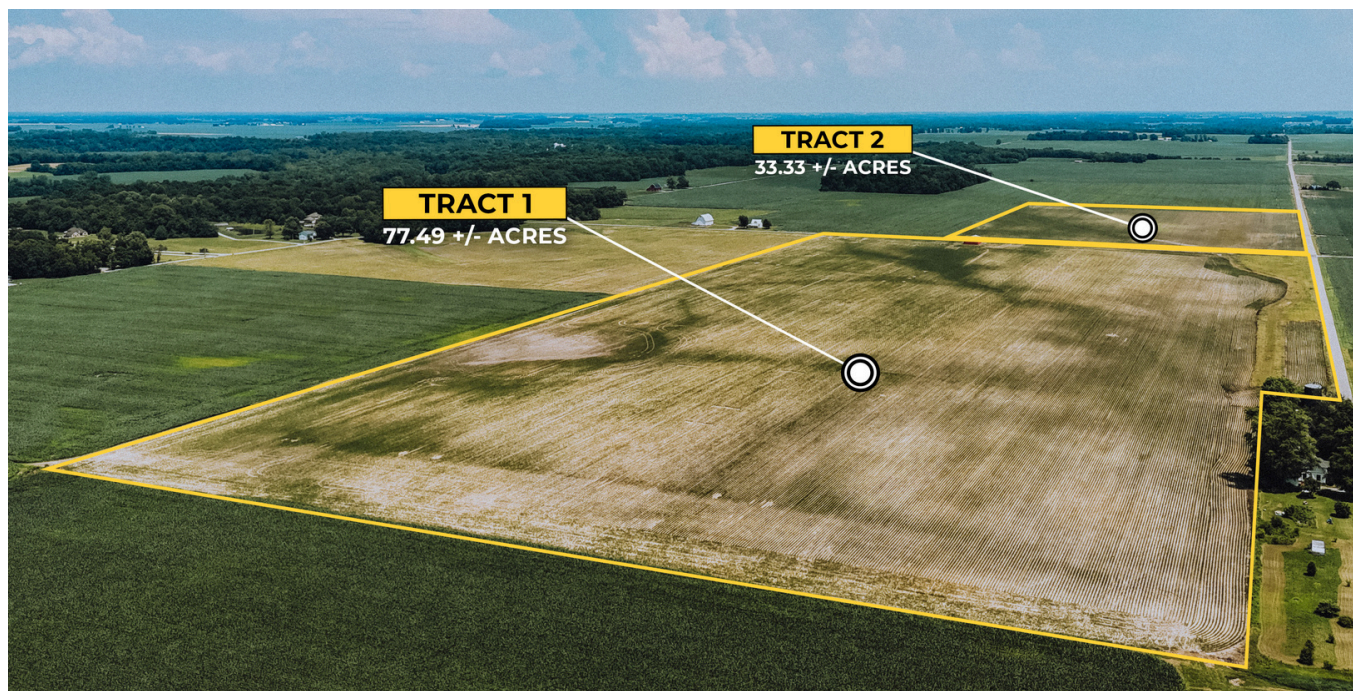
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