



# BUYER'S CHOICE

## LIVE CALL ONLINE OCTOBER 28, 2025

**436 +/- ACRES  
MONTGOMERY COUNTY  
SIX (6) TRACTS**

The LandReport

**2025**  
AMERICA'S  
**TOP**  
AUCTION  
HOUSES

**BUYER'S CHOICE!**  
**BID BY PRICE PER ACRE & SELECT TRACT(S)**

**[auctions.gfarmland.com](https://auctions.gfarmland.com)**

AUCTIONEER: JOHNNY KLEMMER | IN #12000053

SELLER: DOROTHY GRIMES ESTATE, et al.

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



SCAN TO REGISTER



BUYER'S CHOICE 6-TRACT OFFERING  
**LIVE CALL ONLINE AUCTION**  
OCTOBER 28, 2025



**OPEN LEASE 2026**  
**436.06 +/- TOTAL ACRES**  
**SURETY WAPI - 161.2**



# WAVELAND, INDIANA

436 +/- Acres | Available in Six (6) Tracts

**BUYER'S CHOICE AUCTION**

**[auctions.gfarmland.com](https://auctions.gfarmland.com)**

**TUESDAY, OCTOBER 28, 2025**

**BIDDING ROOM OPENS 10:00AM EST**

Buyer's Premium of One (1%) percent



AUCTIONEER: JOHNNY KLEMME | LICENSE # AU12000053  
SELLER: DOROTHY GRIMES ESTATE, et al.



**FARM & LAND**  
Real Estate & Auctions

# AUCTION INFORMATION

436 +/- Acres | Montgomery County, Indiana  
Listing # JK2554436AU

AUCTION BIDDING ROOM OPENS

Tuesday October 28<sup>th</sup> @ 10:00am 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: Dorothy Grimes Estate, et al.

## ONLINE BIDDING

- To bid on these properties, you must be registered and approved as an online bidder by 5:00PM EST on Monday, October 27, 2025. To register, visit [auctions.gfarmland.com](https://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](https://auctions.gfarmland.com).
- Your registration must be received (via mail, fax, or online) by 5pm EST Monday, October 27, 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](https://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 7 of this information packet. Questions related to the property? Call Johnny Klemme at (765) 427-1619. 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.



# DATES TO REMEMBER

436 +/- Acres | Montgomery County, Indiana

Listing # JK2554436AU

[auctions.gfarmland.com](https://auctions.gfarmland.com)

OCTOBER

2025

S M T W T F S

			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

REGISTRATIONS DUE

WIRE TRANSFER OF EARNEST MONEY DUE 5PM  
PURCHASE AGREEMENT EXECUTED BY 5PM EST

- Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Monday, October 27, 2025.
- Online Bidders must be registered and approved by 5pm EST Monday, October 27, 2025.
- Successful Bidders must execute the Purchase Agreement/Sale Contract by 5pm EST Wednesday, October 29, 2025.

## 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: Dorothy Grimes Estate, et al.





# PHONE BIDDER REGISTRATION FORM

## MONTGOMERY COUNTY, INDIANA | LISTING # JK2554436AU REAL ESTATE AUCTION

<p>Upon completing this form in its entirety, you may submit via:</p> <p>mail:</p> <p>Geswein Farm &amp; Land Realty Attn: Auctions 1100 N 9th St. Lafayette, IN 47904</p> <p>email: <a href="mailto:auctions@gfarmland.com">auctions@gfarmland.com</a></p> <p>fax: 765-497-2438</p>	<p><u>BIDDING ROOM OPENS</u> Tuesday, October 28, 2025 10:00am EST</p> <p>ONLINE: <a href="http://auctions.gfarmland.com">auctions.gfarmland.com</a> Johnny Klemme, Auctioneer License #AU12000053 Sellers: Dorothy Grimes Estate, et al.</p>
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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 Meridian Title and the transfer funds must be initiated by 5:00pm Eastern October 29, 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](mailto: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
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# ONLINE REGISTRATION

MONTGOMERY COUNTY, INDIANA | LISTING # JK2554436AU  
REAL ESTATE AUCTION

[auctions.gfarmland.com](https://auctions.gfarmland.com)

BIDDING ROOM OPENS

Tuesday, October 28<sup>th</sup> @ 10:00am EST

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



Visit [auctions.gfarmland.com](https://auctions.gfarmland.com) to register.

Need assistance? Call 765-426-6666 or email [auctions@gfarmland.com](mailto:auctions@gfarmland.com)

Johnny Klemme, Auctioneer  
License # AU12000053  
Sellers: Dorothy Grimes Estate, et al.



# AUCTION TERMS & CONDITIONS

## 436 +/- Acres | Montgomery County, Indiana | Listing # JK2554436AU



**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. **To place a confidential phone, mail or wire bid, please contact Johnny Klemme at 765-427-1619 at least two days prior to the sale.**

**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. **BUYER'S CHOICE METHOD:** Tracts 1-6 will sell on a per acre basis, and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can purchase (in any order) any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until tracts 1-6 have been elected.

**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 Meridian Title Company. Wire transfer of Earnest Money to Meridian Title Company must be completed on October 29, 2025 by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on October 29, 2025. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. 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 October 28, 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 or before December 1, 2025. Closing to take place at Meridian Title Corporation in Lebanon, Indiana. Final settlement will require wire transfer. Possession to occur at closing.

**LEASE:** Open Lease for 2026.

**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.

**CONSERVATION (CRP):** Buyer will assume any and all federal and state contracts (the "Contracts(s)") related to participation in the Conservation Reserve Program ("CRP"). Tract 4 is subject to a CRP contract, see bidder packet for details. Buyer agrees to assume or renew each of said Contracts, as required by the controlling governmental agency promptly upon closing, and will provide copies thereof to Seller, if requested.

**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.

**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.

**BUYER'S PREMIUM:** One Percent (1%) Buyer's Premium will be added to the final bid price to arrive at the contract sales price.

**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:** 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 (and its representatives) are exclusive agents of the seller.

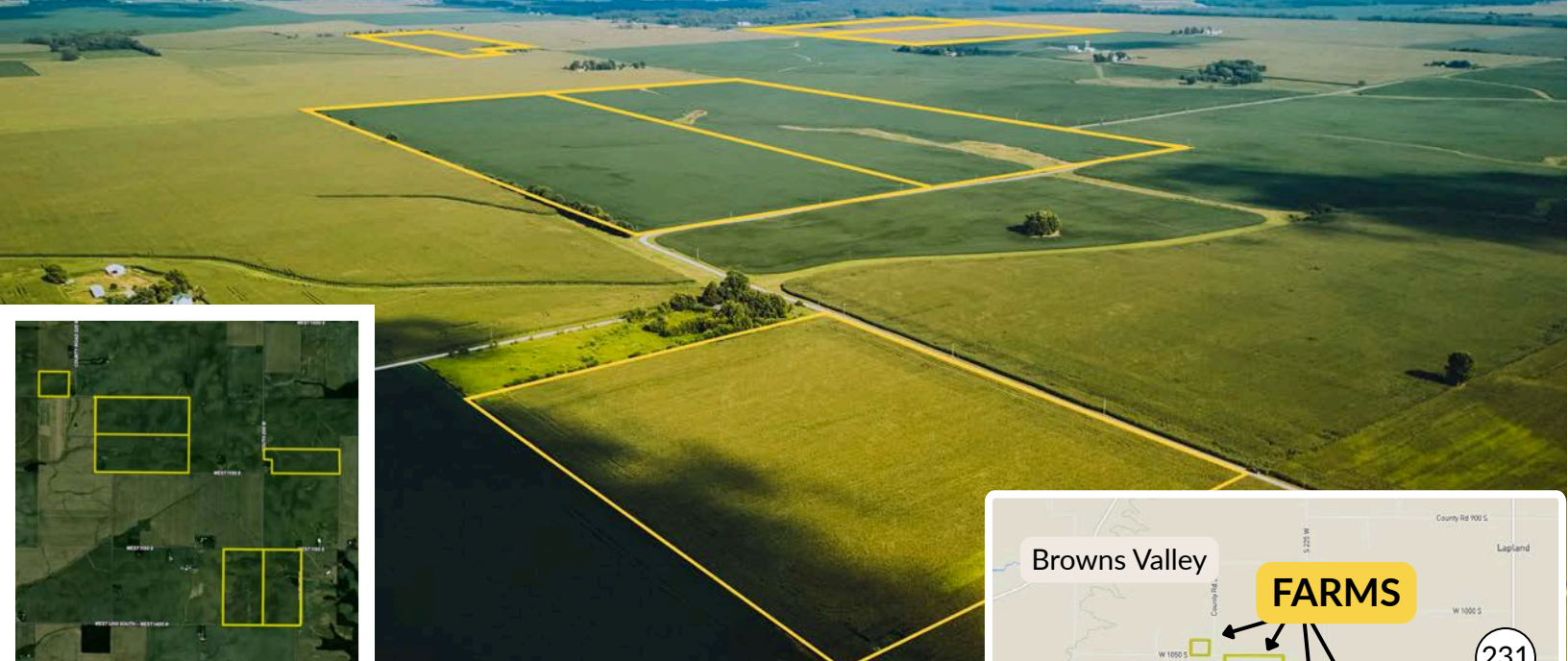
Indiana Auction License # AU12000053.

**SELLERS:** Dorothy Grimes Estate, et al.

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



**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.**



# 436 +/- ACRES

## Waveland, Indiana

Brown Township / Montgomery County

- Offered as Six (6) Tracts
  - BUYER'S CHOICE AUCTION
- Tract 1 | 21.06 +/- Acres
- Tract 2 | 100 +/- Acres
- Tract 3 | 100 +/- Acres
- Tract 4 | 50 +/- Acres
- Tract 5 | 85 +/- Acres
- Tract 6 | 80 +/- Acres
- 425.37 Estimated FSA Cropland Acres

### AUCTIONEER:

JOHNNY KLEMME

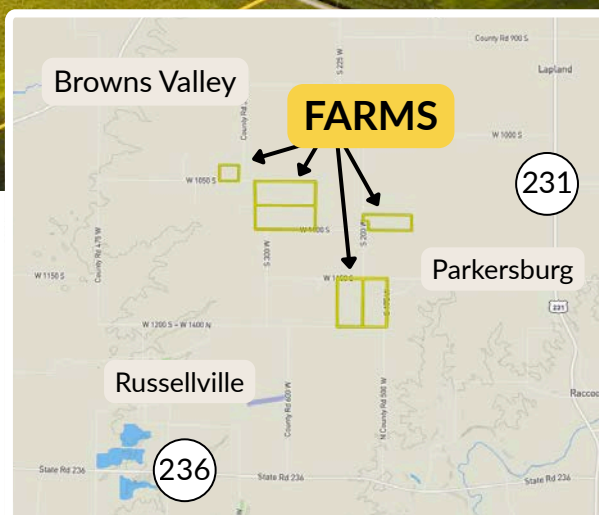
(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

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ONLINE

[auctions.gfarmland.com](https://auctions.gfarmland.com)



PHONE BIDDING AVAILABLE

Call 765-426-6666 for details





# TRACT 1

21.06 +/- Acres | Montgomery County, Indiana

Listing #JK2554436AU



## 21.06 +/- ACRES

### Brown Township / Montgomery County

- 21.06 +/- Acres | WAPI 160.7
- Frontage on West 1050 S
- 20.88 FSA Crop Acres
- Surety WAPI 160.3



#### AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

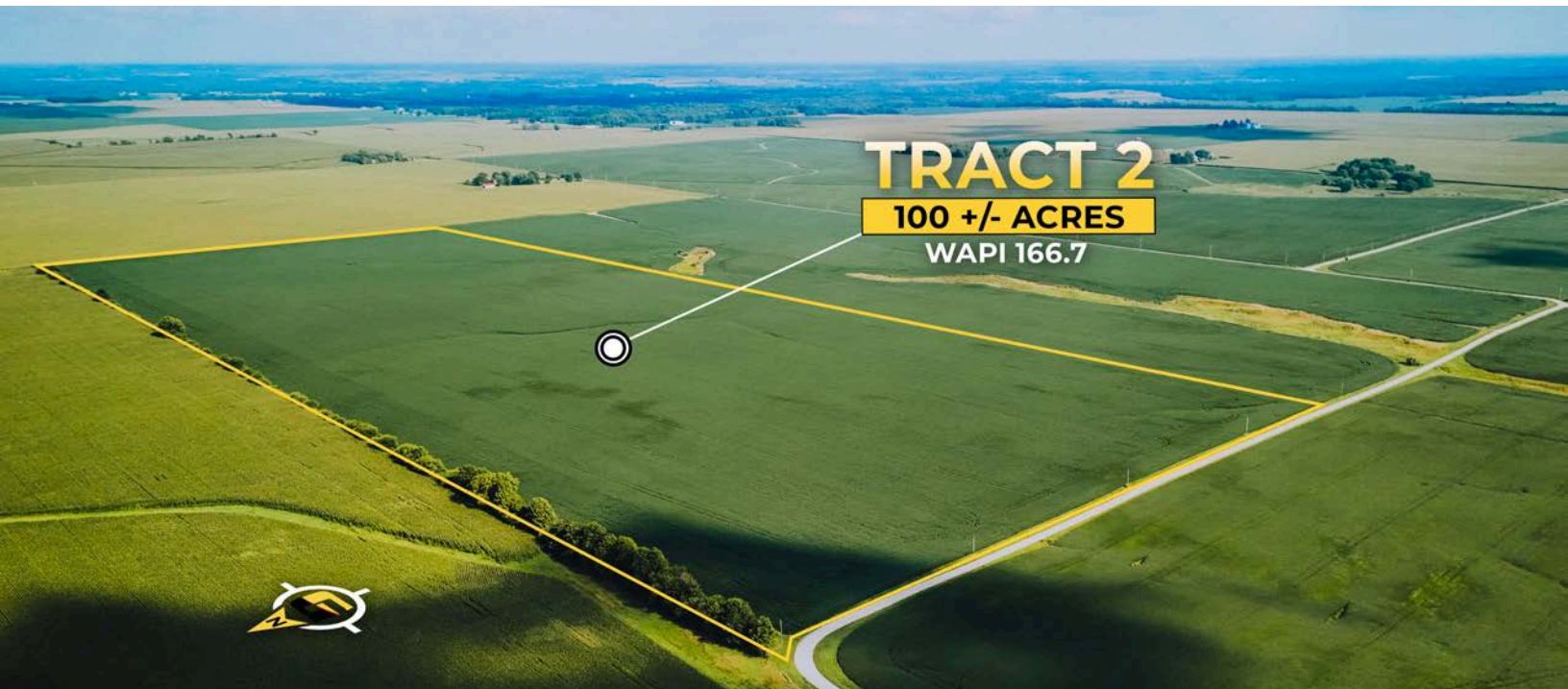
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# TRACT 2

100 +/- Acres | Montgomery County, Indiana

Listing #JK2554436AU



## 100 +/- ACRES

### Brown Township / Montgomery County

- Productive Tillable farmland
- Frontage on CR 1000 S
- Excellent Investment Opportunity
- Tracts 2 & 3 FSA Acres: 192.86
- Tracts 2 & 3 Surety WAPI: 159.1
- Tracts 2 & 3 are a combined 200 +/- Acres



#### AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

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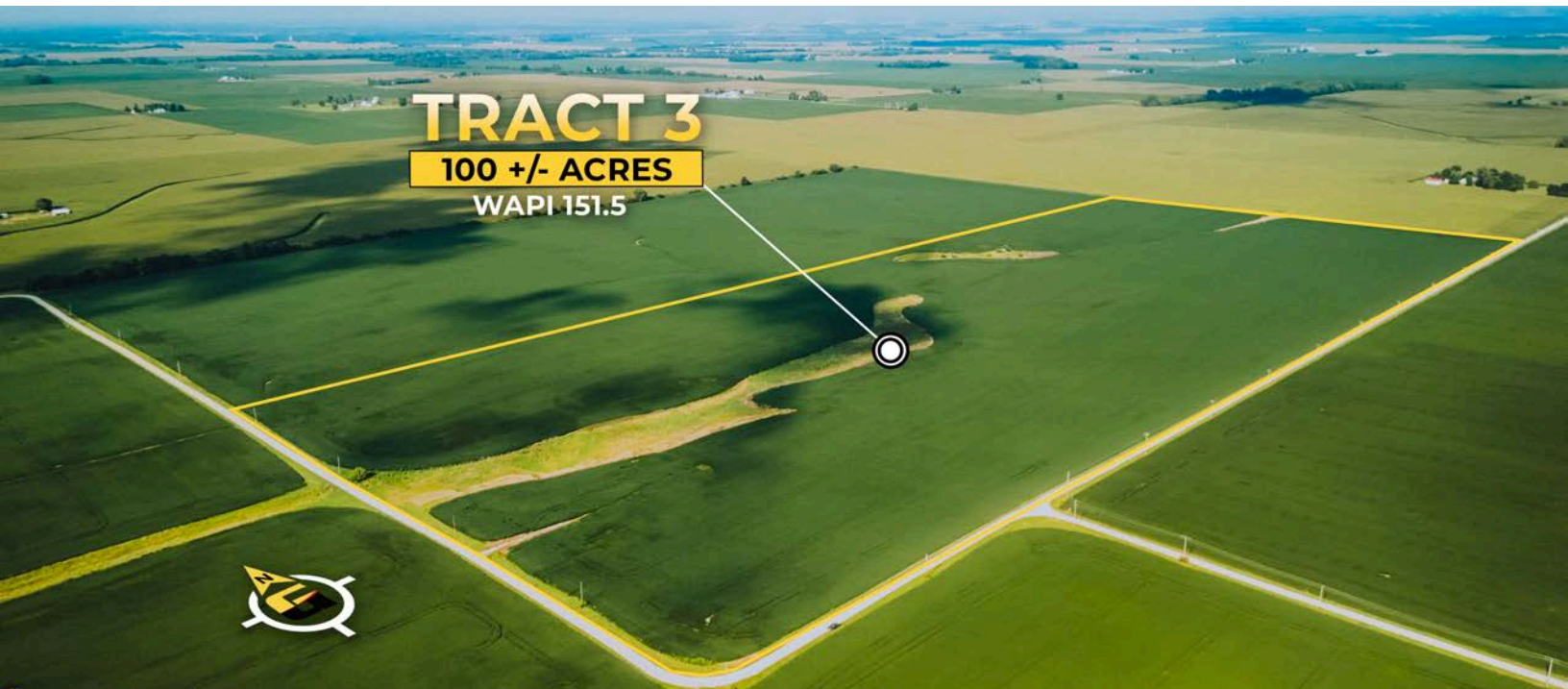




# TRACT 3

100 +/- Acres | Montgomery County, Indiana

Listing #JK2554436AU



## 100 +/- ACRES

### Brown Township / Montgomery County

- Productive Tillable farmland
- Frontage on CR 1000 S
- Excellent Investment Opportunity
- Tracts 2 & 3 FSA Acres: 192.86
- Tracts 2 & 3 Surety WAPI: 159.1
- Tracts 2 & 3 are a combined 200 +/- Acres



#### AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

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# TRACT 4

50 +/- Acres | Montgomery County, Indiana

Listing #JK2554436AU



## 50 +/- ACRES

### Brown Township / Montgomery County

- Productive Tillable farmland
- Surety WAPI: 163.3
- Estimated Crop Acres: +/- 47.42
- Frontage on CR 200 W
- Excellent Investment Opportunity

Approximately 1.5+/- Acres of grassed waterway is enrolled in Conservation Reserve Program. Buyer will assume the CRP contract.

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



#### AUCTIONEER:

JOHNNY KLEMM

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

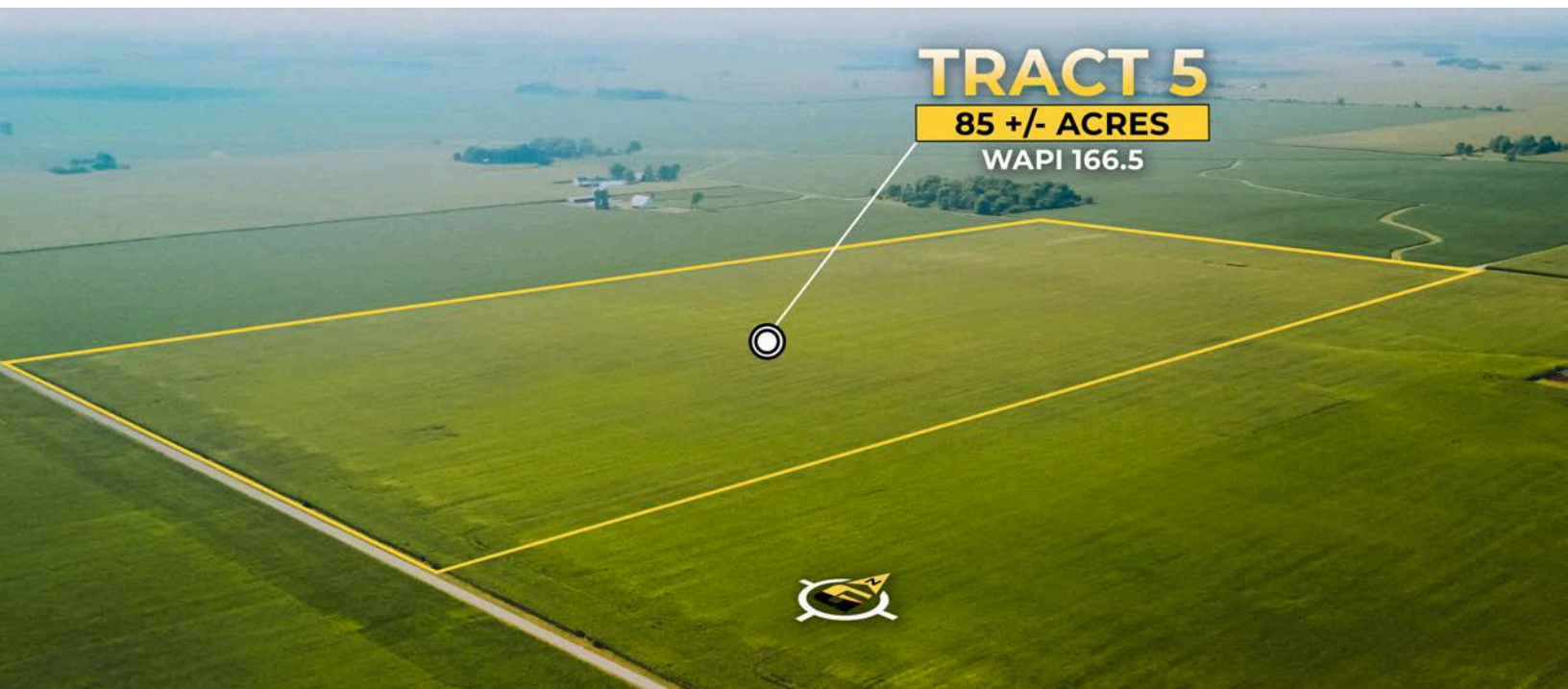




# TRACT 5

85 +/- Acres | Montgomery County, Indiana

Listing #JK2554436AU



## 85 +/- ACRES

### Brown Township / Montgomery County

- Productive Tillable farmland
- Surety WAPI: 163.3
- Estimated FSA Crop Acres: +/- 85
- Frontage on CR 200 W
- Excellent Investment Opportunity
- Tracts 5 & 6 FSA Acres: 161.63
- Tracts 5 & 6 Surety WAPI: 162.8
- Tracts 5 & 6 are a combined 165 +/- Acres



#### AUCTIONEER:

JOHNNY KLEMM

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

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# TRACT 6

80 +/- Acres | Montgomery County, Indiana

Listing #JK2554436AU



## 80 +/- ACRES

### Brown Township / Montgomery County

- Productive Tillable farmland
- Surety WAPI: 163.3
- Older Outbuildings
- Estimated Crop Acres: +/- 47.42
- Frontage on CR 200 W
- Excellent Investment Opportunity
- Tracts 5 & 6 FSA Acres: 161.63
- Tracts 5 & 6 Surety WAPI: 162.8
- Tracts 5 & 6 are a combined 165 +/- Acres



#### AUCTIONEER:

JOHNNY KLEMM

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

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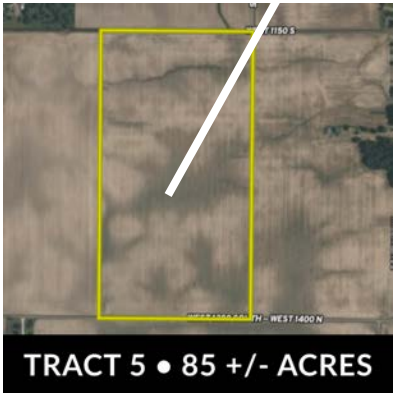
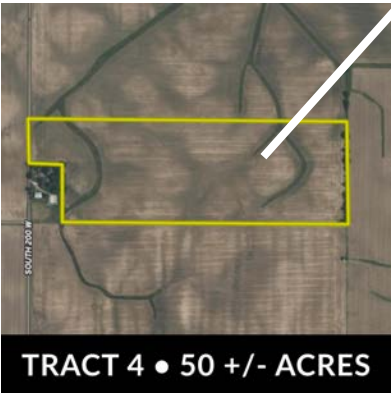
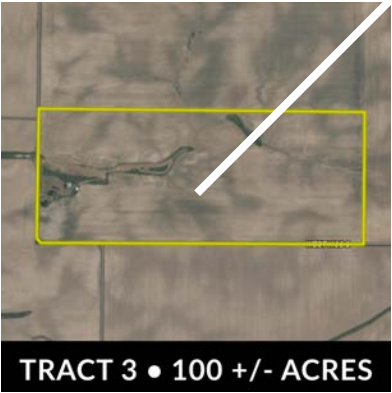
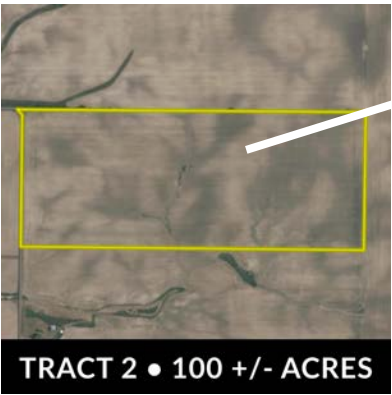




# WAVELAND/LADOGA, INDIANA

436 +/- Acres | Montgomery County, Indiana

Listing #JK2554436AU

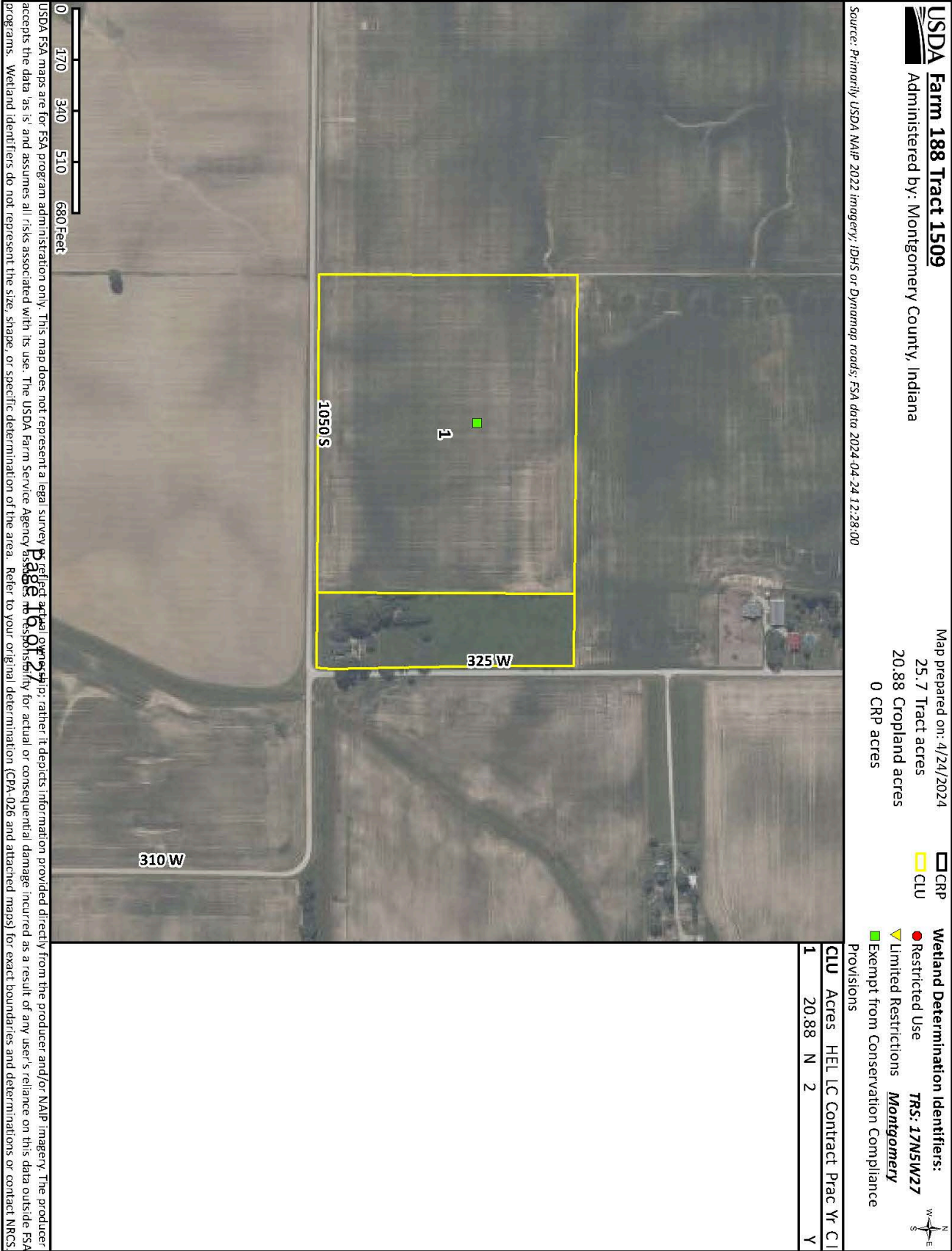


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FSA MAP : TRACT 1

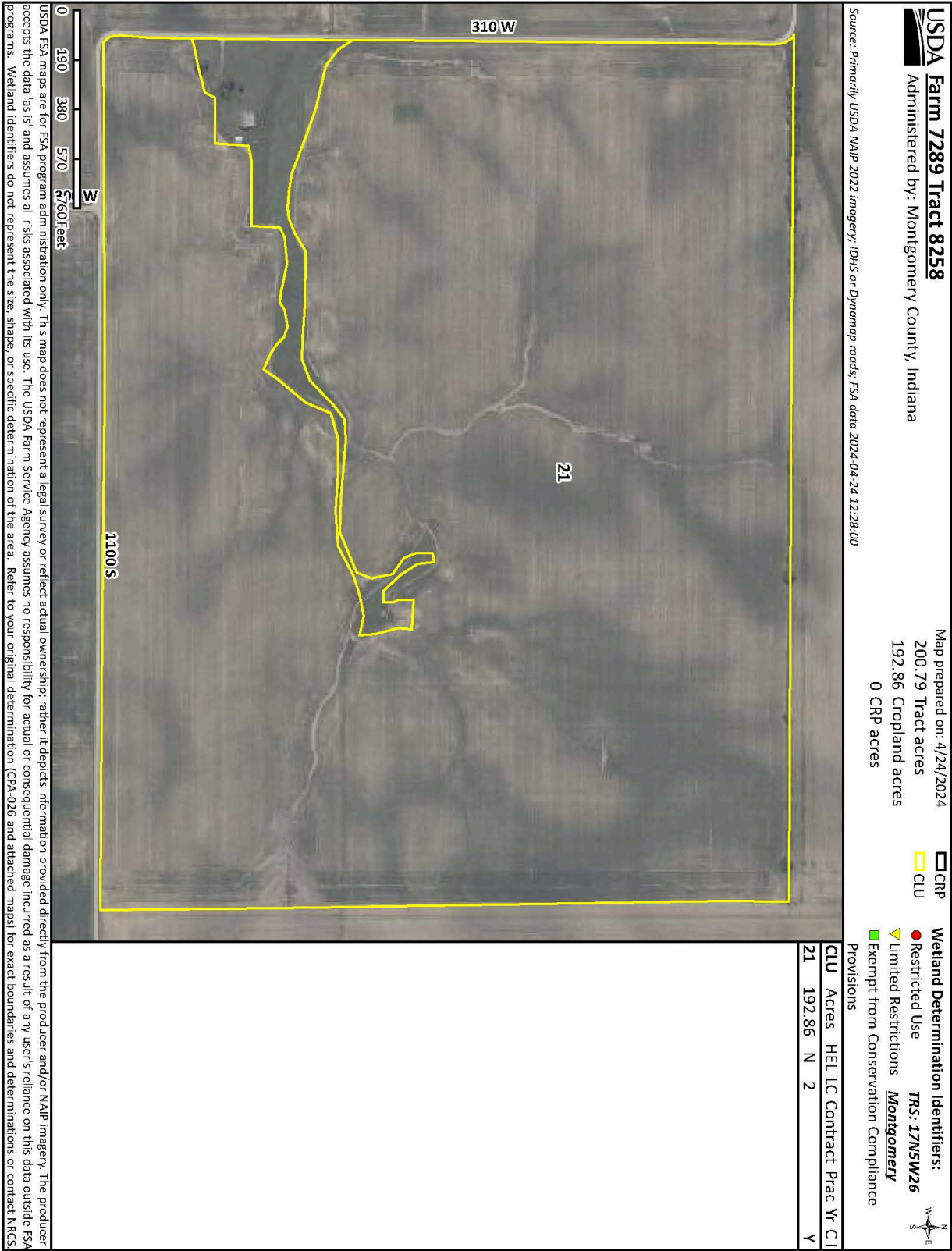
436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU





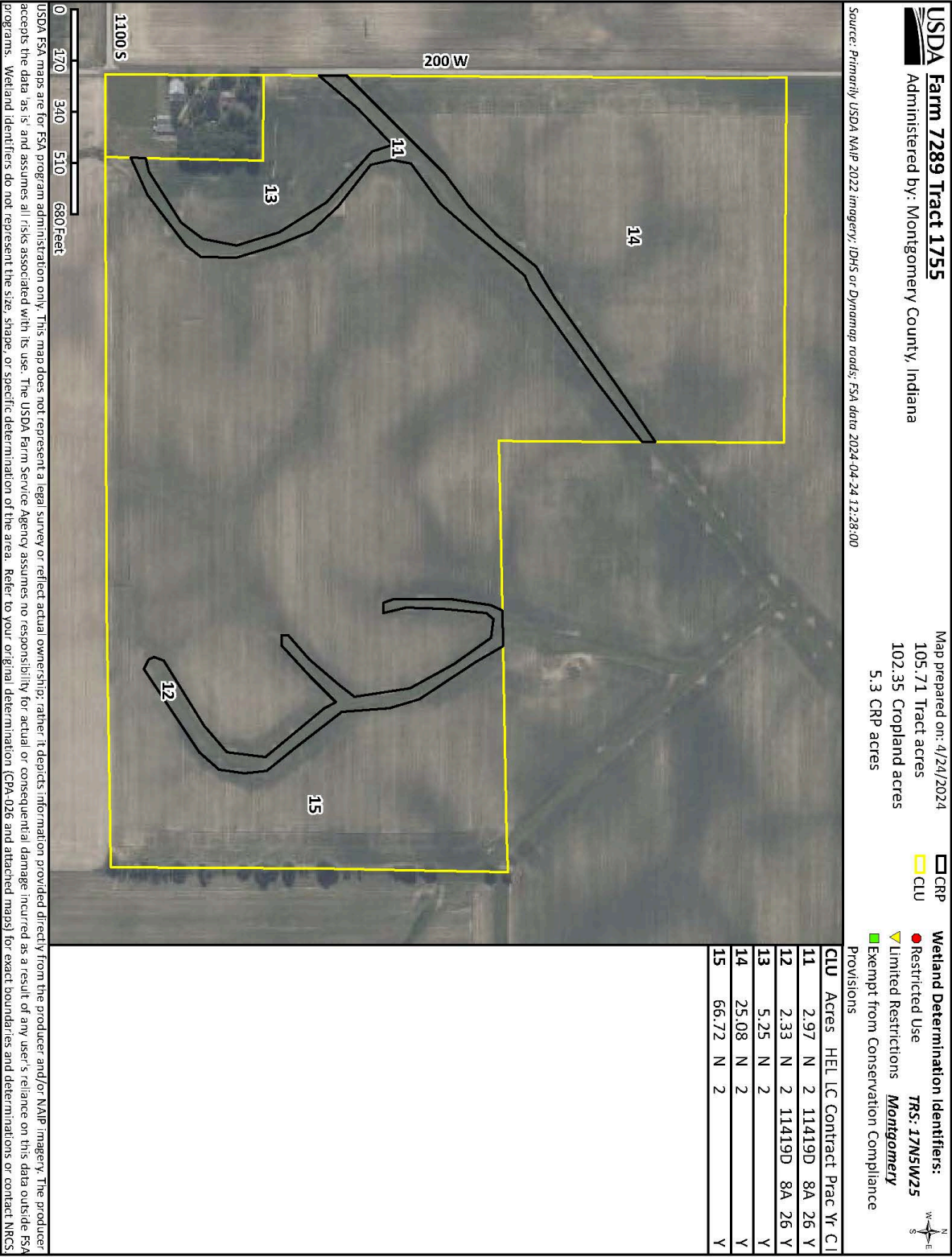
FSA MAP : TRACTS 2 & 3

436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU



FSA MAP : TRACT 4

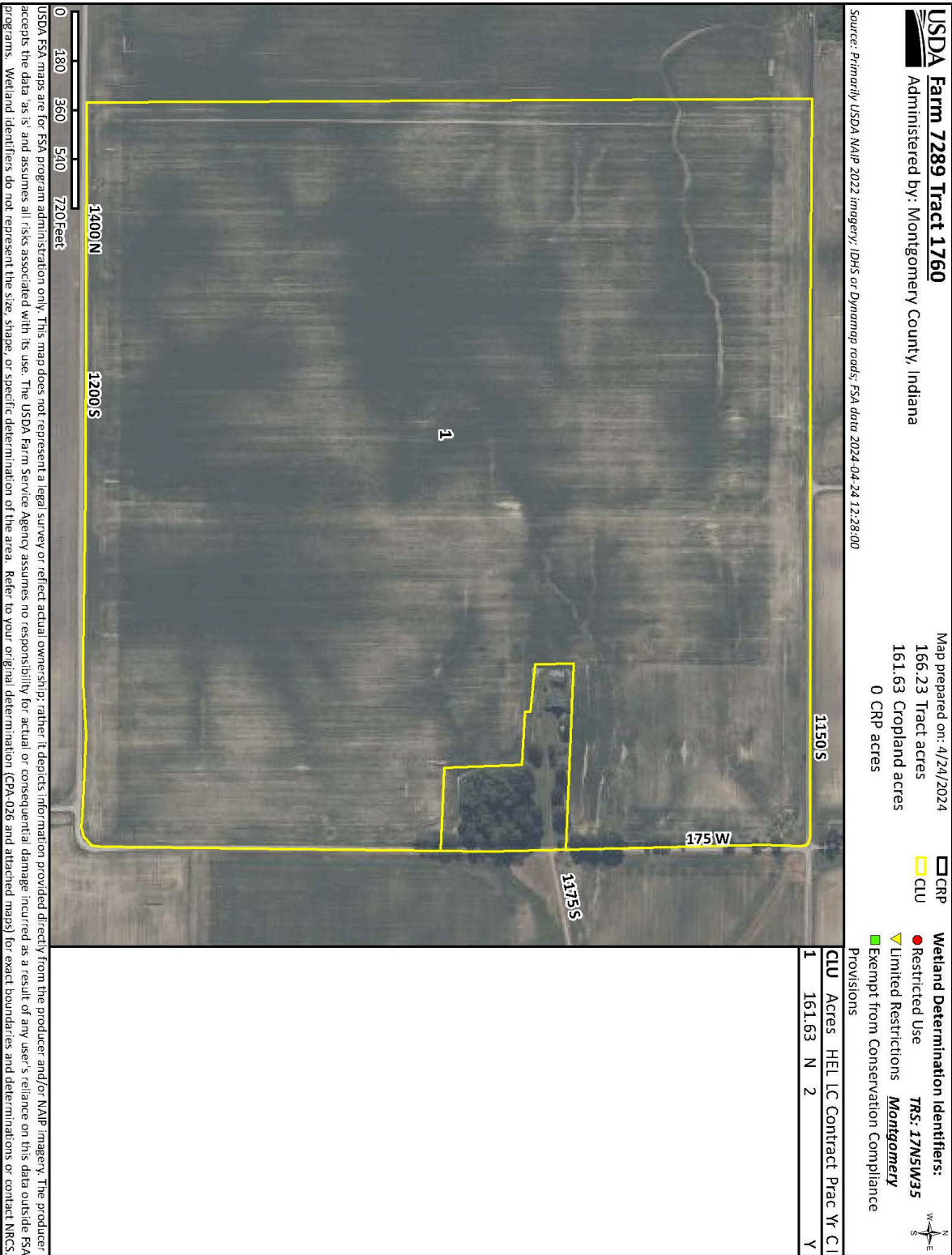
436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU





FSA MAP : TRACTS 5 & 6

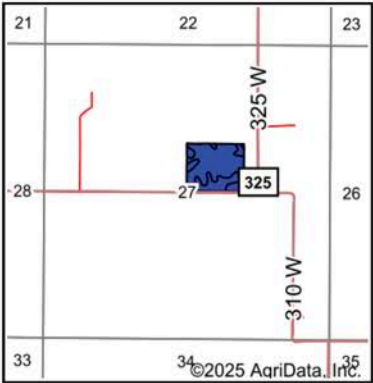
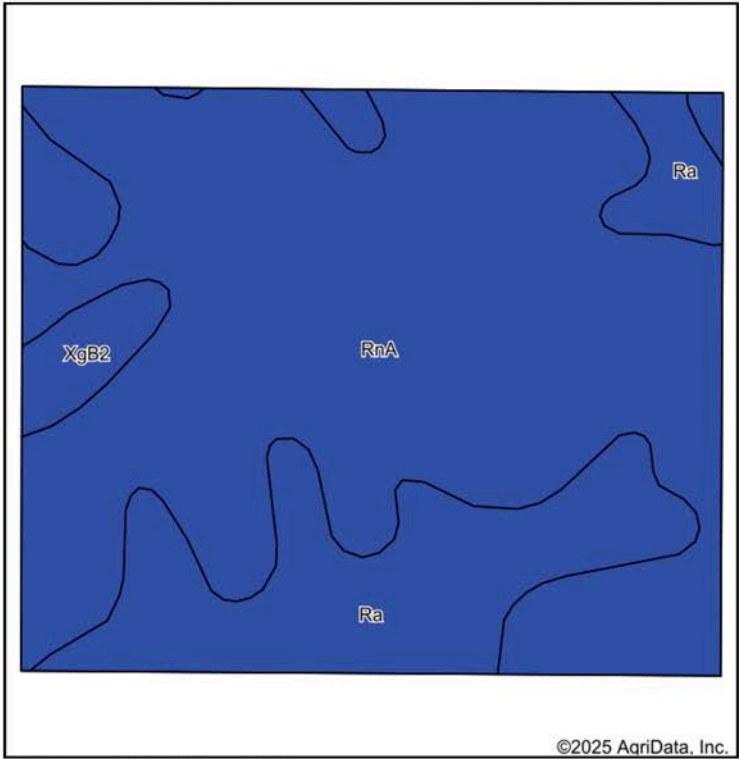
436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU



SOILS MAP - TRACT 1

436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU

Soils Map - Tract 1



State: **Indiana**  
County: **Montgomery**  
Location: **27-17N-5W**  
Township: **Brown**  
Acres: **20.88**  
Date: **8/19/2025**

**GESWEIN**  
**FARM & LAND**

Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IN107, 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	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Overall	*r N C
RnA	Reesville-Fincastle silt loams, 0 to 2 percent slopes	14.89	71.3%		> 6.5ft.	IIw	151	5			10	50		68	85	
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	5.36	25.7%		2.5ft.	IIw	187	6	1	1	12	54	1	75	83	
XgB2	Xenia-Birkbeck silt loams, 2 to 6 percent slopes, eroded	0.63	3.0%		2.7ft.	Ile	153	5			10	53		68	85	
Weighted Average						2.00	160.3	5.3	0.3	0.3	10.5	51.1	0.3	69.8	*n 84.5	

\*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.

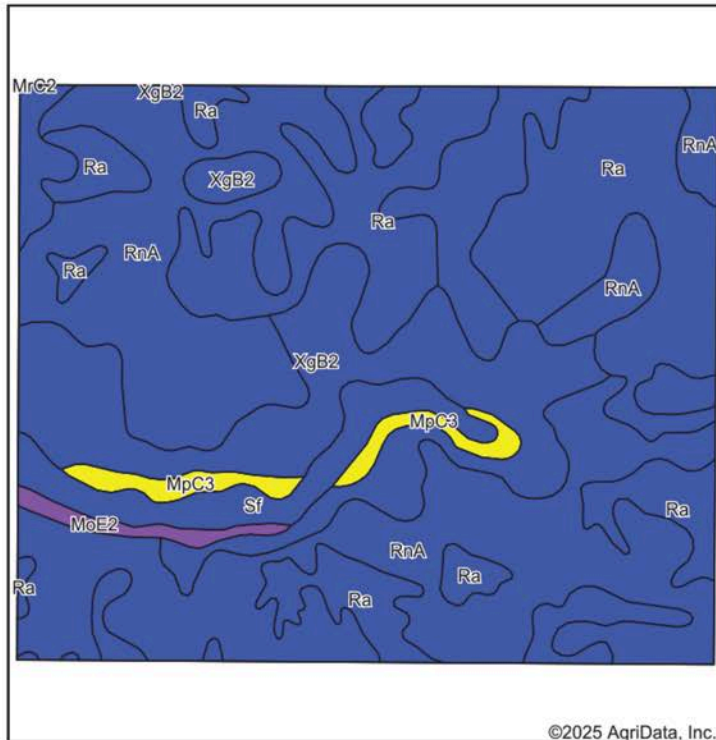
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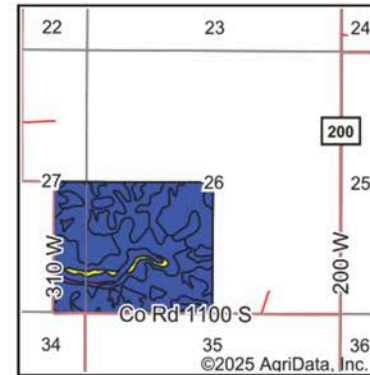
# SOILS MAP - TRACTS 2 & 3

436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU

Soils Map - Tract 2 & 3



Soils data provided by USDA and NRCS.



State: **Indiana**  
County: **Montgomery**  
Location: **26-17N-5W**  
Township: **Brown**  
Acres: **200.29**  
Date: **8/18/2025**

**GESWEIN**  
**FARM & LAND**

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IN107, 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	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Overall
RnA	Reesville-Fincastle silt loams, 0 to 2 percent slopes	91.26	45.5%		> 6.5ft.	llw	151	5			10	50		68	85
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	58.70	29.3%		2.5ft.	llw	187	6	1	1	12	54	1	75	83
XgB2	Xenia-Birkbeck silt loams, 2 to 6 percent slopes, eroded	35.74	17.8%		2.7ft.	lle	153	5			10	53		68	85
Sf	Shoals silt loam, occasionally flooded	8.53	4.3%		> 6.5ft.	llw	131	5			9	42		59	86
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	4.13	2.1%		2.7ft.	IVe	126	4			8	44		56	55
MoE2	Miami silt loam, 15 to 25 percent slopes, eroded	1.93	1.0%		> 6.5ft.	Vle									44
Weighted Average						2.08	159.1	5.2	0.3	0.3	10.4	50.8	0.3	68.8	*n 83.4

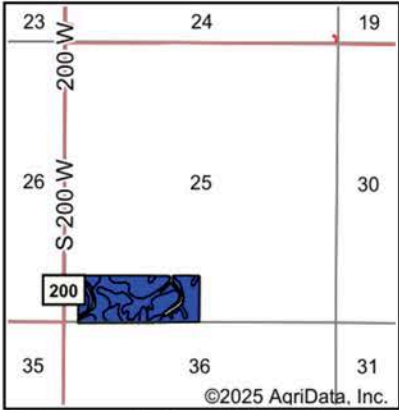
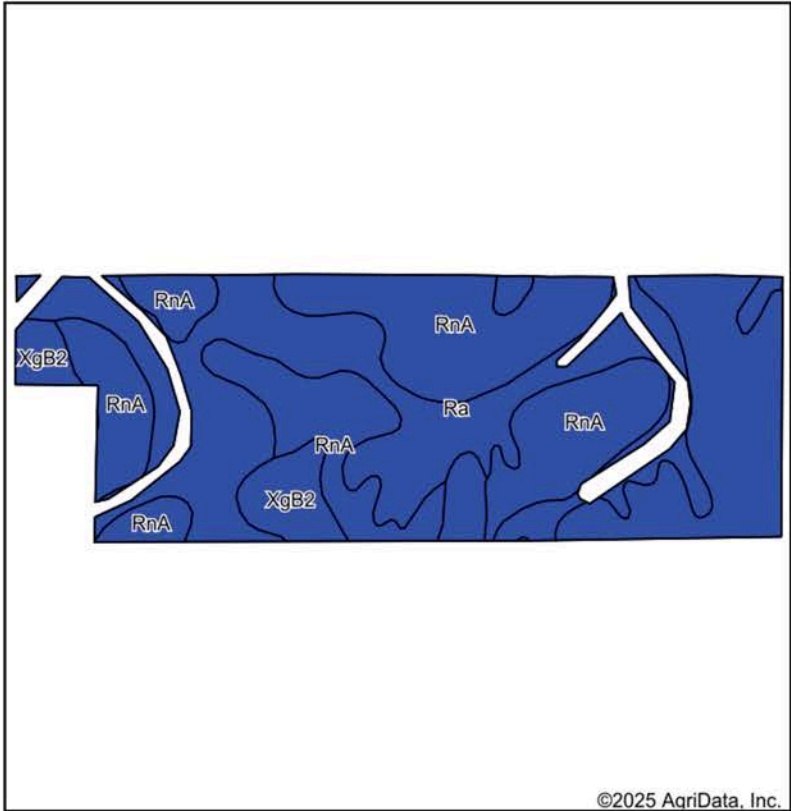
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# SOILS MAP - TRACT 4

436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU

## Soils Map



State: **Indiana**  
County: **Montgomery**  
Location: **25-17N-5W**  
Township: **Brown**  
Acres: **47.42**  
Date: **8/25/2025**

**GESWEIN**  
FARM & LAND

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

Area Symbol: IN107, 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	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Overall	*r N C
RnA	Reesville-Fincastle silt loams, 0 to 2 percent slopes	27.75	58.5%		> 6.5ft.	IIw	151	5			10	50		68	85	
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	16.02	33.8%		2.5ft.	IIw	187	6	1	1	12	54	1	75	83	
XgB2	Xenia-Birkbeck silt loams, 2 to 6 percent slopes, eroded	3.65	7.7%		2.7ft.	Ile	153	5			10	53		68	85	
Weighted Average							2.00	163.3	5.3	0.3	0.3	10.7	51.6	0.3	70.4	*n 84.3

\*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.

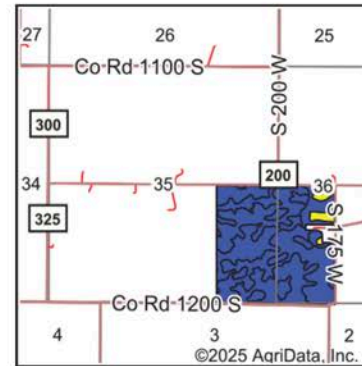
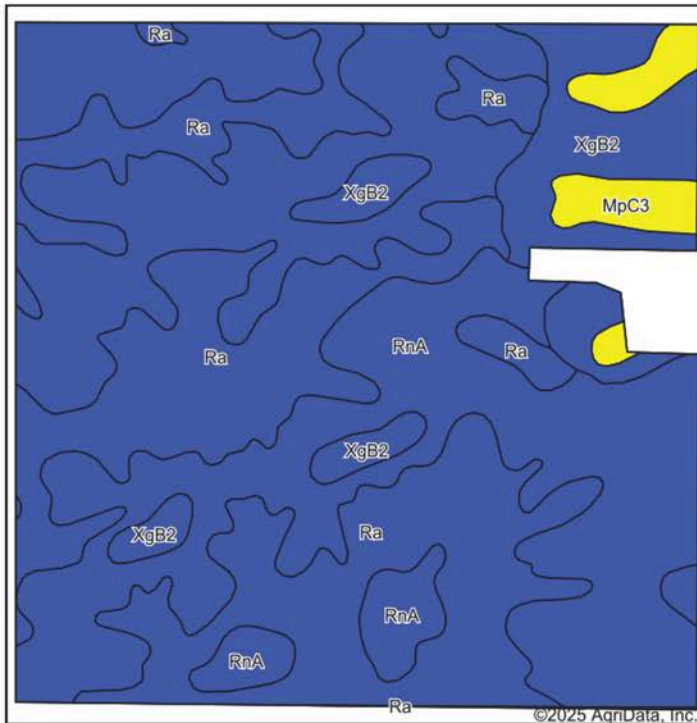
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# SOILS MAP - TRACTS 5 & 6

436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU

## Soils Map - Tract 5 & 6



State: **Indiana**  
County: **Montgomery**  
Location: **35-17N-5W**  
Township: **Brown**  
Acres: **162.19**  
Date: **8/18/2025**

**GESWEIN**  
FARM & LAND

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

Area Symbol: IN107, Soil Area Version: 29  
Area Symbol: IN133, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Overall	*t C
RnA	Reesville-Fincastle silt loams, 0 to 2 percent slopes	84.66	52.1%		> 6.5ft.	Ilw	151	5			10	50		68	85	
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	55.57	34.3%		2.5ft.	Ilw	187	6	1	1	12	54	1	75	83	
XgB2	Xenia-Birkbeck silt loams, 2 to 6 percent slopes, eroded	16.79	10.4%		2.7ft.	Ile	153	5			10	53		68	85	
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	5.02	3.1%		2.7ft.	IVe	126	4			8	44		56	55	
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	0.09	0.1%		2.5ft.	Ilw	168	5			11	62		65	90	
Ra	Ragsdale silt loam, 0 to 2 percent slopes	0.06	0.0%		0.5ft.	Ilw	185	6			13	56		75	90	
Weighted Average							2.06	162.8	5.3	0.3	0.3	10.6	51.5	0.3	70	*n 83.4

\*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.

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# CONSERVATION RESERVE PROGRAM - TRACT 4

436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU

Page 1 of 1

CRP-1 (05-05-25)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 18 107	2. SIGN-UP NUMBER 48
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11419D	4. ACRES FOR ENROLLMENT 5.30
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) MONTGOMERY COUNTY FARM SERVICE AGENCY 2036 E LEBANON ROAD CRAWFORDSVILLE, IN47933-0000		6. TRACT NUMBER 1755	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (765) 362-0405		8. SIGNUP TYPE: Continuous	

**INSTRUCTIONS:** RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

9A. Rental Rate Per Acre	\$ 424.44	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 2,250.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1755	11	CP8A	2.97	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		1755	12	CP8A	2.33	\$ 0.00

## 11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)

**NOTE: Privacy Act Statement:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

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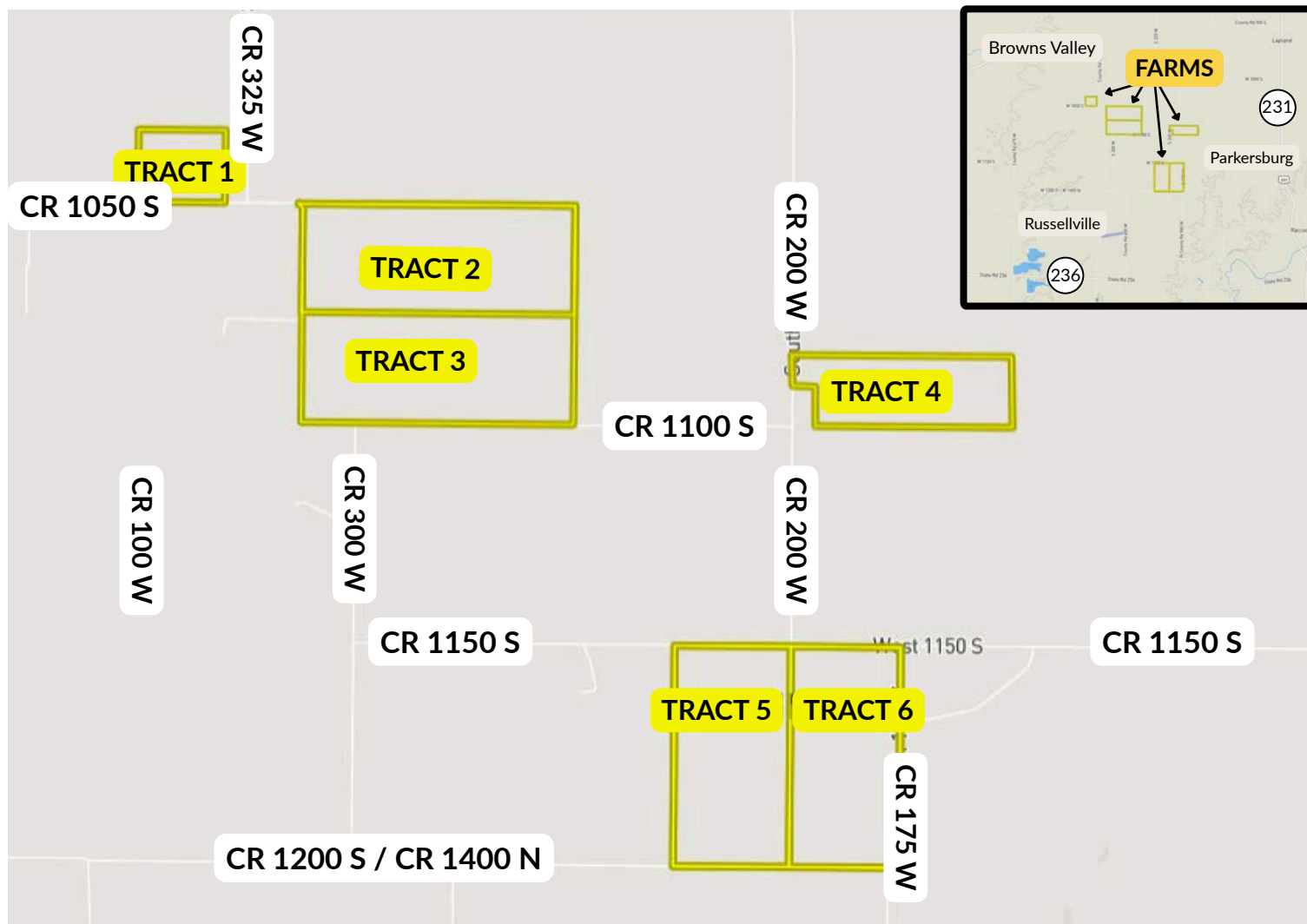
Date Printed: 08/07/2025





# DIRECTIONS

436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU



From Waveland to Tract 1: Head east on IN-47 N. In ~3 miles, turn right onto CR 950 S. In 440 feet, turn right (south) onto CR 475 W. Follow for one mile. Turn left (east) onto CR 1050 S. Tract 1 will be on the left (north) side in 1.4 miles. For Tracts 2 & 3, continue east on CR 1050 S. Follow the curve south onto CR 310 W. Tracts 2 & 3 will be on the left (east) side. For Tract 4, Follow the curve east onto CR 1100 S. Turn left (north) onto CR 200 W. Tract 4 will be just north of the house on the right (east) side of the road. For Tracts 5 & 6, change directions and head south. CR 200 W is the central dividing line for these tracts. If you turn right (west) onto CR 1150 S, Tract 5 will be on your left (south) side of the road. If you turn left onto CR 1150 S, Tract 6 will be on your right (south) side.

## AUCTIONEER:

JOHNNY KLEMMER  
(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

SCAN THE QR CODE FOR DIRECTIONS  
FROM YOUR LOCATION



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# PARCEL INFORMATION

436 +/- Acres | Montgomery County, Indiana  
Listing #JK2554436AU

TRACT	PARCEL ID	ACRES +/-
1	54-14-27-100-002.001-003	21.06
2	54-14-27-400-010.000-003 54-14-26-300-006.000-003	PART OF 100
3	54-14-27-400-010.000-003 54-14-26-300-006.000-003	PART OF 100
4	54-14-25-300-007.000-001	PART OF 50
5	54-14-35-400-008.000-001	85
6	54-14-36-300-005.000-001	80
		436.06

PARCEL ID	TAXABLE ACRES	2024 PAY 2025 TAXES
54-14-27-100-002.001-003	21.06	\$843.82
54-14-27-400-010.000-003	40	\$1,675.20
54-14-26-300-006.000-003	160	\$6,178.62
54-14-25-300-007.000-001*	50	TBD
54-14-35-400-008.000-001	85	\$3,508.12
54-14-36-300-005.000-001	80	\$3,143.42
	436.06	\$15,349.18

\*54-14-25-300-007.000-001 - 50 acres to be surveyed from parcel

TRACT	FSA CROP ACRES	TAXABLE ACRES
1	20.88	21.06
2 + 3	192.86	200
4	47.42*	50*
5 + 6	161.63	165
	375.37	

\*ESTIMATED (TO BE SURVEYED)



## AUCTIONEER:

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

SELLER: Dorothy Grimes Estate, et al.



# WAVELAND, INDIANA

436 +/- Acres | Montgomery County, Indiana

Listing #JK2554436AU



BUYER'S CHOICE 6-TRACT OFFERING  
**LIVE CALL ONLINE AUCTION**  
OCTOBER 28, 2025

**OPEN LEASE 2026**  
**436.06 +/- TOTAL ACRES**  
**SURETY WAPI - 161.2**

## ADDITIONAL DOCUMENTS AVAILABLE:

- WETLANDS MAPS
- TOPOGRAPHY MAPS
- CROP HISTORY MAPS

## AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: Dorothy Grimes Estate, et al.

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OR

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