

# **GESWEIN** FARM AUCTION FARM & LAND

## ONLINE & PHONE BIDDING BIDDING CLOSSES MARCH 17, 2025

**352 +/- ACRES  
STEUBEN COUNTY**



**BIDDING OPEN NOW!**

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

AUCTIONEER: JOHNNY KLEMME | IN #12000053

SELLER: MARY JANET KANKAMP TRUST, et al.



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



# LAND AUCTION

STEBEN COUNTY, IN



**352 +/- TOTAL ACRES**



## ANGOLA, INDIANA

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



PHONE BIDDING AVAILABLE  
CALL 765-426-6666 TO REGISTER



**TUESDAY, MARCH 17, 2026**

**BIDDING CLOSSES 3:00PM EST**



### AUCTION REPRESENTATIVES:



JAKE HOGAN  
(765) 366-6328  
auctions@gfarmland.com



BROCK SOLMOS  
(574) 360 - 5520  
auctions@gfarmland.com



AUCTIONEER: JOHNNY KLEMME | LICENSE # AU12000053  
SELLER: MARY JANET KANKAMP TRUST, et al.



**FARM & LAND**  
Real Estate & Auctions

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# AUCTION INFORMATION

352 +/-Acres | Steuben County, Indiana  
Listing # JH2576352AU

## BIDDING CLOSES

Tuesday, March 17<sup>th</sup>, 2026 @ 3:00pm EST

[auctions.gfarmland.com](https://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: MARY JANET KANKAMP TRUST, et al.

## ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder by 12:00PM EST on Tuesday, March 17, 2026. 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, March 16, 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 Jake Hogan at 765) 366-6328 or Brock Solmos at (574) 360 - 5520 . 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

352 +/-Acres | Steuben County, Indiana

Listing # JH2576352AU

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

# MARCH 2026

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17 BIDDING CLOSES	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

- Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Monday, March 16, 2026.
- Online Bidders must be registered by 12:00PM EST on Tuesday, March 17, 2026
- Successful Bidders must execute the Purchase Agreement/Sale Contract and initiate wire transfer of Earnest Money by 5pm EST Wednesday, March 18, 2026.

## 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: MARY JANET KANKAMP TRUST, et al.



# PHONE BIDDER REGISTRATION FORM

Steuben COUNTY, INDIANA | LISTING #JH2576352AU

## REAL ESTATE AUCTION

<p>Upon completing this form in its entirety, you may submit via:</p> <p>mail: 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><b><u>BIDDING CLOSES</u></b> Tuesday, March 17, 2026 3:00pm EST</p> <p>ONLINE: <a href="http://auctions.gfarmland.com">auctions.gfarmland.com</a> Johnny Klemme, Auctioneer License #AU12000053 Sellers: MARY JANET KANKAMP TRUST, 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 Metropolitan Title Company and the transfer funds must be initiated by 5:00pm Eastern March 18, 2026. 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)**

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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.

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SIGNATURE	DATE
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# ONLINE REGISTRATION

STEUBEN COUNTY, INDIANA | LISTING #JH2576352AU

REAL ESTATE AUCTION

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

BIDDING CLOSES

Tuesday, March 17<sup>th</sup> @ 3:00pm EST

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



Visit [auctions.gfarmland.com](http://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: MARY JANET KANKAMP, et al.

# AUCTION TERMS & CONDITIONS

## 352 +/- Acres | Steuben County, Indiana | Listing # JH2576352AU



**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 Jake Hogan (765) 366-6328 at least two days prior to the sale.**

**UPON CONCLUSION OF THE AUCTION:** The Winning Bidder(s) will enter into a Real Estate Contract immediately following conclusion of auction for presentation to the Seller. The Sellers reserve the right to accept or reject any and all bids. 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 Metropolitan Title Company Wire transfer of Earnest Money to Metropolitan Title Company must be completed on March 18, 2026 by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on March 18, 2026. 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.

**CO-BROKER FEE:** A Two (2%) percent co-broker fee will be paid to participating agent(s) per terms explained herein: To receive a commission, participating agents must make initial contact with Geswein Farm & Land Realty, LLC and handle all communication on behalf of his/her buyer. The agent must complete a broker participation form with Geswein Farm & Land Realty, LLC upon initial contact. Co-Broker Fee applicable to Tract 7 only.

**BUYER'S PREMIUM:** A one (1%) percent Buyer's Premium will be added to the bid price to achieve the final price on the purchase agreement.

**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 March 17, 2026. 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.

**POSSESSION & CLOSING:** Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 17, 2026. Closing to take place at Metropolitan Title Company in Angola, Indiana. Final settlement will require wire transfer. Possession to occur at closing. Early possession for agricultural purposes.

**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:** 2026 real estate taxes and assessments due and payable in 2027 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.

**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 inquires 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.

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

**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:** MARY JANET KANKAMP TRUST, ET AL.

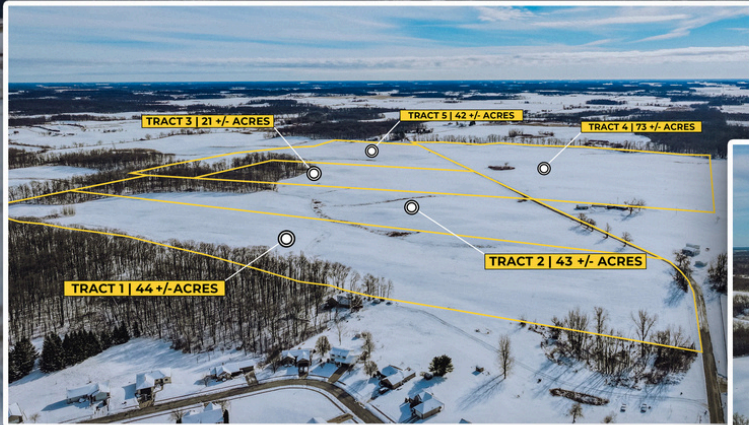
Geswein Farm & Land Realty  
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765-426-6666



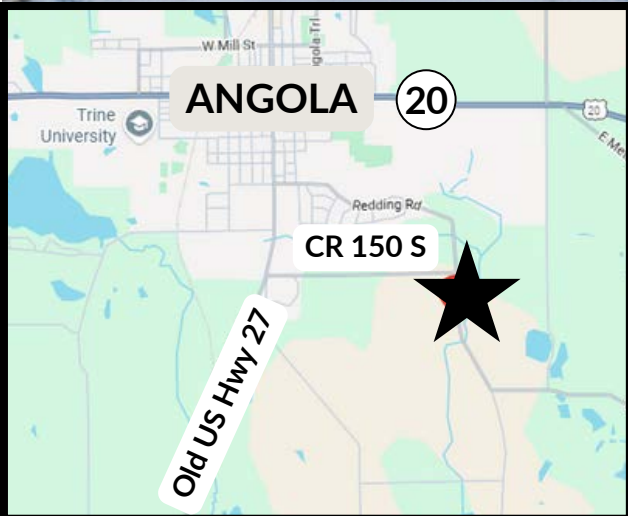
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. **ANNOUNCEMENTS MADE BY THE REAL ESTATE AGENCY OR AUCTIONEER DURING THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY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

# LAND AUCTION

## STEBEN COUNTY, IN



**352 +/- TOTAL ACRES**



## Angola, Indiana

Pleasant & Steuben Township / Steuben County

- 352 +/- Total Acres
- Offered as Ten (10) Tracts
- **Potential Development Opportunities**
- Productive Tillable Crop Acres
- Recreational Opportunities & Mature Timber
- Investigate Potential Homesites
- Farm Outbuildings
- 4 Bed / 3 Bath Home on Semi-Wooded Lot
  - 1839 S Bill Deller Rd, Angola, IN 46703
- Early Possession for Agricultural Purposes
- **Open Lease for 2026**



ONLINE + PHONE BIDDING  
[auctions.gfarmland.com](http://auctions.gfarmland.com)

PHONE BIDDING AVAILABLE   
 Call 765-426-6666 for details

### AUCTION REPRESENTATIVES:



**JAKE HOGAN**  
 (765) 366-6328  
[auctions@gfarmland.com](mailto:auctions@gfarmland.com)



**BROCK SOLMOS**  
 (574) 360 - 5520  
[auctions@gfarmland.com](mailto:auctions@gfarmland.com)

**AUCTIONEER:**  
 JOHNNY KLEMME  
 (765) 427-1619  
[Johnny@gfarmland.com](mailto:Johnny@gfarmland.com)  
 IN AU# 12000053

SELLERS: MARY JANET KANKAMP TRUST, ET AL.



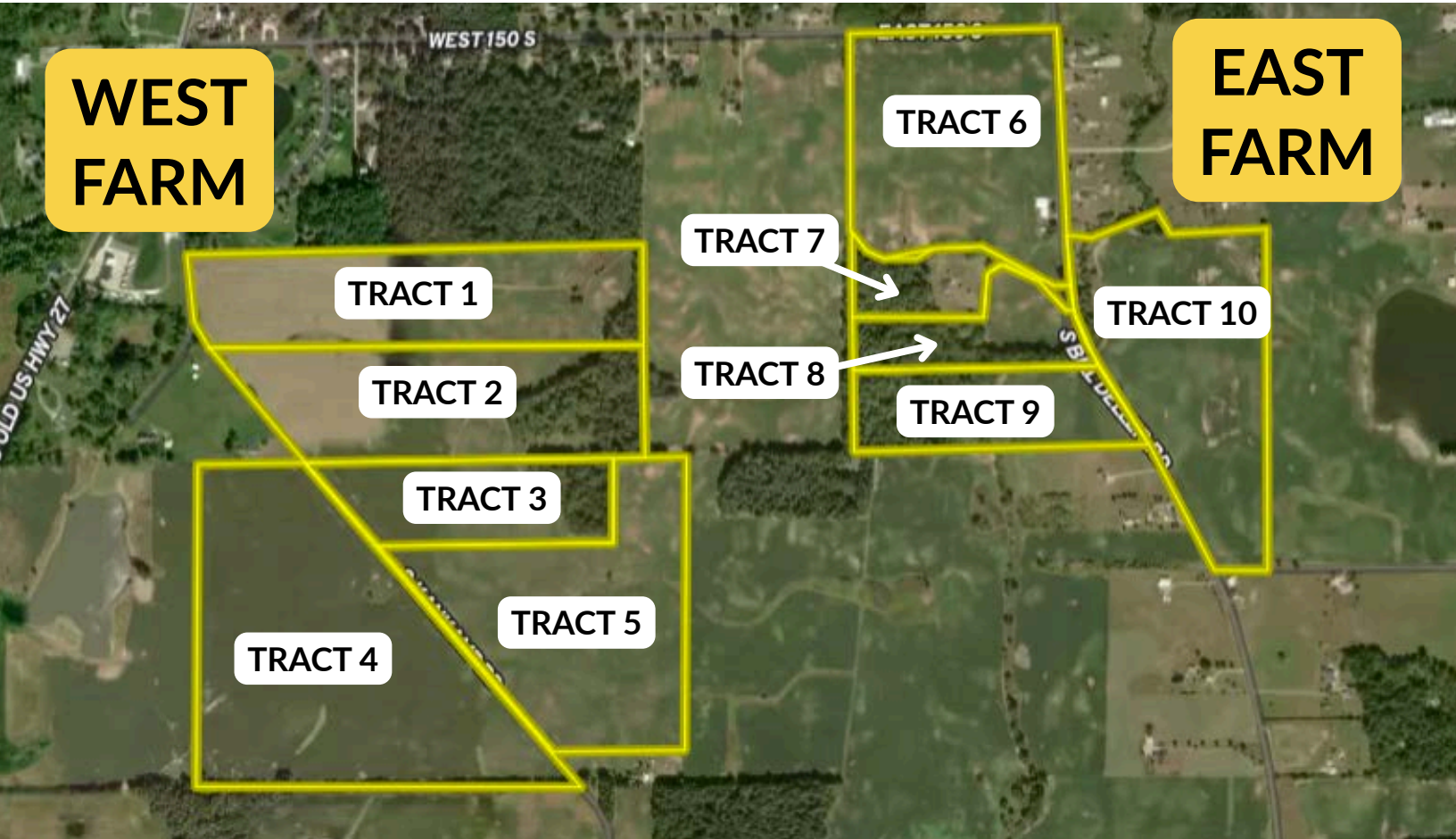
Photos, aerial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.





# TRACT MAP

352 +/- Acres | Steuben County, Indiana  
 Listing #JH2576352AU



	TRACT	TRACT ACRES +/-	EST. CROP ACRES +/-	SURETY WAPI	TOTAL ACRES BY FARM +/-	CROP ACRES BY FARM +/-	
WEST FARM	1	44	38	150.4	223	202	WEST FARM
	2	43	33	150.2			
	3	21	16	143.4			
	4	73	73	139.2			
	5	42	42	132.5			
EAST FARM	6	44	43	135.4	129	94	EAST FARM
	7	9	-	-			
	8	13	5	131.1			
	9	20	8	115.6			
	10	43	38	126.6			
		352	296		352	296	



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

SELLERS: MARY JANET KANKAMP TRUST, et al.



# INSPECTION DATES

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU



## 1839 S Bill Deller Rd, Angola, IN 46703

Meet Auction Representatives to view the home, receive additional information + inspection reports, and get answers to your questions.

**Sunday, February 22, 2026: 1 - 5 PM EST**

**Saturday, March 7, 2026: 1 - 5 PM EST**

Directions From Angola, Indiana to Tract 7: Head south on Old US Hwy 27 / Wayne St. Turn left onto CR 150 S / Glen Beatty Ave. In one mile, turn right (south) onto Bill Deller Road. Tract 7 will be on the right (west) side of road. Arrive at 1839 S Bill Deller Rd, Angola, IN 46703

### **AUCTION REPRESENTATIVES:**



**JAKE HOGAN**  
(765) 366-6328  
auctions@gfarmland.com



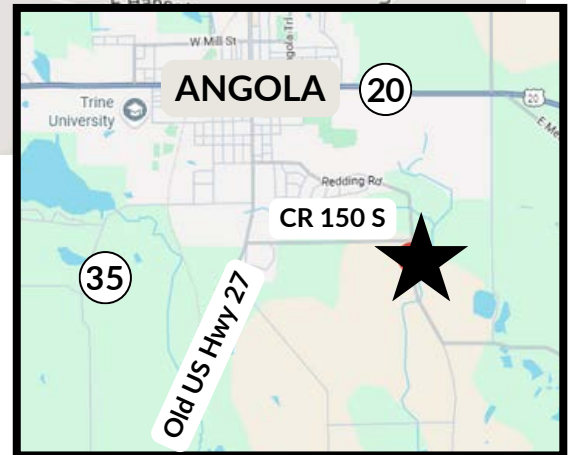
**BROCK SOLMOS**  
(574) 360 - 5520  
auctions@gfarmland.com





# DIRECTIONS

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU



From Angola, Indiana to Tract 7: Head south on Old US Hwy 27 / Wayne St. Turn left onto CR 150 S / Glen Beatty Ave. In one mile, turn right (south) onto Bill Deller Road. Tract 7 will be on the right (west) side of road. Arrive at 1839 S Bill Deller Rd, Angola, IN 46703.

From Angola, Indiana to Tract 3: Head south on Old US Hwy 27 / Wayne St. Turn left onto CR 150 S / Glen Beatty Ave. In 33 feet, turn right (south) onto Kankamp Road. Tract 3 will be on the left (east) side of the road. Watch for signs.

Showings by appointment only.

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION TO TRACT 7



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



# PARCEL INFORMATION

352 +/- Acres | Steuben County, Indiana  
 Listing #JH2576352AU

TRACT	PARCEL ID	TAXABLE ACRES	TAXABLE ACRES BY FARM	TRACT ACRES +/-	TRACT	ACRES BY FARM	
1	76-06-35-000-071.000-011	87.070		44.0	1		
2				43.0	2		
WEST FARM			222.502	21.0	3		
3	76-11-02-000-002.000-017	94.180		73.0	4	223.0	WEST FARM
4							
5	76-11-02-000-001.000-017	29.442		42.0	5		
	76-11-01-000-004.000-017	11.810					
6				44.0	6		
7				9.0	7		
EAST FARM			129.311	13.0	8		
8	76-06-36-000-019.000-011	121.901		20.0	9	129.0	EAST FARM
9							
10				43.0	10		
	76-11-01-000-003.000-017	7.410					
		351.813		352.0		352.0	

## NOTES:

- Tracts 1 & 2 are both currently contained within the same parcel.
- Tracts 3 & 4 are both currently contained within the same parcel.
- Tract 5 is currently comprised of two parcels.
- Tracts 6, 7, 8, 9, and part of 10 are currently contained within the same parcel.
- Tract 10 is currently comprised of one parcel and part of another.
- Bids will be placed based on the Estimated Acres of each Tract as outlined within the Bidder Packet and displayed within the bidding platform.

## FROM THE TERMS & CONDITIONS:

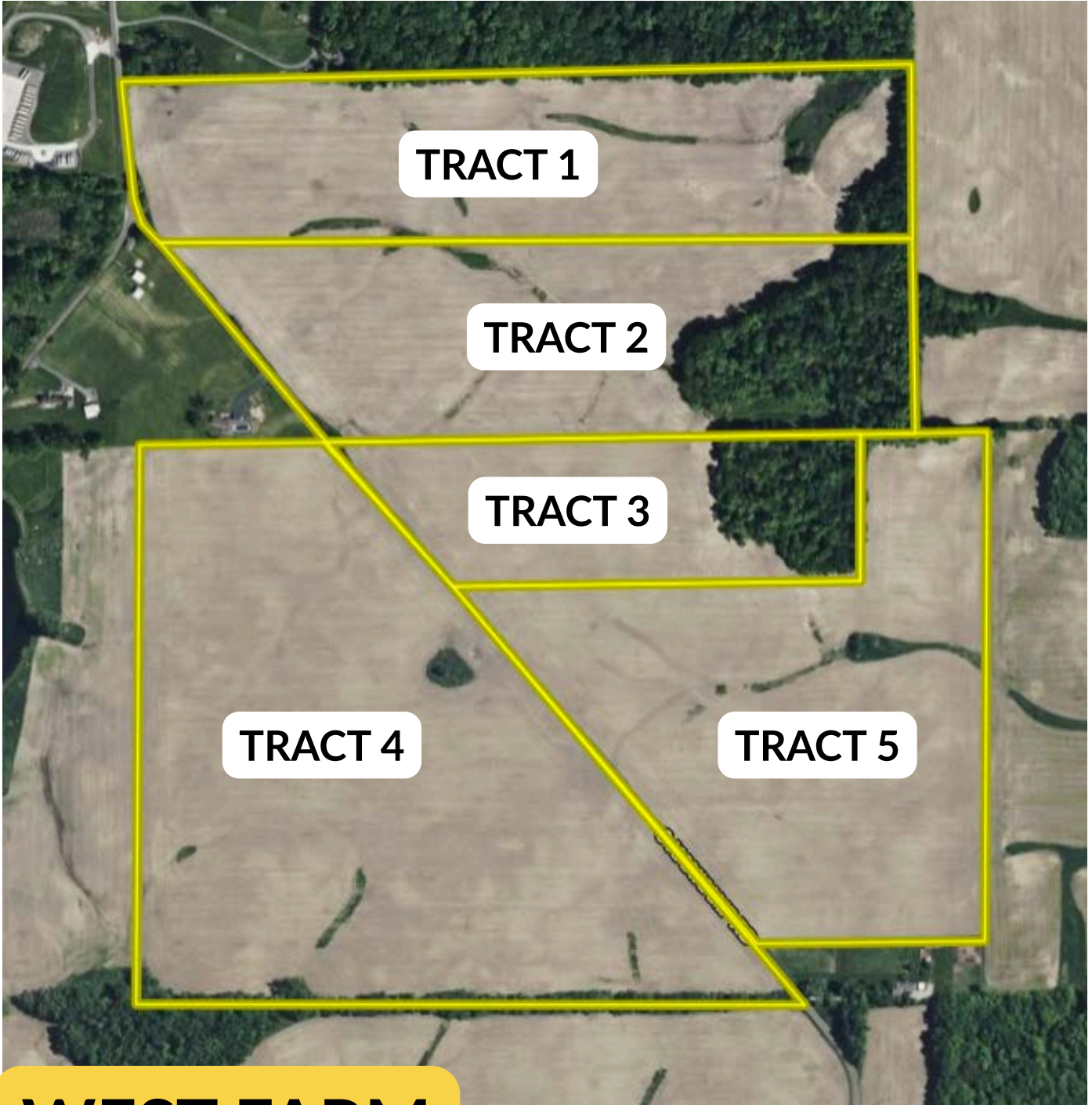
**SURVEY:** Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by the State or local law. The cost of the survey shall be shared equally by the seller 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.





# TRACT MAP

352 +/-Acres | Steuben County, Indiana  
Listing #JH2576352AU



## WEST FARM



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

SELLERS: MARY JANET KANKAMP TRUST, et al.



## Tract 1

### Pleasant Township / Steuben County

- 44 +/- Acres
- 38 +/- Estimated Crop Acres
- Surety WAPI 150.4
- City Water & Sewer Nearby
- Convenient Road Frontage
- Investment Opportunity
- Potential Commercial Development
- Investigate Potential Homesites



**FARM & LAND**  
Real Estate & Auctions



**AUCTIONEER:**

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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## Tract 2

### Pleasant Township / Steuben County

- 43 +/- Acres
- 33 +/- Estimated Crop Acres
- Surety WAPI 150.2
- City Water & Sewer Nearby
- Convenient Road Frontage
- Investment Opportunity
- Potential Commercial Development
- Investigate Potential Homesites
- Mature Timber
- Recreational Opportunities



**FARM & LAND**  
Real Estate & Auctions



**AUCTIONEER:**

JOHNNY KLEMME

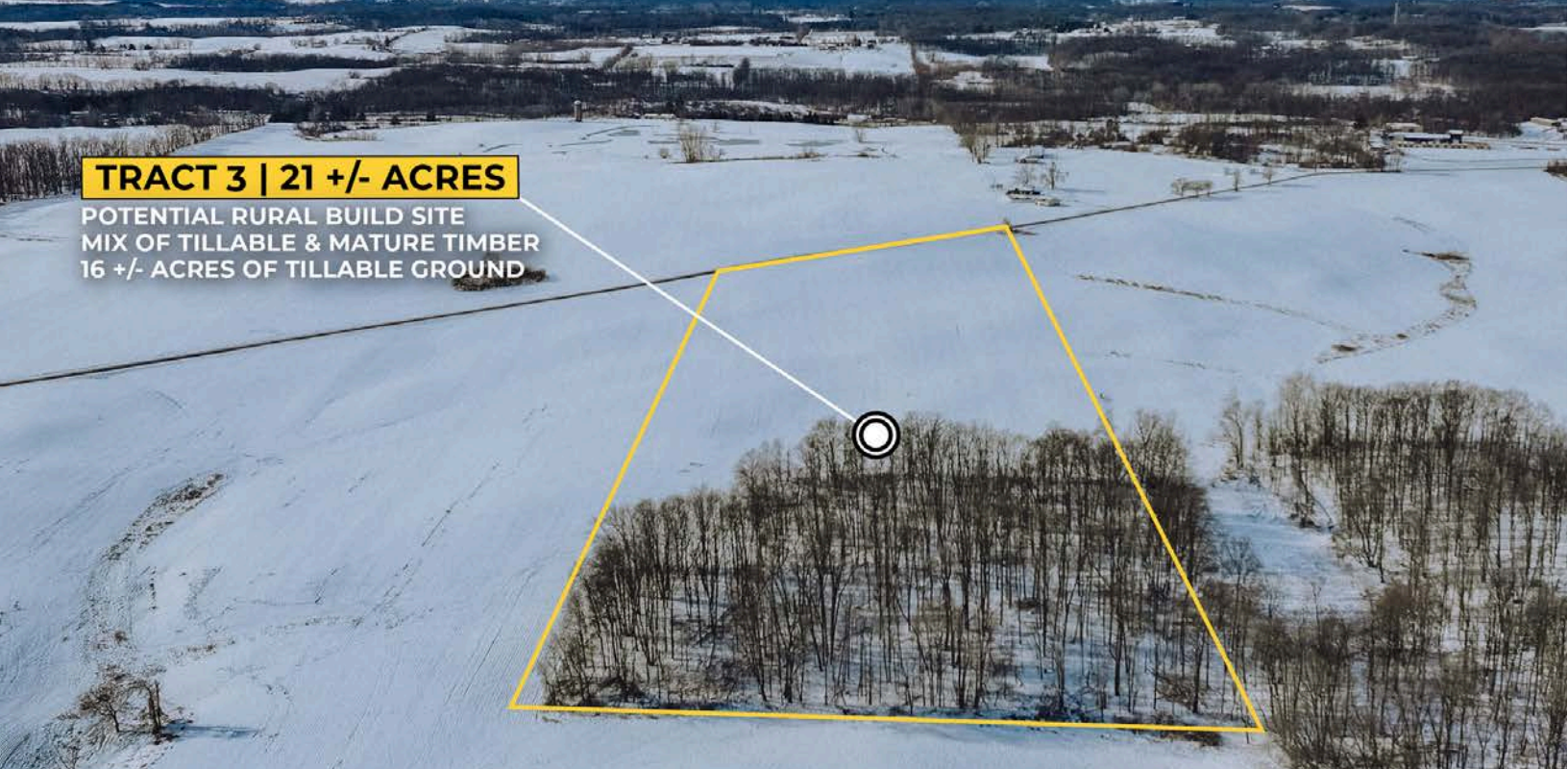
(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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## Tract 3

### Steuben Township / Steuben County

- 21 +/- Acres
- 16 +/- Estimated Crop Acres
- Surety WAPI 143.4
- City Water & Sewer Nearby
- Convenient Road Frontage
- Investment Opportunity
- Investigate Potential Homesites
- Mature Timber
- Recreational Opportunities



FARM & LAND  
Real Estate & Auctions



**AUCTIONEER:**  
JOHNNY KLEMME  
(765) 427-1619

Johnny@gfarmland.com  
IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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## Tract 4

### Steuben Township / Steuben County

- 73 +/- Acres
- 73 +/- Estimated Crop Acres
- Surety WAPI 139.2
- Convenient Road Frontage
- Investment Opportunity
- Investigate Potential Homesites
- Productive Tillable Farmground
- Open Lease for 2026



FARM & LAND  
Real Estate & Auctions



**AUCTIONEER:**

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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## Tract 5

### Steuben Township / Steuben County

- 42 +/- Acres
- 42 +/- Estimated Crop Acres
- Surety WAPI 132.5
- Convenient Road Frontage
- Investment Opportunity
- Investigate Potential Homesites
- Productive Tillable Farmground
- Open Lease for 2026



FARM & LAND  
Real Estate & Auctions



**AUCTIONEER:**

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

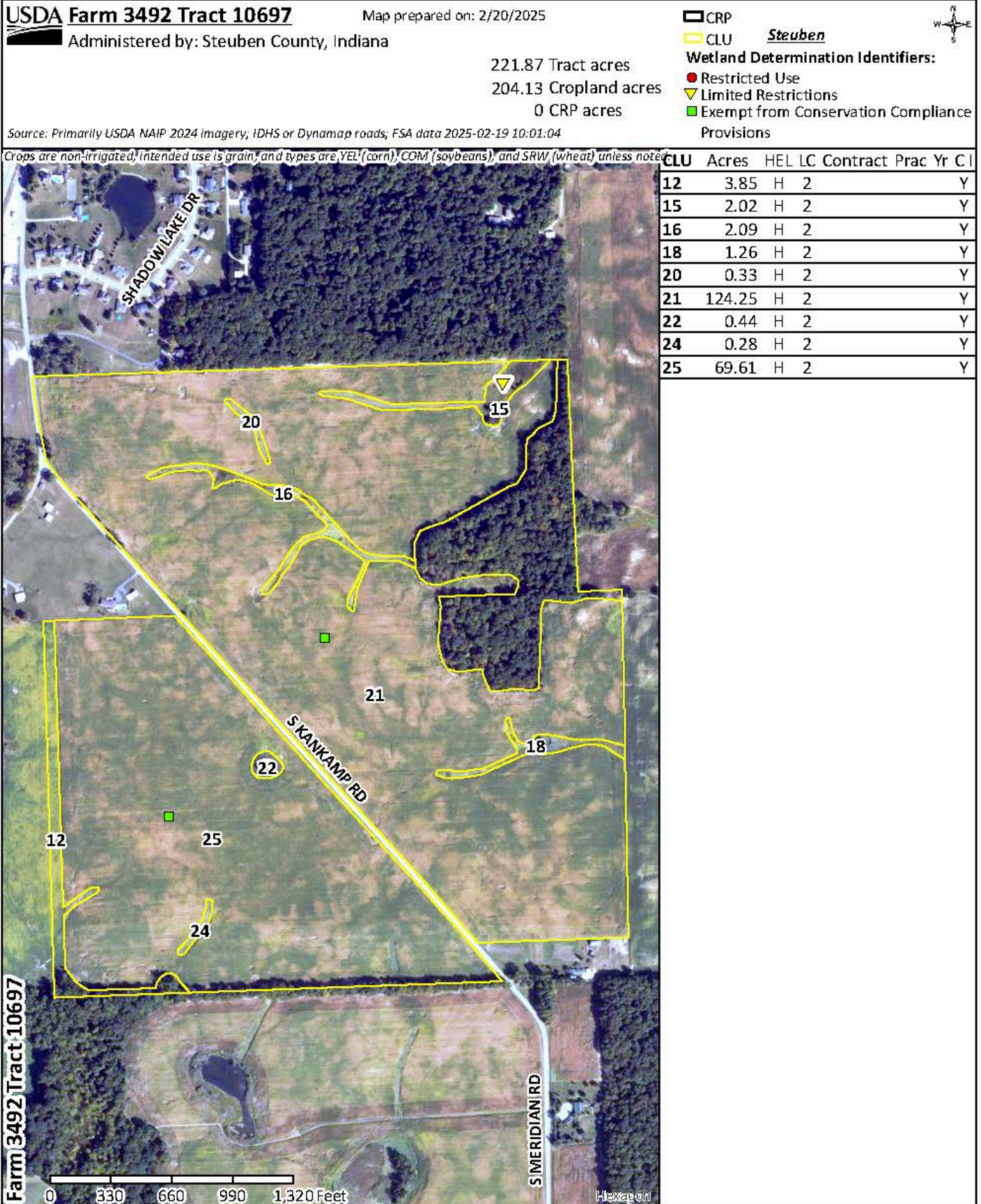
IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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

# FSA MAP - WEST FARM TRACTS 1 - 5

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU



**USDA Farm 3492 Tract 10697**

Map prepared on: 2/20/2025

Administered by: Steuben County, Indiana

221.87 Tract acres  
204.13 Cropland acres  
0 CRP acres

- CRP
- CLU *Steuben*
- Wetland Determination Identifiers:**
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-02-19 10:01:04

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
12	3.85	H	2				Y
15	2.02	H	2				Y
16	2.09	H	2				Y
18	1.26	H	2				Y
20	0.33	H	2				Y
21	124.25	H	2				Y
22	0.44	H	2				Y
24	0.28	H	2				Y
25	69.61	H	2				Y

Farm 3492 Tract 10697

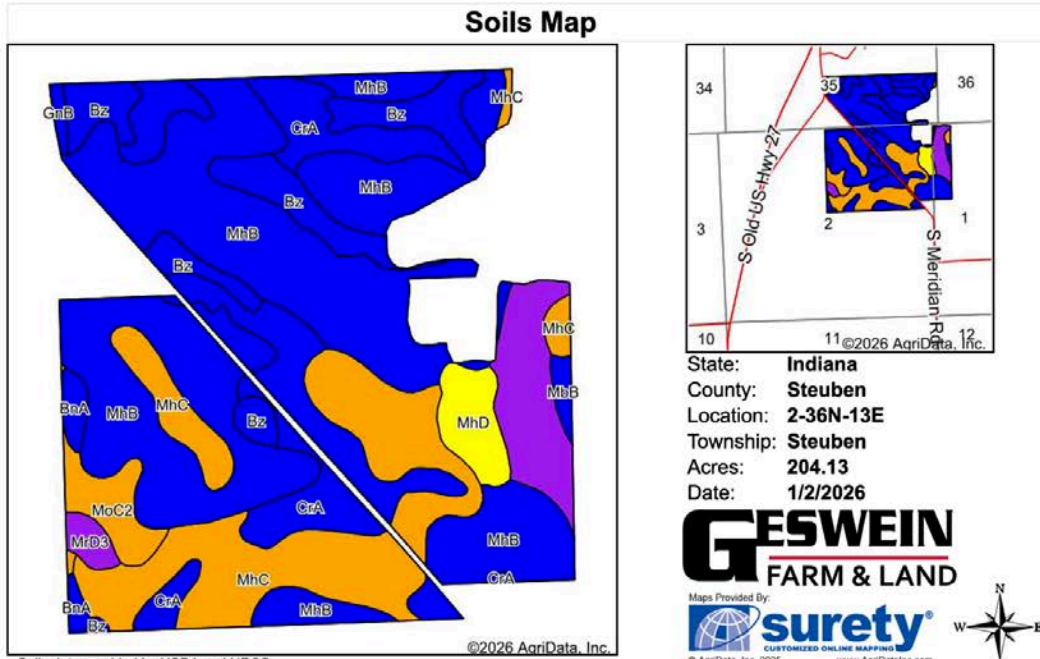
0 330 660 990 1,320 Feet

Hexagon

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS

# SOILS MAP - WEST FARM TRACTS 1 - 5

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU



Soils data provided by USDA and NRCS.

Area Symbol: IN151, Soil Area Version: 28

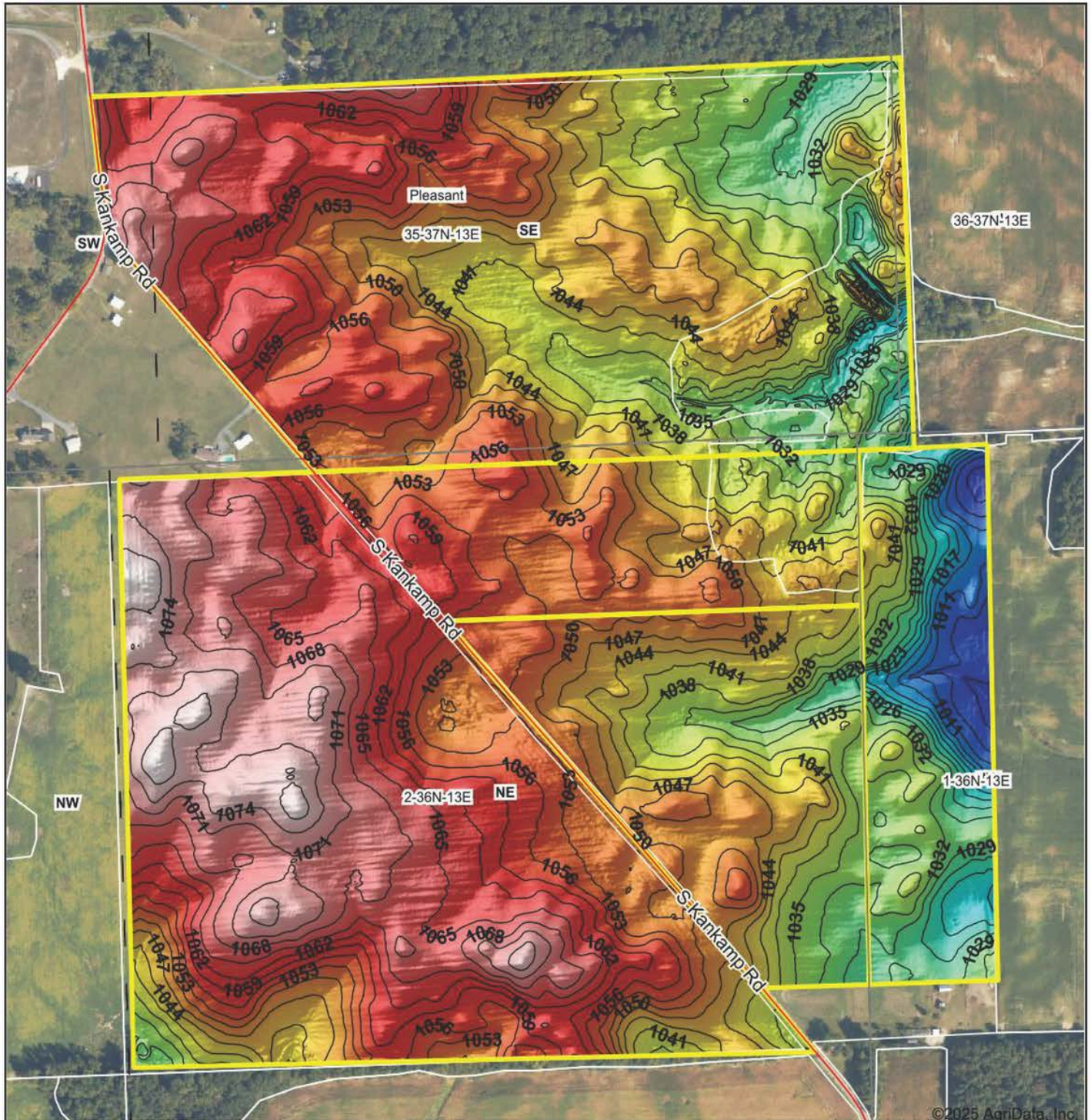
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class °c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
MhB	Miami loam, 2 to 6 percent slopes	90.15	44.0%	■	4.9ft.	lle	144	17	5			10	48	63	66	66	53	
MhC	Miami loam, 6 to 12 percent slopes	39.38	19.3%	■	6.5ft. >	llle	139	19	5	9			47	62	64	64	50	
CrA	Crosier loam, 0 to 3 percent slopes	29.27	14.3%	■	6.5ft. >	llw	140	19	5			9	46	63	66	66	50	
Bz	Brookston loam	18.07	8.9%	■	0.5ft.	llw	175	24	6			12	49	70	69	68	69	
MkD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	10.75	5.3%	■	6.5ft. >	Vle	110	16	4	7			39	51	46	46	25	
MhD	Miami loam, 12 to 18 percent slopes	5.43	2.7%	■	6.5ft. >	IVe	124	18	4	8			43	56	59	59	45	
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	5.24	2.6%	■	6.5ft. >	llle	118	16	4	8			41	53	60	60	44	
BnA	Blount silt loam, 0 to 2 percent slopes	2.21	1.1%	■	0.7ft.	llw	141	1	5	9	4		46	63	70	70	58	
MrD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	1.80	0.9%	■	6.5ft. >	Vle	92	15	3	6			33	42	50	50	31	
MbB	Martinsville loam, 2 to 6 percent slopes	1.13	0.6%	■	6.5ft. >	lle	131	19	5			9	46	66	76	76	74	
GnB	Glynwood silt loam, 2 to 6 percent slopes	0.70	0.3%	■	1.5ft.	lle	133		4	8			46	60	68	68	54	
<b>Weighted Average</b>							<b>2.52</b>	<b>141.6</b>	<b>18</b>	<b>5</b>	<b>2.7</b>	<b>-</b>	<b>6.8</b>	<b>46.7</b>	<b>62.2</b>	<b>*n 64.5</b>	<b>*n 64.4</b>	<b>*n 51.5</b>

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

# TOPO MAP - WEST FARM TRACTS 1 - 5

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU

## Topography Hillshade - West Farm



Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,001.9  
Max: 1,079.6  
Range: 77.7  
Average: 1,049.7  
Standard Deviation: 14.63 ft



2-36N-13E  
Steuben County  
Indiana

Boundary Center: 41° 36' 45.27, -84° 59' 38.58

**GESWEIN**  
FARM & LAND

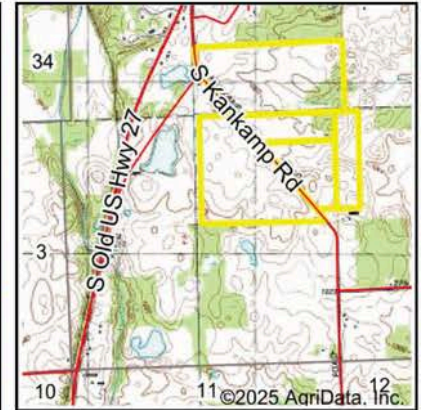
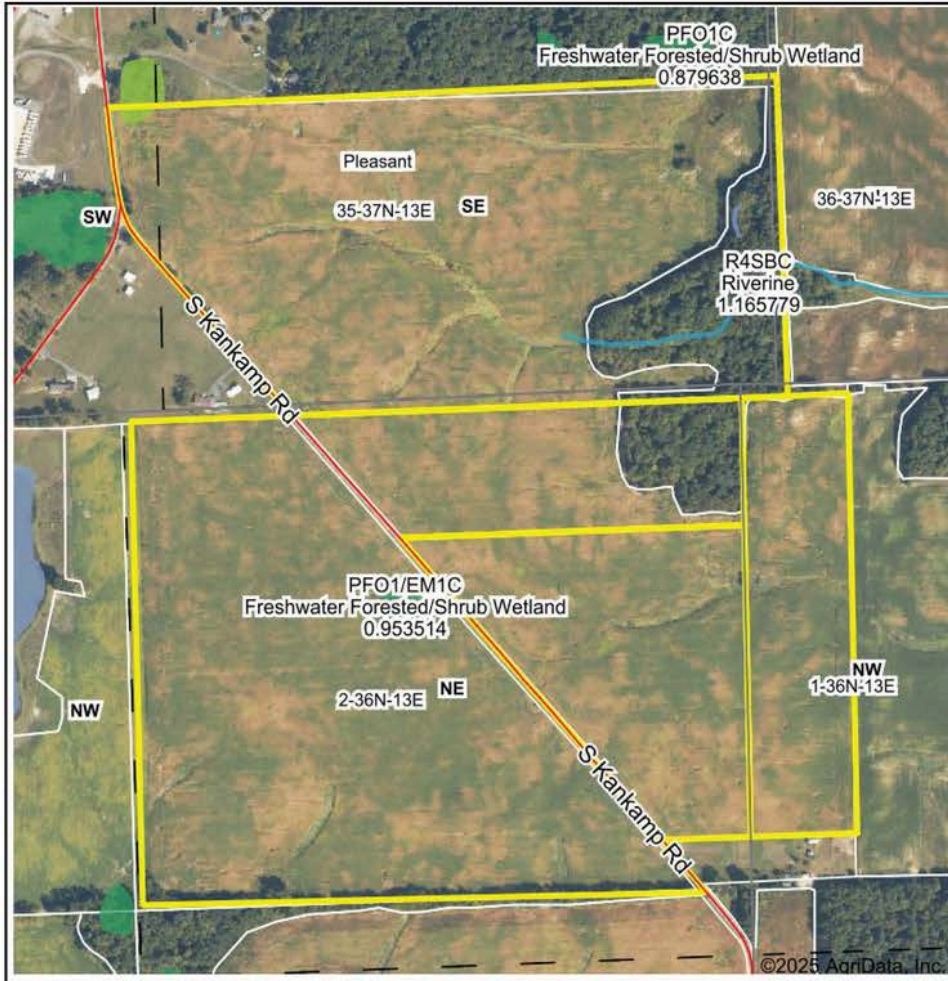
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

# WETLANDS MAP - WEST FARM TRACTS 1 - 5

## Wetlands Map - West Farm



State: **Indiana**  
 Location: **2-36N-13E**  
 County: **Steuben**  
 Township: **Steuben**  
 Date: **10/15/2025**

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

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
PFO1/EM1C	Freshwater Forested/Shrub Wetland	0.95
R4SBC	Riverine	0.49
PEM1C	Freshwater Emergent Wetland	0.19
PABF	Freshwater Pond	0.07
PFO1C	Freshwater Forested/Shrub Wetland	0.07
Total Acres		1.77

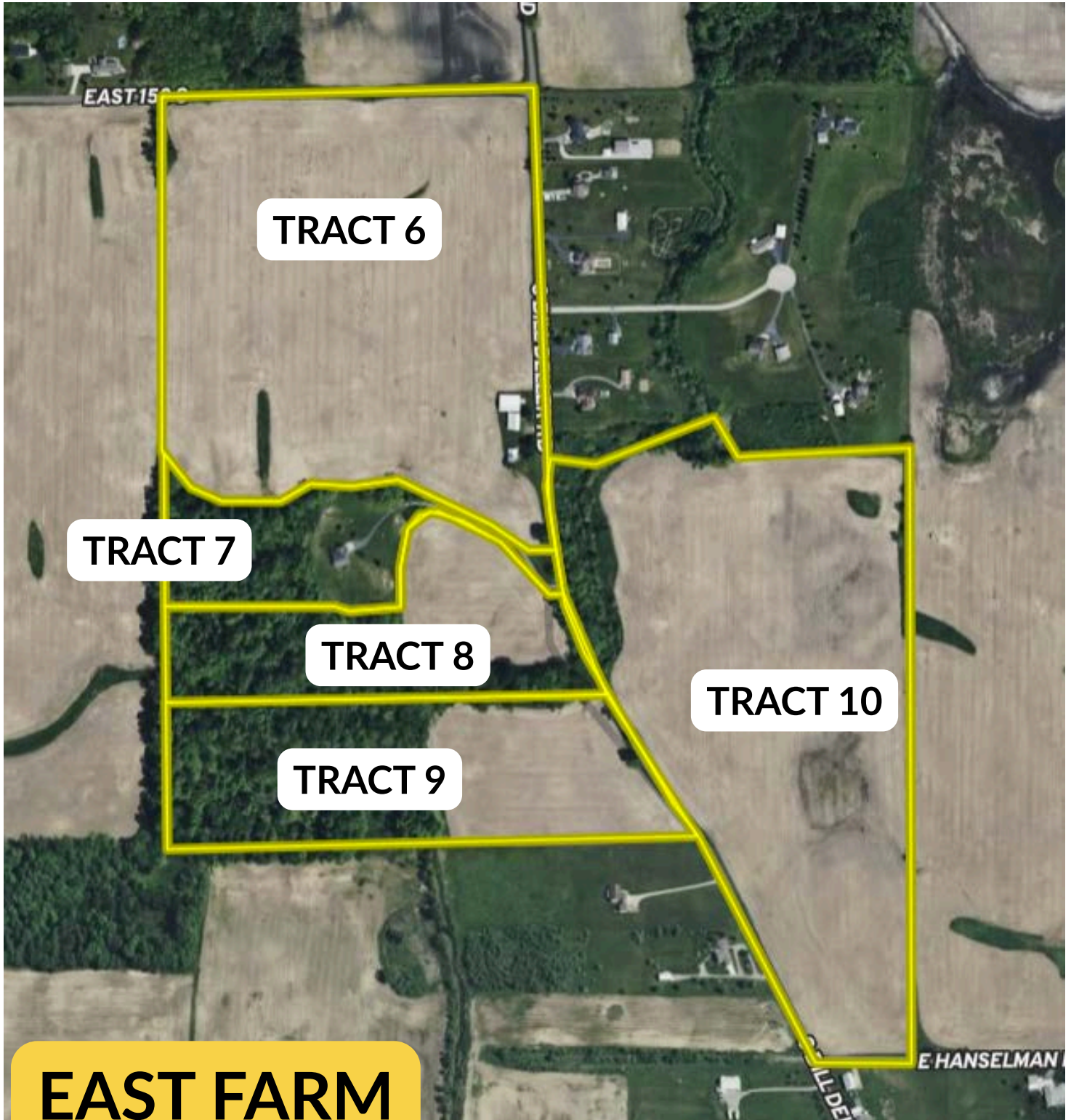
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.



# TRACT MAP

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU



## EAST FARM



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

SELLERS: MARY JANET KANKAMP TRUST, et al.



## Tract 6

### Pleasant Township / Steuben County

- 44 +/- Acres
- 43 +/- Estimated Crop Acres
- Surety WAPI 135.4
- Convenient Road Frontage
- Investment Opportunity
- City Water and Sewer Nearby
- Investigate Potential Homesites
- Agricultural Outbuildings / Storage
  - 4,760 sq ft
  - 2,320 sq ft
  - 1,472 sq ft
- Open Lease for 2026



**FARM & LAND**  
Real Estate & Auctions



**AUCTIONEER:**

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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## Tract 7

### Pleasant Township / Steuben County

- 9 +/- Acres
- 1839 S Bill Deller Rd, Angola, IN 46703
- 4 Bed / 3 Bath Rural Home
- 3,496 Sq. Ft.
- Rural Setting
- Semi-Wooded Lot



**FARM & LAND**  
Real Estate & Auctions



**AUCTIONEER:**

JOHNNY KLEMME

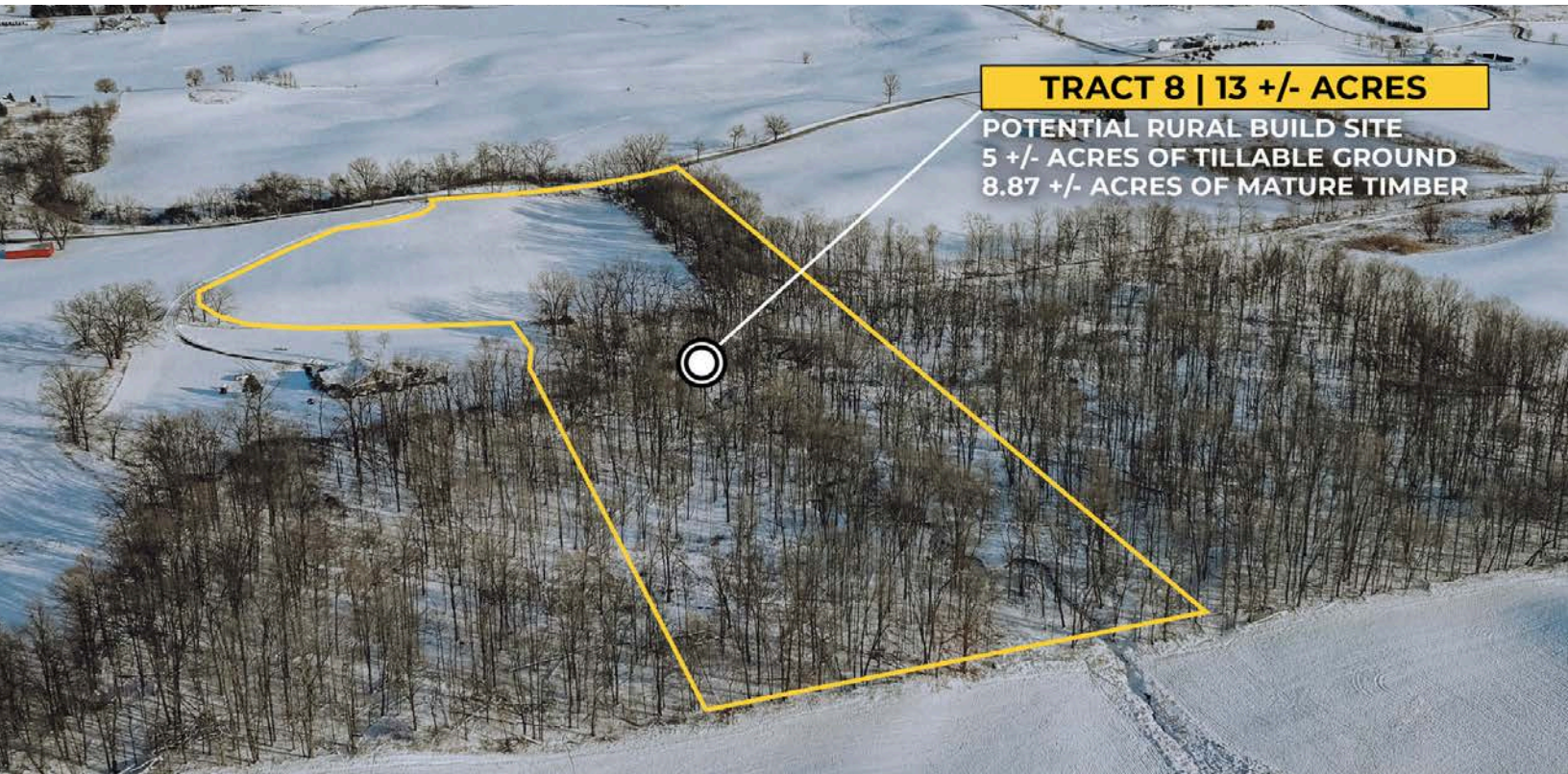
(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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## Tract 8

### Pleasant Township / Steuben County

- 13 +/- Acres
- 5 +/- Estimated Crop Acres
- 8 +/- Estimated Timber Acres
- Surety WAPI 131.1
- Convenient Road Frontage
- Investment Opportunity
- Investigate Potential Homesites
- Productive Tillable Farmground
- Open Lease for 2026
- Mud Creek Runs through SE section of Tract



FARM & LAND  
Real Estate & Auctions

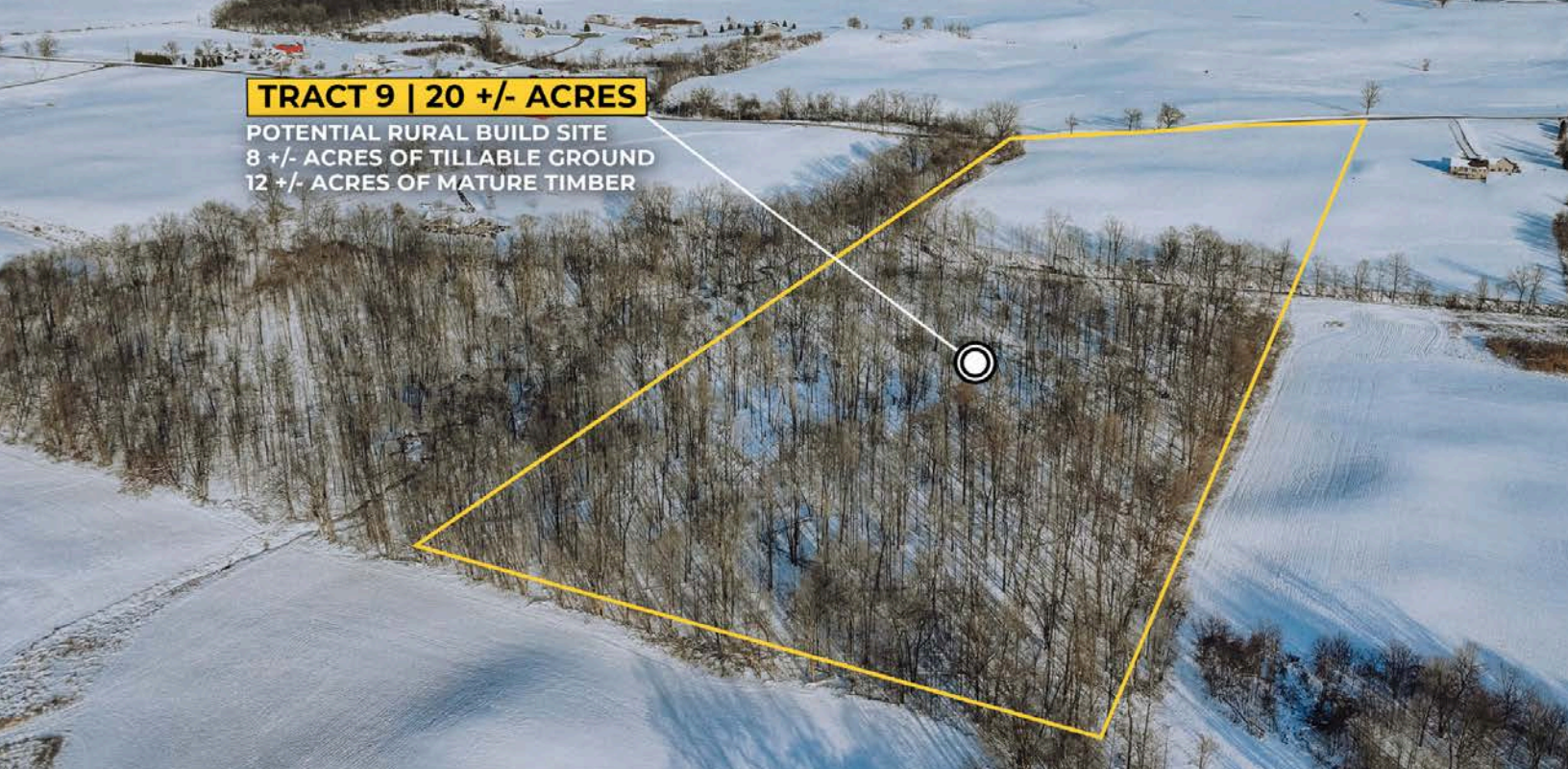


**AUCTIONEER:**  
JOHNNY KLEMME  
(765) 427-1619

Johnny@gfarmland.com  
IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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## Tract 9

### Pleasant Township / Steuben County

- 20 +/- Acres
- 8 +/- Estimated Crop Acres
- 12 +/- Estimated Timber Acres
- Surety WAPI 115.6
- Convenient Road Frontage
- Investment & Recreational Opportunities
- Investigate Potential Homesites
- Productive Tillable Farmground
- Open Lease for 2026
- Mud Creek Runs through Center of Tract



FARM & LAND  
Real Estate & Auctions



**AUCTIONEER:**  
JOHNNY KLEMME  
(765) 427-1619

Johnny@gfarmland.com  
IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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# EAST FARM

# TRACT 10

352 +/- Acres | Steuben County, Indiana

Listing #JH2576352AU



## Tract 10

Pleasant & Steuben Township / Steuben County

- 43 +/- Acres
- 38 +/- Estimated Crop Acres
- Surety WAPI 126.6
- Convenient Road Frontage
- Investment Opportunity
- Investigate Potential Homesites
- Productive Tillable Farmground
- Open Lease for 2026
- Mud Creek Frontage



FARM & LAND  
Real Estate & Auctions



**AUCTIONEER:**  
JOHNNY KLEMME  
(765) 427-1619

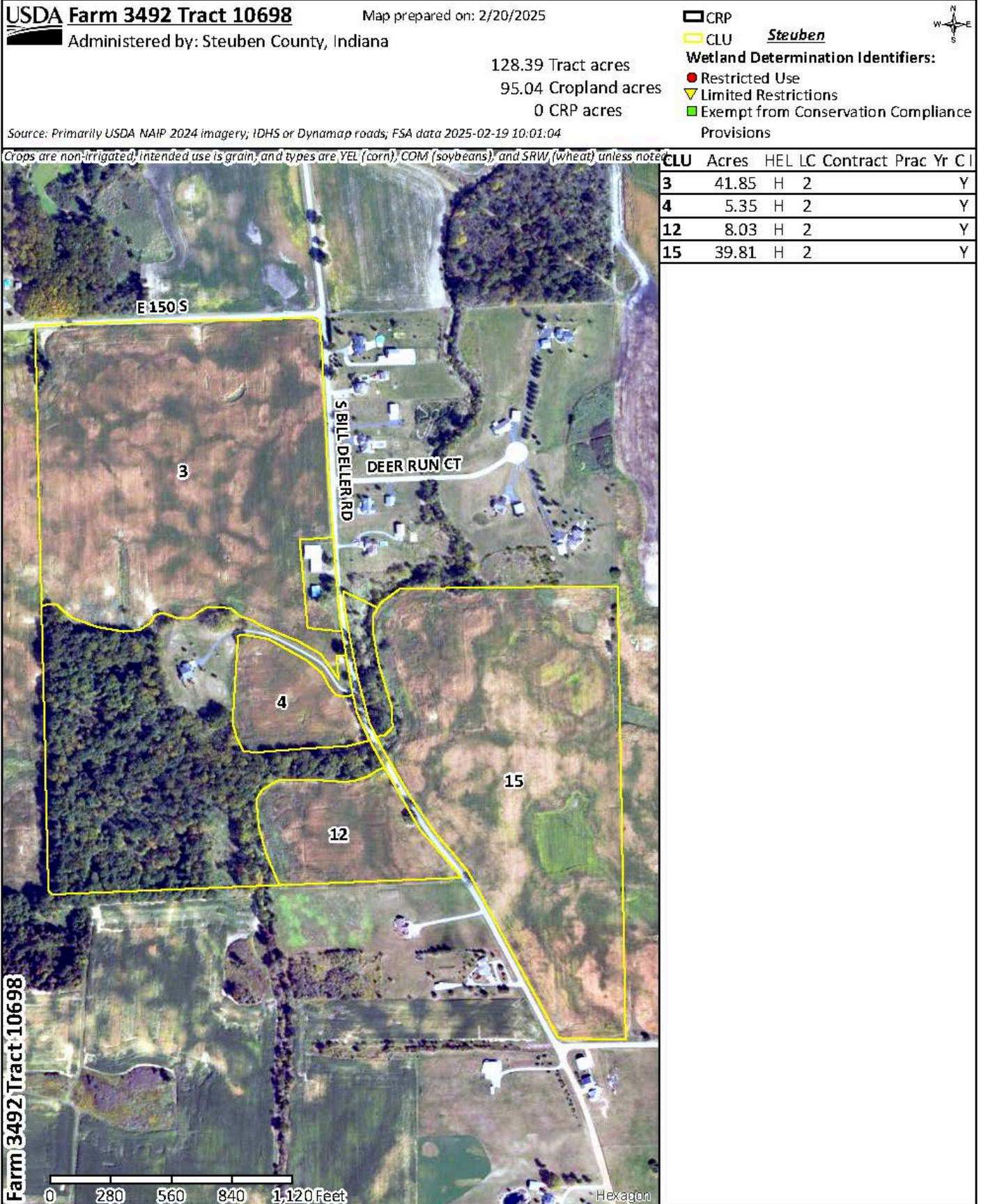
Johnny@gfarmland.com  
IN #12000053

SELLERS: MARY JANET KANKAMP TRUST, et al.

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# FSA MAP - EAST FARM TRACTS 6 - 10

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU

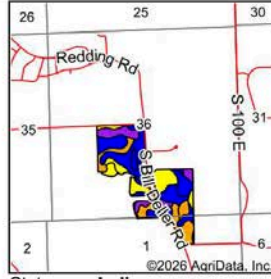
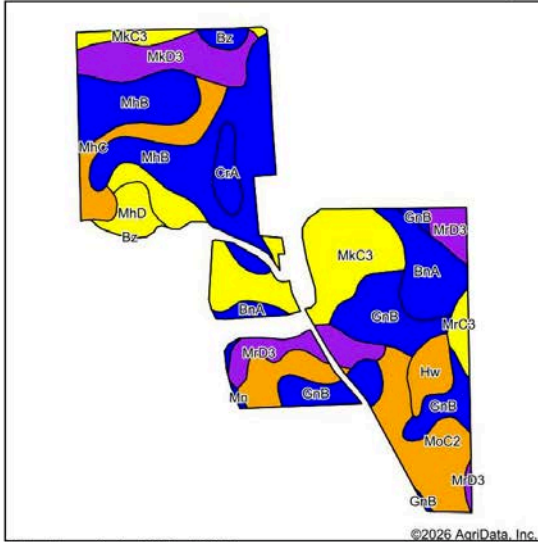


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# SOILS MAP - EAST FARM TRACTS 6 - 10

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU

Soils Map



State: **Indiana**  
County: **Steuben**  
Location: **36-37N-13E**  
Township: **Pleasant**  
Acres: **95.04**  
Date: **1/2/2026**

**GESWEIN**  
FARM & LAND



Soils data provided by USDA and NRCS.

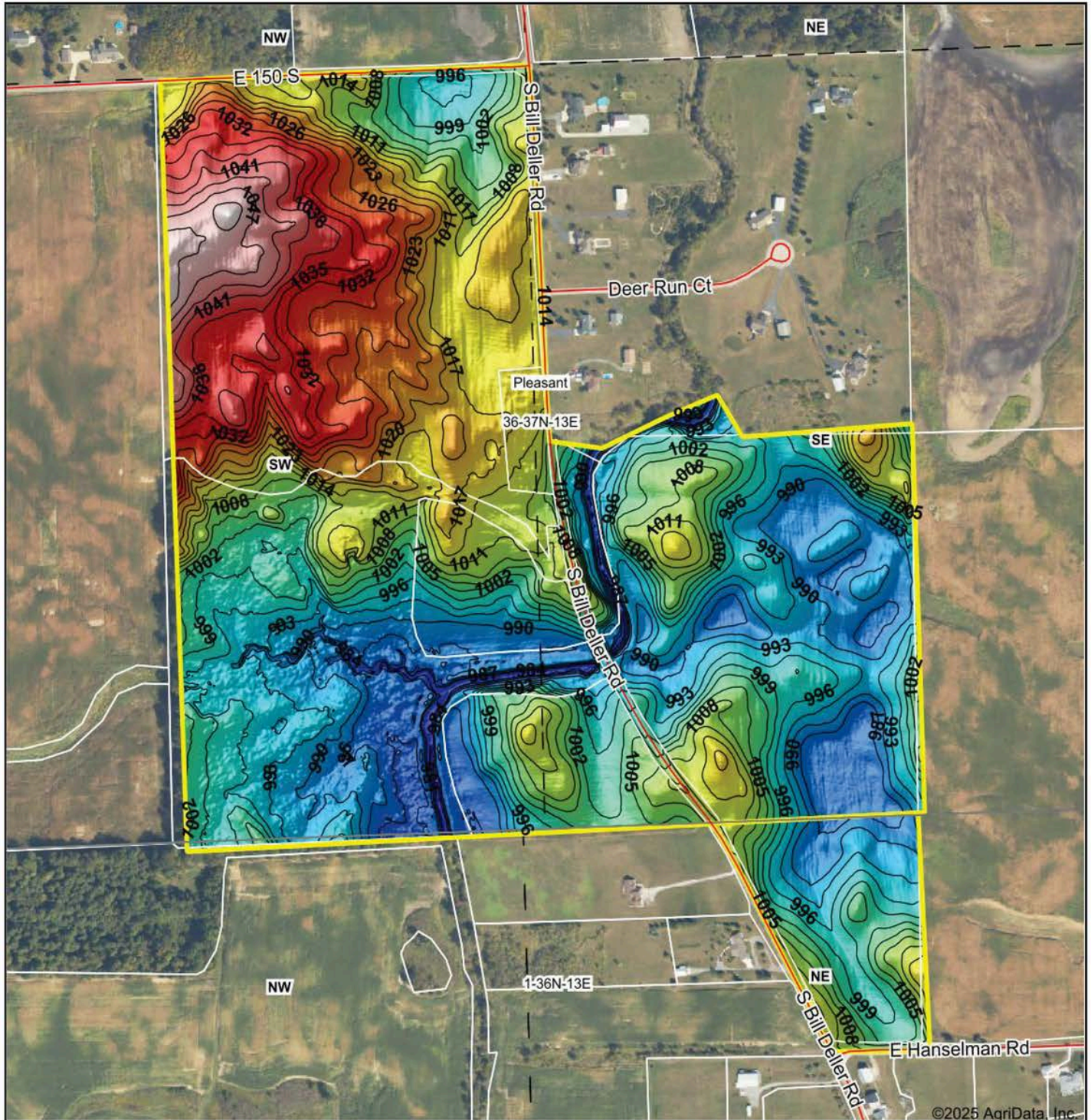
Area Symbol: IN151, Soil Area Version: 28																		
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
MhB	Miami loam, 2 to 6 percent slopes	21.03	22.0%	■	4.9ft.	Ile	144	17	5			10	48	63	66	66	53	
MkC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	16.64	17.5%	■	2.7ft.	Ive	126		4			8	44	56	55	55	35	
GnB	Glynwood silt loam, 2 to 6 percent slopes	11.88	12.5%	■	1.5ft.	Ile	133		4	8			46	60	68	68	54	
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	11.66	12.3%	■	> 6.5ft.	IIle	118	16	4	8			41	53	60	60	44	
BnA	Blount silt loam, 0 to 2 percent slopes	6.78	7.1%	■	0.7ft.	IIw	141	1	5	9	4		46	63	70	70	58	
MkD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	6.71	7.1%	■	> 6.5ft.	Vle	110	16	4	7			39	51	46	46	25	
MrD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	6.08	6.4%	■	> 6.5ft.	Vle	92	15	3	6			33	42	50	50	31	
MhC	Miami loam, 6 to 12 percent slopes	4.84	5.1%	■	> 6.5ft.	IIle	139	19	5	9			47	62	64	64	50	
Hw	Houghton muck, drained	2.66	2.8%	■	0ft.	IIIw	159		5			11	42	64	91	89	91	
MhD	Miami loam, 12 to 18 percent slopes	2.37	2.5%	■	> 6.5ft.	Ive	124	18	4	8			43	56	59	59	45	
CrA	Crosier loam, 0 to 3 percent slopes	2.01	2.1%	■	> 6.5ft.	IIw	140	19	5			9	46	63	66	66	50	
MrC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	1.30	1.4%	■	> 6.5ft.	Ive	105	15	4	7			37	47	52	52	34	
Bz	Brookston loam	0.92	1.0%	■	0.5ft.	IIw	175	24	6			12	49	70	69	68	69	
Mn	Milford silty clay loam, 0 to 2 percent slopes	0.16	0.2%	■	0.2ft.	IIw	154		5			11	43	62	84	84	68	
<b>Weighted Average</b>							<b>3.17</b>	<b>129.7</b>	<b>10.1</b>	<b>4.3</b>	<b>4.3</b>	<b>0.3</b>	<b>4.2</b>	<b>43.9</b>	<b>57.6</b>	<b>*n 61.7</b>	<b>*n 61.7</b>	<b>*n 46.4</b>

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

# TOPO MAP - EAST FARM TRACTS 6 - 10

352 +/- Acres | Steuben County, Indiana  
Listing #JH2576352AU

## Topography Hillshade - East Farm



©2025 AgriData, Inc.

Low Elevation High



**GESWEIN**  
FARM & LAND

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3

Min: 977.1

Max: 1,053.0

Range: 75.9

Average: 1,006.4

Standard Deviation: 16.5 ft

0ft 548ft 1097ft



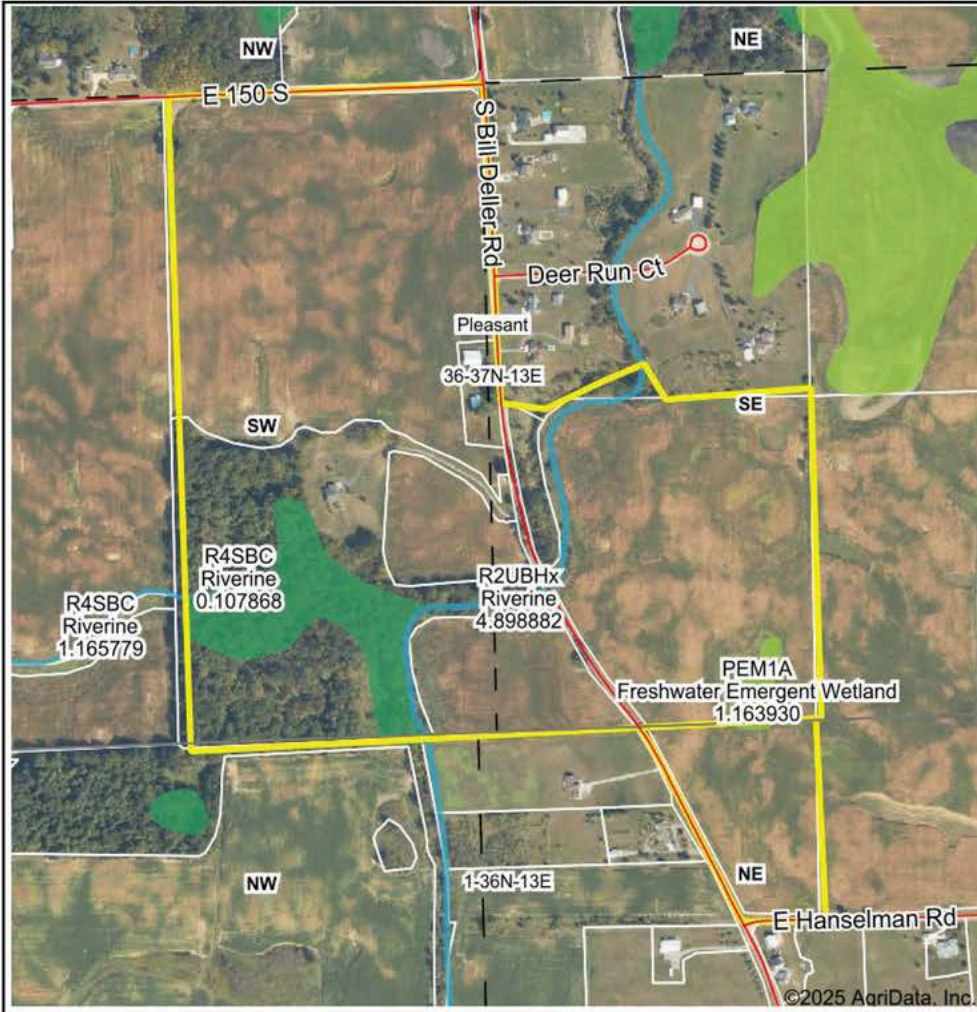
10/15/2025

**36-37N-13E**  
**Steuben County**  
**Indiana**

Boundary Center: 41° 36' 58.76, -84° 58' 46.59

# WETLANDS MAP - EAST FARM TRACTS 6 - 10

## Wetlands Map - East Farm



State: **Indiana**  
 Location: **36-37N-13E**  
 County: **Steuben**  
 Township: **Pleasant**  
 Date: **10/15/2025**

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

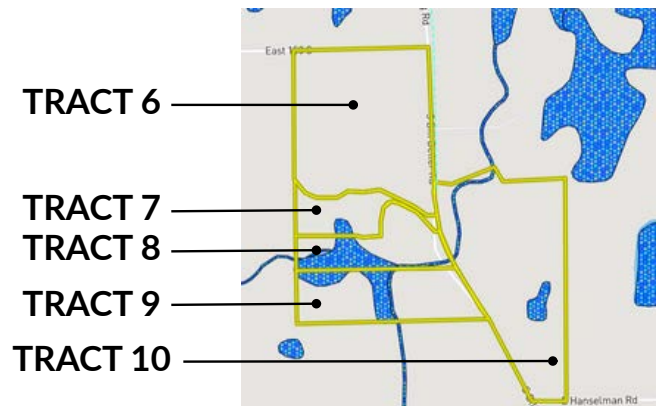
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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0ft 842ft 1683ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	7.93
R2UBHx	Riverine	1.38
PEM1A	Freshwater Emergent Wetland	1.16
R4SBC	Riverine	0.12
Total Acres		10.59

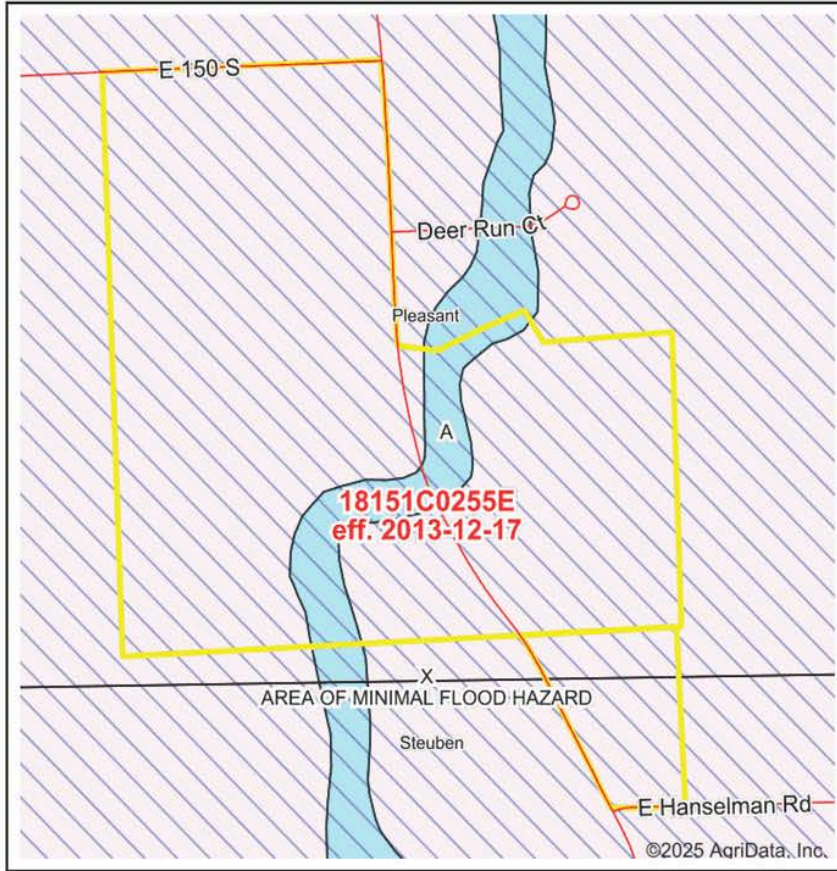
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



Field borders provided by Farm Service Agency as of 5/21/2008.

# FEMA REPORT - EAST FARM TRACTS 6 - 10

## FEMA Report - East Farm



Map Center: 41° 36' 58.76, -84° 58' 44.54  
 State: IN Acres: 131.01  
 County: Steuben Date: 10/15/2025  
 Location: 36-37N-13E  
 Township: Pleasant

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

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
STEUBEN COUNTY	180243	Steuben	Regular	131.01	100%
<b>Total</b>				131.01	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	122.16	93.2%
A		100-year Floodplain	8.85	6.8%
<b>Total</b>			131.01	100%

Panel	Effective Date	Acres	Percent
18151C0255E	12/17/2013	131.01	100%

