

FARM AUCTION

ONLINE & PHONE BIDDING

BIDDING CLOSES NOV. 12, 2026

**120 +/-
ACRES
CASS
COUNTY**



The LandReport

2026
AMERICA'S
TOP
AUCTION
HOUSES

GESWEIN
FARM & LAND

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

AUCTIONEER: JOHNNY KLEMMER | IN #12000053

SELLERS: C. L. & M. FARMS INC, ET AL.



FARM & LAND
Real Estate & Auctions



SCAN TO REGISTER

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



FARM AUCTION



GESWEIN
FARM & LAND

Walton, Indiana

Jackson Township / Cass County

- 6026 E 1000 S, WALTON IN 46994
- Offered as Five (5) Tracts
 - Bid on Individual Tracts, Combinations, or Whole Property
- 103.14 FSA Crop Acres
- Surety WAPI 174.8
- 5 bed / 2 bath / 2,136 sq ft Home with Outbuildings
- Excellent Road Frontage
- Hunting & Recreation Opportunity
- Investigate Potential Homesites
- **Inspection Date, Saturday, November 7, 2026 from 12 PM - 3 PM EST**
- Two (2%) Buyer's Premium

AUCTIONEER:

JOHNNY KLEMMER
(765) 427-1619
Johnny@gfarmland.com
IN #12000053
SELLERS: C. L. & M. FARMS INC, ET AL.

AUCTION REPRESENTATIVE:

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



ONLINE

auctions.gfarmland.com



PHONE BIDDING AVAILABLE
Call 765-426-6666 for details



AUCTION INFORMATION

120 +/- Acres | Cass County, Indiana
Listing # CS2609120

BIDDING CLOSES

Thursday, November 12th @ 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
- SELLERS: C. L. & M. FARMS INC, ET AL.

ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder by 5:00pm EST on Wednesday, November 11, 2026. To register, visit auctions.gfarmland.com and follow on-screen prompts/buttons.
- Auction staff will contact you to verify information, receive driver's license number, and approve registration. **You will not be able to bid on an auction prior to speaking with auction staff.**
- If you register outside of business hours (8am-5pm EST - Monday through Friday) you will receive a call at the next availability within business hours.
- Contact Auction Staff at (765) 426-6666 with questions. Staff members available 8a-5p EST Monday - Friday.

PHONE BIDDING

- Bidders will be required to fill out the Phone Bidder Registration Form (on following page) or register at auctions.gfarmland.com.
- Your registration must be received (via mail, fax, or online) by 5pm EST Tuesday, November 10, 2026.
- Questions or assistance needed? Call 765-426-6666

VIEWING AUCTION (NOT BIDDING)

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

FOR MORE INFORMATION...

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



DATES TO REMEMBER

120 +/-Acres | Cass County, Indiana

Listing # CS2609120

auctions.gfarmland.com

2026 NOVEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7 INSPECTION DATE 12 PM - 3 PM
8	9	10	11	12 BIDDING CLOSES	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

- Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Tuesday, November 10, 2026.
- Online Bidders must be registered by 5:00pm EST on Monday, November 9, 2026.
- Successful Bidders must execute the Purchase Agreement/Sale Contract by 5pm EST November 13, 2026 and initiate wire transfer of Earnest Money by 5pm EST Monday, November 16, 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: C. L. & M. FARMS INC, et al



PHONE BIDDER REGISTRATION FORM

CASS COUNTY, INDIANA | LISTING # CS2609120

REAL ESTATE AUCTION

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

mail:

Geswein Farm & Land Realty

Attn: Auctions

1100 N 9th St.

Lafayette, IN 47904

email: auctions@gfarmland.com

fax: 765-497-2438

BIDDING CLOSES

Thursday, November 12, 2026

10:00am EST

ONLINE:

auctions.gfarmland.com

Johnny Klemme, Auctioneer

License #AU12000053

Seller: C. L. & M. FARMS INC, et al.

The successful Bidder 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. Earnest Money Funds (wire transfers) must be made payable to Cass County Title in Logansport, Indiana and the transfer funds must be initiated by 5:00pm Eastern November 16, 2026. This auction contains a 2% Buyer's Premium.

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

FIRST NAME

LAST NAME

STREET ADDRESS

CITY/STATE/ZIP

PRIMARY PHONE

OTHER PHONE

EMAIL ADDRESS

DRIVER LICENSE # (or other state issued ID)

ISSUING STATE

FINANCIAL INSTITUTION (bank or credit union)

ADDRESS

SELECT TRACTS OF INTEREST:

ALL TRACTS ☐

TRACT 1 (HOME) ☐

TRACT 2 ☐

TRACT 3 ☐

TRACT 4 ☐

TRACT 5 ☐

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

SIGNATURE

DATE

ONLINE REGISTRATION

CASS COUNTY, INDIANA | LISTING # CS2609120

REAL ESTATE AUCTION

auctions.gfarmland.com

BIDDING CLOSES

Thursday, November 12th @ 10:00am EST

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



Visit auctions.gfarmland.com to register.

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

Johnny Klemme, Auctioneer

License # AU12000053

Sellers: C. L. & M. FARMS INC, et al



AUCTION TERMS & CONDITIONS

120 +/- Acres | Cass County, Indiana | Listing # CS2609120AU



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 Craig Stevenson (574) 870-4383 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 by 5:00 EST PM the day after the auction and/or not submitting the earnest money within the designated date and time 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 Cass County Title. Wire transfer of Earnest Money to Cass County Title must be completed by November 16, 2026 by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on November 16, 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. Buyer(s) may be required to sign an earnest money / escrow funds agreement with title company prior to sending funds.

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 November 12, 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 December 11, 2026. Closing to take place at Cass County Title in Logansport, Indiana. Final settlement will require wire transfer.

BUYERS PREMIUM: The final Contract Sales Price shall be the accepted bid amount, as adjusted for surveyed acres if applicable, plus a two percent (2%) Buyer's Premium.

LEASE: OPEN LEASE FOR 2027 AND BEYOND.

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 2026 payable in 2027 real estate taxes and assessments. 2027 real estate taxes and assessments due and payable in 2028 shall be paid by Seller in the form of a credit at closing to Buyer(s).

CO-BROKER FEE: A One (1%) percent co-broker fee will be paid to participating agent(s) per terms explained herein: to receive a commission, participating agent must make initial contact with Geswein Farm & Land Realty LLC and handle all communication on behalf of his/her buyer. The agent and client must complete Bidder Representation Form and Bidder Registration; these forms must be received and approved by Tuesday, November 10, 2026 5pm EST for co-broker to be eligible for commission. The co-broker fee is only applicable to Tract 1 if sold individually.

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 merchantable title. Any need for a new survey shall be determined solely by Seller unless such survey is required by state law, local law, the title company, or other closing requirement. The cost of any required survey shall be shared equally by Seller and Buyer(s), unless otherwise stated in the auction terms and conditions. The type and scope of survey performed shall be at Seller's option and shall be sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the bid amount for the surveyed tract(s) shall be adjusted up or down to the exact surveyed acres. For any tract sold on a per-acre basis, the adjusted bid amount shall be calculated by multiplying the accepted bid price per acre by the final surveyed acreage for the applicable tract(s). The two percent (2%) Buyer's Premium shall then be added to the adjusted bid amount to determine the final Contract Sales Price. All advertised acreages, tillable acreages, tract sizes, and aerial tract boundary lines are approximate and are based on available records, including legal descriptions, FSA records, aerial mapping, GIS data, and/or other sources deemed reliable. Final acreage and boundaries shall be subject to survey, if applicable.

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.

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

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. Auctioneer reserves the right to modify the Auto Extend time allotment. If this time span is to be modified (decreased), an announcement will be made via the chat message system within the online bidding platform.

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

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

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

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

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

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: C. L. & M. FARMS INC, et al

Geswein Farm & Land Realty
1100 N 9th St, Lafayette IN
auctions@gfarmland.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 AUCTIONEER DURING THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY ORAL STATEMENT MADE.

TRACT 1



2.24 +/- ACRES

- 6026 E 1000 S, Walton IN 46994
- 5 bed / 2 bath Farmhouse
- 2,136 sq ft Living Space
- Multiple Outbuildings
- Inspection Date, Saturday,
- November 7, 2026 from 12 PM - 3 PM EST
- One(1%) Co-Broker Compensation if Tract 1 sells individually



SCAN THE QR CODE
FOR DIRECTIONS
FROM YOUR
LOCATION



AUCTION REPRESENTATIVE:

CRAIG STEVENSON

(574) 870 - 4383

craig@gfarmland.com

AUCTIONEER:

JOHNNY KLEMM

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLERS: C. L. & M. FARMS INC, ET AL.



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



12.49 +/- ACRES

- Estimated crop acres: 12.4 +/-
- Surety WAPI 174.6
- Investigate Potential Homesites
- Excellent Road Frontage
 - CR 1000 S
 - CR 600 E



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(574) 870 - 4383
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AUCTIONEER:
JOHNNY KLEMME
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Johnny@gfarmland.com
IN #12000053

SELLERS: C. L. & M. FARMS INC, ET AL.



TRACT 3



15.18 +/- ACRES

- Wooded Tract
- Investigate Potential Homesites
- Road Frontage on CR 1000 S
- Recreational Opportunities



AUCTION REPRESENTATIVE:

CRAIG STEVENSON

(574) 870 - 4383

craig@gfarmland.com

AUCTIONEER:

JOHNNY KLEMM

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLERS: C. L. & M. FARMS INC, ET AL.

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TRACT 4



44.7 +/- ACRES

- Estimated Crop Acres
 - Tract 4 + 5: 85.6 +/-
- Surety WAPI
 - Tract 4 + 5: 174.9
- Road Frontage on CR 600 E



AUCTION REPRESENTATIVE:
CRAIG STEVENSON
(574) 870 - 4383
craig@gfarmland.com

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AUCTIONEER:

JOHNNY KLEMMER
(765) 427-1619

Johnny@gfarmland.com
IN #12000053

SELLERS: C. L. & M. FARMS INC, ET AL.



TRACT 5



45.39 +/- ACRES

- Estimated Crop Acres
 - Tract 4 + 5: 85.6 +/-
- Surety WAPI
 - Tract 4 + 5: 174.9
- Road Frontage on CR 600 E



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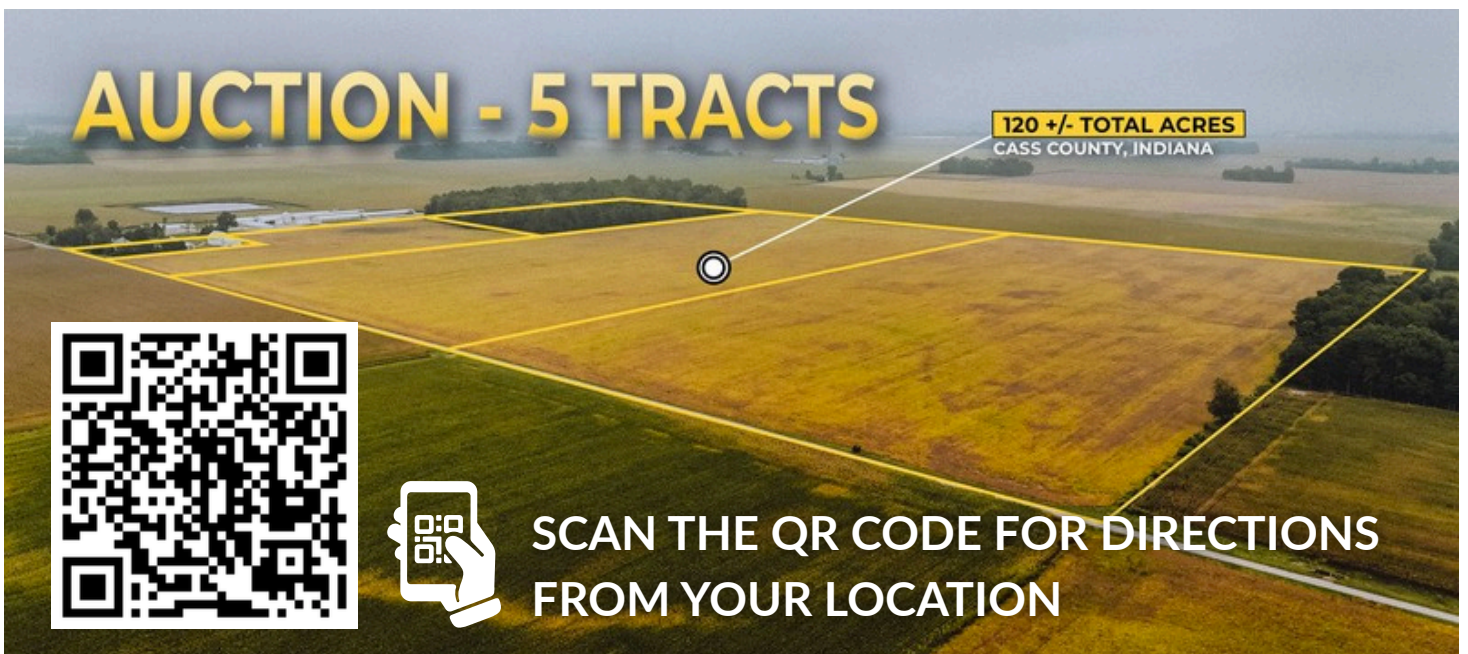
INSPECTION DATES

120 +/- Acres | CassCounty, Indiana
Listing # CS2609120AU



6026 E 1000 S, Walton IN 46994

Walk the property, ask questions, and meet with an
Auction Representative Onsite.





NOTICE

120 +/- Acres | CassCounty, Indiana
Listing # CS2609120AU

ATTN LICENSED AGENTS / BROKERS PER THE TERMS & CONDITIONS:

CO-BROKER COMPENSATION FEE: A One (1%) percent co-broker fee will be paid to participating agent(s) per terms explained herein: to receive a commission, participating agent must make initial contact with Geswein Farm & Land Realty LLC and handle all communication on behalf of his/her buyer. The agent and client must complete Bidder Representation Form and Bidder Registration; these forms must be received and approved by Tuesday, November 10, 2026 5pm EST for co-broker to be eligible for commission. **The co-broker fee is only applicable to Tract 1 if sold individually.**

For more information or to request a copy of the Bidder Representation Form, contact auctions@gfarmland.com or call 765-426-6666.

Showings will be limited to the inspection date as indicated within the bidder packet. Questions: contact Craig Stevenson via cell or email.



AUCTION REPRESENTATIVE:

CRAIG STEVENSON

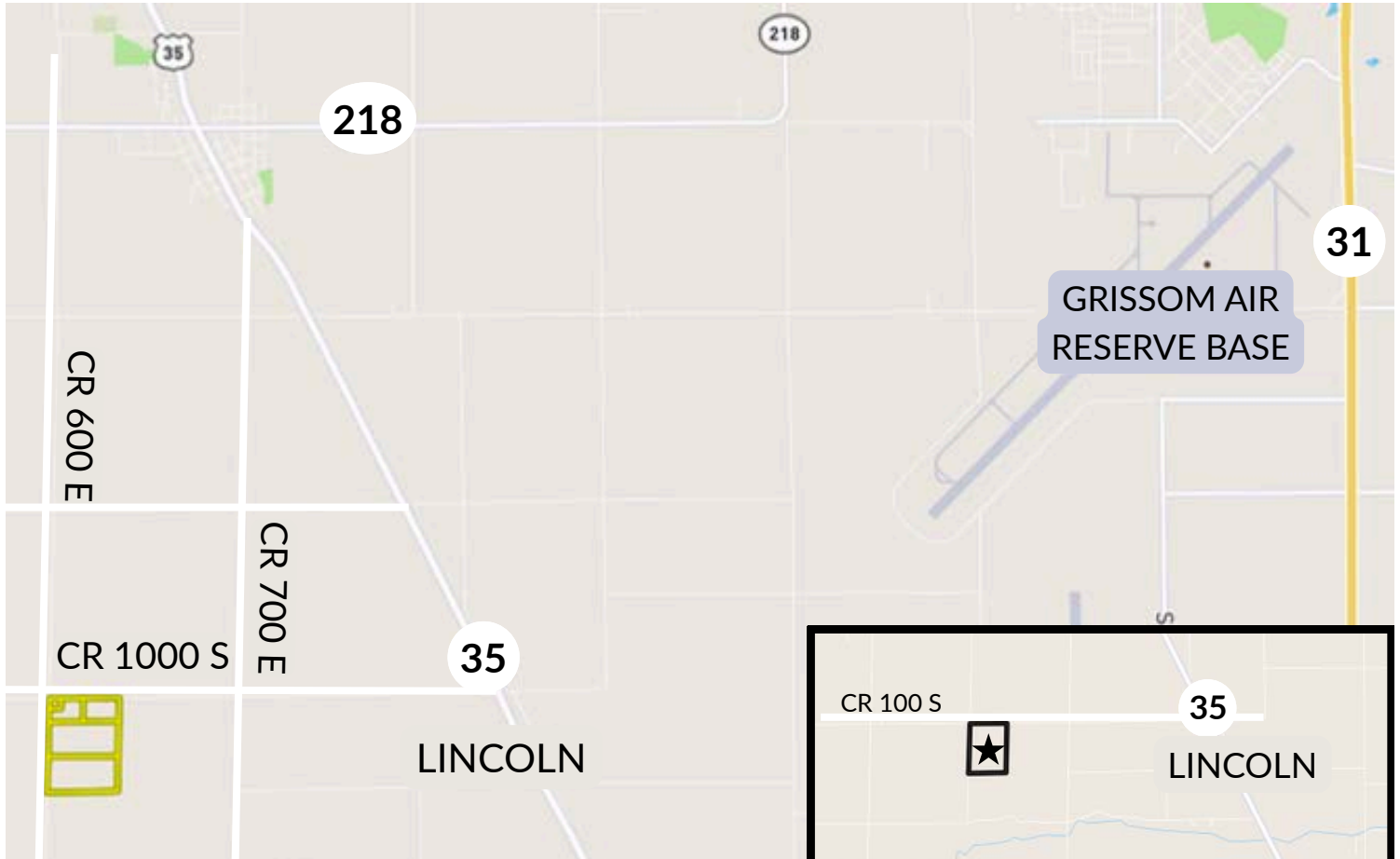
(574) 870 - 4383

craig@gfarmland.com



DIRECTIONS

120 +/- ACRES CASS COUNTY, INDIANA
LISTING # CS2609120AU



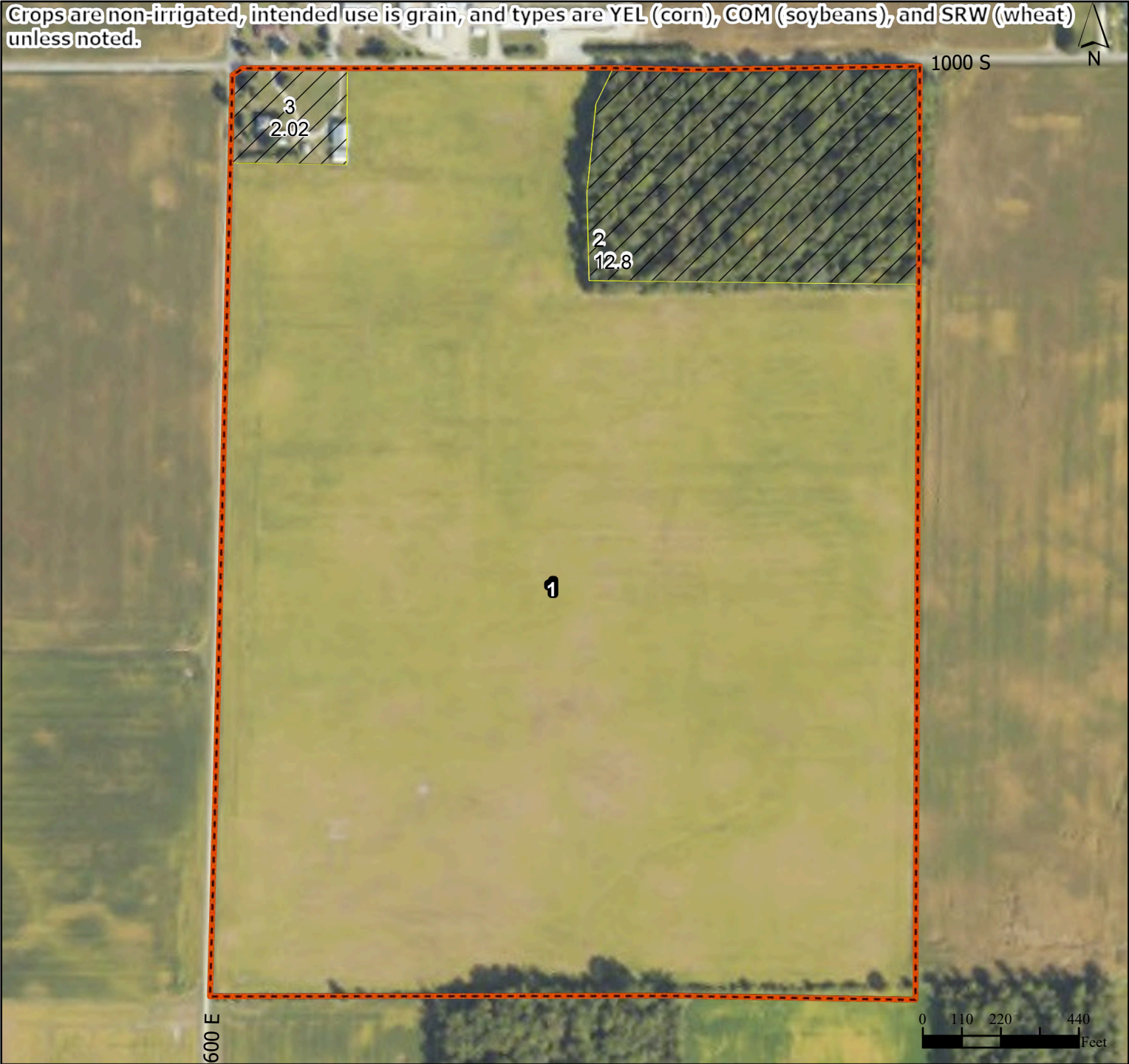
Directions to Tract 1 from Logansport: Follow IN-29 South to IN-218. At IN-218, turn left (east). Follow for 6.9 miles. Turn right onto CR 600 E. In one mile, turn left onto CR 800 S and in 79 feet turn right to return back to CR 600 E. Continue south for 2 miles. Turn left onto CR 1000 S. Farm will be on your right (south) side. Watch for signs.

PROPERTY ADDRESS:
6026 E 1000 S
Walton IN 46994



SCAN THE QR CODE
FOR DIRECTIONS
FROM YOUR
LOCATION

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



CLU	Acres	HEL	Crop
1	103.14	NHEL	
2	12.8	UHEL NC	2.02
3		UHEL NC	

Tract Cropland Total: 103.14 acres

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 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.

Tract Boundary

Noncropland

Cropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

County_Street_Cent

INDIANA

CASS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6352

Prepared : 10/1/26 8:05 AM CST

Crop Year : 2027

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : 18-017-2011-67
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
117.96	103.14	103.14	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	103.14		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	51.24	0.00	129	0
Soybeans	51.79	0.00	46	

TOTAL **103.03** **0.00**

NOTES

Tract Number : 2233

Description : 1000S AND 600E

FSA PhysicalLocation : INDIANA/CASS

ANSI PhysicalLocation : INDIANA/CASS

BIA Unit RangeNumber :

CRP ContractNumber(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : C L & M INC

Other Producers : None

Recon ID : None



Abbreviated 156 Farm Record

Tract Land Data

Tract 2233 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.96	103.14	103.14	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	103.14	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	51.24	0.00	129
Soybeans	51.79	0.00	46
TOTAL	103.03	0.00	

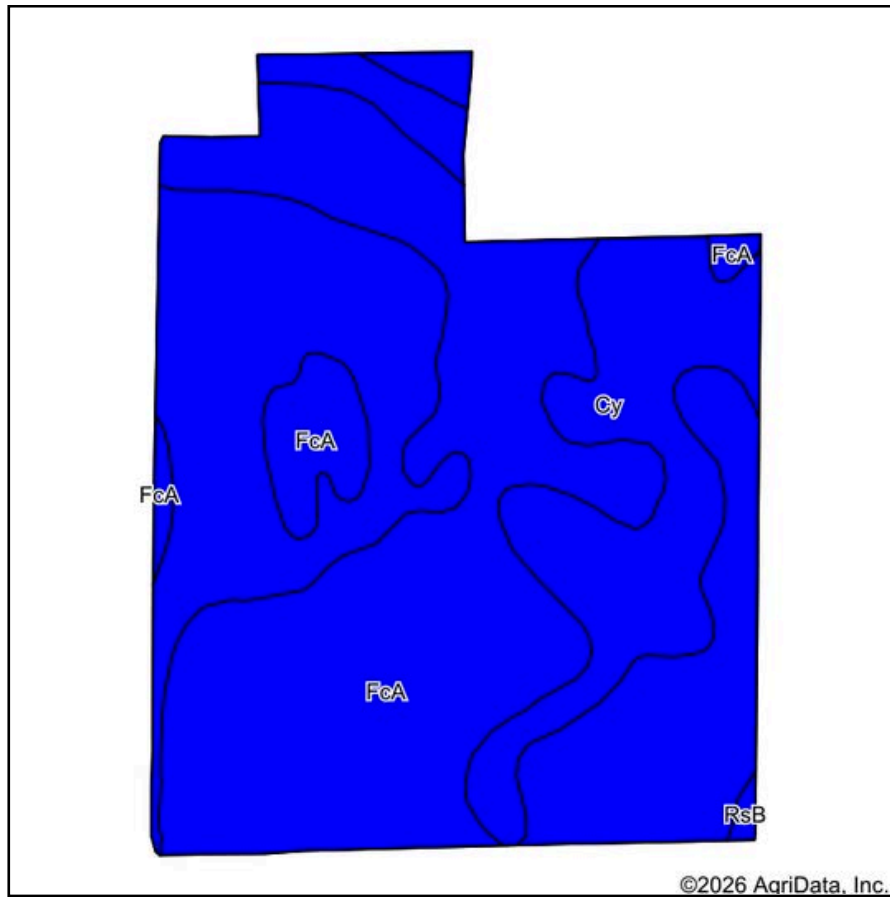
NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

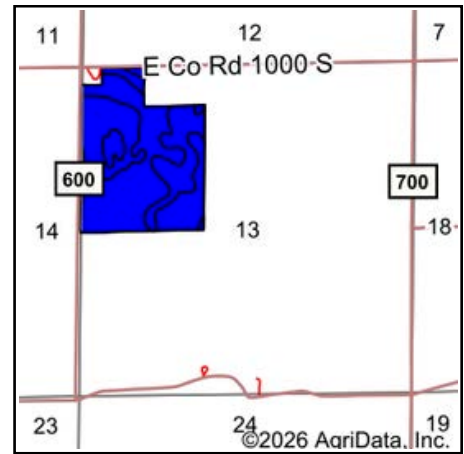
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Soils Map - WHOLE FARM



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Cass**
 Location: **13-25N-2E**
 Township: **Jackson**
 Acres: **101.76**
 Date: **8/21/2026**

GESWEIN
FARM & LAND

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN017, Soil Area Version: 30

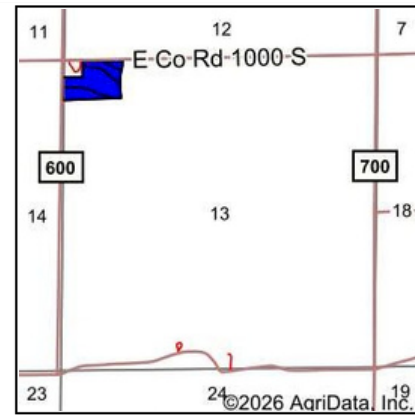
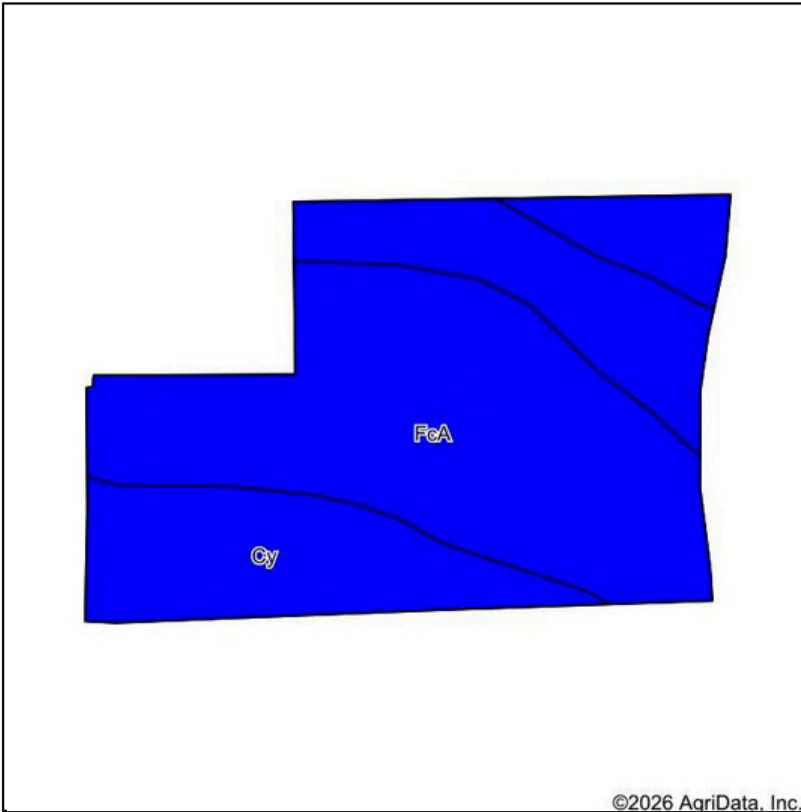
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Water Table	NonIrr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall NCCPI	*n NCCPI Corn	*n NCCPI Soybeans
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	60.03	59.0%		2.5ft.	Ilw	168	5	11	62	65	90	90	80
Cy	Cyclone silt loam, 0 to 2 percent slopes	41.44	40.7%		2.5ft.	Ilw	185	6	13	65	75	82	82	80
RsB	Riddles silt loam, 2 to 6 percent slopes	0.29	0.3%		> 6.5ft.	Ile	139	5	10	49	70	83	83	65
Weighted Average						2.00	174.8	5.4	11.8	63.2	69.1	*n 86.7	*n 86.7	*n 80

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - TRACT 2



State: **Indiana**
 County: **Cass**
 Location: **13-25N-2E**
 Township: **Jackson**
 Acres: **12.4**
 Date: **9/29/2026**

GESWEIN
FARM & LAND

Maps Provided By:



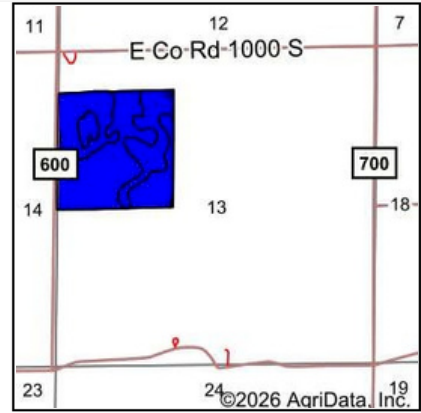
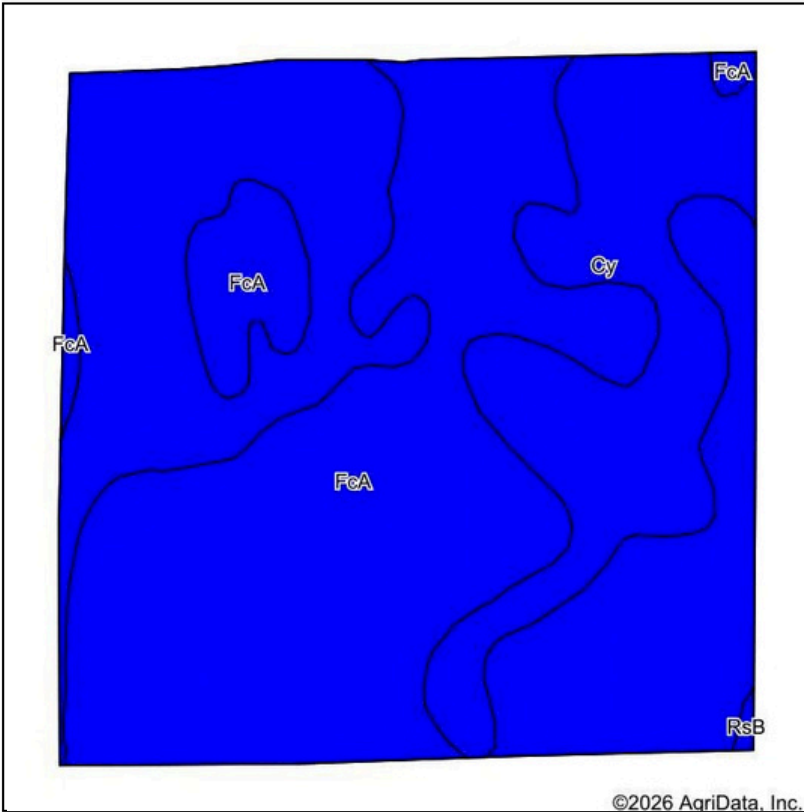
Soils data provided by USDA and NRCS.

Area Symbol: IN017, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	7.55	60.9%		2.5ft.	IIw	168	5	11	62	65
Cy	Cyclone silt loam, 0 to 2 percent slopes	4.85	39.1%		2.5ft.	IIw	185	6	13	65	75
Weighted Average						2.00	174.6	5.4	11.8	63.2	68.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - TRACTS 4 + 5



State: **Indiana**
 County: **Cass**
 Location: **13-25N-2E**
 Township: **Jackson**
 Acres: **85.6**
 Date: **9/29/2026**

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FARM & LAND

Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IN017, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	50.46	58.9%		2.5ft.	IIw	168	5	11	62	65
Cy	Cyclone silt loam, 0 to 2 percent slopes	35.00	40.9%		2.5ft.	IIw	185	6	13	65	75
RsB	Riddles silt loam, 2 to 6 percent slopes	0.14	0.2%		> 6.5ft.	Ile	139	5	10	49	70
Weighted Average						2.00	174.9	5.4	11.8	63.2	69.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

4 Year Crop History



Crop Year: 2025

Owner/Operator:

Date: 8/21/2026

Address:

Farm Name:

Address:

Field ID:

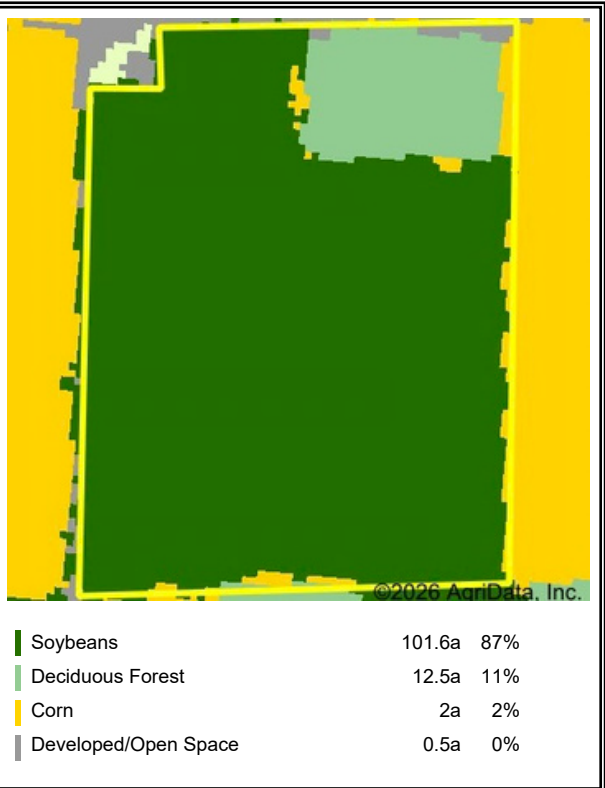
Phone:

Acct. #:

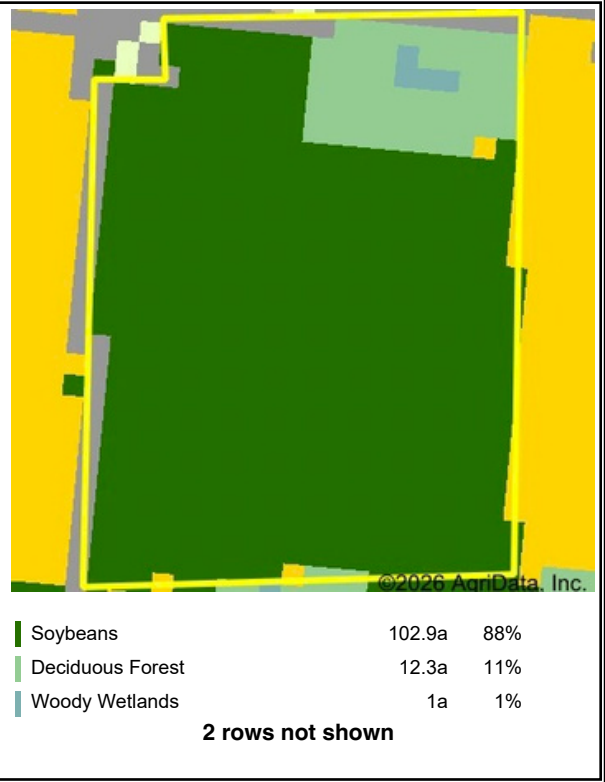
Crop Year: 2024



Crop Year: 2023



Crop Year: 2022



Boundary Center:40° 36' 58.43, -86° 15' 23.57

State: IN

County: Cass

Legal: 13-25N-2E

Twnshp: Jackson

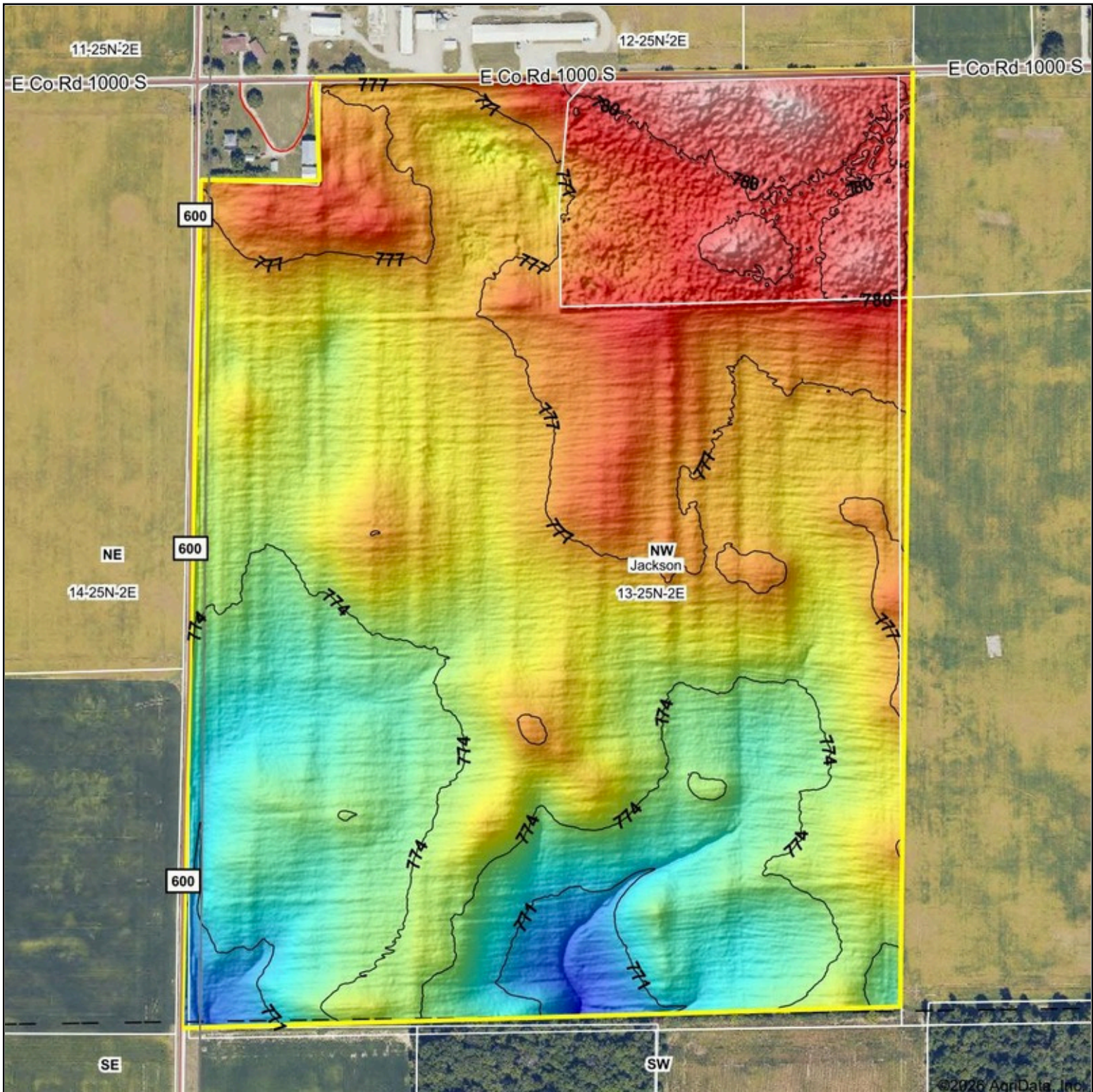
CropdataprovidedbyUSDANationalAgriculturalStatisticsServiceCropland Data Layer.



Maps Provided By:



Topography Hillshade



Low Elevation High



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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: 768.0

Max: 783.0

Range: 15.0

Average: 775.6

Standard Deviation: 2.56 ft

0ft 431ft 862ft

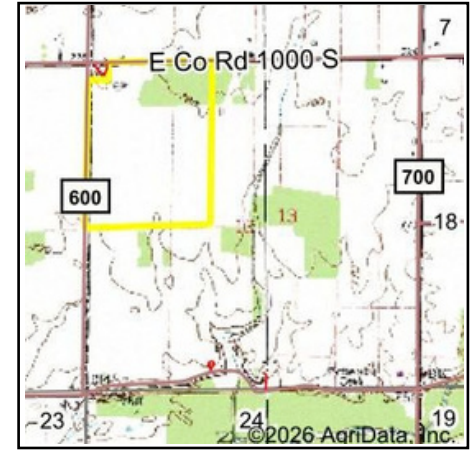
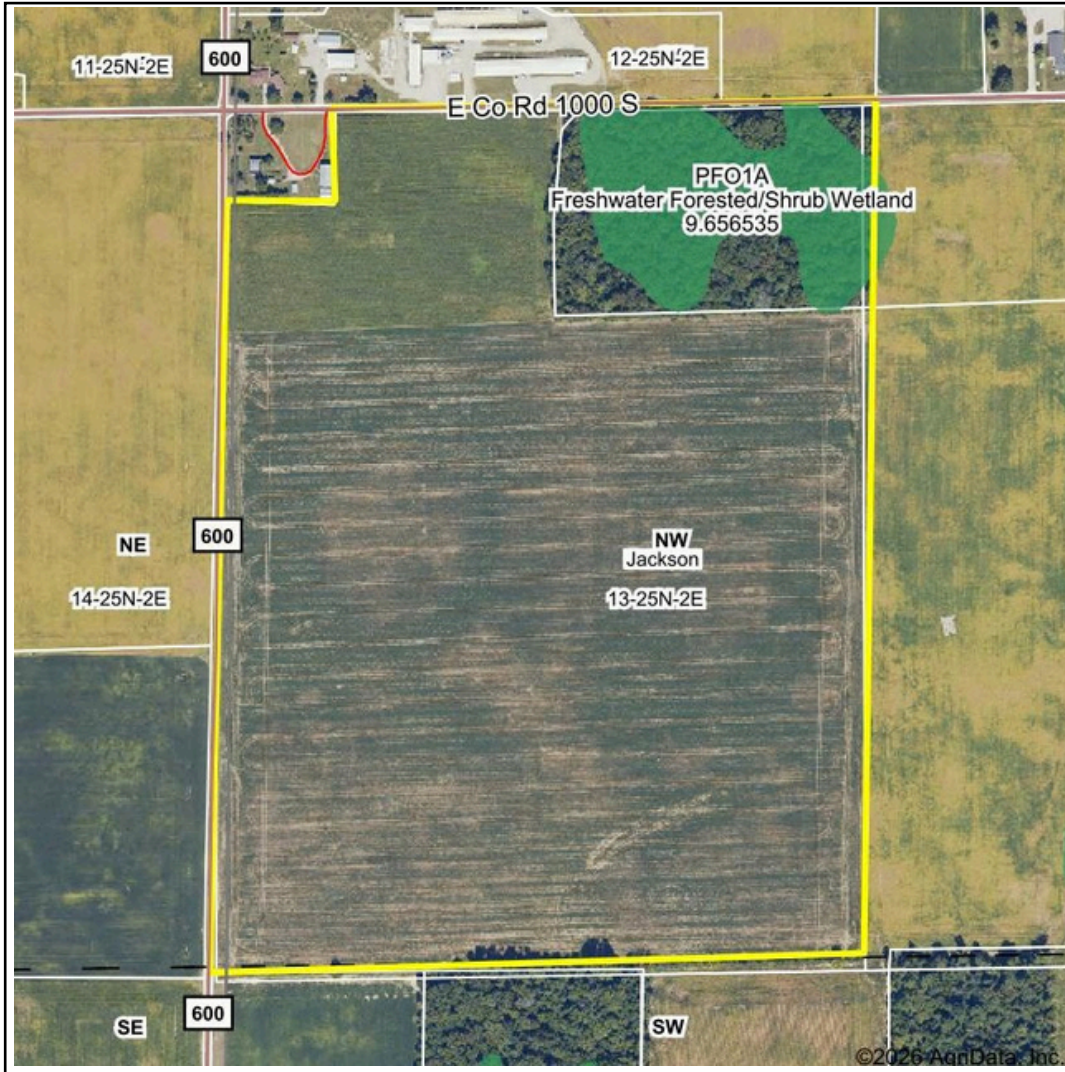


8/21/2026

13-25N-2E
Cass County
Indiana

Boundary Center: 40° 36' 58.43, -86° 15' 23.57

Wetlands Map



State: **Indiana**
 Location: **13-25N-2E**
 County: **Cass**
 Township: **Jackson**
 Date: **8/21/2026**

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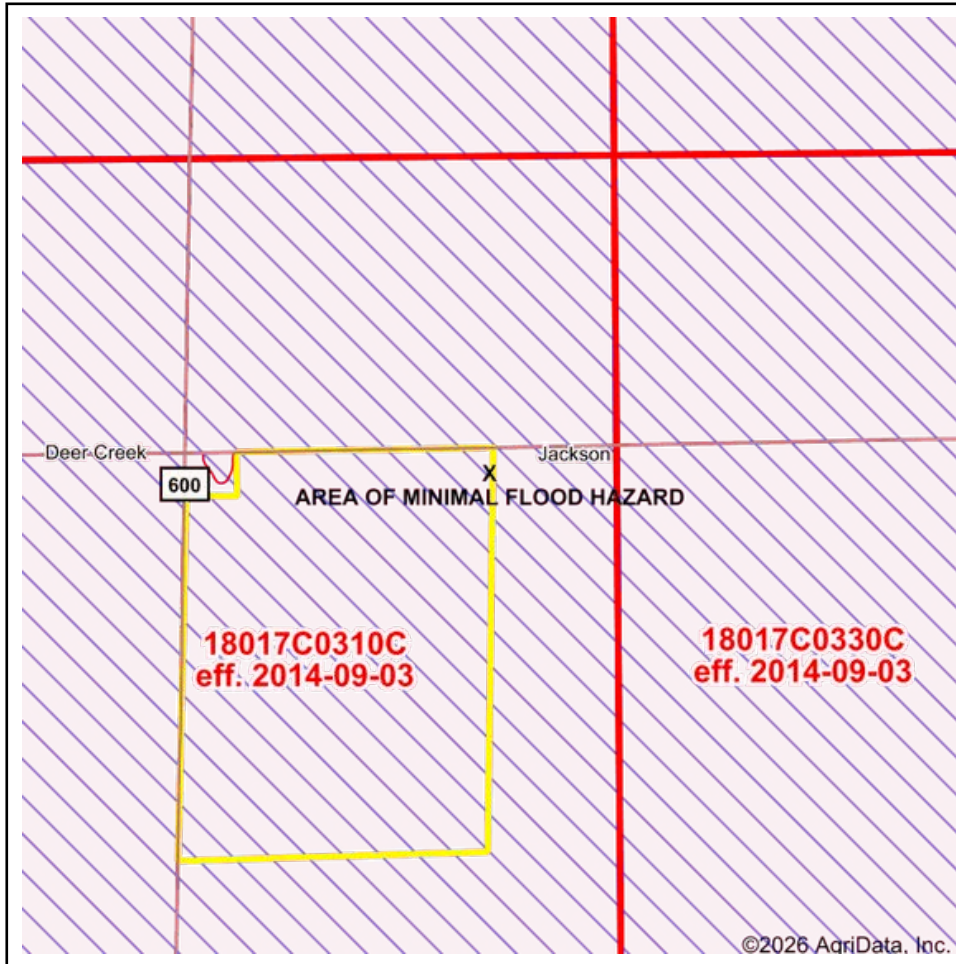


0ft 671ft 1341ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	9.30
Total Acres		9.30

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

FEMA Report



Map Center: 40° 37' 9.12, -86° 15' 10.59
 State: IN Acres: 116.61
 County: Cass Date: 8/21/2026
 Location: 13-25N-2E
 Township: Jackson

GESWEIN
 FARM & LAND

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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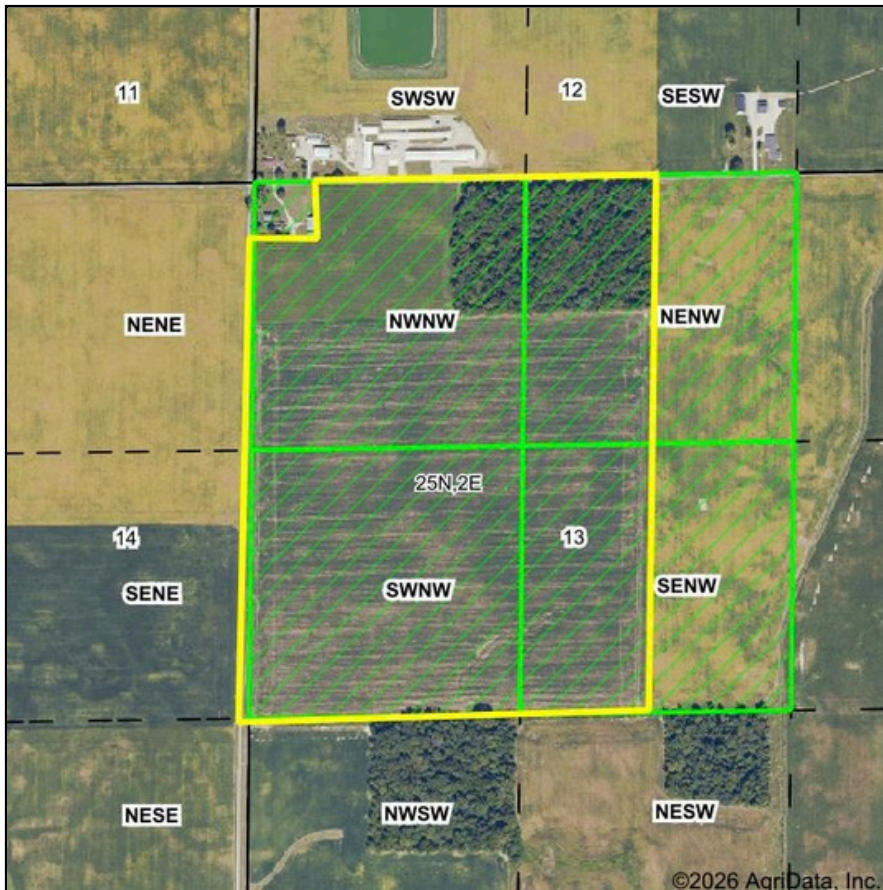
Name		Number	County	NFIP Participation	Acres	Percent
CASS COUNTY		180022	Cass	Regular	116.61	100%
Total					116.61	100%

Map Change		Date	Case No.	Acres	Percent
No					00%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500year Floodplain	116.61	100%
Total			116.61	100%

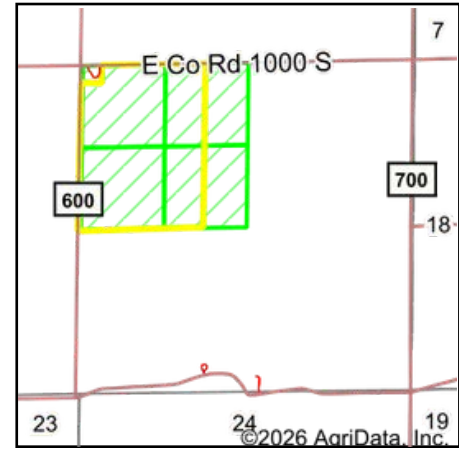
Panel	Effective Date	Acres	Percent
18017C0310C	9/3/2014	116.61	100%
Total		116.61	100%

PLSS Legal Description



Map Center: 40° 37' 9.12, -86° 15' 10.59

0ft 802ft 1603ft



Acres: 116.61
Date: 8/21/2026
Township: Jackson
County: Cass
State: Indiana

GESWEIN
FARM & LAND

Maps Provided By:



PLSS Source: Various State Sources

PLSS Note: No Government Lots. Quarters created by equally splitting the sections

Short Legal:

W2NW; PT NENW; PT SENW 13-25N-2E

Long Legal:

W1/2 NW1/4; PART OF THE NE1/4 NW1/4; PART OF THE SE1/4 NW1/4 OF SECTION 13, TOWNSHIP 25 NORTH, 2 EAST, CASS COUNTY, INDIANA

PARCEL ID	RECORDED ACRES	2025 PAY 2026 TAXES	LEGAL DESCRIPTION
09-15-13-200-008.000-012	80	\$4,991.36	W 1/2 NW 13 25 2E 80A
09-15-13-200-006.000-012	40	\$1,141.70	W 1/2 E 1/2 NW 1/4 13 25 2E 40A

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☒ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: <u>Judy Mollenhour</u> 10/1/2026 Seller _____ Date _____	Signed by: <u>Judy Mollenhour</u> 10/1/2026 Seller _____ Date _____
Purchaser _____ Date _____	Purchaser _____ Date _____
Agent _____ Date _____	Agent _____ Date _____



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

09-30-2026

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System				✓	Cistern				✓	
Clothes Dryer				✓	Septic Field / Bed				✓	
Clothes Washer				✓	Hot Tub				✓	
Dishwasher				✓	Plumbing				✓	
Disposal				✓	Aerator System				✓	
Freezer				✓	Sump Pump				✓	
Gas Grill				✓	Irrigation Systems				✓	
Hood				✓	Water Heater / Electric				✓	
Microwave Oven				✓	Water Heater / Gas				✓	
Oven				✓	Water Heater / Solar				✓	
Range				✓	Water Purifier				✓	
Refrigerator				✓	Water Softener				✓	
Room Air Conditioner(s)				✓	Well				✓	
Trash Compactor				✓	Septic & Holding Tank/Septic Mound				✓	
TV Antenna / Dish				✓	Geothermal and Heat Pump				✓	
Other:					Other Sewer System (Explain)				✓	
					Swimming Pool & Pool Equipment				✓	
								Yes	No	Do Not Know
					Are the structures connected to a public water system?					✓
					Are the structures connected to a public sewer system?					✓
					Are there any additions that may require improvements to the sewage disposal system?					✓
					If yes, have the improvements been completed on the sewage disposal system?					✓
					Are the improvements connected to a private/community water system?					✓
					Are the improvements connected to a private/community sewer system?					✓
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier				✓	Attic Fan				✓	
Burglar Alarm				✓	Central Air Conditioning				✓	
Ceiling Fan(s)				✓	Hot Water Heat				✓	
Garage Door Opener / Controls				✓	Furnace Heat / Gas				✓	
Inside Telephone Wiring and Blocks / Jacks				✓	Furnace Heat / Electric				✓	
Intercom				✓	Solar House-Heating				✓	
Light Fixtures				✓	Woodburning Stove				✓	
Sauna				✓	Fireplace				✓	
Smoke / Fire Alarm(s)				✓	Fireplace Insert				✓	
Switches and Outlets				✓	Air Cleaner				✓	
Vent Fan(s)				✓	Humidifier				✓	
60 / 100 / 200 Amp Service (Circle one)				✓	Propane Tank				✓	
Generator				✓	Other Heating Source				✓	

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

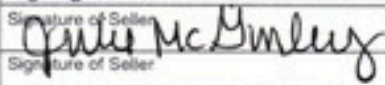
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signed by: <i>Julie Mollenhour</i>	Date (mm/dd/yy): 09-30-26	Signature of Buyer	Date (mm/dd/yy)
Signed by: <i>Julie Mollenhour</i>	Date (mm/dd/yy): 10/1/2026	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			✓
Does the roof leak?			✓
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			✓
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			✓
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?			✓
Are there any encroachments?			✓
Are there any violations of zoning, building codes, or restrictive covenants?			✓
Is the present use a non-conforming use? Explain:			✓
Is the access to your property via a private road?			✓
Is the access to your property via a public road?			✓
Is the access to your property via an easement?			✓
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			✓
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?			✓
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓
Is there any damage due to wind, flood, termites or rodents?			✓
Have any structures been treated for wood destroying insects?			✓
Are the furnace/woodstove/chimney/flue all in working order?			✓
Is the property in a flood plain?			✓
Do you currently pay flood insurance?			✓
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate salesperson or broker?			✓
Is there any threatened or existing litigation regarding the property?			✓
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			✓
Is the property located within one (1) mile of an airport?			✓

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	09-30-26		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)