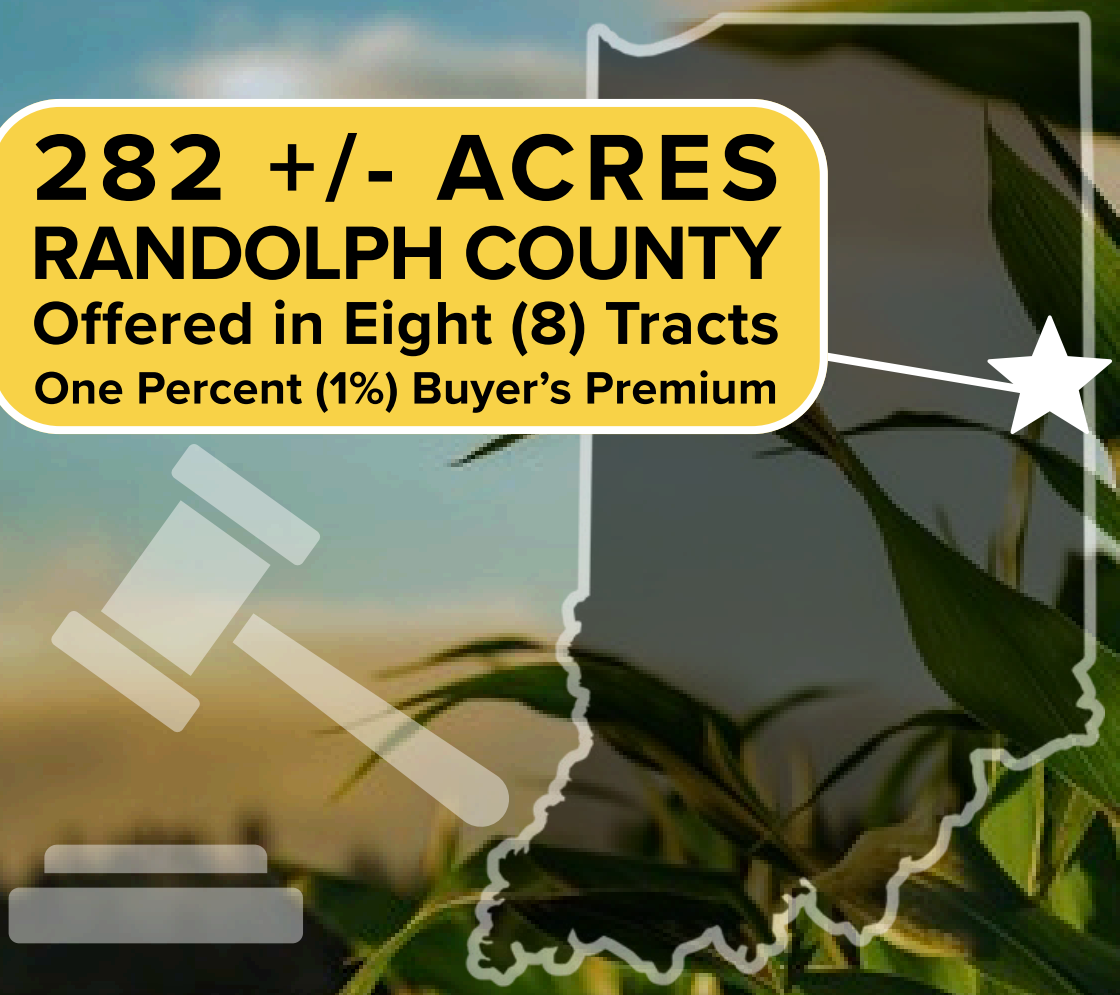
FARM AUCTION

ONLINE & PHONE BIDDING

BIDDING CLOSES JAN 14, 2027

282 +/- ACRES
RANDOLPH COUNTY
Offered in Eight (8) Tracts
One Percent (1%) Buyer's Premium



The LandReport
2026
AMERICA'S
TOP
AUCTION
HOUSES

GESWEIN
FARM & LAND

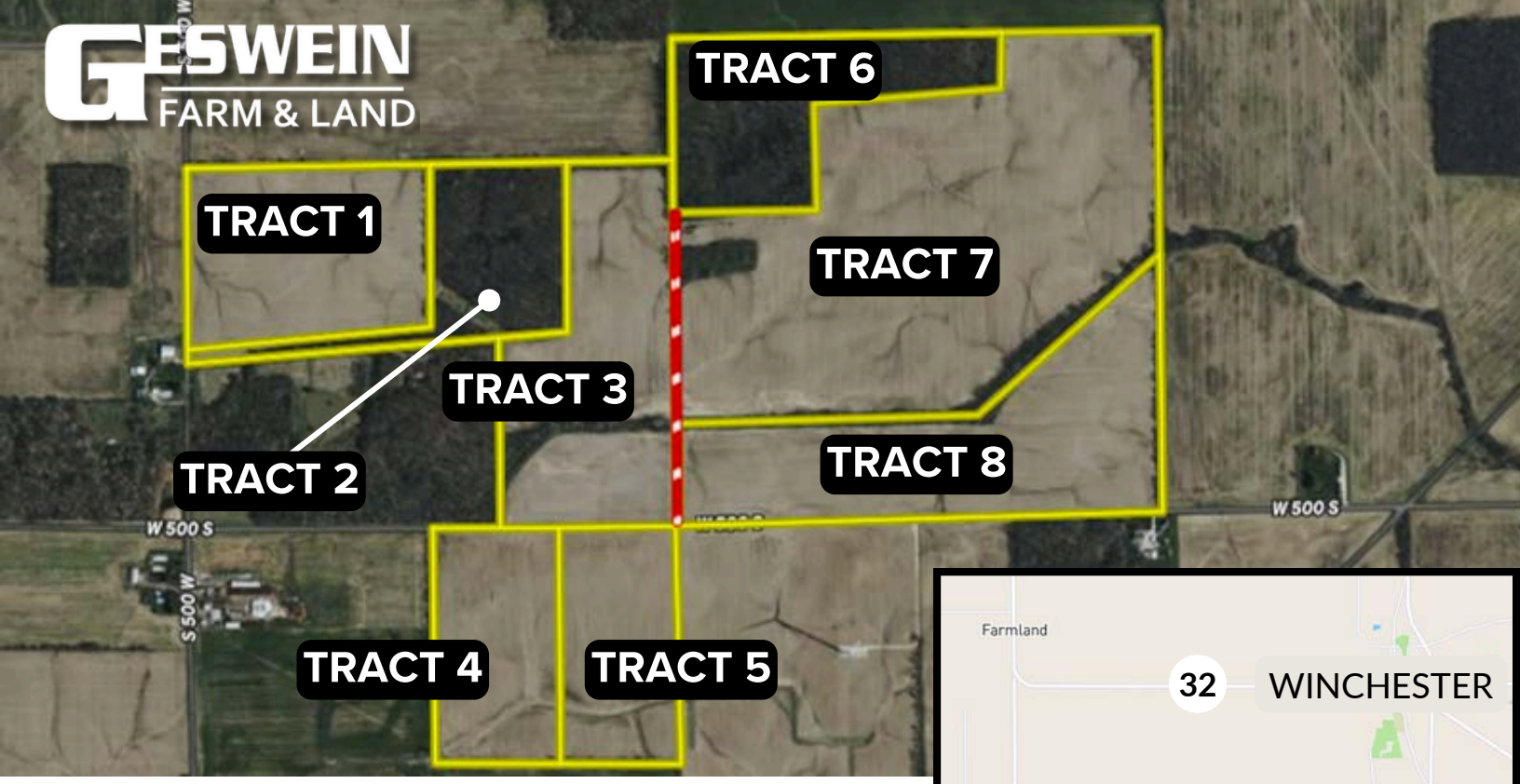
auctions.gfarmland.com

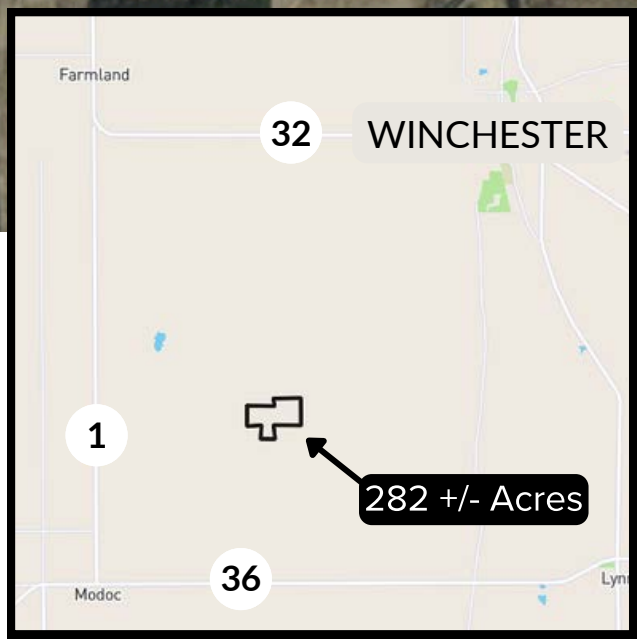
AUCTIONEER: JOHNNY KLEMME | IN #12000053
SELLER: Gesdorf & Harrison Families, et al.



INDIANA AUCTIONEERS ASSOCIATION
EQUAL HOUSING OPPORTUNITY
NAA

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





FARM AUCTION
282 +/- Total Acres

Winchester, Indiana

Union Township / Randolph County

- Tracts range from 18.5 +/- Acres to 93.5 +/- Acres
- Productive Tillable Farmland
- 231.63 Total FSA Crop Acres
- Whole Farm Surety WAPI: 157.2
- Open Lease for 2027
- Investigate Potential Homesites
- Recreational Opportunities
- Located on CR 500 W & CR 500 S
- One (1%) Buyer's Premium

JAN
14

ONLINE
auctions.gfarmland.com

PHONE BIDDING AVAILABLE
Call 765-426-6666 for details

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

AUCTION REPRESENTATIVE:
RYAN KULL
(812) 881-6575
Ryan.Kull@gfarmland.com

SELLERS: Gesdorf & Harrison Families, et al.

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

AUCTION INFORMATION

282 +/- Acres | Randolph County, Indiana
Listing # RK2668282AU

BIDDING CLOSES

Thursday, January 14th @ 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: Gesdorf / Harrison Families, et al.

ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder by 5:00pm EST on Wednesday, January 13, 2027. 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, January 12, 2027.
- 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...

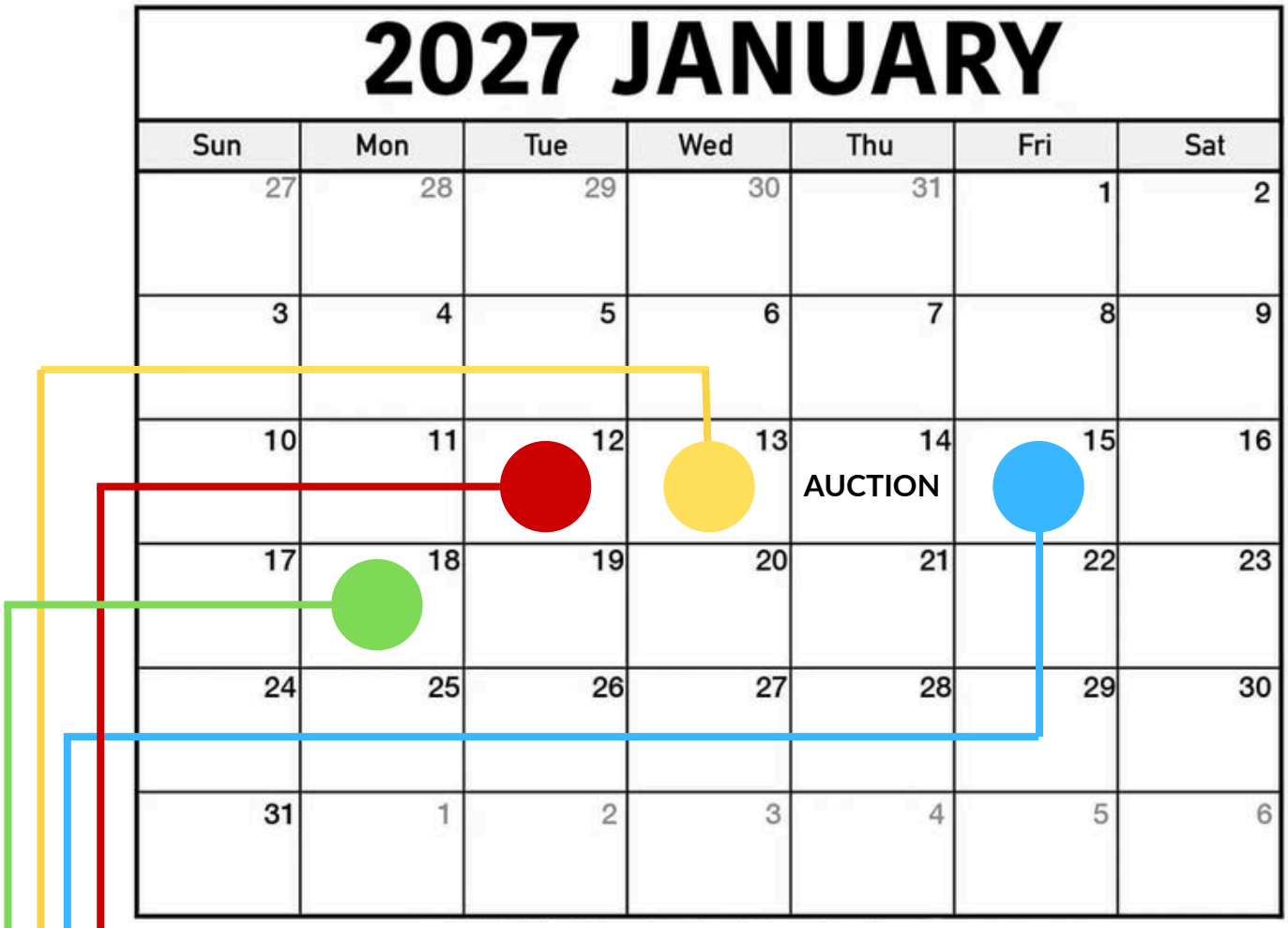
Please review the Term & Conditions of this information packet. Questions related to the property? Call Ryan Kull at (812) 881-6575. Need help registering or have questions related to the auction process? Call the Auction staff at (765) 426-6666. Staff members available 8a-5p EST Monday - Friday.

DATES TO REMEMBER

282 +/- Acres | Randolph County, Indiana

Listing # RK2668282AU

auctions.gfarmland.com



- Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Tuesday, January 12, 2027.
- Online Bidders must be registered by 5:00pm EST on Wednesday, January 13, 2027.
- Successful Bidders must execute the Purchase Agreement/Sale Contract by 5pm EST January 15, 2027 and
- Wire transfer of Earnest Money due by 5pm EST Monday, January 18, 2027. Must send proof of transfer to GFL (via text, email, or fax).

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: Gesdorf / Harrison Families, et al.

ONLINE REGISTRATION

282 +/- Acres | Randolph County, Indiana
Listing # RK2668282AU

auctions.gfarmland.com

BIDDING CLOSES

Thursday, January 14th @ 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: Gesdorf / Harrison Families, et al.

EQUAL HOUSING OPPORTUNITY
INDIANA AUCTIONEERS ASSOCIATION
NAA

PHONE BIDDER REGISTRATION FORM

RANDOLPH COUNTY, INDIANA | LISTING # RK2668282AU

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, January 14, 2027 10:00am EST ONLINE: auctions.gfarmland.com Johnny Klemme, Auctioneer License #AU12000053 Seller: Gesdorf / Harrison Families, 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 Randolph County Abstract in Winchester, Indiana and the transfer funds must be initiated by 5:00pm Eastern January 18, 2027. This auction contains a 1% 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	1	2	3	4	5	6	7	8

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

SIGNATURE **DATE**

EQUAL HOUSING OPPORTUNITY
INDIANA AUCTIONEERS ASSOCIATION
NAA

ATTORNEY DISCLOSURE

RANDOLPH COUNTY, INDIANA | LISTING #RK2668282AU
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, January 14, 2027 10:00am EST ONLINE: auctions.gfarmland.com Johnny Klemme, Auctioneer License #AU12000053 Seller: Gesdorf / Harrison Families, et al.

LEGAL REPRESENTATION: Any Bidder who intends to involve legal counsel in the review, execution, or closing of a real estate transaction resulting from the auction must disclose such representation to Geswein Farm & Land Realty at the time of bidder registration. The Bidder must provide the attorney's name, firm, telephone number, and email address at that time. The involvement of legal counsel shall not alter, extend, or otherwise modify any deadlines, terms, conditions, or contractual obligations established under the auction Terms and Conditions or Purchase Agreement. Regardless of legal representation, the successful Bidder shall remain fully bound by all established deadlines and obligations, including, but not limited to, contract execution, earnest money deposit, and closing requirements.

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

ATTORNEY FIRST NAME **ATTORNEY LAST NAME**

FIRM NAME **FIRM ADDRESS**

ATTORNEY PHONE **ATTORNEY FAX**

ATTORNEY EMAIL

ATTORNEY LICENSE #

By signing below, bidder acknowledges receipt and understanding of terms listed within the Terms & Conditions page for this auction; additionally bidder gives authorization for Geswein Farm & Land Realty to notify Attorney disclosed above of Bidder's intent to bid and will be copied to any communication if Bidder is successful.

BIDDER NAME PRINTED

BIDDER SIGNATURE **DATE**

AUCTION TERMS & CONDITIONS

282 +/- Acres | Randolph County, Indiana | Listing # RK2668282AU

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 Ryan Kull (812) 881-6575 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 Randolph County Abstract. Wire transfer of Earnest Money to Randolph County Abstract must be completed by January 18, 2027 by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on or before January 18, 2027. 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 January 14, 2027. 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 February 12, 2027. Closing to take place at Randolph County Abstract in Winchester, Indiana. Final settlement will require wire transfer.

BUYER'S PREMIUM: The final Contract Sales Price shall be the accepted bid amount, as adjusted for surveyed acres if applicable, plus a one percent (1%) 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 the responsibility of the Buyer(s).

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

SURVEY: Seller shall provide a new boundary survey of the entire farm. If the farm is sold as individual tracts or combinations of tracts and a new legal description is needed to convey any tract or combination as purchased, Seller shall also provide the survey necessary to create that legal description. The type and scope of each survey shall be at Seller's option, provided each survey is sufficient for the issuance of a standard form owner's title insurance policy and the transfer of merchantable title, and meets any survey requirement imposed by state or local law or by the title company. The cost of all surveys provided under this section shall be shared equally by Seller and Buyer(s), whether the farm is sold as a whole, as individual tracts, or in combinations. If the farm is sold to more than one Buyer, the Buyers' one-half share shall be divided among them in proportion to the final surveyed acres each Buyer purchases. For any sale on a per-acre basis, whether of the entire farm, an individual tract, or a combination of tracts, the total bid amount shall be adjusted up or down to reflect the final surveyed acres, calculated as the accepted bid price per acre multiplied by the final surveyed acres (the "adjusted bid amount"). The one percent (1%) Buyer's Premium shall then be calculated on the adjusted bid amount and added to it 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.

LEGAL REPRESENTATION: Any Bidder who intends to involve legal counsel in the review, execution, or closing of a real estate transaction resulting from the auction must disclose such representation to Geswein Farm & Land Realty at the time of bidder registration. The Bidder must provide the attorney's name, firm, telephone number, and email address at that time. The involvement of legal counsel shall not alter, extend, or otherwise modify any deadlines, terms, conditions, or contractual obligations established under the auction Terms and Conditions or Purchase Agreement. Regardless of legal representation, the successful Bidder shall remain fully bound by all established deadlines and obligations, including, but not limited to, contract execution, earnest money deposit, and closing requirements.

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.

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.

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 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.

BRIEF LEGAL DESCRIPTION: PT NWSW; PT NESW; SE; PT SWSW; PT SESW 15-19N-13E AND NENW 22-19N-13E

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: Gesdorf & Harrison Families, et al

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

EQUAL HOUSING OPPORTUNITY

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 STATMENT MADE.



28 +/- ACRES

- Productive Tillable Crop Acres
- Surety WAPI 158.9
- Road Frontage on CR 500 W
- Investigate Potential Homesites

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION



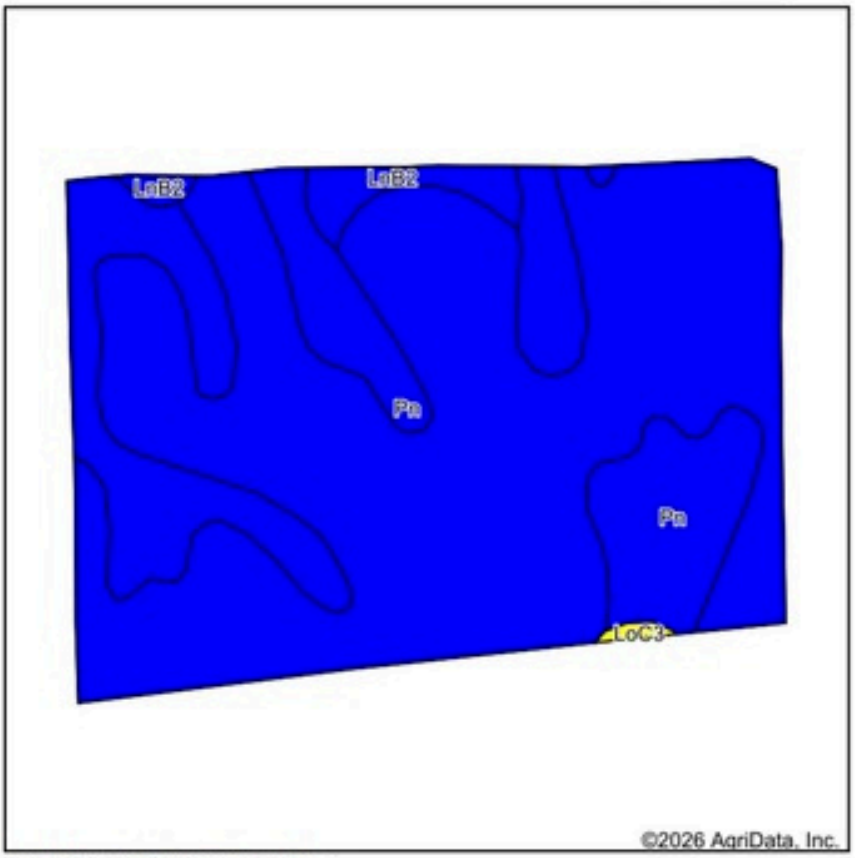
AUCTION REPRESENTATIVE:
RYAN KULL, JD, MBA
(812) 881-6575
Ryan.Kull@gfarmland.com

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

SELLERS: Gesdorf / Harrison Families, et al.

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Randolph**
Location: **15-19N-13E**
Township: **Union**
Acres: **27.32**
Date: **10/23/2026**

GESWEIN FARM & LAND

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IN135, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	19.13	70.0%		2.5ft.	IIw	156	5	10	51	69
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	7.33	26.8%		0.5ft.	IIw	172	6	12	60	57
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	0.79	2.9%		> 6.5ft.	IIe	113	4	7	40	50
LoC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	0.07	0.3%		> 6.5ft.	IVe	111	4	7	38	49
					Weighted Average	**2.01**	**158.9**	**5.2**	**10.4**	**53.1**	**65.2**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 1

TRACT 2



18.5 +/- ACRES

- Road Frontage on CR 500 W
- Investigate Potential Homesites
- Recreational Opportunities

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION



AUCTION REPRESENTATIVE:
RYAN KULL, JD, MBA
(812) 881-6575
Ryan.Kull@gfarmland.com

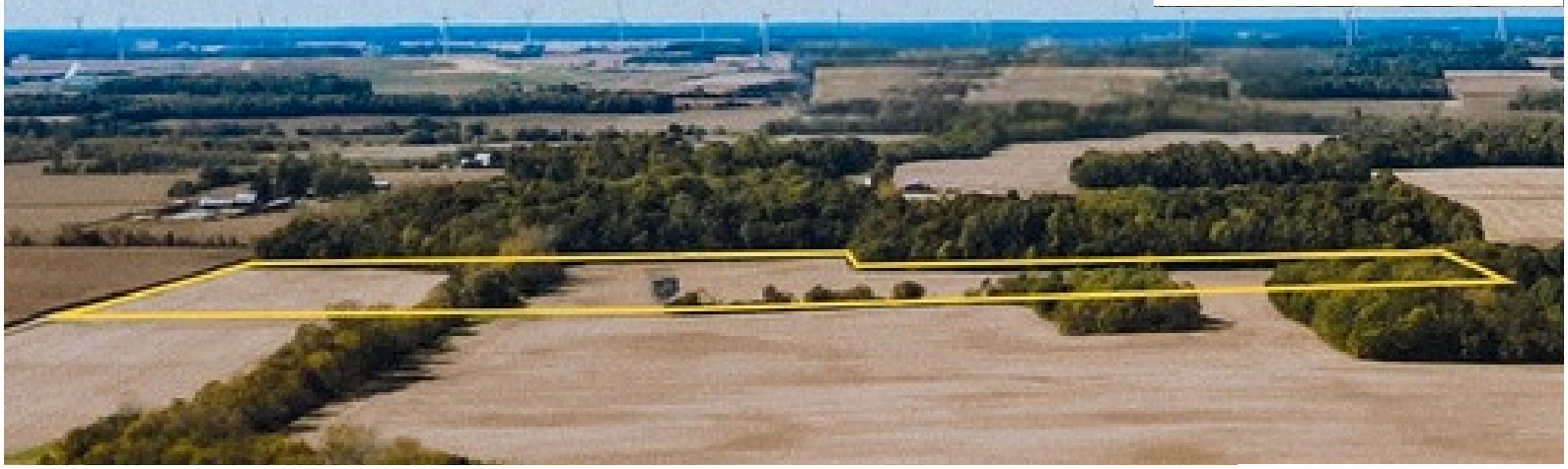
AUCTIONEER:
JOHNNY KLEMME
(765) 427-1619
Johnny@gfarmland.com
IN #12000053

SELLERS: Gesdorf / Harrison Families, et al.

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

TRACT 3





35.5 +/- ACRES

- Productive Tillable Crop Acres
- Surety WAPI 158.4
- Road Frontage on CR 500 S
- Investigate Potential Homesites

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION



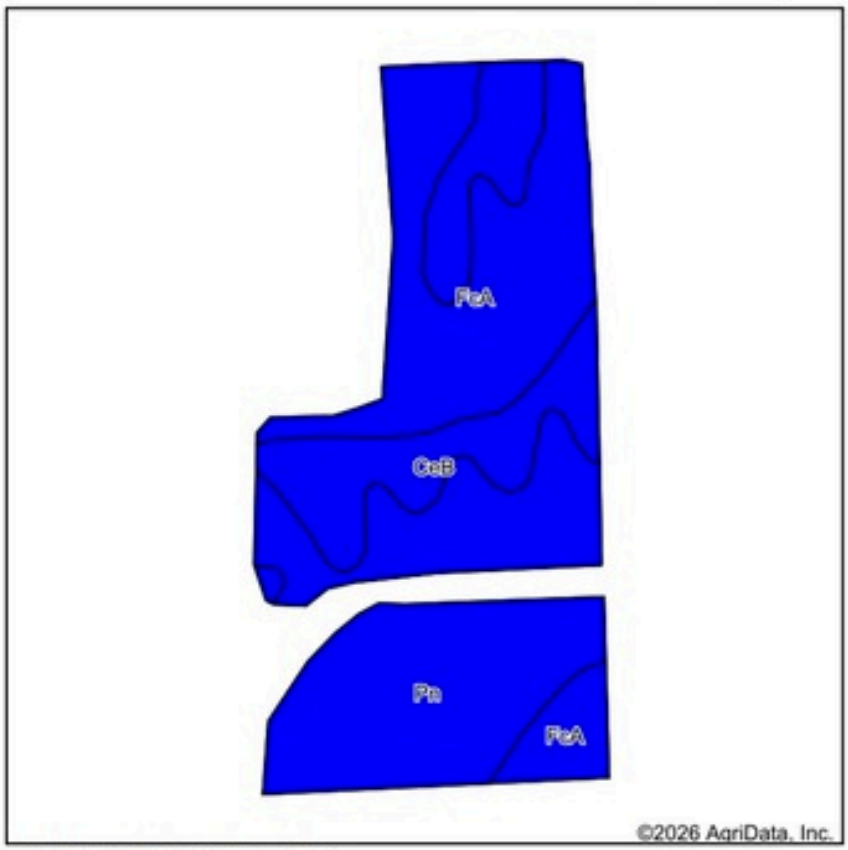
AUCTION REPRESENTATIVE:
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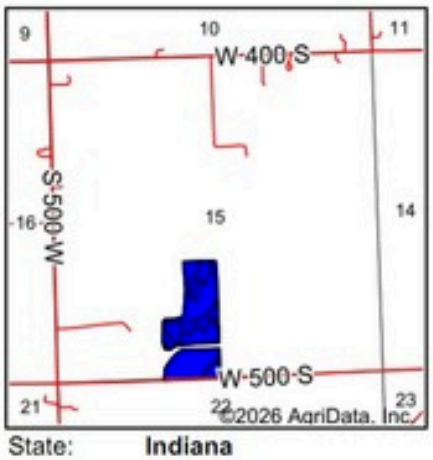
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Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Randolph**
Location: **15-19N-13E**
Township: **Union**
Acres: **30.57**
Date: **10/27/2026**

GESWEIN FARM & LAND

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IN135, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	15.30	50.0%		0.5ft.	IIw	172	6	12	60	57
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	10.88	35.6%		2.5ft.	IIw	156	5	10	51	69
CeB	Celina silt loam, 1 to 4 percent slopes	4.39	14.4%		> 6.5ft.	IIe	117	4	8	41	53
					Weighted Average	**2.00**	**158.4**	**5.4**	**10.7**	**54.1**	**60.7**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 3



20 +/- ACRES

- Productive Tillable Crop Acres
- Surety WAPI 154.3
- Road Frontage on CR 500 S
- Tracts 4 + 5 = 40+/- Acres
- Investigate Potential Homesites

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION



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SELLERS: Gesdorf / Harrison Families, et al.



20 +/- ACRES

- Productive Tillable Crop Acres
- Surety WAPI 154.3
- Road Frontage on CR 500 S
- Tracts 4 + 5 = 40+/- Acres
- Investigate Potential Homesites

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION



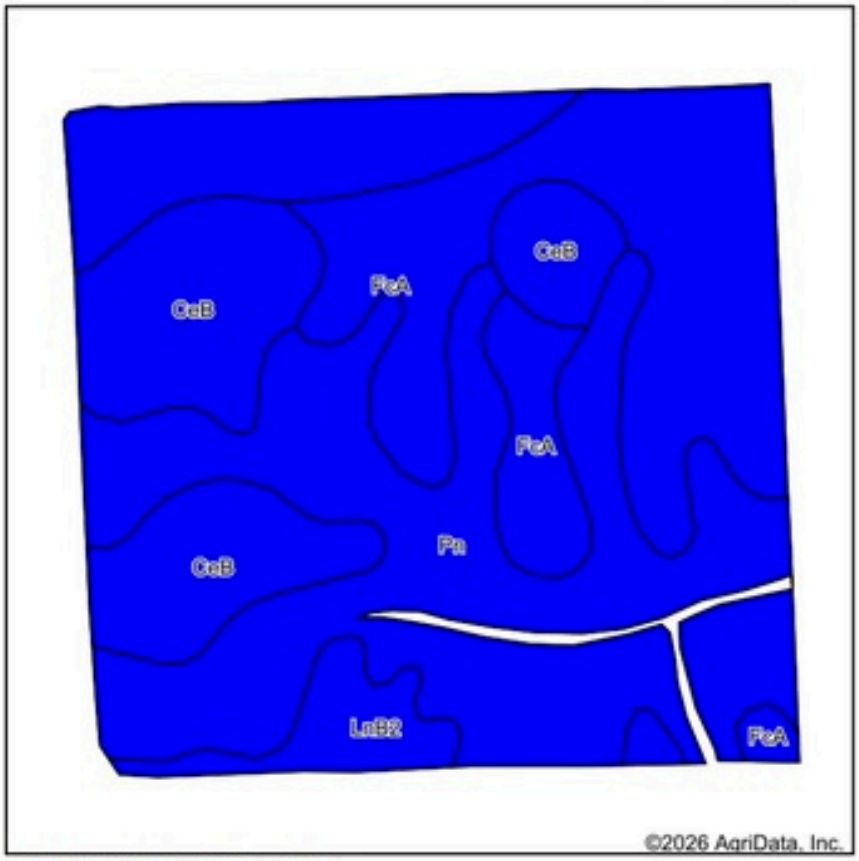
AUCTION REPRESENTATIVE:
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IN #12000053

SELLERS: Gesdorf / Harrison Families, et al.

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Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Randolph**
Location: **22-19N-13E**
Township: **Union**
Acres: **36.95**
Date: **10/28/2026**

GESWEIN FARM & LAND

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N W E S

Area Symbol: IN135, Soil Area Version: 29

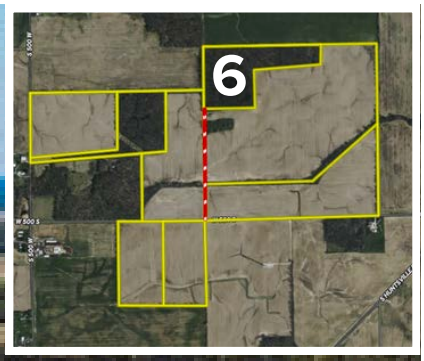
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	17.86	48.3%		0.5ft.	IIw	172	6	12	60	57
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	10.34	28.0%		2.5ft.	IIw	156	5	10	51	69
CeB	Celina silt loam, 1 to 4 percent slopes	7.09	19.2%		> 6.5ft.	IIe	117	4	8	41	53
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	1.66	4.5%		> 6.5ft.	IIe	113	4	7	40	50
					Weighted Average	**2.00**	**154.3**	**5.2**	**10.4**	**52.9**	**59.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 4 + 5

TRACT 6



23 +/- ACRES

- Wooded Tract
- Classified Forest & Wildlands
  - See Supplemental Document for More Info
- Recreational Opportunities

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION

If sold as an individual tract to a non-adjacent landowner, requires surveyed ingress/egress (shown in red)

AUCTIONEER:
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Johnny@gfarmland.com
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SELLERS: Gesdorf / Harrison Families, et al.

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TRACT 7



93.5 +/- ACRES

- Productive Tillable Crop Acres
- Surety WAPI 157.9
- Investigate Potential Homesites

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION

If sold as an individual tract to a non-adjacent landowner, requires surveyed ingress/egress (shown in red)



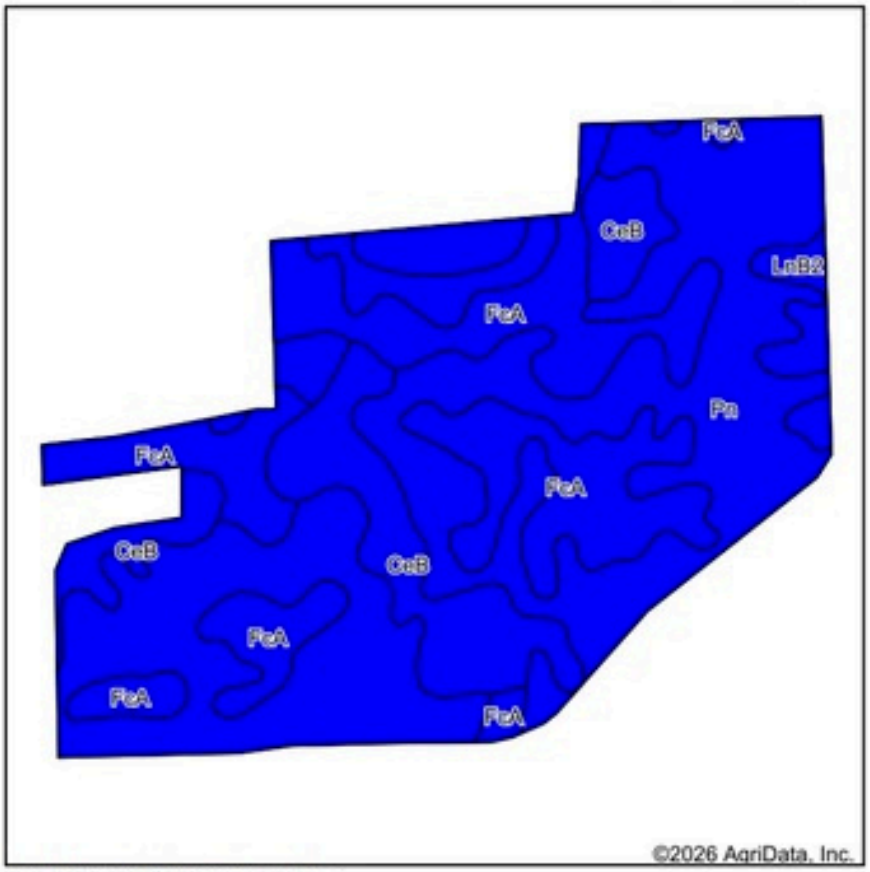
AUCTION REPRESENTATIVE:
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Ryan.Kull@gfarmland.com

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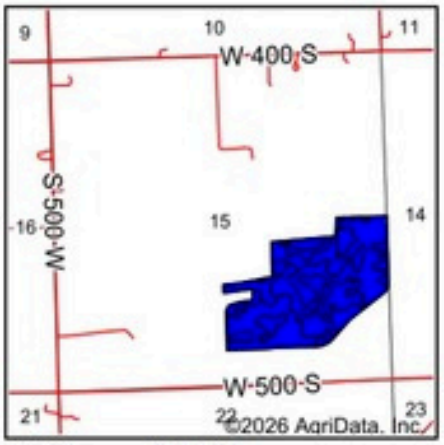
AUCTIONEER:
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(765) 427-1619
Johnny@gfarmland.com
IN #12000053

SELLERS: Gesdorf / Harrison Families, et al.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Randolph**
Location: **15-19N-13E**
Township: **Union**
Acres: **85.29**
Date: **10/28/2026**

GESWEIN FARM & LAND

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N W E S

Area Symbol: IN135, Soil Area Version: 29

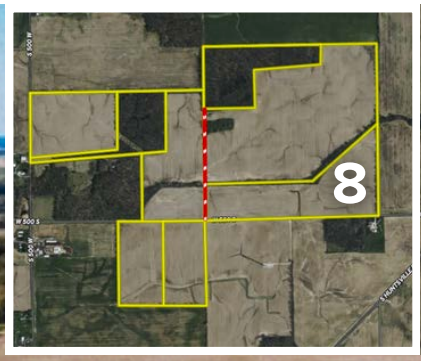
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	45.38	53.2%		0.5ft.	IIw	172	6	12	60	57
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	25.73	30.2%		2.5ft.	IIw	156	5	10	51	69
CeB	Celina silt loam, 1 to 4 percent slopes	12.11	14.2%		> 6.5ft.	IIe	117	4	8	41	53
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	2.07	2.4%		> 6.5ft.	IIe	113	4	7	40	50
					Weighted Average	**2.00**	**157.9**	**5.4**	**10.7**	**54.1**	**59.9**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 7

TRACT 8



43.5 +/- ACRES

- Productive Tillable Crop Acres
- Surety WAPI 156.9
- Investigate Potential Homesites

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION



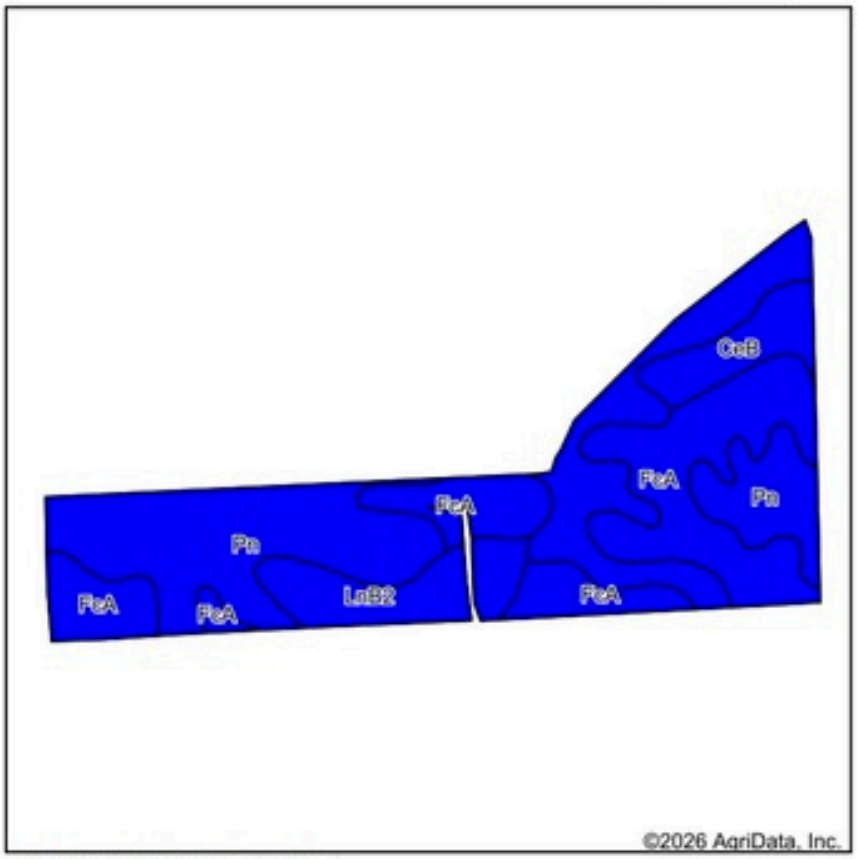
AUCTION REPRESENTATIVE:
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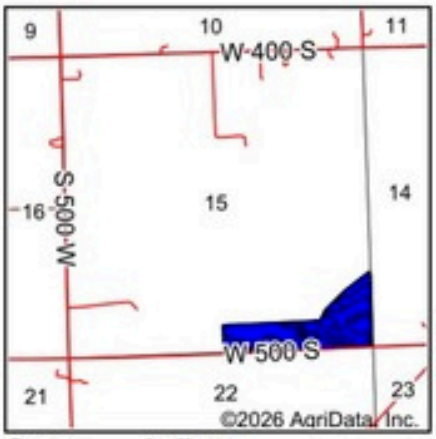
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Johnny@gfarmland.com
IN #12000053

SELLERS: Gesdorf / Harrison Families, et al.

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Soils Map





State: **Indiana**
County: **Randolph**
Location: **15-19N-13E**
Township: **Union**
Acres: **38.73**
Date: **10/28/2026**

GESWEIN FARM & LAND

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Soils data provided by USDA and NRCS.

Area Symbol: IN135, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	18.66	48.2%		0.5ft.	IIw	172	6	12	60	57
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	13.72	35.4%		2.5ft.	IIw	156	5	10	51	69
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	3.82	9.9%		> 6.5ft.	IIe	113	4	7	40	50
CeB	Celina silt loam, 1 to 4 percent slopes	2.53	6.5%		> 6.5ft.	IIe	117	4	8	41	53
					Weighted Average	**2.00**	**156.9**	**5.3**	**10.5**	**53.6**	**60.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

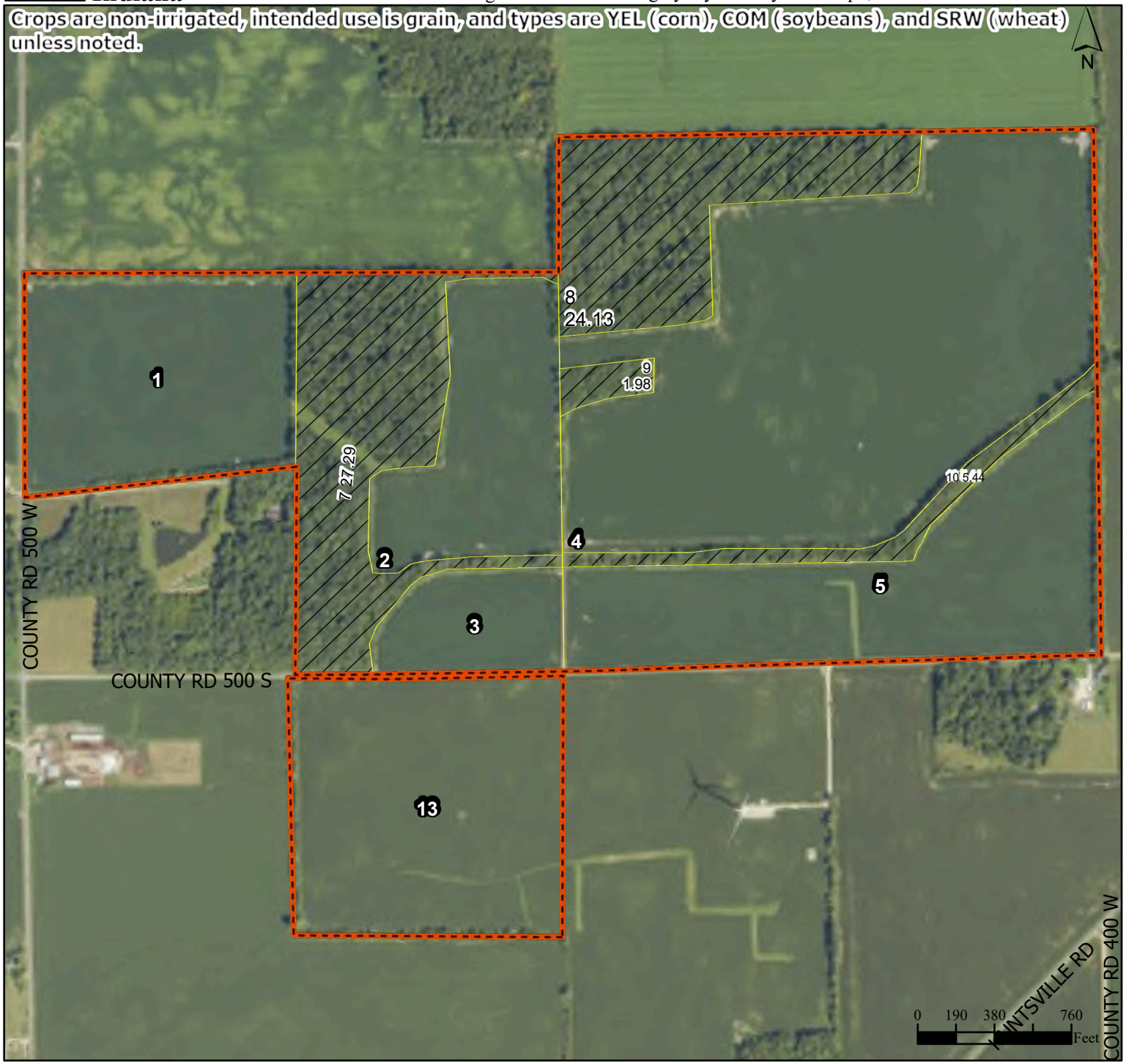
TRACT 8

USDA **Randolph County Indiana**

Farm **6568** Tract **8991**

2026 ProgramYear 2024ImageryPhy. County: Randolph, IN

Map Created 03/27/2026



CLU	Acres	HEL	Crop
1	31.85	NHEL	NHEL
2	22.1		
3	10.22	NHEL	
4	87.35	NHEL	
5	40.72	NHEL	
7	27.29	UHEL	NC
8	24.13	UHEL	NC
9	1.98	UHEL	NC
10	5.44	UHEL	NC
13	39.39	NHEL	

Tract Cropland Total: 231.63 acres

Tract Boundary
Noncropland
Cropland
County_Street_Centerli

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

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 FSAPrograms. 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.

INDIANA
RANDOLPH
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6568
Prepared : 10/21/26 10:27 AM CST
Crop Year : 2027

Operator Name :
CRP Contract Number(s) : None
Recon ID : 18-135-2011-185
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
290.47	231.63	231.63	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	231.63	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	114.40	0.00	130	
Soybeans	117.12	0.00	41	
TOTAL	**231.52**	**0.00**		

NOTES

Tract Number : 8991

Description : S22 T19N R13 500W400W
FSA Physical Location : INDIANA/RANDOLPH
ANSI Physical Location : INDIANA/RANDOLPH
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GEORGENA KABEL REV TRUST
Other Producers : None
Recon ID : 18-135-2011-184

Tract Land Data

Tract 8991 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
290.47	231.63	231.63	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	231.63	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	114.40	0.00	130
Soybeans	117.12	0.00	41
TOTAL	**231.52**	**0.00**	

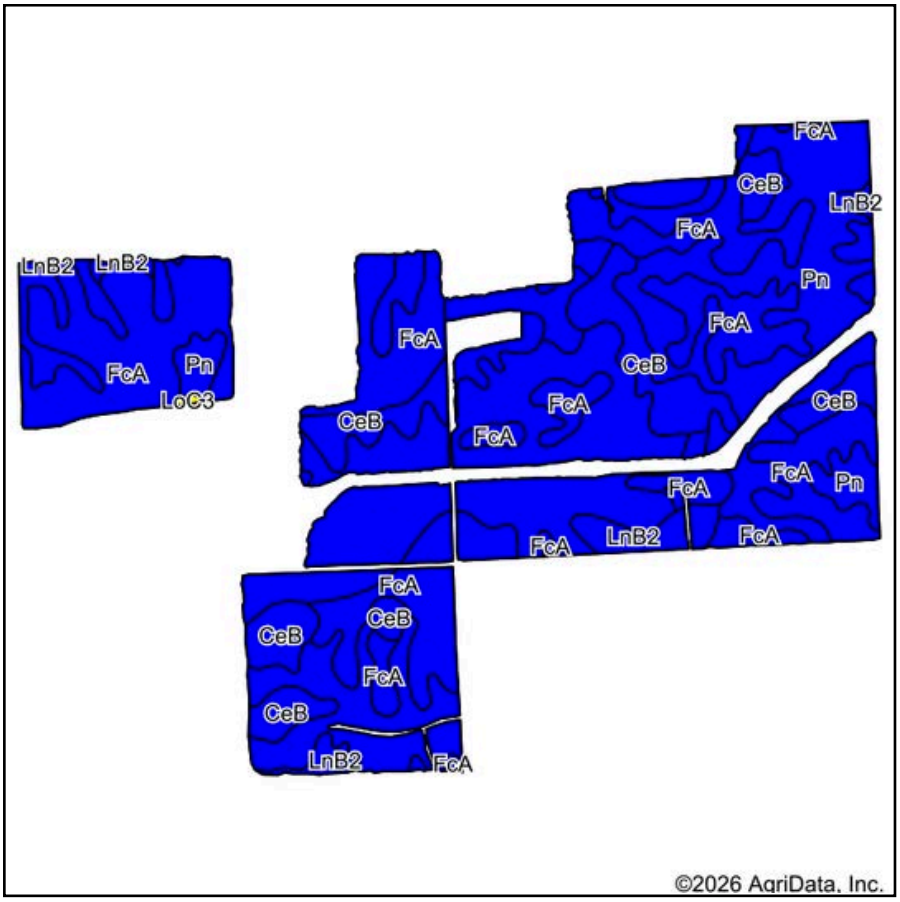
NOTES

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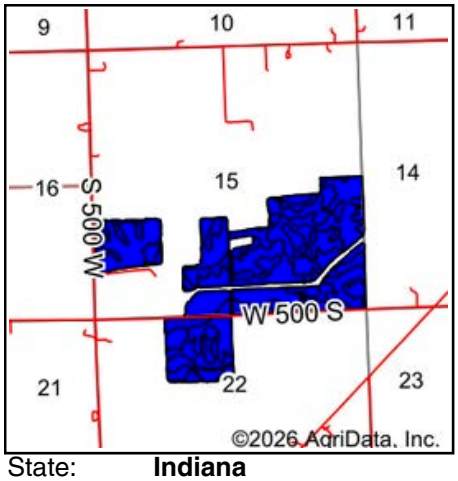
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Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Randolph**
Location: **15-19N-13E**
Township: **Union**
Acres: **217.41**
Date: **3/25/2026**

GESWEIN FARM & LAND

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N W E S

Area Symbol: IN135, Soil Area Version: 29

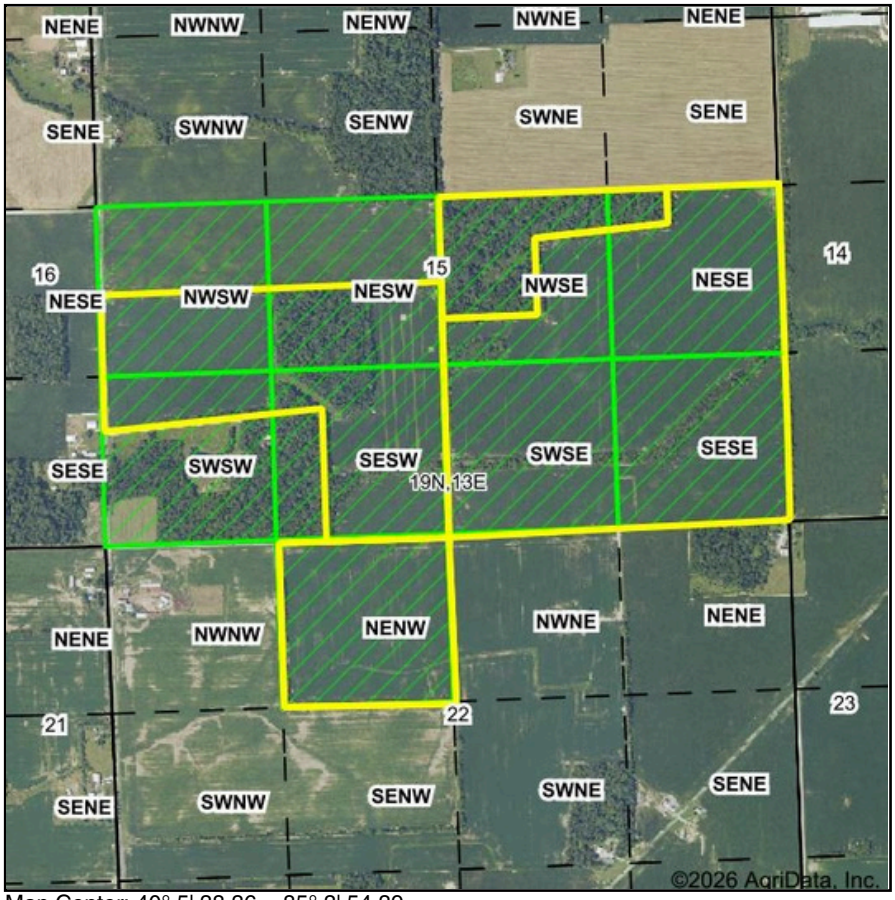
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Water Table	NonIrr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	102.83	47.2%		0.5ft.	IIw	172	6	12	60	57	78	72	77
FcA	FincastleCrosby silt loams, 0 to 2 percent slopes	80.15	36.9%		2.5ft.	IIw	156	5	10	51	69	81	81	70
CeB	Celina silt loam, 1 to 4 percent slopes	26.00	12.0%		> 6.5ft.	IIe	117	4	8	41	53	65	65	59
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	8.27	3.8%		> 6.5ft.	IIe	113	4	7	40	50	44	44	28
LoC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	0.16	0.1%		> 6.5ft.	IVe	111	4	7	38	49	35	35	22
				Weighted Average		**2.00**	**157.2**	**5.3**	**10.6**	**53.6**	**60.7**	***n 76.2**	***n 73.4**	***n 70.4**

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

WHOLE FARM

Soils data provided by USDA and NRCS.

PLSS Legal Description



Map Center: 40° 5' 38.36, -85° 3' 54.39

0ft 1286ft 2572ft



Acres:	**283.12**
Date:	**3/25/2026**
Township:	**Union**
County:	**Randolph**
State:	**Indiana**

GESWEIN FARM & LAND

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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PLSS Source:**Various State Sources**

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

Short Legal:

PT NWSW; PT NESW; SE; PT SWSW; PT SESW 15-19N-13E AND NENW 22-19N-13E

Long Legal:

PART OF THE NW1/4 SW1/4; PART OF THE NE1/4 SW1/4; SE1/4; PART OF THE SW1/4 SW1/4; PART OF THE SE1/4 SW1/4 OF SECTION 15, TOWNSHIP 19 NORTH, 13 EAST, RANDOLPH COUNTY, INDIANA AND NE1/4 NW1/4 OF SECTION 22, TOWNSHIP 19 NORTH, 13 EAST, RANDOLPH COUNTY, INDIANA

TRACT	PARCEL ID	LEGAL DESCRIPTION	25 PAY 26 TAXES
1			
2	68-14-15-300-008.000-011	Lot No SW 15-19-13 82.344 A	$ 1,862.68
3			
4			
5	68-14-22-200-002.000-011	NW 22-19-13 39.744 A	$ 1,122.32
6	68-14-15-400-007.000-011	SE 15-19-13 23.10 A (Classified Forest & Wildlands)	$ 5.00
7			
8	68-14-15-400-010.000-011	Se 15-19-13 136.90 A	$ 3,649.80
			$ 6,639.80

INSPECTION DATES

282 +/- Acres | Randolph County, Indiana
Listing # RK2668282AU



Meet at Tract 3: CR 500 S, Winchester, IN

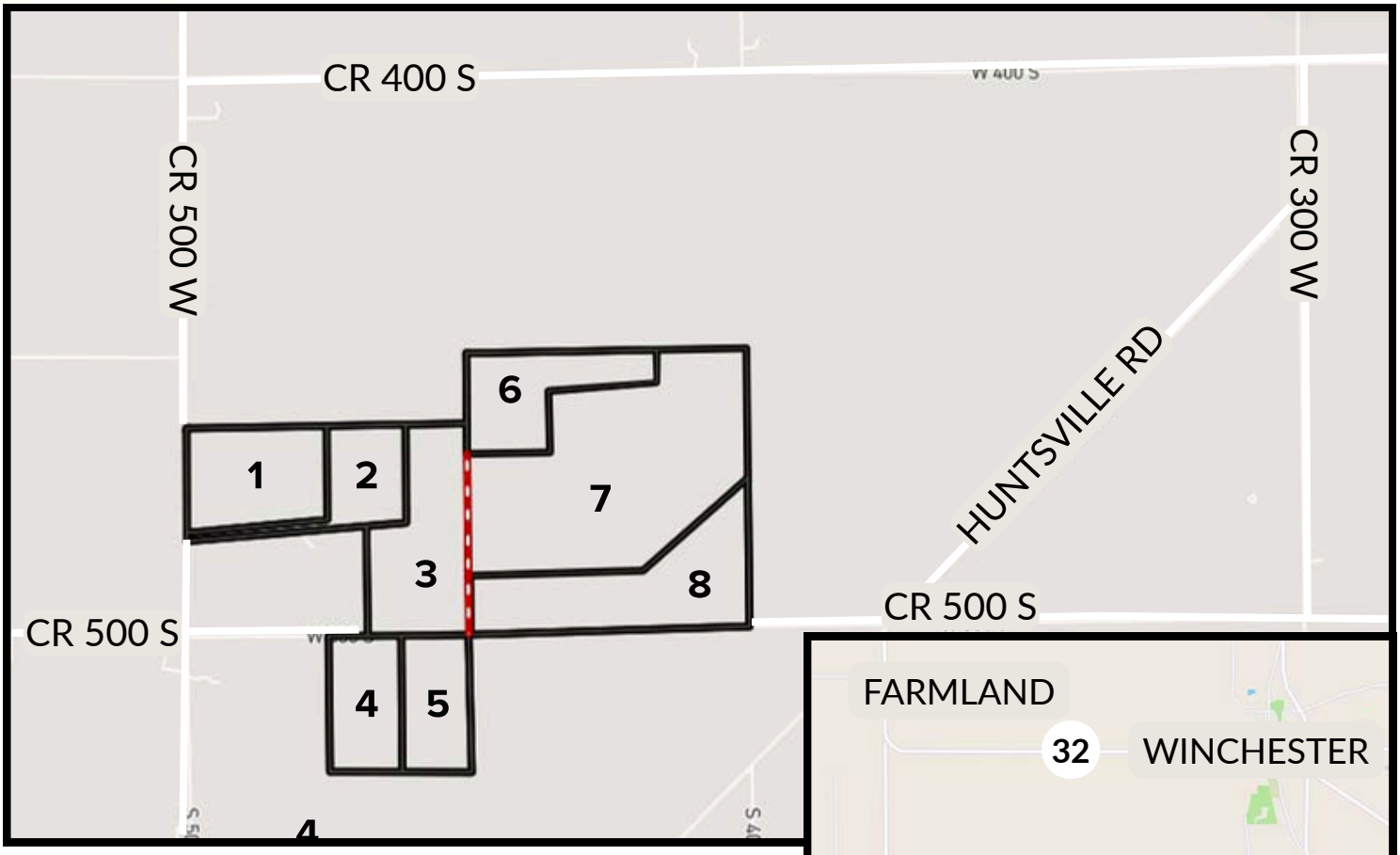
Walk the property, ask questions, and meet with an Auction Representative Onsite.

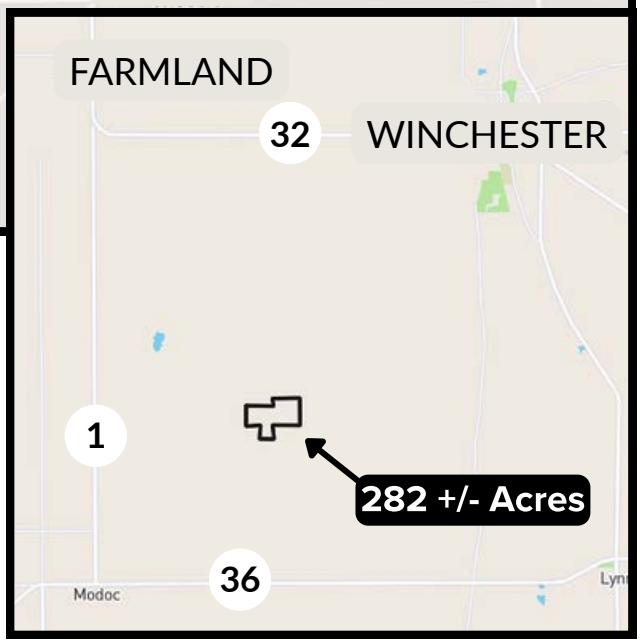


GESWEIN FARM & LAND

DIRECTIONS

282 +/- ACRES RANDOLPH COUNTY, INDIANA
LISTING # RK2668282AU





To Tract 1 from Muncie: Head east on IN-32. In about 13.8 miles, turn right (south) onto IN-1 toward Farmland. Follow IN-1 south to CR 300 S. Turn left (east) onto CR 300 S. Follow for almost 3 miles. Turn right (south) onto CR 500 W. Tract 1 will be on your left (east) in 1.8 miles. To see other tracts, continue south on CR 500 W and turn left (east) onto CR 500 S. Watch for signs.

SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION

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