421.7 +/- ACRES · 2 TRACTS · VIGO & CLAY COUNTIES, INDIANA

Timed Online
FARMLAND AUCTION

BIDDING CLOSES WEDNESDAY, JANUARY 6, 2027

10:00 AM Eastern / 9:00 AM Central · Soft Close · Online & Phone Bidding

Irrigation equipment included · Multi-Par bidding



421.7 +/- ACRES
OFFERED IN 2 TRACTS
VIGO & CLAY CO., IN

The LandReport 2026 AMERICA'S TOP AUCTION HOUSES



GESWEIN FARM & LAND

auctions.gfarmland.com

AUCTIONEER: JOHNNY KLEMME, CAI | INDIANA AUCTION LICENSE # AU12000053

SELLER: ORREN FARMS, LLC

MORE LAND VALUE. SINCE 1977.

INDIANA AUCTIONEERS ASSOCIATION · NAA · EQUAL HOUSING OPPORTUNITY

SCAN TO REGISTER

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

At a Glance

BIDDING CLOSES
Wed, Jan 6, 2027 · Soft Close
10:00 AM Eastern / 9:00 AM Central

FORMAT
Timed Online Auction · 2 tracts
Bid on whole property or individual tracts

PROPERTY
421.7 +/- total acres · 2 tracts
354.63 FSA crop acres · Surety WAPI 65.8

REGISTER BY
Tue, Jan 5, 2027 · 5:00 PM EST
Online at auctions.gfarmland.com or by phone form

INSPECTION
By appointment
Chris Turnbell · (812) 318-4163

EARNEST MONEY
10% by wire · Fri, Jan 8
Wired to Integrity Title Services, Terre Haute

Questions about the property:	Chris Turnbell, Auction Representative · (812) 318-4163 · chris.turnbell@gfarmland.com
Registration & auction process:	Auction staff · (765) 426-6666 · auctions@gfarmland.com · 8a–5p ET Mon–Fri
Auctioneer:	Johnny Klemme, CAI · Indiana Auction License # AU12000053 · (765) 427-1619
Irrigation equipment:	Valley Irrigation System, installed new in 2021. All Seller-owned irrigation equipment is included, as is / where is. See page 8.
Hunting rights:	As a condition of sale, the Buyer grants the Seller exclusive hunting rights. See Key Terms (page 10) and pages 17–18.

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EROSION CONTROL LAND CONSERVANCY

Buyer obligation · also in the Terms & Conditions (pages 14–16)

Orren Farms, LLC assumed the OLC Agreement when it purchased the land from the Harlans, and the agreement carries with the deed. Buyer agrees to assume responsibility for complying with an Agreement for Services dated March 24, 2022, between John Harlan and Ouabache Land Conservancy, a copy of which is attached hereto, made a part hereof, and marked for identification as Exhibit "A" (the "OLC Agreement"). The Buyer shall execute a document at Closing assuming responsibility for compliance with the OLC Agreement and releasing, holding harmless and agreeing to indemnify Seller for any loss, damage, cost or expense incurred by Seller as a result of Buyer's failure to comply with the OLC Agreement. **Exhibit "A" (the OLC Agreement): pages 19–23.**

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421.7 +/- Acres in 2 Tracts · Vigo & Clay Counties, Indiana



THE FARM

- **421.7 +/- total acres in 2 tracts**: bid on the whole property or individual tracts
- Tract 1: 151.7 +/- ac · Tract 2: 270 +/- ac, subject to final survey
- A new survey will be required. The bid price per acre will be multiplied by the final surveyed acreage to determine the purchase price.
- 354.63 FSA crop acres (pages 24–34) · Whole farm Surety WAPI 65.8
- Road frontage on Felling Avenue and Swalls Dr.
- Located northeast of Terre Haute International Airport
- Located east of downtown Terre Haute & Indiana State University
- Located north of Interstate 70 and south of US Highway 40

IMPROVEMENTS

- Valley Irrigation System, installed new in 2021; overhead and underground irrigation equipment included, as is / where is (page 8)

TERMS TO KNOW

- Open lease for 2027 and beyond
- Buyer grants Seller exclusive hunting rights (pages 17–18)
- Bid on the whole property or individual tracts
- Buyer assumes the Ouabache Land Conservancy erosion-control agreement (page 2)
- Final bid prices subject to approval or rejection by Seller

JAN
6

TIMED ONLINE AUCTION
Bidding closes Wednesday, January 6, 2027
10:00 AM Eastern / 9:00 AM Central
Online at auctions.gfarmland.com
Phone bidding available · (765) 426-6666
Auctioneer Johnny Klemme, CAI · IN # AU12000053



AUCTION REPRESENTATIVE
Chris Turnbell
(812) 318-4163
chris.turnbell@gfarmland.com

REGISTER

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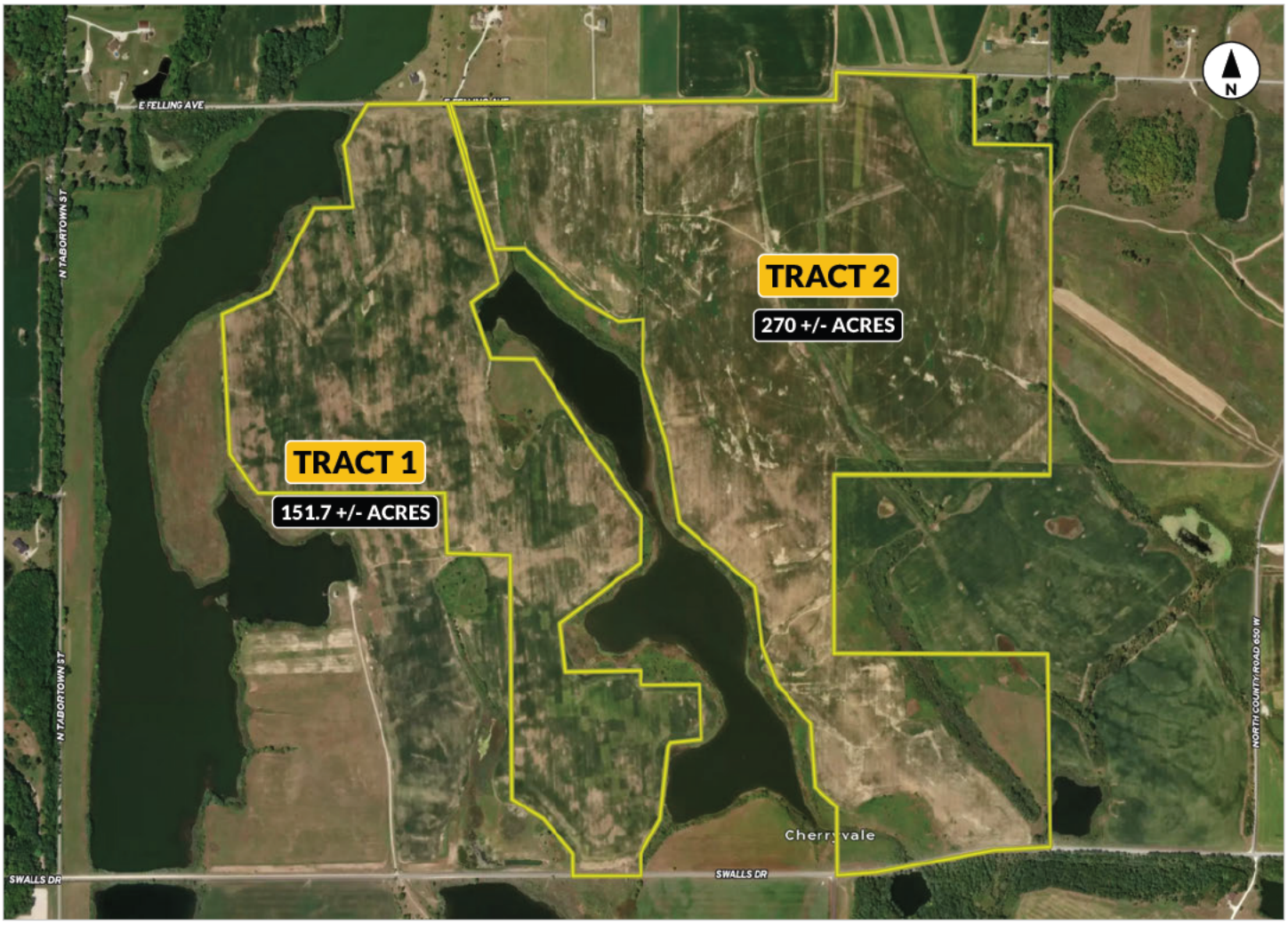
Tract Map — 421.7 +/- Acres in 2 Tracts



Land id® map, 2026 imagery. Boundary lines are approximate and for illustration only. Tract acres are subject to final survey. A new survey will be required. The bid price per acre will be multiplied by the final surveyed acreage to determine the purchase price.

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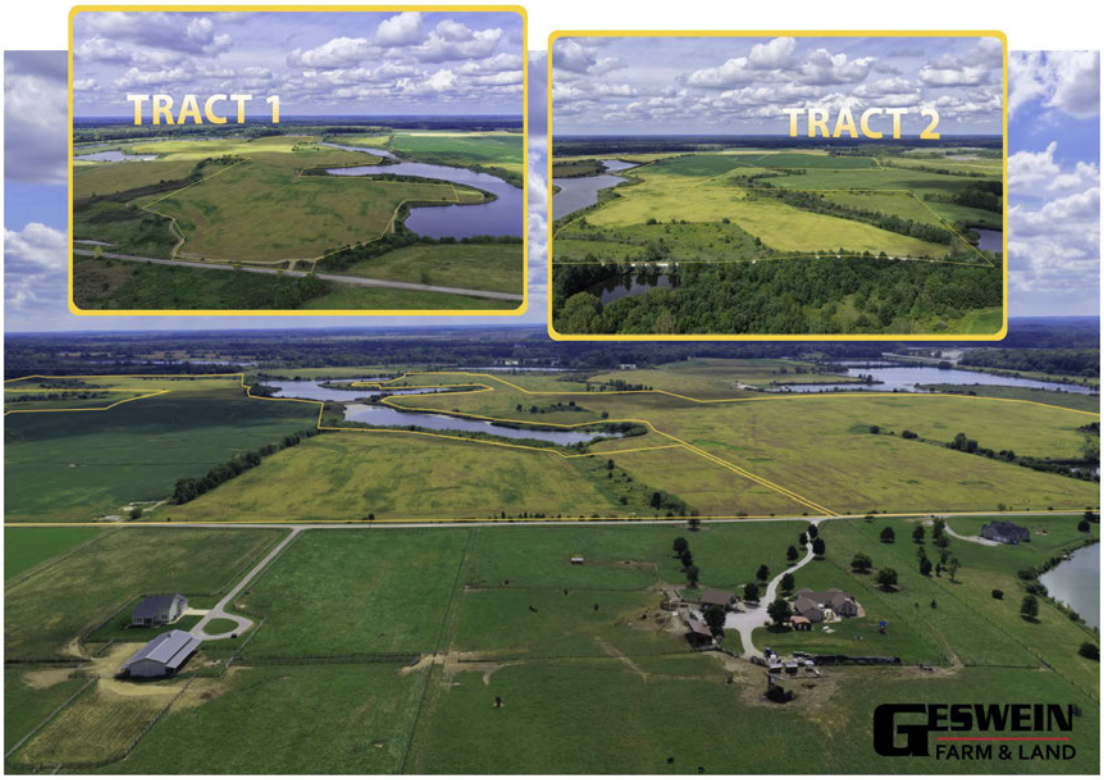
Aerial Views





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Tract 1 · 151.7 +/- Acres



TRACT 1 AT A GLANCE

- **151.7 +/- estimated acres, subject to final survey**
- Eastern boundary lies along Honey Creek
- Northwestern boundary lies along large pond
- Tillable Crop Acres
- Recreational Opportunities
- North boundary road frontage on Felling Avenue
- South boundary road frontage on Swalls Dr.
- Latitude / Longitude: 39.4763, -87.2498
- Location: see the tract map (page 4)



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Tract 2 · 270 +/- Acres



TRACT 2 AT A GLANCE

- **270 +/- estimated acres, subject to final survey**
- Western boundary lies along Honey Creek
- Tillable Crop Acres
- Recreational Opportunities
- Valley center pivot irrigation in the north portion, installed new in 2021; equipment included (page 8)
- North boundary road frontage on Felling Avenue
- South boundary road frontage on Swalls Dr.
- Latitude / Longitude: 39.4765, -87.2414
- Location: see the tract map (page 4)



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Irrigation Improvements — Included in the Sale



VALLEY IRRIGATION SYSTEM

INSTALLED NEW IN 2021 (~$150,000.00*)

WHAT'S INCLUDED

- **Overhead:** center pivot and other overhead systems, with towers, spans, drive units, gearboxes, tires, end guns, sprinkler packages and drops, and control panels
- **Underground:** mainline, lateral and supply piping, risers, valves, hydrants, fittings and couplers
- **Water and power:** irrigation wells and casings, pumps, motors and pump bases, generators, engines and other power units, fuel tanks, and related electrical panels, wiring, controls and monitoring devices

Included to the extent owned by the Seller and located on the property. The equipment conveys with the tract on which it is located; the center pivot is on Tract 2, in the north portion (tract map, page 4).

AS IS, WHERE IS

No representation or warranty is made as to the age, condition, operability, capacity or output of any equipment, the water supply, the location of underground piping or wells, or permit and registration compliance. Bidders should inspect before bidding. Third-party, tenant-owned and leased equipment is not included. Full clause: Auction Terms & Conditions, Irrigation Equipment (pages 14–16).



**Approximate original installed cost, provided for information only; not a representation of current value or condition.*

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Driving Directions & Property Location



Map: Land id® · © Mapbox · © OpenStreetMap. Gold lines: I-70 and US 40. Red dashes: route to the farm. Roads and distances are approximate.

PROPERTY LOCATION

Felling Avenue and Swalls Dr., east of Terre Haute
Vigo & Clay Counties, Indiana
Tract 1: 39.4763, -87.2498 · Tract 2: 39.4765, -87.2414
Located northeast of Terre Haute International Airport. Located east of downtown Terre Haute & Indiana State University. Located north of Interstate 70 and south of US Highway 40.

FROM I-70 (TERRE HAUTE / WEST)

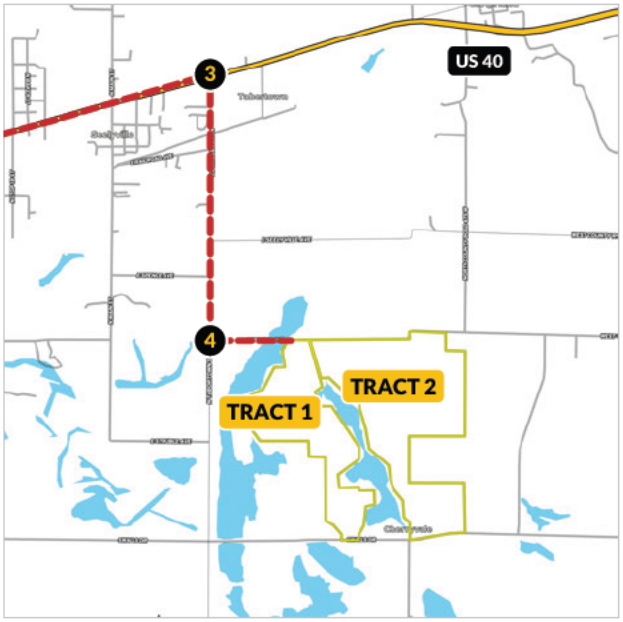
1. Take **Exit 11** and follow **US 40** north about 3.4 miles to where it turns east.
2. Continue east on **US 40** about 4 miles, through Seelyville.
3. Just east of Seelyville, turn right (south) on **N Tabortown St** and go about 1.3 miles.
4. Turn left (east) on **E Felling Ave**. Tract 1 begins about 0.4 mile ahead on the right (south), with Tract 2 to the east.

Both tracts also front Swalls Dr: from Tabortown St, continue south to Swalls Dr and turn left (east). Watch for signs.

FROM BRAZIL (EAST)

Take US 40 west about 7.5 miles. Just before Seelyville, turn left (south) on N Tabortown St (marker 3), then follow step 4.

CLOSE-UP: SEELYVILLE TO THE FARM



INSPECTION BY APPOINTMENT
Call Auction Representative **Chris Turnbell** at **(812) 318-4163** to arrange a time to walk the farm. Every bidder is responsible for their own inspection; see the Terms & Conditions (pages 14–16).

SCAN FOR DIRECTIONS FROM YOUR LOCATION
Google Maps · opens on your phone

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

Auction Information

BIDDING CLOSES WEDNESDAY, JANUARY 6, 2027 @ 10:00 AM EASTERN / 9:00 AM CENTRAL

Timed Online auction · 2 tracts (Multi-Par) · Online & Phone Bidding · auctions.gfarmland.com · Listing # CT2637437AU

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. Seller: Orren Farms, LLC.

ONLINE BIDDING

Online bidder registrations must be approved by 5:00 PM EST Tuesday, January 5, 2027. Register at auctions.gfarmland.com and follow the on-screen prompts. Auction staff will contact you to verify your information, record your driver's license number and approve your registration. **You will not be able to bid until you have spoken with auction staff.** Registrations received outside business hours (8 AM–5 PM ET, Monday–Friday) are called back at the next availability.

PHONE BIDDING

Complete the Bidder Registration Form on page 12 (or register at auctions.gfarmland.com). Phone bidder registrations must be received (sent via mail, fax, or online) and approved by 5:00 PM EST Tuesday, January 5, 2027. Auction staff will call to confirm receipt. To place a confidential phone, mail or wire bid, contact Geswein Farm & Land Realty at 765-426-6666 at least two days prior to the sale.

HOW BIDDING CLOSES

This is a timed online auction. Bidding closes at 10:00 AM Eastern / 9:00 AM Central on Wednesday, January 6, 2027. Auto-extend applies: any bid placed within the final 5 minutes extends bidding an additional 5 minutes, until there are no more bids and the lot sits idle for 5 minutes. Auctioneer may adjust the bid increment window during announcement at auction. Final bid prices are subject to approval or rejection by the Seller.

MULTI-TRACT (MULTI-PAR) BIDDING

The farm is available in two tracts. Bid on the whole property or individual tracts. Select a tract and type in your bid as a whole-dollar amount; bids cannot be entered as a price per acre. The auction software breaks out the price per acre based on the estimated acreage of each tract, and calculates the highest total price across the individual tract bids and combinations, compared to the whole farm. The bid price per acre will be multiplied by the final surveyed acreage to determine the purchase price.

LEGAL REPRESENTATION

Any bidder who intends to involve legal counsel must disclose it at registration using the Legal Representation Disclosure Form on page 13. Counsel's involvement does not alter or extend any deadline.

VIEWING ONLY (NOT BIDDING)

On sale day, go to auctions.gfarmland.com and click "Enter Auction." The auction is live when the button is green.

MORE INFORMATION

Property questions: Chris Turnbell, (812) 318-4163, or Johnny Klemme, CAI, (765) 427-1619. Registration or auction-process questions: Auction staff, (765) 426-6666, auctions@gfarmland.com, 8 AM–5 PM ET Monday–Friday. Please review the Terms & Conditions before bidding.

BIDDER TUTORIAL VIDEO: scan to learn how to register and bid online

KEY TERMS AT A GLANCE

EARNEST MONEY
10% of the purchase price by wire transfer directly to Integrity Title Services by 5:00 PM EST Fri, Jan 8, 2027. Send proof of transfer to GFL (text, email or fax).

PURCHASE AGREEMENT
Executed and returned with no modifications by 5:00 PM EST Thu, Jan 7, 2027.

CLOSING
On or before Fri, Feb 5, 2027 at Integrity Title Services, Terre Haute, Indiana. Cash at closing; no financing contingency.

LEASE
Open lease for 2027 and beyond.

TAXES
Seller pays 2026 taxes payable 2027. 2027 taxes payable 2028 are the Buyer's responsibility.

SURVEY
A new survey will be required. The bid price per acre will be multiplied by the final surveyed acreage to determine the purchase price. See Survey in the Terms.

IRRIGATION
Valley Irrigation System, installed new in 2021. All Seller-owned overhead and underground irrigation equipment is included, AS IS, WHERE IS, with no warranty (page 8).

LAND CONSERVANCY
Orren Farms, LLC assumed the OLC Agreement when it purchased the land from the Harlans, and the agreement carries with the deed. Buyer assumes responsibility for complying with the Ouabache Land Conservancy Agreement for Services dated March 24, 2022, and signs an assumption at closing (page 2; Exhibit "A", pages 19–23).

BIDDING
Bids are entered in whole dollars, not per acre. Minimum bid increase $5,000. Soft close: any bid in the final 5 minutes extends bidding 5 minutes.

SELLER APPROVAL
Final bid prices are subject to approval or rejection by the Seller.

HUNTING RIGHTS
As a condition of sale, the Buyer grants the Seller, Orren Farms, LLC, exclusive hunting rights on the property and the right to maintain and relocate existing pit blinds. See the agreement on pages 17–18, to be signed by the Buyer.

Full terms: pages 14–16

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Dates to Remember

auctions.gfarmland.com

January 2027

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	**5** Registration deadline 5:00 PM EST	**6** BIDDING CLOSES 10 AM ET / 9 AM CT	**7** Purchase agreement due 5:00 PM EST	**8** Earnest money wire due 5:00 PM EST	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- **Registration.** Phone bidder registrations must be received (sent via mail, fax, or online) and approved by 5:00 PM EST Tuesday, January 5, 2027. Online bidder registrations must be approved by 5:00 PM EST Tuesday, January 5, 2027.
- **Bidding closes** Wednesday, January 6, 2027 at 10:00 AM Eastern / 9:00 AM Central (soft close; see page 10).
- **Purchase agreement.** Successful bidders must execute the Purchase Agreement / Sale Contract by 5:00 PM EST Thursday, January 7, 2027.
- **Earnest money.** Wire transfer of earnest money (10%) due by 5:00 PM EST Friday, January 8, 2027. Proof of transfer must be sent to GFL (via text, email, or fax).
- **Closing** on or before Friday, February 5, 2027 at Integrity Title Services in Terre Haute, Indiana.

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. **Seller:** Orren Farms, LLC. **Title company:** Integrity Title Services, Terre Haute, Indiana.

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BIDDER REGISTRATION FORM

VIGO & CLAY COUNTIES, INDIANA | LISTING # CT2637437AU | REAL ESTATE AUCTION

Return the completed form by:
Email: auctions@gfarmland.com
Fax: (765) 497-2438
Mail: Geswein Farm & Land Realty, Attn: Auctions
1100 N 9th St., Lafayette, IN 47904
Deadline: 5:00 PM EST Tuesday, January 5, 2027

BIDDING CLOSES
Wednesday, January 6, 2027
10:00 AM Eastern / 9:00 AM Central
Online: auctions.gfarmland.com · Phone: (765) 426-6666
Auctioneer: Johnny Klemme, CAI · Indiana Auction License # AU12000053
Seller: Orren Farms, LLC

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 Integrity Title Services. Wire transfer of Earnest Money to Integrity Title Services must be completed by Friday, January 8, 2027, by 5:00 PM EST, and proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on or before that date. Earnest Money wire instructions will be provided to the successful Bidder(s) after the auction. Buyer(s) may be required to sign an earnest money / escrow funds agreement with the title company prior to sending funds. Seller reserves the right to accept or reject any and/or all bids.

QUESTIONS: Call (765) 426-6666 or email auctions@gfarmland.com

FIRST NAME _____ LAST NAME _____

STREET ADDRESS _____ CITY / STATE / ZIP _____

PRIMARY PHONE _____ OTHER PHONE _____

EMAIL ADDRESS _____

DRIVER LICENSE # (or other state-issued ID) _____ ISSUING STATE _____

FINANCIAL INSTITUTION (bank or credit union) _____ ADDRESS _____

I WOULD LIKE TO BID BY (circle one): PHONE ONLINE

WILL AN ATTORNEY BE INVOLVED? (circle one): NO YES — complete the form on page 13

By signing below, bidder acknowledges receipt and understanding of the Terms & Conditions for this auction (pages 14–16), including the Exclusive Hunting Rights Agreement (pages 17–18).

SIGNATURE _____ DATE _____

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LEGAL REPRESENTATION DISCLOSURE FORM

VIGO & CLAY COUNTIES, INDIANA | LISTING # CT2637437AU | REAL ESTATE AUCTION

Return the completed form by:
Email: auctions@gfarmland.com
Fax: (765) 497-2438
Mail: Geswein Farm & Land Realty, Attn: Auctions
1100 N 9th St., Lafayette, IN 47904
Deadline: 5:00 PM EST Tuesday, January 5, 2027

BIDDING CLOSES
Wednesday, January 6, 2027
10:00 AM Eastern / 9:00 AM Central
Online: auctions.gfarmland.com · Phone: (765) 426-6666
Auctioneer: Johnny Klemme, CAI · Indiana Auction License # AU12000053
Seller: Orren Farms, LLC

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 the Terms & Conditions for this auction, and authorizes Geswein Farm & Land Realty to notify the attorney disclosed above of Bidder's intent to bid and to copy the attorney on any communication if Bidder is successful.

BIDDER NAME (PRINTED) _____

BIDDER SIGNATURE _____ DATE _____

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Auction Terms & Conditions

421.7 +/- Acres | Vigo & Clay Counties, Indiana | Listing # CT2637437AU | Seller: Orren Farms, LLC

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 Geswein Farm & Land Realty at 765-426-6666 at least two days prior to the sale.

UPON CONCLUSION OF THE AUCTION: The Winning Bidder(s) will enter 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 PM EST 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 Integrity Title Services. Wire transfer of Earnest Money to Integrity Title Services must be completed by January 8, 2027, by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on or before January 8, 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 6, 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 5, 2027. Closing to take place at Integrity Title Services in Terre Haute, Indiana. Final settlement will require wire transfer.

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.

HUNTING RIGHTS: As a condition of this sale, the successful Bidder (Buyer) shall grant to Seller, Orren Farms, LLC, and its successors and assigns, the exclusive right to hunt on the Property and to maintain and relocate the existing in-ground pit blinds, on the terms of the Agreement for Exclusive Hunting Rights and Maintenance of Pit Blinds included in this bidder packet. Buyer shall sign the Agreement at closing. This condition applies to any bid accepted by Seller and is not subject to negotiation after the auction.

IRRIGATION EQUIPMENT: All overhead and underground irrigation equipment owned by Seller and located on the Property is included in the sale and conveys to the Buyer(s) at closing for no additional consideration, AS IS, WHERE IS, with all faults. Included equipment consists of all Seller-owned irrigation equipment on or serving the Property, including but not limited to: center pivot and other overhead irrigation systems, with their towers, spans, drive units, gearboxes, tires, end guns, sprinkler packages and drops, and control panels; underground mainline, lateral and supply piping, risers, valves, hydrants, fittings and couplers; irrigation wells, well casings, pumps, motors and pump bases; generators, engines and other power units; fuel tanks; and related electrical panels, wiring, controls, monitoring devices and appurtenances.

Seller and Geswein Farm & Land Realty, LLC make no representation or warranty, express or implied, as to the age, condition, operability, capacity, output, performance or remaining useful life of any irrigation equipment; the quantity, quality or availability of any water supply; the location or depth of any underground piping, wiring or wells; or the compliance of any equipment, well or water use with any federal, state or local law, regulation, permit or registration requirement, including any requirement of the Indiana Department of Natural Resources. Bidders are responsible for their own inspection of the irrigation equipment prior to bidding. The transfer or updating of any well, water-withdrawal, utility or electrical service registration, account or permit is the Buyer's responsibility. Equipment owned by a tenant, utility or other third party, and any leased equipment, is not included. Irrigation equipment conveys with the tract on which it is located.

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

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Auction Terms & Conditions (continued)

EROSION CONTROL LAND CONSERVANCY: Buyer agrees to assume responsibility for complying with an Agreement for Services dated March 24, 2022, between John Harlan and Ouabache Land Conservancy, a copy of which is attached hereto, made a part hereof, and marked for identification as Exhibit "A" (the "OLC Agreement"). The Buyer shall execute a document at Closing assuming responsibility for compliance with the OLC Agreement and releasing, holding harmless and agreeing to indemnify Seller for any loss, damage, cost or expense incurred by Seller as a result of Buyer's failure to comply with the OLC Agreement.

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 (at instruction of the seller), 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).

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.

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.

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

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

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

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Auction Terms & Conditions (continued)

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.

SELLER: Orren Farms, LLC

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

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Exclusive Hunting Rights Agreement (1 of 2)

AGREEMENT FOR EXCLUSIVE HUNTING RIGHTS AND MAINTENANCE OF PIT BLINDS

THIS AGREEMENT FOR EXCLUSIVE HUNTING RIGHTS AND MAINTENANCE OF PIT BLINDS ("Agreement") is entered into as of the ___ day of _____, 2027, by and between _____ ("Grantor") and Orren Farms, LLC, an Indiana limited liability company ("Grantee").

RECITALS

1. Grantee offered for sale at public auction conducted by Geswein Farm & Land Realty, LLC, with bidding closing January 6, 2027 (the "Auction"), the real property located in Vigo County and/or Clay County, Indiana and legally described on Exhibit A, attached hereto and incorporated herein by reference (the "Subject Property").

2. Grantor was the successful bidder at the Auction. Grantee accepted Grantor's bid, and Grantor and Grantee entered into a Real Estate Purchase Agreement dated _____, 2027 (the "Purchase Agreement"), under which Grantee is conveying the Subject Property to Grantor by deed.

3. The Auction Terms and Conditions and the Purchase Agreement provide that, as a condition of the sale, the purchaser of the Subject Property shall grant to Grantee the exclusive right to enter upon the Subject Property for the purpose of hunting and to maintain and relocate certain in-ground pit blinds which exist on the Subject Property (the "Pit Blinds").

4. Grantor grants such exclusive rights and access pursuant to the terms and conditions stated herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the foregoing premises:

1. **Grant.** For and in consideration of Grantee's conveyance of the Subject Property to Grantor pursuant to the Purchase Agreement, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY unto Grantee and its grantees, transferees, successors and assigns, an exclusive right to hunt on the Subject Property and to maintain and relocate the Pit Blinds existing on the Subject Property, together with reasonable access over the Subject Property for those purposes. Grantor shall not grant the right to hunt upon the Subject Property to any other individual or group unless agreed to by Grantee.

2. **Effective Date and Term.** This Agreement shall take effect upon delivery of the deed conveying the Subject Property to Grantor. This Agreement shall be permanent and in perpetuity unless terminated by a written instrument signed by Grantor and Grantee, or their respective successors and assigns, and recorded in the Office of the Recorder of the county in which the Subject Property is located.

3. **Farming Operations.** Grantee shall take no action during its hunting activities which interferes with Grantor's farming operations on the Subject Property.

Form of agreement to be signed by the Buyer at closing. Exhibit A (legal description of the property) and notary acknowledgments will be attached for recording.

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Exclusive Hunting Rights Agreement (2 of 2)

4. **Pit Blinds.** Grantee shall provide Grantor notice by text, email or phone message of its intent to exercise its rights to maintain or relocate any Pit Blinds on the Subject Property. Grantee shall take no action in maintaining or relocating the Pit Blinds which interferes with Grantor's farming operations thereon.

5. **Use; Matters of Record.** The rights hereunder are granted to Grantee, its successors and assigns, to have and to hold, so long as the rights herein granted shall be used for the express purposes and upon the terms and conditions specified herein, and are subject to all liens, encumbrances, restrictions and prior easements of record.

6. **Indemnity.** Grantee agrees to indemnify, defend, and hold harmless Grantor from and against any and all claims, damages, liabilities, losses, and expenses (including reasonable attorneys' fees) arising out of or relating to Grantee's hunting activities, except to the extent such claims or damages result from the negligence or willful misconduct of Grantor.

7. **Entire Agreement; Covenants Running with the Land.** This Agreement constitutes the entire agreement among the parties hereto with respect to the hunting rights and Pit Blind maintenance herein granted, and no other representations or statements, verbal or written, have been made modifying, adding to or changing any term or condition of this Agreement. Grantor and Grantee hereby covenant and agree that this Agreement, together with all the covenants contained herein, shall run with title to the Subject Property and shall be binding upon all successors, grantees and assigns of each of the respective parties hereto. This Agreement shall be recorded in the Office of the Recorder of the county in which the Subject Property is located.

IN WITNESS WHEREOF, the parties have executed this Agreement for Exclusive Hunting Rights and Maintenance of Pit Blinds by themselves and their duly authorized officers and members, respectively, as of the ___ day of _____, 2027.

GRANTOR:

_____
By: _____
Printed: _____

GRANTEE:
Orren Farms, LLC

_____
By: Preston Wagner, Member

Form of agreement to be signed by the Buyer at closing. Exhibit A (legal description of the property) and notary acknowledgments will be attached for recording.

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Exhibit "A" — Ouabache Land Conservancy Agreement for Services (1 of 5)

EXHIBIT "A"

Otter Creek Cost-Share Program
Agreement for Services

John Harlan
Participant Name (Printed)

*** Please use the official name used on all tax documentation for the individual or entity entering into this agreement.***

I. Purpose of this Agreement.
This agreement is entered into between the Ouabache Land Conservancy, IDEM grant-holder, and the above named participant for the purpose of cost-sharing on conservation practices agreed upon and designed for and by the OLC Otter Creek Cost-Share Program (further known as the Program).

II. Definitions

A. *Best Management Practice (BMP)*: Land treatments that reduce or prevent non- point source pollutants such as: *E. coli*, sediment, nutrients, etc.)

B. *Certify/Certification*: Verification or statement of fact (i.e. Certify that a practice is installed according to specifications).

C. *Conservation plan*: A plan of work created by NRCS and/or one of the participating SWCDs that documents the conservation decisions made by parties of interest: including planned practices, their location, and dates they may be applied.

D. *Cost –share*: Method of payment for installation of practices whereby the expenses are shared between two or more parties.

E. *Easement*: A land agreement whereby the land is owned by one party, but rights to use the land is given to another.

F. *Grant Executor*: Organization contracted to conduct grant-activities, Arion Consultants

G. *Natural Resources Conservation Service Field Office Technical Guide (NRCS FOTG)*: The field manual used by the NRCS to install and/or apply BMP's.

H. *Non-point source pollution*: pollutants (sediment, fuel, oil, chemicals, etc.) that reach surface water through rainfall and snowmelt runoff.

I. *Participating SWCD*: Soil and Water Conservation District offices in Clay, Parke and Vigo Counties.

J. *Watershed*: An area of land that drains to a particular water body, such as a stream or river.

III. Certification of Eligibility
The undersigned certifies that the land under agreement is eligible for the Program to the best of their knowledge. In this instance eligible is defined as:
1) Located within the Otter Creek critical areas, as defined in the *Otter Creek Cost-Share Program* and the *Otter Creek Watershed Management Plan*

A013 - John Harlan

Otter Creek Cost-Share Program Agreement for Services, John Harlan and Ouabache Land Conservancy, dated March 24, 2022; assumed by Orren Farms, LLC and carries with the deed. See Erosion Contro

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Exhibit "A" — Ouabache Land Conservancy Agreement for Services (2 of 5)

2) The Agreement will be signed by the applicant and/or landowner(s) with controlling interest in the BMP.

IV. Agreement

The participant Agrees to:

1) Apply the best management practices identified herein to the land under agreement, and:

a. Submit receipts annually for 1 year(s). Receipts are due by December 1st.

b. Complete all projects and turn in all receipts before December 1, 2023.

c. Complete all projects to the specifications described in the NRCS Field Office Technical Guide (FOTG).

2) Accomplish the fulfillment of the agreement including, but not limited to: finding contractors, ensuring the project is installed on time, locating seed mixes/equipment, etc.

3) Obtain all permits, easements, and other approvals for applying this cost-share project. Permit fees are not eligible for cost-share reimbursement.

4) Maintain vegetative practices (i.e. filter strips, no-till equipment, nutrient management, pest management, waste management, etc.) for 5 years. Maintain cover crops for 1 year. Maintain all structural practices (i.e. grade stabilization structures, rock chutes, etc.) for 10 years.

5) Allow Otter Creek Steering committee members (including SWCD, NRCS, Indiana State Department of Agriculture, and Indiana Department of Environmental Management, and Arion Consultants representatives) access to the land under agreement to monitor installation and post-installation activities for certification.

6) There is a $10,000.00 maximum limit for receiving cost-share dollars through this program.

V. Payment

Both parties recognize that this is a cost-share program, all payments due to participants will be made in arrears, and only eligible expenses will be reimbursed. Eligible expenses are those expenses incurred while installing or applying the best management practices for the reduction and prevention of non-point source pollution as agreed upon in this contract and approved application. Ineligible expenses include: large new equipment purchases, drainage, dredging, or flood control projects, incentive payments, yield loss payments, NPDES or CFO- permit required practices, and permit fees of any kind.

1) The OLC agrees to reimburse the participant up to seventy-five percent (75%) of eligible expenses incurred by PARTICIPANT in respect to implementation of the BMP's, up to a maximum reimbursement of REDACTED.

2) The OLC agrees to reimburse the participant up to ninety percent (90%) of eligible expenses incurred by the PARTICIPANT with the respect to development of CAP up to a maximum reimbursement of $ n/a.

3) The participant will be reimbursed at an hourly rate of $20/hour for in-kind service match and $30/acre for agricultural plantings. The participant agrees to provide the following cost-share in cash or in-kind service: REDACTED.

4) In order for cost-share activities to be billed to the OLC, a claim voucher with the original receipt must be presented to the OLC.

5) Payment will only be made for those activities that meet NRCS FOTG specifications or other

A013 - John Harlan

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Exhibit "A" — Ouabache Land Conservancy Agreement for Services (3 of 5)

standards.

6) Reimbursement for work completed will be received approximately six to eight weeks after OLC has been provided the appropriate documentation and invoices for the work completed.

7) Participant agrees to retain all records related to the cost-share program for 5 years after the completion of the terms of this agreement.

VI. Appeals

Appeals related to any decision rendered by a OLC representative may be made to the OLC Board of Directors. Appeals related to restrictions of the cost-share program may be addressed to the Indiana Department of Environmental Management (IDEM), Office of Water Quality, Watershed Management Section.

VII. Provision for the Protection of Listed Species and Special Sites

Both parties agree that work will be discontinued in the event that an endangered, threatened, or species of special concern is encountered, or an archaeological or historic site is discovered, on contracted lands during the course of this agreement.

VIII. Modifications/Corrections to the Agreement

The OLC reserves the right to unilaterally correct all data entry or computational errors made in completion of the contract. All other modifications to the agreement must be made by mutual agreement of both parties in writing and be signed by both parties.

IX. Violations

All violations of this agreement will be subject to the following remedies:

1) Scenario: Work has been completed incorrectly, has not been certified. Remedy: Non-reimbursement unless the participant corrects the installation to required specifications.

2) Scenario: Work was certified and paid for, but then tore out, disregarded, etc. Remedy: IDEM will investigate the violation and impose the appropriate resolution.

The knowing misrepresentation of any fact in this agreement will constitute a violation of this agreement. Such violations will be turned over to IDEM for resolution.

X. Termination of the Agreement

This agreement will be terminated should acts of a local, state, or federal governing body render the agreement to be unlawful. Further, if an enacted statute would change the terms and conditions of this agreement, the participant may choose to accept the new terms of the agreement or terminate the contract.

XI. Certification of Control

The participant certifies that he or she has control of the land for the period of the agreement. If the participant loses control of the land under agreement within the specified period, the following stipulations apply:

1) The purchaser may choose to assume responsibility of the agreement and the participant will no longer be held responsible for fulfilling conditions of this agreement OR

2) The participant must reimburse all cost-share monies paid by the OLC.

A013 - John Harlan

Otter Creek Cost-Share Program Agreement for Services, John Harlan and Ouabache Land Conservancy, dated March 24, 2022; assumed by Orren Farms, LLC and carries with the deed. See Erosion Contro

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Exhibit "A" — Ouabache Land Conservancy Agreement for Services (4 of 5)

XII. Practices to be applied

The participant agrees to apply the following practices to the following tracts.

Practice (Code) & Description	Tract	Fields	Acres
638 Water and Sediment Control Basin	11240	2	7 basins

Project Total Cost:

Cost-Share Reimbursement Portion (75% of Total):

In-Kind Services, Cash, or Match (25% of Total):

REDACTED

A013 - John Harlan

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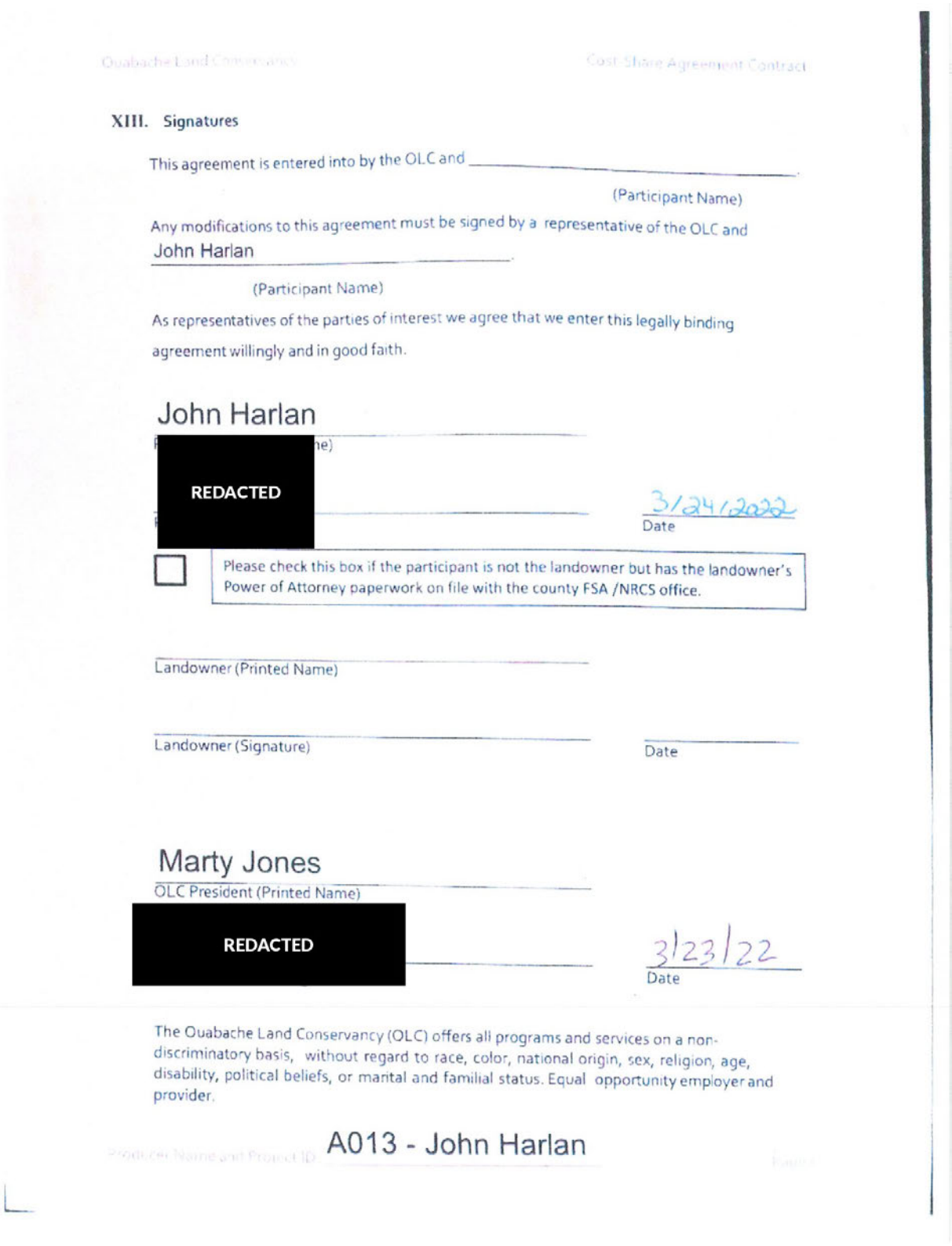
Exhibit "A" — Ouabache Land Conservancy Agreement for Services (5 of 5)



Ouabache Land Conservancy — Cost-Share Agreement Contract

XIII. Signatures

This agreement is entered into by the OLC and _____.
(Participant Name)

Any modifications to this agreement must be signed by a representative of the OLC and John Harlan.
(Participant Name)

As representatives of the parties of interest we agree that we enter this legally binding agreement willingly and in good faith.

John Harlan
(Participant Name)

REDACTED

3/24/2022
Date

☐ Please check this box if the participant is not the landowner but has the landowner's Power of Attorney paperwork on file with the county FSA /NRCS office.

Landowner (Printed Name)

Landowner (Signature) Date

Marty Jones
OLC President (Printed Name)

REDACTED

3/23/22
Date

The Ouabache Land Conservancy (OLC) offers all programs and services on a non-discriminatory basis, without regard to race, color, national origin, sex, religion, age, disability, political beliefs, or marital and familial status. Equal opportunity employer and provider.

Producer Name and Project ID: A013 - John Harlan

Otter Creek Cost-Share Program Agreement for Services, John Harlan and Ouabache Land Conservancy, dated March 24, 2022; assumed by Orren Farms, LLC and carries with the deed. See Erosion Contro

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FSA-156EZ Farm Record — Farm 6792 (1 of 5)

INDIANA
VIGO
Form: FSA-156EZ
See Page 5 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6792
Prepared : 11/18/26 11:10 AM CST
Crop Year : 2027

Operator Name : [redacted]
CRP Contract Number(s) : None
Recon ID : 18-167-2022-36
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
556.73	354.63	354.63	0.00	0.00	0.00	0.00	0.0	Active	6

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	354.63	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	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	123.10	0.00	102	0
Soybeans	218.72	0.00	36	0
TOTAL	341.82	0.00		

NOTES

Tract Number : 4513

Description : T.12N-R.8W/J-6
FSA Physical Location : INDIANA/VIGO
ANSI Physical Location : INDIANA/VIGO
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ORREN FARMS LLC
Other Producers : None
Recon ID : None

Page: 1 of 5

USDA Farm Service Agency, Abbreviated 156 Farm Record, crop year 2027, prepared 11/18/2026.

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FSA-156EZ Farm Record — Farm 6792 (2 of 5)

INDIANA
VIGO
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6792
Prepared : 11/18/26 11:10 AM CST
Crop Year : 2027

Tract Land Data

Tract 4513 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
367.54	237.83	237.83	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	237.83	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	79.20	0.00	102
Soybeans	149.85	0.00	36
TOTAL	**229.05**	**0.00**	

NOTES

Tract Number : 4514

Description : T.12N-R.SW-J-6
FSA Physical Location : INDIANA/VIGO
ANSI Physical Location : INDIANA/VIGO
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ORREN FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
51.35	29.94	29.94	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	29.94	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	14.97	0.00	102
Soybeans	14.14	0.00	36
TOTAL	**29.11**	**0.00**	

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FSA-156EZ Farm Record — Farm 6792 (3 of 5)

INDIANA
VIGO
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6792
Prepared : 11/18/26 11:10 AM CST
Crop Year : 2027

Tract 4514 Continued ...

NOTES

Tract Number	:	**4844**
Description	:	Lost Creek Sec 24 SE
FSA Physical Location	:	INDIANA/VIGO
ANSI Physical Location	:	INDIANA/VIGO
BIA Unit Range Number	:	
CRP Contract Number(s)	:	None
HEL Status	:	HEL field on tract.Conservation system being actively applied
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	ORREN FARMS LLC
Other Producers	:	None
Recon ID	:	None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.07	54.62	54.62	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	54.62	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	18.19	0.00	102
Soybeans	34.41	0.00	36
TOTAL	**52.60**	**0.00**	

NOTES

Tract Number	:	**5851**
Description	:	
FSA Physical Location	:	INDIANA/VIGO
ANSI Physical Location	:	INDIANA/VIGO
BIA Unit Range Number	:	
CRP Contract Number(s)	:	None
HEL Status	:	HEL field on tract.Conservation system being actively applied
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	ORREN FARMS LLC

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FSA-156EZ Farm Record — Farm 6792 (4 of 5)

INDIANA
VIGO
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6792
Prepared : 11/18/26 11:10 AM CST
Crop Year : 2027

Tract 5851 Continued ...

Other Producers : None
Recon ID : 18-167-2019-51

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
20.12	4.68	4.68	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	4.68	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	1.56	0.00	102
Soybeans	2.95	0.00	36
TOTAL	**4.51**	**0.00**	

NOTES

Tract Number : 5852

Description :
FSA Physical Location : INDIANA/CLAY
ANSI Physical Location : INDIANA/CLAY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ORREN FARMS LLC
Other Producers : None
Recon ID : 18-167-2019-52

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
43.50	27.41	27.41	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	27.41	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	9.13	0.00	102

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FSA-156EZ Farm Record — Farm 6792 (5 of 5)

INDIANA
VIGO
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6792
Prepared : 11/18/26 11:10 AM CST
Crop Year : 2027

Tract 5852 Continued ...

Soybeans	17.27	0.00	36
TOTAL	26.40	0.00	

NOTES

Tract Number	:	**5853**
Description	:	
FSA Physical Location	:	INDIANA/VIGO
ANSI Physical Location	:	INDIANA/VIGO
BIA Unit Range Number	:	
CRP Contract Number(s)	:	None
HEL Status	:	HEL field on tract.Conservation system being actively applied
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	ORREN FARMS LLC
Other Producers	:	None
Recon ID	:	18-167-2019-52

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
0.15	0.15	0.15	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	0.15	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	0.05	0.00	102
Soybeans	0.10	0.00	36
TOTAL	0.15	0.00	

NOTES

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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.

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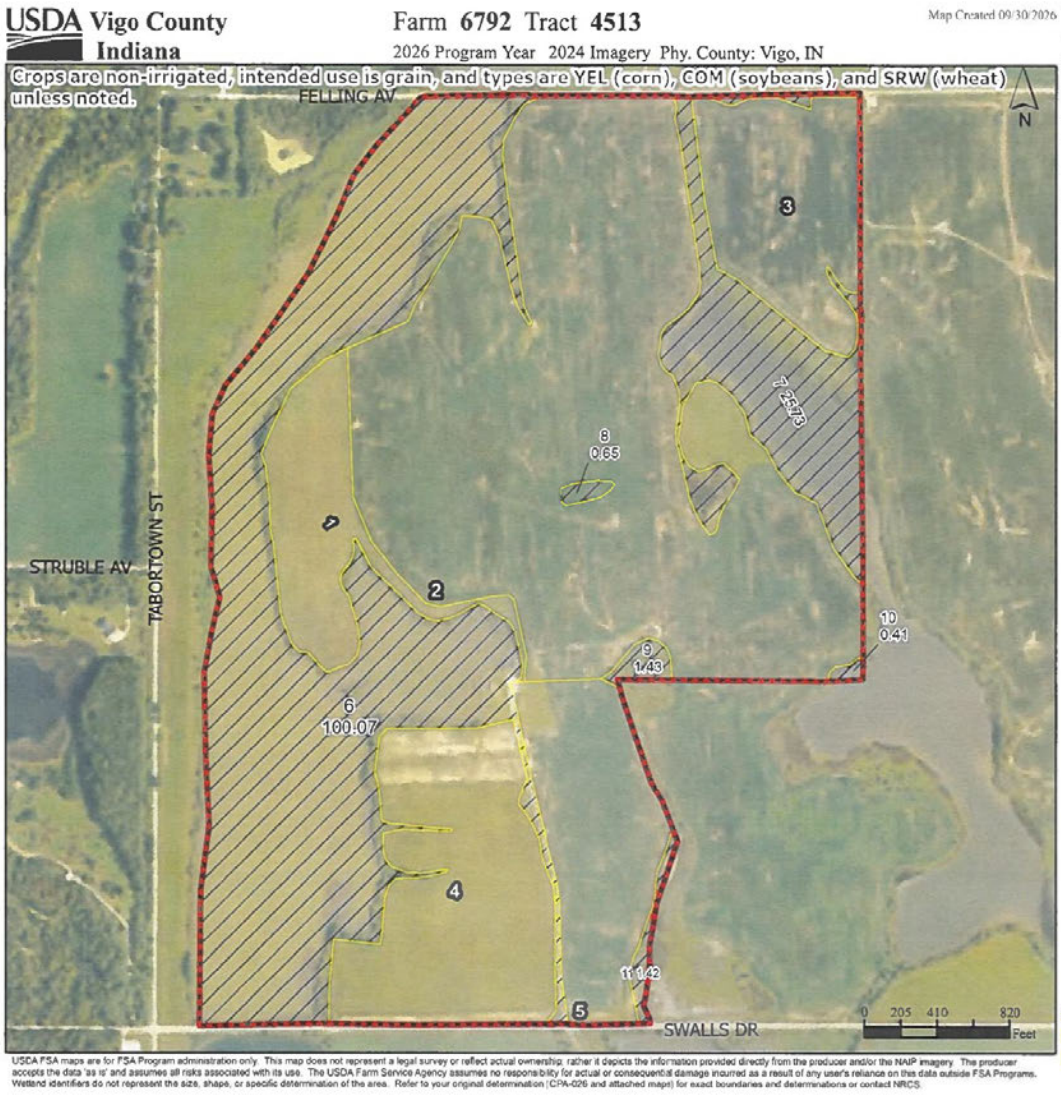
FSA Map — Farm 6792, Tract 4513



CLU	Acres	HEL	Crop
1	18.46	HEL	
2	132.23	HEL	
3	24.33	HEL	
4	37.38	HEL	
5	25.43	HEL	
6	100.07	UHEL	NC
7	25.73	UHEL	NC
8	0.65	UHEL	NC
9	1.43	UHEL	NC
10	0.41	UHEL	NC
11	1.42	UHEL	NC

Tract Cropland Total: 237.83 acres

USDA Farm Service Agency, 2026 program year (2024 imagery). FSA maps are for program administration only; FSA tracts differ from the auction tracts.

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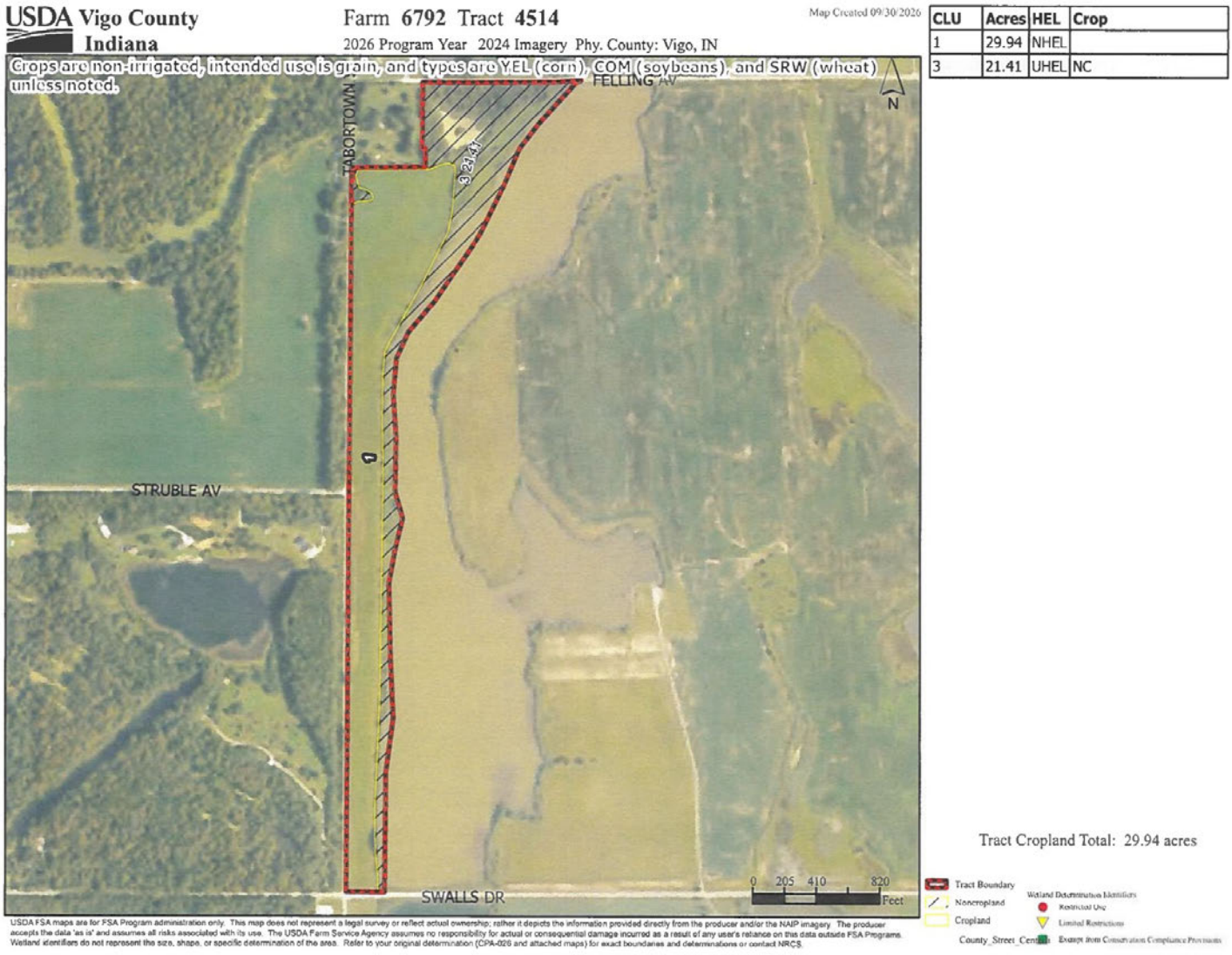
FSA Map — Farm 6792, Tract 4514



CLU	Acres	HEL	Crop
1	29.94	NHEL	
3	21.41	UHEL	NC

USDA Farm Service Agency, 2026 program year (2024 imagery). FSA maps are for program administration only; FSA tracts differ from the auction tracts.

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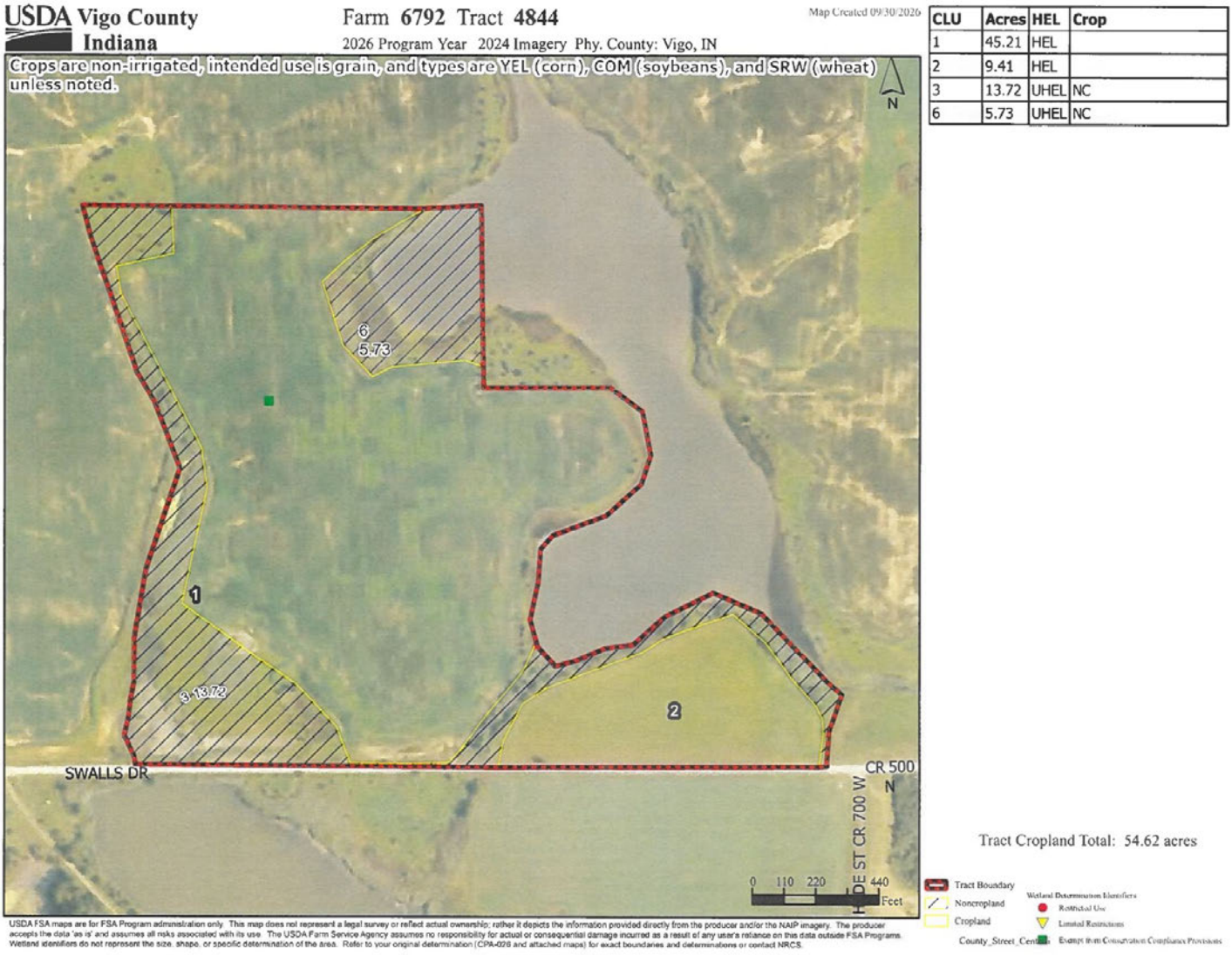
FSA Map — Farm 6792, Tract 4844



CLU	Acres	HEL	Crop
1	45.21	HEL	
2	9.41	HEL	
3	13.72	UHEL	NC
6	5.73	UHEL	NC

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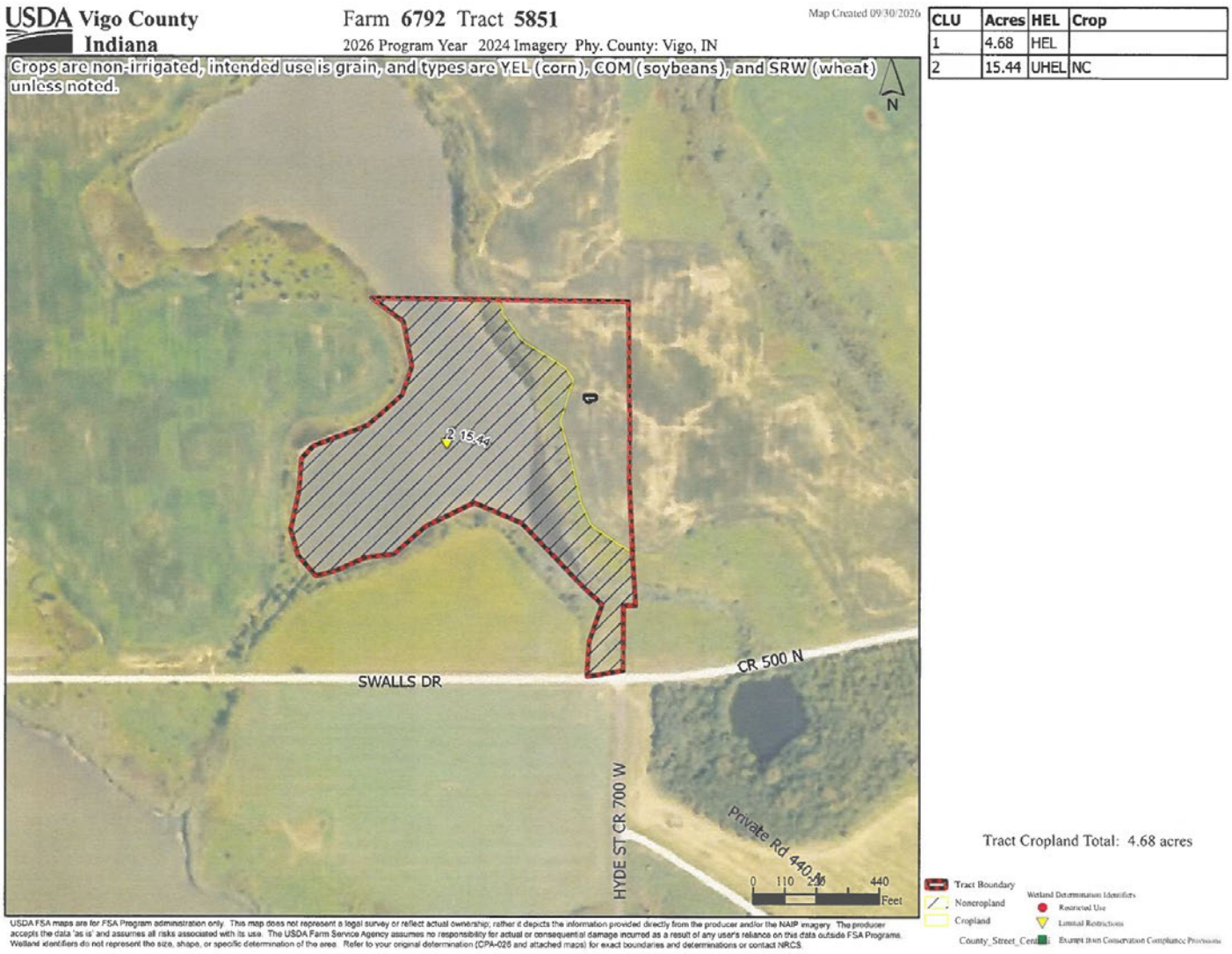
FSA Map — Farm 6792, Tract 5851



CLU	Acres	HEL	Crop
1	4.68	HEL	
2	15.44	UHEL	NC

USDA Farm Service Agency, 2026 program year (2024 imagery). FSA maps are for program administration only; FSA tracts differ from the auction tracts.

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FSA Map — Farm 6792, Tract 5852



CLU	Acres	HEL	Crop
1	20.56	NHEL	
2	1.69	NHEL	
3	5.16	HEL	
4	5.13	UHEL	NC
5	10.96	UHEL	NC

Tract Cropland Total: 27.41 acres

USDA Farm Service Agency, 2026 program year (2024 imagery). FSA maps are for program administration only; FSA tracts differ from the auction tracts.

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FSA Map — Farm 6792, Tract 5853



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Legal Description, Parcels & Taxes

BRIEF LEGAL DESCRIPTION

Subject to final survey. A new survey will be required.

PARCELS *Subject to final survey*

Vigo County (13 parcels)
Part of 84-07-24-151-001.000-007
Part of 84-07-24-126-001.000-007
Part of 84-07-24-400-006.000-007
Part of 84-07-24-400-007.000-007
Part of 84-07-24-400-005.000-007
Part of 84-07-24-400-004.000-007
Part of 84-07-24-400-001.000-007
84-07-24-400-002.000-007
84-07-24-200-005.000-007
84-07-24-200-004.000-007
84-07-24-200-002.000-007
84-07-24-200-003.000-007
84-07-24-400-003.000-007

Clay County (3 parcels)
11-03-19-200-007.000-011
11-03-19-200-007.001-011
11-03-30-200-007.001-011

ACREAGE

MEASURE	ACRES	SOURCE
Total, 2 tracts	421.7 +/-	Estimated acreage; subject to final survey
Tract 1	151.7 +/-	Estimated acreage; subject to final survey
Tract 2	270 +/-	Estimated acreage; subject to final survey
FSA farmland	556.73	FSA-156EZ, Farm 6792, Tracts 4513, 4514, 4844, 5851, 5852 and 5853, crop year 2027
FSA crop acres	354.63	FSA-156EZ, Farm 6792 (pages 24–34); FSA tract lines differ from the auction tracts

A new survey will be required. The bid price per acre will be multiplied by the final surveyed acreage to determine the purchase 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. See the Terms & Conditions (Survey).

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).

The parcel numbers and legal description are taken from sources deemed reliable, but no warranty or representation is made as to their accuracy. See the Auction Terms & Conditions (pages 14–16). They are provided for identification only and are not a substitute for a title commitment.

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