45.3 +/- ACRES FARMLAND · MARION TOWNSHIP · JASPER COUNTY, INDIANA

Timed Online
FARMLAND AUCTION

BIDDING CLOSES TUESDAY, JANUARY 5, 2027

10:00 AM Central / 11:00 AM Eastern · Soft Close · Online & Phone Bidding



45.3 +/- ACRES
OFFERED IN ONE TRACT
JASPER COUNTY, 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
Tue, Jan 5, 2027 · Soft Close
10:00 AM Central / 11:00 AM Eastern

FORMAT
Timed Online Auction · one tract
Online & phone bidding

PROPERTY
45.3 +/- acres farmland
44.09 +/- est. crop acres · Surety WAPI 147

REGISTER BY
Mon, Jan 4, 2027 · 5:00 PM EST
Online at auctions.gfarmland.com or by phone form

INSPECTION
By appointment
Craig Stevenson · (574) 870-4383

EARNEST MONEY
10% by wire · Thu, Jan 7
Wired to Land Title Agency, Rensselaer

Questions about the property: Craig Stevenson, ALC, Auction Representative · (574) 870-4383 · craig@edgeswein.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
Hunting rights: As a condition of sale, the Buyer grants the Seller exclusive hunting rights. See Key Terms (page 8) and pages 14–15.

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Page numbers and this contents page are generated from the packet plan.

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45.3 +/- Acres · Marion Township, Jasper County, Indiana



THE FARM

- **One tract: 45.3010 +/- acres**
- 44.09 +/- estimated crop acres
- Surety WAPI 147
- FSA Farm 8125, Tract 19973 (records on pages 19–21)
- 1851 E Daugherty Road, Rensselaer, Indiana
- Marion Township, Jasper County
- Located west of St. Joseph College and south of Jasper County Airport
- Lat/Long: 40.9195, -87.1716

SOILS

- Papineau sandy loam (43.0%)
- Iroquois fine sandy loam (20.6%)
- Simonin loamy sand (14.2%)
- Houghton muck, drained (12.7%)

TERMS TO KNOW

- Open lease for 2027 and beyond
- Buyer grants Seller exclusive hunting rights (pages 14–15)
- Final bid price subject to approval or rejection by Seller

JAN
5

TIMED ONLINE AUCTION
Bidding closes Tuesday, January 5, 2027
10:00 AM Central / 11:00 AM Eastern
Online at auctions.gfarmland.com
Phone bidding available · (765) 426-6666
Auctioneer Johnny Klemme, CAI · IN # AU12000053



AUCTION REPRESENTATIVE
Craig Stevenson, ALC
(574) 870-4383
craig@edgeswein.com

REGISTER

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Aerial Map — 45.3 +/- Acres, Section 36, Marion Township



Land id® map. Boundary lines are approximate and for illustration only.

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Aerial Views





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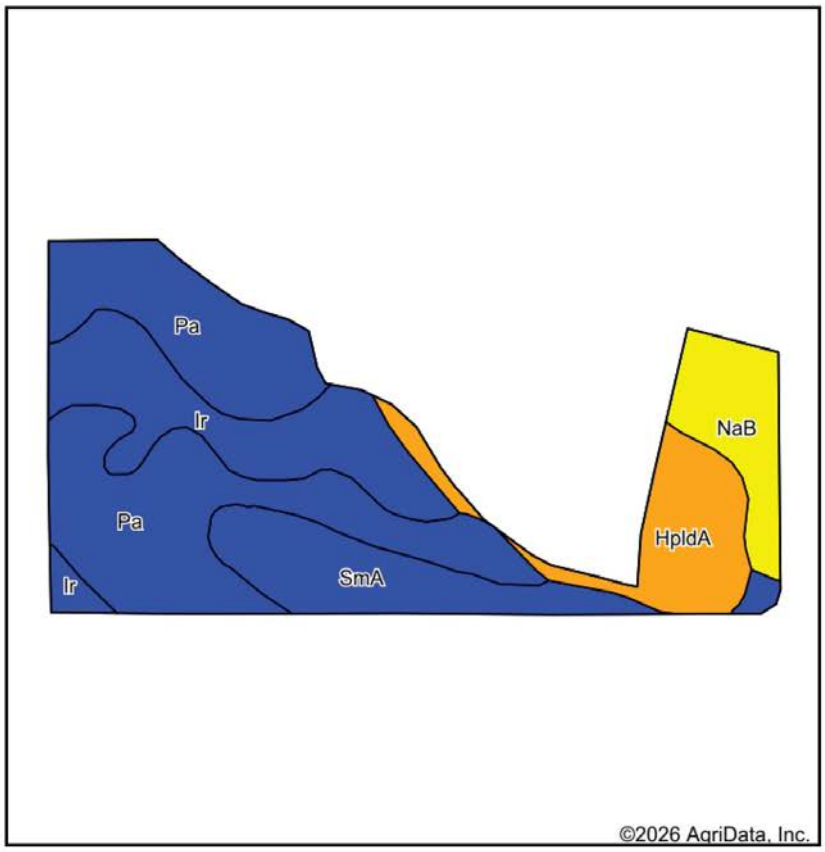
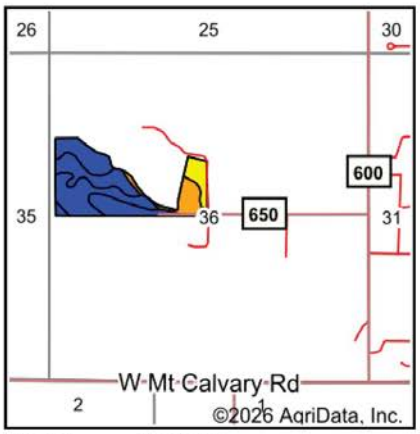
Soils Map

Soils Map





State: **Indiana**
County: **Jasper**
Location: **36-29N-7W**
Township: **Marion**
Acres: **44.09**
Date: **8/7/2026**

GESWEIN FARM & LAND

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

Area Symbol: IN073, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Pa	Papineau sandy loam	18.98	43.0%		> 6.5ft.	IIw	150	5	10	46	68	63	63	55
Ir	Iroquois fine sandy loam	9.10	20.6%		0.2ft.	IIw	170	6	11	47	68	71	71	66
SmA	Simonin loamy sand, 0 to 2 percent slopes	6.24	14.2%		> 6.5ft.	IIs	132	5	8	43	59	60	60	39
HpldA	Houghton muck, drained, disintegration moraine, 0 to 1 percent slopes	5.58	12.7%		0ft.	IIIw	154	5	10	54	61	92	92	88
NaB	Nesius fine sand, 1 to 3 percent slopes	4.19	9.5%		> 6.5ft.	IVs	96	4	6	30	43	52	52	36
				Weighted Average		**2.32**	**147**	**5.1**	**9.5**	**45.3**	**63.5**	***n 66.9**	***n 66.9**	***n 57.4**

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

Soils data provided by USDA and NRCS via Surety® / AgriData, Inc.

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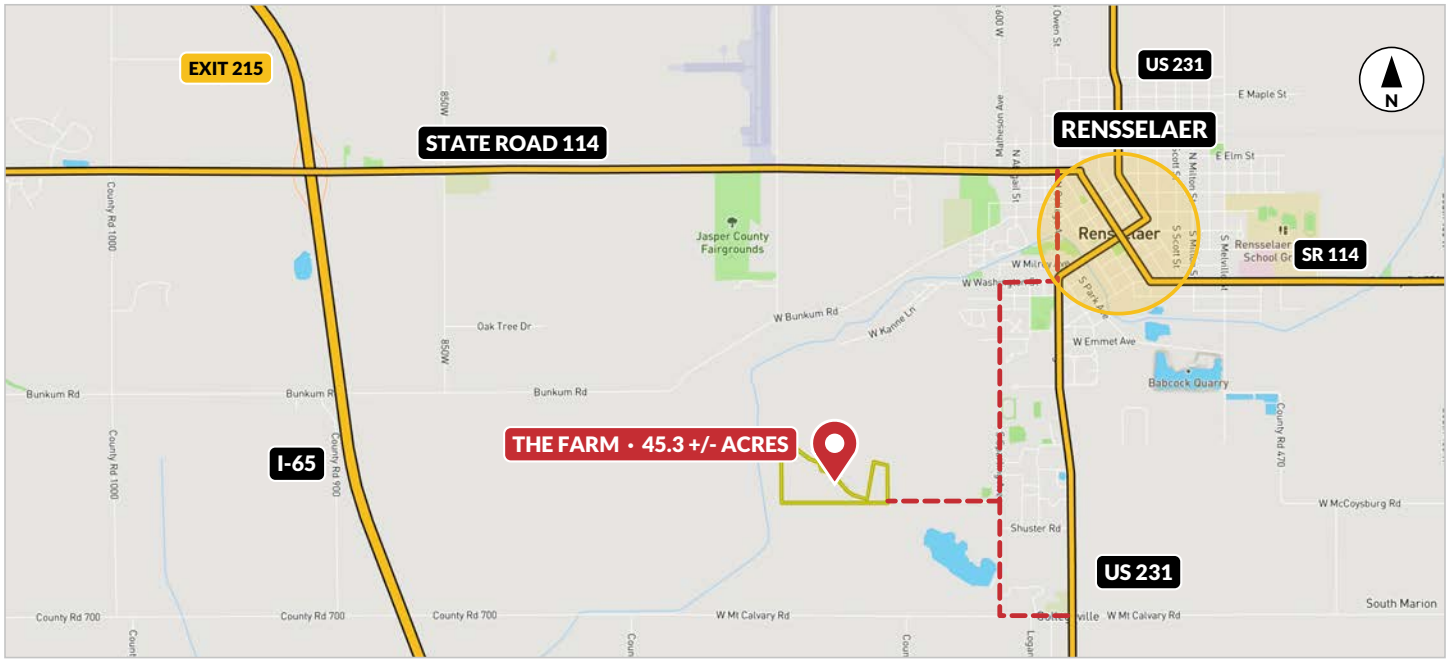
Driving Directions & Property Location



Map: Land id® · © Mapbox · © OpenStreetMap. Gold lines: I-65, US 231 and State Road 114. Red dashes: route to the farm. Roads and distances are approximate.

PROPERTY LOCATION

1851 E Daugherty Road, Rensselaer, IN 47978
Marion Township, Jasper County, Indiana · Lat/Long 40.9195, -87.1716
Located west of St. Joseph College and south of Jasper County Airport.

FROM I-65

1. Take **Exit 215** and go east on **State Road 114** (W Clark St) about 3.4 miles into Rensselaer. Turn right (south) on **College Avenue**.
2. Follow College Avenue about 0.5 mile to Washington Street (US 231). Turn right (west) on **W Washington Street**.
3. Go about a quarter mile to **Sparling Avenue**. Turn left (south).
4. Follow Sparling Avenue about 1 mile to **Daugherty Road**. Turn right (west).
- The farm begins about 0.5 mile ahead on the north (right) side of Daugherty Road. Watch for signs.

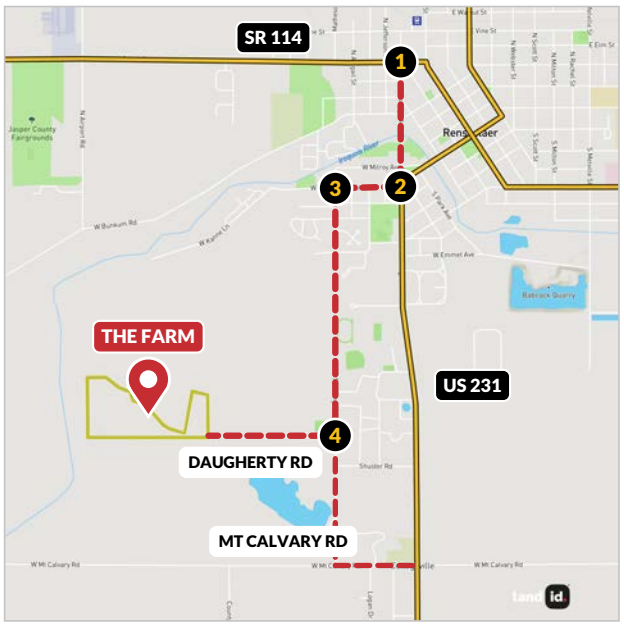
FROM RENSSELAER ON US 231

Where US 231 turns at Washington Street and College Avenue (marker 2), go west on W Washington Street and follow steps 3 and 4.

FROM THE SOUTH ON US 231

At Collegeville, turn west on W Mt Calvary Road and go about 0.3 mile to Sparling Avenue. Turn right (north) and go about 0.5 mile to Daugherty Road, then turn left (west).

CLOSE-UP: THE LAST TWO MILES



INSPECTION BY APPOINTMENT
Call Auction Representative **Craig Stevenson** at **(574) 870-4383** to arrange a time to walk the farm. Every bidder is responsible for their own inspection; see the Terms & Conditions (pages 12–13).

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 TUESDAY, JANUARY 5, 2027 @ 10:00 AM CENTRAL / 11:00 AM EASTERN

Timed Online auction · Online & Phone Bidding · auctions.gfarmland.com · Listing # CS263745AU

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 Monday, January 4, 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 10 (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 Monday, January 4, 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 Central / 11:00 AM Eastern on Tuesday, January 5, 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. The farm is offered in one tract; the final bid price is subject to approval or rejection by the Seller.

LEGAL REPRESENTATION

Any bidder who intends to involve legal counsel must disclose it at registration using the Legal Representation Disclosure Form on page 11. 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.

BIDDER TUTORIAL

Scan the QR code for a short video on how to register and bid online.

MORE INFORMATION

Property questions: Craig Stevenson, (574) 870-4383, 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

KEY TERMS AT A GLANCE

EARNEST MONEY
10% of the purchase price by wire transfer directly to Land Title Agency by 5:00 PM EST Thu, Jan 7, 2027. Send proof of transfer to GFL (text, email or fax).

PURCHASE AGREEMENT
Executed and returned with no modifications by 5:00 PM EST Wed, Jan 6, 2027.

CLOSING
On or before Fri, Feb 5, 2027 at Land Title Agency, Rensselaer, 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
New survey only where needed to convey title; cost shared equally by Seller and Buyer. If surveyed, the bid is adjusted to exact surveyed acres.

BIDDING
Minimum bid increase $5,000. Soft close: any bid in the final 5 minutes extends bidding 5 minutes.

SELLER APPROVAL
Final bid price is 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 14–15, to be signed by the Buyer.

Full terms: pages 12–13

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Dates to Remember

auctions.gfarmland.com

January 2027

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	**4** Registration deadline 5:00 PM EST	**5** BIDDING CLOSES 10 AM CT / 11 AM ET	**6** Purchase agreement due 5:00 PM EST	**7** Earnest money wire due 5:00 PM EST	8	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 Monday, January 4, 2027. Online bidder registrations must be approved by 5:00 PM EST Monday, January 4, 2027.
- **Bidding closes** Tuesday, January 5, 2027 at 10:00 AM Central / 11:00 AM Eastern (soft close; see page 8).
- **Purchase agreement.** Successful bidders must execute the Purchase Agreement / Sale Contract by 5:00 PM EST Wednesday, January 6, 2027.
- **Earnest money.** Wire transfer of earnest money (10%) due by 5:00 PM EST Thursday, January 7, 2027. Proof of transfer must be sent to GFL (via text, email, or fax).
- **Closing** on or before Friday, February 5, 2027 at Land Title Agency in Rensselaer, 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:** Land Title Agency, Rensselaer, Indiana.

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BIDDER REGISTRATION FORM

JASPER COUNTY, INDIANA | LISTING # CS263745AU | 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 Monday, January 4, 2027

BIDDING CLOSES
Tuesday, January 5, 2027
10:00 AM Central / 11:00 AM Eastern
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 Land Title Agency. Wire transfer of Earnest Money to Land Title Agency must be completed by Thursday, January 7, 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 11

By signing below, bidder acknowledges receipt and understanding of the Terms & Conditions for this auction (pages 12–13), including the Exclusive Hunting Rights Agreement (pages 14–15).

SIGNATURE _____ DATE _____

INDIANA AUCTIONEERS ASSOCIATION · NAA · EQUAL HOUSING OPPORTUNITY

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LEGAL REPRESENTATION DISCLOSURE FORM

JASPER COUNTY, INDIANA | LISTING # CS263745AU | 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 Monday, January 4, 2027

BIDDING CLOSES
Tuesday, January 5, 2027
10:00 AM Central / 11:00 AM Eastern
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

45.3 +/- Acres | Jasper County, Indiana | Listing # CS263745AU | 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 Land Title Agency. Wire transfer of Earnest Money to Land Title Agency must be completed by January 7, 2027, by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on or before January 7, 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 5, 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 Land Title Agency in Rensselaer, 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.

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.

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)

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.

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.

BRIEF LEGAL DESCRIPTION: PART OF THE SW1/4 NW1/4; PART OF THE SE1/4 NW1/4 OF SECTION 36, TOWNSHIP 29 NORTH, 7 WEST, JASPER COUNTY, 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

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. ANNOUNCEMENTS MADE BY THE 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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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 5, 2027 (the "Auction"), the real property located in Jasper 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 Jasper County, Indiana.

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)

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

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 Jasper County, Indiana.

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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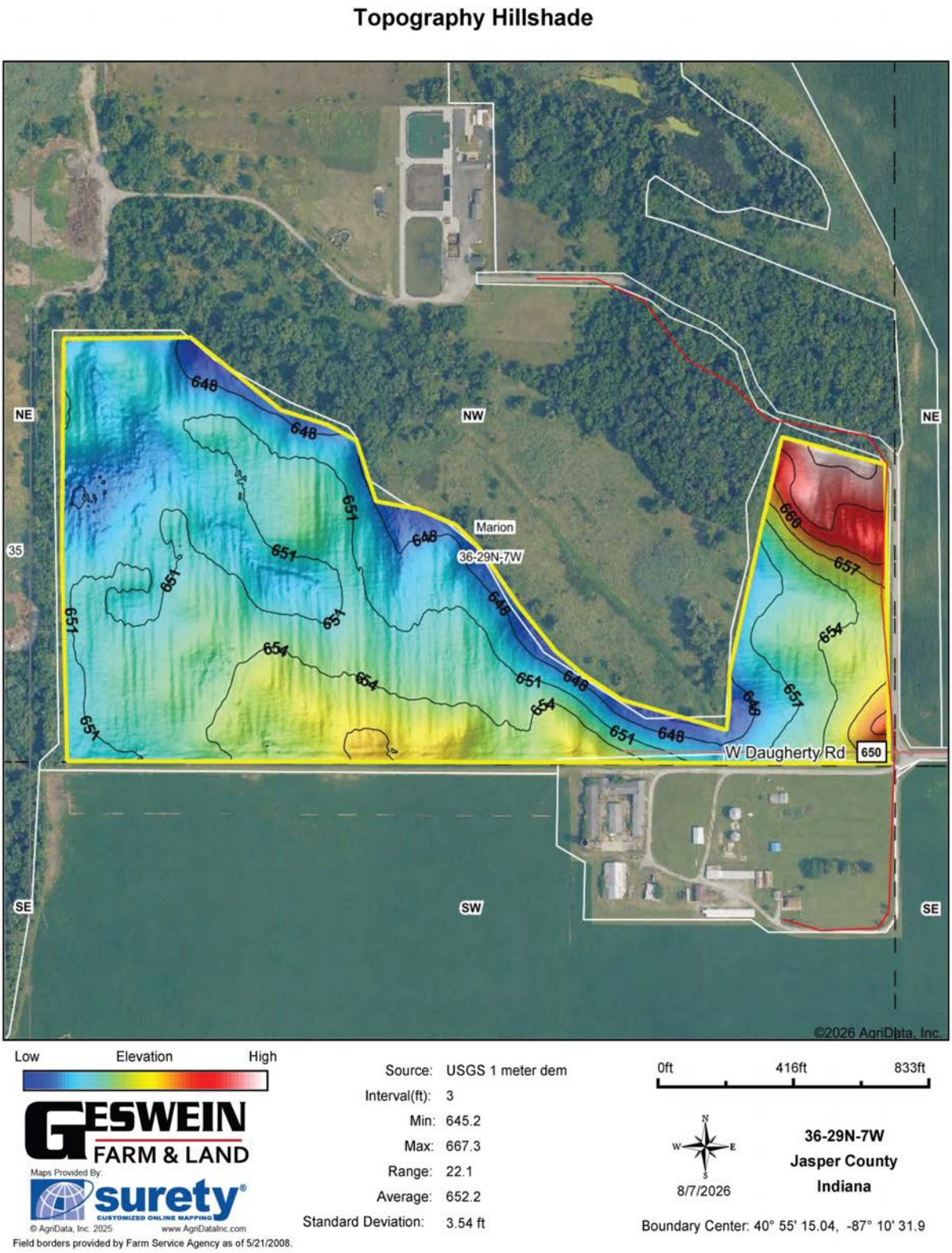
Topography



USGS 1-meter DEM via Surety® / AgriData, Inc.

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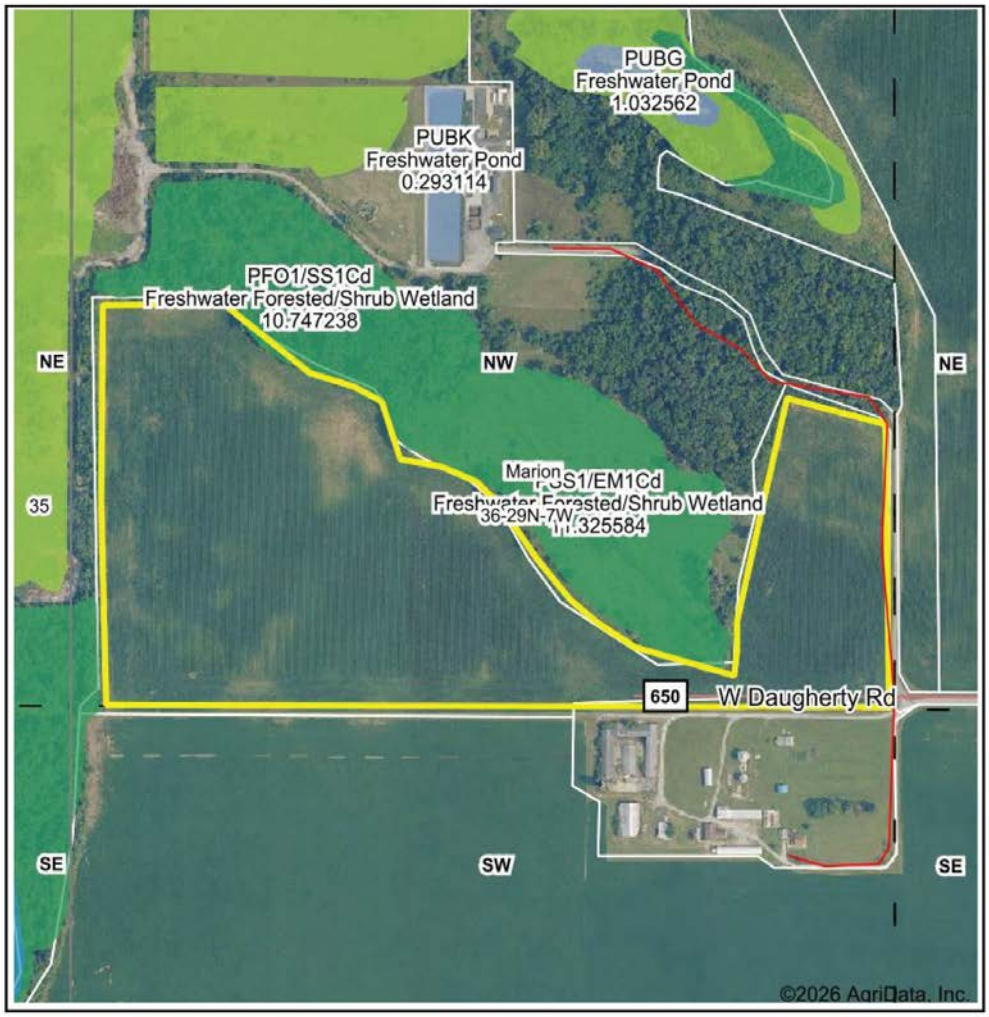
Wetlands Map

Wetlands Map





State: **Indiana**
Location: **36-29N-7W**
County: **Jasper**
Township: **Marion**
Date: **8/7/2026**

GESWEIN FARM & LAND

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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0ft 650ft 1299ft

	Classification Code	Type	Acres
	PFO1/SS1Cd	Freshwater Forested/Shrub Wetland	0.13
	PSS1/EM1Cd	Freshwater Forested/Shrub Wetland	0.03
		Total Acres	0.16

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

National Wetlands Inventory, U.S. Fish & Wildlife Service, via Surety®. Field borders provided by Farm Service Agency as of 5/21/2008.

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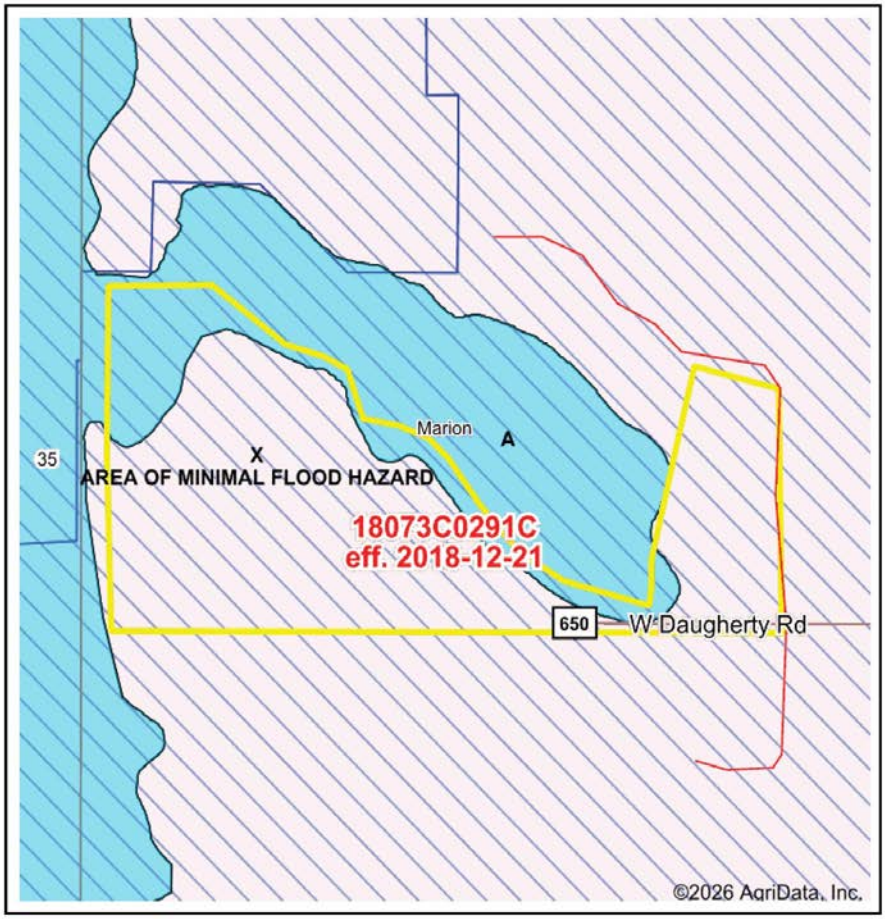
FEMA Flood Report

FEMA Report





Map Center: 40° 55' 15.04, -87° 10' 31.9
State: IN Acres: 44.82
County: Jasper Date: 8/7/2026
Location: 36-29N-7W
Township: Marion

GESWEIN FARM & LAND

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Name	Number	County	NFIP Participation	Acres	Percent
JASPER COUNTY	180439	Jasper	Regular	44.82	100%
			Total	44.82	100%

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

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	37.08	82.7%
A		100-year Floodplain	7.74	17.3%
		Total	44.82	100%

Panel	Effective Date	Acres	Percent
18073C0291C	12/21/2018	44.82	100%
	Total	44.82	100%

Flood-related information provided by FEMA via Surety®

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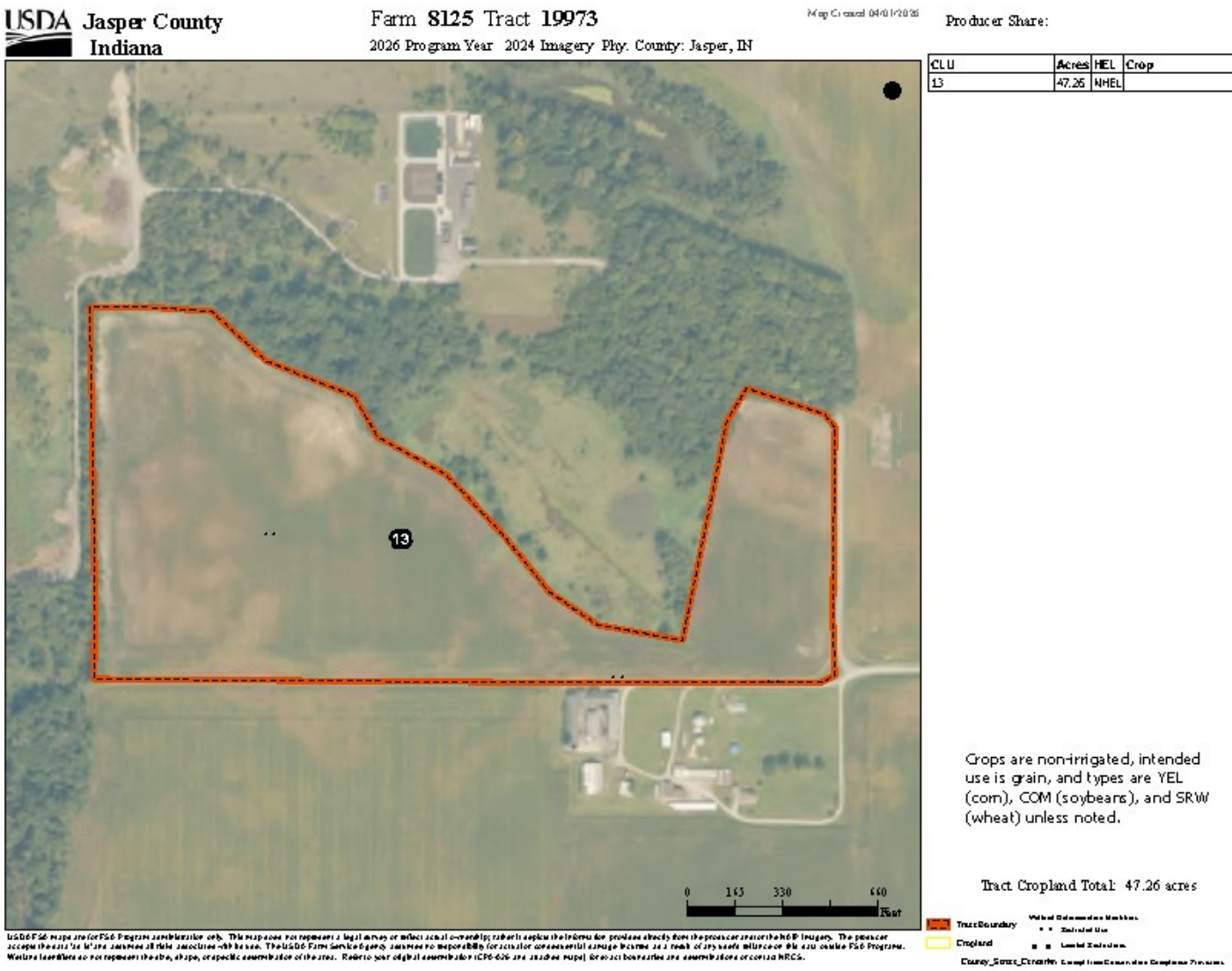
FSA Farm Map — Farm 8125, Tract 19973



USDA Farm Service Agency, 2026 program year (2024 imagery). FSA maps are for program administration only.

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FSA-156EZ Farm Record (1 of 2)

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

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8125
Prepared : 11/16/26 9:54 AM CST
Crop Year : 2027

Operator Name
CRP Contract Number(s)
Recon ID
Transferred From
ARCPLC G/I/F Eligibility

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
47.26	47.26	47.26	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	47.26	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	47.13	0.00	161	0
Soybeans	0.13	0.00	46	0
TOTAL	**47.26**	**0.00**		

NOTES

Tract Number : 19973

Description : S35 T29 R7W
FSA Physical Location : INDIANA/JASPER
ANSI Physical Location : INDIANA/JASPER
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ORREN FARMS LLC
Other Producers : None
Recon ID : 18-073-2025-30

Page: 1 of 2

USDA Farm Service Agency, Abbreviated 156 Farm Record, crop year 2027, prepared 11/16/2026.

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FSA-156EZ Farm Record (2 of 2)

INDIANA
JASPER
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8125
Prepared : 11/16/26 9:54 AM CST
Crop Year : 2027

Tract Land Data

Tract 19973 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
47.26	47.26	47.26	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	47.26	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	47.13	0.00	161
Soybeans	0.13	0.00	46
TOTAL	**47.26**	**0.00**	

NOTES

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

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.

Page: 2 of 2

USDA Farm Service Agency, Abbreviated 156 Farm Record, crop year 2027, prepared 11/16/2026.

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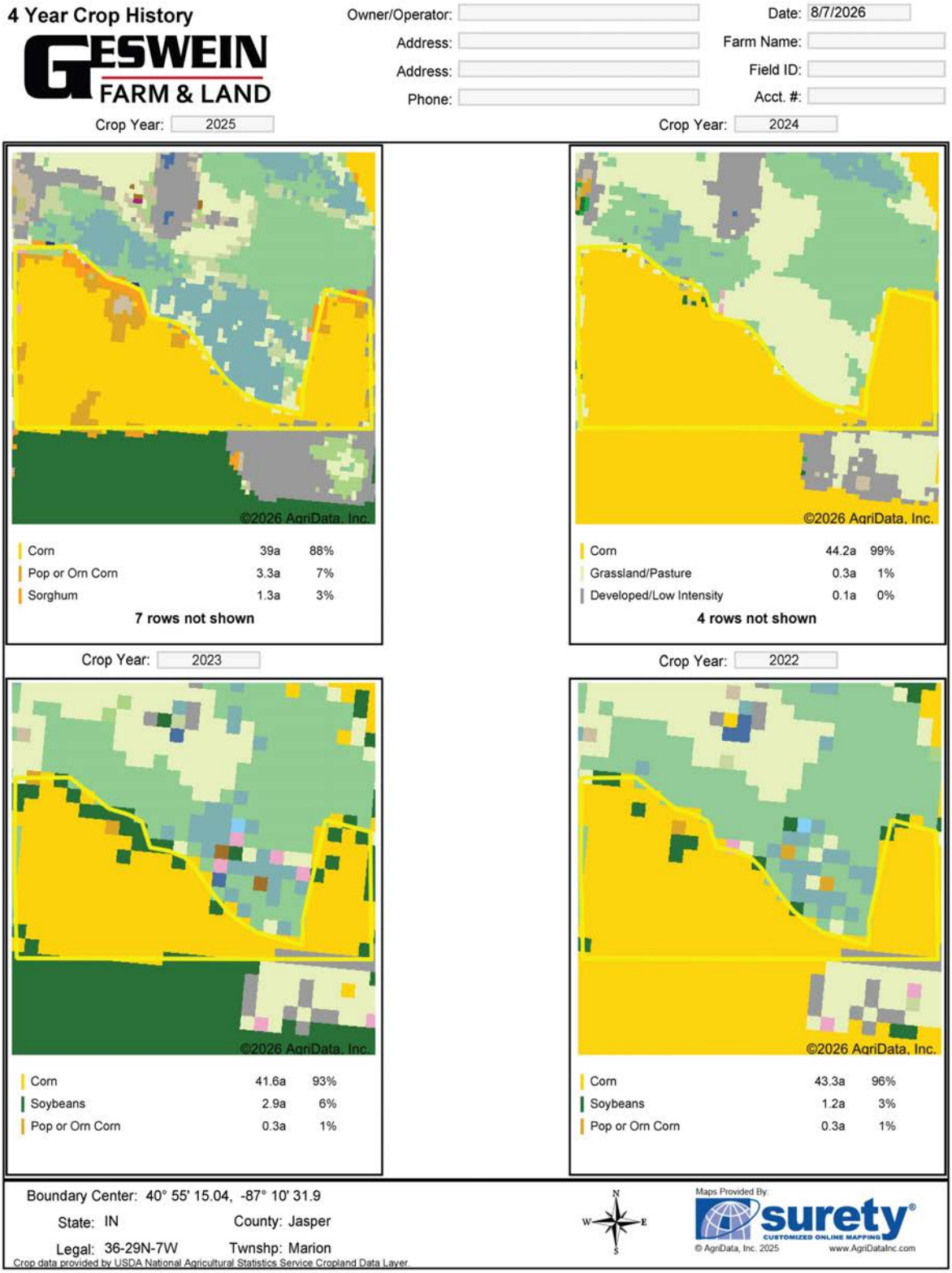
4-Year Crop History



USDA National Agricultural Statistics Service Cropland Data Layer via Surety®

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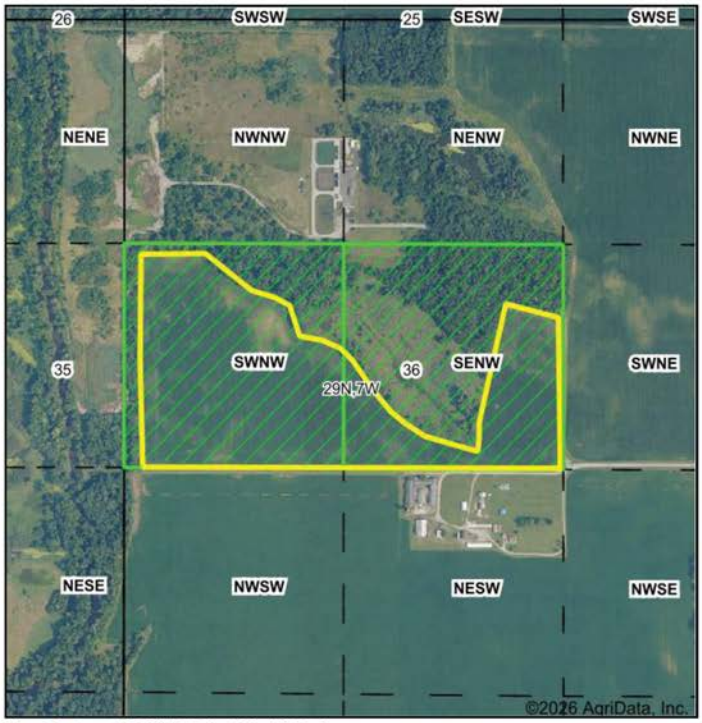
PLSS Legal Description

PLSS Legal Description



Map Center: 40° 55' 15.04, -87° 10' 31.9



Acres:	**44.82**
Date:	**8/7/2026**
Township:	**Marion**
County:	**Jasper**
State:	**Indiana**

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 SWNW; PT SENW 36-29N-7W

Long Legal:

PART OF THE SW1/4 NW1/4; PART OF THE SE1/4 NW1/4 OF SECTION 36, TOWNSHIP 29 NORTH, 7 WEST, JASPER COUNTY, INDIANA

Surety® / AgriData, Inc. — PLSS source: various state sources

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Legal Description, Parcel & Taxes

BRIEF LEGAL DESCRIPTION

PART OF THE SW1/4 NW1/4; PART OF THE SE1/4 NW1/4 OF SECTION 36, TOWNSHIP 29 NORTH, 7 WEST, JASPER COUNTY, INDIANA.
PLSS short legal: PT SWNW; PT SENW 36-29N-7W.

PARCEL

PARCEL ID	TOWNSHIP / COUNTY	PROPERTY ADDRESS
37-06-36-000-001.007-026	Marion Township, Jasper County	1851 E Daugherty Road, Rensselaer, IN 47978

ACREAGE

MEASURE	ACRES	SOURCE
Offered in one tract	45.3010 +/-	Advertised acreage
Estimated crop acres	44.09 +/-	Surety® soils map area
Mapped boundary	44.82 +/-	Surety® / AgriData PLSS, wetlands and FEMA reports, 8/7/2026
FSA cropland	47.26	FSA-156EZ, Farm 8125, Tract 19973, crop year 2027 (pages 19–21)

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 number 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 12–13). They are provided for identification only and are not a substitute for a title commitment.

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