



BUYER'S CHOICE

LIVE & ONLINE AUCTION MARCH 31, 2026

**602 +/- ACRES
ACROSS THREE COUNTIES
SEVEN (7) TRACTS**



**BUYER'S CHOICE!
BID BY PRICE PER ACRE
ON TILLABLE TRACTS**

The LandReport

**2025
AMERICA'S
TOP
AUCTION
HOUSES**

auctions.gfarmland.com

AUCTIONEER: JOHNNY KLEMME | IN #12000053

SELLER: SELLER: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC; Mary Lou Grover, and Martha Delores Miller

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



SCAN TO REGISTER

BUYER'S CHOICE AUCTION

602 +/- TOTAL ACRES

MARCH 31, 2026
10:00 AM EST
ULEN COUNTRY CLUB
100 COUNTRY CLUB DRIVE
LEBANON, IN 46052



WEST CENTRAL, INDIANA

602 +/- Acres | Available in Seven (7) Tracts

CLINTON, MONTGOMERY, & TIPPECANOE COUNTY

BUYER'S CHOICE AUCTION

auctions.gfarmland.com

TUESDAY, MARCH 31, 2026

10:00AM EST

Buyer's Premium of One (1%) percent



AUCTIONEER: JOHNNY KLEMME | LICENSE # AU12000053
SELLER: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC;
Mary Lou Grover, and Martha Delores Miller



FARM & LAND
Real Estate & Auctions

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AUCTION INFORMATION

602 +/- Acres | West Central, Indiana
Listing # JK25602AU

Tuesday, March 31st @ 10:00am EST

auctions.gfarmland.com

PHONE BIDDING AVAILABLE



AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. Auctioneer: John R. Klemme - License # AU12000053
- Seller: W&M Waddell Family Farm, LLC, A and S Waddell Family Farms, LLC, Mary Grover, and Martha Miller, et al.

ONLINE BIDDING

- **To bid online, you must be registered and approved as an online bidder by 5:00PM EST on Monday, March 30, 2026.** To register, visit auctions.gfarmland.com and follow on-screen prompts/buttons.
- Auction staff will contact you to verify information, receive driver's license number, and approve registration. **You will not be able to bid within an auction prior to speaking with auction staff.**
- If you register outside of business hours (8a-5p EST - Monday through Friday) you will receive a call at the next availability within business hours.
- Contact Auction Staff at (765) 426-6666 with questions. Staff members available 8a-5p EST Monday - Friday.

PHONE BIDDING

- Bidders will be required to fill out the Phone Bidder Registration Form (on following page) or register at auctions.gfarmland.com.
- Your registration must be received (via mail, fax, or online) and be complete & fully executed by 5pm EST Monday, March 30, 2026.
- Questions or assistance needed? Call 765-426-6666

VIEWING AUCTION (NOT BIDDING)

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

FOR MORE INFORMATION...

Please review the Term & Conditions on pages 9 & 10 of this information packet. Questions related to the property? Call Johnny Klemme at (765) 427-1619. Need help registering or have questions related to the auction process? Call the Auction staff at (765) 426-6666. Staff members available 8a-5p EST Monday - Friday.



BUYER'S CHOICE AUCTION

602 +/- TOTAL ACRES

MARCH 31, 2026
10:00 AM EST
ULEN COUNTRY CLUB
100 COUNTRY CLUB DRIVE
LEBANON, IN 46052

BUYER'S CHOICE AUCTION

MARCH 31, 2026 10:00 AM EST

- Tracts 2 & 3 304.5 +/- Acres
- Tracts 5 & 6 151.5 +/- Acres
- Excellent Investment Opportunity
- If Tract 4 sells seperately from Tract 3, a survey will be required.
 - The new owner of Tract 4 will be required to drill a new well to supply water to the shop. The existing well is located on adjacent property and not included as part of the sale.



AUCTIONEER:

JOHNNY KLEMME
(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller



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DATES TO REMEMBER

602 +/- Acres | West Central Indiana
Listing # JK25602AU

auctions.gfarmland.com

MARCH 2026

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
					INSPECTION DATE	
15	16	17	18	19	20	21
					INSPECTION DATE	
22	23	24	25	26	27	28
REGISTRATIONS DUE		WIRE TRANSFER OF EARNEST MONEY DUE 5PM PURCHASE AGREEMENT EXECUTED BY 5PM EST				
29	30	31	1	2	3	4
	AUCTION DAY					

- Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Monday, March 30, 2026.
- Online Bidders must be registered and approved by 5pm EST Monday, March 30, 2026.
- Live Bidders are encouraged to register in advance. Call 765-426-6666.
- Successful Bidders must execute the Purchase Agreement/Sale Contract by 5pm EST Wednesday, April 1, 2026.
- Inspection dates: Friday, March 13, 2026 & Friday, March 20, 2026: 1 - 5 PM EST. See page 13 for details.

AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller.
Auctioneer: John R. Klemme - License # AU12000053
- Seller: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC; Mary Lou Grover, and Martha Delores Miller



ONLINE REGISTRATION

WEST CENTRAL, INDIANA | LISTING # JK25602AU

REAL ESTATE AUCTION

auctions.gfarmland.com

BIDDING ROOM OPENS

Tuesday, March 31st @ 10:00am EST

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



Visit auctions.gfarmland.com to register.

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

Johnny Klemme, Auctioneer

License # AU12000053

Sellers: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC;

Mary Lou Grover, and Martha Delores Miller

Page 7 of 35



BIDDER REGISTRATION FORM

WEST CENTRAL INDIANA | LISTING # JK25602AU REAL ESTATE AUCTION

<p>Upon completing this form in its entirety, you may submit via:</p> <p>mail: Geswein Farm & Land Realty Attn: Auctions 1100 N 9th St. Lafayette, IN 47904</p> <p>email: auctions@gfarmland.com</p> <p>fax: 765-497-2438</p>	<p><u>BIDDING ROOM OPENS</u> Tuesday, MARCH 31, 2026 10:00am EST</p> <p>ONLINE: auctions.gfarmland.com Johnny Klemme, Auctioneer License #AU12000053</p> <p>Sellers: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC; Mary Lou Grover, and Martha Delores Miller</p>
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The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be made payable to Meridian Title and the transfer funds must be initiated by 5:00pm Eastern April 1, 2026. The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price. Seller reserves the right to accept or reject any and/or all bids.

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

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: (PLEASE CIRCLE ONE) PHONE LIVE (IN-PERSON)

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

SIGNATURE	DATE
-----------	------

AUCTION TERMS & CONDITIONS (page 1 of 2)
602 +/- Acres | West Central, Indiana | Listing # JK25602AU



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 constitutes an irrevocable offer to purchase, subject to Seller confirmation, and remains open until the auction is declared closed for that tract, combination, or offering configuration. The final bid, if confirmed by the Seller, shall constitute a binding contract between the Buyer(s) and Seller(s). The auctioneer will settle any disputes as to bids and his decision will be final. **COURT-ORDERED SALE:** This auction is a court-ordered sale in a partition proceeding. Auction-day announcements will govern.

NO CONTINGENCIES: This Real Estate contract 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 property will be offered in seven (7) individual tracts and combinations. The Auctioneer will conduct bidding in a manner that results in the highest total sale price, subject to Seller confirmation.

BUYER'S PREMIUM: A one percent (1%) Buyer's Premium will be added to the final bid price to determine the Contract Sales Price (Final Purchase Price). Earnest money and closing funds shall be based on the Contract Sales Price.

EARNEST MONEY: The successful Bidder(s) must be prepared to complete a wire transfer of not less than ten percent (10%) of the Contract Sales Price (Final Purchase Price) as earnest money. Earnest Money Funds must be sent directly to Meridian Title Services via wire transfer by 5:00pm EST April 1, 2026. Wire instructions will be provided to successful Bidder(s) following the auction. Proof of wire confirmation shall be provided to Geswein Farm & Land Realty, LLC by 5:00pm EST April 2, 2026. Failure to Deposit Earnest Money: If Buyer fails to timely deposit earnest money as required, Seller may declare Buyer in default, terminate the purchase agreement, and resell the property. Buyer shall be liable for Seller's actual damages resulting from the default, including auction-related costs and any deficiency, as allowed by the purchase agreement and applicable law.

BUYER'S CHOICE METHOD: Tracts 1, 2, 3, 5, 6, and 7 (tillable tracts) will be offered on a per-acre basis using the "Buyer's Choice" method. The high bidder shall have the option to purchase any one tract or any combination of these tracts at their high bid price per acre, in any order, until all such tracts have been elected.

TRACT 4 – GRAIN STORAGE & SHOP: Tract 4 will be offered after all tillable tracts (Tracts 1, 2, 3, 5, 6, and 7) have been elected and bidding has been closed on the tillable tracts. Tract 4 will be sold on whole dollars. Bidders wishing to make a confidential phone, wire, or email bid may do so by contacting Johnny Klemme at (765) 427-1619 at least 2 days prior to the sale.

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.

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 all bidding.

POSSESSION & CLOSING: Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before May 1, 2026. Closing to take place at Meridian Title Services, Frankfort, Indiana. Final settlement will require wire transfer.

LEASE / EARLY POSSESSION: OPEN LEASE FOR 2026. Early possession for agricultural purposes on all tillable tracts shall be granted immediately upon the execution of the purchase agreement and successful deposit of earnest money and shall not be deemed possession for any other purpose. All other possession shall be pursuant to the purchase agreement and closing.

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 shall pay the 2025 payable in 2026 real estate taxes and assessments. 2026 real estate taxes and assessments due and payable in 2027 shall be pro-rated on the date of closing.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by the State or local law. The cost of the survey shall be shared equally by the seller and buyer(s). The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The total sale price will be the accepted bid price per acre multiplied by the tract(s) surveyed acreage.

ACREAGES: Total acreage offered is approximate and has been estimated based upon current legal descriptions, FSA records, and aerial mapping software. Tillable acreage is estimated per aerial review of crop occupation lines and approximate location of Tract boundary lines. FSA cropland acreage is provided per the USDA and Farms/Tract maps and may be subject to reconstitution after purchase.

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

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the seller, if any.

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 THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



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AUCTION TERMS & CONDITIONS (page 2 of 2)
602 +/- Acres | West Central, Indiana | Listing # JK25602AU



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.

CONDUCT OF THE AUCTION: 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. The Auctioneer and Seller reserve the right to pause, continue, or adjust the auction as required by court order or operational necessity.

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

PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquires concerning the property. Buyer assumes all responsibility and cost for any environmental inspections or remediation and agrees that environmental conditions shall not be a contingency to closing or a basis for termination. 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. 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. Tract 4 is being offered subject to an existing broadband/communications lease affecting a portion of the parcel. A copy of the lease has been made available in the due diligence materials for bidder review. The successful bidder shall take title subject to the rights of the lessee, if any, and subject to any title exceptions, requirements, or closing documentation required by the title company in connection therewith. By registering and bidding on Tract 4, each bidder acknowledges this disclosure and the opportunity to review the lease prior to bidding.

FULL TERMS APPLY: By registering and/or bidding, all bidders agree to be bound by the complete Terms & Conditions in the Bidder Packet and the Purchase Agreement provided on auction day, as well as all auction-day announcements. Bidders are advised that a party to this court-ordered sale may be permitted to bid if properly disclosed. Any such bidder must be registered and will be subject to the all terms, deposit requirements, and purchase agreement obligations. Auction-day announcements take precedence over printed materials. This auction is being conducted pursuant to an order of the Clinton County Circuit Court in a partition proceeding (Cause No. 12C01-2501-PL-000100).

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

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 pursuant to written or recorded bidder authorization. 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.

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 and Brock Garrelts # AU11200084

SELLERS: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC; Mary Lou Grover, and Martha Delores Miller

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



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BUYER'S CHOICE AUCTION

602 +/- TOTAL ACRES

LIVE + ONLINE
MARCH 31, 2026
10 AM EST
ULEN COUNTRY CLUB
100 COUNTRY CLUB DRIVE
LEBANON, IN 46052

602 +/- ACRES

Prime US 52 Frontage | Incredible Soils
Clinton, Montgomery, & Tippecanoe County

RSVP TODAY!
CALL 765-426-6666



ONLINE
auctions.gfarmland.com



PHONE BIDDING AVAILABLE
Call 765-426-6666 for details



- Offered as Seven (7) Tracts
- Tract 1 | 110 +/- Acres
- Tract 2 | 119 +/- Acres
- Tract 3 | 185.5 +/- Acres
- Tract 4 | 6 +/- Acres - Grain Storage & Shop
- Tract 5 | 71.5 +/- Acres
- Tract 6 | 80 +/- Acres
- Tract 7 | 30 +/- Acres
- **Whole Farm WAPI 172.6**



AUCTIONEER:
JOHNNY KLEMMME
(765) 427-1619
Johnny@gfarmland.com

IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC; Mary Lou Grover, and Martha Delores Miller

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PARCEL INFORMATION

602 +/- Acres | West Central, Indiana
Listing #JK25602AU

TRACT 1		TIPPECANOE COUNTY		LAURAMIE TOWNSHIP	
PARCEL ID	ACRES	FSA ACRES	WAPI	24 PAY 25 TAXES	
79-16-26-200-003.000-007	15.241			\$1,040.54	
79-16-25-100-001.000-007	94.66			\$6,375.87	
	109.901	111.57	168.1	\$7,416.41	
TRACT 2		CLINTON COUNTY		PERRY TOWNSHIP	
PARCEL ID	ACRES	FSA ACRES	WAPI	24 PAY 25 TAXES	
12-09-19-200-002.000-013	38.918			\$1,655.52	
12-09-19-100-006.000-013	20.03			\$856.16	
12-09-19-100-007.000-013	20			\$874.56	
12-09-19-200-003.000-013	39.99			\$1,633.20	
	118.938	303.82	174.6	\$5,019.44	
TRACT 3		CLINTON COUNTY		PERRY TOWNSHIP	
PARCEL ID	ACRES	FSA ACRES	WAPI	24 PAY 25 TAXES	
12-09-19-300-001.000-013	51.65			\$2,243.16	
12-09-19-300-003.000-013	74.788			\$3,163.76	
12-09-19-400-001.000-013	59.84			\$4,120.04	
12-09-19-400-002.000-013	5.3			\$231.68	
	191.578	-	174.6	\$9,758.64	
TRACT 4		CLINTON COUNTY		PERRY TOWNSHIP	
PARCEL ID	ACRES	FSA ACRES	WAPI	24 PAY 25 TAXES	
12-09-19-400-001.000-013	6	0	N/A	TBD	
TRACT 5		CLINTON COUNTY		PERRY TOWNSHIP	
PARCEL ID	ACRES	FSA ACRES	WAPI	24 PAY 25 TAXES	
12-09-29-300-006.000-013	20			\$850.02	
12-09-32-126-001.000-013	42.336			\$1,749.12	
12-09-32-176-011.000-013	9.19			\$403.52	
	71.526	71.3	171.5	\$3,002.66	
TRACT 6		CLINTON COUNTY		PERRY TOWNSHIP	
PARCEL ID	ACRES	FSA ACRES	WAPI	24 PAY 25 TAXES	
12-09-29-400-003.000-013	40			\$1,709.24	
12-09-29-400-004.000-013	40			\$1,586.48	
	80	79.95	171.7	\$3,295.72	
TRACT 7		MONTGOMERY COUNTY		SUGAR CREEK TOWNSHIP	
PARCEL ID	ACRES	FSA ACRES	WAPI	24 PAY 25 TAXES	
54-01-01-100-002.000-023	30	28.93	173.7	\$1,295.16	
TOTAL:		FSA ACRES	WAPI	24 PAY 25 TAXES	
		595.57	172.6	\$29,788.03	

Notes:

- Tract 4 is contained within this parcel: 12-09-19-400-001.000-013; acres of this parcel to remain within Tract 3 are estimated to be 53.84.
- FSA Acres for Tract 2 + 3 = 303.82.
- Taxes for Tract 4 are unknown at this time. Tract 4 is currently contained within a parent parcel.



AUCTIONEER:

JOHNNY KLEMME
(765) 427-1619

Johnny@gfarmland.com
IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller.

WEST CENTRAL, INDIANA

602 +/- Acres | Clinton, Montgomery, & Tippecanoe County, Indiana

Listing #JK25602AU



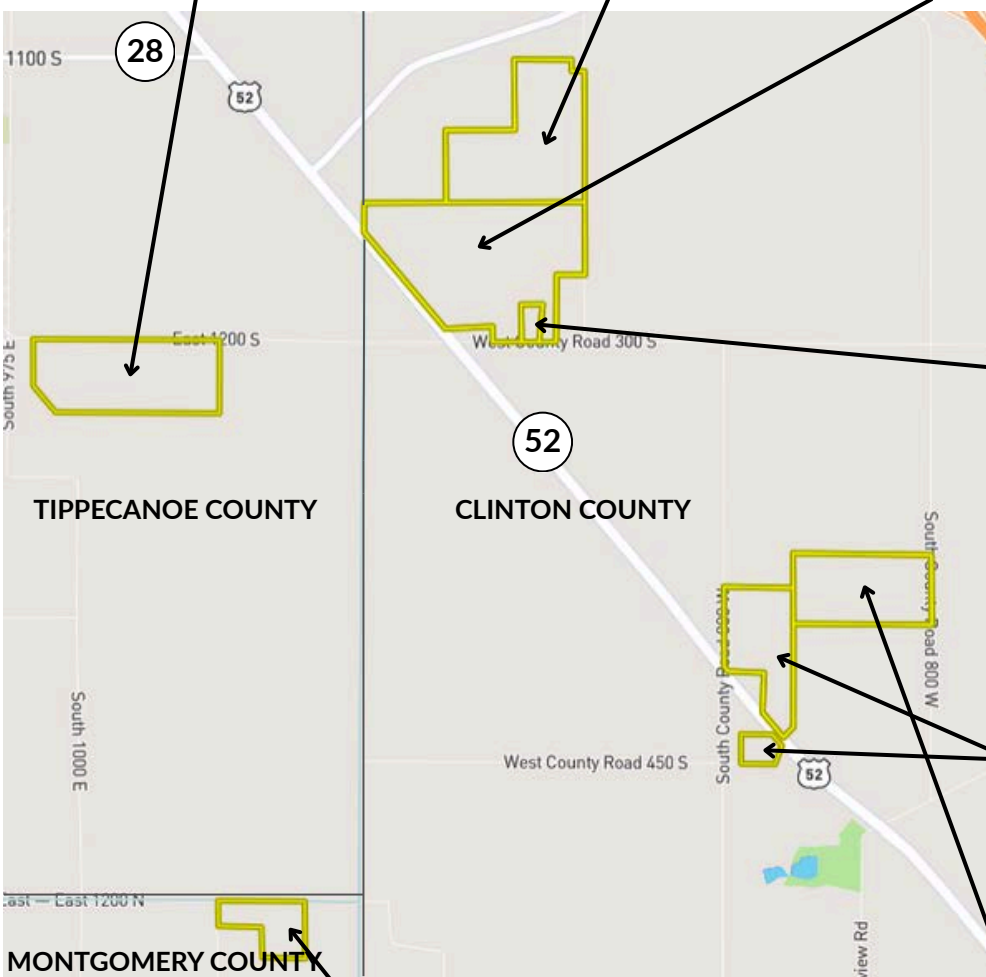
TRACT 1: 110 +/- ACRES



TRACT 2: 119 +/- ACRES



TRACT 3: 185.5 +/- ACRES



TRACT 4: 6 +/- ACRES



TRACT 5: 71.5 +/- ACRES



TRACT 6: 80 +/- ACRES



TRACT 7: 30 +/- ACRES



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





INSPECTION DATES

602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU



9450 W CR 300 S, Frankfort, IN 46041

Meet Auction Representatives at Tract 4 to view the shop and get answers to your questions.

Friday, March 13, 2026: 1 - 5 PM EST

Friday, March 20, 2026: 1 - 5 PM EST

From Lebanon to Tract 4: Head west (northwest) on US-52. In roughly 15 miles, turn right (east) onto CR 300 S. Shop will be on the left (north) side of the road in .3 miles. From Frankfort to Tract 4: Head west on IN-28. Turn left (south) onto CR 930 W. In 1.2 miles, turn right (west) onto CR 300 S. Shop will be on the right (north) side of the road in .2 miles. From Lafayette to Tract 4: Head east (southeast) on US-52. In roughly 13 miles, turn left (east) on CR 300 S. Shop will be on the left (north) side of the road in .3 miles.

AUCTION REPRESENTATIVES:



JOHNNY KLEMMME
(765) 427-1619
auctions@gfarmland.com



HUNTER HARDEBECK
(765) 426-0159
auctions@gfarmland.com





DIRECTIONS

602 +/- Acres | West Central Indiana
Listing #JK256026AU



From Lebanon to Tract 4: Head west (northwest) on US-52. In roughly 15 miles, turn right (east) onto CR 300 S. Shop will be on the left (north) side of the road in .3 miles. From Frankfort to Tract 4: Head west on IN-28. Turn left (south) onto CR 930 W. In 1.2 miles, turn right (west) onto CR 300 S. Shop will be on the right (north) side of the road in .2 miles. From Lafayette to Tract 4: Head east (southeast) on US-52. In roughly 13 miles, turn left (east) on CR 300 S. Shop will be on the left (north) side of the road in .3 miles.

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

AUCTIONEER:

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

SELLER: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC; Mary Lou Grover, and Martha Delores Miller

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



TRACT 1

602 +/- Acres | Tippecanoe County, Indiana

Listing #JK25602AU



110 +/- ACRES

Lauramie Township / Tippecanoe County

- 110 +/- Acres
- Surety WAPI 168.1
- Frontage on East 1200 S
- 12" Main Tile
 - Multiple 8" Laterals
 - Multiple 6" Tiles
 - Tiled in December 2018

Tile information & tile map provided by seller

• Excellent Investment Opportunity

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



FARM & LAND
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AUCTIONEER:

JOHNNY KLEMME

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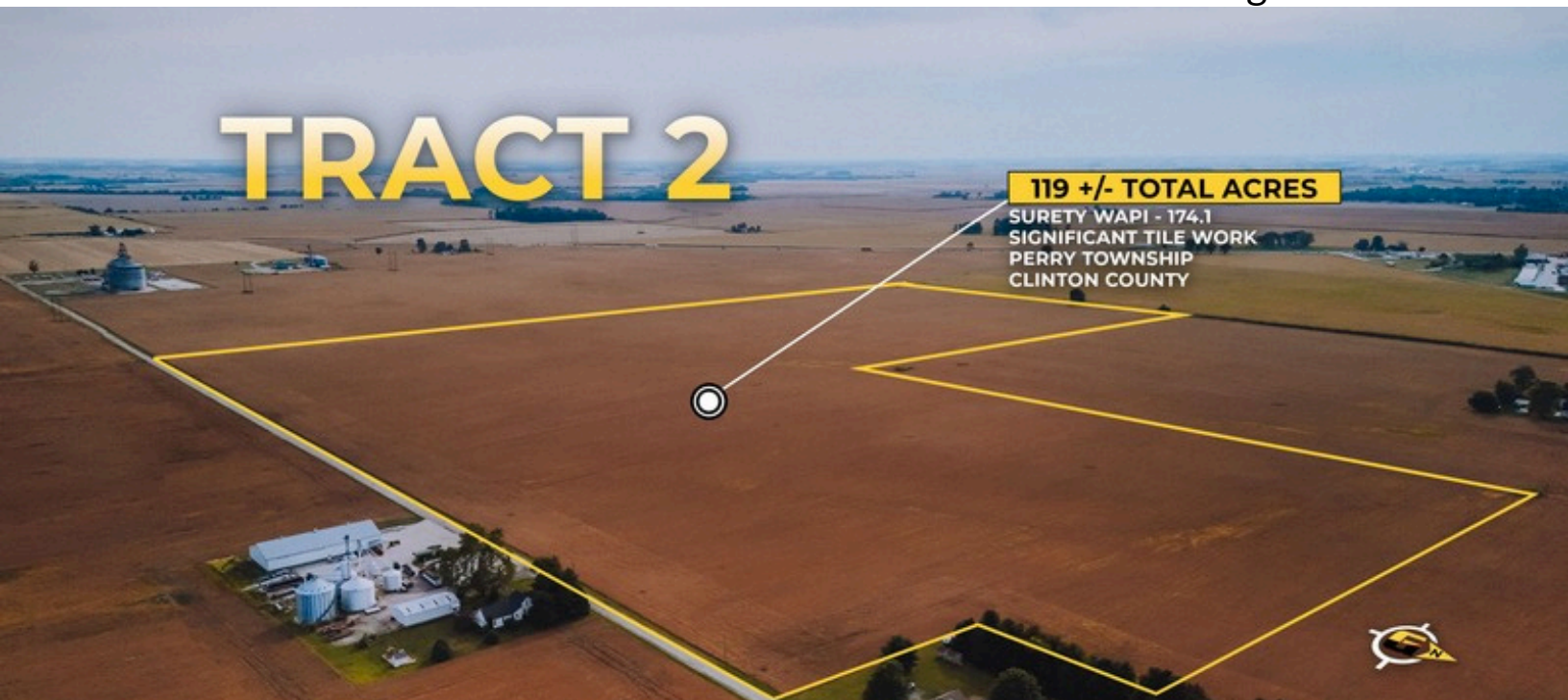
IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC; A and S Waddell Family Farms, LLC; Mary Lou Grover, and Martha Delores Miller

TRACT 2

602 +/- Acres | Clinton County, Indiana

Listing #JK25602AU



119 +/- ACRES

Perry Township / Clinton County

- 119 +/- Acres
- Surety WAPI 174.1
- Significant Tile
 - 16,197 ft of 4" installed in 2019
 - 12" Plastic Tile
 - 8" Concrete Tiles
- Tile information & tile map provided by seller
- Frontage on South CR 930 W
- Excellent Investment Opportunity
- Tracts 2 & 3 are a combined 304.5+/- Contiguous Acres



AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

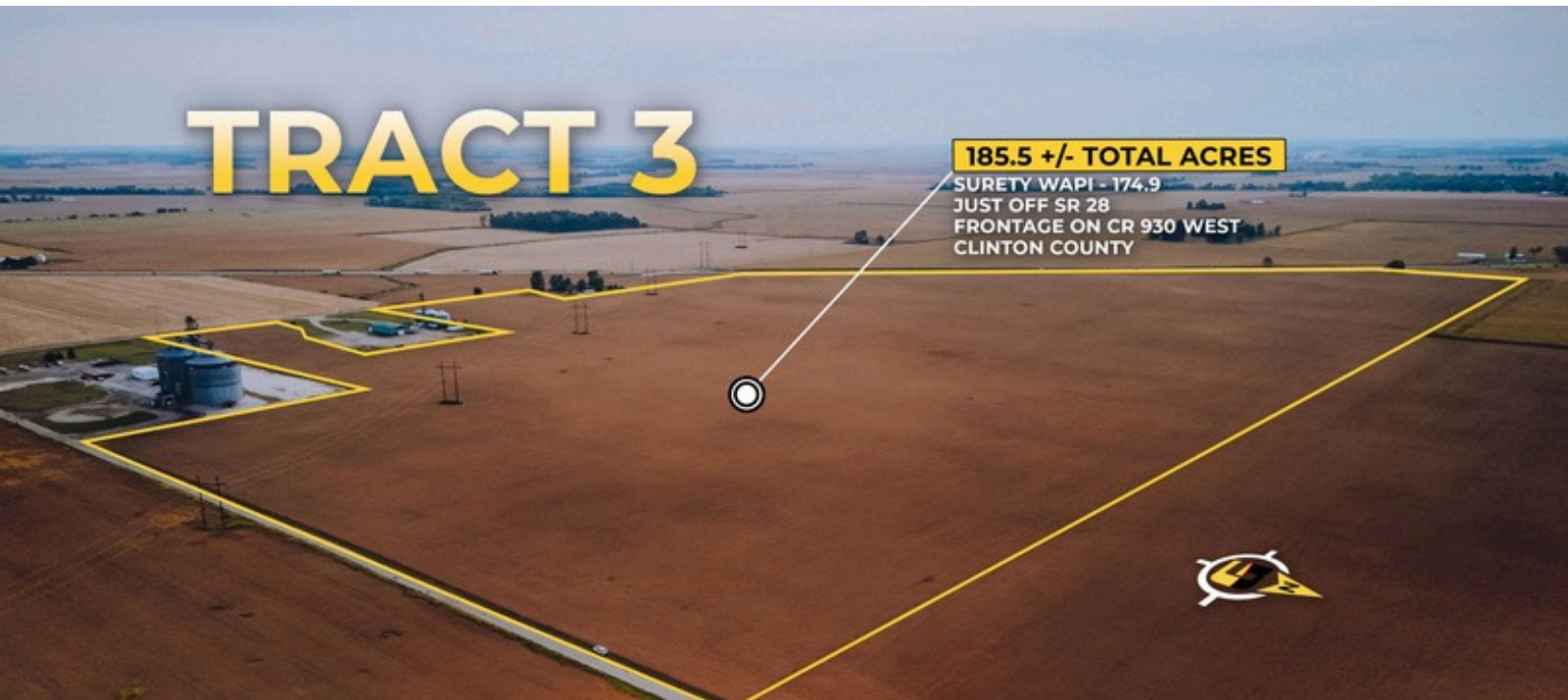
SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

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TRACT 3

602+/- Acres | Clinton County, Indiana

Listing #JK25602AU



185.5 +/- ACRES

Perry Township / Clinton County

- 185 +/- Acres
- Surety WAPI 174.9
- Significant Road Frontage on
 - *US 52, CR 300 S, & 930 W*
- Excellent Investment Opportunity
- 12 inch diameter water well
- Tracts 2 & 3 are a combined 304+/- Contiguous Acres



AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

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TRACT 4

602 +/- Acres | Clinton County, Indiana

Listing #JK25602AU

TRACT 4



9450 W CR 300 S, Frankfort, IN 46041

Meet Auction Representatives at Tract 4 to view the shop and get answers to your questions.

Friday, March 13, 2026: 1 - 5 PM EST

Friday, March 20, 2026: 1 - 5 PM EST

6 +/- ACRES

Perry Township / Clinton County

- Open Lease 2026
- Grain Storage & Shop
- Two (2) 40,000 Bushel Bins
- 118.5 L x 55 W x 20' H Shop
- Frontage on West CR 300 S
- Frankfort, IN
- Excellent Investment Opportunity
- This tract will sell after all tillable tracts have been elected, and bidding is closed on all tillable tracts. The bidding on this tract will be whole dollars



AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

*Successful bidder will have to drill a new well to supply water to the shop. The existing well & water supply is located on Tract 3 and is not included as part of the sale.

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



6 +/- TOTAL ACRES

GRAIN STORAGE + SHOP
FRONTAGE ON WEST CR 300 S
PERRY TOWNSHIP
FRANKFORT, INDIANA
CLINTON COUNTY

9450 W CR 300 S, Frankfort, IN 46041

Meet Auction Representatives at Tract 4 to view the shop and get answers to your questions.

Friday, March 13, 2026: 1 - 5 PM EST

Friday, March 20, 2026: 1 - 5 PM EST

6 +/- ACRES

Perry Township / Clinton County

Tract 4 is being offered subject to an existing broadband/communications lease affecting a portion of the parcel. A copy of the lease has been made available in the due diligence materials for bidder review. The successful bidder shall take title subject to the rights of the lessee, if any, and subject to any title exceptions, requirements, or closing documentation required by the title company in connection therewith. By registering and bidding on Tract 4, each bidder acknowledges this disclosure and the opportunity to review the lease prior to bidding.

See Page 21 of the bidder packet for more details

***Successful Bidder will have to drill a new well to supply water to the shop. The existing well & water supply is located on Tract 3 and is not included as part of the sale.**

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AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

Lease Agreement

This lease agreement, (Lease), is made this September 1, 2005, by and between Frankfort Waddell Farms, having an address at 9708 W County Rd 300 S (Lessor) and Omnicity, Inc., having an address at 201 West 103rd Street, Suite 200, Indianapolis, IN 46290 (Lessee).

1. TERM: The term of this Lease shall commence on January 1, 2006, and shall continue for a period of three (3) years and shall end on December 31, 2009. After the initial five (3) year term, the term shall automatically extend for three (3) years after each current term unless either Party provides a ninety (90) days notice to the other Party prior to the end of the current term in effect. Unless such notification is given, the lease shall automatically renew and no instrument of renewal need be executed. Lessee shall have access to the demised Premises from and as of the date hereof in order that Lessee may have the opportunity to construct Lessee's facilities prior to the Commencement Date.

2. RENTAL: Lessee shall provide to Lessor as rent, Internet access to any ^{High speed adu} ~~two~~ ^{four} locations within the coverage.

3. ASSIGNMENT: Lessee may assign this lease without Lessor's consent to any of the following: (i) any corporation, partnership or other entity which controls, is controlled by or under common control with Lessee; (ii) any corporation or other entity resulting from the merger or consolidation of Lessee; (iii) any corporation, partnership, or other entity, or person which acquires all of substantially of the assets, provided that such assignee assumes in full the obligations of Lessee under the Agreement.

4. INTERFERENCE: Lessor and/or Lessee shall not use, nor shall either party permit its tenants, licensees or invitees to use any of Lessor's property in any way which interferes with the then existing operation of Lessor and/or Lessee. Lessor shall not permit any party to install equipment using 5.8 GHz or 900 MHz on the identified tower/elevator locations during the term of this lease without written permission from Lessee.

5. INDEMNIFICATION: Lessee hereby agrees to indemnify Lessor from all claims, demands, and liability incurred for loss of service.

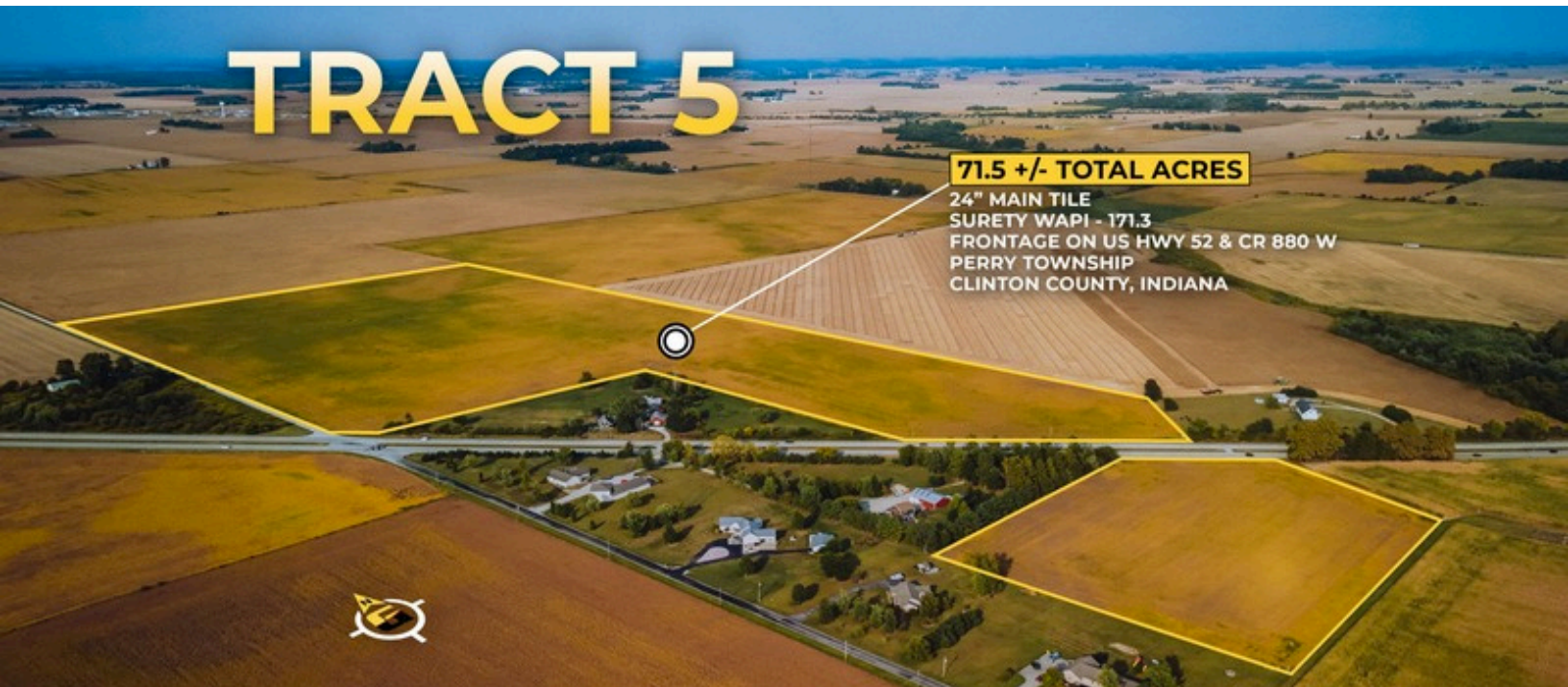
<p>Lessor: <u>Waddell Farms</u> <u>2022 S 930 West</u> <u>CLINTON HILL IN 47930</u> By: <u>Arthur D Waddell</u> <u>ARTHUR D WADDELL</u> <u>Call 765-714-1645</u></p>	<p>Lessee: Omnicity, Inc. 201 West 103rd Street Suite 200 Indianapolis, IN 46290 By: <u>[Signature]</u> David L. Clark, COO, Omnicity, Inc.</p>
--	---

AUCTIONEER:
JOHNNY KLEMME
(765) 427-1619
Johnny@gfarmland.com
IN AU# 12000053
SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

TRACT 5

602 +/- Acres | Clinton County, Indiana

Listing #JK25602AU



71.5 +/- ACRES

Perry Township / Clinton County

- 71.5 +/- Acres
- Surety WAPI 171.3
- Frontage on US Hwy 52 & CR 880 W
- Excellent Investment Opportunity

- Tracts 5 & 6 combined are a combined 151+/- contiguous acres



AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

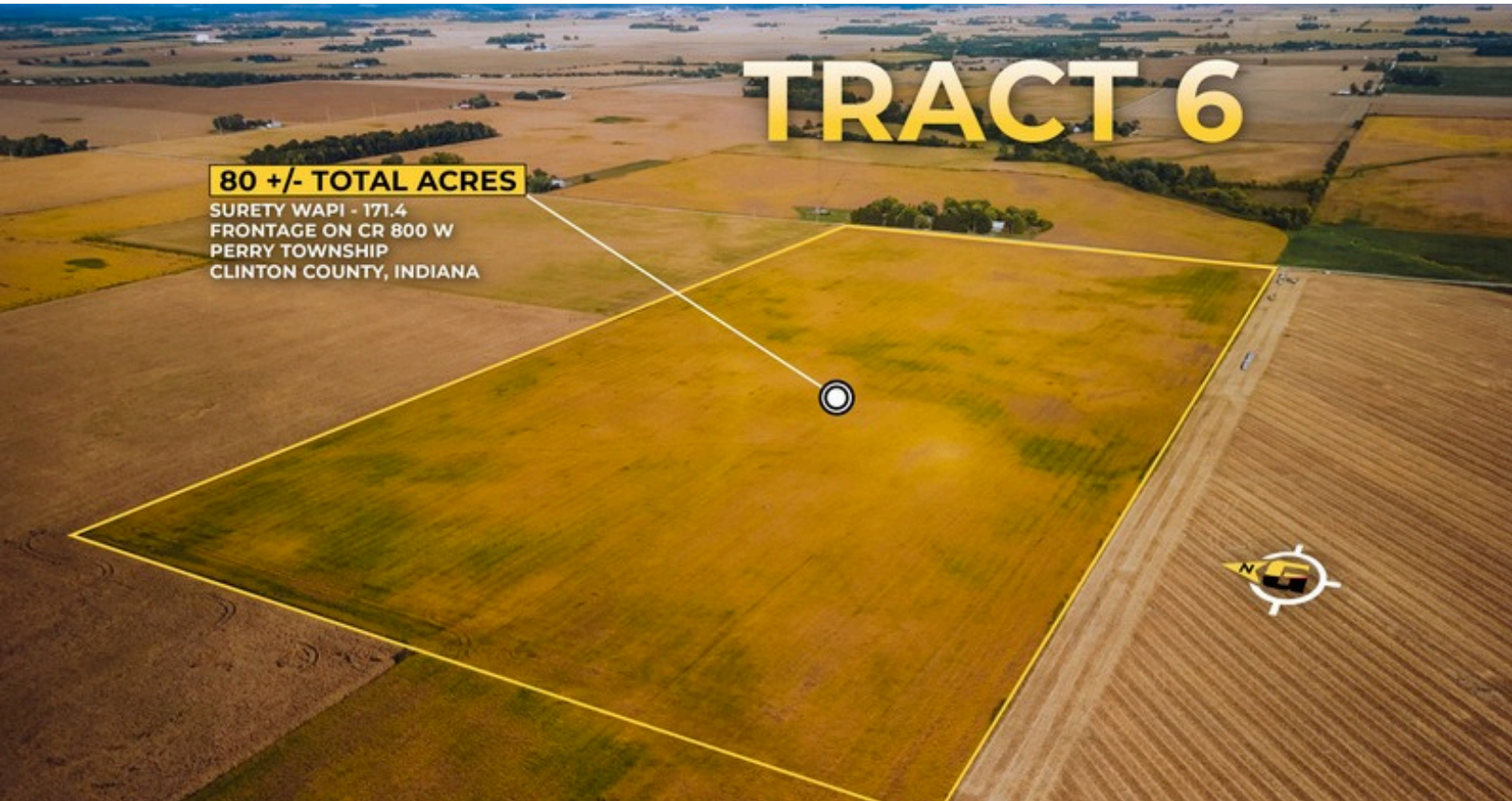
SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

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

TRACT 6

602 +/- Acres | Clinton County, Indiana

Listing #JK25602AU



80 +/- ACRES

Perry Township / Clinton County

- 80 +/- Acres
- Surety WAPI 171.4
- Frontage on CR 800 W
- 18" Main Tile
- Excellent Investment Opportunity

**Tracts 5 & 6 combined are a combined
151+/- contiguous acres**

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FARM & LAND
Real Estate & Auctions



AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

TRACT 7

602 +/- Acres | Montgomery County, Indiana

Listing #JK25602AU



30 +/- ACRES

Sugar Creek Township / Montgomery County

- 30 +/- Acres
- Surety WAPI 173.7
- Frontage on County Line Road /1200 N
- Excellent Investment Opportunity



FARM & LAND
Real Estate & Auctions



AUCTIONEER:

JOHNNY KLEMME
(765) 427-1619

Johnny@gfarmland.com

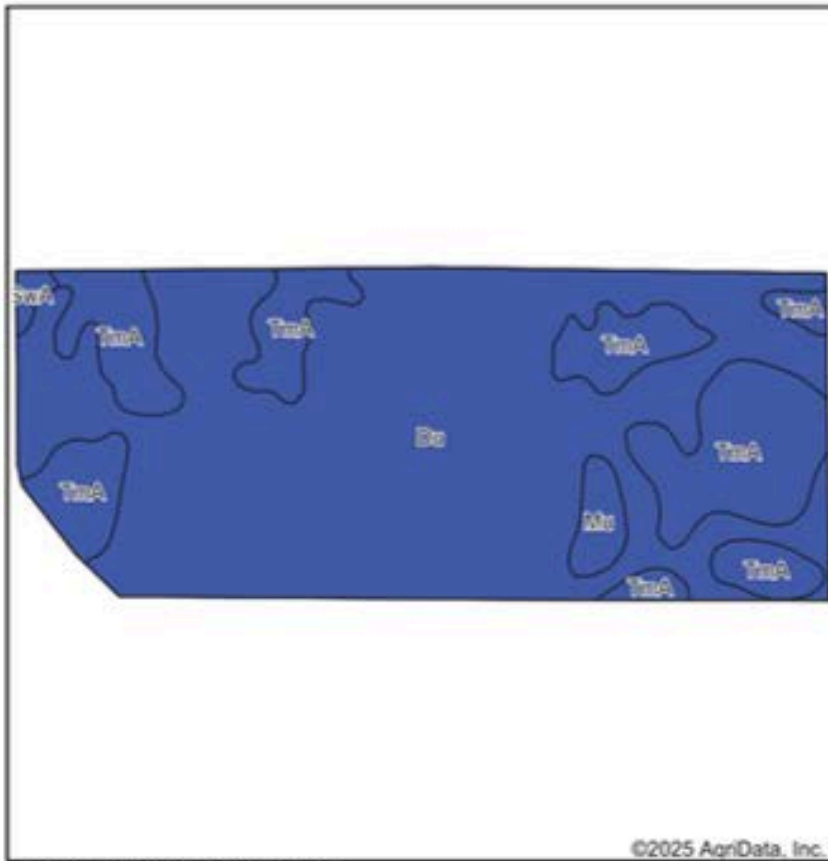
IN AU# 12000053

SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

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

SOILS MAP - TRACT 1

602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU



State: **Indiana**
County: **Tippecanoe**
Location: **25-21N-3W**
Township: **Lauramie**
Acres: **110.06**
Date: **6/20/2025**

GESWEIN
FARM & LAND

Maps Provided By
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Soils data provided by USDA and NRCS.

Area Symbol: IN157, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class - *c	Com Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans
Du	Drummer soils	78.39	71.2%		0.5ft.	llw	175	6	12	49	70	93	93	77
TmA	Toronto-Milbrook complex, 0 to 2 percent slopes	28.97	26.3%		> 6.5ft.	llw	156	5	10	50	71	92	92	77
Mu	Milford silty clay loam, pothole	2.06	1.9%		0.2ft.	llw	80	3	5	22	32	73	73	32
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	0.64	0.6%		> 6.5ft.	llw	155	5	10	51	69	94	94	79
Weighted Average							2.00	168.1	5.7	11.3	48.8	*n 92.4	*n 92.4	*n 76.2

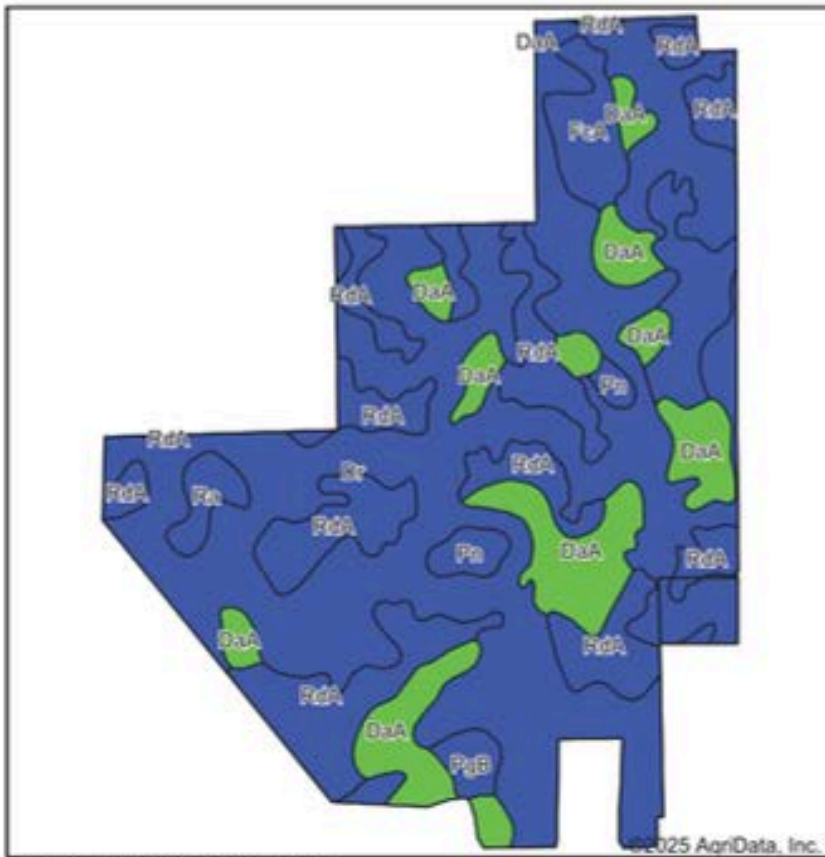
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

SOILS MAP - TRACTS 2 & 3

602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU



State: Indiana
County: Clinton
Location: 19-21N-2W
Township: Perry
Acres: 303.96
Date: 6/20/2025

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FARM & LAND

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Area Symbol: IN023, Soil Area Version: 28

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	
Dr	Drummer silty clay loam	164.21	54.1%		0.5ft.	llw	185	6	12	53	74	90	90	75	
RdA	Raub silt loam, 0 to 2 percent slopes	76.71	25.2%		> 6.5ft.	llw	164	6	11	51	74	85	85	75	
DaA	Dana silt loam, 0 to 2 percent slopes	42.74	14.1%		> 6.5ft.	l	155	5	10	51	69	79	79	68	
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	8.62	2.8%		2.5ft.	llw	168	5	11	62	65	90	90	80	
Pn	Patton silty clay loam, Tipton Till Plain, 0 to 2 percent slopes	4.39	1.4%		0.5ft.	llw	173	6	12	61	58	78	78	74	
Ra	Ragsdale silt loam, 0 to 2 percent slopes	4.06	1.3%		0.5ft.	llw	185	6	13	56	75	90	90	83	
PgB	Parr silt loam, 1 to 5 percent slopes	3.23	1.1%		> 6.5ft.	lle	100	5	11	52	72	76	76	65	
Weighted Average							1.86	174.6	5.8	11.4	52.6	72.8	*n 86.9	*n 86.9	*n 74.1

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

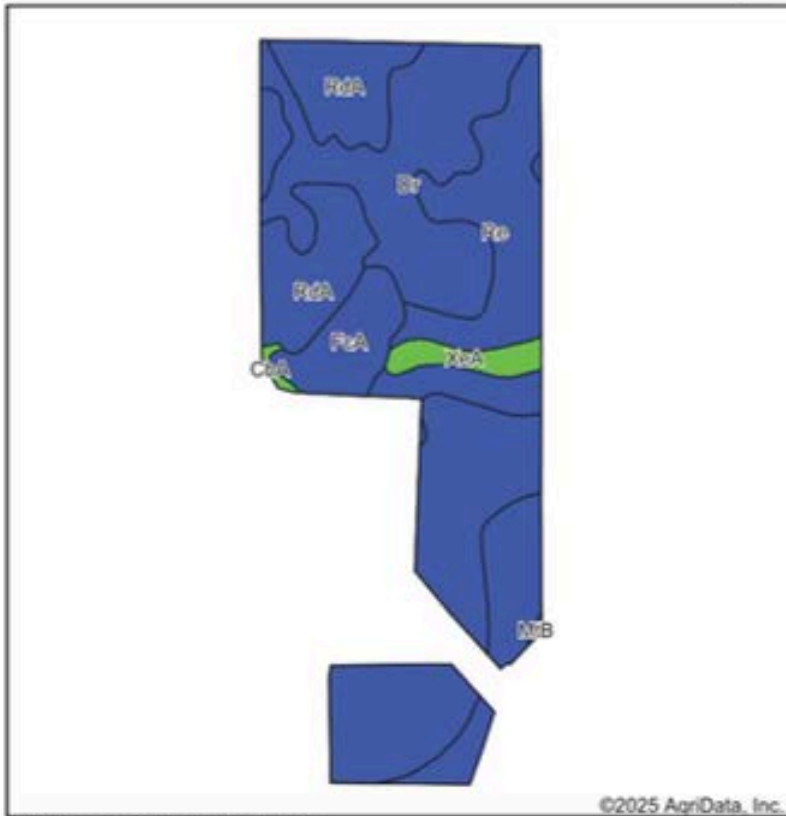
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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SOILS MAP - TRACT 5

602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU



State: Indiana
County: Clinton
Location: 32-21N-2W
Township: Perry
Acres: 69.02
Date: 9/24/2025

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Soils data provided by USDA and NRCS.

Area Symbol: IN023, Soil Area Version: 28															
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	Tall fescue AUM	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Dr	Drummer silty clay loam	32.48	47.1%		0.5ft.	llw	185	6	12		53	74	90	90	75
Re	Reesville silt loam	17.70	25.6%		> 6.5ft.	llw	155	5	10		51	69	77	77	77
RdA	Raub silt loam, 0 to 2 percent slopes	12.14	17.6%		> 6.5ft.	llw	164	6	11		51	74	85	85	75
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	4.46	6.5%		2.5ft.	llw	168	5	11		62	65	90	90	80
XeA	Xenia silt loam, 0 to 2 percent slopes	1.91	2.8%		2.7ft.	lw	154	5	9		54	1	69	92	81
CbA	Camden variant silt loam, 0 to 2 percent slopes	0.24	0.3%		> 6.5ft.	l	155	5	10		54	78	90	90	79
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	0.09	0.1%		2.7ft.	lle	147	5	9		50	65	70	70	59
Weighted Average							1.97	171.5	5.6	11.2	52.7	72	*n 85.8	*n 85.8	*n 76

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

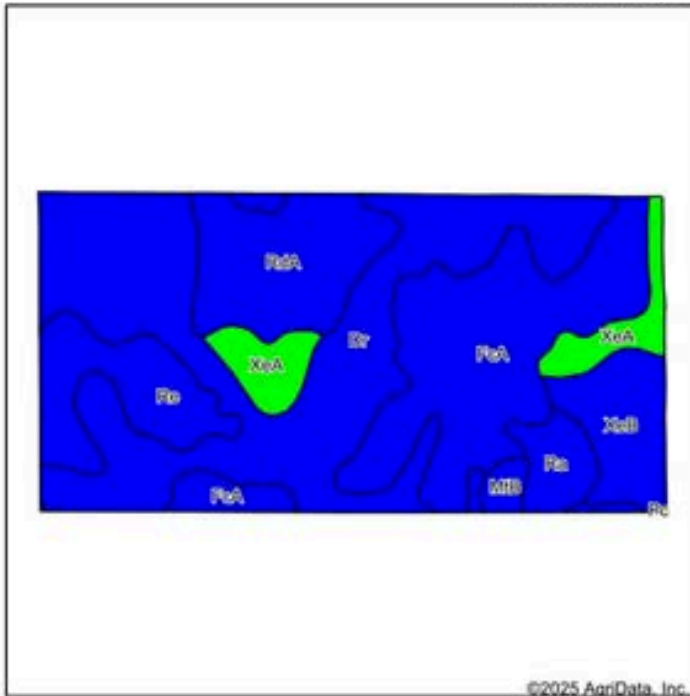
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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SOILS MAP - TRACT 6

602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU



State: **Indiana**
County: **Clinton**
Location: **29-21N-2W**
Township: **Perry**
Acres: **78.86**
Date: **9/24/2025**

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Soils data provided by USDA and NRCS.

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Area Symbol: IN023, Soil Area Version: 28																		
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
Dr	Drummer silty clay loam	30.83	39.1%		0.5ft.	llw	185	6			12	53		74	90	90	75	
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	18.69	23.7%		2.5ft.	llw	168	5			11	62		65	90	90	80	
RdA	Raub silt loam, 0 to 2 percent slopes	9.16	11.6%		> 6.5ft.	llw	164	6			11	51		74	85	85	75	
Re	Reesville silt loam	6.63	8.4%		> 6.5ft.	llw	155	5			10	51		69	77	77	77	
XeB	Xenia silt loam, 2 to 4 percent slopes	5.15	6.5%		2.7ft.	lle	156	5	1	1	10	54		69	83	83	73	
XeA	Xenia silt loam, 0 to 2 percent slopes	4.78	6.1%		2.7ft.	lw	154	5			9	54	1	69	92	92	81	
Ra	Ragsdale silt loam, 0 to 2 percent slopes	2.53	3.2%		0.5ft.	llw	185	6			13	56		75	90	90	83	
MIB	Miami-Crosby silt loams, 2 to 6 percent slopes	1.09	1.4%		2.7ft.	lle	147	5			9	50		65	70	70	59	
Weighted Average							1.94	171.7	5.5	0.1	0.1	11.2	54.9	0.1	70.7	*n 87.7	*n 87.7	*n 76.6

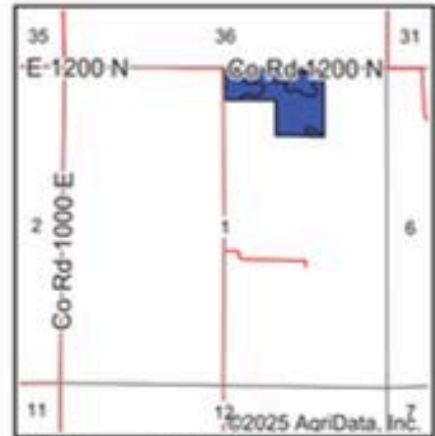
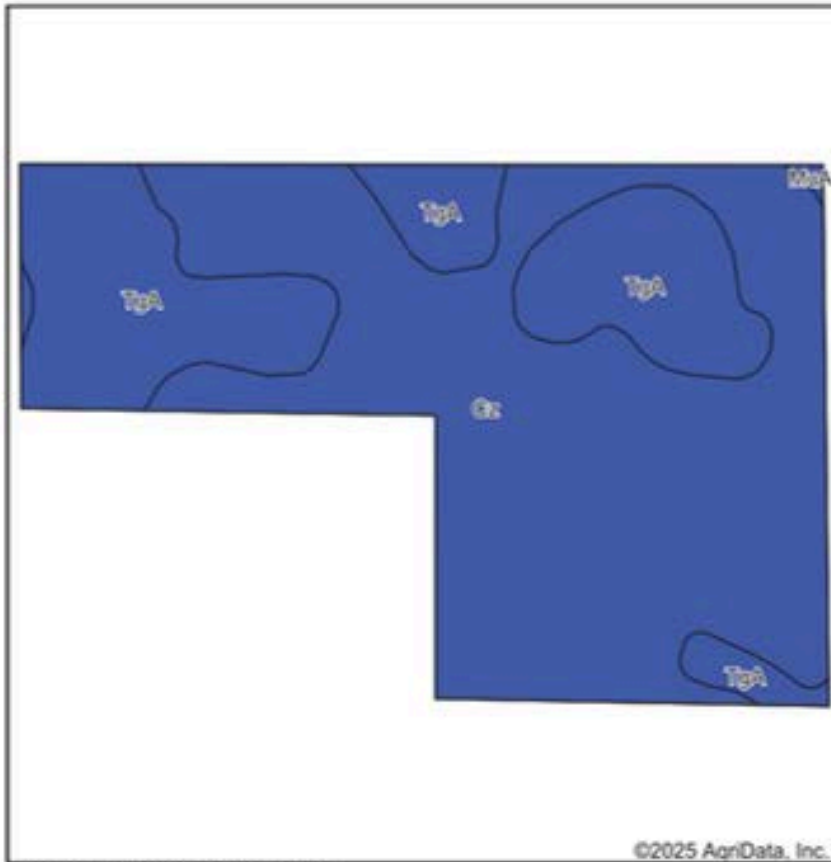
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

SOILS MAP - TRACT 7

602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU



State: **Indiana**
County: **Montgomery**
Location: **1-20N-3W**
Township: **Sugar Creek**
Acres: **28.35**
Date: **6/20/2025**

GESWEIN
FARM & LAND

Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: IN107, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Com Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	19.20	67.8%		2.5ft.	llw	185	6	13	65	75	87	87	81
TgA	Toronto silt loam, 0 to 2 percent slopes	9.08	32.0%		> 6.5ft.	llw	150	5	10	47	68	89	89	75
MuA	Milbrook silt loam, 0 to 2 percent slopes	0.07	0.2%		> 6.5ft.	llw	150	5	10	47	68	91	91	79
Weighted Average						2.00	173.7	6.7	12	69.2	72.7	*n 87.7	*n 87.7	*n 79.1

*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.

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FSA MAP : TRACT 1

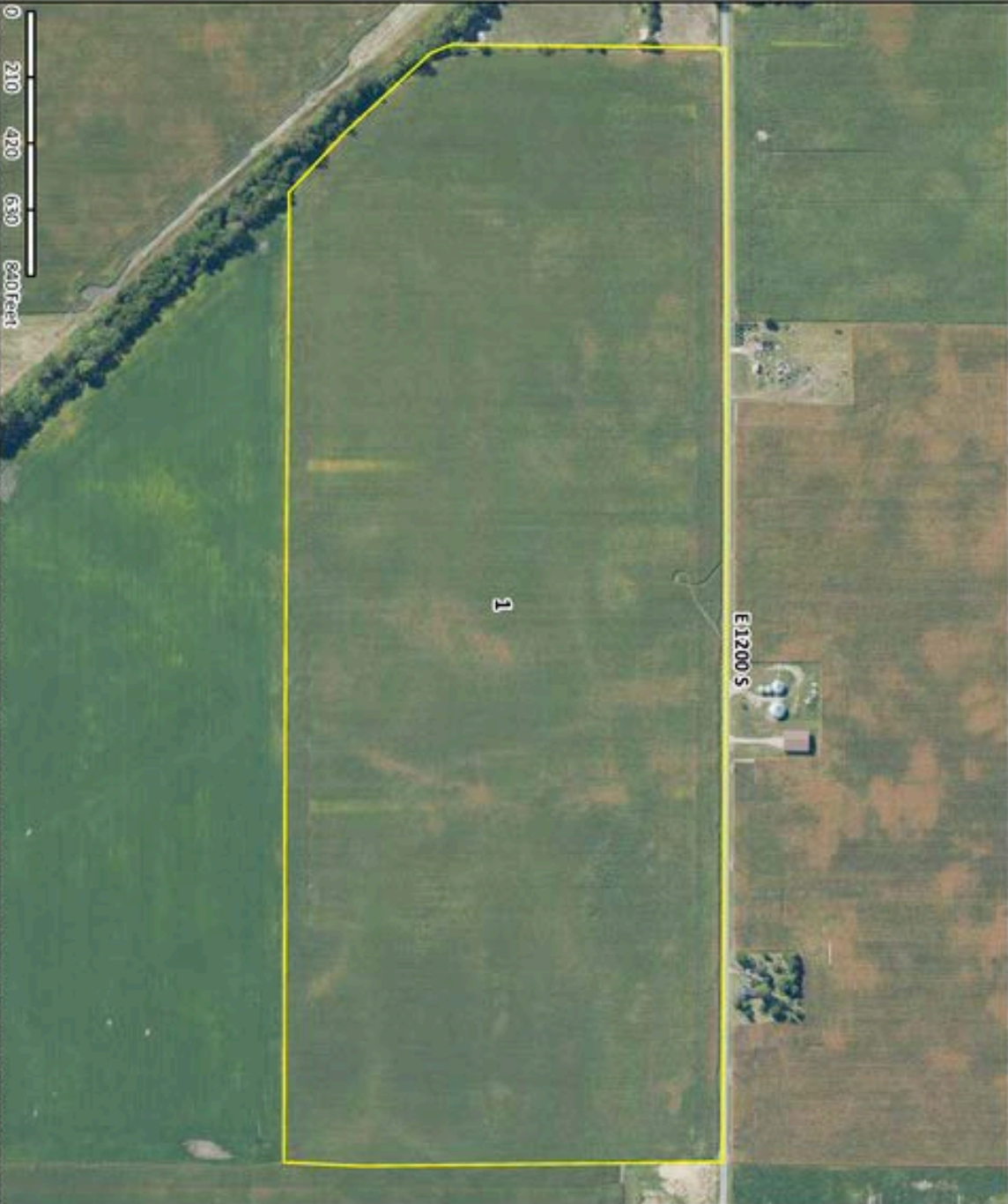
602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU

USDA Farm 7010 Tract 2447
Administered by: Clinton County, Indiana

Map prepared on: 8/26/2025
111.57 Tract acres
111.57 Cropland acres
0 CRP acres

CRP
 CLU
 Wetland Determination Identifiers:
 Restricted Use TRS: 21N3W25
 Limited Restrictions *Tipppecanoe*
 Exempt from Conservation Compliance Provisions

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	111.57	N	2				Y



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FSA MAP: TRACTS 2 & 3

602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU



FSA MAP: TRACT 5

602 +/- Acres | Montgomery County, Indiana
Listing #JK25602AU



FSA MAP : TRACT 6

602 +/- Acres | Montgomery County, Indiana
 Listing #JK25602AU

USDA Farm 5301 Tract 4891
 Administered by: Clinton County, Indiana

Map prepared on: 8/26/2025
 79.95 Tract acres
 79.95 Cropland acres
 0 CRP acres

Source: Primarily USDA MAP 2024 Imagery; IOWS or Dynamap roads; FSA data 2025-08-25 15:53:30

CRP
 CLU
Wetland Determination Identifiers:
 Restricted Use TRS: 21N2W29
 Limited Restrictions Clinton
 Exempt from Conservation Compliance Provisions

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	79.95	N	2				Y



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

FSA MAP : TRACT 7

602 +/- Acres | Montgomery County, Indiana
 Listing #JK25602AU



USDA Farm 7012 Tract 4763
 Administered by: Clinton County, Indiana

Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data 2025-08-25 15:53:30

Map prepared on: 8/26/2025
 28.93 Tract acres
 28.93 Cropland acres
 0 CRP acres

CRP
 CLU
 Wetland Determination Identifiers:
 Restricted Use TRS: 20N3W1
 Limited Restrictions Montgomery
 Exempt from Conservation Compliance Provisions

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	28.93	N	2				Y

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WEST CENTRAL, INDIANA

602 +/- Acres | Montgomery County, Indiana

Listing #JK25602AU



PRIME FARMLAND AUCTION
602 +/- ACRES | PRIME US-52 FRONTAGE
CLINTON | TIPPECANOE | MONTGOMERY COUNTIES
STRATEGIC LOCATION BETWEEN FRANKFORT & LEBANON
MARCH 31, 2026 AT 10AM EST



ADDITIONAL DOCUMENTS AVAILABLE:

- WETLANDS MAPS
- TOPOGRAPHY MAPS
- CROP HISTORY MAPS

AUCTIONEER:

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SELLER: W and M Waddell Family Farm, LLC;
A and S Waddell Family Farms, LLC; Mary Lou
Grover, and Martha Delores Miller

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

