

LAND AUCTION

ONLINE & PHONE BIDDING

BIDDING CLOSES NOV. 10, 2026

GESWEIN

FARM & LAND

**45.5 +/- ACRES
PARKE COUNTY
BIDDING OPEN NOW!**

The LandReport

2026
AMERICA'S
TOP
AUCTION
HOUSES



FARM & LAND
Real Estate & Auctions



SCAN TO REGISTER

auctions.gfarmland.com

AUCTIONEER: JOHNNY KLEMMER | IN #12000053

SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

Whitetail in this photo was
harvested on this property

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





Whitetail in this photo
harvested on the property

GESWEIN
FARM & LAND

Kingman, Indiana

Liberty Township / Parke County

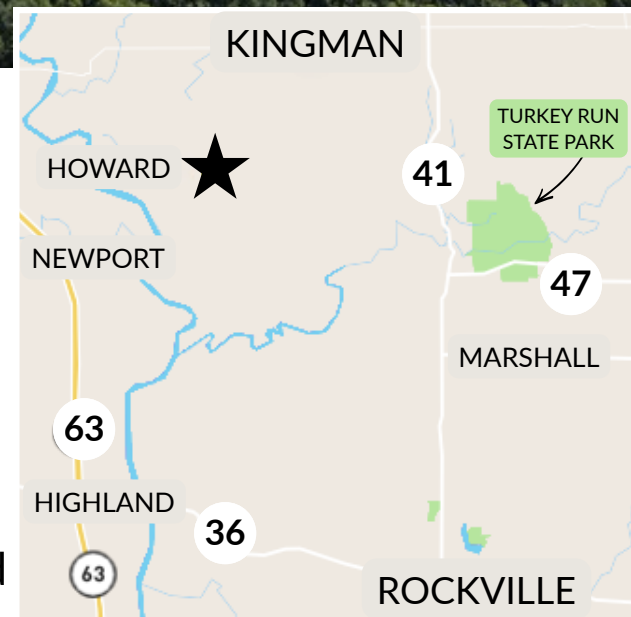
- 5299 W 1025 N, KINGMAN, 47952
- Offered as Five (5) Tracts
 - Bid on Individual Tracts, Combinations, or Whole Property
- Road Frontage on CR 1050 N & Brook Road
- Hunting & Recreation Opportunity
- Inspection Date, Saturday, November 7, 2026 from 12 PM - 3 PM EST
- One (1%) Buyer's Premium

AUCTIONEER:

JOHNNY KLEMMER
(765) 427-1619
Johnny@gfarmland.com
IN #12000053
SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

AUCTION REPRESENTATIVE:

CHRIS TURNBELL
(812) 318-4163
chris.turnbell@gfarmland.com



ONLINE

auctions.gfarmland.com



PHONE BIDDING AVAILABLE
Call 765-426-6666 for details



TIMED ONLINE AUCTION

45 +/- TOTAL ACRES

PARKE COUNTY, INDIANA
NOVEMBER 10, 2026



45 +/- TOTAL ACRES

WOODED HUNTING PROPERTY
PARKE COUNTY, INDIANA



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AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

AUCTION INFORMATION

45.5 +/- Acres | Parke County, Indiana
Listing # JK266145AU

BIDDING CLOSES

Tuesday, November 10th @ 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: SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder by 5:00pm EST on Monday, November 9, 2026. To register, visit auctions.gfarmland.com and follow on-screen prompts/buttons.
- Auction staff will contact you to verify information, receive driver's license number, and approve registration. **You will not be able to bid on an auction prior to speaking with auction staff.**
- If you register outside of business hours (8am-5pm EST - Monday through Friday) you will receive a call at the next availability within business hours.
- Contact Auction Staff at (765) 426-6666 with questions. Staff members available 8a-5p EST Monday - Friday.

PHONE BIDDING

- Bidders will be required to fill out the Phone Bidder Registration Form (on following page) or register at auctions.gfarmland.com.
- Your registration must be received (via mail, fax, or online) by 5pm EST Monday, November 9, 2026.
- Questions or assistance needed? Call 765-426-6666

VIEWING AUCTION (NOT BIDDING)

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

FOR MORE INFORMATION...

Please review the Term & Conditions of this information packet. Questions related to the property? Call 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.



DATES TO REMEMBER

45.5 +/-Acres | Parke County, Indiana

Listing # JK266145AU

auctions.gfarmland.com

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

- Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Monday, November 9, 2026.
- Online Bidders must be registered by 5:00pm EST on Monday, November 9, 2026.
- Successful Bidders must execute the Purchase Agreement/Sale Contract by 5pm EST November 11, 2026 and initiate wire transfer of Earnest Money by 5pm EST Thursday, November 12, 2026.

AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. Auctioneer: John R. Klemme - License # AU12000053
- Seller: The Hicks, Easton, and Burke Family, et al



PHONE BIDDER REGISTRATION FORM

PARKE COUNTY, INDIANA | LISTING # JK266145AU REAL ESTATE AUCTION

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

mail:

Geswein Farm & Land Realty

Attn: Auctions

1100 N 9th St.

Lafayette, IN 47904

email: auctions@gfarmland.com

fax: 765-497-2438

BIDDING CLOSES

Tuesday, November 10, 2026

10:00am EST

ONLINE:

auctions.gfarmland.com

Johnny Klemme, Auctioneer

License #AU12000053

Seller: Hicks, Burke, and Easton Family

The successful Bidder must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Earnest Money Funds (wire transfers) must be made payable to Abstract & Title Parke County in Rockville, Indiana and the transfer funds must be initiated by 5:00pm Eastern November 12, 2026.

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

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

SIGNATURE

DATE

ONLINE REGISTRATION

PARKE COUNTY, INDIANA | LISTING # JK266145AU
REAL ESTATE AUCTION

auctions.gfarmland.com

BIDDING CLOSES

Tuesday, November 10th @ 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: The Hicks, Burke, and Eaton Families, et al



AUCTION TERMS & CONDITIONS

45.5 +/- Acres | Parke County, Indiana | Listing # JK266145AU



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 Johnny Klemme at 765-427-1619 at least two days prior to the sale.

UPON CONCLUSION OF THE AUCTION: The Winning Bidder(s) will enter into a Real Estate Contract immediately following conclusion of auction for presentation to the Seller. The Sellers reserve the right to accept or reject any and all bids. If the Winning Bidder(s) are not physically present (bidding by phone or online), the Winning Bidder(s) will be sent (electronically via DocuSign) a Real Estate Contract. Winning bidder(s) may print the Real Estate Contract and is/are required to fully and correctly complete and properly sign without any modifications. Bidder(s) are required to return the completed, signed contract to Geswein Farm & Land Realty, LLC by email by 5:00 PM EST of the day following the auction. Along with the completed, signed contract, the Winning Bidder(s) will be required to wire the specified non-refundable earnest money deposit as stated in the real estate terms within the Real Estate Contract. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees. Successful bidders not executing and returning the completed contract by 5:00 EST PM the day after the auction and/or not submitting the earnest money within the designated date and time will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Geswein Farm & Land Realty, LLC Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Geswein Farm & Land Realty, LLC and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Geswein Farm & Land Realty, LLC In addition, Geswein Farm & Land Realty, LLC also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify Geswein Farm & Land Realty, LLC for and hold harmless Geswein Farm & Land Realty, LLC from any costs, losses, liabilities, or expenses, including attorney fees resulting from Geswein Farm & Land Realty, LLC being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement. **NO CONTINGENCIES:** Bidding is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.

OFFERING PROCEDURE: The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be sent directly to Abstract & Title-Parke County. Wire transfer of Earnest Money to Abstract & Title-Parke County must be completed by November 12, 2026 by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on November 12, 2026. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. Seller reserves the right to accept or reject any and/or all bids. The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price. Buyer(s) may be required to sign an earnest money / escrow funds agreement with title company prior to sending funds.

NEW DATA, CORRECTIONS AND CHANGES: Please review all announcements prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

DOWN PAYMENT: A down payment for not less than ten (10%) percent of the bid will be required upon acceptance of the high bid(s) on November 10, 2026. This down payment shall serve as Earnest Money and the balance of the contract purchase price is due in cash at closing. See section above: 'OFFERING PROCEDURE' for more details on Earnest Money. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL,** be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

POSSESSION & CLOSING: Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 10, 2026. Closing to take place at Abstract & Title-Parke County in Rockville, Indiana. Final settlement will require wire transfer.

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

LEASE: OPEN HUNTING LEASE FOR 2026 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 2025 payable in 2026 real estate taxes and assessments. 2026 real estate taxes and assessments due and payable in 2027 shall be paid by Seller in the form of a credit at closing to Buyer(s).

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

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey merchantable title. Any need for a new survey shall be determined solely by Seller unless such survey is required by state law, local law, the title company, or other closing requirement. The cost of any required survey shall be shared equally by Seller and Buyer(s), unless otherwise stated in the auction terms and conditions. The type and scope of survey performed shall be at Seller's option and shall be sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the bid amount for the surveyed tract(s) shall be adjusted up or down to the exact surveyed acres. For any tract sold on a per-acre basis, the adjusted bid amount shall be calculated by multiplying the accepted bid price per acre by the final surveyed acreage for the applicable tract(s). The one percent (1%) Buyer's Premium shall then be added to the adjusted bid amount to determine the final Contract Sales Price.

All advertised acreages, tillable acreages, tract sizes, and aerial tract boundary lines are approximate and are based on available records, including legal descriptions, FSA records, aerial mapping, GIS data, and/or other sources deemed reliable. Final acreage and boundaries shall be subject to survey, if applicable.

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

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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.

AGENCY & AUCTIONEER: Auctioneer John R. Klemme and Geswein Farm & Land Realty LLC (and its representatives) are exclusive agents of the seller.

Indiana Auction License # AU12000053.

SELLERS: The Hicks, Eaton, and Burke Family, et al.

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



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

TRACT 1



8.16 +/- ACRES

- 5299 W 1025 N, KINGMAN, 47952
- Partially wooded
- Older homesite - As-Is/Where-Is
- Water well, status unknown
- Electric on-site, but turned off
- Abundant wildlife
- Recreational opportunities



AUCTION REPRESENTATIVE:

CHRIS TURNBELL

(812) 318-4163

chris.turnbell@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

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SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

TRACT 2



10.89 +/- ACRES

- Partially wooded
- CR 1050 N road frontage
- Investigate potential homesites
- Abundant wildlife
- Recreational opportunities



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(812) 318-4163
chris.turnbell@gfarmland.com

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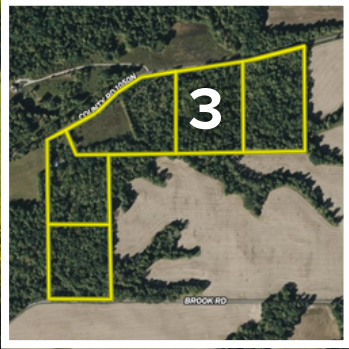
Page 10 of 20



SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

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

TRACT 3



10 +/- ACRES

- Fully wooded
- CR 1050 N road frontage
- Investigate potential homesites
- Abundant wildlife
- Recreational opportunities



AUCTION REPRESENTATIVE:

CHRIS TURNBELL

(812) 318-4163

chris.turnbell@gfarmland.com

AUCTIONEER:

JOHNNY KLEMM

(765) 427-1619

Johnny@gfarmland.com

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SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

TRACT 4



10 +/- ACRES

- Fully wooded
- CR 1050 N road frontage
- Investigate potential homesites
- Abundant wildlife
- Recreational opportunities



AUCTION REPRESENTATIVE:

CHRIS TURNBELL

(812) 318-4163

chris.turnbell@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

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SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

TRACT 5



7.87 +/- ACRES

- Fully wooded
- Frontage on Brook Rd.
- Investigate potential homesites
- Abundant wildlife
- Recreational opportunities



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CHRIS TURNBELL

(812) 318-4163

chris.turnbell@gfarmland.com

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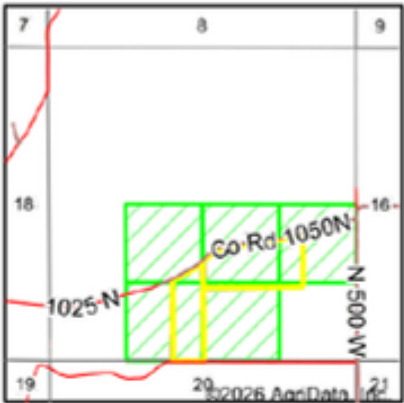
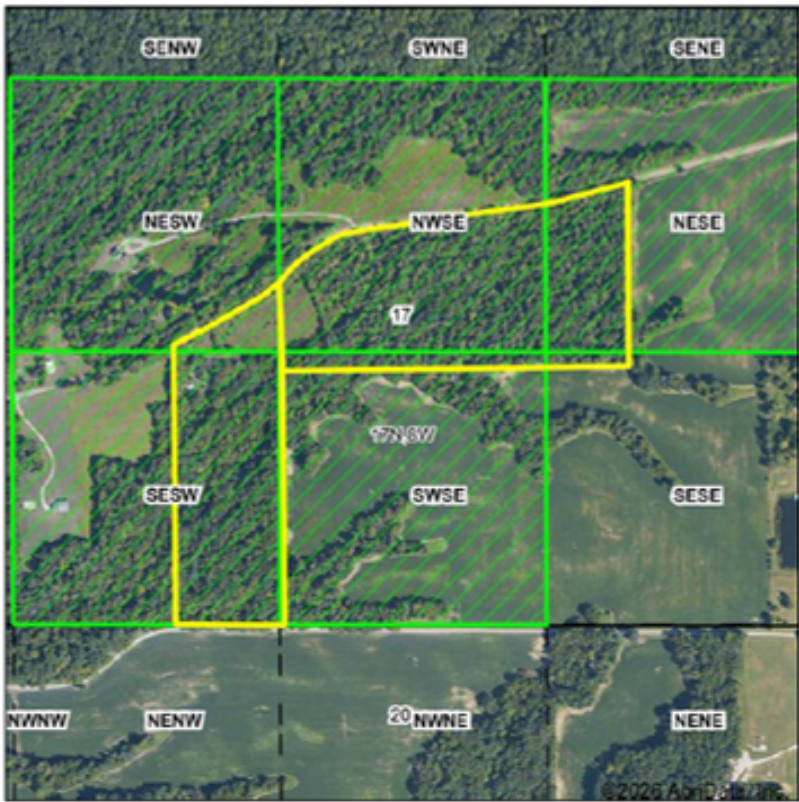
Johnny@gfarmland.com

IN #12000053



SELLERS: THE HICKS, EATON, & BURKE FAMILIES, ET AL.

PLSS Legal Description



Acres: 47.12
Date: 7/21/2026
Township: Liberty
County: Parke
State: Indiana

GESWEIN
FARM & LAND

Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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PLSS Source: Various State Sources
PLSS Note: No Government Lots. Quarters created by equally splitting the sections

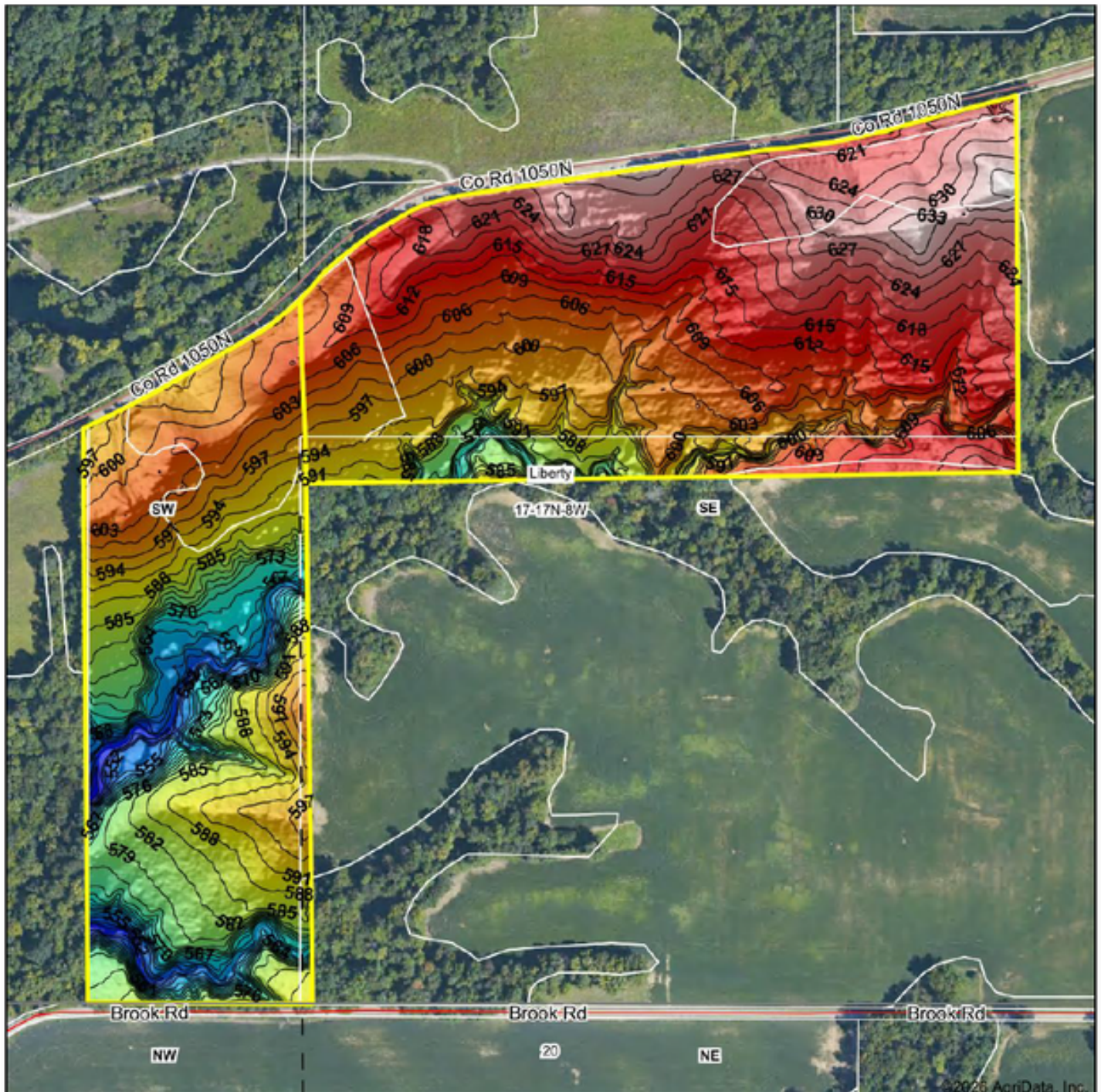
Short Legal:
PT NESW; PT NWSE; PT NESE; PT SESW; PT SWSE 17-17N-8W

Long Legal:
PART OF THE NE1/4 SW1/4; PART OF THE NW1/4 SE1/4; PART OF THE NE1/4 SE1/4; PART OF THE SE1/4 SW1/4; PART OF THE SW1/4 SE1/4 OF SECTION 17, TOWNSHIP 17 NORTH, 8 WEST, PARKE COUNTY, INDIANA

TOPOGRAPHY

45.5+/- ACRES PARKE COUNTY, INDIANA
LISTING # JK266145AU

Topography Hillshade



Low Elevation High



GESWEIN
FARM & LAND

Maps Provided by:



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3

Min: 541.7

Max: 637.7

Range: 96.0

Average: 600.2

Standard Deviation: 20.01 ft

0ft 371ft 741ft



7/21/2026

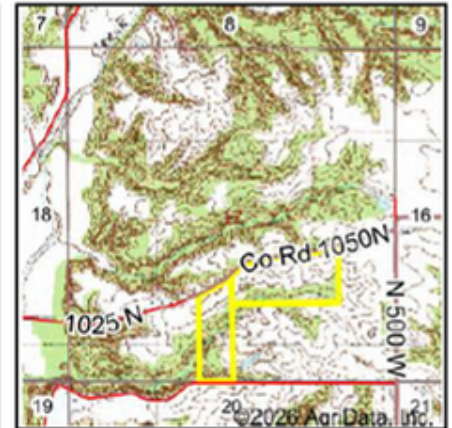
17-17N-8W
Parke County
Indiana

Boundary Center: 39° 54' 53.33, -87° 20' 40.56

WETLANDS MAP

45.5+/- ACRES PARKE COUNTY, INDIANA
LISTING # JK266145AU

Wetlands Map



State: **Indiana**
Location: **17-17N-8W**
County: **Parke**
Township: **Liberty**
Date: **7/21/2026**

GESWEIN
FARM & LAND

Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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0ft 583ft 1166ft

Classification Code	Type	Acres
R4SBC	Riverine	0.86
Total Acres		0.86

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



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

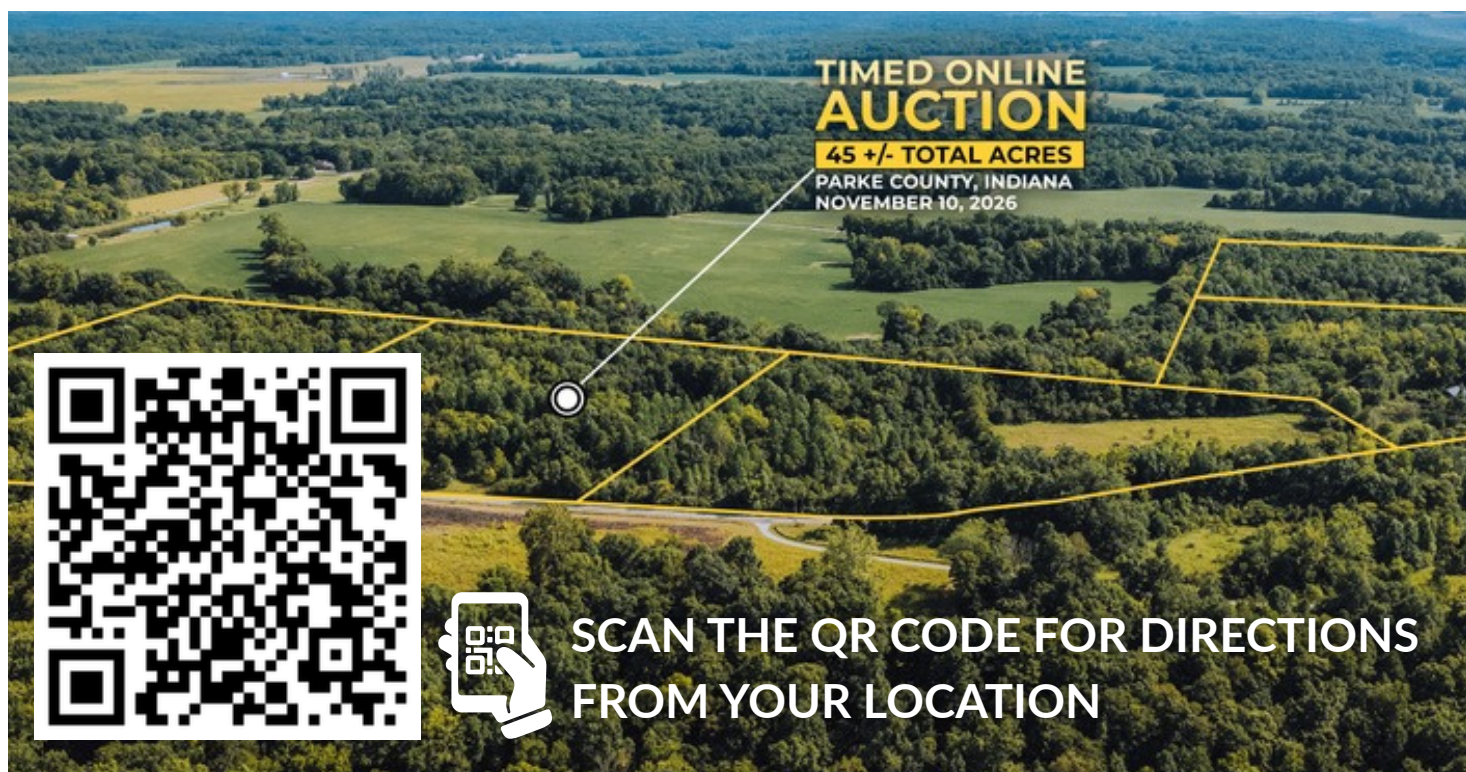


INSPECTION DATES

45.5 +/- Acres | Parke County, Indiana
Listing # JK266145AU



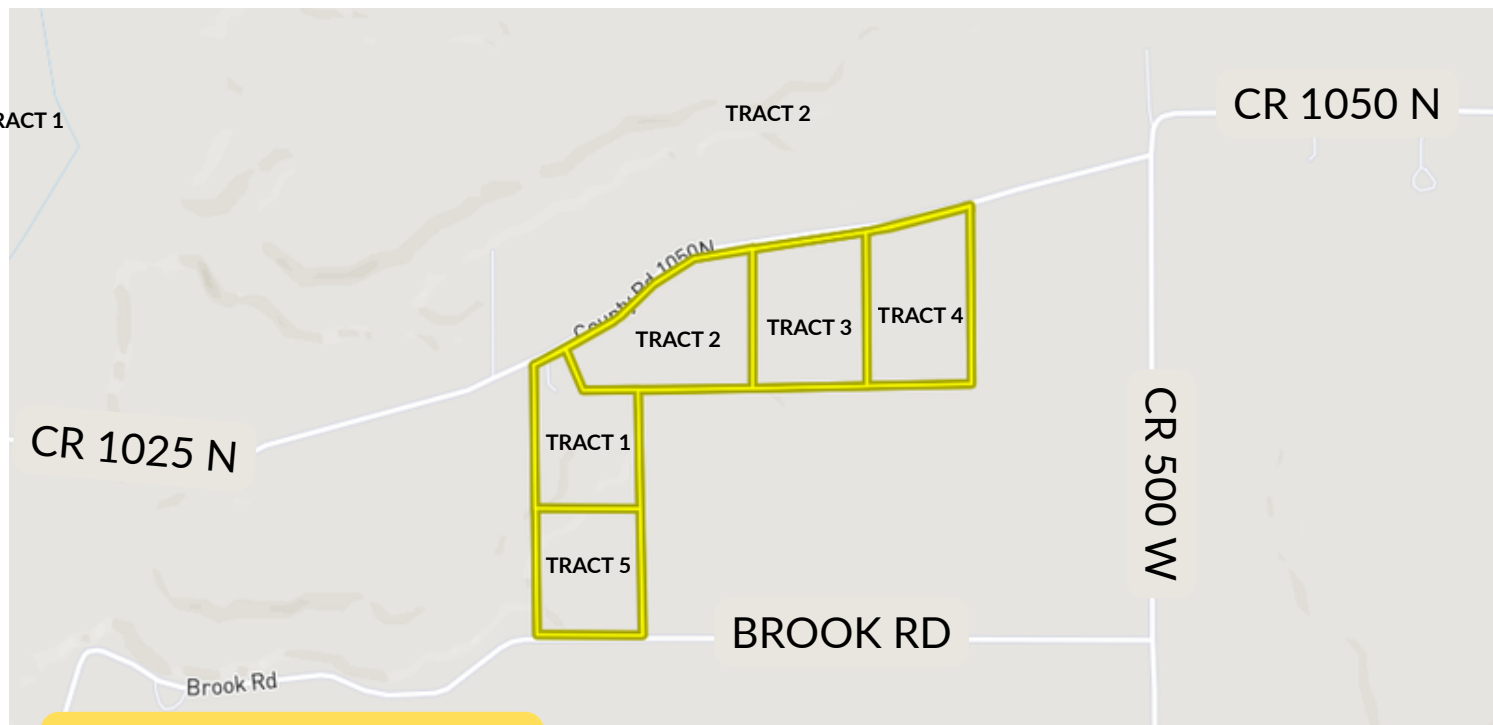
Walk the property, ask questions, and meet with an Auction Representative Onsite.





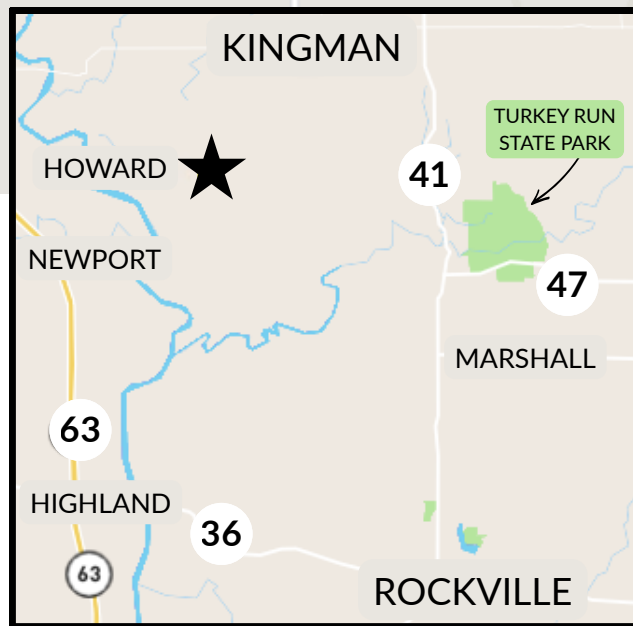
DIRECTIONS

45.5 +/- ACRES PARKE COUNTY, INDIANA
LISTING # JK266145AU



PROPERTY ADDRESS:
5299 W 1025 N
KINGMAN, 47952

Directions from Kingman, Indiana: Head west on SR 234. Turn left onto S Tangier Road. Follow the bend and veer right and then left to continue south on Tangier Road. This will turn into CR 375 W. Turn right (west) onto CR 1200 N. Turn left (south) onto CR 400 W. turn right (west) onto CR 1050 N. In about one mile, the road will bend; stay right and continue onto CR 1025 N (heading west / southwest). Tract 1 will be on your left in approximately .6 miles. Watch for signs.



SCAN THE QR CODE
FOR DIRECTIONS
FROM YOUR
LOCATION



PARCEL INFORMATION

45.5+/- ACRES PARKE COUNTY, INDIANA
LISTING # JK266145AU

61-02-17-000-403.000-008

General Information

Parcel Number
61-02-17-000-403.000-008
Local Parcel Number
0070017300

Tax ID:

Routing Number
0100217403

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Parke
Township
LIBERTY TOWNSHIP
District 008 (Local 007)
LIBERTY TOWNSHIP
School Corp 6375
NORTH CENTRAL PARKE COMM
Neighborhood 9950008-008
Rural Liberty Township
Section/Plat
17
Location Address (1)
W 1025 N
KINGMAN, 47952

Zoning

Subdivision

Lot

Market Model
9950008-008 - Residential

Characteristics

Topography Rolling ☐
Public Utilities Water, Electricity ☐
Streets or Roads ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 15, 2026

Review Group 1

Hicks, Benny J & Lynette R

Ownership
Hicks, Benny J & Lynette R

Legal

007-00173-00 PT N1/2 SE 17-17-8 27.50 Acre



W 1025 N

100, Vacant Land

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/05/2005	Hicks, Benny J & Lynet	216032	QC	/	\$0	I
01/01/1900	HICKS, BENNY		WD	/		I

Rural Liberty Township

1/2

Notes

4/9/2026 REASSESSMENT: 27p28 - No Change

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	AA	AA	AA	AA	Annual Adj
As Of Date	04/06/2026	04/28/2025	04/02/2025	01/01/2024	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☐	☐
Land	\$28,600	\$28,600	\$32,300	\$30,800	\$25,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$28,600	\$28,600	\$32,300	\$30,800	\$25,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$28,600	\$28,600	\$32,300	\$30,800	\$25,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$28,600	\$28,600	\$32,300	\$30,800	\$25,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', Cl 150' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RSC	0	8.0000	0.94	\$2,120	\$1,993	\$15,944	0%	1.0000	0.00	100.00	0.00	\$15,940
4	A	RSB	0	2.0000	1.02	\$2,120	\$2,162	\$4,324	0%	1.0000	0.00	100.00	0.00	\$4,320
5	A	RSB	0	5.6700	1.02	\$2,120	\$2,162	\$12,259	-60%	1.0000	0.00	100.00	0.00	\$4,900
6	A	PRB	0	1.0000	0.85	\$2,120	\$1,802	\$1,802	-80%	1.0000	0.00	100.00	0.00	\$360
6	A	RSC	0	4.0000	0.94	\$2,120	\$1,993	\$7,972	-80%	1.0000	0.00	100.00	0.00	\$1,590
6	A	HNF	0	5.0000	0.50	\$2,120	\$1,060	\$5,300	-80%	1.0000	0.00	100.00	0.00	\$1,060
6	A	RSB	0	1.0000	1.02	\$2,120	\$2,162	\$2,162	-80%	1.0000	0.00	100.00	0.00	\$430
82	A	BP	0	0.8300	0.50	\$2,120	\$1,060	\$880	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	27.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	27.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.83
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	26.67
Farmland Value	\$28,600
Measured Acreage	26.67
Avg Farmland Value/Acre	1072
Value of Farmland	\$28,590
Classified Total	\$0
Farm / Classified Value	\$28,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$28,600
CAP 3 Value	\$0
Total Value	\$28,600

Data Source N/A

Collector 07/29/2022 TYLER

Appraiser 01/01/2023 TYLER



PARCEL INFORMATION

45.5+/- ACRES PARKE COUNTY, INDIANA
LISTING # JK266145AU

61-02-17-000-303.000-008

General Information

Parcel Number
61-02-17-000-303.000-008

Local Parcel Number
0070017301

Tax ID:

Routing Number
0100217303

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Parke

Township
LIBERTY TOWNSHIP

District 008 (Local 007)
LIBERTY TOWNSHIP

School Corp 6375
NORTH CENTRAL PARKE COMM

Neighborhood 9950008-008
Rural Liberty Township

Section/Plat
17

Location Address (1)
5299 W 1025 N
Kingman, IN 47952

Zoning

Subdivision

Lot

Market Model
9950008-008 - Residential

Characteristics

Topography Flood Hazard

Rolling ☐

Public Utilities ERA

Water, Electricity ☐

Streets or Roads TIF

☐

Neighborhood Life Cycle Stage

Static

Printed Wednesday, April 15, 2026

Review Group 1

Hicks, Benny J & Lynette R

Ownership

Hicks, Benny J & Lynette R

Legal

007-00173-01 PT E 1/2 SW 17-17-8 18 Acre

5299 W 1025 N

101, Cash Grain/General Farm

Rural Liberty Township

1/2

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
06/02/2005	Hicks, Benny J & Lynet	216/332	QC	/		\$0	I
01/01/1900	HICKS, BENNY		WD	/			I



Agricultural

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	AA	AA	AA	AA	Annual Adj
As Of Date	04/06/2026	04/28/2025	04/02/2025	01/01/2024	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☐	☐
Land	\$24,600	\$24,600	\$25,800	\$25,300	\$22,100
Land Res (1)	\$16,000	\$16,000	\$16,000	\$16,000	\$14,300
Land Non Res (2)	\$8,600	\$8,600	\$9,800	\$9,300	\$7,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$46,100	\$42,600	\$42,600	\$47,500	\$41,800
Imp Res (1)	\$44,400	\$41,000	\$41,000	\$45,900	\$40,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,700	\$1,600	\$1,600	\$1,600	\$1,600
Total	\$70,700	\$67,200	\$68,400	\$72,800	\$63,900
Total Res (1)	\$60,400	\$57,000	\$57,000	\$61,900	\$54,500
Total Non Res (2)	\$8,600	\$8,600	\$9,800	\$9,300	\$7,800
Total Non Res (3)	\$1,700	\$1,600	\$1,600	\$1,600	\$1,600

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$16,000	\$16,000	\$16,000	0%	1.0000	100.00	0.00	0.00	\$16,000
4	A	RSC	0	1.0000	0.94	\$2,120	\$1,993	\$1,993	0%	1.0000	0.00	100.00	0.00	\$1,990
5	A	RSC	0	3.0000	0.94	\$2,120	\$1,993	\$5,979	-80%	1.0000	0.00	100.00	0.00	\$2,390
6	A	RTB2	0	4.0000	0.98	\$2,120	\$2,078	\$8,312	-80%	1.0000	0.00	100.00	0.00	\$1,660
6	A	HRE2	0	6.0000	0.55	\$2,120	\$1,166	\$6,996	-80%	1.0000	0.00	100.00	0.00	\$1,400
6	A	RTC2	0	1.4700	0.89	\$2,120	\$1,887	\$2,774	-80%	1.0000	0.00	100.00	0.00	\$550
71	A	BP	0	1.0000	0.50	\$2,120	\$1,060	\$1,060	-40%	1.0000	0.00	100.00	0.00	\$640
82	A	BP	0	0.5300	0.50	\$2,120	\$1,060	\$562	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	18.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	18.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.53
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	16.47
Farmland Value	\$8,630
Measured Acreage	16.47
Avg Farmland Value/Acre	\$524
Value of Farmland	\$8,630
Classified Total	\$0
Farm / Classified Value	\$8,600
Homesite(s) Value	\$16,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,000
CAP 2 Value	\$8,600
CAP 3 Value	\$0
Total Value	\$24,600

Data Source N/A

Collector 07/29/2022 TYLER

Appraiser 01/01/2023 TYLER