

The Andersen Farm

Live In-Person and Online Auction



Tuesday September 1st | 11 AM CT/ 12 pm ET
288.38 +/- Real Estate Tax Acres | 3 Tracts
Jasper County, IN | Barkley Township

 **First Mid**
AG SERVICES

Broker | Michael Bernhard
815-936-8978
mbernhard@firstmid.com
125 Mooney Dr. Suite 4
Bourbonnais, IL 60914
License # RB25001189



Auctioneer, David Klein
800-532-5263
dklein@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704
License # AU12000065

Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

The Andersen Farm | Jasper County, IN | Farmland Auction

General Information

SELLER: Thom Andersen & Susan Andersen

DESCRIBED AS: Tract 1: 56.01 +/- real estate tax acres
Tract 2: 94.31 +/- real estate tax acres
Tract 3: 135.53 +/- real estate tax acres
The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6 & 54.31 acres in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 6. The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and 54.85 acres in the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 7. 56 acres in the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 12, all in Township 30 North, Range 5 West of the 2nd Principal Meridian, Jasper County, Indiana.

LOCATION: 9 miles south of Wheatfield, IN at the intersection of IN 49 and West 400 North Road.

TIME AND PLACE OF AUCTION: 11:00 AM CT/12:00 pm ET – 9/1/2026 2671 W Clark St. Rensselaer, IN 47978
Live In-Person and Online Auction at Jasper County Fairgrounds

ONLINE BIDDING: Online bidding will be available. Prebid anytime from August 18th through September 1st, 11:00 AM at <https://firstmidag.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device! The live auction begins at 11:00 AM September 1.

ATTORNEY FOR SELLER: Todd Sammons
Law Offices of William T. Sammons P.C.
205 W. Washington Street
Rensselaer, IN 47978
Phone: 219-866-8810
Email: wtsammons@randlesammonslaw.com

AGENCY: Michael Bernhard, Broker, David Klein, Auctioneer, and Joe Richie, Managing Broker, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management Company and have entered into an agreement to provide certain real estate services and represent only the Seller in this transaction. As a result, the above-named brokers will not be representing any bidders in this transaction. This notice of no-agency is being provided as required by state law.

Disclosures and Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. By bidding on the real estate, the Buyer agrees that Buyer has had ample opportunity to inspect the property. This sale may be recorded and/or videotaped with the permission of the auctioneer. Seller and Seller's agent disclaim any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. **All announcements day of sale will take precedence over printed material.** The Auction Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Announcements will be allowed on auction day ONLY with prior approval from First Mid Ag Services. While this farm is being offered with reserve, we do anticipate a sale of the property.

The Andersen Farm | Jasper County, IN | Farmland Auction

Terms & Conditions

SALE METHOD:

Registrations for bidders are due at 11:00 am CT/ 12:00 pm ET on the day of the auction. All bidding is on a “per-acre” basis. All bidders will have the opportunity to raise their bids at an auction on September 1, 2026, to determine the final high bidder through live, in-person, or online bidding. For bidding questions, call Justin Wheeler, Auctioneer, at 217-855-8358 for details.

Download Bidding App



Scan here!

This is a three-tract auction. All tracts will be offered as a “Choice and Privilege” auction. “Choice and Privilege” allows the high bidder the choice to choose what tract(s) they would like. The contending bidder will have the privilege of taking any remaining tract(s) at the high bid price, if available. If there are remaining tract(s) after the high bidder and the contending bidder make their decisions, the remaining tract(s) will be offered with another round of bidding. This process will repeat until all tracts have a price assigned. Tracts will not be re-combined at the end. Questions? Call David Klein, Auctioneer, at 800-532-5263.

No Buyer's Premium is being charged.

Online bidding is conducted at <https://firstmidag.bidwrangler.com/ui> or download the First Mid Ag App from the App store on your mobile device!

CONTRACT:

Buyer will enter into a contract with a 10% down payment due to First Mid Ag Services by 4:00 PM CT/ 5:00 pm ET on September 1, 2026, and the balance due at closing, which shall occur on or before October 1, 2026. Property will be offered “as is, where is.” Bidding is calculated by your bid price times the real estate tax acres of the tract and subject to Seller's confirmation.

FINANCING:

Bidding is not conditional upon financing, or any buyer or lender inspections. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.

TITLE:

Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.

LEASE:

Farm is on a crop share lease for 2026. The lease has been terminated and there is an open lease for 2027. Seller to retain Landowner's share of 2026 crop sales and government payment proceeds. Buyer shall reimburse Seller for any limestone applied as per the terms of the lease. Ask Broker for details on farm lease.

SURVEY:

The farm is not being surveyed and will be sold based on real estate tax acres.



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Terms & Conditions

POSSESSION: Seller will grant full possession at closing, subject to the tenant's rights that terminate with the harvest of the 2026 crop.

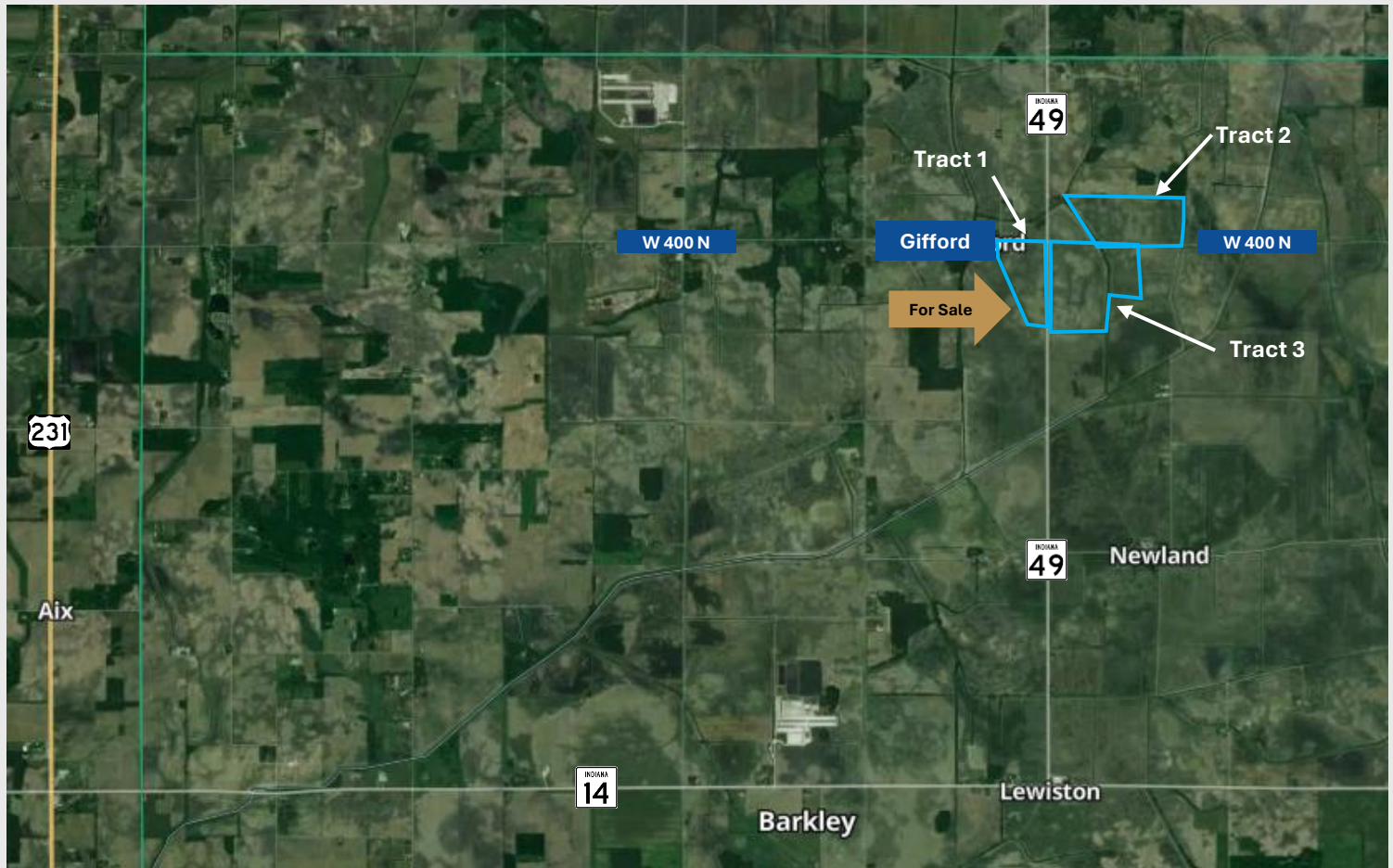
MINERAL RIGHTS: The owner's remaining interest, if any, will be conveyed with the land.

REAL ESTATE The 2025 Real Estate Taxes payable in 2026 shall be paid by the Seller. The 2026 real estate taxes payable in 2027 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. The 2027 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.



The Andersen Farm | Jasper County, IN | Farmland Auction Area Map

Jasper County, IN | Barkley Township



The Andersen Farm | Jasper County, IN | Farmland Auction
Tract 1: 56.01+/- Acres Aerial Map

Aerial Map





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Map Center: 41° 4' 3.43, -87° 2' 55.05

12-30N-6W
Jasper County
Indiana

0ft 395ft 790ft



7/3/2026

Maps Provided By:



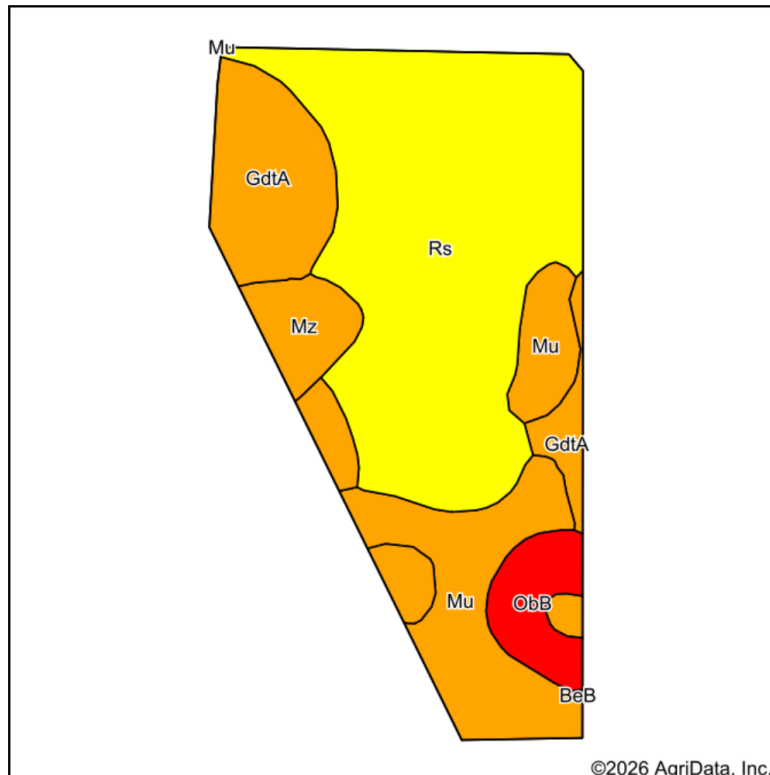
© AgriData, Inc. 2025 www.AgriDataInc.com

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

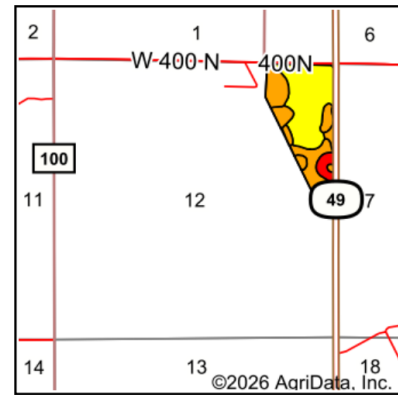
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Tract 1 Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **12-30N-6W**
 Township: **Barkley**
 Acres: **53.05**
 Date: **7/3/2026**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IN073, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Soybeans Bu	Winter wheat Bu	*n NCCPI Corn
Rs	Rensselaer fine sandy loam, till substratum	27.54	52.0%		Poorly drained	IIw	170	6	47	68	75
Mu	Morocco loamy sand, 0 to 2 percent slopes	10.24	19.3%		Somewhat poorly drained	IIIs	102	3	36	3	49
GdtA	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	9.84	18.5%		Poorly drained	IIlw	152	5	53	49	67
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	2.92	5.5%		Moderately well drained	IVs	81	3	29	37	48
Mz	Mussey mucky sandy loam	2.51	4.7%		Very poorly drained	IIlw	160	5	44	64	49
Weighted Average						2.54	148.2	5	44.9	50	*n 65.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

54.3 FSA Cropland Acres

148.6 Av. Corn WAPI

The Andersen Farm | Jasper County, IN | Farmland Auction

Tract 1 Additional Information

Real Estate Tax Information

Parcel #	Tax Acres	Farm Assessment	Tax Rate	2025 Taxes Paid 2026
37-10-12-000-011.00-019	56.01	\$105,280	0.958800	\$711.45

FSA Information

FSA #	1361
TRACT #	1960
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Wetland determinations not complete
FSA FARMLAND ACRES	285.35
DCP CROPLAND ACRES	271.04
CORN BASE ACRES	183.30
PLC YIELD CORN	156
SOYBEAN BASE ACRES	87.74
PLC YIELD SOYBEANS	55
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Jasper Co, Indiana USDA FSA Office. Includes whole farm information. If purchased separately, farm will be reconstituted.

Yield History (bushels/acre)

Year	Corn	Soybeans
2025	220.8	76.6
2024	189.8	66.0
2023	194.7	-
2022	209.7	-
2021	202.0	-
AVG.	203.4	71.3

Soil Fertility Tests

Test Date	Field	pH	P	K	CEC	OM	S	Zn	Sites
11/12/2025	Whole Farm	6.0	80	277	10.1	3.1	18	6.8	105

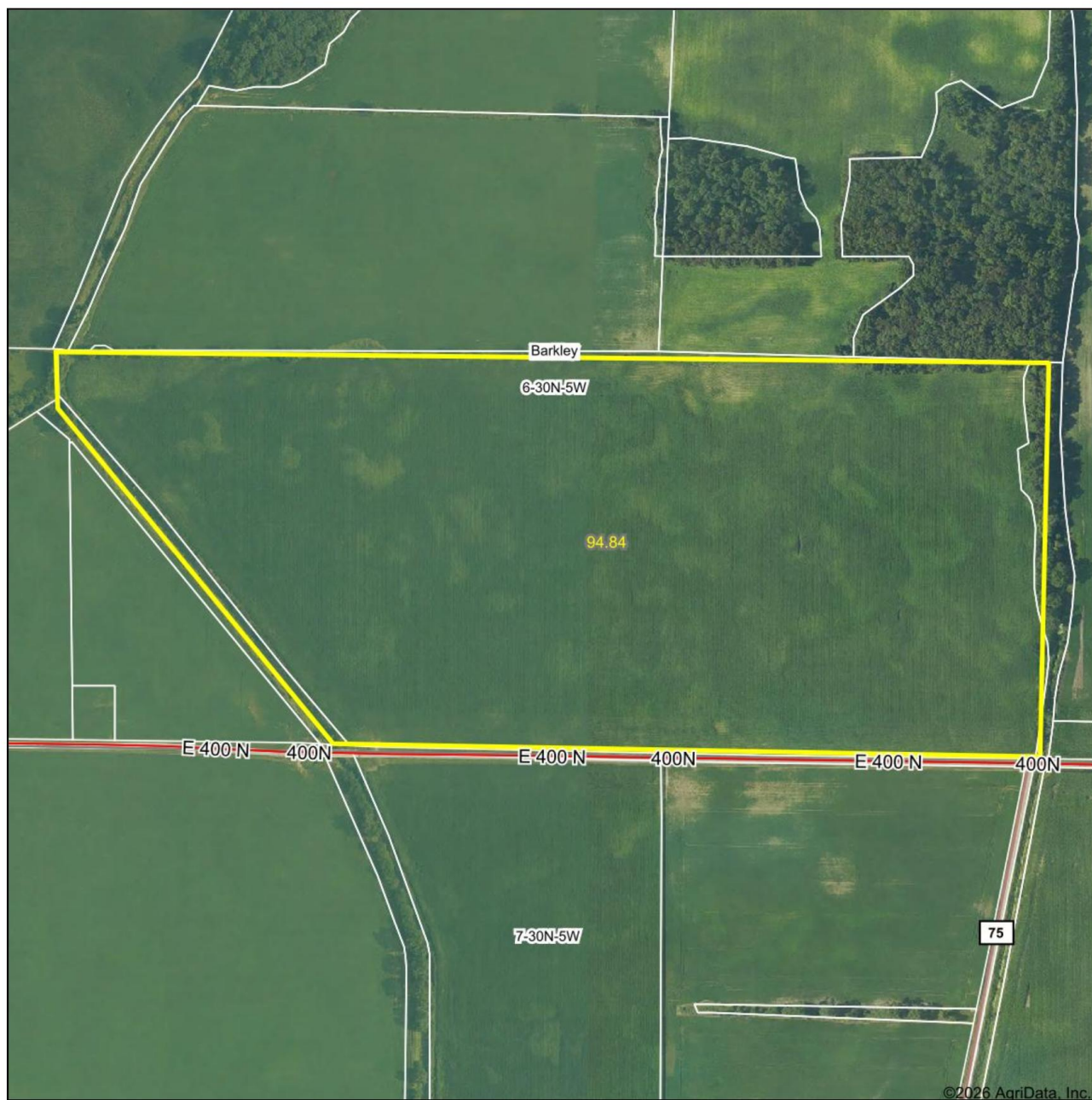
Source: Growing Point Ag LLC

Physical Address: 152 County Rd 400 N Rensselaer, IN **Latitude:** 41.068935 **Longitude** -87.048275

The Andersen Farm | Jasper County, IN | Farmland Auction

Tract 2: 94.31+/- Acres Aerial Map

Aerial Map



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Map Center: 41° 4' 21.91, -87° 2' 16.3

6-30N-5W
Jasper County
Indiana

0ft 543ft 1087ft



7/3/2026

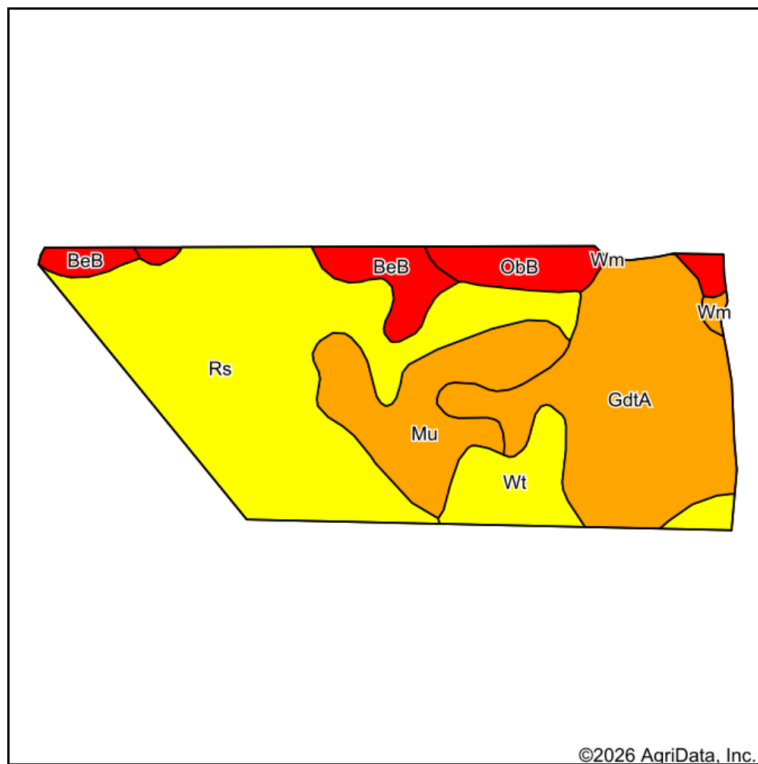
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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

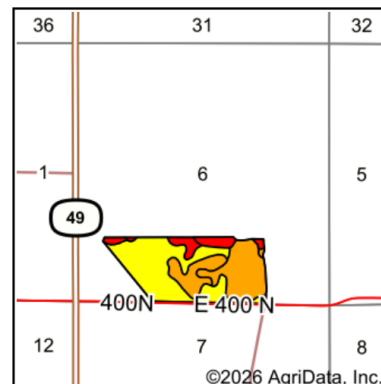
The Andersen Farm | Jasper County, IN | Farmland Auction

Tract 2 Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **6-30N-5W**
 Township: **Barkley**
 Acres: **89.38**
 Date: **7/3/2026**

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 AG SERVICES

Maps Provided By:



Area Symbol: IN073, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Soybeans Bu	Winter wheat Bu	*n NCCPI Corn
Rs	Rensselaer fine sandy loam, till substratum	37.55	42.0%		Poorly drained	IIw	170	6	47	68	75
GdtA	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	24.25	27.1%		Poorly drained	IIIw	152	5	53	49	67
Mu	Morocco loamy sand, 0 to 2 percent slopes	12.07	13.5%		Somewhat poorly drained	IIIs	102	3	36	3	49
Wt	Whitaker fine sandy loam	5.61	6.3%		Somewhat poorly drained	IIw	141	5	46	64	76
BeB	Brems loamy sand, 1 to 3 percent slopes	4.76	5.3%		Moderately well drained	IVs	91	3	32	41	53
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	4.72	5.3%		Moderately well drained	IVs	81	3	29	37	48
Wm	Watseka-Maumee loamy sands	0.42	0.5%		Somewhat poorly drained	IIIs	125	4	29	53	53
Weighted Average						2.62	145	4.9	45.2	50.7	*n 66.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

92.16 FSA Cropland Acres

145.4 Av. Corn WAPI

The Andersen Farm | Jasper County, IN | Farmland Auction

Tract 2 Additional Information

Real Estate Tax Information

Parcel #	Tax Acres	Farm Assessment	Tax Rate	2025 Taxes Paid 2026
37-11-06-000-003.000-019	94.31	\$184,600	0.958800	\$1,146.58

FSA Information

FSA #	1361
TRACT #	1960
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Wetland determinations not complete
FSA FARMLAND ACRES	285.35
DCP CROPLAND ACRES	271.04
CORN BASE ACRES	183.30
PLC YIELD CORN	156
SOYBEAN BASE ACRES	87.74
PLC YIELD SOYBEANS	55
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Jasper Co, Indiana USDA FSA Office. Includes whole farm information.

Yield History (bushels/acre)

Year	Corn	Soybeans
2025	220.8	76.6
2024	189.8	66.0
2023	194.7	-
2022	209.7	-
2021	202.0	-
AVG	203.4	71.3

Soil Fertility Tests

Test Date	Field	pH	P	K	CEC	OM	S	Zn	Sites
11/12/2025	Whole Farm	6.0	80	277	10.1	3.1	18	6.8	105

Source: Growing Point Ag LLC

Physical Address: 750 Co Rd 400 N Rensselaer, IN 47978 **Latitude:** 41.070873 **Longitude** -87.040111

The Andersen Farm | Jasper County, IN | Farmland Auction

Tract 3: 135.53+/- Acres Aerial Map

Aerial Map



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Map Center: 41° 4' 2.33, -87° 2' 28.64

0ft 426ft 851ft

7-30N-5W
Jasper County
Indiana



7/3/2026

Maps Provided By:



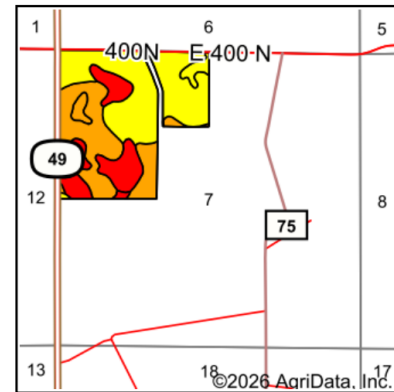
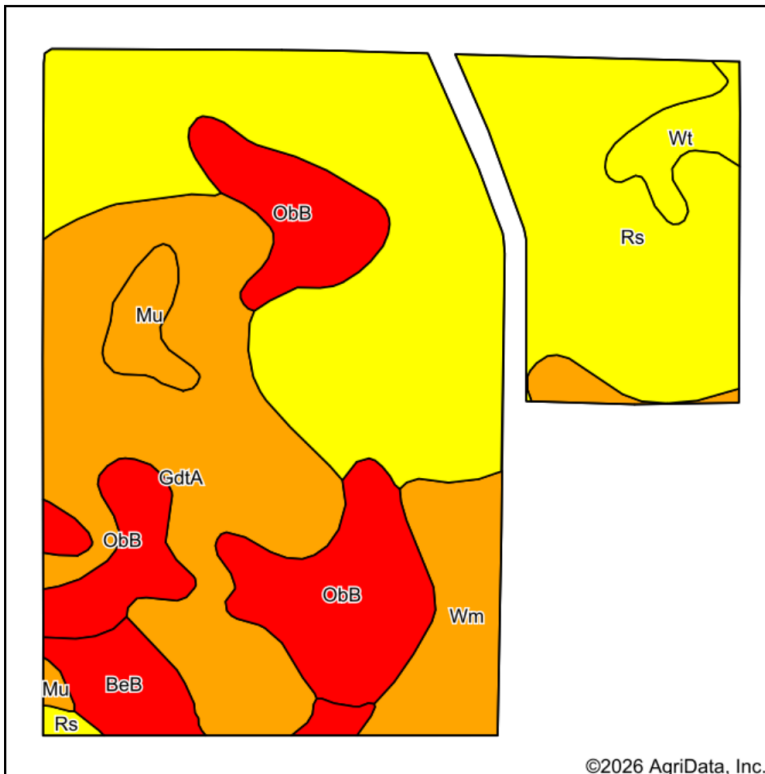
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Field borders provided by Farm Service Agency as of 5/21/2008.

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Tract 3 Soils Map

Soils Map



State: **Indiana**
 County: **Jasper**
 Location: **7-30N-5W**
 Township: **Barkley**
 Acres: **127.39**
 Date: **7/3/2026**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN073, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Soybeans Bu	Winter wheat Bu	*n NCCPI Corn
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GdtA	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	28.97	22.7%		Poorly drained	IIIw	152	5	53	49	67
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	20.69	16.2%		Moderately well drained	IVs	81	3	29	37	48
Wm	Watseka-Maumee loamy sands	8.97	7.0%		Somewhat poorly drained	IIIs	125	4	29	53	53
BeB	Brems loamy sand, 1 to 3 percent slopes	4.52	3.5%		Moderately well drained	IVs	91	3	32	41	53
Wt	Whitaker fine sandy loam	3.06	2.4%		Somewhat poorly drained	IIw	141	5	46	64	76
Mu	Morocco loamy sand, 0 to 2 percent slopes	2.87	2.3%		Somewhat poorly drained	IIIs	102	3	36	3	49
Weighted Average						2.72	143.3	4.9	43.4	55.1	*n 65.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

124.58 FSA Cropland Acres

145.4 Av. Corn WAPI

The Andersen Farm | Jasper County, IN | Farmland Auction

Tract 3 Additional Information

Real Estate Tax Information

Parcel #	Tax Acres	Farm Assessment	Tax Rate	2025 Taxes Paid 2026
37-11-07-000-010.000-019	135.53	\$253,600	0.958800	\$1,610.92

FSA Information

FSA #	1361
TRACT #	1960
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Wetland determinations not complete
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Source: Jasper Co, Indiana USDA FSA Office. Includes whole farm information.

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Soil Fertility Tests

Test Date	Field	pH	P	K	CEC	OM	S	Zn	Sites
11/12/2025	Whole Farm	6.0	80	277	10.1	3.1	18	6.8	105

Source: Growing Point Ag LLC

Physical Address: 501 Co Rd 400 N Rennselaer, IN 47978 **Latitude:** 41.070865 **Longitude** -87.041147

The Andersen Farm | Jasper County, IN | Farmland Auction Pictures



**REGISTRATION SHEET
ANDERSEN FARM
FARMLAND AUCTION
11:00 A.M. – TUESDAY, SEPTEMBER 1, 2026
JASPER COUNTY FAIRGROUNDS
2671 West Clark St. Rensselaer, IN 4798**

In order to participate in this sale, you must register to bid and be approved by the Auctioneer.

**I wish to participate in the auction of the Andersen Farm located in Sections 6 & 12 Barkley Township, Jasper County, Indiana; being 288.38+/- acres in 3 Tracts:
Registration to Bid:**

NAME: _____

ADDRESS: _____

CITY/STATE: _____

PHONE NO: _____

EMAIL: _____

SIGNATURE: _____

If I am the successful bidder, I agree to the terms provided, will sign the Seller provided real estate contract and pay the non-refundable 10% down payment immediately following the auction. I understand I am bidding by the acre and this auction is not contingent upon my ability to obtain financing.

Registration forms can be sent to:



**Attn: Michael Bernhard, Broker or David Klein, Auctioneer
125 Mooney Drive Suite 4 Bourbonnais, IL 60914**

www.firstmidag.com

Phone: 815-936-8978 or 309-665-0966 Fax

By placing this bid I understand Michael Bernhard, Broker, David Klein, Auctioneer, and Joe Richie, Managing Broker, are the designated agents with First Mid Ag Services, representing the Seller only in this transaction and they are not acting on my behalf. Auctioneer License #AU12000065. This notice of no agency is being provided as required by state law.