

The Loranda Group, Inc.

PRICE REDUCTION!

# FOR SALE

Located 6 miles E of Flora, or 13 miles NW of Kokomo in Carroll County, IN



# 148.96 ±

## ACRES IN 1 TRACT



## Property Information

**TRACT DESCRIPTION:** 148.96± acres located in the NW ¼ of Section 10, T24N, R1E, Carroll County, IN

**YIELD HISTORY:**

Corn: 2025 – 260.6 Bu/A | 2023 – 250.7 Bu/A  
Soybeans: 2024 – 72.8 Bu/A | 2022 – 64.8 Bu/A

**F.S.A. DATA:** According to the Carroll County Farm Service Agency, this farm contains approximately 145.11 cropland acres. The PLC yields are 149 for corn and 50 for soybeans.

**PREDOMINANT SOILS (TILLABLE ACRES):**

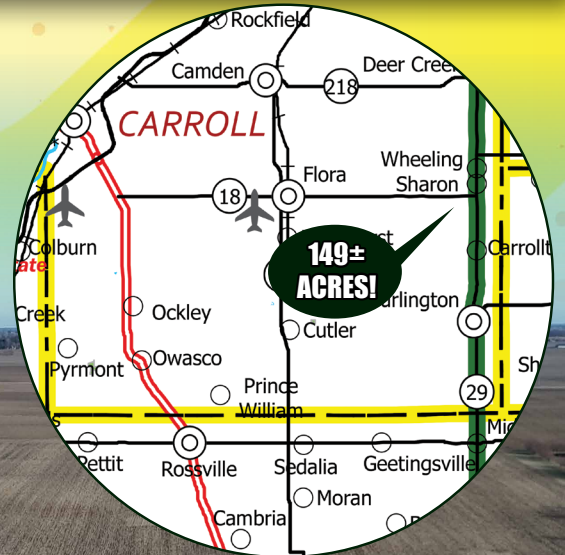
Cyclone silty clay loam and Fincastle-Starks silt loams (NCCPI – 81.4, WAPI – 159.5)

**IMPROVEMENTS:** None

**REAL ESTATE TAXES:** The 2024 taxes paid in 2025 were \$28.14 per acre.

**SELLER:** The Wingard Family

**For Additional Information:  
visit [www.loranda.com](http://www.loranda.com)**



## Directions

**TO PROPERTY:**

From downtown Flora, travel east on Indiana State Highway 18 for approximately 6 miles and the property will begin on your right (S side of road). **GPS: 40.5450, -86.4085**

## TERMS & CONDITIONS

**PROPERTY:** Information about the property and the sale are available to download from the Loranda Group website ([loranda.com](http://loranda.com)) and will include such items as FSA information, soil maps, and more. All interested bidders are responsible for completing their own due diligence concerning the property.

**POSSESSION:** Landlord possession of the property will be given at closing, subject to a cash rent lease for 2026.

**SURVEY:** The property has not been surveyed.

**LEASE:** The Seller/Tenant shall retain all income attributable to the 2025 crop year, and before, and will pay all expenses for the same. The farm is leased for 2026.

**TITLE:** Owner will furnish the Buyer an Owner's Policy of Title Insurance in the amount of the purchase price and will provide a proper deed conveying the real estate to the Buyer.

**MINERAL RIGHTS:** All mineral rights owned by the Seller will be transferred to the new Buyer at closing.

**AGENCY:** The Loranda Group, Inc. and its representatives are exclusive agents of the Seller.

The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or The Loranda Group, Inc. Each buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor The Loranda Group, Inc. are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits; nor warranting or representing as to fitness for a particular use, access, water quantity or quality, or physical or environmental condition. Information contained in this brochure is subject to verification by all parties relying on it.



**ASKING PRICE (REDUCED): \$13,000/A**



### The Loranda Group

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Mulberry, IN 46058

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Bloomington, IL 61704

**John D. Moss, Broker**

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**HIGHLY  
PRODUCTIVE  
FARMLAND!**

**Questions?**

800-716-8189 • [www.loranda.com](http://www.loranda.com)  
[loranda@loranda.com](mailto:loranda@loranda.com)

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**Farmers & Investors!**