

The Loranda Group, Inc.

FOR SALE

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



148.96[±]

ACRES IN 1 TRACT



For More Information:
Call John Moss
at 800-716-8189

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):

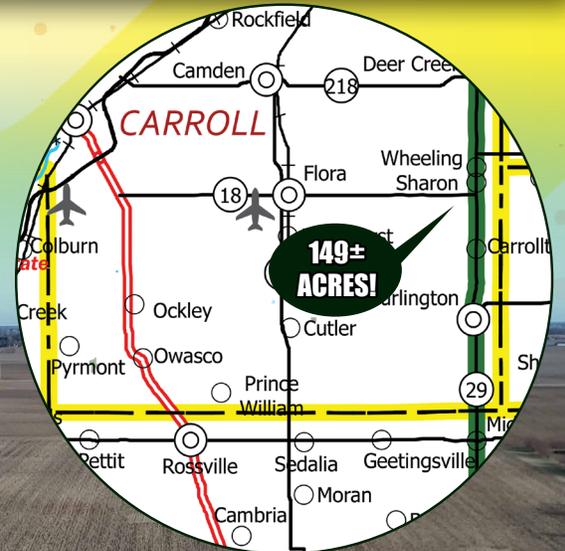
Cyclone silty clay loam and Fincastle-Starks silt loams (NCCPI –
81.4, WAPI – 159.5)

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



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) 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: \$13,750 Per Acre



The Loranda Group

6417 N CR 600 W
Mulberry, IN 46058

2105 Eastland Dr., Suite 9
Bloomington, IL 61704

John D. Moss, Broker

RB14028781 / CO10500045

www.loranda.com

E-mail: loranda@loranda.com

**HIGHLY
PRODUCTIVE
FARMLAND!**

Questions?

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loranda@loranda.com

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Farmers & Investors!