

# 3 Farms

WAYNE COUNTY, IN  
UNION COUNTY, IN

# Spectacular CROPLAND EASTERN INDIANA AUCTION

# 1,112<sup>±</sup>

acres  
offered in 13 Tracts

SOUTHEAST OF RICHMOND  
AT OHIO STATE LINE

- Richmond & I-70 Easy Access
- Richmond Airport 1 Mile
- 2 Fertilizer Terminals Nearby
- 30 Min to Dayton & Oxford, OH
- 45 Min to Cincinnati, OH



Tuesday,  
**AUGUST 16**  
**11:00AM**

at the Wayne County Fairgrounds  
(Kuhlman Center), Richmond, IN

Online Bidding Available

- 1,097<sup>±</sup> FSA acres cropland most adjoining and all within 2 miles
- 250,000 bu. good storage & grain center, and 2 newer large machinery storage barns
- Extensive tiling (maps available)
- Some of highest soil indexes in Indiana (maps available)
- About 1-1/2 miles of frontage on SR 227
- 1-1/2 miles adjoining active CXS Railroad (siding not owned)
- Top yield history (data available)
- Longtime owner operated
- Soil fertility maps available
- Tax Exchange Potential

**800.451.2709**

**SchraderAuction.com**



# INFORMATION

# Booklet



## *Disclaimer*

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

*Auction Managers*

Steve Slonaker • 765.969.1697

Andy Walther • 765.969.0401



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

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# AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 13 individual tracts, any combination of tracts and as a total 1,112± acre unit subject to swing tract limitations (Tract 13). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller will provide preliminary title evidence for the review of prospective buyers. At closing, Seller will pay for the cost of issuing a standard coverage owner's title insurance policy.

**DEED:** The property will be conveyed by Warranty Deed (subject to Permitted Exceptions), to be furnished by Seller.

**CLOSING:** The targeted closing period will be on or before October 28, 2022.

**POSSESSION:** Possession at closing subject to: (a) Seller's right to remove 2022 bean crop; (b) Seller's right to retain possession of barn on Tract 2 and grain center and barn on Tract 12 until January 15, 2023 ; and (c) month to month lease w/r/t

house/barn on Tract 8 at \$500/month, to be assigned at closing. Buyer may have access to cropland before closing with additional 10% down payment (subject to removal of 2022 bean crop).

**REAL ESTATE TAXES:** Seller to pay 2022 taxes payable 2023, to be credited to Buyer at closing based on the last-billed amounts. Buyer will then pay all real estate taxes due after closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims 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 the property for sale.

**ACREAGE; TRACT MAPS:** Advertised tract acreages and depictions of tract boundaries are approximate and have been estimated based on county tax parcel maps and data and digital mapping tools.

**SURVEY:** The Seller will obtain a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey and the type of survey obtained shall be determined solely by the Seller. Seller and Buyer shall each pay half (50:50) of the cost of the survey.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its agents represent

only the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, AUGUST 16, 2022**

**1,112+ ACRES – RAYMOND AND LIBERTY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, August 9, 2022.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure  Newspaper  Signs  Internet  Radio  TV  Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**1,112± Acres • Wayne and Union Counties, Indiana**  
**Tuesday, August 16, 2022**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, August 16, 2022 at 11:00 AM. (EST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, August 9, 2022**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# LOCATION MAP

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## Directions to Property:

From Boston south on SR 227 with Farm A on both sides. Farm B is south 1 mile on Stone Rd. Farm C is west on CR 210 from Stone Rd. Watch for signs.

## Auction Site:

Wayne County Fairgrounds (Kuhlman Center)  
861 Salisbury Rd,  
Richmond, IN 47374  
at I-70 Exit 149

## Inspection Times:

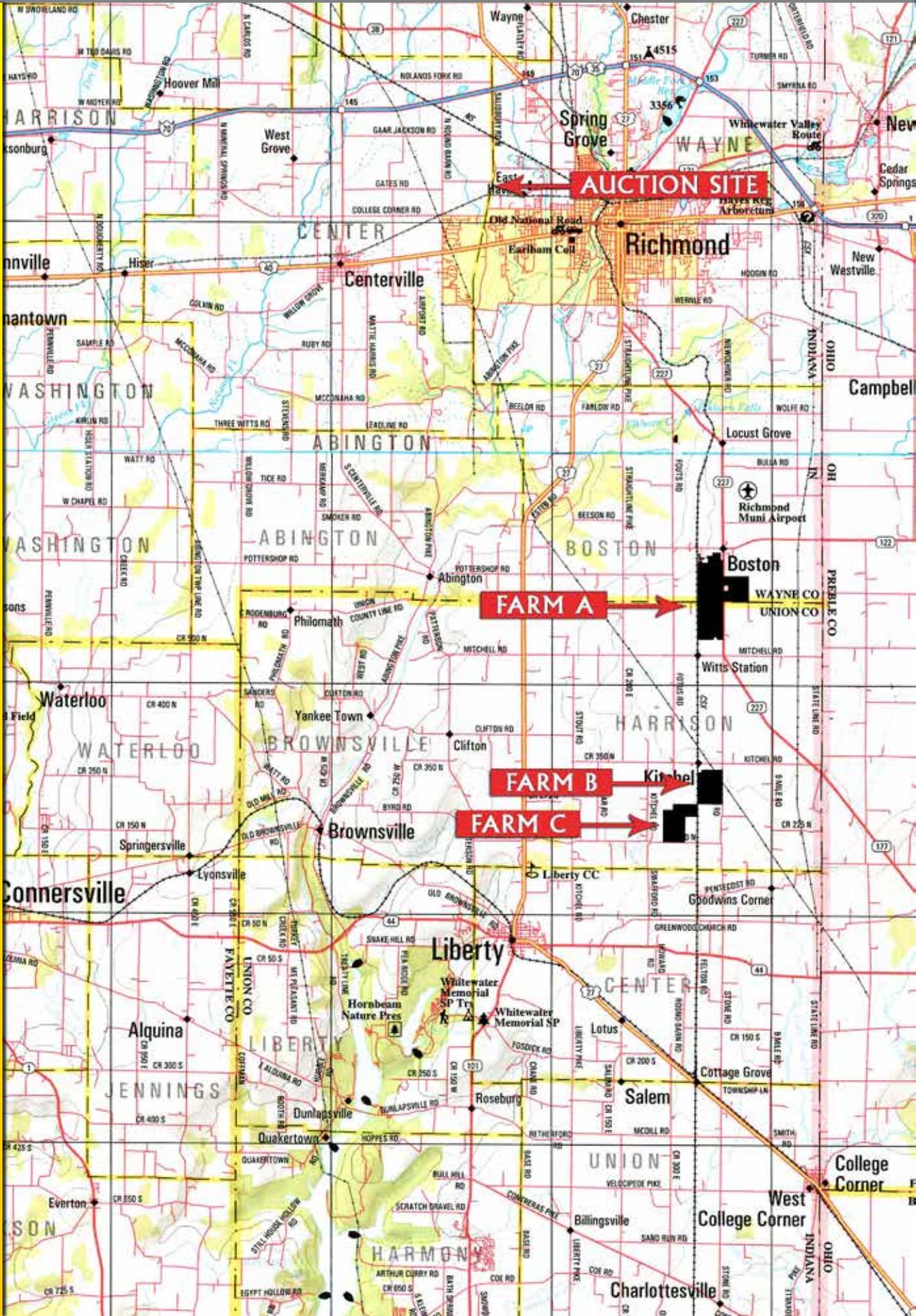
from 9 – 11am  
Fri, July 8  
Fri, July 15  
Fri, August 5

Meet an agent at Tract 2, 8 or 12

## AUCTION MANAGERS:

Steve Slonaker  
765.969.1697

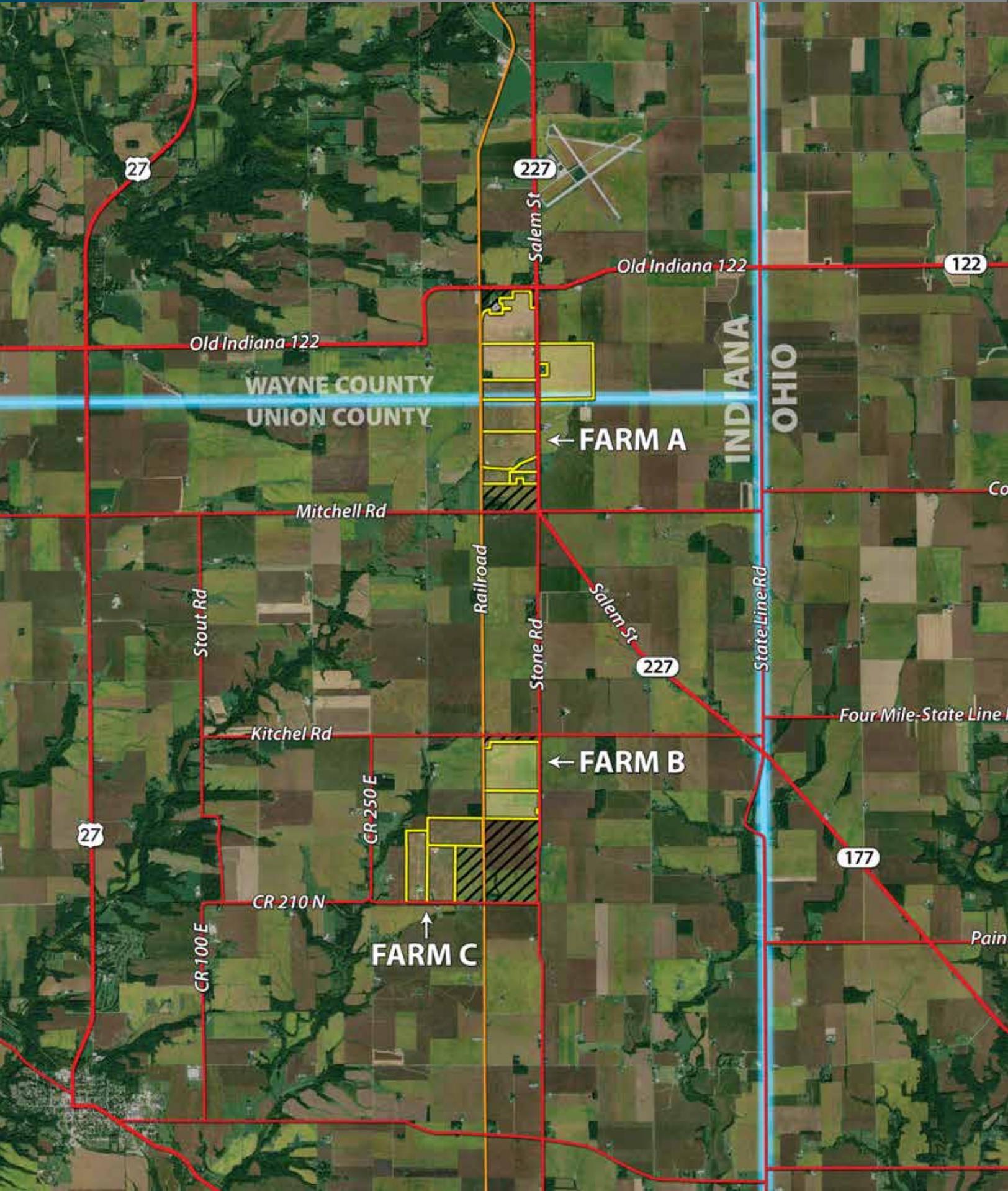
Andy Walther  
765.969.0401





# TRACT MAP

# TRACT MAP



# TRACT MAP

## FARM A – TRACTS 1-8





# TRACT MAP

## FARM B – TRACTS 9-10



Kitchel Rd

**9**  
137± acres

**10**  
79± acres

Railroad

Stone Rd

# TRACT MAP

## FARM C – TRACTS 11-13



**13**

78± acres  
Swing Tract

**12**

77± acres

**11**

80± acres

Railroad

CR 210 N





# TRACT DESCRIPTIONS

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## FARM A: 661± acres

(Wayne Co., Boston Twp. Sec. 2 & 3) & (Union Co., Harrison Twp. Sec. 10)

Physical Address: 6802 S. SR 227, Richmond, IN 47374

**TRACT 1: 108± acres** nearly all tillable. Investment quality soils featuring improved tile and an impressive Fincastle and Treaty mix with an overall corn index of 171. The tract has quality frontage and access along IN SR 227 and is adjacent to the railroad (*Wayne County*), adjoins rail siding and town of Boston.

**TRACT 2: 104± acres** with 98± tillable acres. The tract features a 60'x 98' newer Morton machinery barn, well and electric at building site. The Fincastle and Treaty soil mix boost an impressive 172.3 soil corn index. West boundary is active railroad & IN SR 227 frontage make for easy access. The tract features a 5.5± acre woods in the southwest corner along the railroad. (*Wayne County*)

**TRACT 3: 56± acres** nearly all tillable. Fincastle, Treaty & Xenia soil mix with a 169.9 corn soil index. Consider combining with Tracts 1 and 2 for 262± acres of contiguous high quality tillable land. (*Wayne County*)

**TRACT 4: 154± acres** nearly all tillable with frontage along IN SR 227 and Union County Line Road. This tract is systematically drained and has excellent Fincastle and Treaty soils. Investment quality with some of the highest indexing soils (174.1) you will find! (*Wayne County*) South boundary is Union County line.

**TRACT 5: 91.5± acres** nearly all tillable. Consider combining with adjoining tracts for large contiguous acres. Quality soils and good drainage. (*Union County*)

*Tracts 1, 2, 3 & 5 are 360± acres in one impressive contiguous field.*

**TRACT 6: 97± acres** with 85± tillable acres. The tract has quality soils with sloping topography to creek for drainage outlet. Frontage along Indiana SR 227 and pretty place for farmstead overlooking stream.

**TRACT 7: 35± acres** with a mix of income producing tillable land and woods for hunting and recreation. This tract features good wildlife pressure, an elevation change with a natural slope and watershed for adjacent land. Good potential estate secluded building site. Examine all the possibilities this tract has to offer.

**TRACT 8: 15± acres** with a single story 1,223 sq. ft. rental house, a 36'x 54' barn with a 33' x 54' lean-to, a 1± acre pond with 11± acres of tillable land. Very nice location with easy access to Richmond and Liberty, IN or Eaton, OH.

Physical Address: 7092 IN SR 227 South, Richmond, IN 47374

## FARM B: 216± acres

(Union County, Harrison Twp. Sec. 27)

Physical Address: near 2860 Stone Rd., Liberty, IN 47356

**TRACT 9: 137± acres** nearly all tillable. The tract features pattern drainage and quality soils with a Fincastle and Cyclone mix. This rectangular field allows for ease of farming operation and is bordered by Stone Rd. and the railroad to the west. Also adjoining fertilizer plant.

**TRACT 10: 79± acres** nearly all tillable. This tract has well and electric with two older barns along the road (house excepted). Its Fincastle & Cyclone soil mix boasts an impressive 164.4± soil index rating. Consider combining with Tract 9 for great 213± FSA tillable acres with excellent tile.

## FARM C: 235± acres

(Union County, Harrison Twp. Sec. 33)

Physical Address: 2920 E CR 200 N, Liberty, IN 47353

**TRACT 11: 80± acres** with 78± tillable acres featuring a pattern drained quality mix of Cyclone, Fincastle, Russell and Xenia soils. Frontage on E CR 200 N.

**TRACT 12: 77± acres** featuring 74± tillable acres with about 220,000 bu. of grain storage, 3-phase power, a newer 60' x 100' Morton machinery shed and former farmstead site. The tillable land is pattern drained and the grain system includes:

- 60' leg with 8 spout distributor
- Super-B dryer Model SD375VQ, 3 - Phase
- DMC Transfer 700 air system with 4" piping and 7 head distributor
- 60,000 bushel GSI bin with upright 8" unload, centrifugal fan & wrap around stairs
- (2) 50,000 bushel bins w/ 10" upright unload augers and centrifugal fans
- Buhler 5,000 bushel and 1,000 bu. wet holding tanks
- (2) 20,000 bu. bin & 12,000 bu. bin and 8,000 bu. bin with 6" unload augers

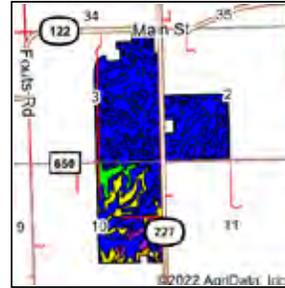
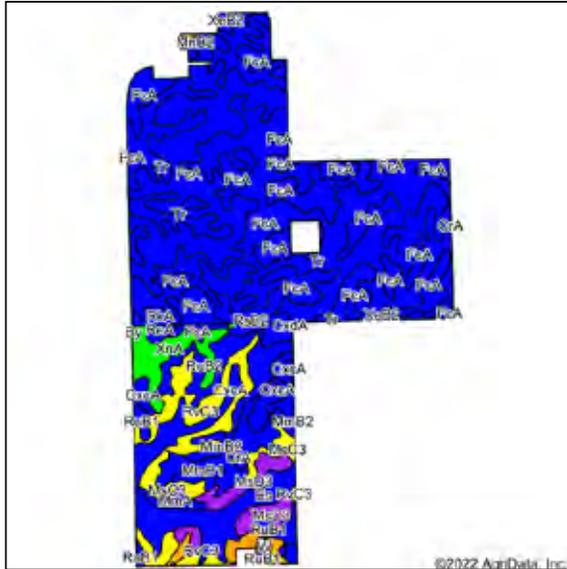
**TRACT 13: 78± acres "Swing Tract"** - Nearly all tillable with systematic drainage. Quality Fincastle, Xenia, & Cyclone soils boosting a 151.9 soil index rating. Must be purchased in combination with Tracts 11, 12 or by an adjoining land owner.



# SOILS MAP

# SOILS MAP

## FARM A – TRACTS 1-8



State: **Indiana**  
 County: **Wayne**  
 Location: **3-12N-1W**  
 Township: **Boston**  
 Acres: **672.92**  
 Date: **3/31/2022**



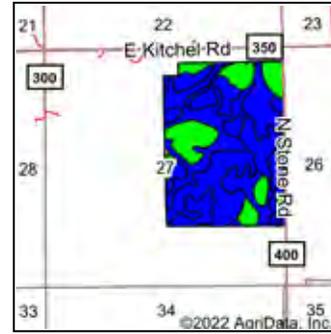
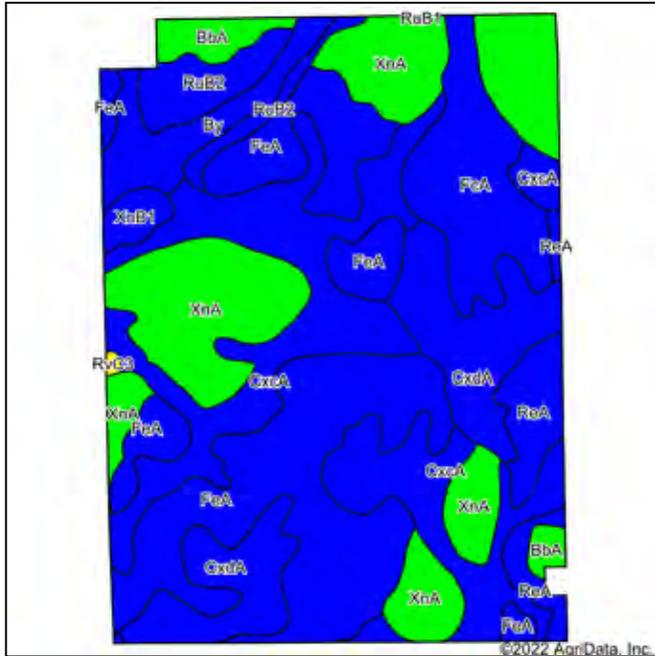
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Fca	Fincastle silt loam, 0 to 2 percent slopes	215.61	32.0%		Ilw	166		5	11	54	74	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	201.83	30.0%		Ilw	181		6	12	64	61	
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	42.89	6.4%		Ilw	127		4	8	44	18	
RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	35.58	5.3%		IVe	130		5	9	46	62	
MmB1	Miami silt loam, 2 to 6 percent slopes, slightly eroded	25.19	3.7%		Ile	140		5	10	49	63	
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes	19.34	2.9%		I	143		5	10	50	65	
MsD3	Miami soils, 12 to 18 percent slopes, severely eroded	16.98	2.5%		Vle	106		4	7	38	53	
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	14.65	2.2%		Ile	145		5	10	51	69	
MsC3	Miami soils, 6 to 12 percent slopes, severely eroded	12.76	1.9%		IVe	121		4	8	43	54	
MmA	Miami silt loam, 0 to 2 percent slopes	12.71	1.9%		Ils	147		5	10	50	65	
RuB1	Russell and Miami silt loams, 2 to 6 percent slopes, slightly eroded	10.12	1.5%		Ile	150		5	10	53	72	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	9.98	1.5%		Ilw	123		5	59	1	41	
MmB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	9.56	1.4%		Ile	135		5	9	47	61	
CxcA	Cyclone silt loam, 0 to 2 percent slopes	8.95	1.3%		Ilw	185		6	13	65	75	
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	7.79	1.2%		Ile	152		5	10	53	68	
RuC2	Russell and Miami silt loams, 6 to 12 percent slopes, moderately eroded	6.12	0.9%		Ille	135		5	9	48	65	
RIE3	Russell soils, 18 to 25 percent slopes, severely eroded	2.97	0.4%		Vle	105		4	7	37	53	
Fca	Fincastle silt loam, southern ohio till plain, 0 to 2 percent slopes	2.58	0.4%		Ilw	167		5	11	59	74	
RkA	Reesville silt loam, 0 to 2 percent slopes	2.38	0.4%		Ilw	161		5	10	53	70	
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.29	0.3%		Ile	142		5	9	49	63	
ReA	Reesville silt loam, 0 to 2 percent slopes	2.15	0.3%		Ilw	161		5	10	53	70	
RsB1	Russell silt loam, 2 to 6 percent slopes	2.07	0.3%		Ile	156		5	10	54	69	
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	1.92	0.3%		Ilw	185		6	13	65	75	
RIB3	Russell soils, 2 to 6 percent slopes, severely eroded	1.81	0.3%		Ille	145		5	10	51	73	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	1.30	0.2%		Ilw	123		5	59	1	41	
W	Water	1.20	0.2%									
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	0.99	0.1%		Ile	149		5	10	53	73	
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.46	0.1%		Ille	133		4	9	47	58	
By	Brookston silty clay loam, 0 to 2 percent slopes	0.20	0.0%		Ilw	173		6	12	51	70	
XeA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.19	0.0%		Iw	156		5	10	54	69	
FeA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	0.17	0.0%		Ilw	156		5	10	51	69	
Ge	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	0.10	0.0%		Ilw	124		3	69	3	43	
XnB1	Xenia and Celina silt loams, 2 to 6 percent slopes, slightly eroded	0.08	0.0%		Ile	143		5	10	50	65	
<b>Weighted Average</b>						<b>2.24</b>	<b>158.9</b>	<b>5.2</b>	<b>1</b>	<b>10.5</b>	<b>54.5</b>	<b>62.9</b>

Soils data provided by USDA and NRCS.

# SOILS MAP

## FARM B – TRACTS 9-10



State: **Indiana**  
 County: **Union**  
 Location: **27-12N-1W**  
 Township: **Harrison**  
 Acres: **216.61**  
 Date: **5/11/2022**



Soils data provided by USDA and NRCS.

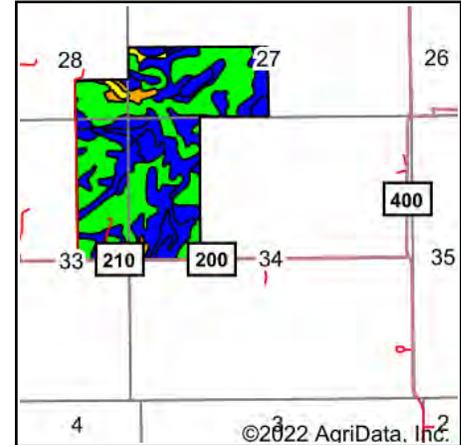
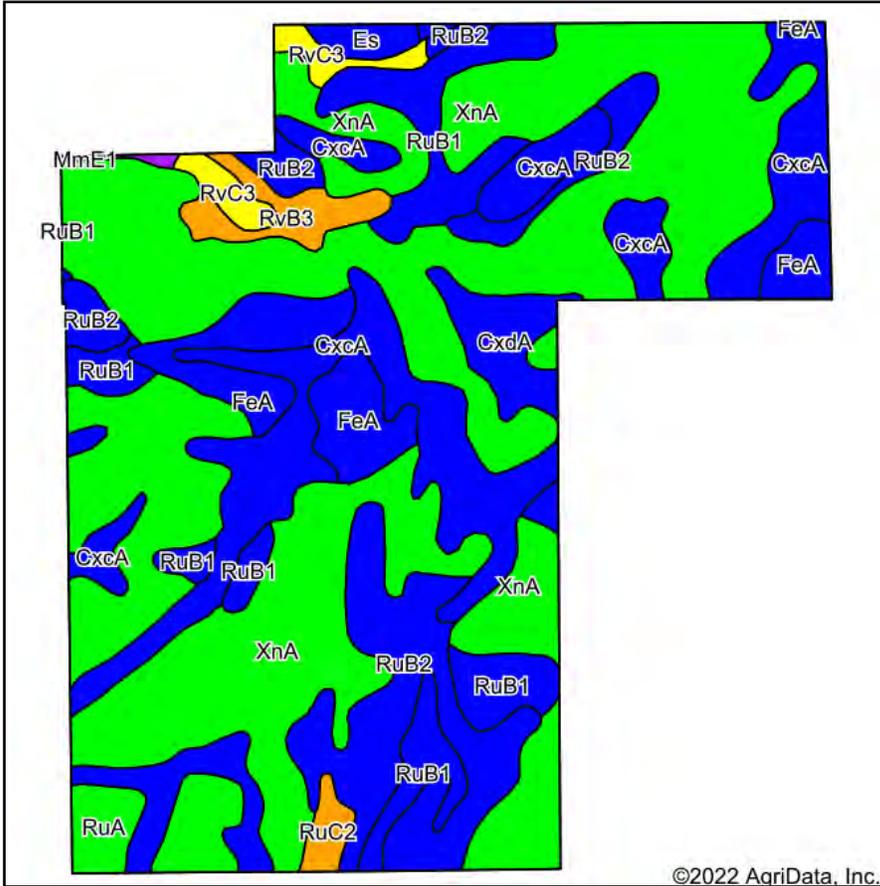
Area Symbol: IN161, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Kentucky bluegrass AUM	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
FeA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	55.33	25.5%		Ilw	156	5				10	51		69	
CxcA	Cyclone silt loam, 0 to 2 percent slopes	46.30	21.4%		Ilw	185	6				13	65		75	
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes	41.80	19.3%		I	143	5				10	50		65	
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	23.62	10.9%		Ilw	185	6				13	65		75	
FcA	Fincastle silt loam, southern ohio till plain, 0 to 2 percent slopes	17.15	7.9%		Ilw	167	5				11	59		74	
ReA	Reesville silt loam, 0 to 2 percent slopes	8.58	4.0%		Ilw	161	5	4	5	5	10	53	5	70	
By	Brookston silty clay loam, 0 to 2 percent slopes	8.49	3.9%		Ilw	173	6				12	51		70	
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	8.14	3.8%		Ile	145	5				10	51		69	
BbA	Birkbeck silt loam, 0 to 2 percent slopes	4.59	2.1%		I	155	5				11	54		70	
XnB1	Xenia and Celina silt loams, 2 to 6 percent slopes, slightly eroded	2.36	1.1%		Ile	143	5				10	50		65	
RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	0.25	0.1%		Ive	130	5				9	46		62	
<b>Weighted Average</b>						<b>1.79</b>	<b>164</b>	<b>5.4</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>11.1</b>	<b>56.1</b>	<b>0.2</b>	<b>70.6</b>

Soils data provided by USDA and NRCS.

# SOILS MAP

## FARM C – TRACTS 11-13



State: **Indiana**  
 County: **Union**  
 Location: **34-12N-1W**  
 Township: **Harrison**  
 Acres: **237.46**  
 Date: **3/31/2022**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IN161, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes	117.94	49.7%		I	143	5	10	50	65
CxcA	Cyclone silt loam, 0 to 2 percent slopes	42.28	17.8%		IIw	185	6	13	65	75
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	25.22	10.6%		IIe	145	5	10	51	69
RuB1	Russell and Miami silt loams, 2 to 6 percent slopes, slightly eroded	18.54	7.8%		IIe	150	5	10	53	72
FeA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	14.35	6.0%		IIw	156	5	10	51	69
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	5.25	2.2%		IIw	185	6	13	65	75
RvB3	Russell and Miami soils, 2 to 6 percent slopes, severely eroded	4.05	1.7%		IIIe	140	5	10	49	67
RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	3.41	1.4%		IVe	130	5	9	46	62
RuA	Russell and Miami silt loams, 0 to 2 percent slopes	2.83	1.2%		Is	150	5	10	53	72
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	1.63	0.7%		IIw	127	4	8	44	18
RuC2	Russell and Miami silt loams, 6 to 12 percent slopes, moderately eroded	1.59	0.7%		IIIe	135	5	9	48	65
MmE1	Miami silt loam, 18 to 25 percent slopes, slightly eroded	0.37	0.2%		VIe	102	4	7	36	51
<b>Weighted Average</b>					<b>1.55</b>	<b>152.6</b>	<b>5.2</b>	<b>10.6</b>	<b>53.3</b>	<b>67.9</b>

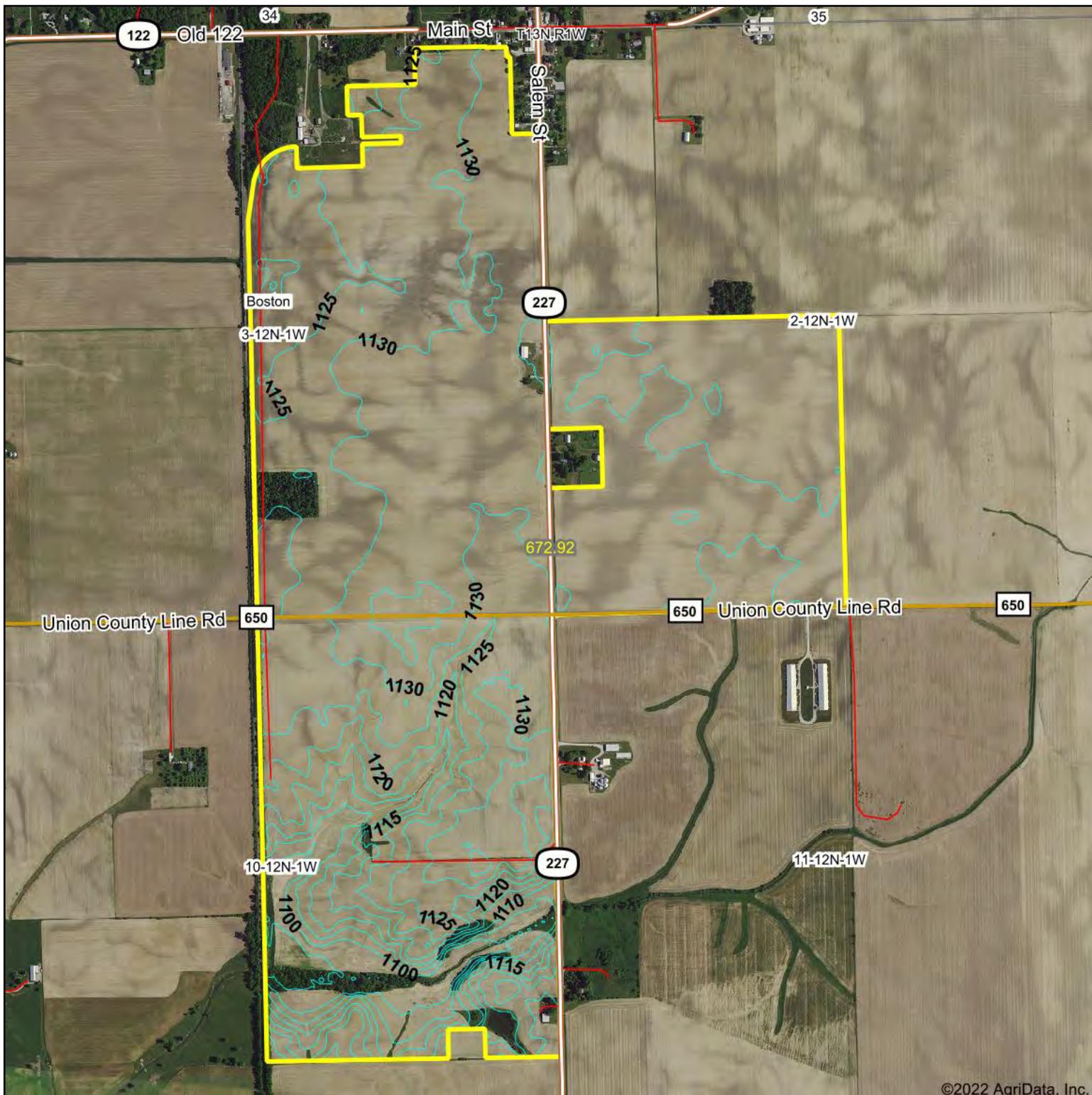
Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP

# TOPOGRAPHY MAP

## FARM A – TRACTS 1-8



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,091.6

Max: 1,138.8

Range: 47.2

Average: 1,126.4

Standard Deviation: 9.55 ft



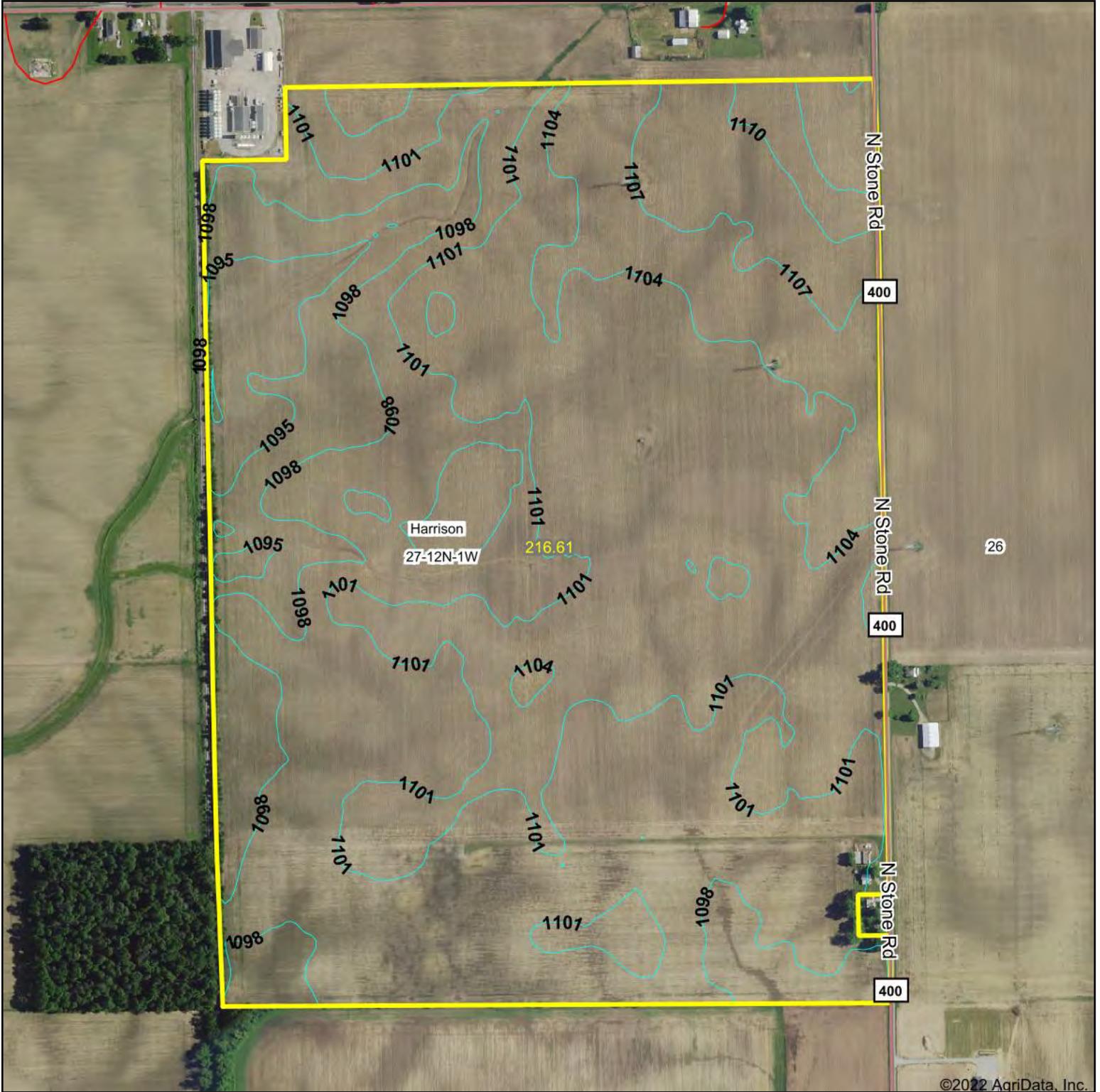
3/31/2022

3-12N-1W  
Wayne County  
Indiana

Map Center: 39° 43' 42.32, -84° 51' 24.19

# TOPOGRAPHY MAP

## FARM B – TRACTS 9-10



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,091.6

Max: 1,114.1

Range: 22.5

Average: 1,101.2

Standard Deviation: 3.54 ft

0ft 612ft 1225ft



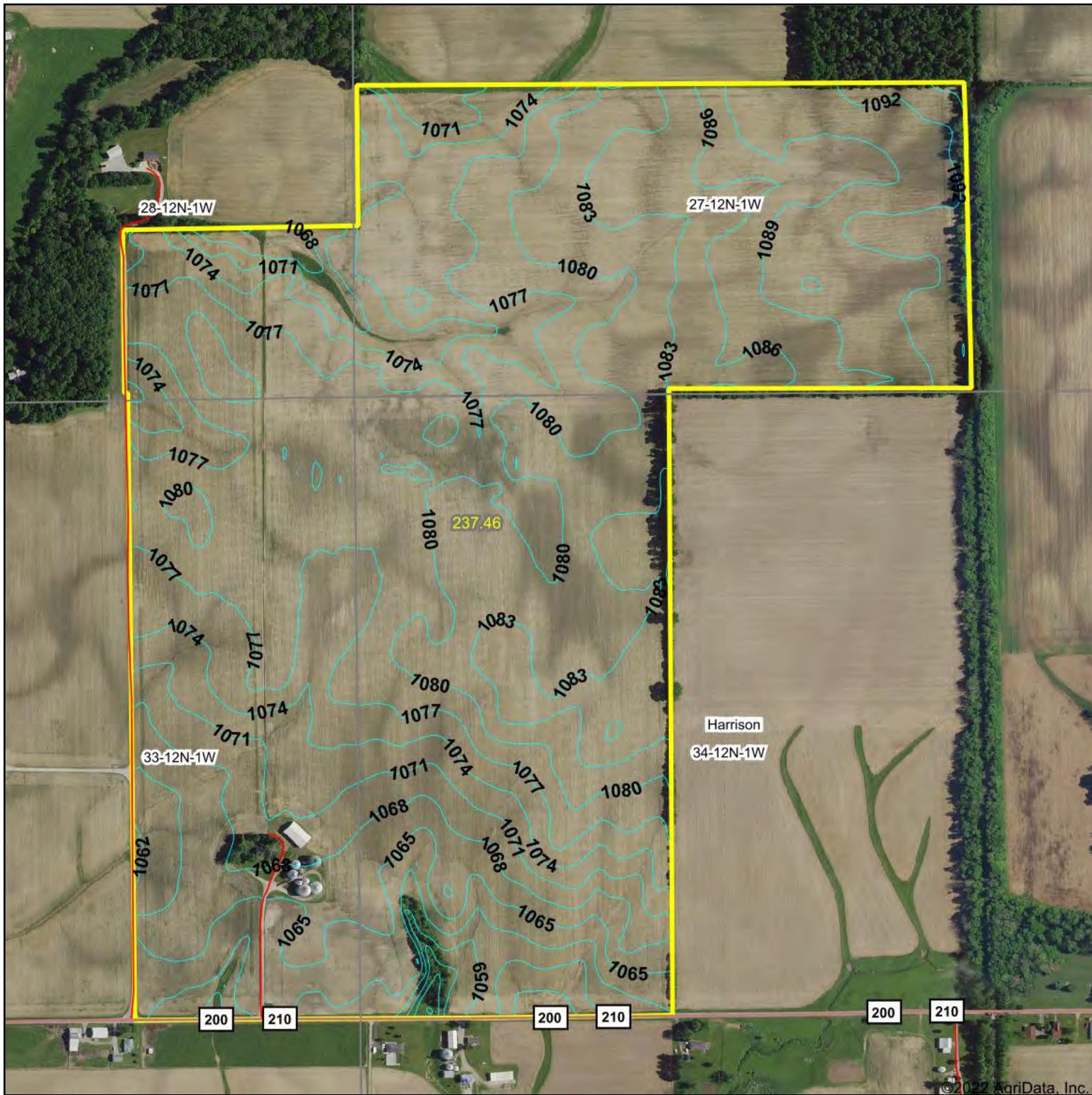
5/11/2022

27-12N-1W  
Union County  
Indiana

Map Center: 39° 40' 37.91, -84° 51' 24.51

# TOPOGRAPHY MAP

## FARM C – TRACTS 11-13



 **SCHRADER**  
Real Estate and Auction Company, Inc.

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 1,049.1  
Max: 1,096.3  
Range: 47.2  
Average: 1,076.9  
Standard Deviation: 8.37 ft

0ft 668ft 1336ft



3/31/2022

**34-12N-1W**  
**Union County**  
**Indiana**

Map Center: 39° 40' 0.99, -84° 52' 5.44



# DRAINAGE MAPS

# DRAINAGE MAP

## FARM A – TRACT 1

### Estimated Drainage Map

### Lawton Tract 1



\*Data not warranted by Schrader

Map Center: 39° 44' 13.34, -84° 51' 23.96

0ft 418ft 836ft



3-12N-1W  
Wayne County  
Indiana



# DRAINAGE MAP

## FARM A - TRACT 2



Tract 2

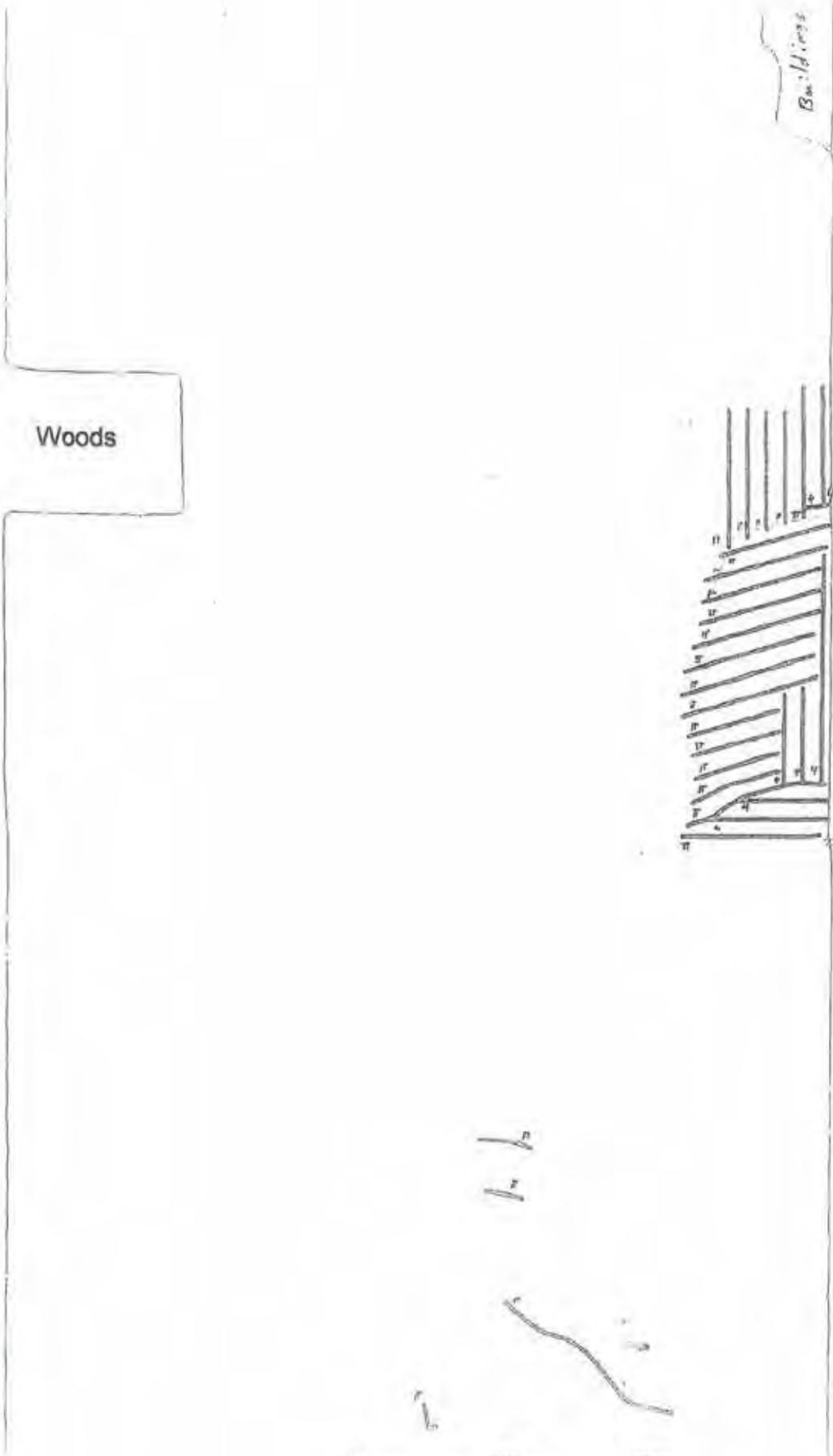
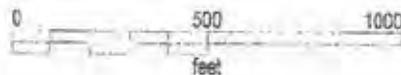
Drainage Map

Farm A

Woods

Buildings

US 227





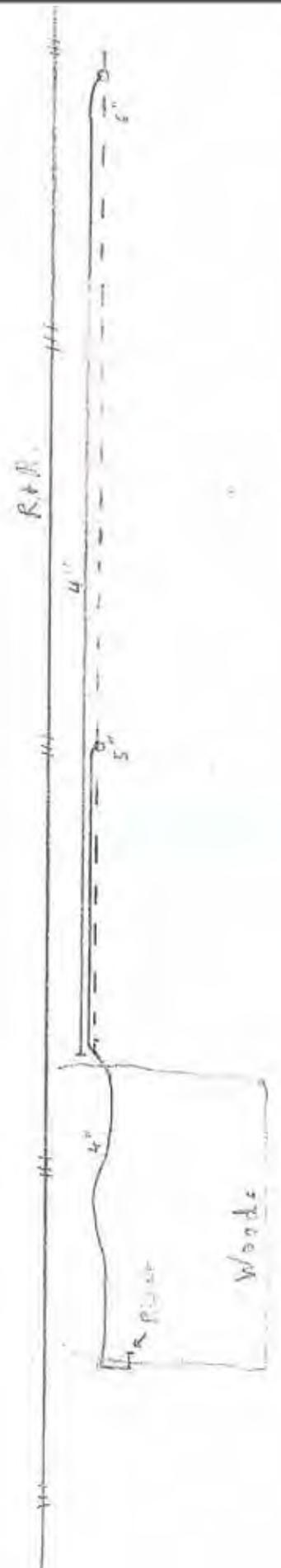
# DRAINAGE MAP

## FARM A - TRACT 2

### Drainage Map

Farm A

Tract 2



S. side  $\frac{3}{2} = 1.50'$

Roland Lawton  
Boston Farm

# DRAINAGE MAP

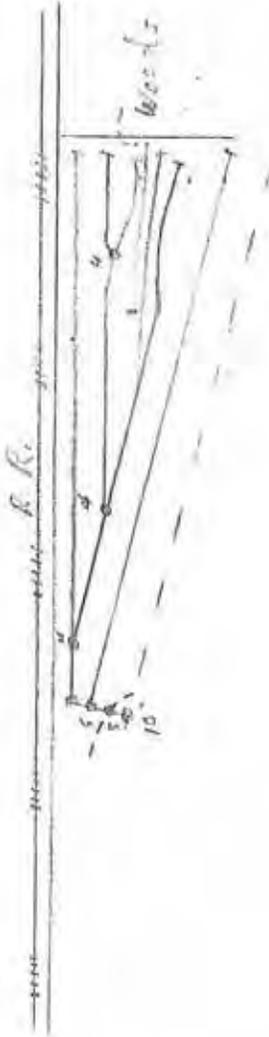
FARM A - TRACT 3



## Drainage Map

Farm A

Tract 3



Roland Larson

Scale  $\frac{3}{8} = 100'$   
Installed 1-98



# DRAINAGE MAP

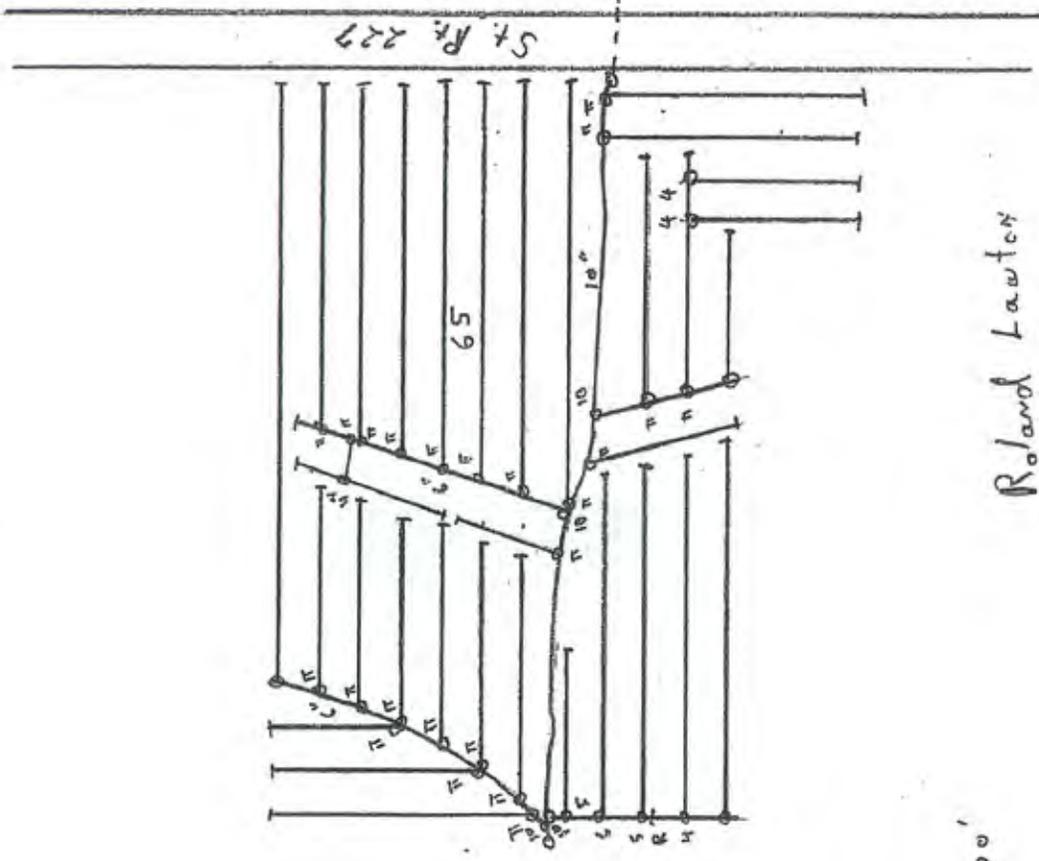
## FARM A - TRACTS 3-5

### Drainage Map

Tracts 3 - 5

Farm A

N  
φ

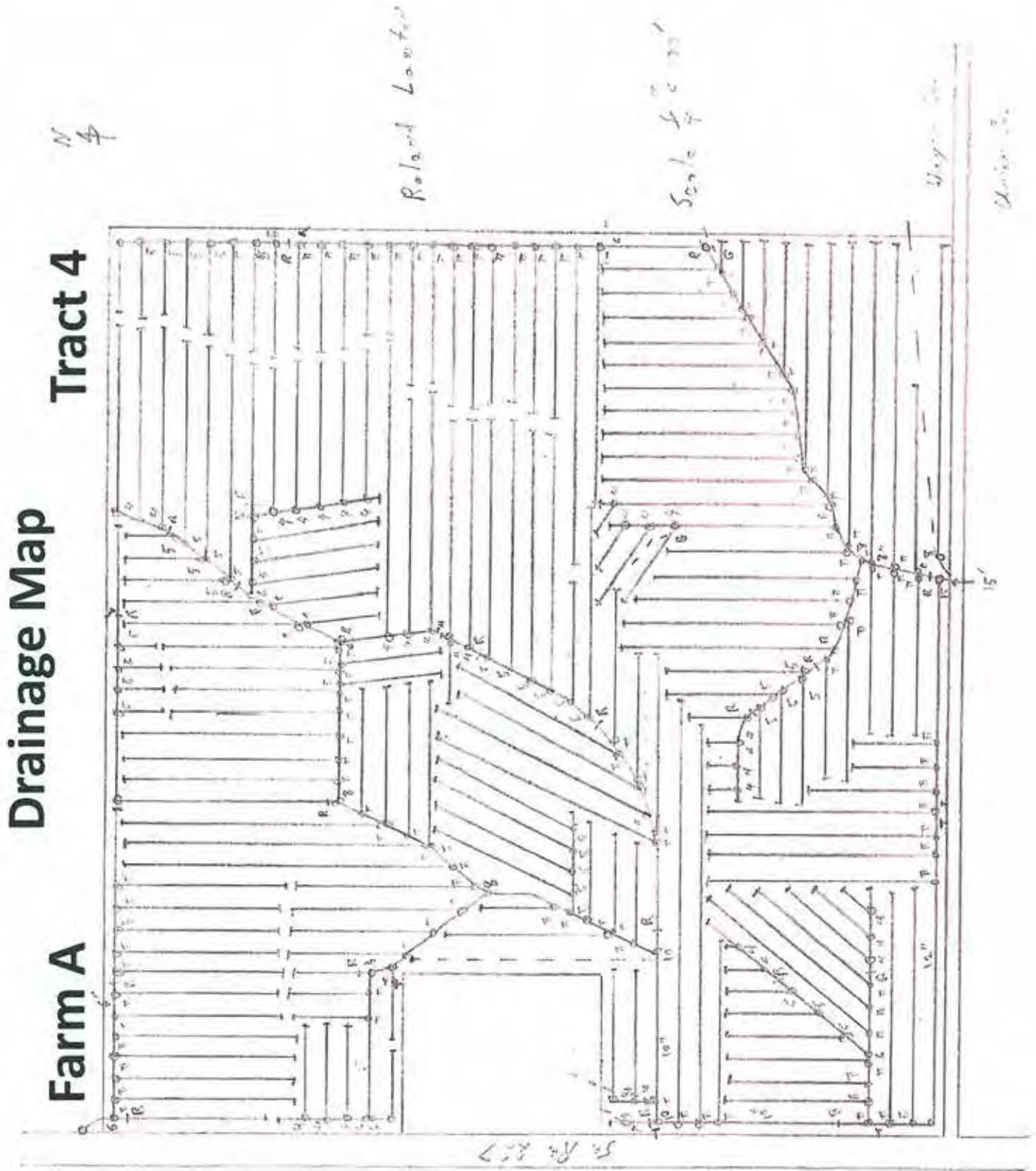


Scale  $\frac{3}{8}'' = 100'$

Roland Lawton

# DRAINAGE MAP

FARM A - TRACT 4





# DRAINAGE MAP

## FARM A - TRACTS 7-8

Farm A

Drainage File

Tracts 7 & 8



Scale  $\frac{3}{8}$  = 100'  
Vertical 4-2000

Revised 2/27/20

# DRAINAGE MAP

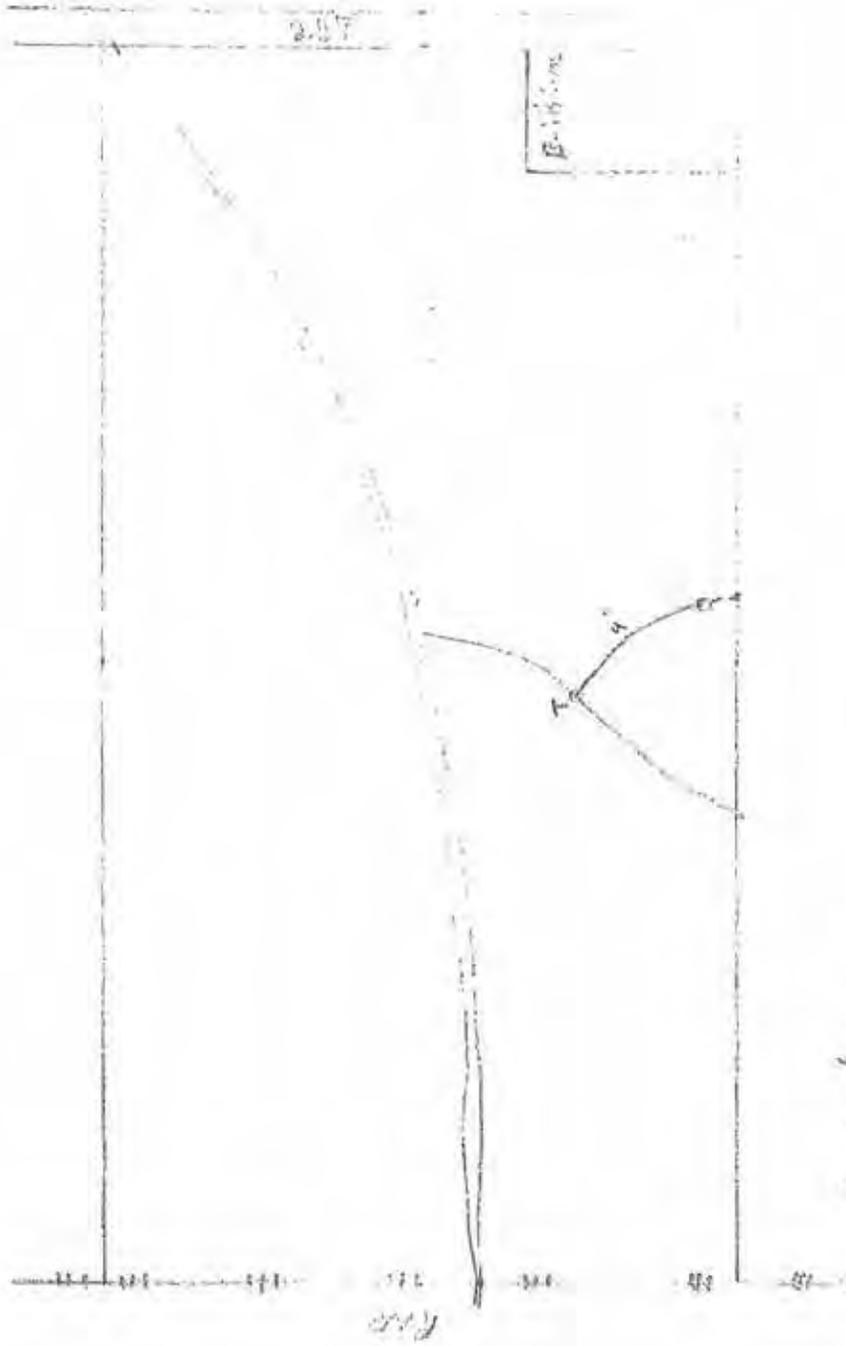
FARM A – TRACTS 7-8



## Drainage Map

Tracts 7 & 8

Farm A



Scale  $\frac{1}{4} = 100$   
Tracts 11 and 6-01



# DRAINAGE MAP

## FARM A - TRACT 7

### Drainage Map

### Farm A

### Tract 7



- 1- 8" clay
- 2- 1/2" clay (deep, hooked in with tool)
- 3- 8" plastic
- 4- 4" plastic

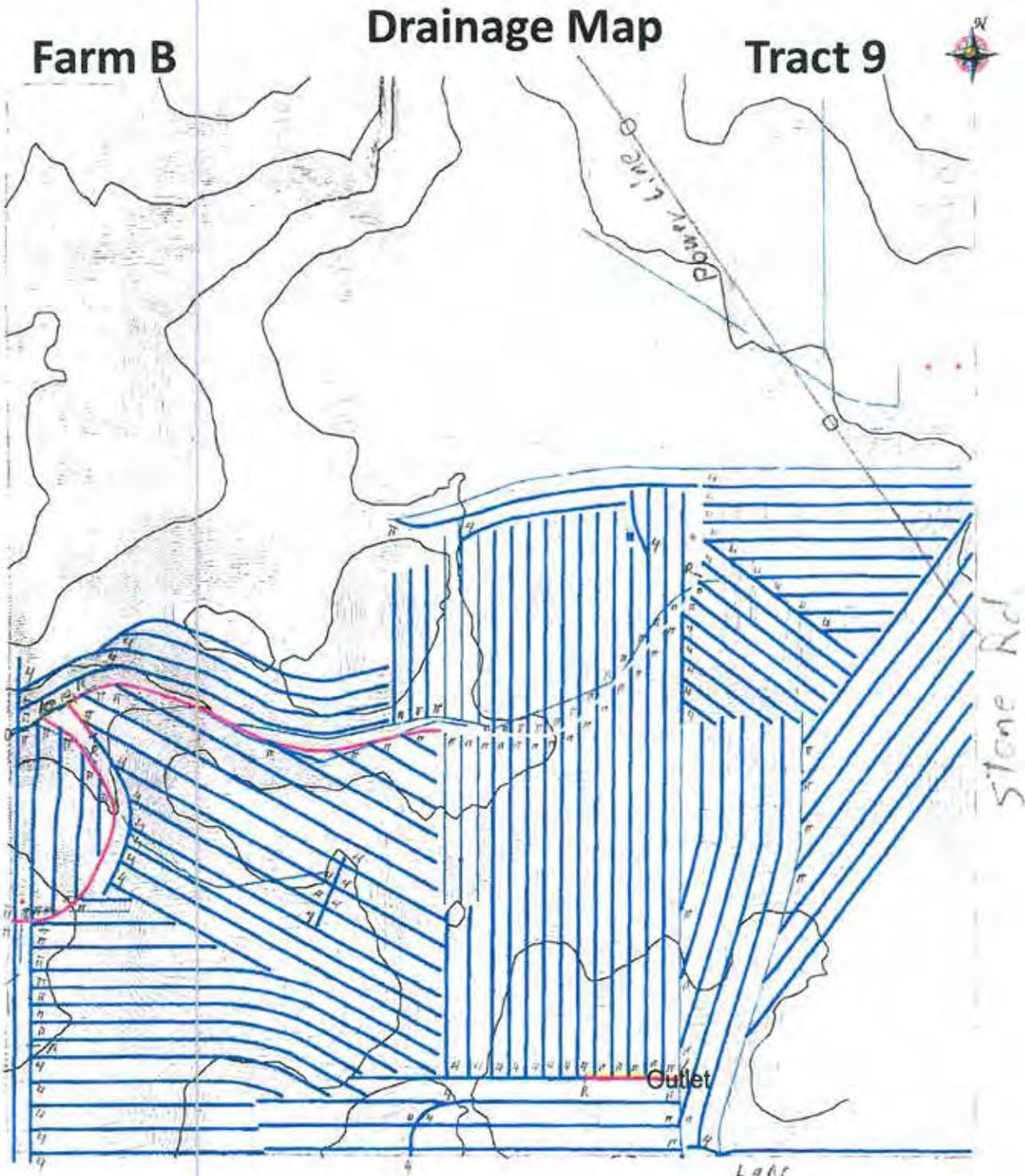
Mercator Projection  
 WGS84  
 USNG Zone 16SFJ  
 SARTOPO

0.1 0.2 km  
 0.1 mi  
 Scale 1:1420 1 inch = 118 feet

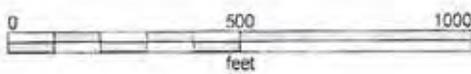


# DRAINAGE MAP

## FARM C - TRACT 12



Completed  
2021



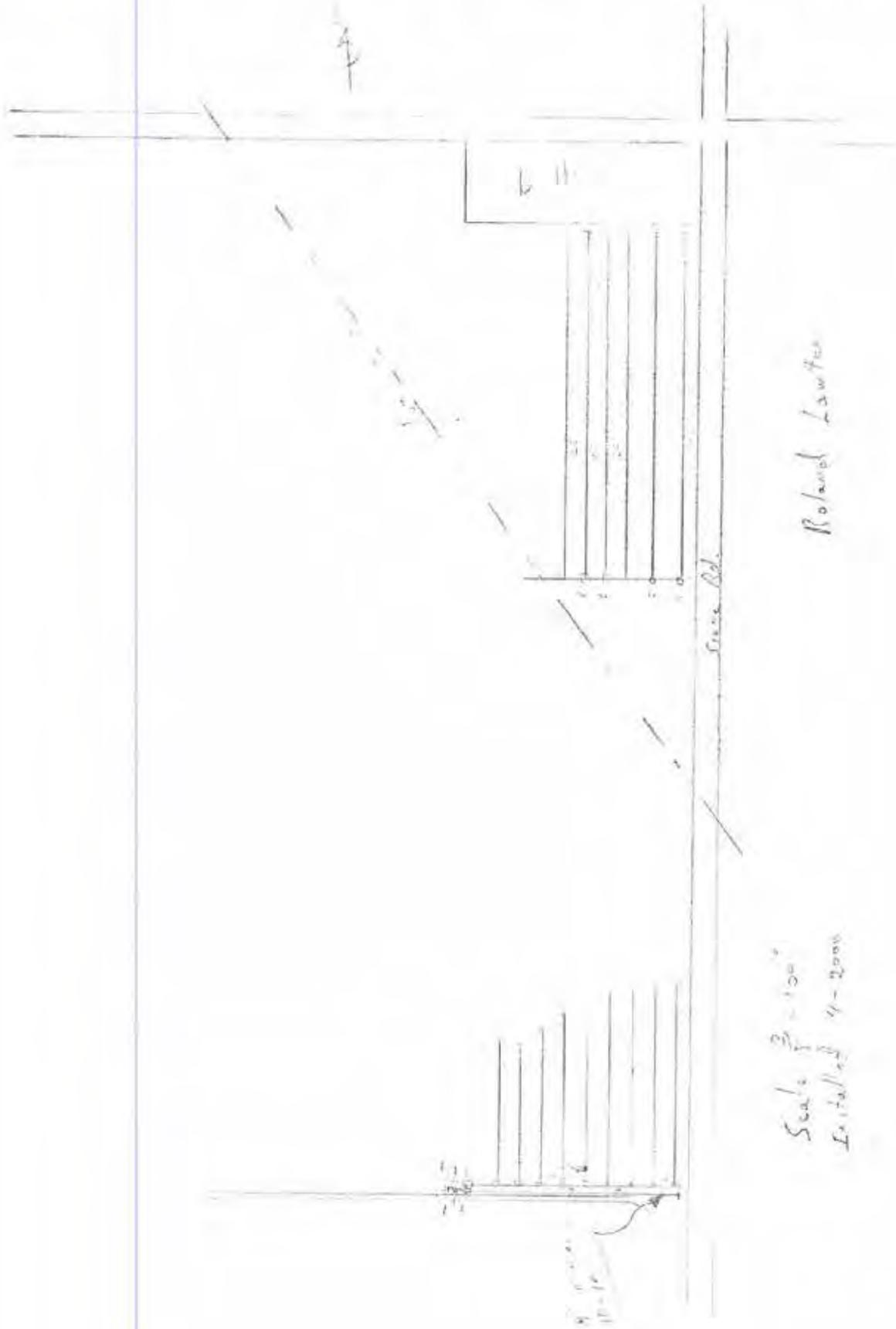
# DRAINAGE MAP

FARM C - TRACT 12

Farm B

Drainage Map

Tracts 9 & 10



Roland Lawler

Scale  $\frac{3}{4}'' = 100'$   
Installed 4-2000

# DRAINAGE MAP

FARM C - TRACT 13



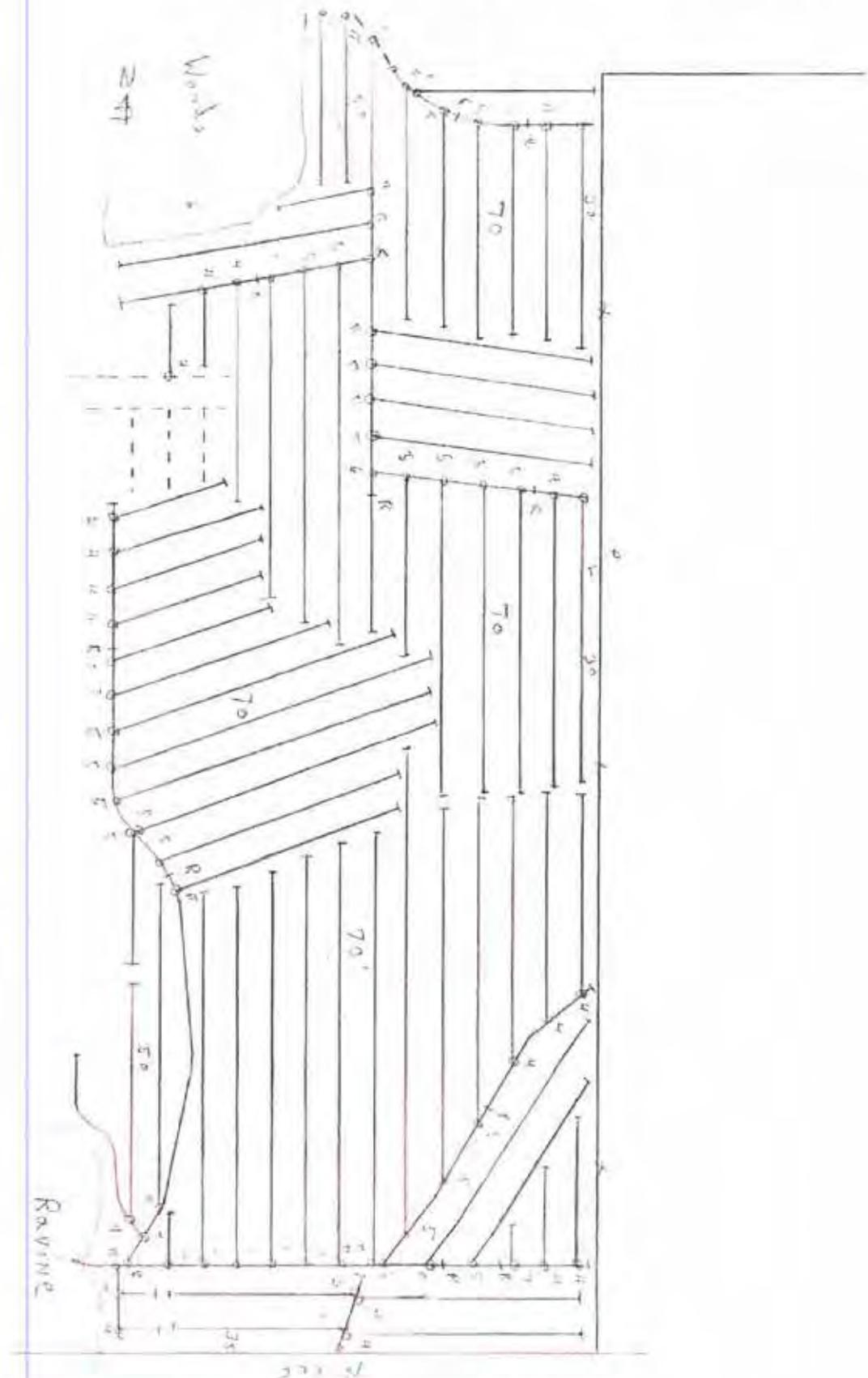
Farm C

Drainage Map

Tract 11

$S = 10 \frac{3}{4} = 10.75$

Roland Lowry



# DRAINAGE MAP

FARM C - TRACT 12

Farm C

Drainage Map

Tract 12

114



Robert L. ...

$\sum_{i=1}^n \frac{1}{y_i} = 1$   
 $\sum_{i=1}^n \frac{1}{y_i} = 5.01$

# DRAINAGE MAP

## FARM C - TRACT 13



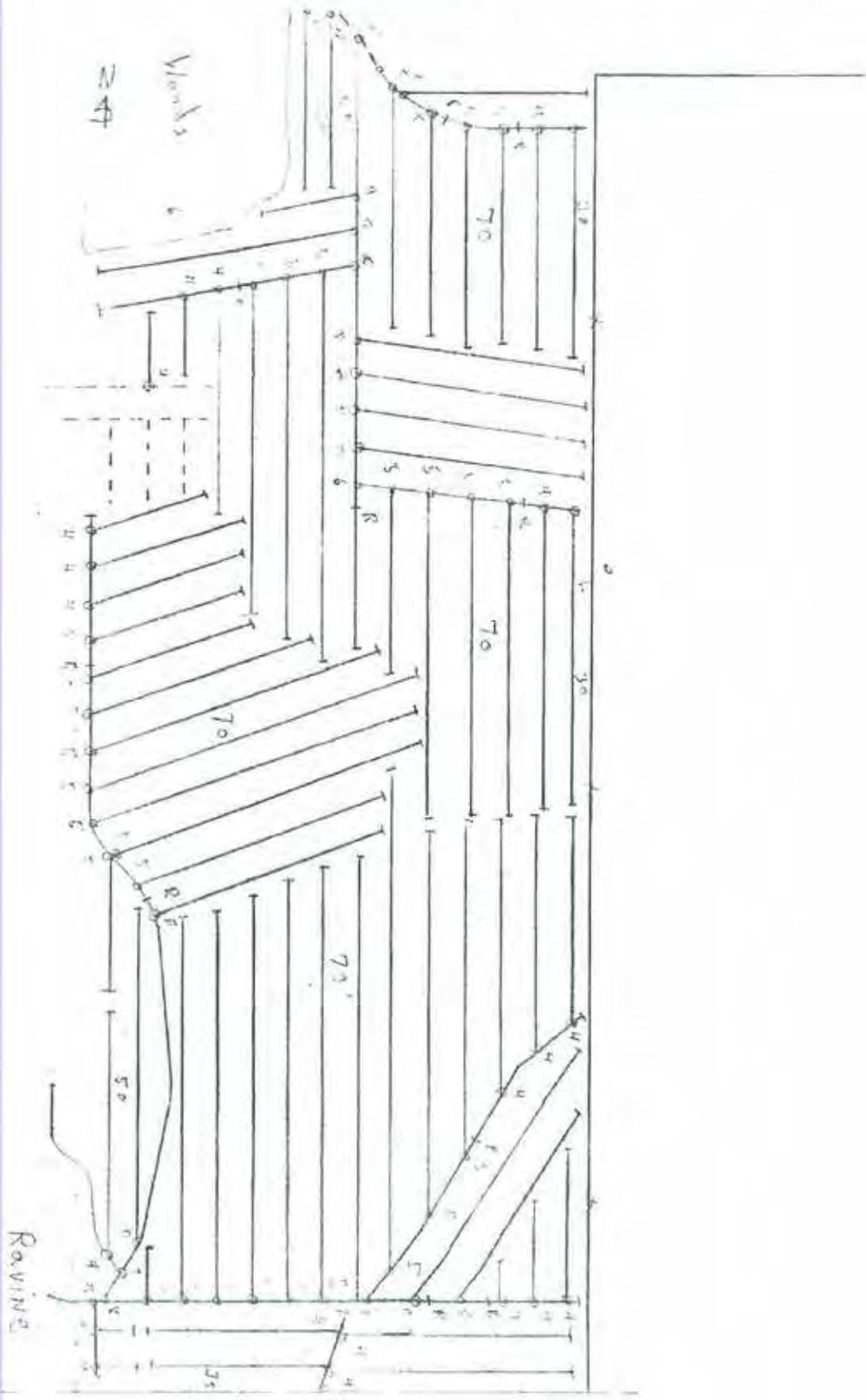
Farm C

Drainage Map

Tract 13

$S = 10 \frac{3}{4} = 8.75$

Roland Low Farm



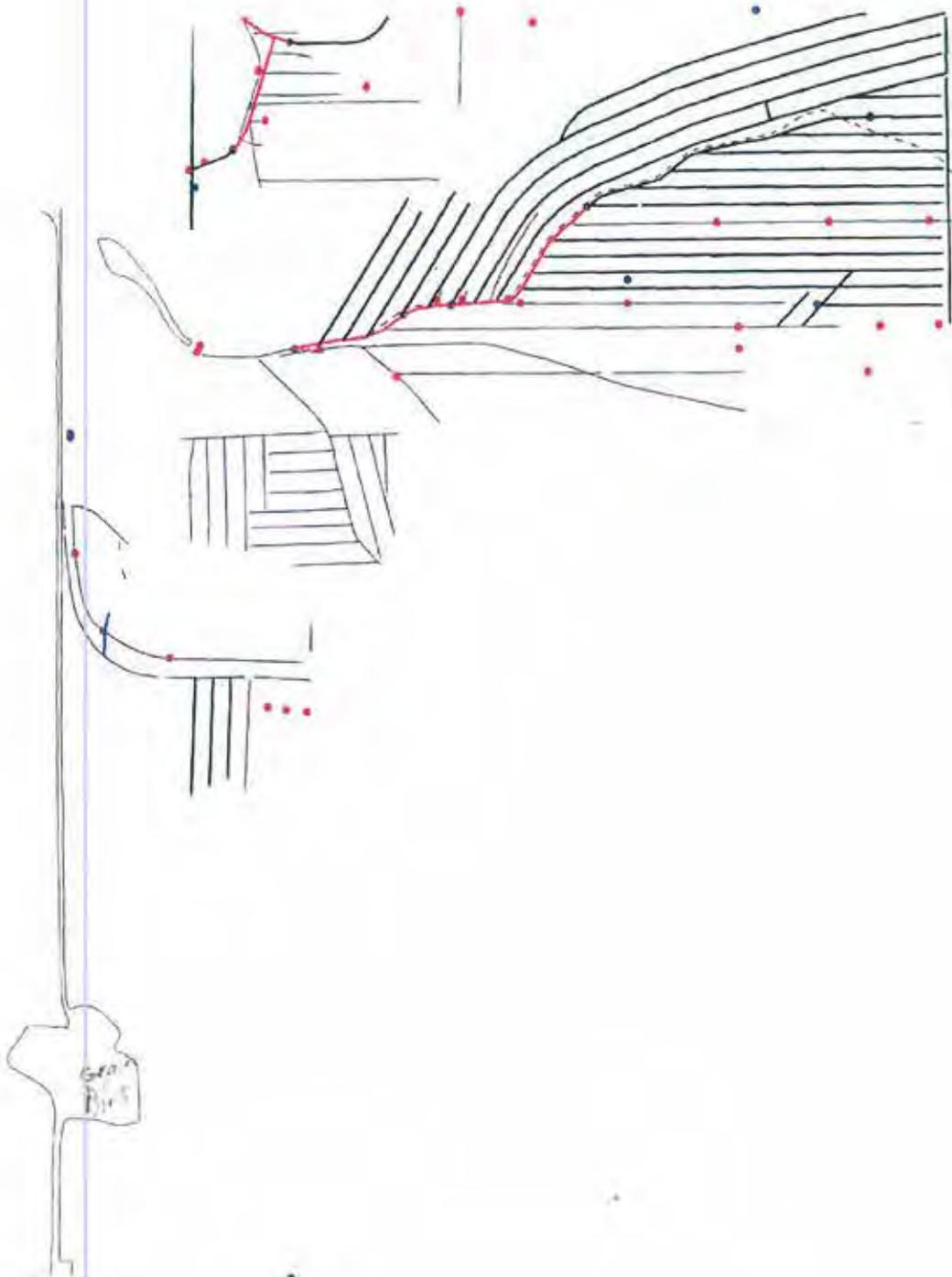
# DRAINAGE MAP

## FARM C - TRACT 12

Farm C

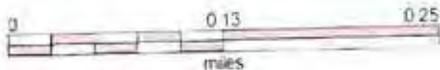
Drainage Map

Tract 13



200 N

Completed 2011



# DRAINAGE MAP

## FARM C - TRACT 13



Farm C

DRAINAGE MAP

Tract 13



Client - Roland Lawton  
Field - 200 N at grain bins  
Date - 6-25-13

- Lateral
- Main
- Sub-Main

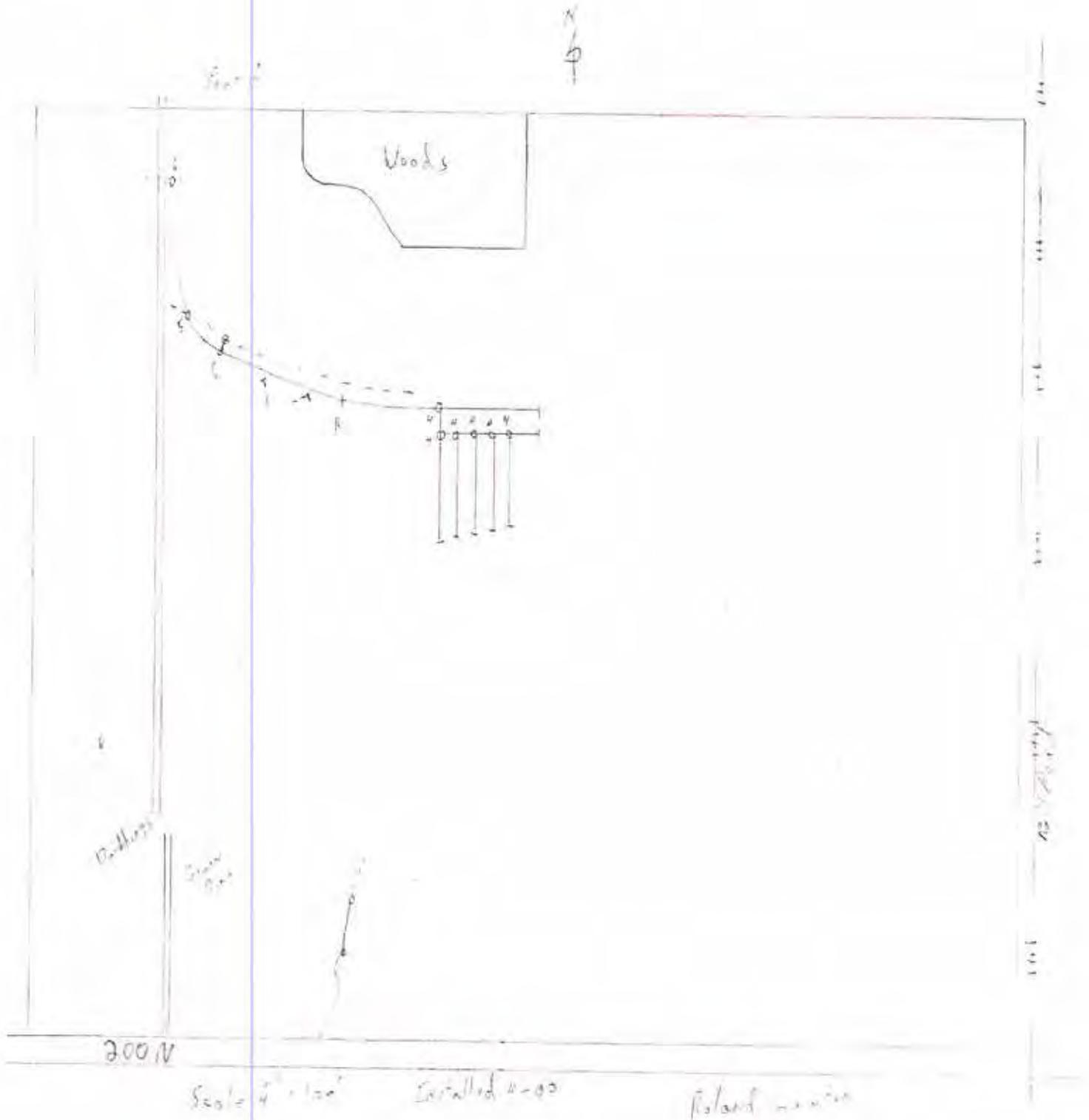
# DRAINAGE MAP

FARM C - TRACT 13

Farm C

Drainage Map

Tract 13

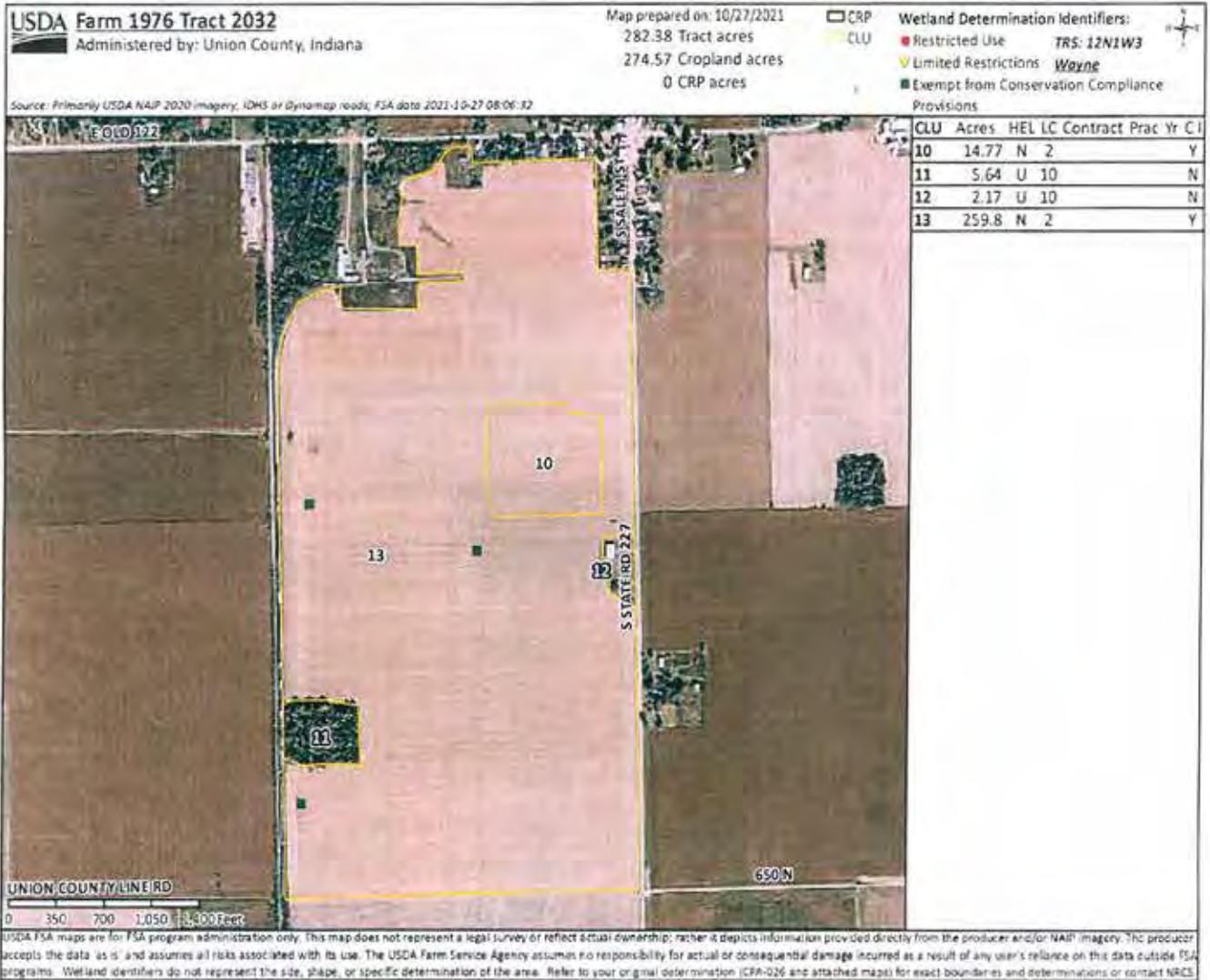




# FSA DATA

# FSA DATA

## FARM A - TRACTS 1-3



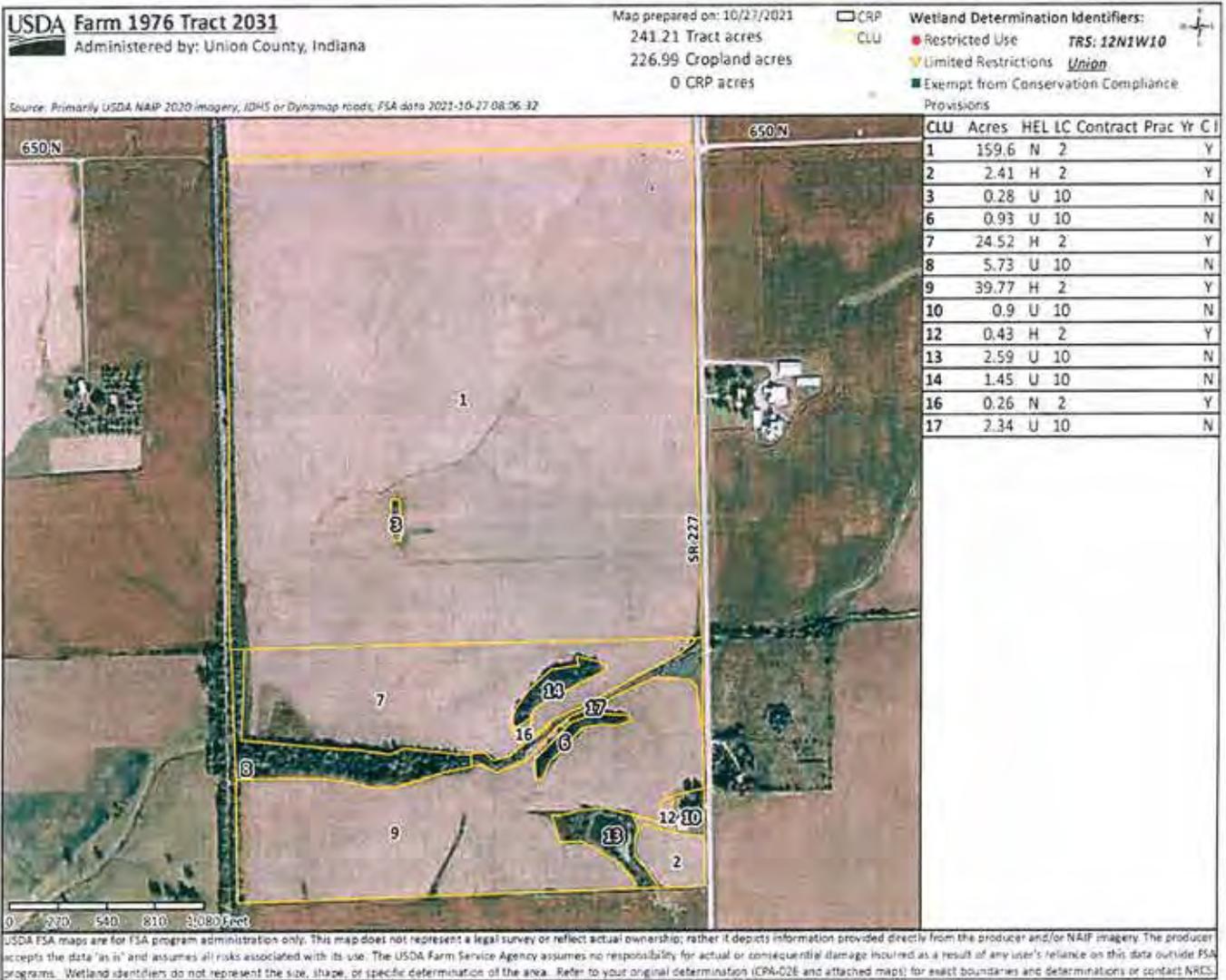
# FSA DATA

## FARM A - TRACT 4



# FSA DATA

## FARM A - TRACTS 5-8



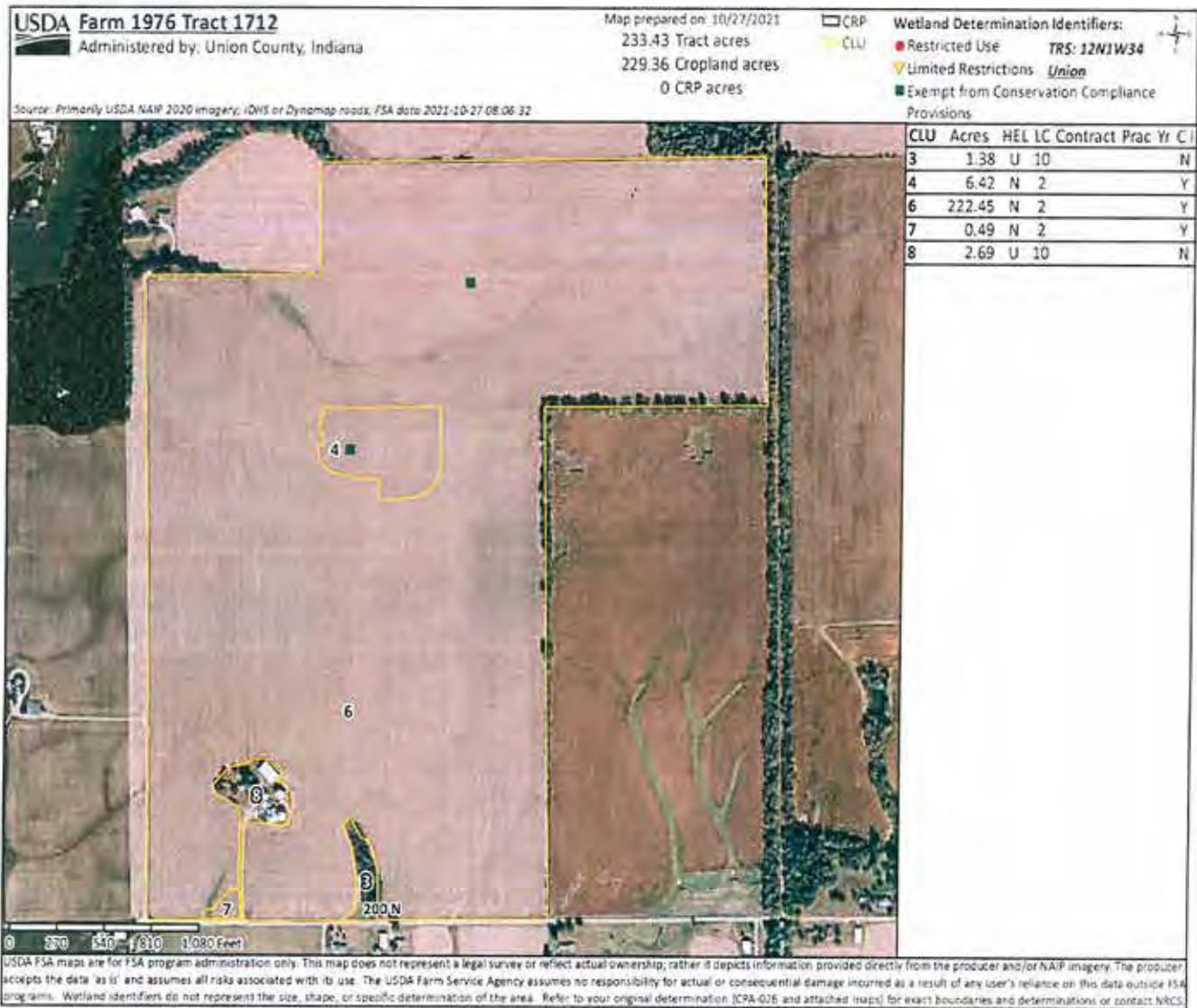
# FSA DATA

## FARM B - TRACTS 9-10



# FSA DATA

## FARM C - TRACTS 11-13



# FSA DATA



INDIANA  
UNION



United States Department of Agriculture  
Farm Service Agency

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

FARM : 1976

Prepared : 4/19/22 7:46 AM

Crop Year : 2022

Operator Name : ROLAND LAWTON  
 Farms Associated with Operator : 18-161-1976, 18-177-4020  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/M/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,205.05	1,172.20	1,172.20	0.00	0.00	0.00	0.00	0.00	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	1,172.20	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	45.80	0.00	49	
Corn	778.40	0.00	178	
Soybeans	253.70	0.00	50	0
<b>TOTAL</b>	<b>1077.90</b>	<b>0.00</b>		

### NOTES

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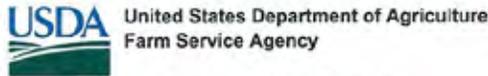
Tract Number : 401  
 Description : F2/1B SEC26 T12N R1W  
 FSA Physical Location : INDIANA/UNION  
 ANSI Physical Location : INDIANA/UNION  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : ROLAND LAWTON  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.74	74.07	74.07	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	74.07	0.00	0.00	0.00	0.00	0.00

# FSA DATA

INDIANA  
UNION  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 1976  
Prepared : 4/19/22 7:46 AM  
Crop Year : 2022

### DCP Crop Data

Tract 401 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.60	0.00	49
Corn	59.90	0.00	178
Soybeans	11.60	0.00	50
<b>TOTAL</b>	<b>72.10</b>	<b>0.00</b>	

### NOTES

Tract Number : 909

Description : E3/2B SEC27 T12N R1W  
 FSA Physical Location : INDIANA/UNION  
 ANSI Physical Location : INDIANA/UNION  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : ROLAND LAWTON  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
214.35	213.27	213.27	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	213.27	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	34.30	0.00	49
Corn	93.00	0.00	178
Soybeans	82.00	0.00	50
<b>TOTAL</b>	<b>209.30</b>	<b>0.00</b>	

### NOTES

# FSA DATA



INDIANA  
UNION  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1976  
Prepared : 4/19/22 7:46 AM  
Crop Year : 2022

Tract Number : 1523  
Description : Wayne Co  
FSA Physical Location : INDIANA/WAYNE  
ANSI Physical Location : INDIANA/WAYNE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ROLAND LAWTON  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
153.94	153.94	153.94	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	153.94	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	93.30	0.00	178
Soybeans	57.20	0.00	50
<b>TOTAL</b>	<b>150.50</b>	<b>0.00</b>	

### NOTES

Tract Number : 1712  
Description : E4/1A  
FSA Physical Location : INDIANA/UNION  
ANSI Physical Location : INDIANA/UNION  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ROLAND LAWTON  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
233.43	229.36	229.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	229.36	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

# FSA DATA

INDIANA  
UNION  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1976  
Prepared : 4/19/22 7:46 AM  
Crop Year : 2022

### Tract 1712 Continued ...

Wheat	1.20	0.00	49
Corn	169.50	0.00	178
Soybeans	29.80	0.00	50
<b>TOTAL</b>	<b>200.50</b>	<b>0.00</b>	

### NOTES

Tract Number : 2031

Description :  
FSA Physical Location : INDIANA/UNION  
ANSI Physical Location : INDIANA/UNION  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ROLAND LAWTON  
Other Producers : None  
Recon ID : 18-161-2019-20

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
241.21	226.99	226.99	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	226.99	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.38	0.00	49
Corn	163.88	0.00	178
Soybeans	33.03	0.00	50
<b>TOTAL</b>	<b>201.29</b>	<b>0.00</b>	

### NOTES

Tract Number : 2032

Description :  
FSA Physical Location : INDIANA/WAYNE  
ANSI Physical Location : INDIANA/WAYNE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ROLAND LAWTON  
Other Producers : None

# FSA DATA



INDIANA  
UNION  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1976  
Prepared : 4/19/22 7:46 AM  
Crop Year : 2022

### Tract 2032 Continued ...

Recon ID : 18-161-2019-20

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
282.38	274.57	274.57	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	274.57	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.32	0.00	49
Corn	198.82	0.00	178
Soybeans	40.07	0.00	50
<b>TOTAL</b>	<b>244.21</b>	<b>0.00</b>	

#### NOTES

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# CROP INSURANCE & YIELD REPORTS

# CROP INSURANCE & YIELD REPORT

## FARM A

Administered by:  
 Crop Risk Services  
 132 S. Water Suite 500  
 Decatur, IL 62523  
 800 500 2836  
 cropriskservices.com

**CROP RISK SERVICES**  
an [AIG] Company

Unit: 0001-0001  
 Township Range (Section)  
 012N 001W (2)  
 Farm Name  
 HART  
 FSN  
 1976  
 Tract  
 1523  
 Field

**FARM A**

177-WAYNE

Options: BU PFTA  
 14-TA Default Limit

### Actual Production History

Policy Number:  
**ROLAND LAWTON**

Line(s): 1

Year	Production	Pre-Quality	Acres	Yield	Yield			Previous Year Line(s): 1			Approved Yield: 235	Prelim/Rate Yield: 224
					YA	YE	QL	TA	QL	TA		
2009	34,119.0	0	153.90	222.00 A	222			244			224	
2010	31,586.0	0	153.90	205.00 A	205			225			224	
2013	39,537.0	0	153.90	257.00 A	257			272			234	
2014	24,634.0	0	113.80	216.00 A	216			230			165	
2015	56,042.0	0	267.70	209.00 A	209			221				165
2016	51,574.0	0	267.70	193.00 A	193			203				224
2018	61,744.0	0	267.72	231.00 A	231			238				
2019	64,487.0	0	267.72	241.00 PA	241			246				
2020	64,338.0	0	267.72	240.00 A	240			243				
2021	61,552.6	0	267.62	230.00 PA	230			232				

Total (Yield History) 2244

YC Opt Out

Required: Inspection Field Review

Share % 1.0000  
 Risk Area:  
 Processor #/Name  
 # of Trees or Vines  
 New Producer Added Land P/T/V  
 Insuring Landlord's/  
 Tenant's Share

Line(s): 2

Year	Production	Pre-Quality	Acres	Yield	Yield			Previous Year Line(s): 2			Approved Yield: 225	Prelim/Rate Yield: 214
					YA	YE	QL	TA	QL	TA		
2010	41,124.0	0	204.80	201.00 A	201			221			214	
2011	40,590.0	0	234.20	173.00 A	173			192			214	
2013	50,146.0	0	200.00	251.00 A	251			266			223	
2014	63,542.0	0	284.90	223.00 A	223			237			165	
2015	48,638.0	0	220.00	221.00 A	221			233				165
2016	11,121.0	0	58.00	192.00 A	192			202				214
2017	104,756.0	0	500.88	209.00 A	209			217				223
2019	59,001.0	0	274.57	215.00 PA	215			220				214
2020	49,748.0	0	219.57	227.00 A	227			230				
2021	62,806.1	0	273.07	230.00 PA	230			232				

Total (Yield History) 2142

YC Opt Out

Required: Inspection Field Review

Share % 1.0000  
 Risk Area:  
 Processor #/Name  
 # of Trees or Vines  
 New Producer Added Land P/T/V  
 Insuring Landlord's/  
 Tenant's Share



# CROP INSURANCE & YIELD REPORT

## FARM A



**CROP RISK SERVICES**  
an AIG Company

Administered by:  
 Crop Risk Services  
 132 S. Water Suite 500  
 Decatur, IL 62523  
 800 500 2836  
 cropriskservices.com

Unit: 0001-0001  
 Township Range (Section)  
 012N 001W (2)

177-WAYNE

FARM A

Farm Name  
 HART  
 FSN  
 1976  
 Tract  
 1523  
 Field

Share %  
 1.0000  
 Risk Area:

Processor # / Name # of Trees or Vines

New Producer Added Land P/T/V New Breaking Land Other County Insuring Landlord's/ Tenant's Share

Unit: 0001-0002  
 Township Range (Section)  
 012N 001W (3)

177-WAYNE

FARM A

Farm Name  
 BOSTON, RAILROAD, DILL'S  
 FSN  
 1976  
 Tract  
 1013, 361, 362, 732, 733  
 Field

Share %  
 1.0000  
 Risk Area:

Processor # / Name # of Trees or Vines

New Producer Added Land P/T/V New Breaking Land Other County Insuring Landlord's/ Tenant's Share

Print Date: 3/31/2022

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### Actual Production History

Policy Number: ROLAND LAWTON

Options: BU PF  
 1-Yld Greater Than Cup

Line(s): 1 Previous Year Line(s): 1

Year	Production	Pre-Quality	Acres	Yield	YA	YE	OL	TA	Opt Out	Rec	Yield	Approved Yield: 56	1-Yld Greater Than Cup
					YE	OL	TA	YE	OL	Type		Pri/Yld/Rate Yield: 56	
2007	3,010.0	0	52.90	57.00 A	57							Average Yield: 56	
2008	4,672.0	0	96.90	48.00 A	48							Prior Yield: 61	
2011	7,941.0	0	153.90	52.00 A	52							T-Yield: 52	
2012	5,723.0	0	153.90	37.00 A	37							TYield Map Area:	
2014	10,960.0	0	153.90	71.00 A	71							Total (Yield History) 335	
2017	18,842.0	0	267.72	70.00 A	70							YC Opt Out	
2018		0	0.00	0.00 Z	0							Required: Inspection	Field Review
2019		0	0.00	0.00 Z	0								
2020		0	0.00	0.00 Z	0								
2021		0	0.00	0.00 Z	0								

Options: BU PFTA  
 14-TA Default Limit

Line(s): 2 Previous Year Line(s): 2

Year	Production	Pre-Quality	Acres	Yield	YA	YE	OL	TA	Opt Out	Rec	Yield	Approved Yield: 60	14-TA Default Limit
					YE	OL	TA	YE	OL	Type		Pri/Yld/Rate Yield: 54	
2008	13,238.0	0	285.30	46.00 A	46							Adjusted Yield: 54	
2009	9,830.0	0	200.80	49.00 A	49							Average Yield: 54	
2010	15,958.0	0	281.30	57.00 A	57							Prior Yield: 59	
2011	10,632.0	0	204.80	52.00 A	52							T-Yield: 52	
2012	19,256.0	0	480.80	40.00 A	40							TYield Map Area:	
2013	16,029.0	0	300.90	53.00 A	53							Total (Yield History) 544	
2014	12,513.0	0	216.00	58.00 A	58							YC Opt Out	
2015	15,680.0	0	280.90	56.00 A	56							Required: Inspection	Field Review
2016	27,216.0	0	442.90	61.00 A	61								
2018	36,056.0	0	500.88	72.00 A	72								



# CROP INSURANCE & YIELD REPORT

## FARMS A, B & C

**CROP RISK SERVICES**  
an agribank company

Administered by:  
 Crop Risk Services  
 132 S. Water Suite 500  
 Decatur, IL 62523  
 800 500 2836  
 cropriskservices.com

Unit: 0001-0002  
 Township Range (Section)  
 012N 001W (27, 34)  
 Farm Name  
 SOUTHWEST PROFESSOR

161-UNION  
**Farm B & C**

FSN 1976  
 Tract 1712, 413909, 414  
 Field

Share % Share Name  
 1.0000

Risk Area:

Processor #/Name # of Trees or Vines

New Producer Added Land P/T/V New Breaking Land Other County Insuring Landlord's/Tenant's Share

### Actual Production History

Policy Number: **ROLAND LAWTON**

Print Date: 3/31/2022 Page 4 of 9

Line(s): 2 Previous Year Line(s): 2 Options: BU PFTA 14-TA Default Limit

Year	Production	Pre-Quality	Acres	Yield	Yield			Previous Year Line(s): 2			Approved Yield: 61 Prelim/Rate Yield: 57
					YA	YE	QL	TA	TA	YE	
2009	6,643.0	0	127.80	52.00 A	52			59			Adjusted Yield: 57
2010	16,364.0	0	268.30	61.00 A	61			68			Average Yield: 57
2011	11,369.0	0	222.80	51.00 A	51			57			Prior Yield: 60
2012	8,705.0	0	213.30	41.00 A	41			47			T-Yield: 57
2013	13,980.0	0	222.80	63.00 A	63			68			T-Yield Map Area:
2014	12,912.0	0	213.30	61.00 A	61			66			Total (Yield History) 566
2015	13,235.0	0	229.20	58.00 A	58			62			
2016	13,470.0	0	225.40	60.00 PA	60			63			YC Opt Out
2019	13,759.0	0	265.17	52.00 PA	52			54		M	Required: Inspection Field Review
2021	15,363.0	0	227.62	67.00 A	67			68		A	

Line(s): 3

Options: BU PFTA 14-TA Default Limit

Year	Production	Pre-Quality	Acres	Yield	Yield			Previous Year Line(s): 3			Approved Yield: 59 Prelim/Rate Yield: 58
					YA	YE	QL	TA	TA	YE	
2012	0	0	0.00	0.00	0			0			Adjusted Yield: 58
2013	0	0	0.00	0.00	0			0			Average Yield: 58
2014	0	0	0.00	0.00	0			0			Prior Yield: 58
2015	0	0	0.00	0.00	0			0			T-Yield: 57
2016	0	0	0.00	0.00	0			0			T-Yield Map Area:
2017	0	0	0.00	57.00 T	57			57			Total (Yield History) 232
2018	0	0	0.00	57.00 T	57			57			
2019	12,673.0	0	226.31	56.00 PA	56			57		M	YC Opt Out
2020	17,570.0	0	281.31	62.00 A	62			63		D	Required: Inspection Field Review
2021	0	0	0.00	0.00 Z	0			0			

Unit: 0001-0003

Township Range (Section)  
 012N 001W (10)  
 Farm Name

161-UNION  
**Farm A**

FSN 1976  
 Tract 1715  
 Field

Share % Share Name  
 1.0000

Risk Area:

Processor #/Name # of Trees or Vines

New Producer Added Land P/T/V New Breaking Land Other County Insuring Landlord's/Tenant's Share





# CROP INSURANCE & YIELD REPORT

## FARMS B & C

**CROP RISK SERVICES**  
© 2015 CROP RISK SERVICES, INC.

Administered by:  
 Crop Risk Services  
 132 S. Water Suite 500  
 Decatur, IL 62523  
 800 500 2836  
 cropriskservices.com

Unit: 0001-0001  
 Township Range (Section)  
 012N 001W (26)

Farm Name  
**FARM B**

CORN N/656

FSN 1976  
 Tract 401  
 Field  
 Share % 1.0000  
 Share Name

Risk Area:

Processor #/Name # of Trees or Vines

New Producer Added Land P/T/V Insuring Landlord's/  
 Land Other County Tenant's Share

Unit: 0001-0002

Township Range (Section)  
 012N 001W (27, 34)

Farm Name  
**FARM B & C**

CORN N/656

FSN 1021, 1976  
 Tract 1712, 413, 414, 909, 909  
 Field  
 Share % 1.0000  
 Share Name

Risk Area:

Processor #/Name # of Trees or Vines

New Producer Added Land P/T/V Insuring Landlord's/  
 Land Other County Tenant's Share

Print Date: 3/31/2022

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### Actual Production History

Policy Number: **ROLAND LAWTON**

Options: BU PFTAYE  
 15-YE Default Limit

Year	Production	Pre-Quality	Acres	Yield	Yield			Previous Year Line(s): 1			Approved Yield: 229	Prelim/Rate Yield: 204	Adjusted Yield: 204	Average Yield: 204	Prior Yield: 225	T-Yield: 184	TYield Map Area:
					YA	YE	QL	TA	TA	YE							
2007	15,141.0	0	74.10	204.00 A	204			235									
2008	16,166.0	0	74.10	218.00 A	218			247									
2009	16,039.0	0	74.10	216.00 A	216			243									
2010	15,217.0	0	74.10	205.00 A	205			229									
2012	10,360.0	0	74.10	140.00 A	140	Excl		248									
2014	17,156.0	0	74.10	232.00 A	232			205									
2015	14,138.0	0	74.10	191.00 A	191			205									
2016	13,103.0	0	74.10	177.00 A	177			189									
2018	16,851.0	0	74.07	228.00 A	228			236									
2021	17,036.1	0	74.07	230.00 PA	230			232									
Total (Yield History) 2041																	
YC Opt Out																	
Required: Inspection Field Review																	

Options: BU PFTAYE  
 15-YE Default Limit

Year	Production	Pre-Quality	Acres	Yield	Yield			Previous Year Line(s): 2			Approved Yield: 242	Prelim/Rate Yield: 222	Adjusted Yield: 222	Average Yield: 222	Prior Yield: 233	T-Yield: 184	TYield Map Area:
					YA	YE	QL	TA	TA	YE							
2012	28,708.0	0	222.80	129.00 A	129	Excl		285									
2013	56,893.0	0	213.30	267.00 A	267			251									
2014	53,952.0	0	229.20	235.00 A	235			234									
2015	49,558.0	0	225.40	220.00 A	220			208									
2016	44,919.0	0	229.20	196.00 A	196			226									
2017	98,154.0	0	454.56	216.00 A	216			226									
2018	104,068.0	0	454.56	229.00 A	229			237									
2019	43,119.0	0	191.62	225.00 A	225			231									
2020	124,954.0	0	456.79	274.00 A	274			278									
2021	52,637.8	0	228.86	230.00 PA	230			232									
Total (Yield History) 2221																	
YC Opt Out																	
Required: Inspection Field Review																	



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 Form ADMCRS-PR-AR 2013



# SOIL TESTS



# SOIL TEST

## FARM A – TRACTS 1 & 2

### Farm A

### Tracts 1 & 2



#### Soil Test Sampling Map

Lawton, Roland  
 Farm: Boston  
 Field: WACO 1234

Area: 215.00  
 Sample Date: Apr 14, 2015  
 Lab Name: SureTech



**Location:**

County: Wayne, IN  
 Township:  
 Twp Rng Sec:

**Summary Statistics**

Layer Name: Soil Test 15  
 Sample Count: 87  
 LayerID: 319883H2b50

**Notes:**

# SOIL TEST

## FARM A - TRACTS 1 & 2



### Farm A

### Tracts 1 & 2



#### Soil Test Summary

**Lawton, Roland**  
**Farm: Boston**  
**Field: WACO 1234**

**Area: 215.00**  
**Sample Date: Apr 14, 2015**  
**Lab Name: SureTech**

SampleID	LatID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	Waco	none	none	percent	meq/100g	lb/acre	lb/acre	lb/acre	lb/acre	percent	percent	percent	percent
1		6.0	6.5	2.2	14.1	68	268	275	2,589	3.2	8.0	45.9	0.0
2		6.4	6.8	2.1	11.3	57	276	310	2,914	3.1	11.3	64.5	0.0
3		6.6	7.0	2.3	11.0	60	299	509	3,428	3.5	19.0	77.9	0.0
4		6.1	6.5	3.1	16.2	51	368	316	3,393	2.8	8.0	52.4	0.0
5		6.5	7.0	2.2	9.5	42	276	304	3,171	3.7	13.2	83.4	0.0
6		6.2	7.0	2.8	5.6	81	343	165	1,801	7.8	12.1	80.4	0.0
7		6.8	6.6	3.0	15.3	124	397	350	3,420	3.3	9.4	55.9	0.0
8		6.4	6.3	2.9	21.6	160	268	490	4,301	2.0	9.3	49.8	0.0
9		6.9	7.0	2.3	13.1	85	294	648	4,016	2.9	20.4	76.6	0.0
10		6.7	7.0	3.0	13.9	123	293	578	4,453	2.7	17.1	80.1	0.0
11		6.9	6.9	2.1	11.3	54	229	492	3,120	2.6	17.9	69.0	0.0
12		6.2	7.0	2.1	8.7	62	272	289	2,889	4.0	13.7	82.4	0.0
13		6.1	6.2	2.3	17.9	69	288	251	2,753	2.1	5.8	38.4	0.0
14		6.7	6.7	2.5	10.7	45	297	296	2,181	3.6	11.4	51.0	0.0
15		6.5	6.9	2.1	10.5	36	255	503	2,767	3.1	19.7	65.9	0.0
16		6.2	6.8	2.0	11.2	31	260	311	2,892	3.0	11.4	64.6	0.0
17		6.5	6.5	2.1	14.6	45	312	325	2,727	2.7	9.2	46.7	0.0
18		6.4	6.1	2.1	17.1	34	253	191	2,062	1.9	4.6	30.1	0.0
19		6.0	6.0	2.8	19.4	64	297	337	2,272	2.0	7.1	29.3	0.0
20		6.2	6.2	3.5	21.6	136	343	496	3,612	1.9	9.4	44.1	0.0
21		6.5	7.0	2.9	14.4	194	355	494	4,764	3.5	14.1	82.7	0.0
22		6.3	7.0	2.0	10.7	85	237	373	3,536	2.8	14.3	82.6	0.0
23		6.9	7.0	2.1	10.7	77	285	489	3,337	3.4	18.8	78.0	0.0
24		6.8	6.7	2.1	12.2	41	244	213	2,945	3.3	7.2	60.3	0.0
25		6.8	7.0	2.3	10.2	34	287	379	3,282	4.5	15.3	80.4	0.0
26		6.5	6.4	3.7	16.7	97	637	262	3,091	4.1	6.5	46.3	0.0
27		6.1	6.7	2.4	11.0	73	313	309	2,276	3.7	11.6	51.7	0.0
28		6.6	7.0	2.8	11.5	52	414	329	3,653	4.6	11.8	83.8	0.0
29		6.9	6.7	2.5	11.0	112	375	259	2,394	3.6	9.7	54.4	0.0
30		6.5	6.6	3.1	14.9	225	458	363	3,213	3.9	10.0	53.9	0.0
31		6.1	7.0	2.7	13.2	233	437	662	3,947	4.2	20.6	74.8	0.0
32		6.0	7.0	2.5	12.4	205	355	709	3,618	3.5	23.5	72.9	0.0
33		6.5	6.6	2.3	14.5	25	282	390	3,077	2.5	11.1	53.1	0.0
34		6.8	6.7	3.0	15.3	134	461	345	3,881	3.9	9.3	63.4	0.0
35		6.3	7.0	2.7	10.5	75	305	389	3,363	4.6	15.2	80.1	0.0
36		6.0	6.7	3.0	14.1	95	503	283	3,496	4.6	8.3	62.0	0.0
37		6.2	6.7	3.8	15.6	92	523	388	3,894	4.3	10.2	62.4	0.0
38		6.5	6.7	2.0	10.2	45	317	265	2,046	3.9	10.7	50.1	0.0
39		6.9	6.9	2.2	8.6	45	305	400	2,148	4.5	19.1	62.4	0.0
40		6.7	7.0	3.0	15.0	85	310	624	4,747	3.5	17.1	79.1	0.0
41		6.5	7.0	3.5	19.2	23	266	1,090	5,738	1.8	23.4	74.7	0.0
42		6.2	6.9	4.5	14.7	75	368	717	4,036	2.9	20.1	68.7	0.0
43		6.2	6.9	4.5	15.7	142	727	584	4,473	5.9	15.3	71.2	0.0

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# SOIL TEST

## FARM A – TRACTS 1 & 2

### Farm A

### Tracts 1 & 2



#### Soil Test Summary

**Lawton, Roland**  
**Farm: Boston**  
**Field: WACO 1234**

**Area: 215.00**  
**Sample Date: Apr 14, 2015**  
**Lab Name: SureTech**

SampleID	LabID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
code	number	unit	unit	percent	meq/100g	ppm	ppm	ppm	ppm	percent	percent	ppm	ppm
44		6.5	7.0	6.0	15.5	57	440	821	4,615	3.6	21.8	74.4	0.0
45		6.6	7.0	5.2	12.1	33	185	688	3,609	2.1	23.4	74.6	0.0
46		6.7	7.0	4.7	17.1	32	402	959	5,072	3.0	23.1	74.2	0.0
47		6.6	7.0	3.4	12.8	54	436	478	4,106	4.1	15.4	80.2	0.0
48		6.5	6.9	3.8	15.2	30	377	568	4,464	3.2	15.4	73.4	0.0
49		6.9	6.8	2.6	8.8	66	238	298	1,965	3.5	13.9	55.8	0.0
50		7.6	7.0	3.4	16.1	100	401	825	4,869	3.2	21.1	75.9	0.0
51		6.3	7.0	3.2	10.7	67	418	416	3,361	5.0	16.0	79.0	0.0
52		6.4	7.0	3.8	9.0	34	221	438	2,749	3.1	20.0	76.4	0.0
53		6.2	6.8	4.4	15.8	58	334	838	3,827	2.7	21.8	80.6	0.0
54		6.0	7.0	4.2	12.0	55	256	647	3,585	2.7	22.2	74.7	0.0
55		6.2	6.8	4.2	14.8	83	293	498	4,001	2.5	13.8	67.6	0.0
56		6.2	7.0	3.7	10.8	99	440	536	3,211	5.2	20.4	74.3	0.0
57		6.3	7.0	3.9	11.8	99	453	397	3,846	4.9	13.8	61.5	0.0
58		7.2	7.0	3.0	13.6	59	317	611	4,265	3.0	18.5	78.4	0.0
59		7.1	7.0	2.9	8.9	55	288	416	2,747	4.1	19.2	77.2	0.0
60		7.3	7.0	2.8	13.7	60	286	772	4,059	2.7	23.2	74.1	0.0
61		5.8	6.7	3.5	10.3	67	428	201	2,144	5.3	8.0	52.0	0.0
62		6.5	7.0	3.0	9.2	71	262	360	2,941	3.7	16.1	79.9	0.0
63		6.4	6.7	3.8	16.9	108	578	427	4,339	4.4	10.4	64.2	0.0
64		6.8	6.7	3.4	12.3	140	435	247	2,831	4.5	8.3	57.5	0.0
65		6.2	7.0	2.6	8.2	65	281	413	2,451	4.4	20.7	74.7	0.0
66		6.8	7.0	2.7	10.0	90	236	490	3,034	3.8	20.2	75.8	0.0
67		6.3	7.0	2.9	10.2	61	428	378	3,221	5.4	15.3	78.9	0.0
68		6.0	6.7	3.2	17.5	105	553	443	4,526	4.1	10.4	64.7	0.0
69		6.4	7.0	2.6	11.0	65	398	567	3,311	3.9	21.2	75.3	0.0
70		6.1	6.9	2.6	9.3	45	370	351	2,507	4.4	15.5	67.4	0.0
71		5.7	7.0	3.7	10.5	138	588	409	3,255	6.9	16.0	77.5	0.0
72		6.7	7.0	2.5	8.0	41	305	400	2,375	4.9	20.6	74.2	0.0
73		7.5	7.0	4.2	25.6	180	521	399	9,306	2.6	6.4	90.9	0.0
74		6.0	7.0	1.9	7.6	35	266	301	2,408	4.5	16.3	79.2	0.0
75		6.6	6.9	3.0	24.1	68	488	458	3,371	2.6	7.8	35.0	0.0
75		6.7	6.7	2.9	14.0	55	318	519	3,133	2.9	15.3	55.9	0.0
77		6.5	6.9	2.3	12.3	52	408	363	3,638	4.2	12.1	73.9	0.0
78		6.4	7.0	2.3	8.6	65	355	287	2,784	5.3	13.7	80.9	0.0
79		6.5	7.0	1.9	10.0	61	432	395	3,136	5.5	16.3	78.4	0.0
80		6.3	6.8	1.9	12.6	64	368	443	3,236	3.7	14.2	63.2	0.0
81		7.3	7.0	2.6	11.0	65	341	501	3,399	3.6	18.7	77.3	0.0
82		7.3	7.0	2.0	12.6	47	324	706	3,710	3.3	23.1	73.6	0.0
83		6.2	6.8	2.3	12.8	55	298	412	3,345	3.0	13.2	65.3	0.0
84		6.5	6.8	2.2	13.7	57	381	460	3,589	3.4	13.8	65.5	0.0
85		5.8	6.6	1.9	9.6	67	199	184	1,533	2.7	7.9	39.9	0.0
86		6.0	6.6	2.8	16.3	107	437	348	3,616	3.4	8.8	58.5	0.0

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# SOIL TEST

## FARM A – TRACTS 1 & 2

### Farm A

### Tracts 1 & 2

	<b>Soil Test Summary</b>	
	<b>Lawton, Roland</b> <b>Farm: Boston</b> <b>Field: WACO 1234</b>	<b>Area: 215.00</b> <b>Sample Date: Apr 14, 2015</b> <b>Lab Name: SureTech</b>

SampleID	LabID	pH	SpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	unknown	none	none	percent	meq/100g	lbs per acre (lb)	lb per acre (lb)	lb per acre (lb)	lb per acre (lb)	percent	percent	percent	percent
87		6.2	6.7	2.6	15.5	35	424	681	3,410	3.5	18.1	55.0	0.0
<b>Average:</b>		6.3	6.8	2.9	13.1	81	356	449	3,417	3.7	14.6	66.9	0.0

# SOIL TEST

## FARM A – TRACT 3

Farm A

Tract 3



### Soil Test Sampling Map

Lawton, Roland

Farm: Boston

Field: WACO 5

Area: 57.52

Sample Date: Nov 29, 2013

Lab Name: SureTech



**Location:**

County: Wayne, IN

Twp Rng Sec:

**Summary Statistics**

Layer Name: Soil Test 13

Sample Count: 22

LayerID: 283003He900

**Notes:**

# SOIL TEST

## FARM A – TRACT 3



### Farm A

### Tract 3

	<b>Soil Test Summary</b> <b>Lawton, Roland</b>		<b>Area:</b> 57.52
	<b>Farm:</b> Boston <b>Field:</b> WACO 5	<b>Sample Date:</b> Nov 29, 2013 <b>Lab Name:</b> SureTech	

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
None	None	None	Percent	mmol/100g	lb per acre (31)	Percent	Percent	Percent	Percent			
1	6.0	7.0	2.5	10.0	67	325	367	3,215	4.2	15.1	80.4	0.0
2	5.8	6.8	1.7	9.8	70	271	244	2,406	3.5	10.2	61.4	0.0
3	6.3	7.0	2.3	8.5	113	497	243	2,738	7.5	11.8	80.5	0.0
4	6.9	7.0	1.5	8.5	85	276	99	3,076	4.2	4.8	90.5	0.0
5	6.0	6.9	2.2	9.2	129	309	138	2,825	4.3	6.2	75.8	0.0
6	5.8	6.7	2.9	14.5	117	399	380	3,513	3.5	10.8	60.6	0.0
7	5.2	6.5	3.4	15.3	107	477	318	2,933	4.0	8.6	47.9	0.0
8	6.9	7.0	2.9	10.6	80	384	188	3,751	4.6	7.3	88.5	0.0
9	6.8	7.0	2.7	11.9	129	544	219	4,136	5.9	7.6	86.9	0.0
10	6.5	7.0	2.1	9.0	133	410	178	3,105	5.8	8.1	86.3	0.0
11	6.1	6.9	2.2	9.5	95	257	239	2,796	3.5	10.4	73.6	0.0
12	6.0	7.0	2.1	8.3	41	206	296	2,740	3.2	14.7	82.5	0.0
13	5.6	6.6	3.3	15.7	76	317	345	3,621	2.6	9.0	57.7	0.0
14	6.0	6.9	1.9	9.9	53	279	274	2,874	3.6	11.4	72.6	0.0
15	5.8	6.9	2.6	10.3	51	326	323	2,935	4.1	12.9	71.2	0.0
16	6.0	6.8	3.5	14.8	126	445	333	4,200	3.9	9.3	70.9	0.0
17	6.6	6.9	4.6	18.2	86	401	776	5,309	2.8	17.5	72.9	0.0
18	5.8	6.7	2.7	12.6	55	314	308	2,922	3.2	10.1	58.0	0.0
19	5.1	6.5	2.2	12.4	67	274	226	2,051	2.8	7.5	41.4	0.0
20	7.0	7.0	2.6	12.1	54	356	660	3,584	3.8	22.4	74.0	0.0
21	5.7	6.7	2.3	11.4	58	304	259	2,545	3.4	9.3	55.8	0.0
22	6.3	6.9	2.4	11.5	158	338	361	3,345	3.8	12.9	72.7	0.0
<b>Average:</b>	6.1	6.9	2.6	11.5	89	350	308	3,210	4.0	10.8	71.1	0.0

# SOIL TEST

## FARM A – TRACT 4

Farm A

Tract 4



### Soil Test Map Report - pH

Lawton, Roland

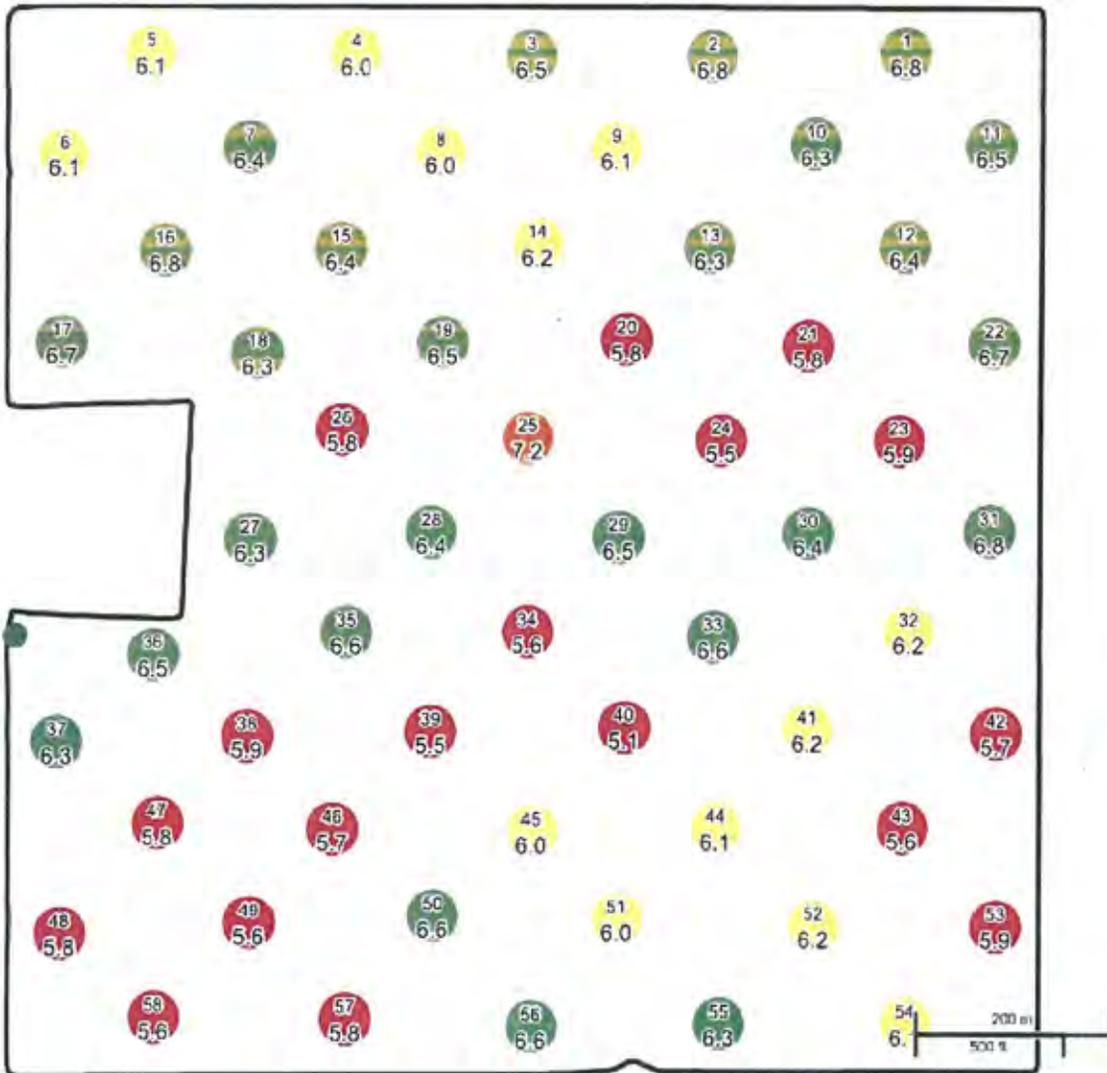
Area: 152.08

Farm: Hart

Sample Date Apr 27, 2015

Field 1

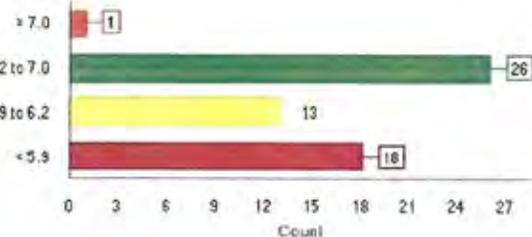
Lab Name SureTech



Location:  
 County: Union, IN  
 Township:  
 Twp Rng Sec:

Summary Statistics  
 Layer Name Soil Test 15  
 Sample Count 58  
 Minimum 5.1  
 Maximum 7.2  
 Average Rate 6.18  
 Weighted Average: 6.18

#### pH none



# SOIL TEST

## FARM A - TRACT 4



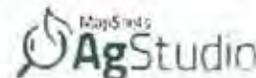
### Farm A

### Tract 4

	<b>Soil Test Summary</b>	
	Lawton, Roland	Area: 152.08
	Farm: Hart	Sample Date: Apr 27, 2015
	Field: 1	Lab Name: SureTech

SampleID	LabID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	lISat
name	unknown	value	value	percent	meq/100g	lb per acre (at)	percent	percent	percent	percent			
1		6.8	7.0	2.9	9.5	25	211	432	2,979	2.8	18.7	78.4	0.0
2		7.0	7.0	2.9	10.3	45	262	483	3,183	3.3	19.3	77.3	0.0
3		6.8	7.0	3.0	10.6	61	288	470	3,315	3.5	18.2	78.2	0.0
4		6.0	6.0	2.1	19.4	68	362	331	2,210	2.4	7.0	28.5	0.0
5		6.1	6.9	2.4	10.0	32	244	441	2,662	3.1	18.1	66.5	0.0
6		6.1	6.8	2.9	13.5	67	280	607	3,307	2.7	18.5	61.2	0.0
7		6.9	7.0	2.8	8.8	59	263	457	2,644	3.8	21.4	75.1	0.0
8		6.0	6.7	2.7	13.3	48	287	431	3,006	2.8	13.3	56.5	0.0
9		6.1	6.9	2.8	11.9	35	290	418	3,453	3.1	14.5	72.5	0.0
10		6.9	6.9	3.0	13.8	59	277	568	3,970	2.6	16.0	71.9	0.0
11		6.8	7.0	2.3	9.1	36	207	376	2,923	2.9	17.0	80.3	0.0
12		6.8	7.0	1.7	8.8	21	211	345	2,059	4.0	20.9	75.7	0.0
13		6.4	7.0	1.8	7.8	59	301	292	2,468	5.3	15.4	79.1	0.0
14		6.2	7.0	2.3	8.1	51	407	400	2,355	6.4	20.3	72.7	0.0
15		6.9	7.0	3.2	10.3	36	300	421	3,243	4.2	16.8	78.7	0.0
16		6.8	6.8	2.1	11.3	45	296	441	2,666	3.4	16.1	59.0	0.0
17		6.7	6.9	2.3	9.7	27	247	571	2,342	3.3	24.2	60.4	0.0
18		6.8	7.0	2.5	8.9	33	266	461	2,642	4.1	21.3	74.2	0.0
19		6.8	6.9	3.0	14.3	57	273	634	4,051	2.4	18.2	70.8	0.0
20		5.8	7.0	3.0	10.5	100	339	597	3,041	4.1	23.4	72.4	0.0
21		6.6	6.9	2.1	7.5	54	302	324	1,841	5.2	17.8	61.4	0.0
22		6.7	7.0	2.8	12.9	91	298	494	4,211	3.0	15.8	81.6	0.0
23		6.0	6.8	3.0	11.3	61	368	340	2,804	4.2	12.4	62.0	0.0
24		6.8	7.0	1.8	7.2	64	357	299	2,196	6.5	17.1	76.3	0.0
25		7.2	7.0	2.8	14.6	38	408	525	4,780	3.8	14.8	81.8	0.0
26		6.6	7.1	1.7	8.0	38	344	477	2,226	5.5	24.5	69.6	0.0
27		6.8	7.0	1.8	11.8	120	304	688	3,381	4.3	24.0	71.6	0.0
28		6.8	6.8	2.3	11.9	39	278	428	2,959	3.0	14.8	62.2	0.0
29		6.8	6.7	2.2	11.8	39	236	403	2,490	2.6	14.1	52.8	0.0
30		6.1	6.5	1.0	14.0	60	313	368	2,416	2.9	10.8	43.1	0.0
31		6.8	7.0	2.6	7.9	78	231	343	2,480	3.7	17.9	78.5	0.0
32		6.2	6.4	3.7	17.3	77	411	424	3,144	3.0	10.1	45.4	0.0
33		6.8	6.9	2.3	9.5	64	242	391	2,566	3.3	16.9	67.5	0.0
34		6.8	7.0	2.5	9.0	72	367	483	2,616	5.1	22.1	72.7	0.0
35		6.8	7.0	2.4	11.6	21	397	529	3,511	4.4	18.9	76.3	0.0
36		6.8	6.9	2.5	11.2	38	270	407	3,206	3.1	15.0	71.5	0.0
37		6.8	6.6	2.9	13.3	57	264	371	2,652	2.5	11.5	49.8	0.0
38		6.8	6.8	2.3	9.3	47	269	214	2,264	3.7	9.5	60.9	0.0
39		6.6	6.7	2.3	10.5	38	276	338	2,046	3.4	13.3	45.7	0.0
40		6.1	7.0	3.0	6.2	65	303	273	1,867	6.5	18.1	75.3	0.0
41		6.2	6.8	2.3	10.2	31	253	306	2,490	3.2	12.3	61.0	0.0
42		6.7	6.7	2.5	9.6	50	258	242	1,884	3.4	10.4	49.1	0.0
43		6.8	6.9	2.1	10.2	33	246	366	2,884	3.1	14.8	70.7	0.0

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# SOIL TEST

## FARM A – TRACT 4

Farm A

Tract 4

	<b>Soil Test Summary</b> <b>Lawton, Roland</b> Farm: Hart Field: 1		Area: 152.08 Sample Date: Apr 27, 2015 Lab Name: SureTech

SampleID	LabID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
None	LinkScan	None	None	None	None	None							
44		6.1	6.7	3.3	13.6	75	351	429	3,097	3.3	13.0	56.9	0.0
45		6.0	6.7	2.8	14.4	74	401	500	3,303	3.6	14.3	57.3	0.0
46		5.7	7.0	2.1	9.3	33	205	458	2,850	2.8	20.3	76.6	0.0
47		6.6	6.6	3.0	15.4	40	374	517	3,227	2.6	13.8	52.4	0.0
48		5.8	7.0	2.4	9.3	51	246	441	2,660	3.4	19.5	76.9	0.0
49		5.6	6.4	3.0	19.6	65	335	491	3,996	2.2	10.3	51.0	0.0
50		5.6	7.0	2.3	8.1	41	191	427	2,449	3.1	21.7	75.6	0.0
51		6.0	6.4	2.2	17.6	59	284	488	3,216	2.1	11.4	45.7	0.0
52		6.2	6.9	2.4	12.8	38	375	501	3,670	3.2	16.1	71.7	0.0
53		5.9	6.7	2.3	10.5	41	226	288	2,165	2.8	11.2	51.5	0.0
54		6.1	6.4	3.0	22.2	125	559	548	4,795	3.2	10.2	54.0	0.0
55		6.3	7.0	1.6	8.1	35	273	330	2,556	4.3	16.8	78.9	0.0
56		6.4	7.0	2.3	9.5	65	301	445	2,916	4.1	19.3	76.7	0.0
57		5.3	6.9	2.0	8.3	41	191	398	2,040	4.8	19.7	61.4	0.0
58		6.4	7.0	3.0	14.1	71	351	596	4,455	3.3	17.4	79.0	0.0
<b>Average:</b>		6.2	6.8	2.5	11.3	53	301	432	2,914	3.6	16.4	66.3	0.0

# SOIL TEST

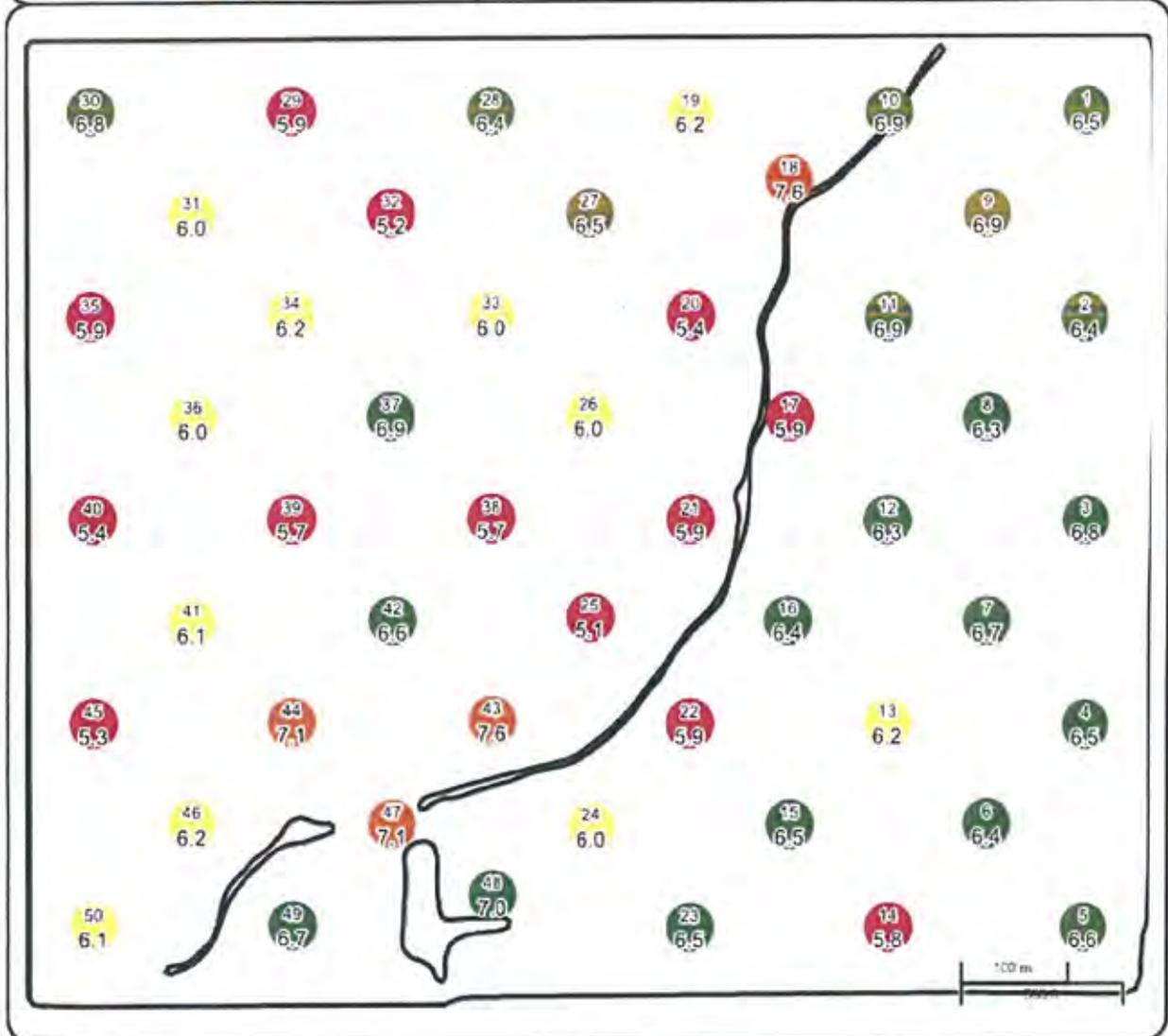
## FARM A – TRACTS 5 & 6



Farm A

Tracts 5 & 6

	<b>Soil Test Map Report - pH</b>	
	Lawton, Roland	Area: 128.08
	Farm: Boston	Sample Date: Nov 29, 2013
	Field: UCO	Lab Name: SureTech



<p><b>Location:</b>                  County: Wayne, IN                  Twp Rng Sec: T12N R1W S10</p> <p><b>Summary Statistics</b>                  Layer Name: Soil Test 13                  Sample Count: 50                  Minimum: 5.1                  Maximum: 7.6                  Average Rate: 6.3                  Weighted Average: 6.3</p>	<p><b>pH none</b></p> <table border="1"> <thead> <tr> <th>pH Range</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>&gt; 7.0</td> <td>4</td> </tr> <tr> <td>6.2 to 7.0</td> <td>22</td> </tr> <tr> <td>5.9 to 6.2</td> <td>11</td> </tr> <tr> <td>&lt; 5.9</td> <td>13</td> </tr> </tbody> </table>	pH Range	Count	> 7.0	4	6.2 to 7.0	22	5.9 to 6.2	11	< 5.9	13
pH Range	Count										
> 7.0	4										
6.2 to 7.0	22										
5.9 to 6.2	11										
< 5.9	13										

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# SOIL TEST

## FARM A – TRACTS 5 & 6

### Farm A

### Tracts 5 & 6



#### Soil Test Summary

Lawton, Roland

Farm: Boston

Field: UCO

Area: 128.08

Sample Date: Nov 29, 2013

Lab Name: SureTech

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
no.	none	none	percent	meq/100g	lb/acre (ppm)	lb/acre (ppm)	lb/acre (ppm)	lb/acre (ppm)	percent	percent	percent	percent
1	6.5	7.0	3.2	12.1	124	435	462	3,871	4.6	15.7	80.0	0.0
2	6.4	7.0	2.2	10.2	66	382	357	3,287	4.8	14.4	80.6	0.0
3	6.8	7.0	2.0	10.9	49	328	376	3,581	3.9	14.2	82.1	0.0
4	6.5	7.0	2.2	9.8	68	425	348	3,112	5.6	14.6	79.4	0.0
5	6.6	7.0	2.3	8.7	64	376	253	2,854	5.5	12.0	82.0	0.0
6	6.4	7.0	2.6	8.9	54	326	306	2,874	4.7	14.1	80.7	0.0
7	6.7	7.0	1.9	10.3	50	269	441	3,261	3.3	17.6	79.2	0.0
8	6.3	7.0	2.1	7.4	39	256	258	2,393	4.4	14.3	80.8	0.0
9	6.9	7.0	2.0	9.8	77	248	385	3,147	3.2	16.2	80.3	0.0
10	6.9	7.0	2.1	12.8	82	264	649	3,924	2.6	20.9	76.6	0.0
11	6.9	7.0	2.4	8.5	38	256	341	2,726	3.9	16.5	80.2	0.0
12	6.3	7.0	1.7	9.8	40	294	410	3,109	3.8	17.2	79.3	0.0
13	6.2	6.8	2.3	10.5	52	236	281	2,665	2.9	11.0	63.5	0.0
14	5.8	6.9	2.4	9.7	92	325	299	2,754	4.3	12.7	71.0	0.0
15	6.5	7.0	2.9	8.3	49	306	282	2,716	4.7	14.0	81.8	0.0
16	6.4	7.0	2.7	8.8	42	266	357	2,797	3.9	16.7	79.5	0.0
17	5.9	6.9	2.8	12.6	44	281	674	3,313	2.9	22.0	65.7	0.0
18	7.6	7.0	1.3	15.7	27	229	790	4,856	2.0	21.0	77.0	0.0
19	6.2	7.0	2.1	9.6	109	429	283	3,165	5.7	12.1	82.4	0.0
20	5.4	6.7	2.2	11.1	59	370	248	2,383	4.3	9.2	53.7	0.0
21	5.9	6.9	2.4	9.8	46	320	359	2,649	4.2	15.5	67.6	0.0
22	5.9	6.9	2.4	9.5	44	292	335	2,617	3.9	14.5	68.9	0.0
23	6.5	6.6	2.3	12.4	59	301	322	2,361	3.1	10.7	47.6	0.0
24	6.0	6.8	2.2	10.8	35	291	432	2,509	3.5	16.5	58.1	0.0
25	5.1	6.5	2.5	12.5	54	305	234	2,076	3.1	7.7	41.5	0.0
26	6.0	6.9	2.5	11.0	46	288	379	3,165	3.4	14.2	71.9	0.0
27	6.5	6.9	2.2	11.0	57	291	327	3,252	3.4	12.2	73.9	0.0
28	6.4	7.0	2.4	9.2	51	389	263	3,054	5.4	11.8	83.0	0.0
29	5.9	6.8	2.4	12.6	45	364	391	3,250	3.6	12.8	64.5	0.0
30	6.8	7.0	3.0	11.8	39	300	462	3,818	3.3	16.1	80.9	0.0
31	6.0	6.9	2.9	10.5	48	324	250	3,142	4.0	9.8	74.8	0.0
32	5.2	6.5	2.5	13.2	51	254	214	2,408	2.5	6.7	45.6	0.0
33	6.0	6.8	2.6	10.6	34	244	317	2,627	3.0	12.3	62.0	0.0
34	6.2	6.6	4.2	15.6	65	342	447	4,454	2.8	11.6	70.5	0.0
35	5.9	6.5	4.7	18.3	58	452	420	4,005	3.2	9.4	54.7	0.0
36	6.0	6.7	2.3	10.5	33	224	210	2,291	2.7	8.2	54.5	0.0
37	6.9	7.0	3.3	12.5	47	267	584	3,883	2.7	19.2	77.7	0.0
38	5.7	6.7	3.0	11.0	59	354	205	2,452	4.1	7.7	55.7	0.0
39	5.7	6.5	3.1	16.0	40	302	351	3,273	2.4	9.0	51.1	0.0
40	5.4	6.5	2.9	13.2	35	257	330	2,214	2.5	10.3	41.9	0.0
41	6.1	6.8	2.7	11.4	41	271	424	2,767	3.0	15.3	60.7	0.0
42	6.6	7.0	2.5	10.8	49	384	382	3,487	4.6	14.6	80.7	0.0
43	7.6	7.0	2.0	17.6	33	260	890	5,449	1.9	20.8	77.4	0.0

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# SOIL TEST

## FARM A – TRACTS 5 & 6



### Farm A

### Tracts 5 & 6

	<b>Soil Test Summary</b>			
	<b>Lawton, Roland</b>			
	<b>Farm:</b> Boston <b>Field:</b> UCO	<b>Area:</b> 128.08 <b>Sample Date:</b> Nov 29, 2013 <b>Lab Name:</b> SureTech		

SampleID	pH	Ba/I	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
None	none	none	percent	meq/100g	lbs per 100 lbs	lbs per acre (t)	lbs per acre (t)	lbs per acre (t)	percent	percent	percent	percent
44	7.1	7.0	2.3	12.7	33	242	713	3,770	2.4	23.1	74.2	0.0
45	5.3	6.4	2.4	12.9	40	256	166	1,865	2.5	5.3	36.1	0.0
46	6.2	6.9	2.7	10.0	38	351	266	2,909	4.5	10.9	72.7	0.0
47	7.1	7.0	2.7	10.7	78	296	544	3,224	3.5	20.9	75.3	0.0
48	7.0	7.0	2.7	10.4	30	219	558	3,131	2.7	22.1	75.3	0.0
49	6.7	7.0	3.3	13.2	176	609	423	4,260	5.9	13.2	80.7	0.0
50	6.1	6.9	3.3	11.8	49	345	385	3,449	3.7	13.4	73.1	0.0
<b>Average:</b>	6.3	6.9	2.6	11.4	55	314	388	3,132	3.7	14.0	69.8	0.0



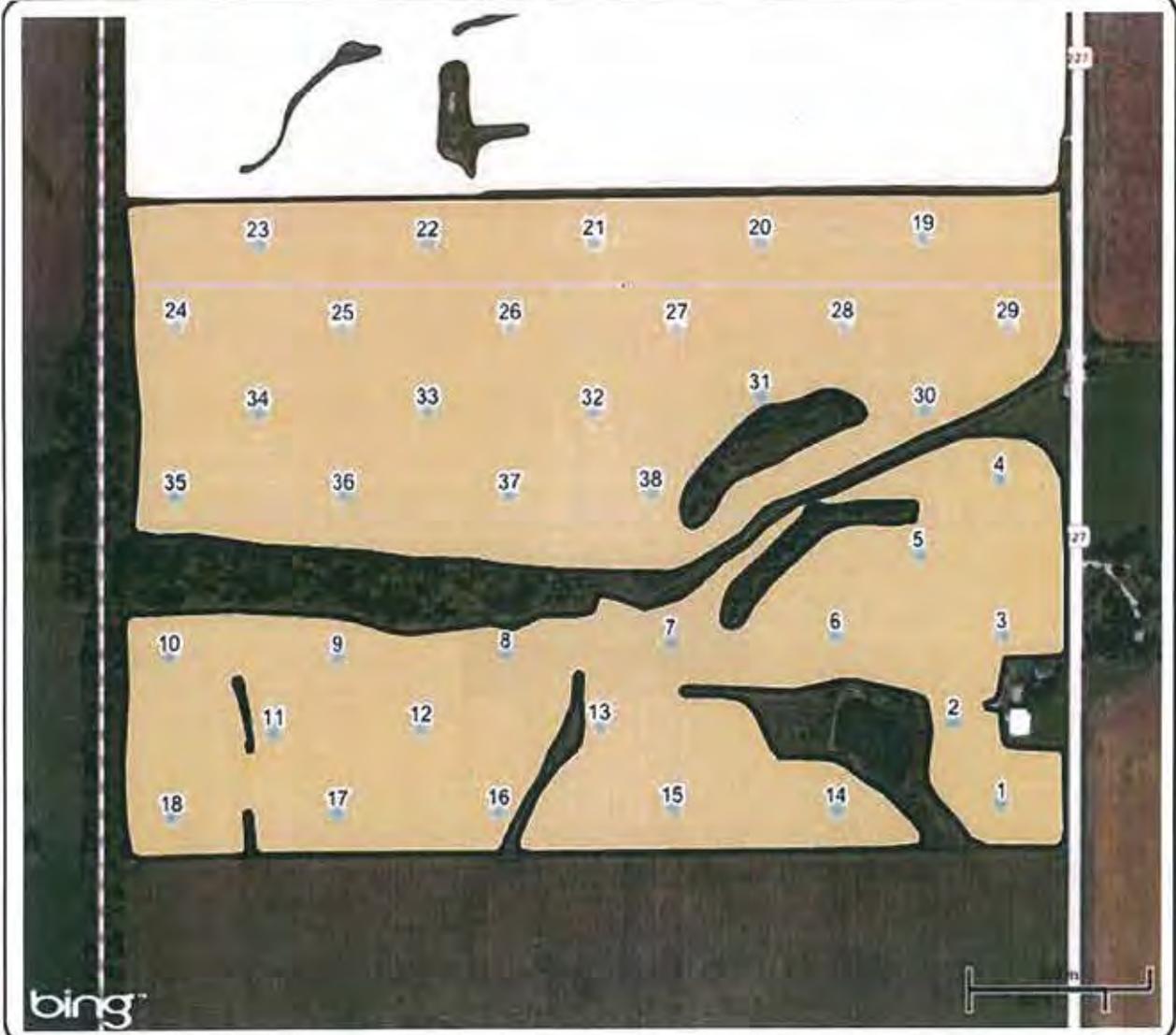
# SOIL TEST

## FARM A – TRACTS 7 & 8

**Farm A**

**Tracts 7 - 8**

	<b>Soil Test Sampling Map</b>	
	Lawton, Roland	Area: 91.23
	Farm: Dills	Sample Date: Nov 29, 2013
	Field: Dills	Lab Name: SureTech



<p><b>Location:</b>          County: Union, IN          Twp Rng Sec:</p> <p><b>Summary Statistics</b>          Layer Name: Soil Test 13          Sample Count: 38          LayerID: 283004H6952</p>	<p><b>Notes:</b></p>
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# SOIL TEST

## FARM A – TRACTS 7 & 8



### Farm A

### Tracts 7 - 8

	<b>Soil Test Summary</b>	
	Lawton, Roland	Area: 91.23
	Farm: Dills	Sample Date: Nov 29, 2013
	Field: Dills	Lab Name: SureTech

Sample ID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
0011	0.00	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1	6.2	6.7	4.9	17.8	71	553	677	4,298	4.0	16.0	60.0	0.0
2	6.7	7.0	3.2	10.4	310	597	490	3,040	7.0	19.0	73.0	0.0
3	6.4	6.9	3.3	12.9	353	795	339	3,697	8.0	11.0	72.0	0.0
4	6.3	7.0	2.4	9.2	95	404	202	3,142	6.0	9.0	85.0	0.0
5	6.0	6.8	1.6	8.2	42	173	187	1,942	3.0	9.0	59.0	0.0
6	5.8	6.8	2.9	11.8	79	357	375	2,960	4.0	13.0	63.0	0.0
7	6.1	7.0	3.3	11.7	48	388	619	3,473	4.0	22.0	74.0	0.0
8	5.7	6.9	1.7	7.3	38	248	255	1,867	4.0	14.0	65.0	0.0
9	6.6	6.9	2.5	10.8	25	269	537	2,832	3.0	21.0	66.0	0.0
10	5.4	6.5	2.4	14.5	33	248	383	2,656	2.0	11.0	46.0	0.0
11	5.8	7.0	2.2	9.7	34	258	441	3,019	3.0	19.0	78.0	0.0
12	6.0	6.9	3.2	9.8	56	280	360	2,689	4.0	15.0	69.0	0.0
13	5.4	6.6	3.1	12.7	69	309	383	2,370	3.1	12.4	46.7	0.0
14	6.6	7.0	3.2	10.4	130	354	402	3,313	4.4	15.9	79.6	0.0
15	6.3	7.0	2.5	8.5	92	288	275	2,819	4.3	13.3	82.9	0.0
16	5.5	6.7	2.2	12.1	46	268	396	2,591	2.8	13.5	53.5	0.0
17	5.3	6.6	2.3	12.7	35	240	402	2,356	2.4	13.0	46.4	0.0
18	5.8	6.7	2.1	11.9	38	264	352	2,597	2.8	12.2	54.6	0.0
19	6.9	7.0	2.9	11.4	81	316	601	3,421	3.6	21.7	75.0	0.0
20	5.8	6.6	2.5	11.7	151	404	237	2,160	4.4	8.3	46.2	0.0
21	5.7	6.9	2.9	11.0	58	368	390	3,084	4.3	14.6	70.1	0.0
22	6.3	7.0	2.8	10.2	109	443	367	3,237	5.6	14.8	79.3	0.0
23	5.6	6.9	2.5	8.3	40	254	221	2,327	3.9	11.0	70.1	0.0
24	5.9	6.8	3.6	13.3	51	333	383	3,577	3.2	11.9	67.2	0.0
25	5.6	6.7	2.4	10.9	41	270	189	2,462	3.2	7.1	56.5	0.0
26	6.2	7.0	2.3	9.6	27	248	318	3,189	3.3	13.6	83.0	0.0
27	5.7	6.7	2.3	10.2	55	267	205	2,159	3.2	8.3	52.9	0.0
28	5.7	6.7	2.6	11.1	48	302	303	2,344	3.5	11.2	52.8	0.0
29	6.1	6.9	2.3	9.5	60	371	282	2,665	5.0	12.2	70.1	0.0
30	7.2	7.0	3.8	15.5	146	335	745	4,818	2.8	19.8	77.7	0.0
31	5.7	6.7	2.3	9.9	57	282	150	2,125	3.7	6.2	53.7	0.0
32	6.9	7.0	2.5	11.4	20	267	561	3,497	3.0	20.3	76.7	0.0
33	5.8	6.7	2.4	12.1	38	307	221	2,896	3.3	7.5	59.8	0.0
34	5.9	6.8	2.9	11.4	39	318	357	2,848	3.6	12.9	62.5	0.0
35	6.9	7.0	2.8	12.4	73	270	656	3,749	2.8	21.8	75.6	0.0
36	6.8	7.0	2.6	10.7	58	288	518	3,294	3.5	19.9	77.0	0.0
37	6.2	7.0	2.0	7.8	65	323	188	2,661	5.3	9.9	85.3	0.0
38	6.7	7.0	2.4	8.5	59	242	260	2,866	3.7	12.6	84.3	0.0
<b>Average:</b>	6.1	6.9	2.7	11.0	76	329	374	2,923	3.9	13.8	67.1	0.0



# SOIL TEST

## FARM B – TRACTS 9 & 10

### Farm B

### Tracts 9 & 10



#### Soil Test Sampling Map

Lawton, Roland

Area: 224.22

Farm: Professor

Sample Date: Nov 29, 2013

Field: Professor

Lab Name: SureTech



**Location:**  
 County: Union, IN  
 Twp Rng Sec:

**Summary Statistics**  
 Layer Name: Soil Test 13  
 Sample Count: 91  
 LayerID: 283005H2655

**Notes:**

# SOIL TEST

## FARM B – TRACTS 9 & 10



### Farm B

### Tracts 9 & 10

	<b>Soil Test Summary</b>			
	<b>Lawton, Roland</b>			
	Farm: Professor		Area: 224.22	
Field: Professor		Sample Date: Nov 29, 2013		
		Lab Name: SureTech		

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
name	none	none	percent	meq/100g	lbs per acre (a)	percent	percent	percent	percent			
1	5.9	6.8	2.7	12.9	61	172	589	3,123	1.7	18.8	60.5	0.0
2	6.7	7.0	1.9	11.1	61	265	304	3,790	3.1	11.3	85.4	0.0
3	6.3	7.0	2.0	9.6	34	212	259	3,297	2.8	11.1	85.9	0.0
4	6.9	7.0	1.3	10.6	59	402	284	3,575	4.9	11.0	84.3	0.0
5	6.8	7.0	1.1	8.6	58	293	197	2,950	4.4	9.4	85.8	0.0
6	7.0	7.0	3.6	16.2	77	411	420	5,574	3.3	10.7	86.0	0.0
7	6.9	7.0	2.0	10.9	49	254	331	3,680	3.0	12.5	84.4	0.0
8	7.0	7.0	2.4	12.3	64	327	522	3,896	3.4	17.5	79.2	0.0
9	6.9	7.0	3.7	16.1	143	405	450	5,495	3.2	11.5	85.3	0.0
10	6.7	7.0	2.7	11.9	65	332	301	4,095	3.6	10.4	86.0	0.0
11	6.2	6.9	2.8	13.9	114	296	411	4,238	2.7	12.2	76.2	0.0
12	6.4	6.9	3.5	16.5	84	363	515	5,068	2.8	12.8	76.8	0.0
13	6.3	6.9	3.4	13.3	89	355	339	4,106	3.4	10.5	77.2	0.0
14	6.5	7.0	2.2	10.2	80	308	330	3,378	3.9	13.3	82.8	0.0
15	6.6	7.0	2.0	9.6	76	278	281	3,234	3.7	12.0	84.2	0.0
16	6.4	6.9	2.3	11.4	55	253	290	3,489	2.8	10.5	76.5	0.0
17	6.1	6.8	2.8	13.7	99	299	376	3,735	2.8	11.3	68.2	0.0
18	6.3	6.8	3.9	17.7	82	309	540	5,068	2.2	12.6	71.6	0.0
19	6.5	7.0	1.9	8.4	47	303	186	2,902	4.6	9.1	86.4	0.0
20	6.5	7.0	2.7	12.7	107	328	358	4,307	3.3	11.6	84.8	0.0
21	6.3	6.7	2.8	17.3	149	392	442	4,549	2.9	10.5	65.7	0.0
22	6.5	7.0	2.3	9.9	48	312	373	3,182	4.0	15.5	80.4	0.0
23	6.5	7.0	2.5	10.8	72	403	369	3,496	4.8	14.1	80.9	0.0
24	6.9	7.0	2.5	14.1	111	432	544	4,523	3.9	15.9	80.2	0.0
25	6.4	6.8	3.4	14.4	103	451	443	3,844	4.0	12.7	66.7	0.0
26	6.5	7.0	1.4	9.5	54	265	383	3,028	3.6	16.6	79.7	0.0
27	6.7	7.0	1.9	12.0	88	480	468	3,770	5.1	16.0	78.5	0.0
28	6.9	7.0	2.8	9.9	62	429	268	3,296	5.6	11.1	83.2	0.0
29	6.7	7.0	2.1	7.7	37	191	238	2,597	3.2	12.7	84.3	0.0
30	6.3	6.8	3.5	15.4	89	440	430	4,286	3.7	11.5	69.6	0.0
31	6.8	7.0	2.6	10.7	40	278	328	3,582	3.3	12.6	83.7	0.0
32	6.6	7.0	2.6	9.1	36	238	255	3,116	3.4	11.5	85.6	0.0
33	6.3	6.9	3.4	12.0	64	323	335	3,613	3.5	11.5	75.3	0.0
34	6.6	7.0	2.7	9.2	57	330	287	3,044	4.6	12.8	82.7	0.0
35	7.2	7.0	1.2	10.2	31	247	379	3,317	3.1	15.3	81.3	0.0
36	6.7	6.9	3.6	15.2	99	331	438	4,695	2.8	11.9	77.2	0.0
37	6.5	6.9	3.3	16.4	89	365	505	5,060	2.9	12.7	77.1	0.0
38	6.6	6.9	2.6	10.4	48	280	251	3,139	3.5	9.9	75.5	0.0
39	6.8	7.0	2.7	11.9	68	416	327	4,025	4.5	11.3	84.6	0.0
40	7.2	7.0	1.5	11.9	79	345	517	5,713	3.7	17.9	78.0	0.0
41	7.4	7.0	1.4	11.7	46	214	508	3,738	2.3	17.9	79.9	0.0
42	6.8	7.0	1.4	9.8	68	284	269	3,330	3.7	11.3	84.9	0.0
43	6.6	7.0	2.8	9.7	35	181	321	3,277	2.4	13.6	84.5	0.0

# SOIL TEST

## FARM B – TRACTS 9 & 10

### Farm B

### Tracts 9 & 10

	<b>Soil Test Summary</b>	
	<b>Lawton, Roland</b>	<b>Area: 224.22</b>
	<b>Farm: Professor</b>	<b>Sample Date: Nov 29, 2013</b>
	<b>Field: Professor</b>	<b>Lab Name: SureTech</b>

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
Range	(unit)	(unit)	(unit)	(meq/100g)	(lb per acre (st))	(percent)	(percent)	(percent)	(percent)			
44	6.9	7.0	1.3	8.2	48	198	237	2,779	3.1	11.9	84.7	0.0
45	6.4	7.0	2.3	9.5	76	224	246	3,286	3.0	10.7	86.5	0.0
46	6.7	7.0	1.3	9.9	72	328	299	3,288	4.2	12.4	83.0	0.0
47	6.9	7.0	1.4	9.9	38	280	263	3,369	3.6	10.9	85.1	0.0
48	6.8	7.0	1.2	9.1	86	322	282	3,007	4.5	12.8	82.6	0.0
49	6.9	7.0	0.8	8.8	64	277	311	2,876	4.0	14.5	81.7	0.0
50	6.5	7.0	3.9	13.3	72	522	497	4,234	5.0	15.4	79.6	0.0
51	6.7	7.0	2.3	8.4	48	400	289	2,679	6.1	14.2	79.7	0.0
52	7.4	7.0	2.7	10.7	69	351	412	3,434	4.2	15.8	80.2	0.0
53	7.0	7.0	2.3	10.2	106	392	428	3,160	4.9	17.3	77.5	0.0
54	7.0	7.0	1.4	10.5	31	256	402	3,405	3.1	15.8	81.1	0.0
55	6.8	7.0	1.8	11.6	29	280	517	3,629	3.1	18.3	78.2	0.0
56	6.1	7.0	2.8	12.5	61	406	438	4,065	4.2	14.4	81.3	0.0
57	7.1	7.0	1.2	9.4	54	262	262	3,209	3.6	11.5	85.3	0.0
58	6.6	7.0	1.6	8.1	37	234	278	2,658	3.7	14.1	82.0	0.0
59	6.2	7.0	1.4	8.3	44	298	240	2,762	4.6	11.9	83.2	0.0
60	7.1	7.0	1.7	10.7	63	314	269	3,695	3.8	10.3	86.3	0.0
61	7.1	7.0	1.8	10.8	32	272	426	3,490	3.2	16.2	80.8	0.0
62	6.4	7.0	1.4	8.2	23	189	314	2,670	3.0	15.8	81.4	0.0
63	6.4	7.0	1.6	8.9	26	243	340	2,863	3.5	15.7	80.4	0.0
64	6.6	7.0	1.9	10.4	34	260	373	3,397	3.2	14.8	81.7	0.0
65	6.7	7.0	1.3	10.9	20	212	511	3,412	2.5	19.3	78.3	0.0
66	6.5	7.0	1.2	8.8	73	272	395	2,724	4.0	18.5	77.4	0.0
67	6.6	7.0	2.1	12.1	30	306	518	3,825	3.2	17.6	79.0	0.0
68	6.9	7.0	2.1	10.4	68	288	303	3,525	3.6	12.0	84.7	0.0
69	7.5	7.0	2.3	20.7	268	406	556	7,161	2.5	11.1	86.5	0.0
70	6.8	7.0	2.4	13.4	87	323	454	4,453	3.1	13.9	83.1	0.0
71	6.8	7.0	1.6	10.0	53	249	338	3,305	3.2	13.9	82.6	0.0
72	6.9	7.0	1.6	9.1	50	274	243	3,109	3.9	11.0	85.4	0.0
73	6.8	7.0	1.5	9.2	35	228	323	3,050	3.2	14.4	82.9	0.0
74	6.6	7.0	3.8	13.7	56	414	469	4,479	3.9	14.1	81.7	0.0
75	6.5	7.0	2.3	9.5	50	291	331	3,103	3.9	14.3	81.7	0.0
76	6.5	7.0	1.7	9.3	145	358	327	2,988	4.9	14.5	80.3	0.0
77	7.4	7.0	2.7	18.4	441	701	645	5,924	4.9	14.4	80.5	0.0
78	6.4	7.0	2.3	13.3	154	563	477	4,237	5.4	14.8	79.6	0.0
79	6.8	7.0	2.2	12.0	92	403	500	3,786	4.3	17.1	78.9	0.0
80	6.6	7.0	2.7	14.3	188	754	463	4,556	6.8	13.3	79.7	0.0
81	7.1	7.0	1.4	11.4	32	259	544	3,533	2.9	19.6	77.5	0.0
82	6.9	7.0	1.8	10.3	76	377	283	3,451	4.7	11.3	83.8	0.0
83	6.9	7.0	1.7	9.0	28	216	289	3,021	3.1	13.2	83.9	0.0
84	6.8	7.0	3.5	16.1	63	315	701	5,142	2.5	17.9	79.8	0.0
85	6.8	7.0	2.7	12.4	92	378	349	4,210	3.9	11.6	84.9	0.0
86	6.8	7.0	2.8	14.0	74	441	469	4,613	4.0	13.8	82.4	0.0

# SOIL TEST

## FARM B – TRACTS 9 & 10



### Farm B

### Tracts 9 & 10

	<b>Soil Test Summary</b>	
	<b>Lawton, Roland</b>	<b>Area: 224.22</b>
	<b>Farm: Professor</b>	<b>Sample Date: Nov 29, 2013</b>
	<b>Field: Professor</b>	<b>Lab Name: SureTech</b>

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
note	note	note	percent	meq/100g	lb/acre	lb/acre	lb/acre	lb/acre	percent	percent	percent	percent
87	7.2	7.0	2.9	14.5	69	270	593	4,680	2.4	16.8	80.7	0.0
88	6.5	7.0	2.9	14.1	84	323	557	4,567	2.9	16.3	81.0	0.0
89	6.4	7.0	1.7	8.5	44	258	294	2,788	3.9	14.2	82.0	0.0
90	6.5	7.0	2.3	12.5	124	498	449	4,009	5.1	14.8	80.2	0.0
91	6.4	7.0	1.9	10.5	66	363	397	3,356	4.4	15.6	79.9	0.0
<b>Average:</b>	6.7	7.0	2.3	11.6	74	328	383	3,716	3.7	13.6	80.7	0.0



# SOIL TEST

## FARM C – TRACTS 11-13

### Farm C

### Farms 11 - 13



#### Soil Test Sampling Map

Lawton, Roland

Area: 225.73

Farm: Southwest

Sample Date: Nov 29, 2013

Field: SouthWest

Lab Name: SureTech



#### Location:

County: Union, IN

Twp Rng Sec:

#### Summary Statistics

Layer Name: Soil Test 13

Sample Count: 87

LayerID: 283001Hdb46

#### Notes:

# SOIL TEST

## FARM C – TRACTS 11-13



### Farm C

### Tracts 11 - 13

	<b>Soil Test Summary</b>	
	<b>Lawton, Roland</b>	<b>Area: 225.73</b>
	<b>Farm: Southwest</b>	<b>Sample Date: Nov 29, 2013</b>
	<b>Field: SouthWest</b>	<b>Lab Name: SureTech</b>

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
name		ppm	percent	meq/100g	lb per acre test	percent	percent	percent	percent			
1	6.8	7.0	4.3	11.6	36	236	381	3,878	2.6	13.5	83.6	0.0
2	6.4	6.9	1.8	12.8	29	233	515	3,688	2.3	16.6	72.0	0.0
3	6.5	7.0	2.0	12.0	39	326	398	3,988	3.5	13.6	83.1	0.0
4	6.8	7.0	2.0	13.5	38	430	441	4,444	4.1	13.4	82.3	0.0
5	5.8	6.9	2.3	9.2	31	274	276	2,597	3.8	12.3	70.6	0.0
6	7.0	7.0	0.8	11.7	21	267	663	3,470	2.9	23.3	74.1	0.0
7	6.1	6.9	1.0	10.1	41	224	328	2,900	2.8	13.4	71.8	0.0
8	6.3	7.0	2.3	7.6	44	313	223	2,511	5.3	12.1	82.6	0.0
9	7.0	7.0	1.6	9.7	35	236	354	3,194	3.1	15.0	82.3	0.0
10	6.0	6.9	1.4	9.8	40	252	323	2,798	3.3	13.6	71.4	0.0
11	6.3	7.0	2.6	8.8	55	270	272	2,932	3.9	12.7	83.3	0.0
12	6.0	6.9	2.4	10.5	54	344	279	3,082	4.2	10.9	73.4	0.0
13	7.2	7.0	1.2	11.5	180	493	455	3,615	5.5	16.3	78.6	0.0
14	6.5	6.9	4.5	13.5	56	482	408	4,018	4.6	12.4	74.4	0.0
15	6.1	6.8	2.3	11.3	23	226	508	2,598	2.6	18.5	57.5	0.0
16	7.1	7.0	2.3	10.3	42	328	645	2,889	4.1	25.8	70.1	0.0
17	6.2	7.0	2.2	8.8	34	316	348	2,776	4.6	16.3	78.9	0.0
18	6.2	6.8	1.6	11.6	14	216	465	2,815	2.4	16.5	60.7	0.0
19	5.7	6.7	1.7	10.3	64	256	239	2,156	3.2	9.5	52.3	0.0
20	5.7	6.9	2.5	9.8	35	249	324	2,782	3.3	13.6	71.0	0.0
21	5.9	6.9	1.7	10.9	83	342	361	3,123	4.0	13.6	71.6	0.0
22	5.6	6.8	2.7	11.6	31	262	431	2,834	2.9	15.3	61.1	0.0
23	6.2	7.0	2.1	7.7	42	264	325	2,426	4.4	17.4	78.8	0.0
24	6.4	7.0	1.1	8.4	32	257	335	2,671	3.9	16.4	79.5	0.0
25	6.2	7.0	1.4	9.8	31	204	497	2,989	2.7	20.9	76.2	0.0
26	6.6	7.0	1.5	9.7	150	514	334	3,075	6.8	14.2	79.3	0.0
27	6.5	7.0	1.2	6.6	99	426	235	2,019	8.3	14.7	76.5	0.0
28	6.2	6.9	1.3	8.4	32	224	310	2,256	3.4	15.2	67.1	0.0
29	6.3	7.0	1.1	8.7	24	241	346	2,776	3.6	16.4	79.8	0.0
30	6.3	7.0	1.5	8.7	30	187	353	2,813	2.8	16.7	80.8	0.0
31	6.4	7.0	1.5	8.4	70	431	255	2,725	6.6	12.5	81.1	0.0
32	6.3	7.0	2.2	7.7	40	222	294	2,502	3.7	15.7	81.2	0.0
33	6.2	6.8	3.5	14.2	80	303	523	3,719	2.7	15.2	65.5	0.0
34	6.6	7.0	1.4	8.2	22	217	350	2,588	3.4	17.6	78.9	0.0
35	6.2	6.9	1.4	9.9	42	276	364	2,737	3.6	15.1	69.1	0.0
36	6.1	6.8	1.7	13.5	59	347	535	3,362	3.3	16.3	62.3	0.0
37	6.2	7.0	1.3	6.6	46	331	274	2,022	6.4	17.1	76.6	0.0
38	7.1	7.0	1.4	9.3	36	215	516	2,752	3.0	22.8	74.0	0.0
39	7.1	7.0	1.4	9.2	37	248	297	3,052	3.5	13.3	82.9	0.0
40	7.0	7.0	1.9	12.4	31	255	849	3,449	2.6	28.2	69.5	0.0
41	6.0	6.8	1.4	12.1	40	239	482	2,954	2.5	16.4	61.0	0.0
42	6.1	6.8	2.3	12.3	90	339	421	3,087	3.5	14.1	62.7	0.0
43	6.6	7.0	1.8	7.8	28	152	348	2,487	2.5	18.4	79.7	0.0

# SOIL TEST

## FARM C – TRACTS 11-13

### Farm C

### Tracts 11 - 13



#### Soil Test Summary

Lawton, Roland

Area: 225.73

Farm: Southwest

Sample Date: Nov 29, 2013

Field: SouthWest

Lab Name: SureTech

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	none	none	percent	meq/100g	lb per acre (a)	lb per acre (b)	lb per acre (c)	lb per acre (d)	percent	percent	percent	percent
44	6.7	7.0	2.1	11.4	86	488	441	3,597	5.5	15.9	78.9	0.0
45	5.9	7.0	1.6	9.3	32	192	444	2,872	2.6	19.6	77.2	0.0
46	6.1	6.8	1.4	12.7	24	252	461	3,215	2.5	14.9	63.3	0.0
47	6.1	7.0	1.5	7.2	21	173	419	2,108	3.1	23.9	73.2	0.0
48	5.8	6.9	1.7	8.6	35	203	330	2,329	3.0	15.8	67.7	0.0
49	6.3	7.0	1.3	8.7	23	245	546	2,447	3.6	25.8	70.3	0.0
50	7.4	7.0	1.5	12.7	29	272	828	3,587	2.7	26.8	70.6	0.0
51	7.0	7.0	1.5	11.5	60	329	702	3,269	3.7	25.1	71.1	0.0
52	7.1	7.0	1.9	13.6	31	274	882	3,844	2.6	26.7	70.7	0.0
53	6.1	7.0	1.3	6.9	25	216	336	2,078	4.0	20.0	75.3	0.0
54	5.7	6.9	2.2	10.5	40	285	439	2,856	3.5	17.2	68.0	0.0
55	5.7	6.7	2.3	15.2	75	335	457	3,699	2.8	12.4	60.8	0.0
56	6.0	6.9	1.5	10.2	35	242	398	2,830	3.0	16.1	69.4	0.0
57	6.2	7.0	1.5	9.7	66	309	419	3,027	4.1	17.8	78.0	0.0
58	6.7	7.0	2.7	9.1	45	243	424	2,818	3.4	19.2	77.4	0.0
59	5.7	6.8	1.3	10.7	34	218	312	2,687	2.6	12.0	62.8	0.0
60	6.8	7.0	1.2	8.3	33	258	448	2,438	4.0	22.2	73.4	0.0
61	6.0	6.9	1.4	9.3	31	310	303	2,591	4.3	13.4	69.7	0.0
62	6.2	6.9	2.5	11.1	35	242	483	3,040	2.8	17.9	68.5	0.0
63	5.7	6.7	1.7	10.8	55	266	292	2,249	3.2	11.1	52.1	0.0
64	6.3	7.0	1.4	8.2	44	256	427	2,445	4.0	21.4	74.5	0.0
65	6.1	6.9	2.4	11.1	44	334	435	3,088	3.9	16.1	69.5	0.0
66	6.3	6.9	1.7	9.1	56	254	322	2,501	3.6	14.6	68.7	0.0
67	5.6	6.8	1.3	8.0	45	205	223	1,759	3.3	11.5	55.0	0.0
68	6.6	7.0	1.9	8.4	32	178	415	2,573	2.7	20.3	76.6	0.0
69	6.4	7.0	2.9	11.6	37	281	592	3,510	3.1	21.0	75.6	0.0
70	5.8	6.7	4.0	11.0	92	173	387	2,236	2.0	14.5	50.8	0.0
71	5.8	6.9	1.8	9.0	64	310	374	2,362	4.4	17.1	65.6	0.0
72	6.0	6.9	2.3	9.5	46	268	402	2,524	3.6	17.4	66.4	0.0
73	6.0	6.8	2.5	12.2	65	346	458	2,990	3.6	15.4	61.3	0.0
74	6.4	6.9	2.0	11.9	26	237	581	3,195	2.6	20.1	67.1	0.0
75	6.8	7.0	2.7	10.7	117	203	436	3,448	2.4	16.8	80.6	0.0
76	5.7	6.7	2.4	14.8	61	394	436	3,541	3.4	12.1	59.8	0.0
77	5.6	6.7	2.2	12.0	41	507	340	2,542	5.4	11.7	53.0	0.0
78	6.3	7.0	2.0	10.8	43	403	463	3,365	4.8	17.6	77.9	0.0
79	6.5	7.0	1.8	9.6	40	308	360	3,105	4.1	15.4	80.9	0.0
80	7.2	7.0	1.6	12.2	195	468	507	3,786	4.9	17.1	77.6	0.0
81	5.7	6.6	2.2	16.0	82	474	546	3,358	3.8	14.0	52.5	0.0
82	6.1	6.8	1.8	11.3	99	258	415	2,763	2.9	15.1	61.1	0.0
83	6.5	7.0	1.3	12.0	107	369	531	3,736	3.9	18.2	77.8	0.0
84	6.2	7.0	2.0	8.9	100	204	352	2,885	2.9	16.3	81.0	0.0
85	6.1	6.9	2.1	9.8	34	219	377	2,698	2.9	15.8	68.8	0.0
86	6.6	7.0	3.5	15.0	32	225	686	4,738	1.9	18.8	79.0	0.0

# SOIL TEST

## FARM C – TRACTS 11-13



### Farm C

### Tracts 11 - 13

	<b>Soil Test Summary</b>	
	<b>Lawton, Roland</b>	<b>Area:</b> 225.73
	<b>Farm:</b> Southwest	<b>Sample Date:</b> Nov 29, 2013
	<b>Field:</b> SouthWest	<b>Lab Name:</b> SureTech

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
name	none	none	percent	meq/100g	lb/acre sat	lb/acre sat	lb/acre sat	lb/acre sat	percent	percent	percent	percent
87	6.1	7.0	1.7	8.7	57	356	320	2,770	5.2	15.1	79.6	0.0
<b>Average:</b>	6.3	6.9	1.9	10.4	51	288	421	2,955	3.6	16.7	71.6	0.0





# RESIDENTIAL DISCLOSURE FORMS

# RESIDENTIAL DISCLOSURE FORM

## FARM A - TRACT 8



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**  
State Form 46234 (R/1293)

Roland Lawton Farms

Date (month, day, year)

5/20/22

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, ZIP code) 7092 SR 227, Liberty, IN Farm A, Tract 8

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System				<input checked="" type="checkbox"/>	Cistern				<input checked="" type="checkbox"/>	
Clothes Dryer					Septic Field/Bed					
Clothes Washer					Hot Tub					
Dishwasher					Plumbing					
Disposal					Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood					Water Heater/Electric					
Microwave Oven					Water Heater/Gas					
Oven					Water Heater/Solar					
Range					Water Purifier					
Refrigerator					Water Softener					
Room Air Conditioner(s)					Well					
Trash Compactor					Septic and Holding Tank/Septic Mound					
TV Antenna/Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?					
					Are the improvements connected to a public sewer system?					
					Are there any additions that may require improvements to the sewage disposal system?					
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier				<input checked="" type="checkbox"/>	Attic Fan					
Burglar Alarm					Central Air Conditioning					
Ceiling Fan(s)					Hot Water Heat					
Garage Door Opener Controls					Furnace Heat/Gas					
Inside Telephone Wiring and Blocks/Jacks					Furnace Heat/Electric					
Intercom					Solar House-Heating					
Light Fixtures					Woodburning Stove					
Sauna					Fireplace					
Smoke/Fire Alarm(s)					Fireplace Insert					
Switches and Outlets					Air Cleaner					
Vent Fan(s)					Humidifier					
60/100/200 Amp Service (Circle one)					Propane Tank					
					Other Heating Source:					

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent. If any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>Carol Roland Lawton</i>	Date: 5/20/22	Signature of Buyer:	Date:
Signature of Seller: <i>Kingston D. Shaver POA</i>	Date:	Signature of Buyer:	Date:
The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date:	Signature of Seller:	Date:

# RESIDENTIAL DISCLOSURE FORM

## FARM A - TRACT 8

7092 SR 227, Liberty, IN

Farm A, Tract 8

Property Address (number and street, city, state, ZIP code)			
<b>2. ROOF</b>	Yes	No	Do Not Know
Age, if known: _____ Years			
Does the roof leak?			
Is there present damage to the roof?			
Is there more than one roof on the house? If so, how many layers? _____			
<b>3. HAZARDOUS CONDITIONS</b>	Yes	No	Do Not Know
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			
Explain:			
<b>4. OTHER DISCLOSURES</b>			
Do improvements have aluminum wiring?			
Are there any foundation problems with the improvements?			
Are there any encroachments?			
Are there any violations of zoning, building codes, or restrictive covenants?			
Is the present use a nonconforming use? Explain:			
Is the access to your property via a private road?			
Is the access to your property via a public road?			
Is access to your property via an easement?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Are there any structural problems with the building?			
Have any substantial additions or alterations been made without a required building permit?			
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Is there any damage due to wind, flood, termites, or rodents?			
Have any improvements been treated for wood destroying insects?			
Are the furnace/woodstove/chimney/flue all in working order?			
Is the property in a flood plain?			
Do you currently pay flood insurance?			
Does the property contain underground storage tank(s)?			
Is the homeowner a licensed real estate salesperson or broker?			
Is there any threatened or existing litigation regarding the property?			
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?			
Is the property located within one (1) mile of an airport?			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).</b>			
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>			
Signature of Seller: <i>By D. D. Shaw POA</i>	Date: <i>5/20/22</i>	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:
The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date:	Signature of Seller:	Date:

# LEAD BASED PAINT DISCLOSURE

## FARM A – TRACT 8

Roland Lawton Farms , 7092 SR 227, Liberty, IN

Farm A, Tract 8

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

#### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

#### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Purchaser's Acknowledgment (initial)

(c)  Purchaser has received copies of all information listed above.

(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

#### Agent's Acknowledgment (initial)

(f) PSS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

#### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Earl Roland Lawton</u> <u>Peter D. Shaw POA</u>	<u>5/20/22</u>		
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Steve Slonaker	5/19/22		
Agent	Date	Agent	Date



# TAX INFORMATION

# TAX INFORMATION

## Roland Lawton Taxes Payable 2022

FARM A - 661.011 ACRES IN WAYNE COUNTY & UNION COUNTY			
WAYNE COUNTY (BOSTON TWP.)			
PARCEL ID	BRIEF TAX DESCRIPTION	ACREAGE	2022 Taxes
89-20-02-000-304.000-002	SW SEC 2-12-1 154.115A	154.115	\$4,633.04
89-20-03-000-105.001-002	PT SEC 3-12-1 0.043A	0.043	\$ 5.00
89-20-03-000-208.001-002	PT SEC 3-12-1 15.267A	15.267	\$ 461.34
89-20-03-000-216.000-002	E D NE SEC 3-12-1 27.75A E M D NE SEC 3-12-1 2.47A	30.220	\$ 583.56
89-20-03-000-320.001-002	PT SEC 3-12-1 0.320A	0.320	\$ 9.86
89-20-03-000-421.000-002	SEC 3-12-1 20.901A	20.901	\$ 554.00
89-20-03-000-423.000-002	S 1/2 SE SEC 3-12-1 72.72A N 1/2 SE SEC 3-12-1 66.64A	139.360	\$4,922.84
89-20-03-220-101.000-003	PT NE SEC 3-12-1 21.50A	21.5	\$ 639.48
89-20-03-000-215.000-002	M D NE SEC 3-12-1 40.825A	40.825	\$1,134.72
SUBTOTAL		422.551	\$12,943.84
UNION COUNTY (HARRISON TWP.)			
PARCEL ID	BRIEF TAX DESCRIPTION	ACREAGE	
81-04-10-401-010.000-005	10-12-1 39.07A	39.07	\$1,769.28
81-04-10-402-004.000-005	10-12-1 40.00A	40.0	\$ 722.00
81-04-10-109-003.000-005	NE 10-12-1 159.39A	159.39	\$3,268.00
SUBTOTAL		238.46	\$5,759.28
FARM B - 216.18 ACRES IN UNION COUNTY (HARRISON TWP.)			
PARCEL ID	BRIEF TAX DESCRIPTION	ACREAGE	
81-04-27-109-004.000-005	27-12-1 136.85A	136.85	\$3,704.00
81-04-27-405-004.001-005	27-12-1 79.33A	79.33	\$2,192.52
SUBTOTAL		216.18	\$5,896.52
FARM C - 235.7 ACRES IN UNION COUNTY (HARRISON TWP.)			
PARCEL ID	BRIEF TAX DESCRIPTION	ACREAGE	
81-04-27-307-006.000-005	27-12-1 78.70A	78.70	\$ 985.00
81-04-28-404-007.000-005	28-12-1 17.00A	17.0	\$ 193.00
81-04-33-108-008.000-005	33-12-1 60.00A	60.0	\$5,389.80
81-04-34-206-001.000-005	34-12-1 20.00A	20.0	\$ 368.00
81-04-34-206-002.000-005	NW 34-12-1 60.00A	60.0	\$1,414.00
SUBTOTAL		235.70	\$8,349.80

Farm A:	661.011 (±)	\$18,703.12
Farm B:	216.18 (±)	\$ 5,896.52
Farm C:	235.7 (±)	\$ 8,349.80
<b>Total:</b>	<b>1112.891 (±)</b>	<b>\$32,949.44</b>



# PRELIMINARY TITLE

# PRELIMINARY TITLE



## Fidelity National Title Insurance Company

### Transaction Identification Data for reference only:

Issuing Agent: Freedom Title Company, Inc.  
Issuing Office: 700 East Main St., Richmond, IN 47374  
ALTA® Universal ID: 0044380  
Loan ID Number:  
Commitment Number: 22058737  
Issuing Office File Number: 22058737  
Property Address: See Exhibit A,,

### SCHEDULE A

1. Commitment Date: June 24, 2022 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy (6/17/06)  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below  
Proposed Policy Amount: \$ 1,718,800.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
Roland Lawton a/k/a Roland E. Lawton, an adult
5. The Land is described as follows:  
Situated in Wayne and Union Counties, State of Indiana. See Exhibit A attached hereto and made a part hereof.

### FIDELITY NATIONAL TITLE INSURANCE COMPANY

Freedom Title Company, Inc.

By: \_\_\_\_\_

Freedom Title Company, Inc.

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ALTA Commitment for Title Insurance 8-1-16



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# PRELIMINARY TITLE



## Fidelity National Title Insurance Company

### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. For each policy to be issued as identified in Schedule A, Item 2: the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, addition exceptions or requirements after the designation of the Proposed Insured.
6. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount (2) will be revised, and premium will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
7. A Warranty Deed from Roland Lawton, to proposed insured purchaser.  
  
Deed to recite that Roland Lawton is one and the same person as Roland E. Lawton.
8. We are advised that the Warranty Deed is to be executed pursuant to the power of attorney executed April 28, 2022 by Earl Roland Lawton, a/k/a Roland Lawton, granting power of attorney to Ben Blue and Peter D. Shaw, recorded May 11, 2022 as Instrument #2022002403 in the Office of the Union County Recorder and recorded May 27, 2022 as Instrument #2022005806 in the Office of the Wayne County Recorder.  
Warranty Deed should contain a reference to the recording information of the power of attorney.
9. FARMS A & B: Release of Mortgage dated February 18, 2003 and recorded on February 19, 2003 as Instrument #2003002747 in the Office of the Wayne County Recorder, and as Mortgage Record 137, page 434, in the Office of the Union County Recorder, by Roland Lawton, a single person (Tract I, II, III, IV, VI) and Roland Lawton and Rebecca Hoelscher, joint owners with full rights of survivorship and not as tenants in common (Tract V), in favor of Farm Credit Services of Mid-America, FLCA, to secure the principal amount of \$1,101,000.00 and the terms thereof.
10. FARMA: Release of Mortgage dated December 12, 2006, recorded on December 20, 2006 as Instrument #2006014449, and re-recorded January 26, 2007 as Instrument #2007000942, in the Office of the Recorder of Wayne County, by Roland Lawton, in favor of Farm Credit Services Mid-America, FLCA, to secure the principal amount of \$577,931.00 and the terms thereof.

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ALTA Commitment for Title Insurance 8-1-16



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# PRELIMINARY TITLE

## SCHEDULE B (Continued)

11. FARMS A & B: Partial release of Mortgage dated December 4, 2013 and recorded on December 5, 2013 as Instrument #2013001776 in the Office of the Recorder of Union County, by Roland E. Lawton AKA Earl Roland Lawton AKA Roland Lawton, in favor of Farm Credit Services Mid-America, FLCA, to secure the principal amount of \$1,500,000.00 and the terms thereof.  
NOTE: Mortgage is also secured by additional real estate.
12. NOTE: If a conveyance document is to be recorded, a sales disclosure form must be filed in the Wayne / Union County Auditor's office.  
  
NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for EACH policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.  
  
NOTE: Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. [Sign, Print or Type Name]."  
Additionally, pursuant to IC 35-2-7.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the county recorder since the law's inception in 2005 and will continue to be collected until further notice.
13. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1.

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ALTA Commitment for Title Insurance 8-1-16



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# PRELIMINARY TITLE

## SCHEDULE B (Continued)

### SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. FARMA, TRACT 1: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Twp., Wayne County  
Tax Parcel #002-00130-00, State ID #89-20-02-000-304.000-002  
Auditor's Legal: SW SEC 2-12-1 154.115A  
Assessed Value: Land \$235,000.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$2,316.52, PAID  
b) Second Installment: \$2,316.52, UNPAID
8. FARMA, TRACTS 2 & 3: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Twp., Wayne County  
Tax Parcel #002-00219-00, State ID #89-20-03-000-423.000-002  
Auditor's Legal: S 1/2 SE SEC 3-12-1 72.72AN 1/2 SE SEC 3-12-1 66.64A  
Assessed Value: Land \$218,600.00, Improvements \$31,100.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$2,461.42, PAID  
b) Second Installment: \$2,461.42, UNPAID
9. FARMA, TRACT 4: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Corp., Wayne County  
Tax Parcel #018-00058-00, State ID #89-20-03-220-101.000-003

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# PRELIMINARY TITLE

## SCHEDULE B (Continued)

Auditor's Legal: PT NE SEC 3-12-1 21.50A  
Assessed Value: Land \$32,400.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$319.74, PAID  
b) Second Installment: \$319.74, UNPAID

10. FARMA, TRACT 4: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Twp., Wayne County  
Tax Parcel #002-00218-00, State ID #89-20-03-000-216.000-002  
Auditor's Legal: E D NE SEC 3-12-1 27.75A E M D NE SEC 3-12-1 2.47A  
Assessed Value: Land \$29,600.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$291.78, PAID  
b) Second Installment: \$291.78, UNPAID
11. FARMA, TRACT 5: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Twp., Wayne County  
Tax Parcel #002-00217-00, State ID #89-20-03-000-215.000-002  
Auditor's Legal: M D NE SEC 3-12-1 40.825A  
Assessed Value: Land \$60,600.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$597.36, PAID  
b) Second Installment: \$597.36, UNPAID
12. FARMA TRACT 7: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Twp., Wayne County  
Tax Parcel #002-00450-01, State ID #89-20-03-000-105.001-002  
Auditor's Legal: PT SEC 3-12-1 0.043A  
Assessed Value: Land \$100.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$5.00, PAID  
b) Second Installment: \$0.00, NONE DUE
13. FARMA, TRACT 7: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Twp., Wayne County  
Tax Parcel #002-00452-01, State ID #89-20-03-000-208.001-002  
Auditor's Legal: PT SEC 3-12-1 15.267A  
Assessed Value: Land \$23,400.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$230.67, PAID  
b) Second Installment: \$230.67, UNPAID
14. FARMA, TRACT 7: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Twp., Wayne County  
Tax Parcel #002-00454-01, State ID #89-20-03-000-320.001-002  
Auditor's Legal: PT SEC 3-12-1 0.320A  
Assessed Value: Land \$500.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.

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# PRELIMINARY TITLE

## SCHEDULE B (Continued)

- a) First Installment: \$9.86, PAID  
b) Second Installment: \$0.00, NONE DUE
15. FARMA, TRACT 7: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Boston Twp., Wayne County  
Tax Parcel #002-00455-00, State ID #89-20-03-000-421.000-002  
Auditor's Legal: SEC 3-12-1 20.901A  
Assessed Value: Land \$28,100.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$277.00, PAID  
b) Second Installment: \$277.00, UNPAID
16. FARMA, TRACT 6: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-04-10-109-003.000-005  
Auditor's Legal: NE 10-12-1 159.39A  
Assessed Value: Land \$163,400.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$1,634.00, PAID  
b) Second Installment: \$1,634.00, UNPAID
17. FARMA, TRACT 8: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-04-10-402-004.000-005  
Auditor's Legal: 10-12-1 40.00A  
Assessed Value: Land \$36,100.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$361.00, PAID  
b) Second Installment: \$361.00, UNPAID
18. FARMA, TRACT 9: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #89-04-10-410-010.000-005  
Auditor's Legal: 10-12-1 39.07A  
Assessed Value: Land \$39,400.00, Improvements \$51,800.00  
Mortgage Exemption \$3,000.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$884.64, PAID  
b) Second Installment: \$884.64, UNPAID
19. FARM B: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-04-27-109-004.000-005  
Auditor's Legal: 27-12-1 136.85A  
Assessed Value: Land \$185,200.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$1,852.00, PAID  
b) Second Installment: \$1,852.00, UNPAID

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# PRELIMINARY TITLE

## SCHEDULE B (Continued)

20. FARM B: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-04-27-405-004.001-005  
Auditor's Legal: 27-12-1 79.33A  
Assessed Value: Land \$102,400.00, Improvements \$7,100.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$1,096.26, PAID  
b) Second Installment: \$1,096.26, UNPAID
21. FARM C, TRACT 1: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-04-27-307-006.000-005  
Auditor's Legal: 27-12-1 78.70A  
Assessed Value: Land \$98,500.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$985.00, PAID  
b) Second Installment: \$985.00, PAID
22. FARM C, TRACT 1: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-04-28-404-007.000-005  
Auditor's Legal: 28-12-1 17.00A  
Assessed Value: Land \$19,300.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$193.00, PAID  
b) Second Installment: \$193.00, UNPAID
23. FARM C, TRACT 1: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-04-33-108-008.000-005  
Auditor's Legal: 33-12-1 60.00A  
Assessed Value: Land \$84,100.00, Improvements \$183,000.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$2,694.90, PAID  
b) Second Installment: \$2,694.90, UNPAID
24. FARM C, TRACT 1: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-0-34-206-001.000-005  
Auditor's Legal: 34-12-1 20.000A  
Assessed Value: Land \$18,400.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$184.00, PAID  
b) Second Installment: \$184.00, UNPAID
25. FARM C, TRACT 2: Taxes assessed for the year 2021 due and payable in 2022.  
Taxing Unit: Harrison Twp., Union County  
Tax Parcel # / State ID #81-04-34-206-002.000-005  
Auditor's Legal: NW 34-12-1 60.000A

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# PRELIMINARY TITLE

## SCHEDULE B (Continued)

Assessed Value: Land \$70,700.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$707.00, PAID  
b) Second Installment: \$707.00, UNPAID

26. Taxes assessed for the year 2022 due and payable in 2023, a lien not yet due and payable.
27. Taxes for subsequent years which are not yet due and payable.
28. The Company assumes no liability for increases in the amount of real estate taxes as shown above as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
29. Municipal assessments, if any, assessed against the land.
30. FARMA, TRACT 3: Easement granted to Liberty Light and Power Company, recorded in Deed Record 180, page 196 in the Office of the Wayne County Recorder. (Exact location cannot be determined from the record.)
31. FARMA, TRACT 7: Covenants, conditions, and restrictions as contained in Quit-claim Deed recorded as Instrument #1994009549 in the Office of the Recorder of Wayne County.
32. FARMA, TRACT 7: Easement reserved in Quit-claim Deed recorded as Instrument #1994009549 in the Office of the Wayne County Recorder.
33. FARMA, TRACT 9: Easement reserved in Warranty Deed recorded in Deed Record 71, page 624, in the Office of the Union County Recorder.
34. FARM B: Easement granted to Indiana General Service Company, recorded in Deed Record 20, page 466, in the Office of the Union County Recorder. (Exact location cannot be determined from the record.)
35. FARM B: Terms and provisions of Contract regarding the Greggerson-Gephart et al Drainage Association, recorded in Deed Record 41, page 113, recorded in the Office of the Recorder of Union County.
36. Rights of the Public, the State of Indiana, and Counties of Wayne and Union and the municipality in and to that part of the premises taken or used for road purposes.
37. Right of way for drainage tiles, ditches, feeders and laterals, if any.
38. Rights of upper and lower riparian owners in and to the use of the waters of creeks or rivers thereon and the natural flow thereof.
39. Any adverse claim based upon assertion that:
  - a) Said land or any part thereof is now or at any time has been below the ordinary low water mark of the creeks or waterways.
  - b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
  - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the creeks or waterways, or has been formed by accretion to such portion so created.
40. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
41. NOTE: We reserve the right to make additional exceptions or requirements upon receipt of a survey.
42. NOTE: Subject to an examination for judgments against the proposed insured.

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# PRELIMINARY TITLE

## EXHIBIT A

FARM A:

TRACT 1:

**The Southwest Quarter of Section 2, Township 12, Range 1 West, containing 160 acres in Wayne County, Indiana.**

**EXCEPTING THEREFROM, Situated in the Southwest Quarter of Section Two (2), Township Twelve (12) North, Range One (1) West, Boston Township, Wayne County, Indiana and being part of a 160 acre tract of land described in Deed Book Volume 464, page 459 in the Office of the Wayne County Recorder and being more particularly described as follows: Commencing at an iron pin in a monument box found for the Northwest corner of said tract, being the Northwest corner of said Southwest Quarter on the centerline of State Route #227; thence along the West line of said tract and said quarter section line along said centerline South 00 degrees 00 minutes 00 seconds West a distance of 976.61 feet to a railroad spike set for the TRUE POINT OF BEGINNING of the tract herein described, said spike is witnessed by an iron pin set South 89 degrees 28 minutes 53 seconds East a distance of 25.00 feet; thence along a new dividing line through said 160 acre tract South 89 degrees 28 minutes 53 seconds East a distance of 483.23 feet to an iron pin set; thence continuing along a new dividing line parallel with the West line of said quarter South 00 degrees 00 minutes 00 seconds West a distance of 530.47 feet to an iron pin set; thence continuing along a new dividing line North 89 degrees 28 minutes 53 seconds West a distance of 483.23 feet to a railroad spike set on the West line of said tract on the West line of said quarter on said centerline, said spike is witnessed by an iron pin set South 89 degrees 28 minutes 53 seconds East a distance of 25.00 feet; thence along said line North 00 degrees 00 minutes 00 seconds East a distance of 530.47 feet to the point of beginning, containing 5.8855 acres of land more or less.**

# PRELIMINARY TITLE

TRACT 2: The South half of the Southeast Quarter of Section 3, Township 12 North, Range 1 West, excepting therefrom a tract of ground containing 7.28 acres, heretofore conveyed to the Chesapeake & Ohio Railway of Indiana, by deed dated July 27, 1911 and recorded in Deed Record 134 at page 29 in the office of the Recorder of Wayne County, Indiana. Said real estate consisting of 72.72 acres, more or less.

TRACT 3: The North half of the Southeast Quarter of Section 3, Township 12 North, Range 1 West, excepting that part heretofore conveyed to the Chesapeake & Ohio Railroad of Indiana by deed dated August 7, 1911, and recorded September 4, 1911, Deed Record 134, Page 30 of the Records of Wayne County Indiana, consisting of 66.64 Acres.

TRACT 4: A part of the Northeast Quarter of Section 3, Township 12 North, Range 1 West, and bounded as follows: Beginning at a stone corner marked "C", 56½ rods South of the Northeast corner of said Quarter Section in the center of the Turnpike; thence South 103.94 rods to the Southeast corner stone of said Quarter; thence West along the Quarter Section Line 67.78 rods to a flat line stone, being the Southeast corner of lands formerly owned by the heirs of W. G. Seany, now owned by Daniel Kitchell; thence North along said Kitchell's East line 150 rods to what was formerly Nathan Taylor's Southwest corner; thence East along the South ends of several lots, 52.60 rods to what was formerly Davenport and Byar's corner; thence South parallel with the East line of said Quarter, 46.86 rods to what was formerly James Dillon's Southwest Corner; thence East 15 rods to the beginning, containing 59.12 acres, more or less.

TRACT 5: Being a part of the Northeast Quarter of Section 3, Township 12 North, Range 1 West, bounded as follows, to-wit: Beginning at a point in the South line of said Quarter Section 67.78 rods West of the Southeast corner thereof; thence North parallel with the East line of said Quarter 150 rods; thence West 60 feet; thence North 150 feet; thence West 965 feet; thence South 947.5 feet; thence East 250 feet; thence South 100 feet; thence West 250 feet; thence South 1608.5 feet to the South line of said Quarter Section; thence East along said Quarter Section line 1026 feet, more or less, to the place of beginning, containing 61.66 acres, more or less. EXCEPT THEREFROM beginning at a point in the North line of the Northeast Quarter of Section 3, Township 12 North, Range 1 West, in Boston Township, Wayne County, Indiana, said point being the Northeast corner of a tract of land conveyed to Winston & Barbara M. Dils as shown in Deed Record 337, page 395 in the office of the Wayne County Recorder, Wayne County, Indiana, said point also being 118.71 rods west of the Northeast corner of said Quarter Section; and running thence South 469.5 feet; thence East 228.5 feet; thence South 25.5 feet; thence East 559.5 feet; thence North 345 feet; thence West 60 feet; thence North 150 feet; to the North line of said Quarter Section; thence West along said North line 728 feet to the place of beginning, containing an area of 8.62 acres, more or less. EXCEPT THEREFROM, A part of the northeast quarter of Section 3, Township 12 north, Range 1 west, beginning at a point in the north line of the said quarter section a distance of 118.71 rods west from the northeast corner

# PRELIMINARY TITLE

thereof; thence south along a line parallel with the east line of the said quarter a distance of 469.50 feet; thence east along a line parallel with the north line of the said quarter section a distance of 228.50 feet; thence south along a line parallel with the east line of the said quarter section a distance of 598 feet; thence west along a line parallel with the north line of the said quarter section a distance of 216.50 feet; thence north along a line parallel with the east line of the said quarter section a distance of 125 feet; thence west 100 feet to the land of the CD Chemical Corporation, as recorded in Deed Record 303, at page 451, Office of the Recorder of Wayne County, Indiana; thence north along the said land a distance of 942.50 feet to the north line of the said quarter section; thence east, along the north line of the said quarter section, a distance of 88 feet to the place of beginning. Containing 5 acres of land, more or less.

EXCEPT THEREFROM A part of Section 3, Township 12 North, Range 1 West, Beginning in the middle of Indiana State Highway No. 122 at a point where said highway intersects the line dividing the premises of said grantors and the Chesapeake & Ohio Railway Company and running thence south along said line dividing said properties a distance of 905 feet, more or less, to a corner post; thence east and following a certain fence between said grantors premises and the premises of said railway company 150 feet; thence north 905 feet to the centerline of said Indiana State Highway No. 122; thence west 150 feet to the place of beginning, containing 3 acres, more or less.

TRACT 6: The Northeast Quarter of Section 10, Township 12 North, Range 1 West, containing 160 acres, more or less. EXCEPT: A part of the Northeast Quarter of Section 10, Township 12 North, Range 1 West. Beginning at the Southeast corner of the said Quarter; thence North on the East line of the Quarter 20 feet; thence Westwardly along an existing fence and the said fence extended 2645.10 feet to an iron pipe stake marking the center of said Section. Thence East on the Quarter Section Line 2647 feet to the place of beginning, containing 0.61 of an acre,

TRACT 7:

Being a part of the Southwest, Northwest, Northeast and Southeast Quarters of Section 3, Township 12 North, Range 1 West in Boston Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at a copperweld found at the southeast corner of the Southwest Quarter of said Section 3, and running thence north 89 degrees, 37 minutes and 25 seconds west, along the south line of said Southwest Quarter, 8.60 feet to an iron rod set, said iron rod being 50.00 feet south 89 degrees, 37 minutes and 25 seconds east of the centerline of the main track of the C & O Railroad, and running thence north 00 degrees, 02 minutes and 30 seconds east, parallel with the centerline of the main track of said C & O Railroad and entering the

# PRELIMINARY TITLE

Northwest Quarter of said Section 3, 3596.00 feet to an iron rod set; thence north 09 degrees, 38 minutes and 40 seconds east, entering the Northeast Quarter of said Section 3, 364.17 feet to an iron rod set on a point of curve, said iron rod being 25.00 feet off the centerline of the spur line of said C & O Railroad; thence along a 396.41 foot radius curve to the right, a chord which bears north 52 degrees, 45 minutes and 10 seconds east, a chord distance of 489.26 feet to an iron rod set; thence south 00 degrees, 02 minutes and 30 seconds west, parallel to and 500.00 feet east of the centerline of the main tract of said C & O Railroad and entering the Southeast Quarter of said Section 3, 2933.65 feet to an iron rod set on the south line of the north half of said Southeast Quarter, said iron rod being 2.00 feet south 08 degrees, 36 minutes and 25 seconds east of a wood post found; thence south 16 degrees, 55 minutes and 20 seconds west 1377.52 feet to an iron rod set on the south line of said Southeast Quarter; thence north 89 degrees, 33 minutes and 35 seconds west, along said south line 41.40 feet to the place of beginning, containing a total area of 36.531 acres, there being 20.901 acres in the Southeast Quarter, 15.267 acres in the Northeast Quarter, 0.043 acre in the Northwest Quarter and 0.320 acre in the Southwest Quarter.

## EXCEPTING THEREFROM:

Being a part of the Northeast Quarter of Section 3, Township 12 North, Range 1 West in Boston Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at an iron rod set; said point being more particularly described as follows: Commencing at a brass plug found at the northeast corner of the Northeast Quarter of said Section 3, and running thence, west, along the north line of said Northeast Quarter (assuming said north line runs east and west), 1955.80 feet to an iron rod found; thence south 0 degrees, 06 minutes and 20 seconds east, 469.47 feet to an iron pipe found; thence north 89 degrees, 54 minutes and 35 seconds east, 228.52 feet to an iron pipe found; thence south 0 degrees, 03 minutes and 25 seconds east, 286.12 feet to the beginning point of this description; and running thence, from said beginning point, east, parallel to the north line of said Northeast Quarter, 125.00 feet to an iron rod set; thence south 0 degrees, 03 minutes and 25 seconds east, 461.94 feet to an iron rod set; thence west, parallel to said north line, 592.35 feet to a point, in the east line of the Chesapeake and Ohio Railway of Indiana as recorded in Deed Record Book 154, page 115 in the Wayne County Recorder's Office, witness an iron rod set 0.11 feet east of the true corner; thence north 0 degrees, 01 minutes and 55 seconds west, along the east line of said Chesapeake and Ohio tract, 171.27 feet to a point in the south line of said Chesapeake and Ohio tract; thence east, along said south

# PRELIMINARY TITLE

line and parallel to the north line of said Northeast Quarter, 250.62 feet to a point; thence south 0 degrees, 28 minutes and 40 seconds east, 21.26 feet to a point, witness and iron rod found 0.50 feet south 79 degrees, 06 minutes and 50 seconds east of the true corner; thence east, parallel to the north line of said Northeast Quarter, 216.50 feet to an iron pipe found; thence north 0 degrees, 03 minutes and 25 seconds west, 311.95 feet to the place of beginning, containing an area of 3.057 acres.

ALSO EXCEPTING THEREFROM:

Being a part of the Northeast Quarter of Section 3, Township 12 North, Range 1 West, in Boston Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at an iron rod set, said iron rod being more particularly described as follows: Commencing at a brass plug at the northeast corner of the Northeast Quarter of said Section 3, and running thence west, along the north line of said Northeast Quarter 1955.80 feet to a point, thence south 00 degrees, 06 minutes and 20 seconds east, 469.47 feet to a point, thence north 89 degrees, 54 minutes and 35 seconds east, 228.52 feet to a point, thence south 00 degrees, 03 minutes and 25 seconds east, 286.12 feet to a point, thence east, parallel to the north line of said Northeast Quarter, 125.00 feet to an iron rod found; thence south 00 degrees, 03 minutes and 25 seconds east, 200.79 feet to the beginning point of this description, and running thence from said beginning point north 89 degrees, 07 minutes and 00 seconds east, 350.55 feet to an iron rod set; thence south 00 degrees, 53 minutes and 00 seconds east, 62.00 feet to an iron rod set; thence south 89 degrees, 07 minutes and 00 seconds west, 350.45 feet to an iron rod set; thence north 00 degrees, 03 minutes and 25 seconds west, 62.01 feet to the place of beginning, containing an area of 0.498 acres.

TRACT 8:

Being a part of the Northeast and a part of the Southeast Quarters, both being in Section 10, Township 12 North, Range 1 West in Harrison Township, Union County, Indiana, and being more particularly described as follows:

Beginning at an iron pipe found at the northwest corner of the Southeast Quarter of said Section 10, and running thence, from said beginning point, north 89 degrees, 46 minutes, and 15 seconds east, entering the Northeast Quarter of said Section 10, 1310.84 feet to an iron rod set, said point being 9.92 feet north of the south line of said Northeast Quarter; thence thence south, entering the Southeast Quarter of said Section, and parallel to the east line of said Southeast Quarter, (assuming that said east line runs north and south), 1333.73 feet to an iron rod set on the south line of the North Half of said Southeast Quarter; thence north 89 degrees, 48 minutes, and 40 seconds west, along the south line of the North Half of said Southeast Quarter, 1311.38 feet to the southwest corner of the North Half of said Southeast Quarter, witness an iron rod set 54.00 feet south 89 degrees, 48 minutes, and 40 seconds east of said corner; thence north 0 degrees, 01 minute, and 25 seconds east, along the west line of the North Half of said Southeast Quarter, 1324.18 feet to the place of beginning, containing an area of 40.000 acres, there being 39.851 acres in the Southeast Quarter of said Section 10, and 0.149 acres in the Northeast Quarter of said Section 10.

# PRELIMINARY TITLE

## TRACT 9:

The North half of the Southeast Quarter of Section 10, Township 12 North, Range 1 West. ALSO: A part of the Northeast Quarter of Section 10, Township 12 North, Range 1 West, beginning at the Southeast corner of said Quarter; thence North on the East line of the Quarter 20 feet; thence Westwardly along an existing fence and the said fence extended 2,647.10 feet to an iron pipe stake marking the center of said Section; thence East on the Quarter Section line 2,647 feet to the place of beginning, containing 0.61 of an acre.

**EXCEPT:** Being a part of the Northeast and a part of the Southeast Quarters, both being in Section 10, Township 12 North, Range 1 West in Harrison Township, Union County, Indiana, and being more particularly described as follows:

Beginning at an iron pipe found at the northwest corner of the Southeast Quarter of said Section 10, and running thence, from said beginning point, north 89 degrees, 46 minutes, and 15 seconds east, entering the Northeast Quarter of said Section 10, 1310.84 feet to an iron rod set, said point being 9.92 feet north of the south line of said Northeast Quarter; thence south, entering the Southeast Quarter of said Section, and parallel to the east line of said Southeast Quarter, (assuming that said east line runs north and south), 1333.73 feet to an iron rod set on the south line of the North Half of said Southeast Quarter; thence north 89 degrees, 48 minutes, and 40 seconds west, along the south line of the North Half of said Southeast Quarter, 1311.38 feet to the southwest corner of the North Half of said Southeast Quarter, witness an iron rod set 5.00 feet south 89 degrees, 48 minutes, and 40 seconds east of said corner; thence north 0 degrees, 01 minute, and 25 seconds east, along the west line of the North Half of said Southeast Quarter, 1324.18 feet to the place of beginning, containing an area of 40.000 acres, there being 39.851 acres in the Southeast Quarter of said Section 10, and 0.149 acres in the Northeast Quarter of said Section 10.

**ALSO EXCEPT:** Being a part of the Southeast Quarter of Section 10, Township 12 North, Range 1 West, in Harrison Township, Union County, Indiana, and being more particularly described as follows:

Beginning at a point, said point being more particularly described as follows:  
Commencing at a p-k nail found at the southeast corner of the Southeast Quarter of Section 10, and running thence north, along the east line of said Southeast Quarter (assuming said east line runs north and south), 1323.45 feet to a p-k nail set; thence north 89 degrees, 48 minutes and 40 seconds west, 650.00 feet to the beginning point of this description, and running thence from said beginning point continuing north 89 degrees, 48 minutes and 40 seconds west, 355.50 feet to a point; thence north 00 degrees, 11 minutes and 20 seconds east, 245.16 feet to a point; thence south 89 degrees, 48 minutes and 40 seconds east, 355.50 feet to a point; thence south 00 degrees, 11 minutes and 20 seconds west, 245.16 feet to the place of beginning, containing an area of 2.000 acres.

# PRELIMINARY TITLE

FARM B:

A part of the East Half of Section 27, Township 12 North, Range 1 West, Harrison Township, Union county, Indiana, and being bounded and described as follows:

Beginning at an iron rod in the center of Union County Road 400 East, said rod marking the Southeast corner of the Northeast Quarter of Section 27, Township 12 North, Range 1 West, thence with the center of said roadway South 00 degrees 00 minutes 20 seconds east 892.01 feet to a railroad spike; thence leaving said road and running south 88 degrees 46 minutes 59 seconds west 136.10 feet along a board fence to a fence corner post; thence South 00 degrees 21 minutes and 30 seconds west 169.00 feet to an iron rod; thence North 88 degrees 49 minutes and 29 seconds east 137.17 feet to a railroad spike in the center of Union County Road 400 East and on the east line of Section 27; thence along said road centerline and the east line of Section 27, south 00 degrees 00 minutes 20 seconds east 261.81 feet; thence leaving said east line and said road centerline and running north 89 degrees 20 minutes 45 seconds west 2635.78 feet to an iron rod; thence along an existing fence the following 5 calls (1) north 00 degrees 05 minutes 39 seconds west 1316.14 feet to a fence post, (2) south 88 degrees 00 minutes and 35 seconds east 11.90 feet, (3) north 00 degrees 05 minutes 50 seconds west 2011.13 feet, (4) North 89 degrees 06 minutes 11 seconds east 324.75 feet, (5) North 00 degrees 08 minutes 58 seconds west 267.41 feet to an iron rod; thence north 89 degrees 59 minutes 05 seconds east 2318.00 feet to a railroad spike in the center of Union County Road #400 east and on the east line of the Northeast Quarter; thence along said east line and said road centerline South 00 degrees 01 minutes 26 seconds west 2307.61 feet to the place of beginning, containing 216.180 acres.

# PRELIMINARY TITLE



FARM C:

TRACT 1: A part of the Southeast quarter of section 28, Also a part of the Northeast quarter of section 33. Also a part of the Northwest Quarter of Section 34 all in Township 12 North, Range 1 West, described as follows:

Beginning at the Northeast corner of Section 33, Township 12 North, Range 1 west, running thence North 44 rods; thence West 60 rods; thence south 205 rods; thence East 80 rods; thence North 160 rods; thence west 20 rods to the place of beginning, containing 97 acres, more or less. ALSO: The south half of the southwest quarter of section 27, Township 12 North, Range 1 West, containing 80 acres, more or less. EXCEPT the following described tract, heretofore sold to the C.R. & M. Railroad Company, to-wit: The East part of the south half of the southwest quarter of section 27, Township 12 north, Range 1 west, bounded as follows: Beginning at the south quarter post of said section; thence north along the East line of said quarter Section about 1320 feet to the north line of said south half of the southwest quarter; thence west on the north line thereof about 53 feet to a point 33 feet west of the centerline of the C.R. & M. Railroad Company; thence south and parallel east about 33 feet to the place of beginning, containing 1.3 acres and containing in all 175.7 acres, more or less

TRACT 2:

A part of the West half of the Northwest Quarter of Section 34, in Township 12 of Range 1 West; commencing at a point on the line between the Northwest and Southwest Quarter of said Section, where the line of Thomas McIntosh's intersects said Quarter Section line, running thence North with said McIntosh's line to the North line of said Section; thence East with said Section line to the line dividing the East and West half of said Northwest Quarter Section; thence South with said dividing line to the center of said Section; thence West on the Quarter Section line to the place of beginning, containing 60 Acres, more or less





# PROPERTY PHOTOS

**TRACTS 1 & 2**



**TRACTS 1 & 2**



**TRACT 1**



**TRACT 4**



**TRACTS 1, 2 & 3**



**TRACTS 5 & 6**



**TRACTS 1, 2 & 4**



**TRACTS 2, 3 & 5**



**TRACTS 6 & 7**



**TRACTS 6, 7 & 8**



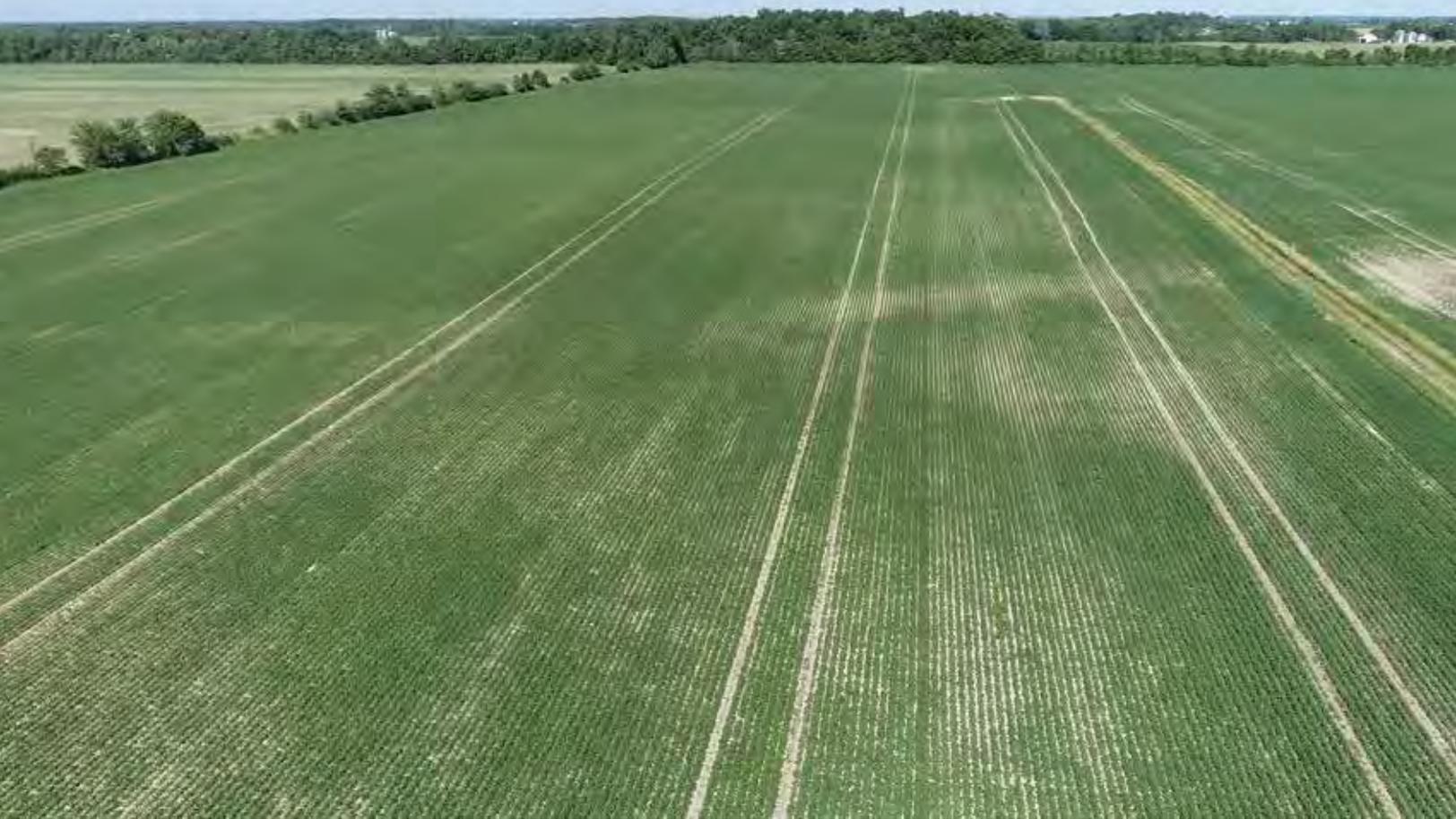
**TRACTS 9 & 10**



**TRACTS 9 & 10**



**TRACTS 9 & 10**



**TRACTS 9 & 10**



**TRACTS 9 & 10**



**TRACTS 9 & 10**



TRACTS 11 & 12



TRACTS 11 & 12



**TRACT 12**



**TRACT 13**

















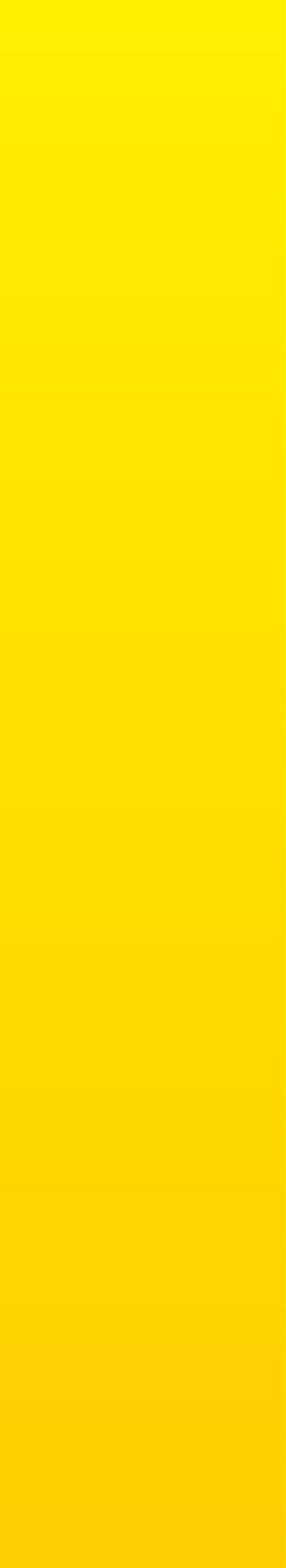












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