



Tract 3



Tract 3



Tract 2

12± Miles South of Sullivan, IN • 15± Miles North of Vincennes, IN

Sullivan County, Indiana

541± Acres

Offered in 5 Tracts

LAND AUCTION

- 407± Cropland Acres
- Grain Storage
- Large Fields
- Highly Productive Wakeland Soils
- Level Topography
- Possession for 2014
- Great Hunting & Recreation

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709

www.schraderauction.com

THURSDAY, MARCH 20 • 1PM EST

Held at the
Sullivan County 4-H
Fairground Exhibit Building

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.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

BOOKLET INDEX

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

SULLIVAN COUNTY, INDIANA

THURSDAY, MARCH 20, 2014

This form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Fax # 260-244-4431, no later than Thursday, March 13, 2014

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

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: _____

Please remove and fax to 260-244-4431 or Email to: auctions@schraderauction.com

Online Auction Bidder Registration
541± Acres • Sullivan County, Indiana
Thursday, March 20, 2014

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 Thursday, March 20, 2014 at 1:00 PM (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) 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 enclosed with the Bidder's Package. I understand that my deposit money will be returned in full if I am not the successful high bidder on any tract or combination of tracts. My bank routing number and bank account number is: _____. (This for return of your deposit money). My bank name and address is:

7. **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.
8. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM (EST), Thursday, March 13, 2014**. Send your deposit via wire transfer and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

WITNESS the following duly authorized signature and seal:

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: _____

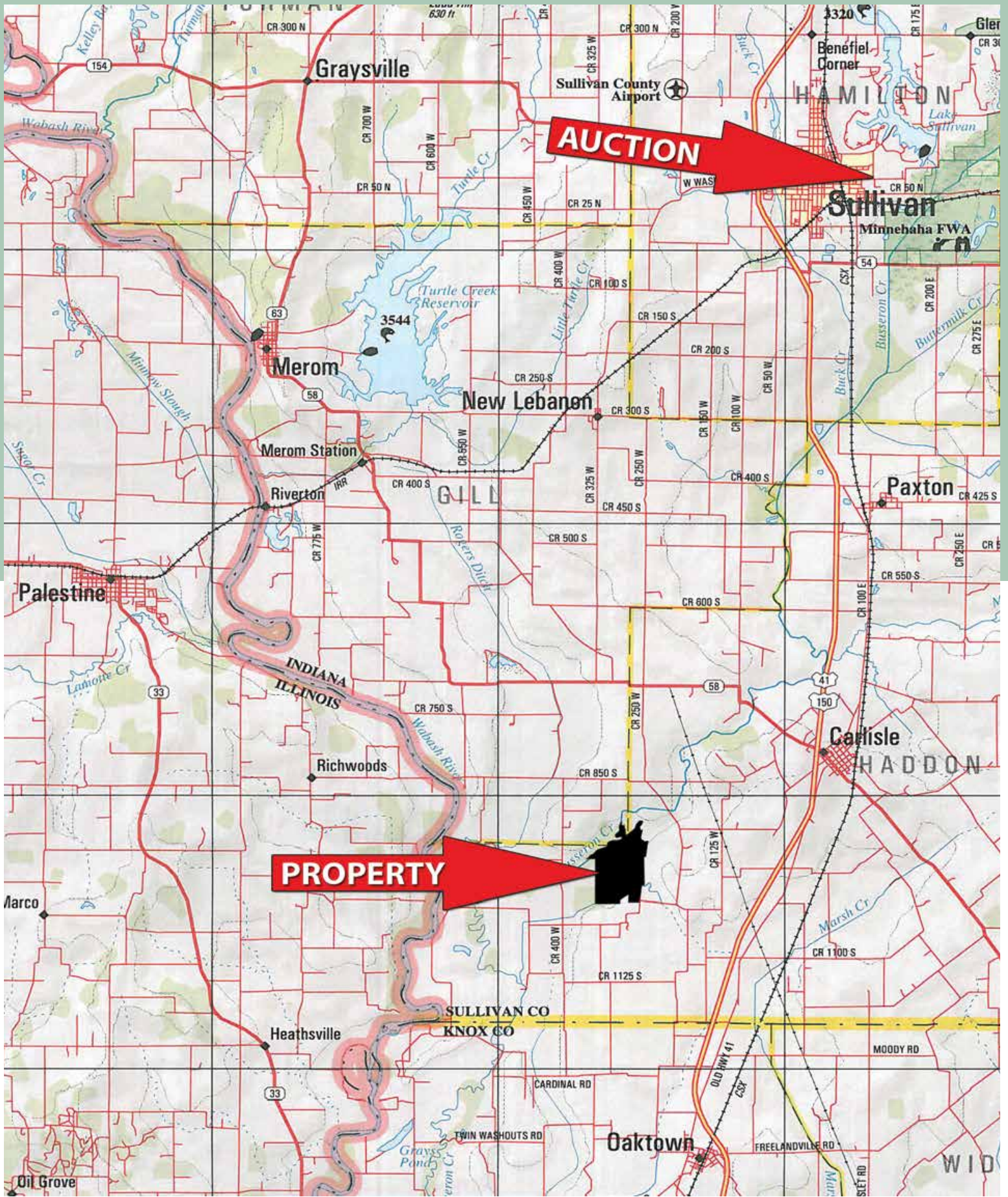
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

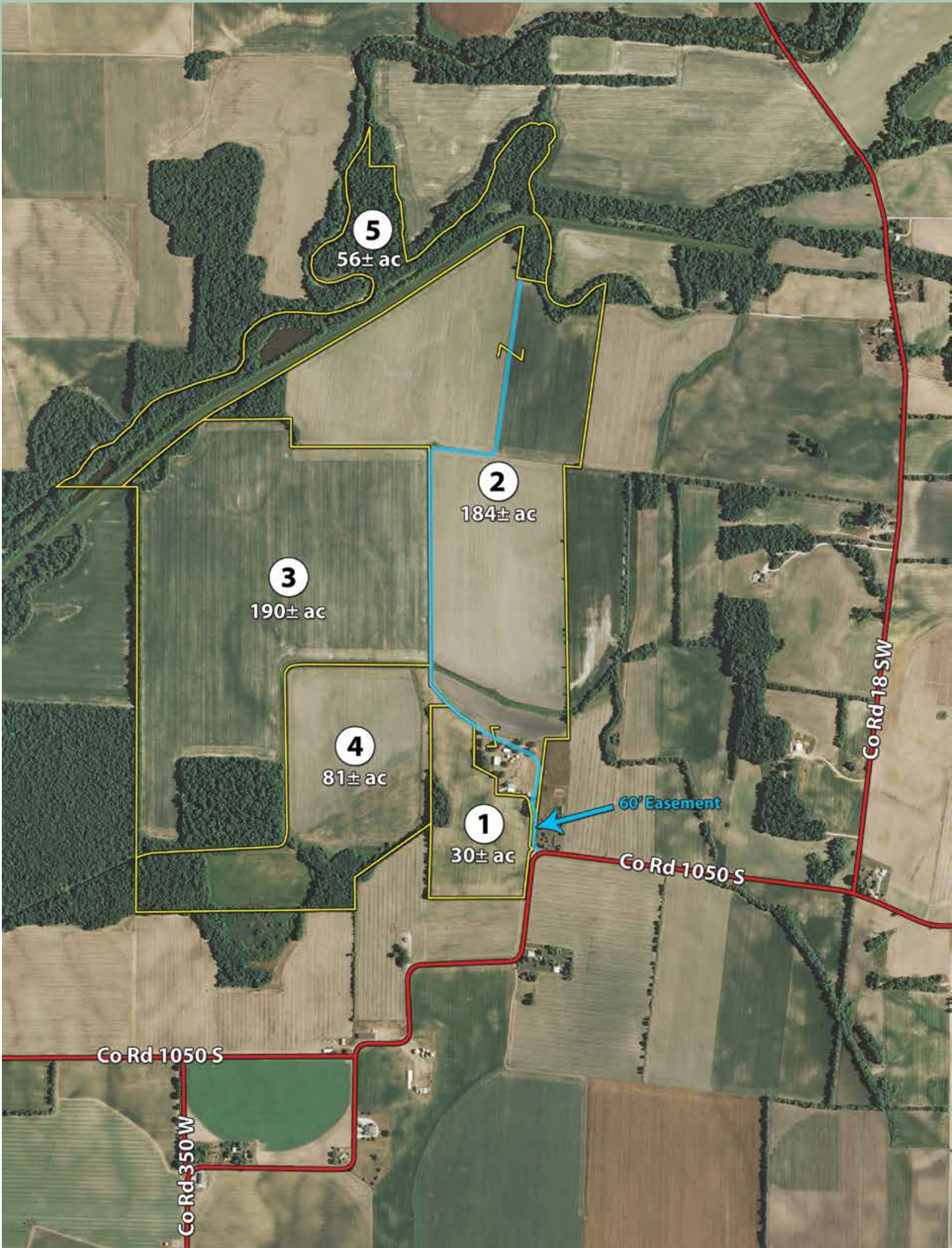
Please remove and fax to 260-244-4431 or Email to: auctions@schraderauction.com

LOCATION MAPS



AREA & GAZETEER MAP





5

56± ac

2

184± ac

3

190± ac

4

81± ac

1

30± ac

60' Easement

Co Rd 18 SW

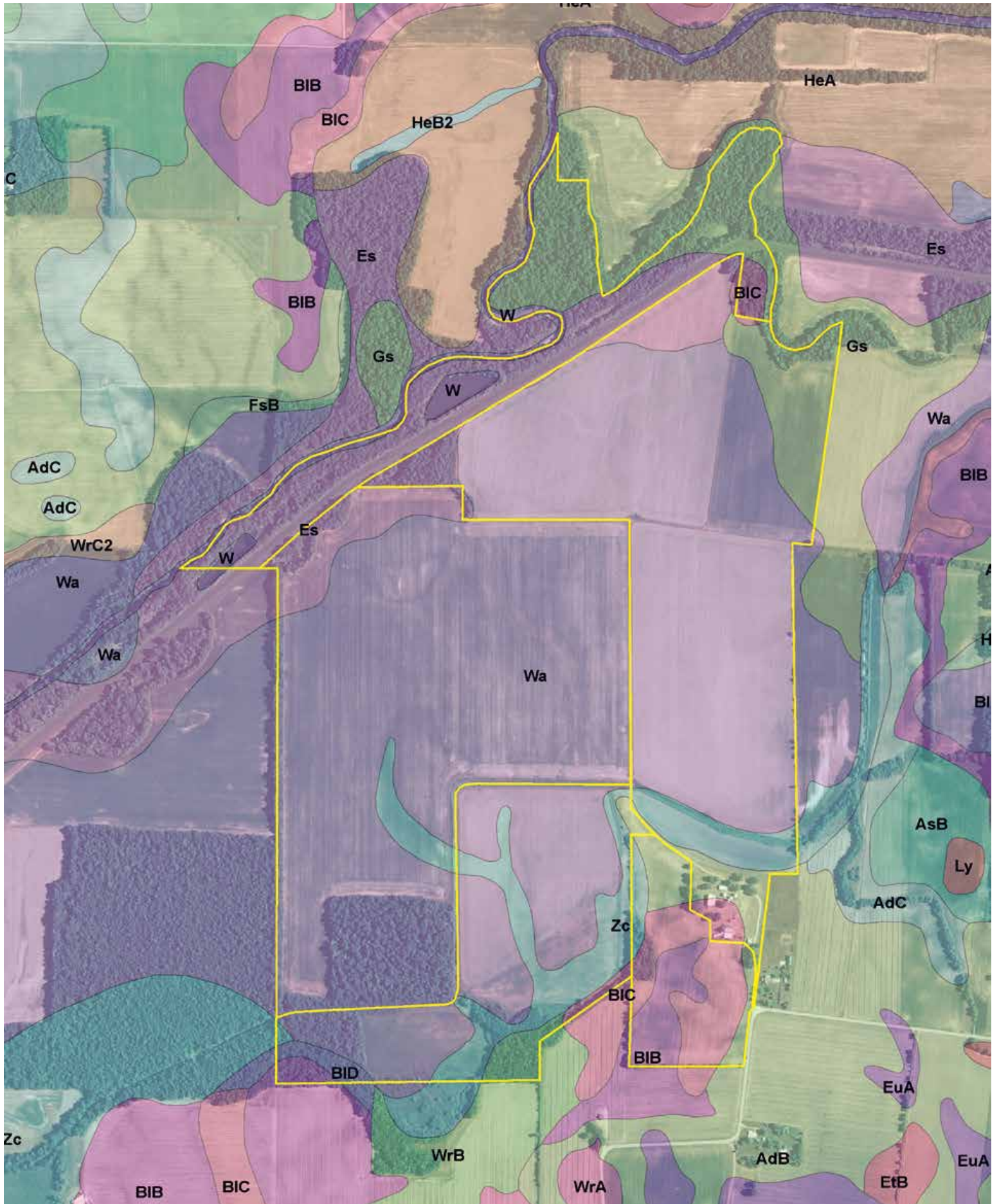
Co Rd 1050 S

Co Rd 1050 S

Co Rd 350 W

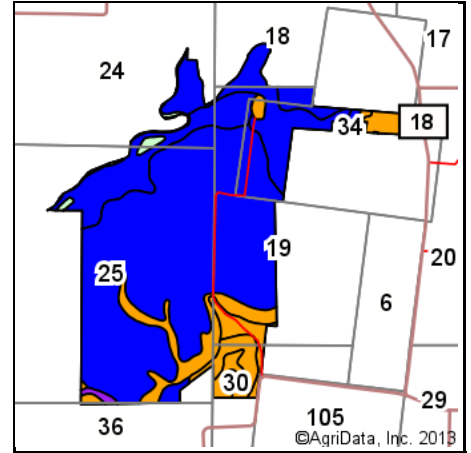
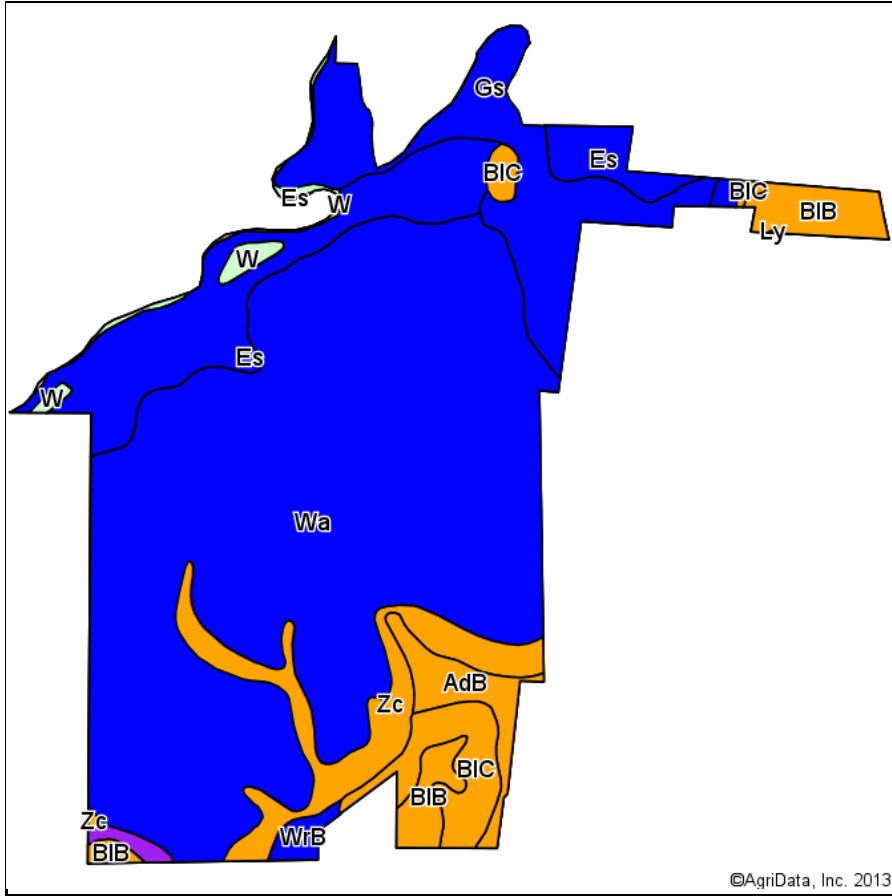


SOIL MAP

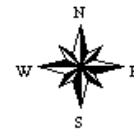


SOIL MAP

Soil Map













State: **Indiana**
 County: **Sullivan**
 Location: **19-6N-9W**
 Township: **Haddon**
 Acres: **586.81**
 Date: **1/8/2014**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2013 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Wa	Wakeland silt loam	359.16	61.2%		Ilw	130			39	
Es	Eel silt loam	66.00	11.2%		Ilw	120			42	
Gs	Genesee silt loam	57.87	9.9%		Ilw	120			42	
Zc	Zipp silty clay	35.87	6.1%		Illw	140	4.6	9.2	40	56
BIC	Bloomfield loamy fine sand, 6 to 12 percent slopes	21.32	3.6%		Ille	85	2.8	5.6	30	38
BIB	Bloomfield loamy fine sand, 2 to 6 percent slopes	20.66	3.5%		Ills	95	3.1	6.3	33	43
AdB	Ade loamy fine sand, 2 to 6 percent slopes	13.26	2.3%		Ills	125	4.1	8.3	40	56
W	Water	6.55	1.1%							
WrB	Warsaw sandy loam, 2 to 6 percent slopes	3.74	0.6%		Ile	105	3.5	6.9	33	53
BID	Bloomfield loamy fine sand, 12 to 18 percent slopes	2.38	0.4%		Vle	70	2.3	4.6	25	32
Weighted Average						123.7	0.6	1.2	38.6	8.1

RECENT TILE WORK



Google earth

— 10"
— 8"
— 6"
— 4"



This map has been provided by the Seller and represents tile work completed several years ago.

Other tile exists on the farm beyond what is mapped and risers are visible.

FSA INFORMATION

FSA



Farm 2579 Tract 28949

2012 Image

Tract Ac: 487.75 Crop Ac: 407.06 CRP Ac: 0

United States Department of Agriculture 3/14/2013
Farm Service Agency Sullivan County, IN



CLU Boundary

CRP Boundary

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

CLU: AC HEL-CRP

1: 63.21 N

2: 27.5 N

3: 162.76 N

4: 42.1 N

5: 65.51 N

6: 7.77 N

7: 27.13 N

8: 11.08 N

Disclaimer: Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. Roads layer provided by Dynamap/2000 Tele Atlas.

FSA

FARM: 2579

Indiana
Sullivan

U.S. Department of Agriculture
Farm Service Agency

Prepared: 1/24/14 1:30 PM
Crop Year: 2014

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
KATHERINE JONES	DIV OF 799 X	

Farms Associated with Operator:
4197

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
487.75	407.06	407.06	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	407.06	8.8	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	83.9	45	45	0.0	0.0
CORN	204.8	115	115	0.0	0.0
SOYBEANS	127.2	31	31	0.0	0.0
Total Base Acres:	415.9				

Tract Number: 28949 **Description:** SEC 19 T6N R9W HADDON WEST 115R/D12L **FAV/WR History**
N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
487.75	407.06	407.06	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	407.06	8.8	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	83.9	45	45	0.0	0.0
CORN	204.8	115	115	0.0	0.0
SOYBEANS	127.2	31	31	0.0	0.0
Total Base Acres:	415.9				

Owners: MILDRED JEAN COOPER KENNETH R PIETY
THOMAS A STULTZ KATHERINE JONES
LEAH GEHRING VICTORIA J PIETY

Other Producers: None

State: Indiana
 County: Sullivan
 County Office: Sullivan County Farm Service Agency
 U.S. Department of Agriculture
 Farm Service Agency
 2013-DCP CCC-509B Worksheet

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Payment Rate	Producer Name	Type	Share %	Direct Annual Payment
Corn	204.8	174.1	115	115	0.28	KATHERINE JONES	OO	8.33%	\$467
	204.8	174.1	115	115	0.28	KENNETH R PIETY	OW	50%	\$2,803
	204.8	174.1	115	115	0.28	LEAH STULTZ	OW	8.34%	\$468
	204.8	174.1	115	115	0.28	MILDRED JEAN COOPER	OW	25%	\$1,402
	204.8	174.1	115	115	0.28	THOMAS A STULTZ	OW	8.33%	\$467
Soybeans	204.8	174.1	115	115	0.28	VICTORIA J PIETY	OW	0%	\$0
	127.2	108.1	31	31	0.44	KATHERINE JONES	OO	8.33%	\$123
	127.2	108.1	31	31	0.44	KENNETH R PIETY	OW	50%	\$737
	127.2	108.1	31	31	0.44	LEAH STULTZ	OW	8.34%	\$123
	127.2	108.1	31	31	0.44	MILDRED JEAN COOPER	OW	25%	\$369
Wheat	127.2	108.1	31	31	0.44	THOMAS A STULTZ	OW	8.33%	\$123
	127.2	108.1	31	31	0.44	VICTORIA J PIETY	OW	0%	\$0
	83.9	71.3	45	45	0.52	KATHERINE JONES	OO	8.33%	\$139
	83.9	71.3	45	45	0.52	KENNETH R PIETY	OW	50%	\$834
	83.9	71.3	45	45	0.52	LEAH STULTZ	OW	8.34%	\$139
	83.9	71.3	45	45	0.52	MILDRED JEAN COOPER	OW	25%	\$417

Farm 2579

4/11/13 1:29 PM

Disclaimer:

The direct payment amounts reflected on this statement are based on 2013-DCP payment rates. The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares. The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

Note: Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Payment Rate	Producer Name	Type	Share %	Direct Annual Payment
Farm 2579									
	83.9	71.3	45	45	0.52	THOMAS A STULTZ	OW	8.33%	\$139
	83.9	71.3	45	45	0.52	VICTORIA J PIETY	OW	0%	\$0
Total:									\$8,750

4/11/13 1:29 PM

Page 2 of 2

Disclaimer:

The direct payment amounts reflected on this statement are based on 2013-DCP payment rates. The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares. The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

Note: Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.

**TAX PARCELS,
ASSESSMENTS &
TAXES**

TAX PARCEL

Property Master Records

Trans Hist Duplicate Nbr
Name Address
Tax ID Nbr Parcel/Prop Nbr

Pay Year: 2013
Tax Type: All

Parcel/Property Number: 77-14-30-000-005-000-009
Use % for any series of characters.
 Auto-format Parcel Number
 Include Billing, Exempt/Ded, and User Defined Fields

View Payable 2013 Real Property Master

Tax ID Nbr: 09.09.00.000967 Parcel Number: 77-14-30-000-005-000-009
Tax Unit: 9 - Haddon Township Tax Rate: 1.9835000
Owner of Record: Piety, Kenneth R et ux Victoria J 1/2 interest HMCR: 0.000000
Tax Yr / Pay Yr: 2012 / 2013 PTRC Bus / Res: 0.000000 / 0.000000

Prop Address 1: W Co Rd 1025 S Tax Type: Real

Prop Info	Assess/Exempt/Ded	Legal Desc	Adjacent Props	Alert	Appeals/Bank	Audit Hist	Billing	Contract	Misc	Names	Oth Asses
Billing Information											
	Tax Bill	Adjustments	Balance	Duplicate Nbr:	7184						
Spring Tax:	281.66	0.00	281.66	Tax & Penalty:	563.32						
Spring Penalty:	0.00	0.00	0.00	Other Assess (+):	0.00						
Spring Annual:	0.00	0.00	0.00	Fees (+):	0.00						
Fall Tax:	281.66	0.00	281.66	Subtotal:	563.32						
Fall Penalty:	0.00	0.00	0.00	Receipts:	563.32						
Fall Annual:	0.00	0.00	0.00	Total Due:	0.00						
Delq NTS Tax:	0.00	0.00	0.00	Current Year Refund:	0.00						
Delq NTS Pen:	0.00	0.00	0.00	Surplus Transfer:	0.00						
Delq TS Tax:	0.00	0.00	0.00	Acct Balance:	0.00						
Delq TS Pen:	0.00	0.00	0.00	Other Receipts:	0.00						
Other Assess:	0.00	0.00	0.00	Other Refunds:	0.00						
Advert Fee:	0.00	0.00	0.00	<input type="button" value="Payment Distribution"/>							
Tax Sale Fee:	0.00	0.00	0.00								
NSF Fee:	0.00	0.00	0.00								
PTRC:	0.00	0.00	0.00								
HMST Credit:	0.00	0.00	0.00								
Circuit Breaker:	0.00	0.00	0.00								
Over 65 CB:	0.00	0.00	0.00								

Summary Credit Detail AA/CEs

Property Billing Other Assessment Billing Receipts Refunds Surplus Transfers Billed To

Pay Yrs:

Search

2:46 PM 1/24/2014

*Land \$17,000
Improvements \$11,400*

Parcel Number **14-30-000-005-000-009** Owner: PIETY KENNETH R ETUX 1/2 INT ETAL AS TEN
 Alternate ID 090900000967 IN COM 1/2 INT L/E MILDRED JEAN COOPER
 County SULLIVAN COUNTY, INDIANA % NANCY STULTZ 3782 N RIVER BLUFF RD
 Township Townships
 District 009 VINCENTNES IN 47591
 Section and Plat 7377
 Routing Number 1-3
 Neighborhood Code 995009
 Property Class 199
 Homestead

Legal: N PT NW FRL 30-6-9 23.00 ACRES
 Topography Pub. Utilities Street or Rd. Neighborhood
 Level Water Paved Improving
 High Sewer Unpaved Static
 Low Gas Proposed Declining
 Rolling Electricity Sidewalk Blighted
 Swampy Alley Alley

Property Class

100 Vacant Land	106 Vegetable Farms
101 Cash Grain/General Farm	107 Tobacco Farms
102 Livestock other	108 Nurseries
103 Dairy or Poultry	109 Green Houses
104 Poultry Farms	110 Hog Farms
105 Fruit & Nut Farms	111 Beef Farms
	120 Timber
	129 Other Agricultural Use
	200 Mineral

MEMORANDUM
 CHANGED HEIGHT OF BARN PER CLT
 06/16/10.

Assessment Year 2012

Reason For Change	Misc
Agricultural 2% Land	17,000
Homestead 1% Land	
Residential 2% Land	
Non-Residential 3% Land	
Long Term Care 2% Land	11,400
Commercial Apt 2% Land	
Mobile Home 2% Land	
Bldg	
Bldg	
Total	28,400

AGRICULTURE

Property Address: 0 W CO RD 1025 S
 CARLISLE 47591

Transfer Of Ownership Card No. 1 of 1 Page 1

Date	Grantor	Grantee	Sale price
2010-12-06	PIETY KENNETH R ETAL 1/8INT	PIETY KENNETH R ETUX 1/2 INT	\$0
2007-08-02	PIETY KENNETH R ETAL 1/8INT L/E	PIETY KENNETH R ETAL 1/8INT	\$0
2003-04-07	BANK OF OKLAHOMA	PIETY KENNETH R ETAL 1/8INT L/E	\$0

LAND DATA AND COMPUTATIONS

Parcel Acreage	[-]	23
81 Legal Drain NV	[-]	
82 Public Roads NV	[-]	
83 UT Towers NV	[-]	
9 Homeste(s)	[-]	
92 Ag. Access Acres		
TOTAL ACRES FARMLAND		23
Farmland Value		16,220
Measured Acreage		22
Average Farmland Value/Acre		737,2727
VALUE OF FARMLAND		17,000
Classified Land Total		
Total Farmland / Classified Land Value		17,000
Homeste(s) Value		00
92 Ag. Excess Acres		00

Supplemental Card

Supplemental Card Measured Acreage	Supplemental Card Land Value
22.00	16,220

LAND TYPE

LAND TYPE	LAND TYPE
F Front Lot	3 Undeveloped Land
R Rear Lot	4 Tiltable Land
1 Comm Ind. Land	5 Non-Tiltable Land
2 Classified Land	6 Woodland
21 Classified Forest	7 Other Farmland
22 Wildlife Habitat	71 Farm Buildings
23 Riparian Land	72 Water
24 Windbreak	73 Wetlands
25 Filter Strip	
	8 Ag Support Land
	81 Legal Ditch
	82 Public Road
	83 Utility Trans. Towers
	9 Homeste
	91 Res. Excess Acres
	92 Ag. Excess Acres

TAX PARCEL

Property Master Records

Trans Hist Duplicate Nbr
Name Address
Tax ID Nbr Parcel/Prop Nbr

Pay Year: 2013
Tax Type: All

Parcel/Property Number: 77-14-18-000-009-009
Use % for any series of characters.
 Auto format Parcel Number
 Include Billing, Exempt/Ded, and User Defined Fields

View Payable 2013 Real Property Master

Tax ID Nbr: 09.09.00.000959 Parcel Number: 77-14-18-000-009-009
Tax Unit: 9 - Haddon Township Tax Rate: 1.9835000
Owner of Record: Piety, Kenneth R et ux Victoria 1 1/2 interest i HMCR: 0.000000
Tax Yr / Pay Yr: 2012 / 2013 PTRC Bus / Res: 0.000000 / 0.000000

Prop Info	Assess/Exempt/Ded	Legal Desc	Adjacent Props	Alert	Appeals/Bank	Audit Hist	Billing	Contract	Misc	Names	Oth Asses
Billing Information											
	Tax Bill	Adjustments	Balance	Duplicate Nbr:							
Spring Tax:	45.62	0.00	45.62	7176							
Spring Penalty:	0.00	0.00	0.00	Tax & Penalty:	91.24						
Spring Annual:	0.00	0.00	0.00	Other Assess (+):	68.08						
Fall Tax:	45.62	0.00	45.62	Fees (+):	0.00						
Fall Penalty:	0.00	0.00	0.00	Subtotal:	159.32						
Fall Annual:	0.00	0.00	0.00	Receipts:	159.32						
Delq NTS Tax:	0.00	0.00	0.00	Total Due:	0.00						
Delq NTS Pen:	0.00	0.00	0.00	Current Year Refund:	0.00						
Delq TS Tax:	0.00	0.00	0.00	Surplus Transfer:	0.00						
Delq TS Pen:	0.00	0.00	0.00	Acct Balance:	0.00						
Other Assess:	68.08	0.00	68.08	Other Receipts:	0.00						
Advert Fee:	0.00	0.00	0.00	Other Refunds:	0.00						
Tax Sale Fee:	0.00	0.00	0.00								
NSF Fee:	0.00	0.00	0.00								
PTRC:	0.00	0.00	0.00								
HMST Credit:	0.00	0.00	0.00								
Circuit Breaker:	0.00	0.00	0.00								
Over 65 CB:	0.00	0.00	0.00								

Payment Distribution

Summary Credit Detail AA/CEs

Property Billing Other Assessment Billing Receipts Refunds Surplus Transfers Billed To

Split Transfer Annex Combine Profile Pay Yrs: [dropdown] Go Cancel

Search

2:47 PM 1/24/2014

Land \$4,600

Parcel Number **14-18-000-009.000-009**
 Alternate ID 090900000959
 County SULLIVAN COUNTY, INDIANA
 Township
 District 009
 Section and Plat 7209
 Routing Number 6-
 Neighborhood Code 995009
 Property Class 100
 Homestead

Owner: PIETY KENNETH R ETUX 1/2 INT ETAL AS TEN
 IN COM 1/2 INT L/E MIL DRED JEAN COOPER
 C/O NACY STULTZ 3782 N RIVER BLUFF RD
 VINCENNES IN 47591

Transfer Of Ownership Card No. 1 of 1 Page 1
 Date Grantor Grantee Sale price
 2010-12-08 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETUX 1/2 INT \$0
 2008-04-29 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETAL 1/6 INT \$0
 2007-08-02 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETAL 1/6 INT \$0
 Property Address: BANK OF OKLAHOMA PIETY KENNETH R ETAL 1/6 INT
 0
 47591

AGRICULTURE

Assessment Year	2012
Reason For Change	Misc
Agricultural 2% Land	4,600
Homestead 1% Land	
Residential 2% Land	
Non-Residential 3% Land	
Long Term Care 2% Land	
Commercial Apt 2% Land	
Mobile Home 2% Land	
Total	4,600

LAND DATA AND COMPUTATIONS

Land Type	Soil ID	Measured Acreage	Productivity Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Land Value
6	ES	0.17	1.02	1,500	1,530	50	0.80	50
6	GS	14.42	1.02	1,500	1,530	4410	0.80	4410
6	HEA	0.41	1.15	1,500	1,725	140	0.80	140
TOTAL ACRES FARMLAND								
Farmland Value								
Measured Acreage								
Average Farmland Value/Acre								
VALUE OF FARMLAND								
Classified Land Total								
Total Farmland / Classified Land Value								
Homeste(s) Value								
92 Ag. Excess Acres								

Parcel Acreage	[-]	[+]
81 Legal Drivlnv NV	[-]	15
82 Public Roads NV	[-]	
83 UT Towers NV	[-]	
9 Homeste(s)	[-]	
92 Ag. Excess Acres	[-]	
TOTAL ACRES FARMLAND		
Farmland Value		
Measured Acreage		
Average Farmland Value/Acre		
VALUE OF FARMLAND		
Classified Land Total		
Total Farmland / Classified Land Value		
Homeste(s) Value		
92 Ag. Excess Acres		

LAND TYPE	[-]	[+]
F Front Lot		3
R Rear Lot		4
1 Comm./Ind Land		5
2 Classified Land		6
21 Classified Forest		7
22 Wildlife Habitat		71
23 Riparian Land		72
24 Windbreak		73
25 Filler Strip		73
3 Undeveloped Land		8
4 Tillable Land		81
5 Non-Tillable Land		82
6 Woodland		83
7 Other Farmland		9
71 Farm Buildings		91
72 Water		92
73 Wetlands		92

Supplemental Card Measured Acreage 15.00

Supplemental Card Land Value 4,600

MEMORANDUM

Property Class

100 Vacant Land
 101 Cash Grain/
 General Farm
 102 Livestock other
 Than Dairy or
 Poultry
 103 Dairy Farms
 104 Poultry Farms
 105 Fruit & Nut
 Farms

106 Vegetable Farms
 107 Tobacco Farms
 108 Nurseries
 109 Green Houses
 110 Hog Farms
 111 Beef Farms
 120 Timber
 199 Other Agricultural
 Use
 200 Mineral
 Farms

Topography Pub. Utilities Street or Rd. Neighborhood

Level Water Paved Improving
 High Sewer Unpaved Static
 Low Gas Proposed Declining
 Rolling Electricity Sidewalk
 Swampy All Alley Blighted

TAX PARCEL

Property Master Records

Trans Hist Duplicate Nbr
Name Address
Tag ID Nbr Parcel/Prop Nbr

Pay Year: 2013
Tax Type: All

Parcel/Property Number: 77-13-24-000-010.000-007
Use % for any series of characters.
 Auto format Parcel Number
 Include Billing, Exempt/Ded, and User Defined Fields

View Payable 2013 Real Property Master

Tax ID Nbr: 07.07.00.000552 Parcel Number: 77-13-24-000-010.000-007
Tax Unit: 7 - Gill Township Tax Rate: 1.9821000
Owner of Record: Piety, Kenneth R et ux Victoria J 1/2 interest / HMCR: 0.000000
Tax Yr / Pay Yr: 2012 / 2013 PTRC Bus / Res: 0.000000 / 0.000000

Prop Info Assess/Exempt/Ded Legal Desc Adjacent Props Alert Appeals/Bank Audit Hist Billing Contract Misc Names Oth Asses

Billing Information				Duplicate Nbr:	5964
	Tax Bill	Adjustments	Balance		
Spring Tax:	208.12	0.00	208.12	Tax & Penalty:	416.24
Spring Penalty:	0.00	0.00	0.00	Other Assess (+):	2.60
Spring Annual:	0.00	0.00	0.00	Fees (+):	0.00
Fall Tax:	208.12	0.00	208.12	Subtotal:	418.84
Fall Penalty:	0.00	0.00	0.00	Receipts:	418.84
Fall Annual:	0.00	0.00	0.00	Total Due:	0.00
Delq NTS Tax:	0.00	0.00	0.00	Current Year Refund:	0.00
Delq NTS Pen:	0.00	0.00	0.00	Surplus Transfer:	0.00
Delq TS Tax:	0.00	0.00	0.00	Acct Balance:	0.00
Delq TS Pen:	0.00	0.00	0.00	Other Receipts:	0.00
Other Assess:	2.60	0.00	2.60	Other Refunds:	0.00
Advert Fee:	0.00	0.00	0.00	Payment Distribution	
Tax Sale Fee:	0.00	0.00	0.00		
NSF Fee:	0.00	0.00	0.00		
PTRC:	0.00	0.00	0.00		
HMST Credit:	0.00	0.00	0.00		
Circuit Breaker:	0.00	0.00	0.00		
Over 65 CB:	0.00	0.00	0.00		

Summary Credit Detail AA/CEs

Property Billing Other Assessment Billing Receipts Refunds Surplus Transfers Billed To

Split Transfer Annex Combine Profile Pay Yrs: Go Cancel

Search

2:48 PM 1/24/2014

Land \$21,000

Parcel Number **13-24-000-010.000-007** 070700000552
 Alternate ID SULLIVAN COUNTY, INDIANA
 County SULLIVAN COUNTY, INDIANA
 Township
 District 007
 Section and Plat 6053
 Routing Number 5-
 Neighborhood Code 995007
 Property Class 100
 Homestead

Owner: PIETY KENNETH R ETUX VICTORIA J 1/2 INT & JAMES WILLFORD STULTZ TRUSTEE REV TRU % NANCY STULTZ 3782 N RIVER BLUFF RD VINCENNES IN 47591

Transfer Of Ownership Card No. 1 of 1 Page 1
 Date Grantor Grantee Sale price
 2010-12-08 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETUX VICTORIA \$0
 2008-04-29 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETAL 1/6 INT \$0
 2003-04-07 BANK OF OKLAHOMA PIETY KENNETH R ETAL 1/6 INT \$0

Property Address: 0 47591

AGRICULTURE

Assessment Year	2012
Reason For Change	Misc
Agricultural 2% Land	21,000
Homestead 1% Land	
Residential 2% Land	
Non-Residential 3% Land	
Long Term Care 2% Land	
Commercial Apt 2% Land	
Mobile Home 2% Land	
Total	21,000

Topography Pub. Utilities Street or Rd. Neighborhood
 Level Water Paved Improving
 High Sewer Unpaved Static
 Low Gas Proposed Declining
 Rolling Electricity Sidewalk Blighted
 Swampy All Alley Blighted

Property Class

Land Type	Soil ID	Measured Acreage	Productivity Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Land Value
100 Vacant Land	106 Vegetable Farms							
101 Cash Grain/General Farm	107 Tobacco Farms							
102 Livestock other	108 Nurseries							
103 Daily Farms	109 Green Houses							
104 Poultry Farms	110 Hog Farms	4	2.20	1,500	1,530	3370	1.00	3370
105 Fruit & Nut Farms	111 Beef Farms	6	1.02	1,500	1,530	6440	0.80	6440
	120 Timber	0.08	1.02	1,500	1,725	20	0.80	20
	199 Other Agricultural Use	4	1.15	1,500	1,725	9940	1.00	9940
	200 Mineral	6	0.33	1,500	750	110	0.80	110
		72	2.72	1,500	750	1220	0.40	1220

MEMORANDUM

Supplemental Card Measured Acreage 32.15 Supplemental Card Land Value 21,100

Parcel Acreage	[-]	[+]
81 Legal Drivlny NV	[-]	
82 Public Roads NV	[-]	
83 UT Towers NV	[-]	
9 Homeste(s)	[-]	
92 Ag. Excess Acres	[-]	
TOTAL ACRES FARMLAND		32
Farmland Value		21,100
Measured Acreage		32.15
Average Farmland Value/Acre		656,2986
VALUE OF FARMLAND		21,000
Classified Land Total		
Total Farmland / Classified Land Value		21,000
Homeste(s) Value		00
92 Ag. Excess Acres		00

LAND TYPE

F Front Lot	3 Undeveloped Land	8 Ag Support Land
R Rear Lot	4 Tillable Land	81 Legal Ditch
1 Comm./Ind Land	5 Non-Tillable Land	82 Public Road
2 Classified Land	6 Woodland	83 Utility Trans. Towers
21 Classified Forest	7 Other Farmland	9 Homeste
22 Wildlife Habitat	71 Farm Buildings	91 Res. Excess Acres
23 Riparian Land	72 Water	92 Ag. Excess Acres
24 Windbreak	73 Wetlands	
25 Filler Strip		

TAX PARCEL

Property Master Records

Trans Hist Duplicate Nbr
Name Address
Tax ID Nbr Parcel/Prop Nbr

Pay Year: 2013
Tax Type: All

Parcel/Property Number: 77-13-25-000-001.000-009

Use % for any series of characters.
 Auto format Parcel Number
 Include Billing, Exempt/Ded, and User Defined Fields

View Payable 2013 Real Property Master

Tax ID Nbr: 09.09.00.000962 Parcel Number: 77-13-25-000-001.000-009
Tax Unit: 9 - Haddon Township Tax Rate: 1.9835000
Owner of Record: Piety, Kenneth R et ux Victoria J 1/2 interest HMCB: 0.000000
Tax Yr / Pay Yr: 2012 / 2013 PTRC Bus / Res: 0.000000 / 0.000000

Prop Info Assess/Exempt/Ded Legal Desc Adjacent Props Alert Appeals/Bank Audit Hist Billing Contract Misc Names Oth Asses

Billing Information				Balance	Duplicate Nbr:
Spring Tax:	4,510.48	0.00	4,510.48	7179	
Spring Penalty:	0.00	0.00	0.00		
Spring Annual:	0.00	0.00	0.00	Tax & Penalty: 9,020.96	
Fall Tax:	4,510.48	0.00	4,510.48	Other Assess (+): 307.74	
Fall Penalty:	0.00	0.00	0.00	Fees (+): 0.00	
Fall Annual:	0.00	0.00	0.00	Subtotal: 9,328.70	
Delq NTS Tax:	0.00	0.00	0.00	Receipts: 9,328.70	
Delq NTS Pen:	0.00	0.00	0.00	Total Due: 0.00	
Delq TS Tax:	0.00	0.00	0.00	Current Year Refund: 0.00	
Delq TS Pen:	0.00	0.00	0.00	Surplus Transfer: 0.00	
Other Assess:	307.74	0.00	307.74	Acct Balance: 0.00	
Advert Fee:	0.00	0.00	0.00	Other Receipts: 0.00	
Tax Sale Fee:	0.00	0.00	0.00	Other Refunds: 0.00	
NSF Fee:	0.00	0.00	0.00		
PTRC:	0.00	0.00	0.00		
HMST Credit:	0.00	0.00	0.00		
Circuit Breaker:	0.00	0.00	0.00		
Over 65 CB:	0.00	0.00	0.00		

Payment Distribution

Summary Credit Detail AA/CEs

Property Billing Other Assessment Billing Receipts Refunds Surplus Transfers Billed To

Split Transfer Annex Combine Profile Pay Yrs: Go Cancel

Search

1

2:49 PM 1/24/2014

Land \$454,800

Parcel Number **13-25-000-001.000-009**
 Alternate ID 090900000962
 County SULLIVAN COUNTY, INDIANA
 Township
 District 009
 Section and Plat 67/60
 Routing Number 6-
 Neighborhood Code 995009
 Property Class 100
 Homestead

Owner: PIETY KENNETH R ETUX 1/2 INT ETAL AS TEN
 IN COM 1/2 INT L/E MIL DRED JEAN COOPER
 %NANCY STULL TZ 3782 N RIVER BLUFF RD
 VINCENNES IN 47591

Transfer Of Ownership Card No. 1 of 1 Page 1
 Date Grantor Grantee Sale price
 2010-12-08 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETUX 1/2 INT \$0
 2007-08-02 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETAL 1/6 INT \$0
 2003-04-07 BANK OF OKLAHOMA PIETY KENNETH R ETAL 1/6 INT \$0

Property Address: 0
 47591

AGRICULTURE

Assessment Year	2012																			
Reason For Change	Misc																			
Agricultural 2% Land																				
Homestead 1% Land	454,800																			
Residential 2% Land																				
Non-Residential 3% Land																				
Long Term Care 2% Land																				
Commercial Apt 2% Land																				
Mobile Home 2% Land																				
Total	454,800																			

LAND DATA AND COMPUTATIONS

Land Type	Soil ID	Measured Acreage	Productivity Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Land Value
4 ADB		0.32	0.64	1,500	960	310	1.00	310
6 BLB		4.56	0.55	1,500	825	750	0.80	30
6 BLC		0.22	0.50	1,500	750	30	1.00	30
4 BLD		0.10	0.50	1,500	750	80	1.00	80
6 BLD		2.36	0.50	1,500	750	350	0.80	350
4 ES		2.21	1.02	1,500	1,530	3390	1.00	3390
6 ES		18.51	1.02	1,500	1,530	5660	0.80	5660
6 GS		0.96	1.02	1,500	1,530	290	0.80	290
4 WA		230.13	1.15	1,500	1,725	396970	1.00	396970
6 WA		33.54	1.15	1,500	1,725	11610	0.80	11610
6 WRB		2.47	0.81	1,500	1,215	600	0.80	600
72 WTR		2.04	0.50	1,500	750	920	0.40	920
4 ZC		25.26	0.89	1,500	1,335	33720	1.00	33720
Total Farmland / Classified Land Value								454,800
92 Ag Excess Acres								00

Supplemental Card Measured Acreage	322.78	Supplemental Card Land Value	454,680
------------------------------------	--------	------------------------------	---------

Parcel Acreage	[-]	322.78
81 Legal Drivay NV	[-]	
82 Public Roads NV	[-]	
83 UT Towers NV	[-]	
9 Homestead(s)	[-]	
92 Ag Excess Acres	[-]	322.78
Farmhand Value		454,680
Measured Acreage		322.78
Average Farmhand Value/Acre		1408.6375
VALUE OF FARMLAND		454,800
Classified Land Total		454,800
92 Ag Excess Acres	[-]	00

LAND TYPE		
F Front Lot	3	Ag Support Land
R Rear Lot	4	81 Legal Ditch
1 Comm,Ind Land	5	82 Public Road
2 Classified Land	6	Woodland
21 Classified Forest	7	Other Farmland
22 Wildlife Habitat	71	Farm Buildings
23 Riparian Land	72	Water
24 Windbreak	73	Wetlands
25 Filter Strip		

TAX PARCEL

Property Master Records

Trans Hist Duplicate Nbr
Name Address
Tag ID Nbr Parcel/Prop Nbr

Pay Year: 2013
Tax Type: All

Parcel/Property Number: 77-14-19-000-004-000-009

Use % for any series of characters.
 Auto format Parcel Number
 Include Billing, Exempt/Ded, and User Defined Fields

View Payable 2013 Real Property Master

Tax ID Nbr: 09.09.00.000960 Parcel Number: 77-14-19-000-004-000-009
Tax Unit: 9 - Haddon Township Tax Rate: 1.9835000
Owner of Record: Piety, Kenneth R et ux Victoria J 1/2 interest HMCR: 0.000000
Tax Yr / Pay Yr: 2012 / 2013 PTRC Bus / Res: 0.000000 / 0.000000

Prop Info	Assess/Exempt/Ded	Legal Desc	Adjacent Props	Alert	Appeals/Bank	Audit Hist	Billing	Contract	Misc	Names	Oth Asses
Billing Information											
	Tax Bill	Adjustments	Balance	Duplicate Nbr:							
Spring Tax:	2,469.46	0.00	2,469.46	7177							
Spring Penalty:	0.00	0.00	0.00	Tax & Penalty:	4,938.92						
Spring Annual:	0.00	0.00	0.00	Other Assess (+):	191.08						
Fall Tax:	2,469.46	0.00	2,469.46	Fees (+):	0.00						
Fall Penalty:	0.00	0.00	0.00	Subtotal:	5,130.00						
Fall Annual:	0.00	0.00	0.00	Receipts:	5,130.00						
Delq NTS Tax:	0.00	0.00	0.00	Total Due:	0.00						
Delq NTS Pen:	0.00	0.00	0.00	Current Year Refunds:	0.00						
Delq TS Tax:	0.00	0.00	0.00	Surplus Transfer:	0.00						
Delq TS Pen:	0.00	0.00	0.00	Acct Balance:	0.00						
Other Assess:	191.08	0.00	191.08	Other Receipts:	0.00						
Advert Fee:	0.00	0.00	0.00	Other Refunds:	0.00						
Tax Sale Fee:	0.00	0.00	0.00	<input type="button" value="Payment Distribution"/>							
NSF Fee:	0.00	0.00	0.00								
PTRC:	0.00	0.00	0.00								
HMST Credit:	0.00	0.00	0.00								
Circuit Breaker:	0.00	0.00	0.00								
Over 65 CB:	0.00	0.00	0.00								

Summary Credit Detail AA/CEs

Property Billing Other Assessment Billing Receipts Refunds Surplus Transfers Billed To

Split Transfer Annex Combine Profile Pay Yrs: Go

Search

2:50 PM 1/24/2014

*Land \$ 224,100
Improvements \$ 24,900*

Parcel Number **14-19-000-004.000-009** 090900000960
 Alternate ID
 County SULLIVAN COUNTY, INDIANA
 Township
 District 009
 Section and Plat 7216
 Routing Number 12-
 Neighborhood Code 995009
 Property Class 199
 Homestead

Owner:
 PIETY KENNETH R ETUX 1/2 INT ETAL AS TEN
 IN COM 1/2 INT L/E MIL DRED JEAN COOPER
 % NANCY STULTZ 3782 N RIVER BLUFF RD
 VINCENNES IN 47591

Transfer Of Ownership Card No. 1 of 1 Page 1
 Date Grantor Grantee Sale price
 2010-12-08 PIETY KENNETH R ETAL 1/6 1/2 INT PIETY KENNETH R ETUX 1/2 INT \$0
 2008-04-29 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETAL 1/6 1/2 INT \$70,000
 2007-08-02 PIETY KENNETH R ETAL 1/6 INT PIETY KENNETH R ETAL 1/6 INT \$0
 Property Address BANK OF OKLAHOMA PIETY KENNETH R ETAL 1/6 INT \$0
 47591

AGRICULTURE

Assessment Year	2012																			
Reason For Change	Misc																			
Agricultural 2% Land	224,100																			
Homestead 1% Land																				
Residential 2% Land																				
Non-Residential 3% Land																				
Long Term Care 2% Land	24,900																			
Commercial Apt 2% Land																				
Mobile Home 2% Land																				
Total	249,000																			

LAND DATA AND COMPUTATIONS

Property Class	Land Type	Soil ID	Measured Acreage	Productivity Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Land Value	Parcel Acreage	[-]	149.07
100 Vacant Land	ADB	2.75	0.64	1,500	960	1060	0.60	1060	83 UT Towers NV	[-]		
101 Cash Grain/General Farm	ADB	0.50	0.64	1,500	960	290	0.40	290	81 Legal Drivlny NV	[-]		
102 Livestock or Poultry	BLC	1.74	0.50	1,500	750	520	0.60	520	82 Public Roads NV	[-]		
103 Dairy Farms	BLC	1.15	0.50	1,500	750	170	0.80	170	9 Homeste(s)	[-]		
104 Poultry Farms	BLC	0.59	0.50	1,500	750	270	0.40	270	92 Ag. Access Acres	[-]		
105 Fruit & Nut Farms	ES	5.70	1.02	1,500	1,530	8720	1.00	8720	TOTAL ACRES FARMLAND			149.07
200 Mineral	ES	2.72	1.02	1,500	1,530	1660	0.60	1660	Farmland Value			224,270
	ES	2.63	1.02	1,500	1,530	800	0.80	800	Measured Acreage			149.17
	ES	13.08	1.02	1,500	1,530	20010	1.00	20010	Average Farmland Value/Acre			1503.4524
	GS	1.72	1.02	1,500	1,530	1050	0.60	1050	VALUE OF FARMLAND			224,100
	GS	4.11	1.02	1,500	1,530	1260	0.80	1260	Classified Land Total			
	WA	1.44	1.15	1,500	1,725	175660	1.00	175660	Total Farmland / Classified Land Value			224,100
	ZC	9.21	0.89	1,500	1,335	500	1.00	500	Homeste(s) Value			00
						12300	1.00	12300	92 Ag. Excess Acres			00

LAND TYPE

F Front Lot	3 Undeveloped Land	8 Ag Support Land
R Rear Lot	4 Tillable Land	81 Legal Ditch
1 Comm./Ind Land	5 Non-Tillable Land	82 Public Road
2 Classified Land	6 Woodland	83 Utility Trans. Towers
21 Classified Forest	7 Other Farmland	9 Homeste
22 Wildlife Habitat	71 Farm	91 Res. Excess Acres
23 Riparian Land	Buildings	92 Ag. Excess Acres
24 Windbreak	72 Water	
25 Filler Strip	73 Wetlands	

MEMORANDUM

Supplemental Card Measured Acreage	Supplemental Card Land Value	Supplemental Card Land Value
149.17		224,270

**PRELIMINARY
TITLE WORK**

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South
Minneapolis, MN 55401

SCHEDULE A

1. Effective Date: **February 13, 2014 at 8:00 a.m.**

Case No: **I 0201614**

2. Policy or Policies to be issued:

ALTA Owners Policy (06-17-06)

Proposed Insured: **TBD**

Amount: **\$ TBD**

ALTA Loan Policy (06-17-06)

Proposed Insured: **TBD**

Amount: **\$ TBD**

3. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

**Kenneth R. Piety and Victoria J. Piety, husband and wife (1/2 interest)
Katherine M. Jones, Leah K. Stultz, Thomas A. Stultz as tenants in common (1/2 interest) and
Mildred Jean Cooper (L/E ½ interest)**

4. The Land referred to in this Commitment is described as follows:

Beginning at the Southwest corner of the East Half of Section Twenty Five (25), Township Six (6) North, Range Ten (10) West of the Second Principal Meridian and running thence North Four Thousand Twenty Feet (4020') more or less to Busseron Creek; thence Northeasterly with the center and meandering of said Creek to a point Sixteen (16) chains Ninety Five (95) links Southeasterly from the line dividing Sections Eighteen and Nineteen (18 & 19), Township Six North (6N), Range Nine West (9W) of the Second Principal Meridian from where the Busseron Creek crosses for the second time the line dividing Sections (18 & 19) as foresaid, which point is in Survey Thirty Four (34), Township Six North (6N), Range Nine West (9W) of the Second Principal Meridian; Thence South Six and Three-Fourth Degrees (S6 ¾°) West One Thousand Seven Hundred Eighty Five Feet (1785'), more or less, to the South line of Survey Thirty Four (34); Thence North Eighty Four Degrees (84°) West One Hundred Sixty Feet (160') thence South Two Degrees (2°) West Two Thousand Nine Hundred Eight Three Feet (2983'), more or less, to the South line of Section Nineteen (19); thence West to the Range line dividing Ranges Nine and Ten (9&10) aforesaid; thence South along the Range line to a point Seven Hundred Eight Eight Feet(788') North of the
(CONTINUED)

Southeast corner of Section 25 Twenty Five (25), Township Six North, Range Ten West (10W) of the Second Principal Meridian; thence south Fifty Two Degrees Fifteen Minutes West ($52^{\circ}15'W$) Eight Hundred Seventy Nine Feet (879'); thence South Two Hundred Seventy Four Feet (274') to the South line of Section Twenty Five (25); thence west to the place of beginning.

Also, all of the fractional Section Thirty (30), Township Six North, Range Nine West of the Second Principal Meridian, except Thirty and One Half Acres (30.50) off of the East side thereof and except also Thirty (30) Acres off of the South side thereof. Also a strip of land off of the South side of Survey Thirty Four (34), Second Principal Meridian, Beginning at a point on the West of the Southeast corner of Survey Thirty Four (34), and thence West Forty Four (44) chains Eighty (80) Links on the South side of Survey Thirty Four (34), and Twenty Five (25) Links in width.

Also a part of the Northwest Quarter of the Northeast Quarter of Section Twenty Five (25), Township Six North (6N), Range Ten West (10W) of the Second Principal Meridian, beginning at a point Eight Hundred Thirty Four feet (834') North and Four Hundred Thirty One feet (431') East of the Southwest corner of the quarter; thence North Seventy Degrees (70°) Five hundred Seventy Five feet (575') to the Busseron Creek, Old Channel; thence South Eighteen Degrees (18°) East with the center line One Hundred Eight Seven Feet (187'); thence South Forty Three Degrees Thirty Eight minutes ($43^{\circ}38'$) West with the centerline Two Hundred Three and One Half Feet (203.5'); thence North Eighty Degrees Thirty Minutes ($80^{\circ}30'$) West with the center line One Hundred Feet (100'); thence North Sixty Eight Degrees (68°) with the center line Three Hundred Eight Six and Nine Tenths Feet (386.9') to the beginning and containing Two and One Half Acres (2.5).

Also beginning at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section Twenty Five, Township 6 North, Range Ten West of the Second Principal Meridian and running thence North Four Hundred Ninety Three Feet (493'); thence South Fifty Five Degrees (55°) West Seven Hundred Sixty Three Feet (763'); thence East Five Hundred Eight and Five Tenths Feet (585.5') to the beginning and containing Three and Three Tenths Acres (3.3).

Containing in all Five Hundred Fifty Two and Thirty Four Hundredths Acres (552.34), more or less in Gill and Haddon Townships, Sullivan County, Indiana.

Situated in Sullivan County, State of Indiana.

BROWN ABSTRACT COMPANY LLC

BY _____
Lisa J. McCammon, Authorized Representative

End Schedule A

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – Section 1 Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors, of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured, must be executed and duly filed for record to-wit:

1. Warranty Deed from Kenneth R. Piety and Victoria J. Piety, Husband and Wife (1/2 interest) /Katherine M. Jones, Leah K. Stultz and Thomas A. Stultz as tenants in common (1/2 interest) and Mildred Jean Cooper (L/E ½ interest) to TBD.
2. Sales Disclosure Form 46021 (R3/1-00) filed with the Sullivan County Auditor as required by IC6-1.1-5.5.
3. Mortgage from TBD to TBD.

Item (c) Vendor's Affidavit properly executed; acknowledged and returned to Brown Abstract Company.

Item (d) Mortgagor's Closing Affidavit properly executed; acknowledged and returned to Brown Abstract Company.

Item (e) Final Policy is subject to Real Estate Property Tax for the Tax Year 2013, due and payable in 2014; and assessments and taxes for all subsequent years.

Item (f) Environmental Protection Lien Endorsement (Form 8.1) will be provided.

Item (g) By virtue of I.C. 27-7-3.6, a fee of \$5 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 will be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

Item (h) If, in conjunction with this title commitment, an insured closing is requested on or after July 1, 2009 and pursuant to Indiana Code 27-7-3-7, any closing fund in the amount of \$ 10,000.00 or more MUST BE IN THE FORM OF A WIRE TRANSFER to the Escrow Account of Brown Abstract Co.

End Schedule B, Section 1

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – Section 2

Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described in Schedule A.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or assessments which are not shown as existing liens by either the public records of any taxing authority that levies taxes or assessments on real property.
6. Taxes for: **The Tax Year 2012 due and payable in 2013 and all subsequent Tax Years.**

**Kenneth R. Piety and Victoria J. Piety, husband and wife (1/2 interest)
Katherine M. Jones, Leah K. Stultz, Thomas A. Stultz as tenants in common (1/2 interest) and
Mildred Jean Cooper (L/E ½ interest)**

Parcel No. 77-14-30-000-005.000-009 – Haddon-N Pt Nw Fr1 30-6-9, 23A.

SULLIVAN COUNTY PROPERTY TAX: As shown on Treasurer's Tax Duplicate No. 09-0967.

Assessed Valuation:	Land:	\$ 17,000.00	Improvements:	\$ 11,400.00
Exemptions:	Homestead:	\$ -0-	Mortgage:	\$ -0-
	Homestead Supplement:	\$ -0-		
Tax (12/13)	Spring	\$ 281.66	Paid	
(09-0967)	Fall	\$ 281.66	Paid	

Kenneth R. Piety and Victoria J. Piety, husband and wife (1/2 interest)
Katherine M. Jones, Leah K. Stultz, Thomas A. Stultz as tenants in common (1/2 interest) and
Mildred Jean Cooper (L/E 1/2 interest)

Parcel No. 77-13-24-000-010.000-007 – Gill-Se Pt Se Se 24-6-10, 32A.

SULLIVAN COUNTY PROPERTY TAX: As shown on Treasurer's Tax Duplicate No. 07-0552.

Assessed Valuation:	Land:	\$ 21,000.00	Improvements:	\$ -0-
Exemptions:	Homestead:	\$ -0-	Mortgage:	\$ -0-
	Homestead Supplement:	\$ -0-		

Tax (12/13)	Spring	\$ 208.12	Paid
(07-0552)	Fall	\$ 208.12	Paid
	BC Spring	\$ 2.60	Paid

Kenneth R. Piety and Victoria J. Piety, husband and wife (1/2 interest)
Katherine M. Jones, Leah K. Stultz, Thomas A. Stultz as tenants in common (1/2 interest) and
Mildred Jean Cooper (L/E 1/2 interest)

Parcel No. 77-14-18-000-009.000-009 – Haddon-Ne Pt Lot #2, Pt Lot #8, Pt Lot #9 18-6-9, 15A.

SULLIVAN COUNTY PROPERTY TAX: As shown on Treasurer's Tax Duplicate No. 09-0959.

Assessed Valuation:	Land:	\$ 4,600.00	Improvements:	\$ -0-
Exemptions:	Homestead:	\$ -0-	Mortgage:	\$ -0-
	Homestead Supplement:	\$ -0-		

Tax (12/13)	Spring	\$ 45.62	Paid
(09-0959)	Fall	\$ 45.62	Paid
	BC Spring	\$ 0.29	Paid
	BC Fall	\$ 0.29	Paid
	E.W. House Spring	\$ 33.75	Paid
	E.W. House Fall	\$ 33.75	Paid

Kenneth R. Piety and Victoria J. Piety, husband and wife (1/2 interest)
Katherine M. Jones, Leah K. Stultz, Thomas A. Stultz as tenants in common (1/2 interest) and
Mildred Jean Cooper (L/E 1/2 interest)

Parcel No. 77-13-25-000-001.000-009 – Haddon-3.3ac, 2.5ac, 54.95ac, 53.08ac, 80ac, 57.46ac, 17.19ac,
49.42 ac, 3.88ac, 1ac 25-6-10, 322.78A.

SULLIVAN COUNTY PROPERTY TAX: As shown on Treasurer's Tax Duplicate No. 09-0962.

Assessed Valuation:	Land:	\$ 454,800.00	Improvements:	\$ -0-
Exemptions:	Homestead:	\$ -0-	Mortgage:	\$ -0-
	Homestead Supplement:	\$ -0-		

(CONTINUED)

Tax (12/13) (09-0962)	Spring	\$ 4,510.48	Paid
	Fall	\$ 4,510.48	Paid
	BC Spring	\$ 28.80	Paid
	BC Fall	\$ 28.80	Paid
	Niblack Levee Maintenance Spring	\$ 49.37	Paid
	Niblack Levee Maintenance Fall	\$ 49.37	Paid
	Niblack Levee Repair Spring	\$ 76.30	Paid
	Niblack Levee Repair Fall	\$ 76.30	Paid

Kenneth R. Piety and Victoria J. Piety, husband and wife (1/2 interest)
 Katherine M. Jones, Leah K. Stultz, Thomas A. Stultz as tenants in common (1/2 interest) and
 Mildred Jean Cooper (L/E ½ interest)

Parcel No. 77-14-19-000-004.000-009 – Haddon-22.12ac, 20.33ac, 25.57ac, 24.18ac, 44.64ac, 12.23ac
 19-6-9, 149.070A.

SULLIVAN COUNTY PROPERTY TAX: As shown on Treasurer's Tax Duplicate No. 09-0960.

Assessed Valuation:	Land:	\$ 224,100.00	Improvements:	\$ 24,900.00
Exemptions:	Homestead:	\$ -0-	Mortgage:	\$ -0-
	Homestead Supplement:	\$ -0-		

Tax (12/13) (09-0960)	Spring	\$ 2,469.46	Paid
	Fall	\$ 2,469.46	Paid
	BC Spring	\$ 15.44	Paid
	BC Fall	\$ 15.44	Paid
	E.W. House Spring	\$ 17.69	Paid
	E.W. House Fall	\$ 17.69	Paid
	Niblack Levee Maintenance Spring	\$ 24.52	Paid
	Niblack Levee Maintenance Fall	\$ 24.52	Paid
	Niblack Levee Repair Spring	\$ 37.89	Paid
Niblack Levee Repair Fall	\$ 37.89	Paid	

- Easement Contract by and between Mildred P. Cooper and Amoco Pipeline Co. dated August 16, 1976 and recorded September 16, 1976 in Miscellaneous Record 119, Page 437 in the Office of the Sullivan County Recorder.
- Easement Contract by and between Raymond G. Piety and Marion S. Piety and Amoco Pipeline Co. dated August 19, 1976 and recorded September 16, 1976 in Miscellaneous Record 119, Page 439 in the Office of the Sullivan County Recorder.
- Mineral Quitclaim Deed from Nancy K. Stultz, unmarried widow of James W. Stultz, who died May 30, 2006 to Katherine M. Jones, Leah K. Stultz, and Thomas A. Stultz, as Tenants in Common and subject to the life estate of Mildred Jean Cooper. (One half (1/2) undivided interest)

(CONTINUED)

10. Memorandum of Coal Lease by and between Kenneth Piety and Sunrise Coal, LLC, an Indiana limited liability company doing business dated July 27, 2010 and recorded December 13, 2010 as Instrument Number 2010003662 in the Office of the Sullivan County Recorder. (One half (1/2) undivided interest)
11. Memorandum of Underground Coal Lease by and between Mildred Jean Cooper, owner of a life estate on an ½ interest, Katherine M. Jones, Leah K. Stultz and Thomas A. Stultz, as tenants in common on the remainder interest and Sunrise Coal LLC, an Indiana limited liability company dated December 3, 2010 an recorded December 13, 2010 as Instrument Number 2010003663 in the Office of the Sullivan County Recorder. (One half (1/2) undivided interest)
12. Rights of the public and others entitled to use thereof in and to any portion of the insured real estate lying within the bounds of a public roadway or alleyway.
13. Rights of way for drainage, drainage tiles or pipes, ditches, feeders and laterals, if any.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

End Schedule B, Section 2

This Commitment is invalid unless Insuring Provisions and Schedules A and B, in their entirety, are attached.

In compliance with the USA PATRIOT ACT OF 2001, Brown Abstract Company has checked the US Treasury Department, Office of Foreign Assets Control's Specially Designated Nationals and Blocked Persons List. This search found no reference to the name or names of Kenneth R. Piety and Victoria J. Piety, Husband and Wife and Katherine M. Jones, Leah K. Stultz and Thomas A. Stultz as tenants in common and Mildred Jean Cooper.

**END OF COMMITMENT DOCUMENT
I 0201614**

BROWN ABSTRACT COMPANY, LLC

And

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Brown Abstract Company, LLC and Old Republic National Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE, FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

PHOTOGRAPHY

PHOTOS



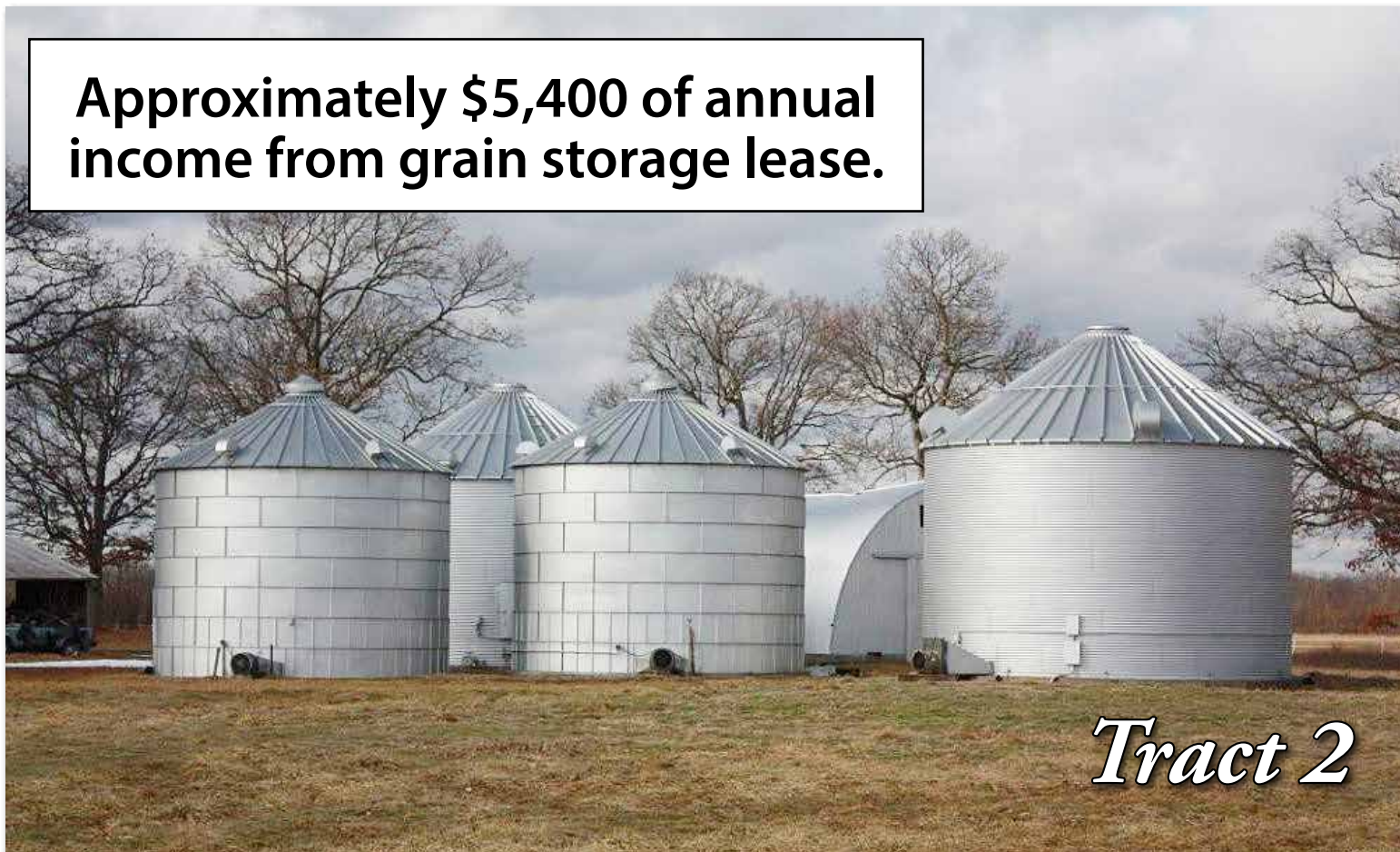
Tract 2

Tract 2



PHOTOS

Approximately \$5,400 of annual income from grain storage lease.



Tract 2



Tract 2



Tract 3



950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 / 260.244.7606
www.schraderauction.com

