

Steuben County, Pleasant Lake, IN



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

# LAND AUCTION

# 120<sup>+</sup> ACRES

OFFERED IN 4 TRACTS

- *Quality Tillable Land*
- *Historic Farm House & Outbuildings*
- *Manicured Woods with Trails*
- *A Great Hunting Property*

# INFORMATION BOOKLET

*Real Estate Auction:*

TUESDAY, SEPTEMBER 9, 6 PM

held at Hamilton Town Hall

## **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 assume no liability for the information provided.



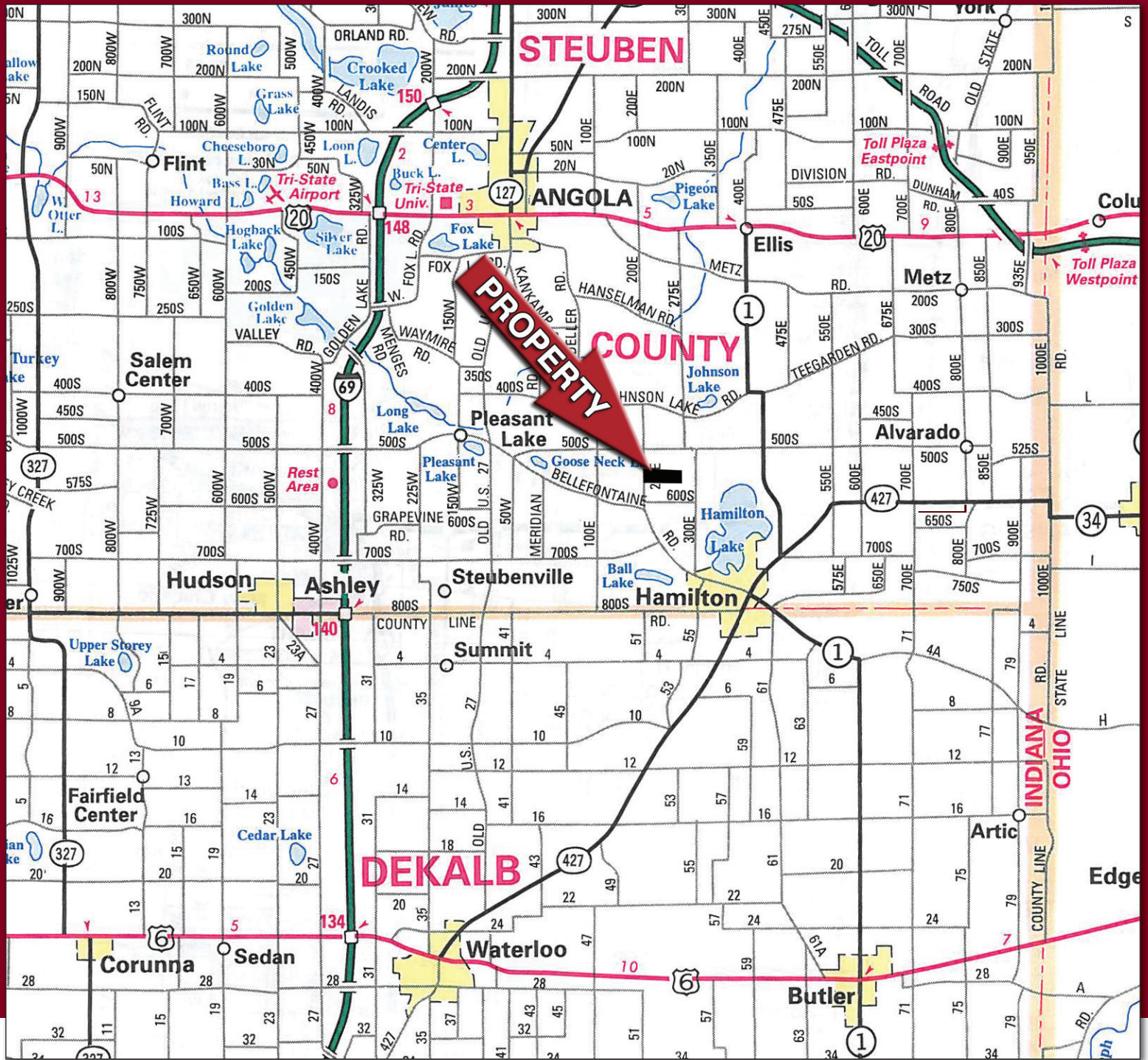
**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**





**INSPECTION DATES:**  
Thursday, August 7<sup>th</sup> • 5-7PM  
Sunday, August 24<sup>th</sup> • 2-4PM  
*Meet a Schrader representative at the home on Tract 2.*

**AUCTION MANAGERS:** Roger Diehm 800-451-2709  
& Dale Evans 260-894-0458





**TRACT 1**



**TRACT 2**





**TRACT 2**



**TRACT 2**





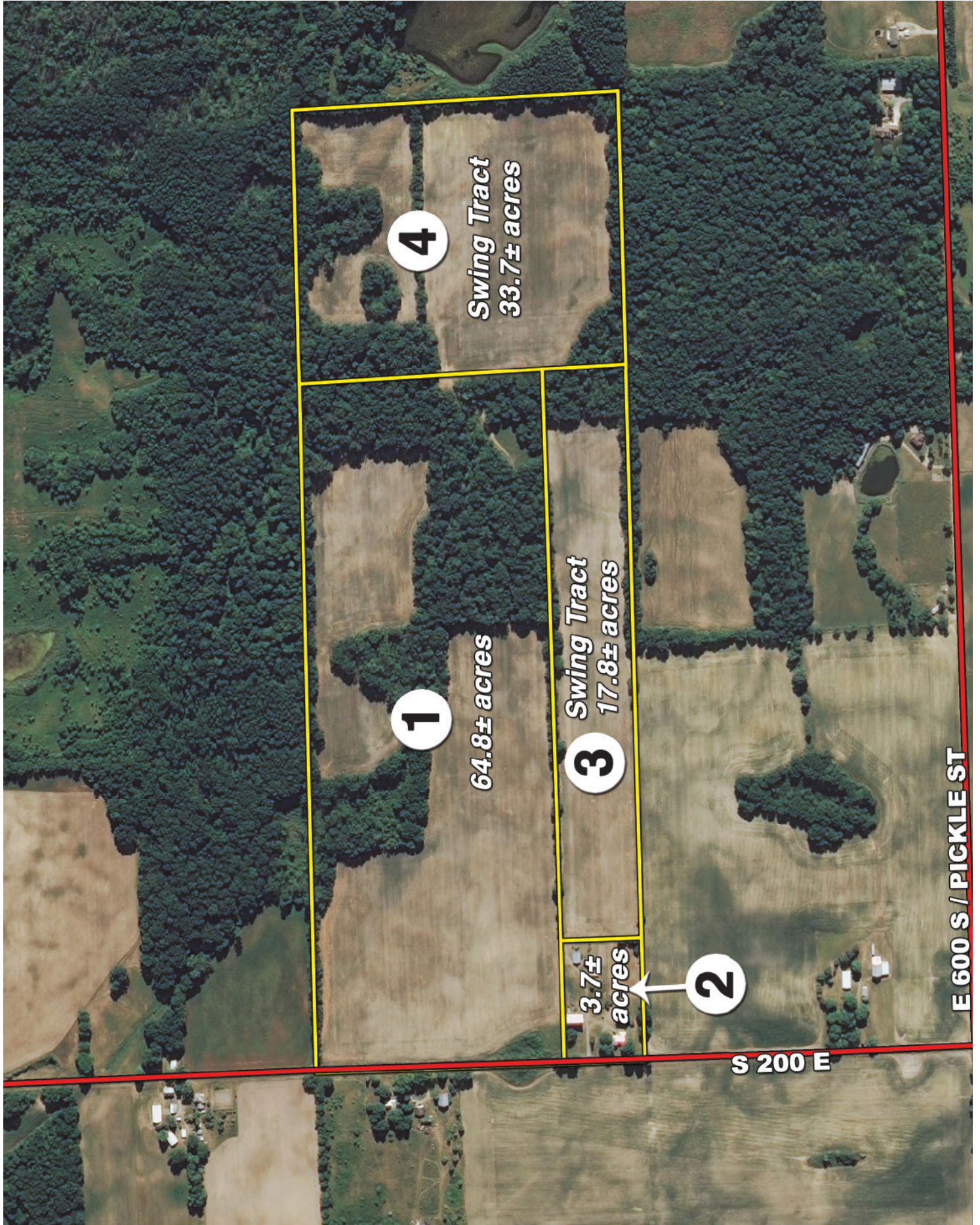
**TRACT 3**



**TRACT 4**

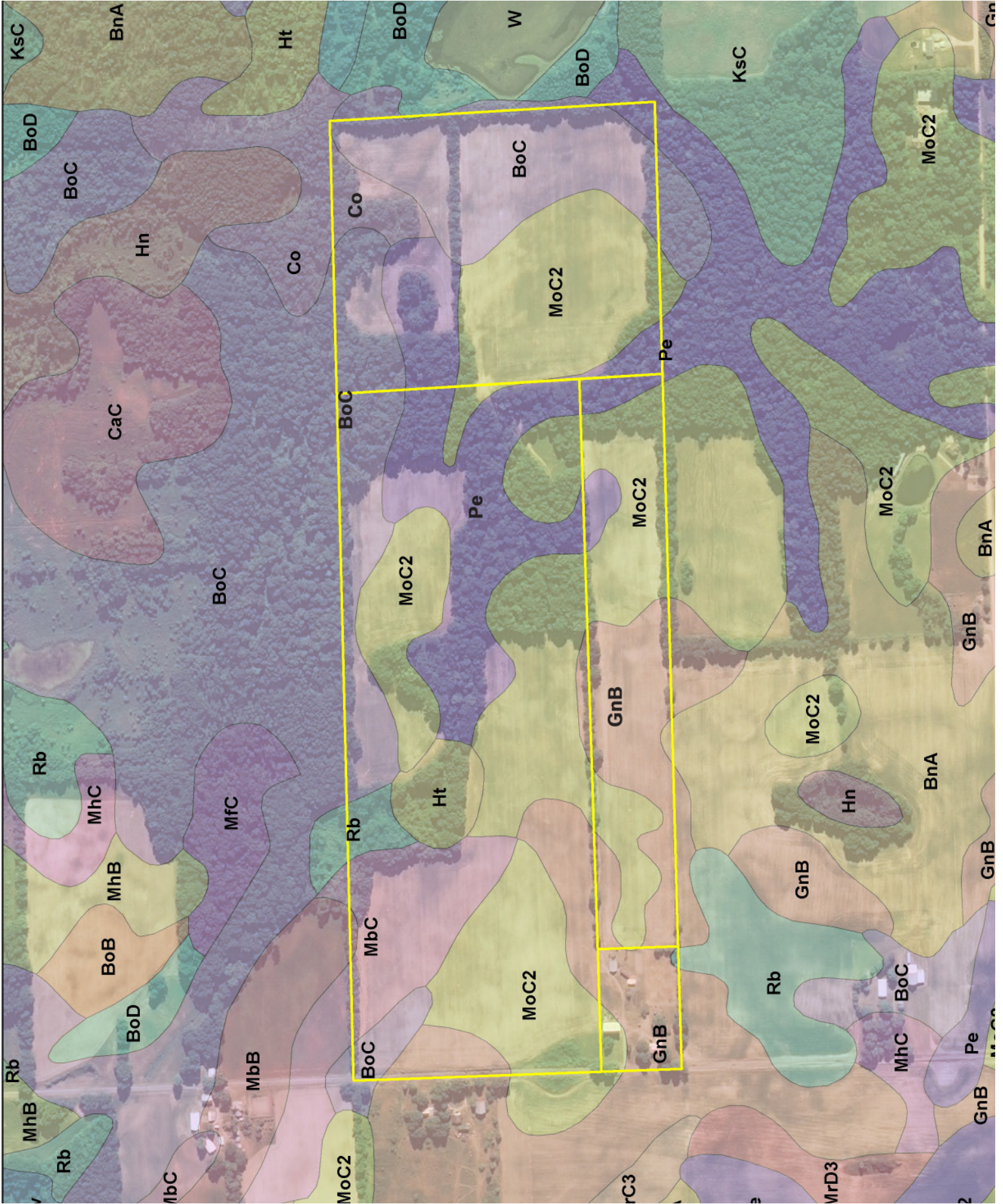


# TRACT MAP



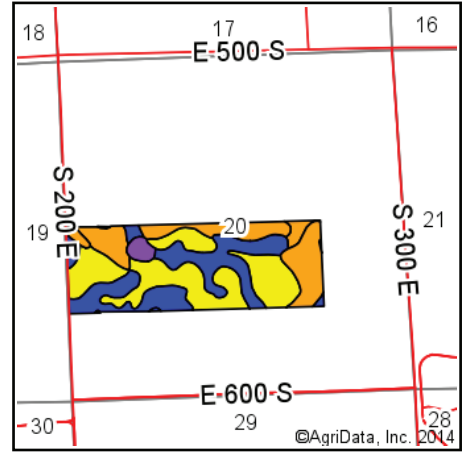
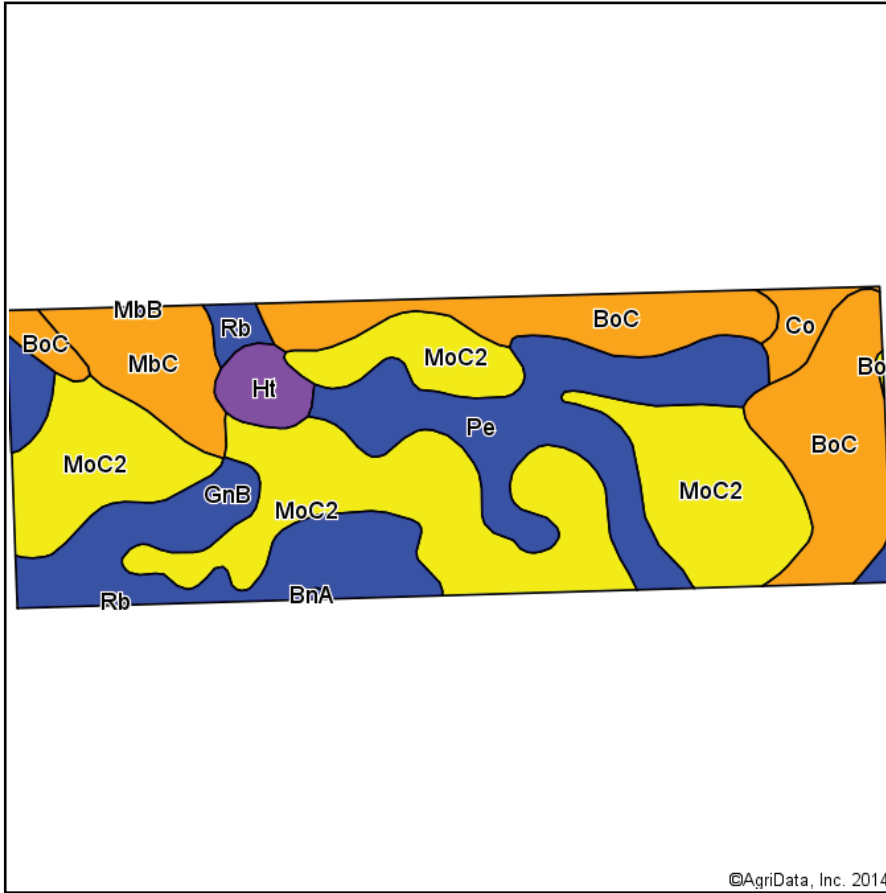


# SOILS MAP

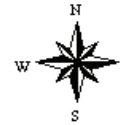




# SURETY SOILS MAP



State: **Indiana**  
 County: **Steuben**  
 Location: **20-36N-14E**  
 Township: **Otsego**  
 Acres: **120.01**  
 Date: **6/16/2014**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014

Viewing soils data as of 2/5/2014

Area Symbol: IN151, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Pasture	Soybeans	Winter wheat
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	47.56	39.6%		IVe	115	17	3.8	7.6	40	52
BoC	Boyer-Ormas loamy sands, 6 to 12 percent slopes	23.39	19.5%		IIIe	87	15	2.9	5.7	31	44
Pe	Pewamo silty clay loam	19.14	15.9%		IIw	160	22	5.3	10.6	44	64
GnB	Glynwood silt loam, 2 to 6 percent slopes	16.05	13.4%		Ile	130	18	4.3	8.6	46	59
MbC	Martinsville loam, 6 to 12 percent slopes	7.24	6.0%		IIIe	135	20	4.5	8.9	47	68
Ht	Houghton muck, undrained	2.85	2.4%		Vw						
Co	Cohoctah sandy loam	2.21	1.8%		IIIw	125	19			25	
Rb	Rensselaer loam	1.23	1.0%		IIw	175	24	5.8	11.6	49	70
BnA	Blount silt loam, 0 to 3 percent slopes	0.14	0.1%		IIw	140	19	4.6	9.2	46	63
MbB	Martinsville loam, 2 to 6 percent slopes	0.11	0.1%		Ile	145	21	4.8	9.6	51	73
BoD	Boyer-Ormas loamy sands, 12 to 18 percent slopes	0.09	0.1%		IVe	72	14	2.4	4.8	25	36
<b>Weighted Average</b>						<b>118</b>	<b>17.4</b>	<b>3.8</b>	<b>7.6</b>	<b>39</b>	<b>52.3</b>

Area Symbol: IN151, Soil Area Version: 14

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.





**TRACT 1**



**TRACT 1**



**TRACT 1**



**TRACT 3**



**TRACT 4**



# FSA INFORMATION

**USDA Farm 452 Tract 1137**

Administered by: Steuben County, Indiana

Map prepared on: 4/14/2014  
 123.51 Tract acres  
 80.94 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2012 or 2013 (Ohio) NAIP imagery; IDHS Nov 2013 or Dynamap 2008 road names

*Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat), unless noted.*

CLU	Acres	HEL	Contract	Prac	Yr	C I
1	28.48	H				Y
2	11.13	H				Y
3	7.04	H				Y
4	15.55	H				Y
7	18.74	H				Y



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. 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 boundaries and determinations or contact NRCS.



# FSA INFORMATION

Indiana  
 Steuben  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 452  
 Prepared: 8/25/11 11:03 AM  
 Crop Year: 2011  
 Page: 1 of 1

Operator Name CHARLES W HOWARD	Farm Identifier	Recon Number
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Farms Associated with Operator:



CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
123.5	80.9	80.9	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	80.9	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	14.8	0.0	0.0	36	36	0.0	0.0
CORN	25.3	0.0	0.0	85	85	0.0	0.0
SOYBEANS	32.9	0.0	0.0	29	29	0.0	0.0
<b>Total Base Acres:</b>	<b>73.0</b>						

Remarks/Explanation had wrong SS# for owner.

Tract Number: 1137      Description H7/2A SEC 20 T36N R14E      FAV/WR History N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
123.5	80.9	80.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	80.9	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	14.8	36	36	0.0	0.0	0	0.0	0.0
CORN	25.3	85	85	0.0	0.0	0	0.0	0.0
SOYBEANS	32.9	29	29	0.0	0.0	0	0.0	0.0
<b>Total Base Acres:</b>	<b>73.0</b>							

Owners: ??11154116,commonName

Other Producers: None



# FSA INFORMATION

Steuben, Indiana

**FSA - 578 (02-01-91)**

**Farm Number: 452**

Operator Name and Address

CHARLES W HOWARD

PROGRAM YEAR: 2014

DATE: 6-19-2014

PAGE: 2

Original: \_\_\_\_\_

Revision: \_\_\_\_\_

Cropland: 80.94

Farmland: 123.51

## REPORT OF COMMODITIES FARM SUMMARY

**NOTE:** The authority for collecting the following information is Pub.L. 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1996. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	C/C		Intended Use	Reported Quantity	Determined Quantity
					Share	C/C			
SOYBN	COM	N	GR	80.94	67.00				
					Share	C/C			
Producer Name CHARLES W HOWARD ANNA L JACKSON									

**CERTIFICATION:** I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

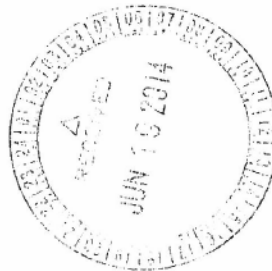
Operator's Signature (By)

*[Handwritten Signature]*

Date

6-19-14

This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.





## GUARDIAN TITLE 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 GUARDIAN TITLE 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.



# CERTIFICATE OF TITLE

## COMMITMENT FOR TITLE INSURANCE COMMONWEALTH LAND TITLE INSURANCE COMPANY

### SCHEDULE A

Commitment #2014080266

1. Effective Date: 07/18/14 @ 08:00 AM

2. Policy or Policies to be issued:

(a) Owner's Policy (6/17/06) Policy Amount \$1.00

Proposed Insured: To Be Determined

(b) Loan Policy (6/17/06) Policy Amount \$

Proposed Insured:

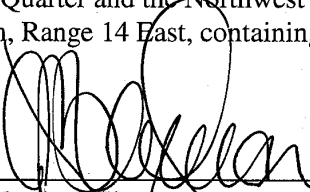
3. The Fee Simple Interest in the land described in this Commitment, at the Effective Date is vested in:

Robert H. Jackson and Anna L. Jackson, as Trustees, or the Successor Trustees, under the Robert H. Jackson and Anna L. Jackson Revocable Trust dated September 27, 1997, or any amendments thereto, subject to the life estate of Robert H. Jackson and Anna Laura Jackson.

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

Situated in the County of Steuben, the State of Indiana, to-wit:

The North Half of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 20, in Township 36 North, Range 14 East, containing 120 acres, more or less.



Authorized Signatory  
Guardian Title Company  
107 N. Martha Street  
Angola, IN 46703  
(260) 665-2314



# CERTIFICATE OF TITLE

Commitment #2014080266

## SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

All taxes, charges, and assessments levied and assessed against the real estate, which are due and payable, must be paid.

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]

Notice: The title company/closing agent may not file real estate tax exemptions with the Steuben County Auditors Office. It is the responsibility of the property owner. The title company/closing agent assumes no financial responsibility as to unfiled or miss filed exemptions.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of 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 licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.00.

1. The company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.







# CERTIFICATE OF TITLE

5. Possible rights of tile and/or drainage ditches.
6. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
7. Oil and Gas Lease by and between Robert H. Jackson and Anna Laura Jackson, husband and wife and Baltic Energy Corporation, dated May 24, 1993, recorded July 13, 1993 in Oil & Gas Lease Record 7 at page 225 and any an all assignments of record.
8. Oil and Gas Lease by and between Robert H. Jackson and Anna L. Jackson, as Trustees, or Successor Trustees, under the Robert H. Jackson & Anna L. Jackson Revocable Trust dated September 27, 1997 and Antrim Energy, LLC, dated April 14, 2007, recorded August 6, 2007 as Instrument # 07080144.





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