

*West of Boswell*

*Benton County*

# INDIANA FARMLAND AUCTION

**350±  
Acres**

**Prime Tillable Farmland**

**in 3 Tracts**

# INFORMATION BOOKLET

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

**800.451.2709**

[www.schraderauction.com](http://www.schraderauction.com)

**Thursday, November 13 • 6pm**

Held at the Beck Agricultural Center - West Lafayette, IN



## 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.

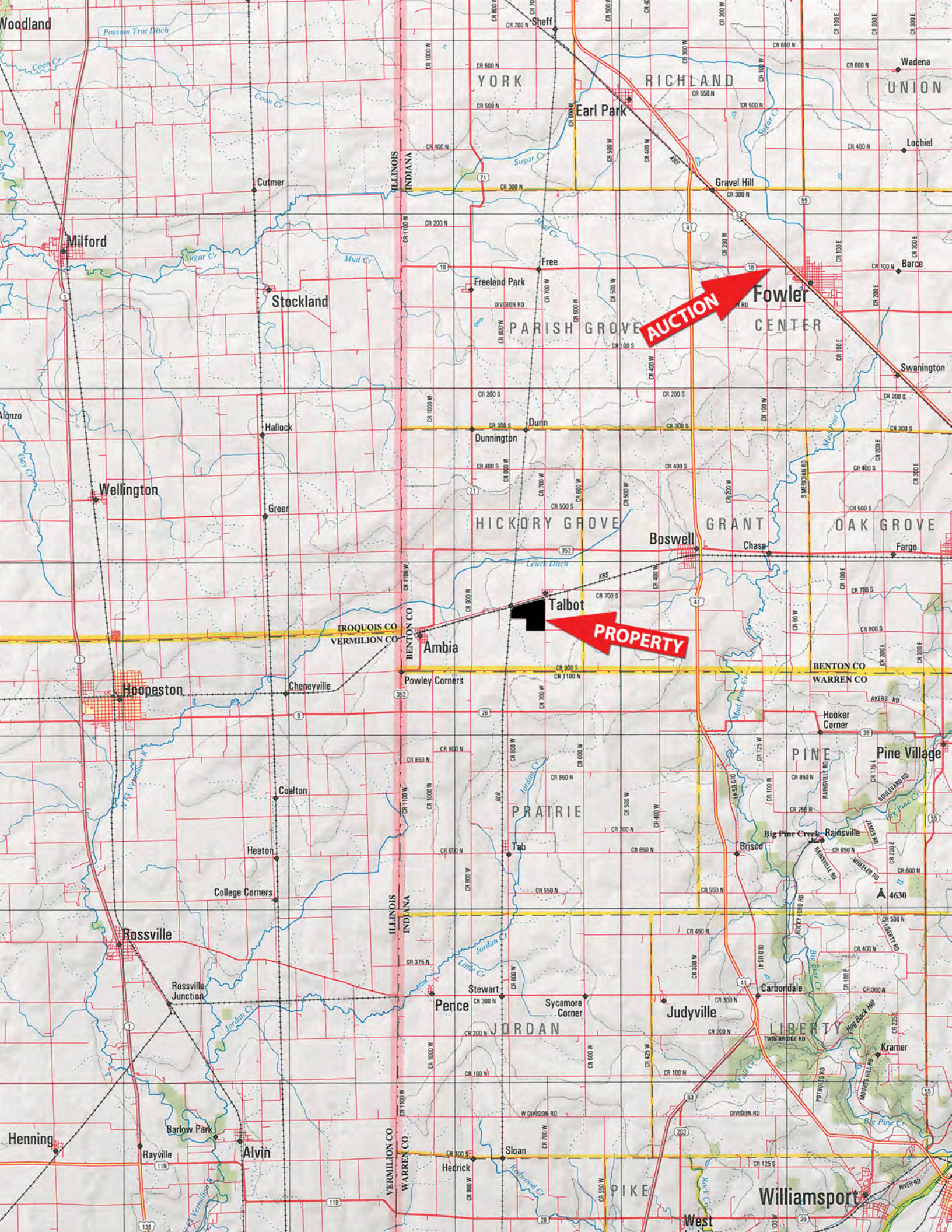


950 N. Liberty Drive, Columbia City, IN 46725  
800-451-2709  
[www.schraderauction.com](http://www.schraderauction.com)









**AUCTION**

**PROPERTY**

Woodland

Passam Trot Ditch

Coon Cr

Coon Cr

Sugar Cr

Mud Cr

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

York

Richland

Union

Wadena

Lochiel

Barce

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Swanington

Parish Grove

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Free

Hickory Grove

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Dunn

Grant

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Boswell

Oak Grove

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

Fargo

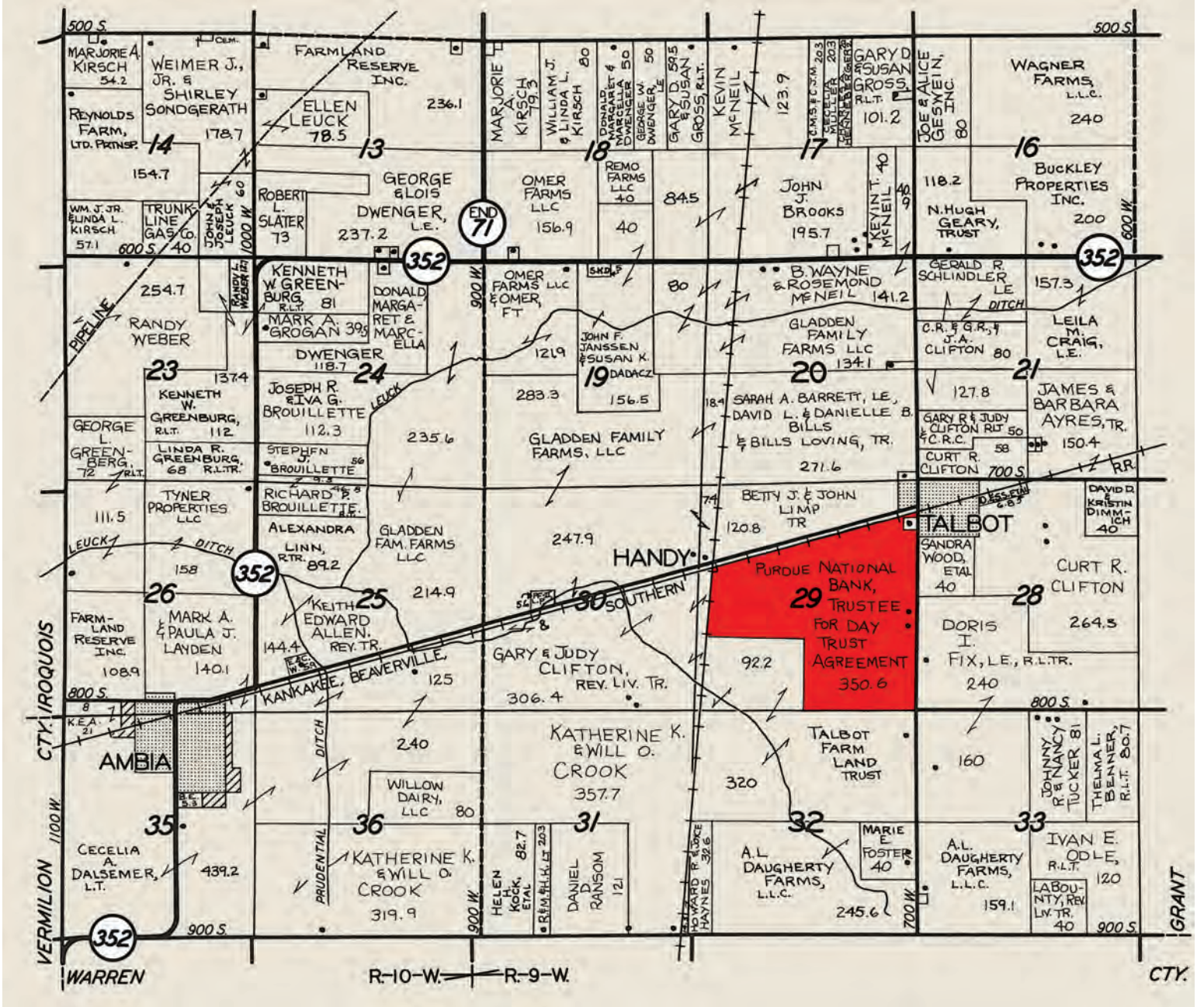
Pine

Pine Village

Pine Village

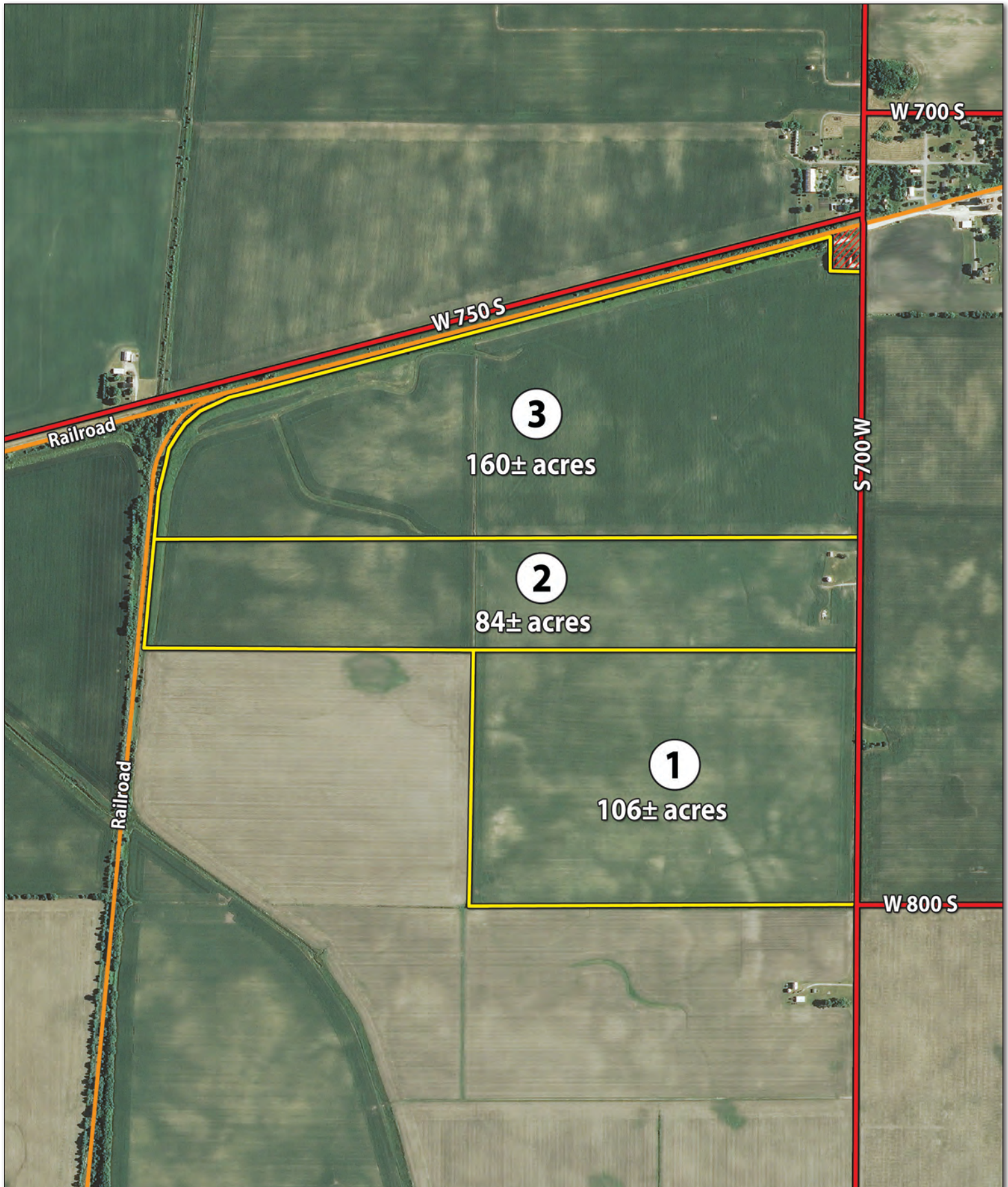


# PROPERTY PLAT MAP





# AUCTION TRACT MAP



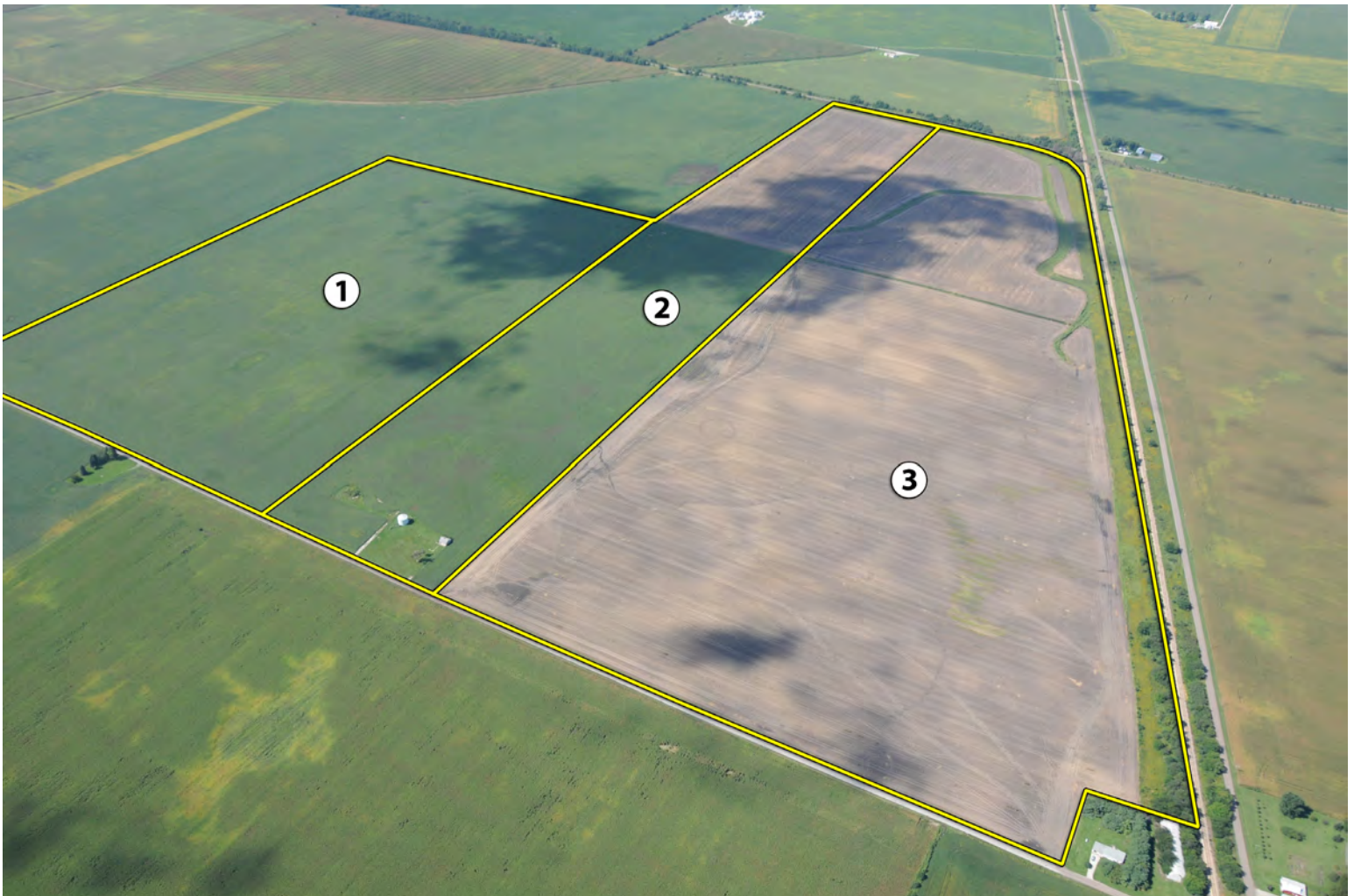


# LEGAL DESCRIPTION

## Day Trust Legal Description

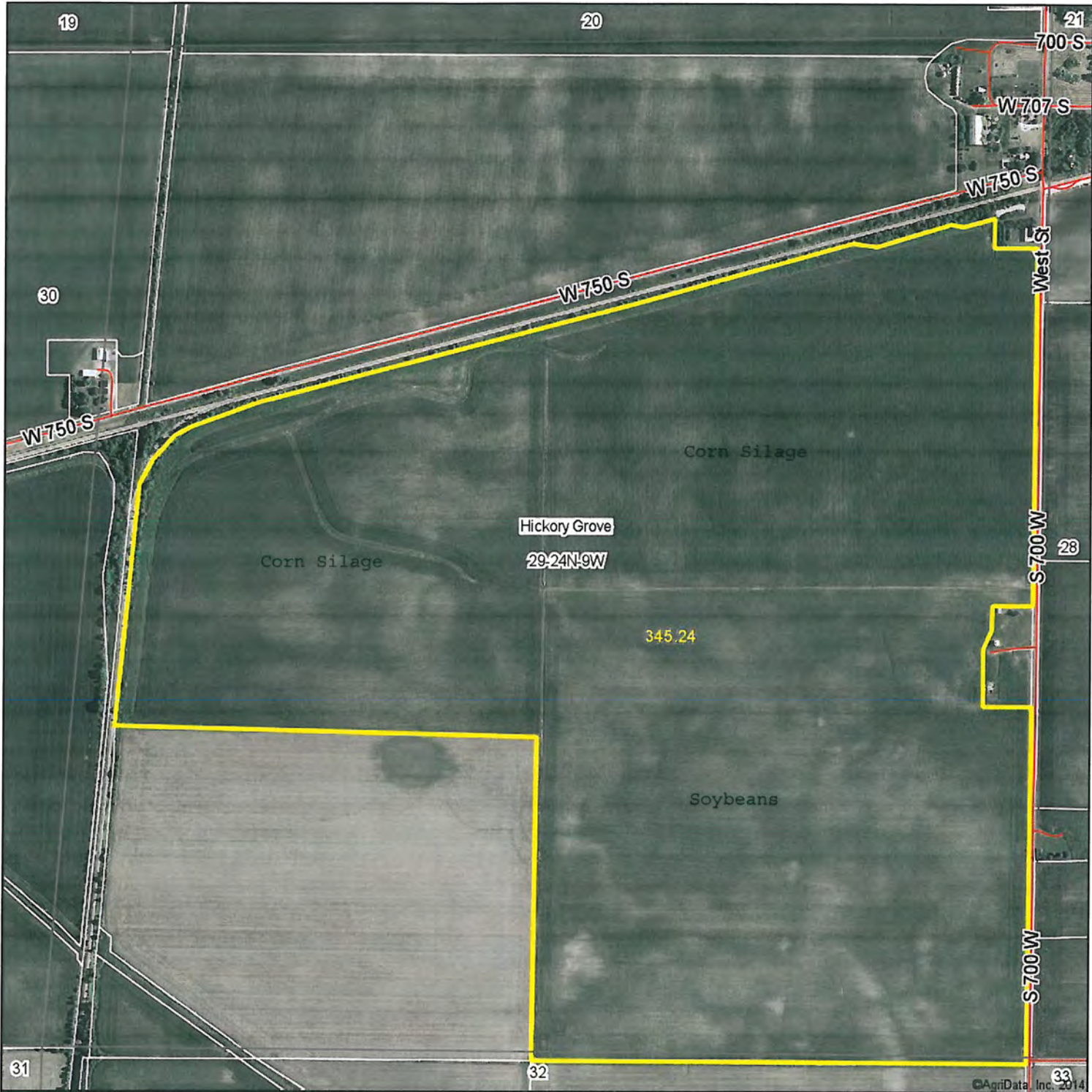
All that part of Section Twenty-nine (29), Township Twenty-four (24) North, of Range Nine (9) West lying South of the Nickel Plate Railroad and East of the New York Central Railroad, EXCEPTING that part of the West Half of said Section Twenty-nine (29) that is 1745.5 feet of even width from North to South across the South portion thereof, and that part of the Northeast Quarter of said Section which commences at a point on the Eastline of said Quarter Section 28.19 chains North of the Southeast corner of said quarter section and running thence South 105.5 feet on said East line for a PLACE OF BEGINNING; thence South 140 feet; thence West 220 feet; thence North 110 feet; and thence Northeasterly to the place of beginning.

Containing in all after said exceptions approximately 350.61 acres, more or less, and located in Hickory Grove Township, Benton County, Indiana.





# SURETY AERIAL MAP



©AgriData, Inc. 2014



iAuctionandRealty.com

Maps Provided By:



© AgriData, Inc. 2014 www.AgriDataInc.com

**29-24N-9W**  
**Benton County**  
**Indiana**

map center: 40.498895, -87.463573

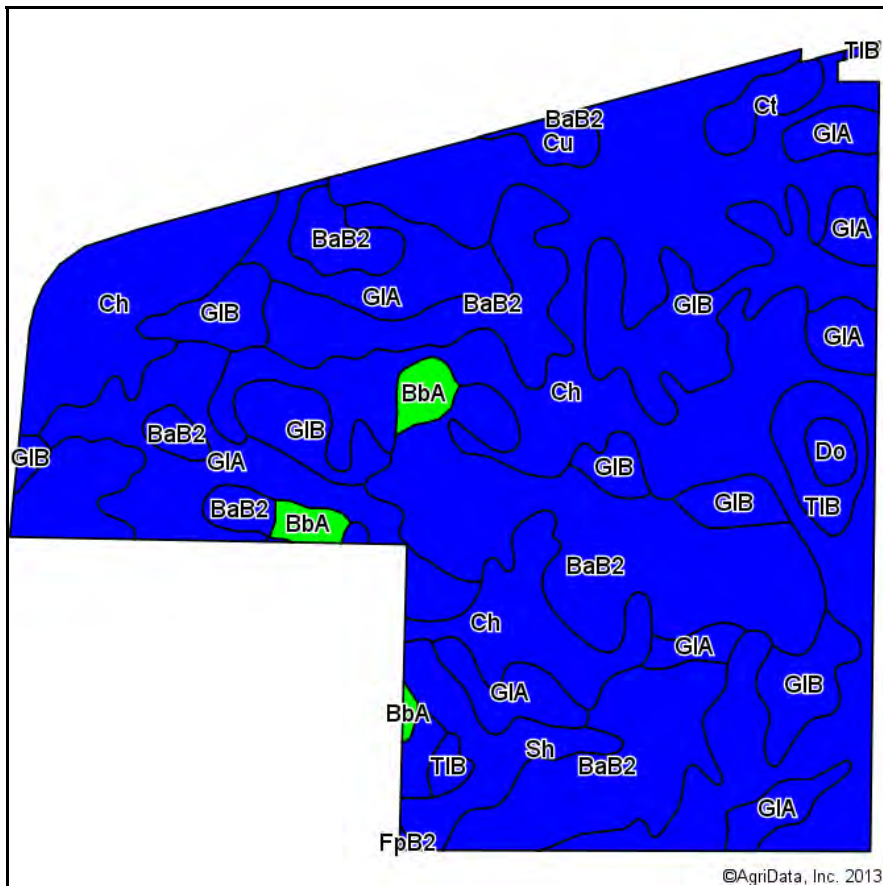
scale: 9510



4/15/2014

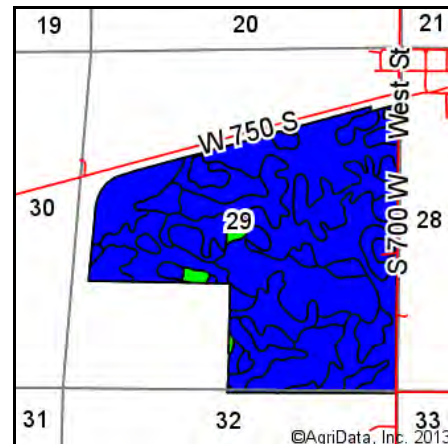


# SURETY SOILS MAP



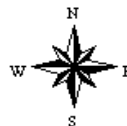
Soils data provided by USDA and NRCS.

©AgriData, Inc. 2013














©AgriData, Inc. 2013

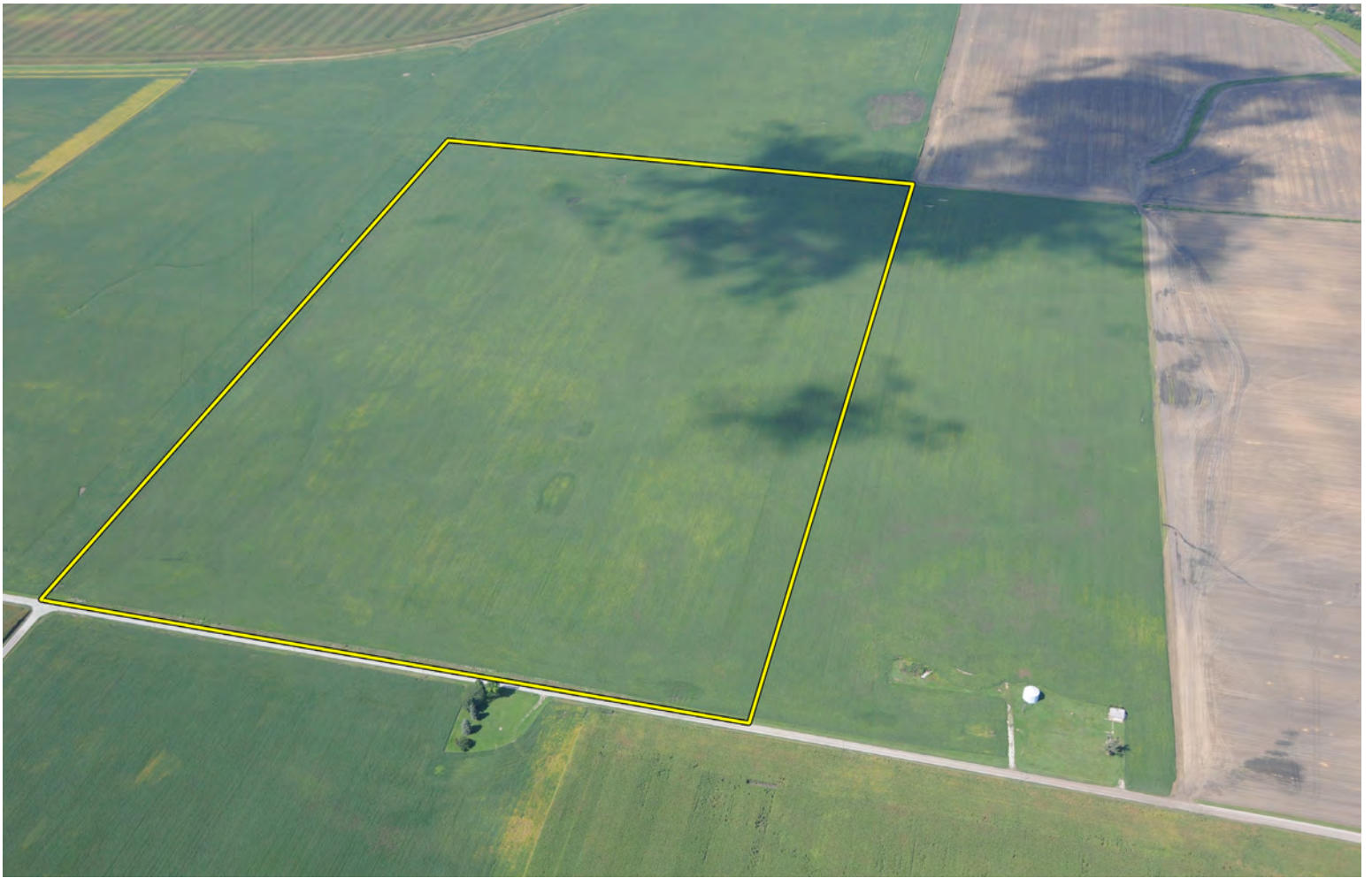
State: **Indiana**  
 County: **Benton**  
 Location: **29-24N-9W**  
 Township: **Hickory Grove**  
 Acres: **350.03**  
 Date: **12/10/2013**



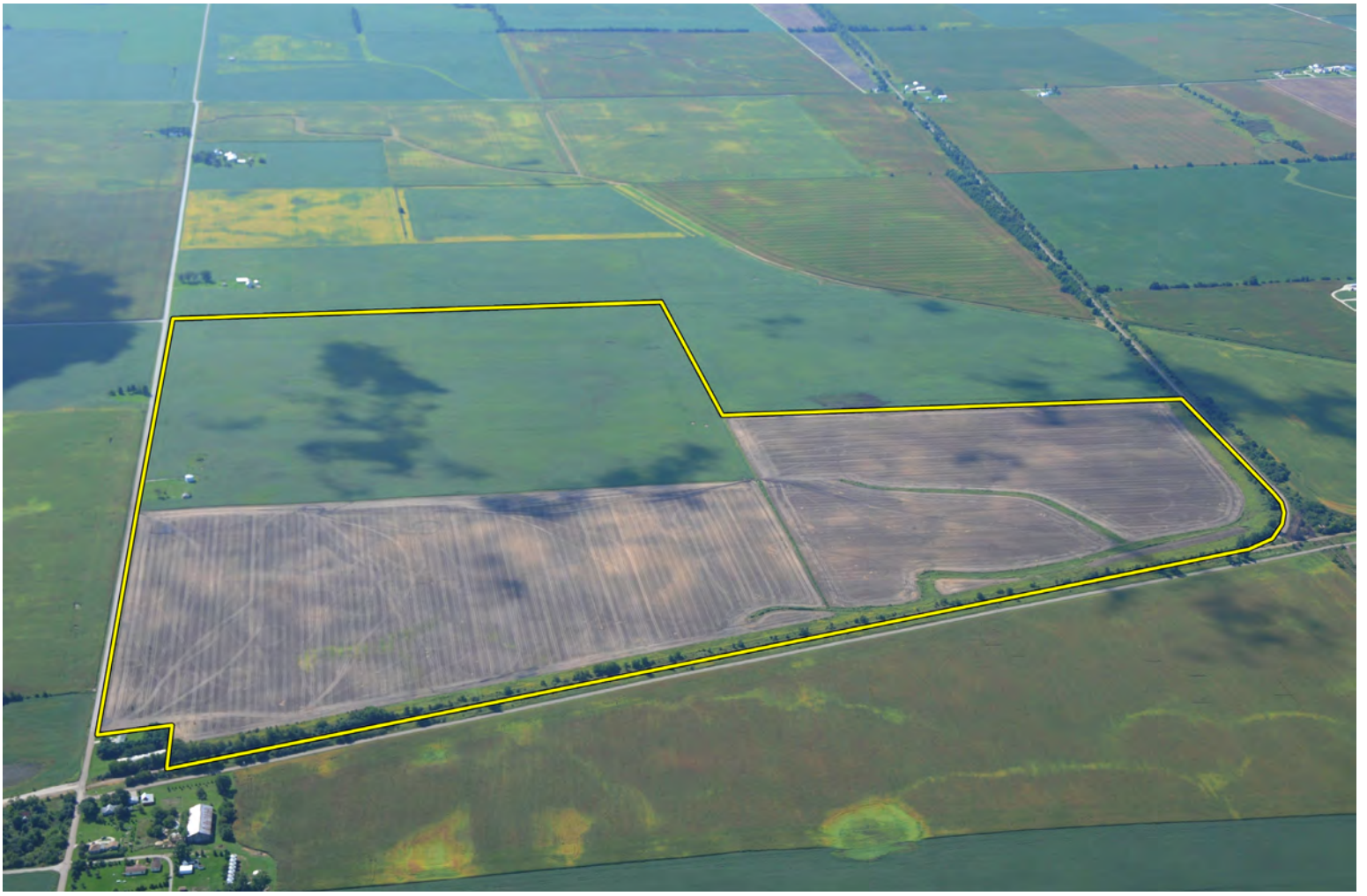
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2013 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Ch	Chalmers silty clay loam	136.57	39.0%		Ilw	190	6.3	12.5	54	76
BaB2	Barce loam, 2 to 6 percent slopes, eroded	82.67	23.6%		Ile	150	5	9.9	49	68
GIA	Gilboa silt loam, 0 to 2 percent slopes	52.88	15.1%		Ilw	165	5.4	10.9	51	74
GIB	Gilboa silt loam, 2 to 4 percent slopes	40.55	11.6%		Ile	165	5.4	10.9	51	74
Sh	Selma silty clay loam, till substratum	17.24	4.9%		Ilw	175	5.8	11.6	49	70
TIB	Tippecanoe silt loam, 2 to 4 percent slopes	7.23	2.1%		Ile	145	4.8	9.6	47	65
BbA	Barce silt loam, 0 to 2 percent slopes	4.77	1.4%		I	155	5.1	10.2	51	70
Ct	Crane silt loam	3.75	1.1%		Ilw	165	5.4	10.9	51	74
Cu	Crane loam, till substratum	2.21	0.6%		Ilw	165	5.4	10.9	51	74
Do	Darroch silt loam	1.95	0.6%		Ilw	165	5.4	10.9	51	74
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	0.21	0.1%		Ile	150	5	9.9	49	68
<b>Weighted Average</b>						<b>171.1</b>	<b>5.7</b>	<b>11.3</b>	<b>51.5</b>	<b>72.9</b>

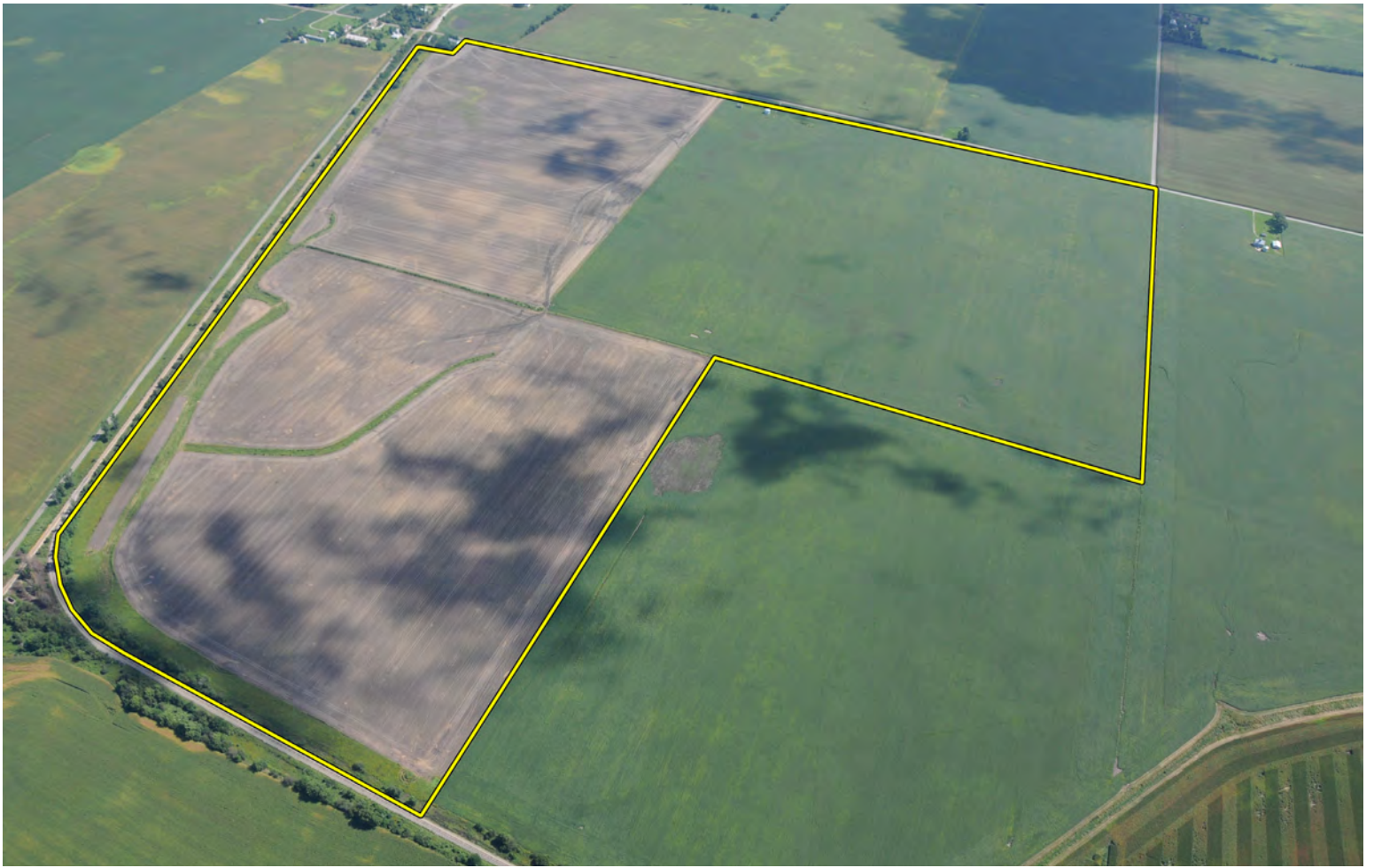


































# FSA - 156 EZ

Indiana  
Benton

U.S. Department of Agriculture  
Farm Service Agency

FARM: 560

Prepared: 10/15/14 9:30 AM

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
JEFFREY L FOSTER		

**Farms Associated with Operator:**

422, 827, 2829, 2907, 3341, 3705, 3798, 3957, 4183, 4343, 4400, 4401

CRP Contract Number(s): 719, 1005

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
348.28	344.67	344.67	0.0	0.0	16.2	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW			FAV/WR History	
0.0	0.0	328.47	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	179.7	121	121	0.0	0.0
SOYBEANS	146.1	34	34	0.0	0.0
<b>Total Base Acres:</b>	325.8				

Tract Number: 383 Description: C9/1B SEC 29 T24N-R9W HICKORY GROVE

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
348.28	344.67	344.67	0.0	0.0	16.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW		
0.0	0.0	328.47	0.0	0.0		

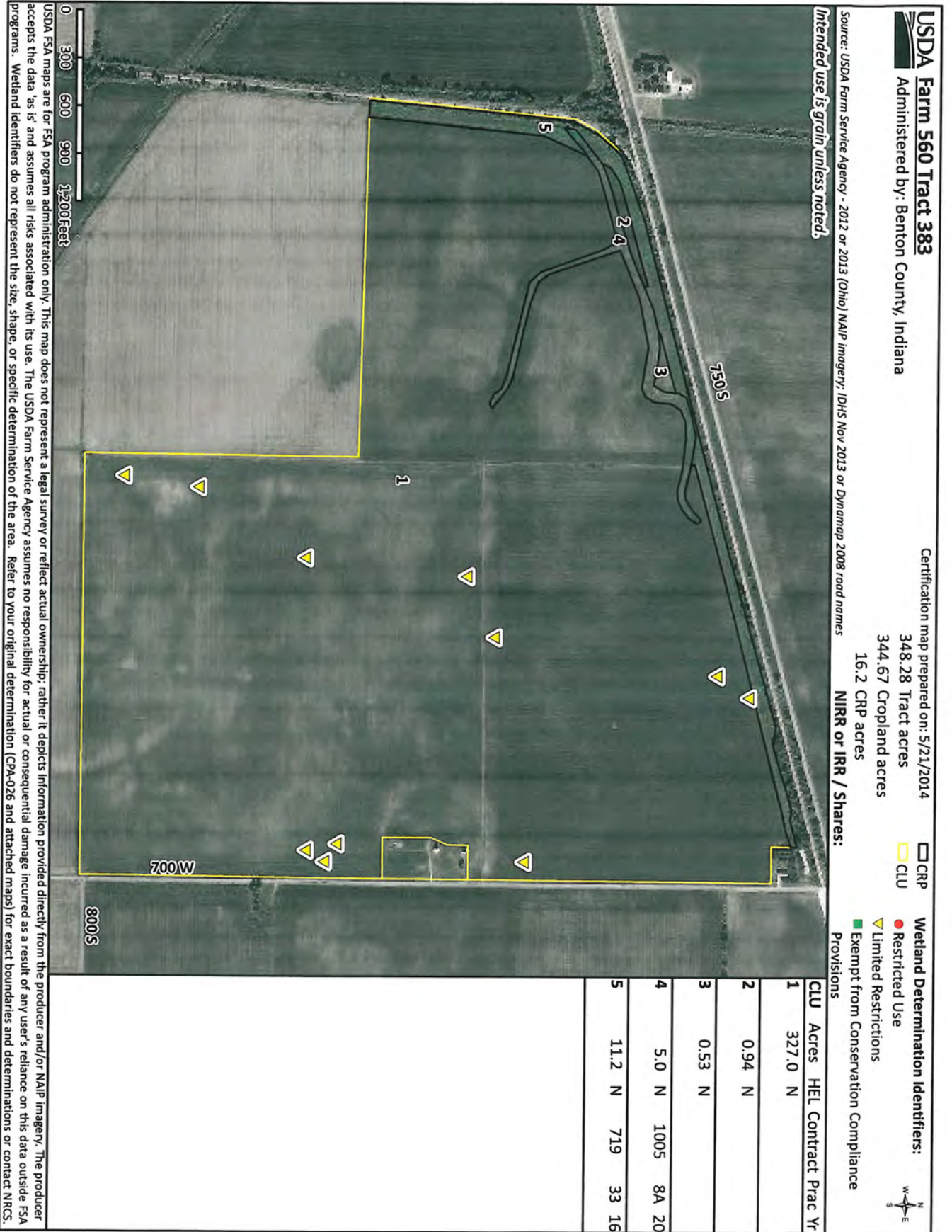
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	179.7	121	121	0.0	0.0
SOYBEANS	146.1	34	34	0.0	0.0
<b>Total Base Acres:</b>	325.8				

Owners: DAY TRUST

Other Producers: KATHIE JO FOSTER



# FSA INFORMATION



**USDA Farm 560 Tract 383**  
 Administered by: Benton County, Indiana

Certification map prepared on: 5/21/2014

348.28 Tract acres  
 344.67 Cropland acres  
 16.2 CRP acres

NIRR or IRR / Shares:

Source: USDA Farm Service Agency - 2012 or 2013 (Ohio) NAI imagery; IDHS Nov 2013 or Dynamap 2008 road names.  
*Intended use is grain unless noted.*

**Wetland Determination Identifiers:**

- CRP
- CLU
- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	Contract	Prac	Yr
1	327.0	N			
2	0.94	N			
3	0.53	N			
4	5.0	N	1005	8A	20
5	11.2	N	719	33	16

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 NAI 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

Benton, Indiana

FSA - 578 (02-01-91)

Farm Number: 560

Operator Name and Address

JEFFREY L FOSTER  
4235 S STATE ROAD 71  
FOWLER, IN 47944-8377

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2014

DATE: 10-15-2014  
PAGE: 1

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 344.67  
Farmland: 348.28

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
383	1A	CORN	YEL	N	GR			I	Share 50.00	179.00		Yes			4-24-2014	NAP Unit 549	01
		Producer	KATHIE JO FOSTER						Share 50.00		RMA Unit						
	1B	SOYBN	COM	N	GR			I	Share 50.00	148.00		Yes			5-7-2014	NAP Unit 549	01
		Producer	KATHIE JO FOSTER						Share 50.00		RMA Unit						
	2	GRASS	FTA	N	LS			I	Share 50.00	0.94		Yes			5-1-2005	NAP Unit 549	01
		Producer	KATHIE JO FOSTER						Share 50.00		RMA Unit						
	3	GRASS	FTA	N	LS			I	Share 50.00	0.53		Yes			5-1-2005	NAP Unit 549	01
		Producer	KATHIE JO FOSTER						Share 50.00		RMA Unit						
	4	CRP	08A	N				I	Share 100.00	5.00		Yes		RO			2020
		Producer	DAY TRUST						Share 100.00		RMA Unit				NAP Unit 958		
	5	CRP	033	N				I	Share 100.00	11.20		Yes		RM			2016
		Producer	DAY TRUST						Share 100.00		RMA Unit				NAP Unit 958		
Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
CORN	YEL	N	GR	179.00		CRP	08A	N		5.00		GRASS	FTA	N	LS	1.47	
SOYBN	COM	N	GR	148.00		CRP	033	N		11.20							
Photo Number/Legal Description: C9/1B SEC 29 T24N-R9W HICKORY GROVE																	
Cropland: 344.67 Reported on Cropland: 344.67																	
Difference: 0.00 Reported on Non-Cropland: 0.00																	



# FSA INFORMATION

Benton, Indiana

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

**Farm Number: 560**

Operator Name and Address

JEFFREY L FOSTER  
4235 S STATE ROAD 71  
FOWLER, IN 47944-8377

## REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2014

DATE: 10-15-2014

PAGE: 2

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

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

Cropland: 344.87

Farmland: 348.28

**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 1995. 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		Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	C/C	
					Share	50.00						GRASS	Share
CORN	YEL	N	GR	179.00			GRASS	08A	N	GR	5.00		
GRASS	FTA	N	LS	1.47			GRASS	COM	N	GR	148.00		
CRP	033	N		11.20	100.00	CRP							

**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 planted if it 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) \_\_\_\_\_

Date \_\_\_\_\_

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.



# SOIL TESTS

NICHOLSON  
LABORATORY

## Jeff Foster Soil Test Results

<b>Prepared For:</b> Jeff Foster <b>Farm:</b> Jeff Foster <b>Field:</b> Day Trust <b>Crop</b> <b>Zone:</b> 2014 <b>Crop Year:</b>	<b>County:</b> Twp Benton, IN <b>Rng Sec:</b> <b>Directions:</b>
<b>Acres:</b> 335.06	

**Layer Name:** 2011 Soil Audit

**Date Sampled:** March 31, 2014

SampleID	LabID <small>none</small>	CEC <small>meq/100g</small>	pH <small>none</small>	BpH <small>none</small>	OM <small>%</small>	P1 <small>LbsPerAcres</small>	Ca <small>LbsPerAcres</small>	Mg <small>LbsPerAcres</small>	K <small>LbsPerAcres</small>	Ca% <small>%</small>	Mg% <small>%</small>	K% <small>%</small>
1	72868	21.6	6.3	6.8	4.6	60	5840	762	370	67.5	14.7	2.2
2	72869	24.1	6.6	6.9	5.8	84	6978	850	430	72.2	14.7	2.3
3	72870	19.9	5.5	6.6	3.7	76	4096	452	392	51.6	9.5	2.5
4	72871	17.4	6.1	6.7	3.8	82	4570	518	440	65.7	12.4	3.2
5	72872	13.7	6.1	6.8	3.2	108	3582	388	440	65.4	11.8	4.1
6	72873	12.7	5.5	6.7	3.3	68	2604	294	280	51.2	9.6	2.8
7	72874	27.3	5.6	6.5	5.1	72	5898	698	452	54.0	10.7	2.1
8	72875	14.0	5.6	6.7	3.4	104	3022	326	336	54.0	9.7	3.1
9	72876	15.1	5.8	6.7	3.6	84	3578	400	366	59.1	11.0	3.1
10	72877	21.4	6.4	6.8	5.1	86	5946	720	424	69.4	14.0	2.5
11	72878	17.8	5.7	6.7	4.0	120	4072	418	420	57.2	9.8	3.0
12	72879	13.4	5.8	6.7	2.7	78	3162	364	322	58.8	11.3	3.1
13	72880	23.6	6.8	7.0	4.5	54	6952	922	422	73.8	16.3	2.3
14	72883	16.2	5.6	6.7	3.3	88	3526	390	282	54.5	10.0	2.2
15	72884	18.5	6.4	6.8	4.3	112	5204	564	456	70.2	12.7	3.2
16	72885	23.8	7.1	7.0	5.9	118	7312	932	450	76.9	16.3	2.4
17	72886	18.3	6.7	6.9	4.5	94	5342	684	350	72.8	15.5	2.4
18	72887	20.0	6.6	6.9	4.7	88	5738	720	378	71.8	15.0	2.4
19	72888	14.7	6.6	6.9	3.7	130	4216	454	526	71.7	12.9	4.6
20	72889	24.5	6.8	7.0	5.9	94	7312	914	456	74.5	15.5	2.4
21	72890	18.2	6.3	6.8	3.5	116	4962	602	348	68.2	13.8	2.5
22	72891	18.3	6.4	6.8	3.8	128	5072	616	396	69.2	14.0	2.8
23	72892	16.9	6.5	6.9	4.0	88	4724	582	428	70.0	14.4	3.3
24	72893	15.0	6.2	6.8	3.9	88	4110	426	314	68.3	11.8	2.7
25	72894	22.8	6.9	7.0	5.5	56	7190	714	402	78.7	13.0	2.3
26	72895	15.4	6.3	6.8	3.9	88	4486	328	304	73.0	8.9	2.5
27	72896	17.5	6.2	6.8	4.1	78	4896	440	310	70.0	10.5	2.3
28	72897	22.0	6.6	6.9	5.4	96	6584	634	412	74.8	12.0	2.4
29	72898	15.4	6.4	6.9	4.1	82	4440	404	330	72.3	11.0	2.8
30	72899	12.6	6.2	6.9	2.6	50	3524	304	278	69.9	10.1	2.8
31	72900	20.4	6.7	6.9	3.4	80	6166	636	338	75.7	13.0	2.1
32	72901	19.9	6.7	6.9	3.3	90	6226	486	376	78.2	10.2	2.4
33	72902	24.1	7.0	7.0	5.0	74	7696	786	408	79.8	13.6	2.2



# SOIL TESTS

NICHOLSON  
CONSULTING SERVICES, LLC

## Jeff Foster Soil Test Results

<b>Prepared For:</b> Jeff Foster <b>Farm:</b> Jeff Foster <b>Field:</b> Day Trust <b>Crop</b> <b>Zone:</b> 2014 <b>Crop Year:</b>	<b>County:</b> Twp Benton, IN <b>Rng Sec:</b> <b>Directions:</b>  <b>Acres:</b> 335.06
--------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

Layer Name: 2013 Soil Audit

Date Sampled: March 14, 2013

SampleID	LabID none	CEC meq/100g	pH none	BpH nona	OM %	P1 LbsPerAcres	Ca LbsPerAcres	Mg LbsPerAcres	K LbsPerAcres	Ca% %	Mg% %	K% %
1	64514	33.7	5.3	6.4	5.7	102	6196	794	384	45.9	9.8	1.5
2	64515	30.6	5.9	6.6	6.6	104	7516	934	544	61.4	12.7	2.3
3	64516	21.5	5.5	6.6	4.7	78	4374	536	390	50.9	10.4	2.3
4	64517	19.1	5.8	6.7	4.3	102	4494	542	386	58.8	11.8	2.6
5	64518	17.7	5.7	6.7	3.4	84	3928	486	428	55.5	11.4	3.1
6	64519	17.8	5.5	6.6	3.6	110	3616	424	390	50.9	9.9	2.8
7	64520	24.7	6.0	6.7	5.6	112	6236	822	480	63.2	13.9	2.5
8	64521	16.6	5.7	6.7	3.3	84	3810	386	358	57.5	9.7	2.8
9	64524	18.2	5.9	6.7	4.3	84	4520	508	372	62.1	11.6	2.6
10	64525	24.8	5.9	6.6	5.1	84	6036	800	404	60.9	13.4	2.1
11	64526	17.0	5.7	6.7	3.9	84	3786	454	404	55.8	11.2	3.1
12	64527	15.0	5.8	6.7	3.4	86	3474	418	416	58.0	11.6	3.6
13	64528	20.9	6.6	6.9	4.4	64	5982	798	298	71.5	15.9	1.8
14	64529	17.9	5.8	6.7	3.6	90	4238	470	404	59.3	11.0	2.9
15	64530	16.9	6.2	6.8	4.3	88	4416	592	400	65.2	14.6	3.0
16	64531	22.4	7.0	7.0	4.6	74	7052	794	356	78.8	14.8	2.0
17	64532	18.5	6.5	6.9	4.5	64	5148	704	284	69.7	15.9	2.0
18	64533	21.3	6.4	6.8	5.0	92	5878	760	362	69.0	14.9	2.2
19	64534	15.9	6.2	6.8	4.1	118	4184	482	550	65.7	12.6	4.4
20	64535	26.8	6.7	6.9	6.2	128	7656	1098	496	71.4	17.1	2.4
21	64536	17.3	6.3	6.8	3.8	80	4568	628	438	66.0	15.1	3.2
22	64537	17.4	6.4	6.8	3.9	82	4694	648	426	67.4	15.5	3.1
23	64538	18.7	6.1	6.7	4.5	94	4790	620	474	64.2	13.8	3.3
24	64539	15.6	6.2	6.8	4.0	82	4230	440	422	67.6	11.7	3.5
25	64540	28.2	6.3	6.7	6.4	156	7558	988	604	67.0	14.6	2.7
26	64541	14.8	6.1	6.8	3.7	84	3952	396	414	66.6	11.1	3.6
27	64542	17.4	6.1	6.7	3.8	92	4568	540	368	65.7	12.9	2.7
28	64543	20.8	6.0	6.7	4.8	82	5390	628	390	64.6	12.6	2.4
29	64544	21.3	6.5	6.8	3.8	80	6280	576	458	73.6	11.3	2.8
30	64545	14.4	6.2	6.8	3.4	80	3902	410	386	67.5	11.8	3.4
31	64546	20.7	6.6	6.9	4.2	88	6168	596	426	74.6	12.0	2.6
32	64547	18.4	6.3	6.8	4.6	76	5048	568	422	68.6	12.9	2.9
33	64548	26.5	6.7	6.9	5.5	90	7830	922	510	73.8	14.5	2.5







# SOIL TESTS



## Jeff Foster Soil Test Results

<b>Prepared For:</b> Jeff Foster <b>Farm:</b> Jeff Foster <b>Field:</b> Day Trust <b>Crop Zone:</b> 2014 <b>Crop Year:</b>	<b>Acres:</b> 335.06	<b>County:</b> Twp Benton, IN <b>Rng Sec:</b> <b>Directions:</b>
----------------------------------------------------------------------------------------------------------------------------------------	----------------------	------------------------------------------------------------------------

Layer Name: 2005 soil audit

Date Sampled: April 07, 2005

SampleID	LabID <small>none</small>	CEC <small>meq/100g</small>	pH <small>none</small>	BpH <small>none</small>	OM <small>%</small>	P1 <small>LbsPerAcra</small>	Ca <small>LbsPerAcra</small>	Mg <small>LbsPerAcra</small>	K <small>LbsPerAcra</small>	Ca% <small>%</small>	Mg% <small>%</small>	K% <small>%</small>
1		26.3	5.7	6.6	5.3	114	5666	896	390	53.9	14.2	1.9
2		30.3	5.6	6.5	6.0	114	6262	980	376	51.7	13.5	1.6
3		19.5	4.9	6.5	4.9	82	2688	414	334	34.4	8.8	2.2
4		19.1	5.3	6.6	4.1	102	3214	576	374	42.1	12.6	2.5
5		14.4	5.1	6.6	4.1	96	2078	388	390	36.1	11.2	3.5
6		13.7	5.0	6.6	3.5	108	1940	292	340	35.5	8.9	3.2
7		28.5	5.3	6.4	5.5	128	4946	814	408	43.4	11.9	1.8
8		14.3	5.0	6.6	3.5	90	2050	304	342	35.7	8.8	3.1
9		19.8	5.1	6.5	4.8	62	3076	470	320	38.8	9.9	2.1
10		26.7	5.3	6.5	5.0	164	4576	788	426	42.9	12.3	2.0
11		19.9	5.1	6.5	4.5	116	3102	454	364	39.0	9.5	2.3
12		12.0	4.9	6.6	2.8	74	1518	300	316	31.6	10.4	3.4
13		24.5	6.1	6.7	5.7	104	6032	1070	328	61.4	18.2	1.7
14		13.7	5.0	6.6	3.4	148	1828	338	442	33.2	10.2	4.1
15		17.5	5.7	6.7	4.5	98	3612	662	354	51.6	15.8	2.6
16		27.0	6.5	6.8	5.5	110	7126	1298	350	65.9	20.0	1.7
17		18.4	5.7	6.7	4.5	108	3662	762	402	49.9	17.3	2.8
18		26.6	5.5	6.5	5.4	114	5074	904	384	47.6	14.1	1.8
19		15.6	5.7	6.7	4.2	202	3034	594	688	48.5	15.8	5.6
20		23.4	5.8	6.6	5.6	144	5034	966	380	53.9	17.2	2.1
21		15.6	5.4	6.6	3.3	64	2632	590	284	42.3	15.8	2.3
22		15.0	5.4	6.6	3.5	78	2510	572	332	41.7	15.8	2.8
23		15.0	5.4	6.6	2.8	52	2502	588	294	41.6	16.3	2.5
24		15.7	5.7	6.7	4.0	62	3248	566	406	51.7	15.0	3.3
25		26.3	6.2	6.7	4.7	96	6746	1064	372	64.1	16.9	1.8
26		14.6	5.4	6.7	3.3	80	2820	342	246	48.4	9.8	2.2
27		16.8	5.5	6.6	2.8	80	3352	468	260	50.0	11.6	2.0
28		22.5	5.8	6.6	4.8	106	5262	678	368	58.5	12.6	2.1
29		14.3	5.5	6.7	3.2	68	2814	388	328	49.3	11.3	2.9
30		13.8	5.5	6.7	3.0	54	2776	362	246	50.4	10.9	2.3
31		21.9	5.9	6.7	3.6	92	5292	730	364	60.4	13.9	2.1
32		17.7	5.8	6.7	3.9	66	4062	572	324	57.4	13.5	2.3
33		25.7	5.8	6.6	5.4	128	5800	910	428	56.3	14.7	2.1











# TAX INFORMATION

## ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
04-14-29-900-005-000-008

Parent Parcel Number

Property Address  
7618 S 700 W

Neighborhood  
8301 Hickory Grove Homesites

Property Class  
195 Agr Other agricultural use

TAXING DISTRICT INFORMATION

Jurisdiction 4

Area 005 Gilboa

Corporation N

District 008

Section & Plat 29

Routing Number 29 000 7 00

## Site Description

Topography:

Level

Public Utilities:

Electric

Street or Road:

Paved

Neighborhood:

Static

Zoning:

Legal Acres:

350.6100

OWNERSHIP

Purdue Natl Bank Of Lafayette  
% ICG  
Dallas, TX 75381-0490

PT W1/2 SE1/4 - S PT NE1/4 S OF RY 29-24-09 350.61A DAY FARM

Printed 8/18/2014

Tax ID 0080023000

# AGRICULTURAL

## VALUATION RECORD

Assessment Year	03/01/2008	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013
Reason For Change	51-Annual Reas	Homestead Chang	Allocations	19-Annual Adjus	19-Annual Adjus	09- General Rev	51- Annual Reas
VALUATION	L 488000	488000	488000	508200	609900	662800	715700
Appraised Value	B 11300	11300	11300	11300	11400	14700	16300
	T 499300	499300	520000	535900	621300	677500	732000
VALUATION	L 488000	488000	508200	524600	609900	662800	715700
True Tax Value	B 11300	11300	11800	11300	11400	14700	16300
	T 499300	499300	520000	535900	621300	677500	732000

## LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acres	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value Value
1 PUBLIC ROAD/ROW	ELA	2.5040			2050.00	2050.00	5130	0 -100%	0
2 TILLABLE LAND	BaB2	83.9340	120		2050.00	2091.00	175510		175510
3 TILLABLE LAND	BbA	4.3300			2050.00	2173.00	9410		9410
4 TILLABLE LAND	Ch	137.3340			2050.00	2624.00	360360		360360
5 TILLABLE LAND	Ct	4.2140			2050.00	2091.00	8810		8810
6 TILLABLE LAND	Cu	2.6340			2050.00	2173.00	5720		5720
7 TILLABLE LAND	De	1.4510			2050.00	2276.00	3300		3300
8 FARM BUILDINGS	De	0.7790			2050.00	1770	3000	0 -40%	1060
9 TILLABLE LAND	FpB2	0.1610			2050.00	1825.00	290		290
10 TILLABLE LAND	G/A	52.6840			2050.00	2358.00	124230		124230
11 TILLABLE LAND	G/R	42.9770			2050.00	2358.00	101340		101340
12 TILLABLE LAND	Sh	16.6840			2050.00	2624.00	44330		44330
13 TILLABLE LAND	T/B	8.1140			2050.00	2091.00	16970		16970

## FARMLAND COMPUTATIONS

Parcel Acreage	(1)	Measured Acreage	
81 Legal Drain NV	(1)	Average True Tax Value/Acre	350.6100
82 Public Roads NV	(1)	TRUE TAX VALUE FARMLAND	2.5040
83 UT Towers NV	(1)	Classified Land Total	[+]
9 Homesites(s)	(1)	Excess Acreage Value	[+]
91/92 Excess Acreage	(1)		
TOTAL ACRES FARMLAND			348.1060

TRIF TAX VAL I F

R51330

Supplemental Cards

TRUE TAX VALUE

851330

358.0100

2378

715700

715700

44330

16970



# TAX INFORMATION

## Property Record Page

printed 9/15/2014 (page 4 of 6)

### TaxBill History Information

Tax Year		Spring	Fall
<b>2013 PAY 2014</b>		<b>3905.83</b>	<b>3905.83</b>
	HICKORY GROVE	3774.35	3774.35
	LEUCK/MITCHELL	131.48	131.48
<b>2012 PAY 2013</b>		<b>3222.15</b>	<b>3222.15</b>
	HICKORY GROVE	3090.67	3090.67
	LEUCK/MITCHELL	131.48	131.48
<b>2011 PAY 2012</b>		<b>3749.71</b>	<b>3749.71</b>
	HICKORY GROVE	3618.23	3618.23
	LEUCK/MITCHELL	131.48	131.48
<b>2010 PAY 2011</b>		<b>3696.11</b>	<b>3696.11</b>
	HICKORY GROVE	3564.63	3564.63
	LEUCK/MITCHELL	131.48	131.48
<b>2009 PAY 2010</b>		<b>3844.30</b>	<b>3844.30</b>
	HICKORY GROVE	3712.82	3712.82
	LEUCK/MITCHELL	131.48	131.48
<b>2008 PAY 2009</b>		<b>3743.39</b>	<b>3743.39</b>
	HICKORY GROVE	3611.91	3611.91
	LEUCK/MITCHELL	131.48	131.48
<b>2007 PAY 2008</b>		<b>4692.17</b>	<b>4692.17</b>
	HICKORY GROVE	4560.69	4560.69
	LEUCK/MITCHELL	131.48	131.48
<b>2006 PAY 2007</b>		<b>3669.40</b>	<b>3669.40</b>
	HICKORY GROVE	3537.92	3537.92
	LEUCK/MITCHELL	131.48	131.48
<b>2005 PAY 2006</b>		<b>3020.70</b>	<b>3020.70</b>
	HICKORY GROVE	2889.22	2889.22
	LEUCK/MITCHELL	131.48	131.48
<b>2004 PAY 2005</b>		<b>3419.49</b>	<b>3419.49</b>
	HICKORY GROVE	2805.92	2805.92
	LEUCK/MITCHELL	613.57	613.57



# TAX INFORMATION

## Property Record Page

printed 9/15/2014 (page 2 of 6)

### Assessment History Information

<b>Tax Year</b>	<b>Amount</b>
<b>2013 PAY 2014</b>	<b>732000</b>
Non-Residential Improvements	16300
Non-Residential Land	715700
<b>2012 PAY 2013</b>	<b>677500</b>
Non-Residential Land	662800
Non-Residential Improvements	14700
<b>2011 PAY 2012</b>	<b>621300</b>
Non-Residential Land	609900
Non-Residential Improvements	11400
<b>2010 PAY 2011</b>	<b>535900</b>
Non-Residential Land	524600
Non-Residential Improvements	11300
<b>2009 PAY 2010</b>	<b>520000</b>
Non-Residential Land	508200
Non-Residential Improvements	11800
<b>2008 PAY 2009</b>	<b>499300</b>
Non-Residential Improvements	11300
Non-Residential Land	488000
<b>2007 PAY 2008</b>	<b>474900</b>
Non-Residential Land	463700
Non-Residential Improvements	11200
<b>2006 PAY 2007</b>	<b>368400</b>
Non-Residential Improvements	10500
Non-Residential Land	357900
<b>2005 PAY 2006</b>	<b>370100</b>
Non-Residential Land	357900
Non-Residential Improvements	12200



# TAX INFORMATION

## Property Record Page

printed 9/15/2014 (page 1 of 6)

### Owner and General Parcel Information

Property Card	<a href="#">Show Property Card</a>
Tax History Data	<a href="#">Show Tax History</a>
Images	<a href="#">Show Images(3)</a>
Sketches	<a href="#">Show Sketches(1)</a>
Owner Name	Purdue Nat'l Bank Of Lafayette
State Parcel Number	04-14-29-900-005.000-008
Parcel Number	04-14-29-900-005.000-008
Map Number	008-00230-00
Legal Description	PT W1/2 SE1/4 - S PT NE1/4 S OF RY 29-24-09 350.61A DAY FARM
Acreage	0.000000
Instrument Number	
Book Number	
Page Number	
Location Address	7618 S 700 W FOWLER, IN 47944
Owner Address	PO Box 810490 Dallas, TX 75381-0490
Note	



# TITLE WORK

**BENTON COUNTY ABSTRACT AND  
TITLE COMPANY, INC.**

**S. Gregory Howard, CEO  
Anne G. Howard, Office Manager**

202 N. Madison Avenue  
P.O. Box 346  
Fowler, Indiana 47944-0346

**Title Insurance  
Insured Real Estate Closings**

**Telephone (765) 884-1140  
FAX (765) 884-0839**

August 19, 2014

Cassidy Turley  
721 Emerson, Ste 333  
St. Louis, MO 63141

ATTN: Bill Phelps

RE: Purdue National Bank of Lafayette  
Pt. W1/2SE1/4 - S pt NE1/4 S of RY 29/24/09  
Cont. 350.61 (Day Farm)

**W R I T T E N   S E A R C H**

**SINCE: NOVEMBER 17, 1976**

Dear Bill:

Pursuant to your request of August 18, 2014 for a Written Search on the above captioned real estate, the following was revealed in our search of those public records which affect real estate:

**SOURCE OF TITLE:** Warranty Deed from Harvey L. Day and Kathleen L. Day, husband and wife, "Grantor" to Purdue National Bank of Lafayette, dated 11/11/1976 and recorded 11/17/1976 at 2:10 o'clock P.M. in **Deed Record #88 pages 481-482** in the Office of the Recorder, Benton County, Indiana.

Taxes for the year 2013 payable 2014 have been assessed and are payable as follows, to-wit:

Parcel No. 04-14-29-900-005.000-008 (008-00230-00)  
Purdue National Bank of Lafayette  
Pt. W1/2SE1/4 - S pt. NE1/4 S of RY 29/24/09 350.61 acre  
(Day Farm)



# TITLE WORK

RE: Purdue National Bank of Lafayette

page - 2

Value of Land.....\$ 715,700.00 (Agriculture)  
Value of Improvements.....\$ 16,300.00 (non-residential)

May Installment.....\$ 3,774.35 Paid 04/21/2014  
November Installment.....\$ 3,774.35 Not Paid

Leuck/Mitchell - Ditch

May Installment.....\$ 131.48 Paid 04/21/2014  
November Installment.....\$ 131.48 Not Paid

Taxes for the year 2014 payable 2015 became a lien on March 01, 2014, but have yet to be assessed of record.

There are no other current liens or judgments **of record** found in the public records of Benton County, Indiana.

THIS SEARCH IS DATED: August 19, 2014

BENTON COUNTY ABSTRACT  
AND TITLE COMPANY, INC.

  
ANNE G. HOWARD

AGH/tms





**950 N. Liberty Drive, Columbia City, IN 46725**

**800-451-2709**

**[www.schraderauction.com](http://www.schraderauction.com)**