



LAND AUCTION

Thursday, October 29th
6 PM

166[±]
ACRES
offered in 4 tracts



PROPERTY LOCATION: From Walton, IN at the intersection of SR 218 & US 35; take US 35, 1 mile south to CR 0005, then take CR 0005 west to the property.

AUCTION LOCATION: Walnut Hills, 101 W. Walnut Street, 4th Floor, Walton, IN

TRACT 1: 62± acres

Tract 4: Tract #4: 62± acre tract of land with excellent soils, with 61.47 acres tillable (per Cass Co. FSA office). This tract has frontage on CR 0005. REAL ESTATE AND DITCH TAX!

Map: <http://www.pwrta.com/properties/166-acres>

INFORMATION BOOKLET



Soils		Soil Ratings	
Code	Name	corn	soybean
Cy	Cyclone silt loam	190	54
FcA	Fincastle silt loam	188	54
Pa	Patton silty clay loam	175	49
Weighted Average		180.1	53.9

ONLINE BIDDING AVAILABLE

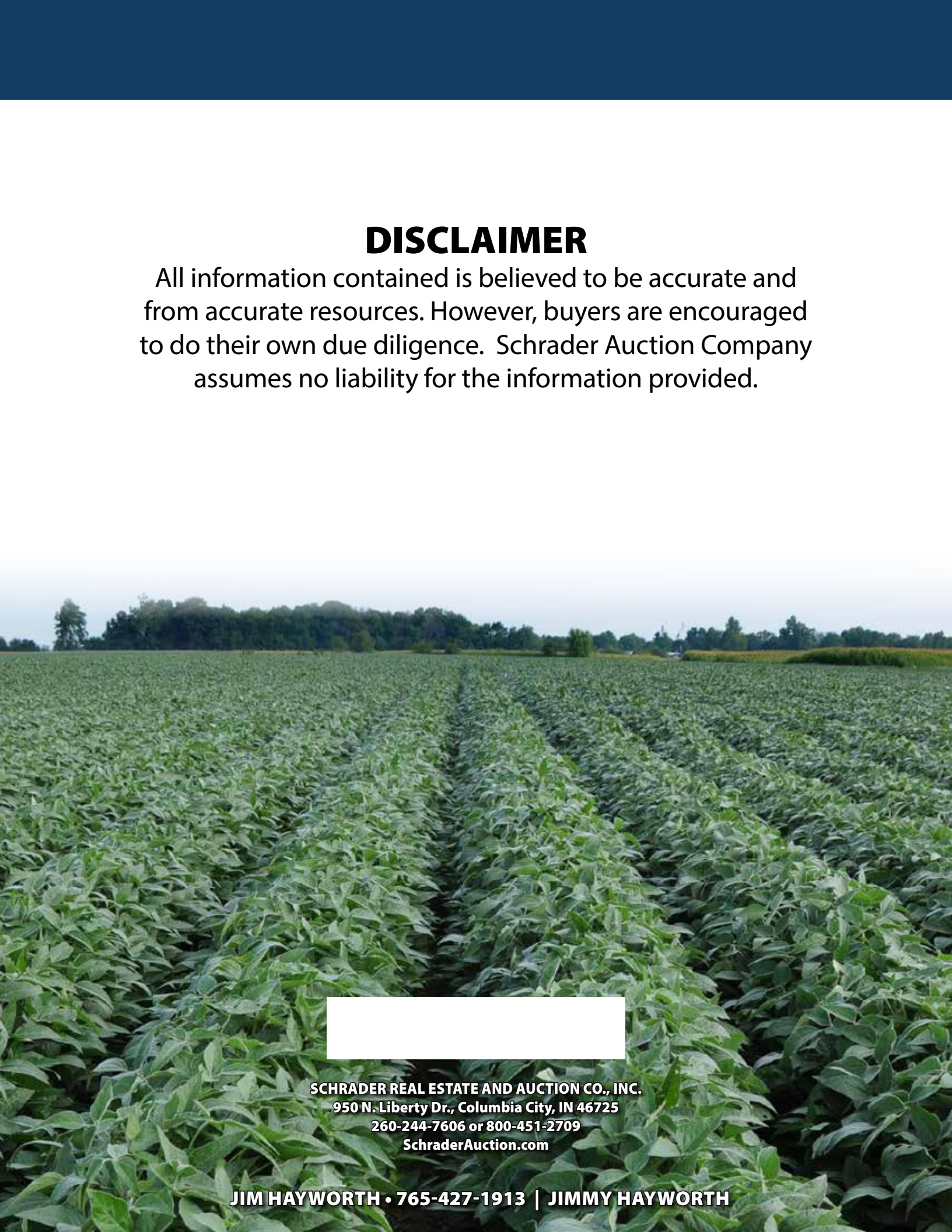
SCHRADER
Real Estate and Auction Company, Inc.

OWNERS: Laddie Shuman Estate • Robert B. Christopher, Personal Representative
AUCTION MANAGERS: Jim Hayworth, Jimmy Hayworth
888-808-8680 office, 765-427-1913 cell • jhayworth@pwrta.com

www.schraderauction.com
800-451-2709

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

JIM HAYWORTH • 765-427-1913 | JIMMY HAYWORTH

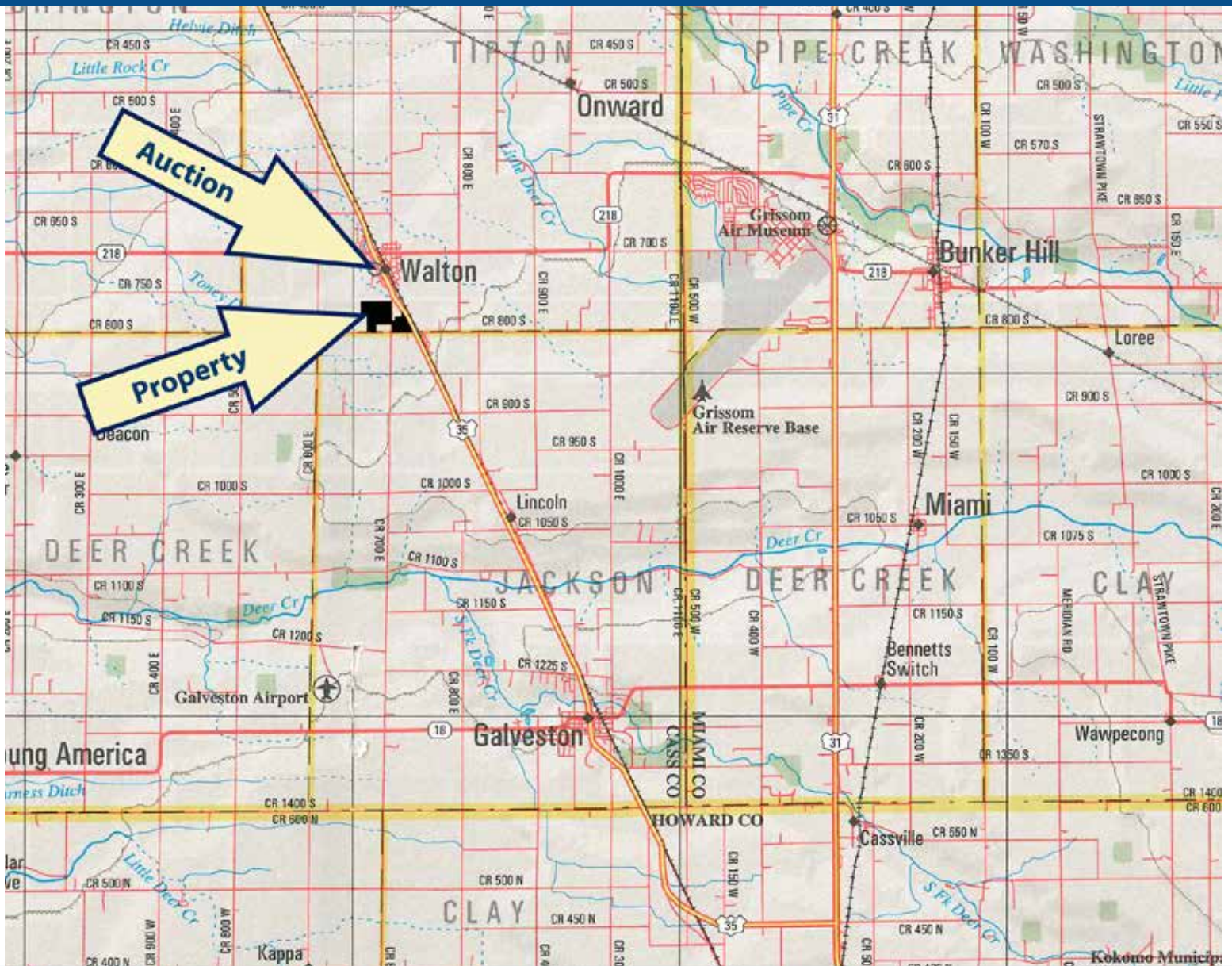


BOOKLET INDEX

- **LOCATION MAP**
- **PROPERTY DESCRIPTION**
- **AERIAL/TRACT & PLAT MAPS**
 - **SOILS MAPS**
 - **CASS COUNTY TILE MAPS**
 - **OIL & GAS LEASE**
 - **TITLE INSURANCE POLICY**
 - **FSA INFORMATION**
- **CASS COUNTY ASSESSORS SHEETS**
- **CASS COUNTY REAL ESTATE TAXES**
 - **PHOTOGRAPHY**

LOCATION MAP

LOCATION MAP



AUCTION SITE:

Walton Christian Church, 101 W. Bishop Street and US 35, Walton, IN.

PROPERTY LOCATION:

From Walton, IN at the intersection of SR 218 & US 35; take US 35, 1 mile south to CR 800S, then take CR 800S west to the property.



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

166± Acres

Tract 1: 43.71± acres, mostly all tillable (39.42 acres per FSA) except for road frontage. This tract has excellent soils and frontage on US 35, CR 800S and CR 700E.

Tract 2: 20± acre parcel of land with excellent soils with 2 small grain bins and a 50'x50' tool shed (per Cass Co. Assessor sheet). This tract has road frontage on CR 700E.

Tract 3: 39± acre parcel of land with excellent soils, high % tillable and with a small creek on the NE corner of this tract. This tract has frontage on CR 700E.

Tract 4: Tract #4: 62± acre tract of land with excellent soils, with 61.47 acres tillable (per Cass Co. FSA office). This tract has frontage on CR 800S.

REAL ESTATE AND DITCH TAX:

Real Estate: Tract #1: \$774.80/6 mo. Tract #2, 3 & 4: \$2,218/6 mo.

Ditch: Tract #1: \$136.16/yr. Tract #2, 3 & 4: \$370.38/yr.

Note: Mr. Shuman signed an Oil & Gas Lease Agreement with

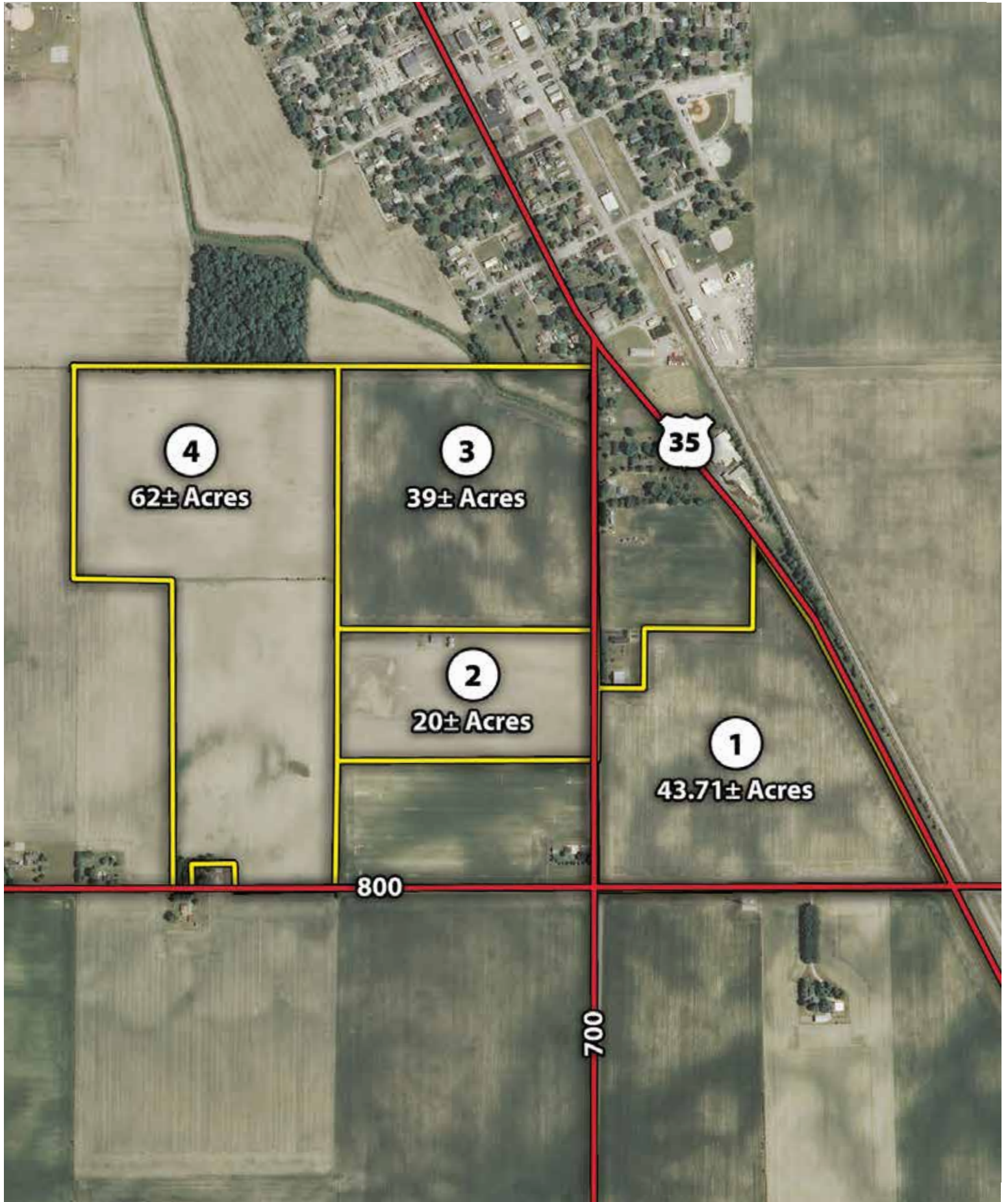
Countrymark Energy Resources LLC on August 23, 2012.

Farm Land: 162.21± Ac. • Crop Land: 158.65± Ac.

Corn Base: 124.6± Ac. • Soy Beans: 32.3± Ac.

AERIAL / TRACT
& PLAT MAPS

AERIAL & TRACT MAP



AERIAL FSA MAP

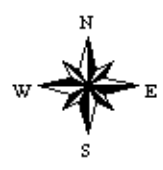


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36-26N-2E
Cass County
Indiana

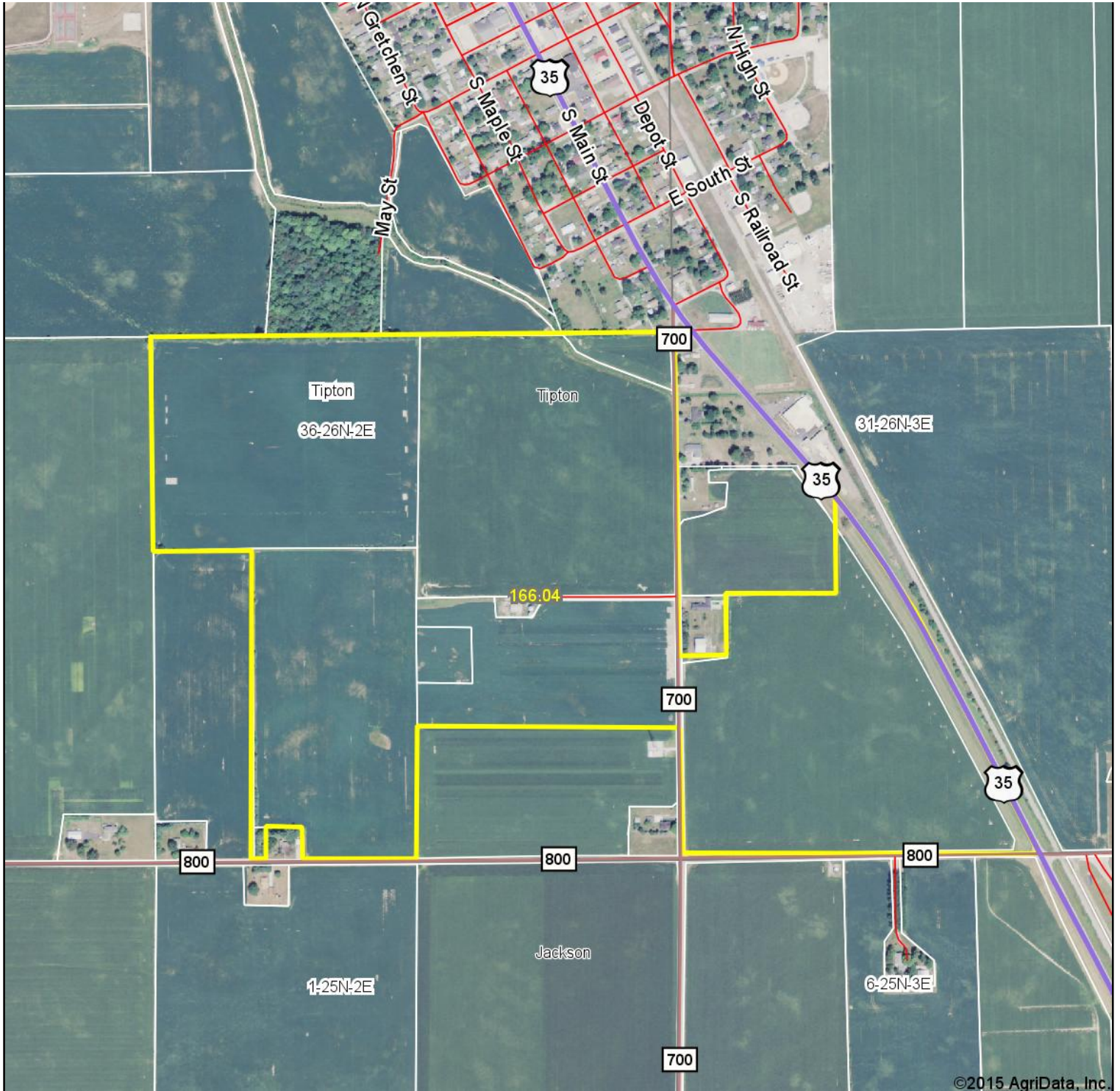
map center: 40° 39' 13.35, 86° 14' 32.8
 scale: 9163



10/2/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL FSA ACRES MAP



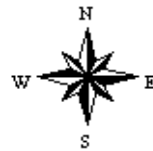
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36-26N-2E
Cass County
Indiana

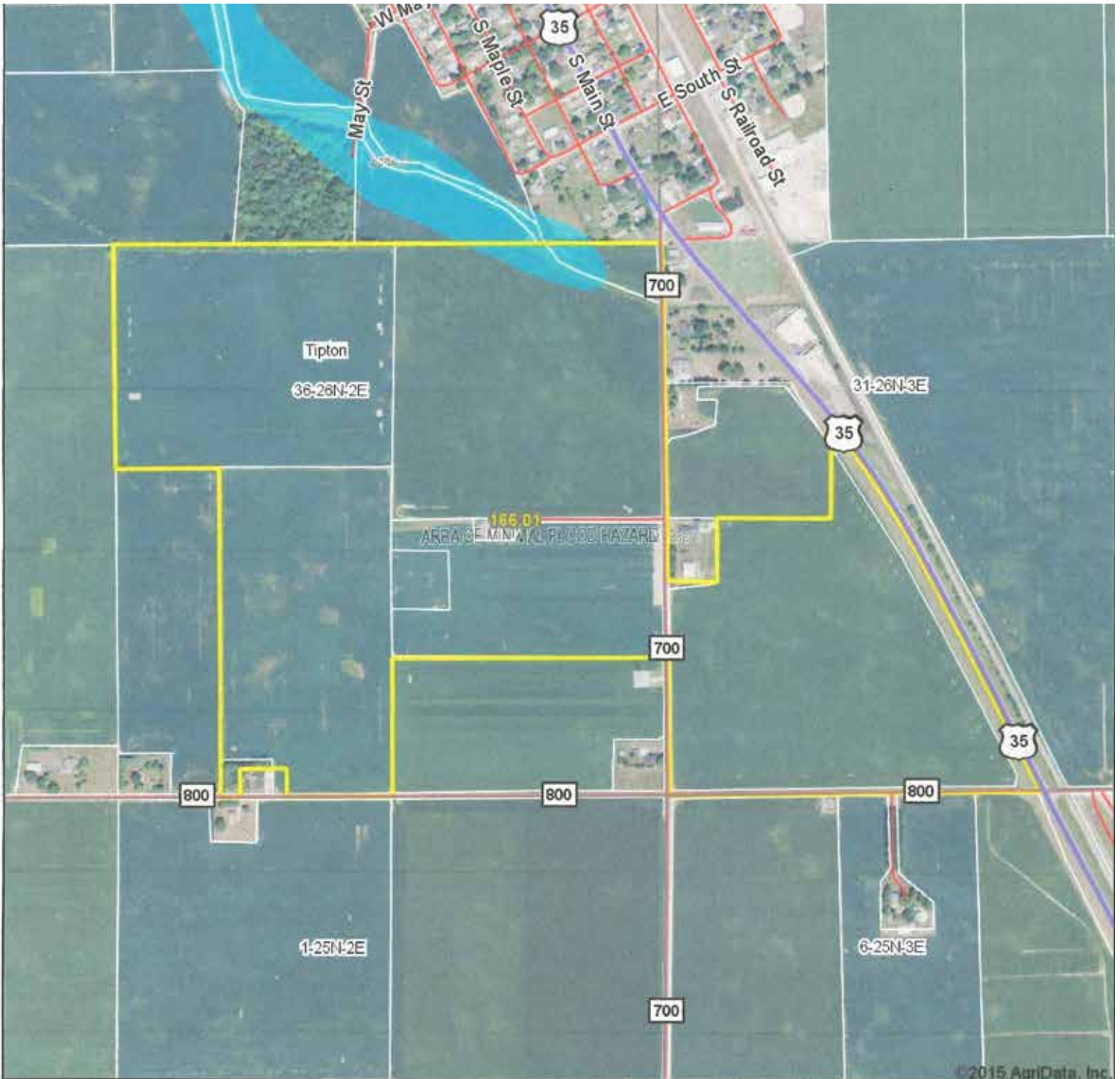
map center: 40° 39' 13.35, 86° 14' 32.8

scale: 9163



10/2/2015

AERIAL FSA ACRES MAP



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map center: 40° 39' 10.16, 86° 14' 31.62
scale: 8766

36-26N-2E
Cass County
Indiana



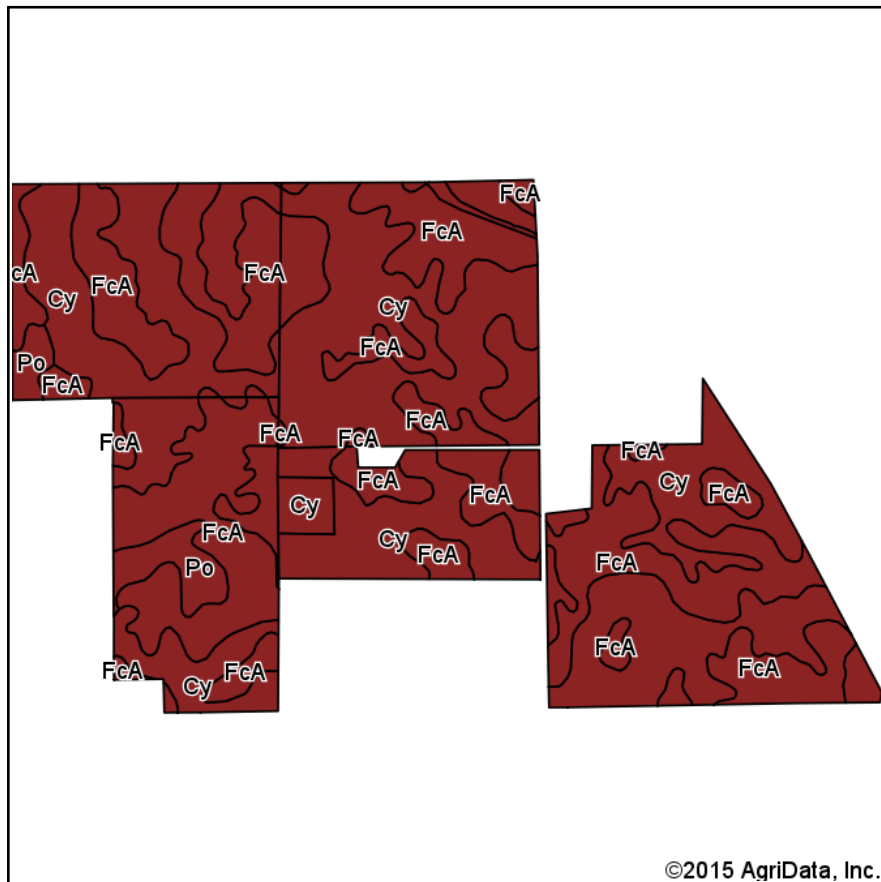
7/28/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

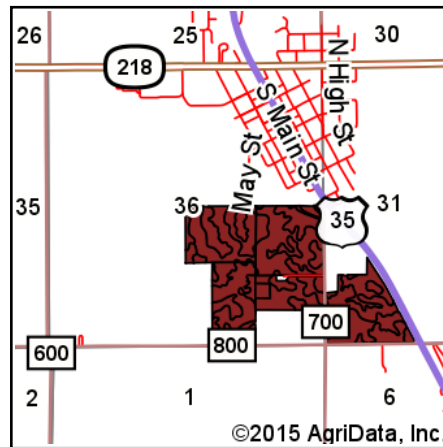
SOILS MAPS

TILLABLE SOILS MAP

Soil Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Cass**
 Location: **36-26N-2E**
 Township: **Tipton**
 Acres: **158.65**
 Date: **10/2/2015**



Area Symbol: IN017, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Corn	Grass legume hay	Pasture	Winter wheat
Cy	Cyclone silt loam	85.64	54.0%		llw	54	190	6	13	76
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	68.62	43.3%		llw	54	168	5	11	74
Po	Patton silty clay loam	4.39	2.8%		llw	49	175	6	12	70
Weighted Average						53.9	180.1	5.6	12.1	75

Area Symbol: IN017, Soil Area Version: 19

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OIL & GAS LEASE

OIL & GAS LEASE

COUNTRYMARK ENERGY RESOURCES, LLC

7116 Eagle Crest Boulevard, Suite C
Evansville, IN 47715

ORDER OF PAYMENT

DATE: August 23rd 2012

On approval of the agreement associated herewith and on approval of title to same, LESSEE will make payment as indicated herein by check within 30 days of receipt. No default shall be declared for failure to make payment until 30 days after receipt of written notice from payee of intention to declare such default.

PAY TO: **Laddie Shuman**

Four Thousand Eight Hundred and Thirty Dollars and 00/100 (\$4,830.00)

Address: 5608 East 325 South , Peru, Indiana 46970

BONUS PER ACRE \$30

STATE : INDIANA

COUNTY : CASS

PROSPECT :

GROSS ACRES 163:

NET ACRES :

Red Windfall North

This payment is for an **Oil and Gas Lease**

dated **August 23rd , 2012**, which covers property described as follows:

Section 36-26N-2E: all that pt SE ; Section 31-26E- 3E: that pt SW W of Hwy

Landowner Signature:

Laddie Shuman

Social Security Number: _____

or

(TIN) _____

Land Agent _____

OIL & GAS LEASE

OIL AND GAS LEASE (Paid Up)

THIS OIL and GAS LEASE (the "Lease"), made and entered into effective as of the 23rd day of, August, 2012, between Laddie Shuman whose address is P.O. Box 96, Walton Indiana, 46994, as "**Lessor,**" and **COUNTRYMARK ENERGY RESOURCES, LLC**, an Indiana limited liability company whose mailing address is 7116 Eagle Crest Blvd., Suite C, Evansville, IN 47715, hereinafter called "**Lessee,**"

WITNESSETH:

1. **Lease Rights Granted.** Lessor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, and of the royalties herein provided and of the agreements of the Lessee herein contained, hereby grants, leases, and lets the lands described below, including all interest therein which Lessor may acquire by operation of law, reversion, prescription or otherwise (herein called the "Lands"), the exclusive right to enter upon the Lands for the purpose of conducting geological, geophysical and seismic surveys, exploring and otherwise prospecting for, drilling, operating and producing oil and gas and their respective constituent products produced from the following lands located in Cass County, State Indiana, to-wit :

SEE ATTACHED EXHIBIT "A"

Containing 163 acres, more or less. It is intended hereby to include all lands, interests therein and accretions thereto, contiguous or appurtenant to the above described Lands which may be owned or claimed by Lessor, or as to which Lessor has a preferential right of acquisition. For the purpose of making any payment based on acreage, said Lands and their constituent parcels shall be deemed to contain the acreage above stated whether they actually contain more or less. This Lease shall cover all the interest in said Lands now owned by or hereafter vested in Lessor. The term "oil" when used in this Lease shall mean crude oil and other hydrocarbons, regardless of gravity, produced at the well in liquid form by ordinary production methods, including condensate separated from gas at the well. The term "gas" when used in this lease shall mean hydrocarbons produced in a gaseous state at the well (not including condensate separated from gas at the well) **EXCEPT coal bed methane ("CBM") gas and coal mine methane ("CMM") gas.**

2. **Term of Lease.** Subject to the other provisions herein contained, this Lease shall remain in force for a term of 3 years from this date (called "Primary Term"), and as long thereafter as operations are conducted on said Lands or land with which said Lands are pooled or unitized with no cessation for more than 90 consecutive days; provided, however, that in no event shall this Lease terminate unless production of oil and gas from all wells located on the Lands, or on lands pooled or unitized therewith, has permanently ceased.

3. **Royalty Payments.** The royalties to be paid to Lessor are: (a) on oil, Lessee may sell the oil produced and saved from said Lands and pay Lessor one-eighth of the net amount realized by Lessee, computed at the wellhead, whether the point of sale is on or off said Land, or at the option of Lessor, Lessee will deliver to Lessor's credit free of costs at the wellhead one-eighth of the oil produced and saved from said Lands; (b) on

OIL & GAS LEASE

gas produced from said Lands and sold or used off the premises or in the manufacture of gasoline or other products therefrom, one-eighth of the net market value at the wellhead of the gas so sold or used, provided that on gas sold at the wells the royalty shall be one-eighth of the net amount realized by Lessee computed at the wellhead, from such sale.

4. **Shut-in Gas.** If, after expiration of the primary term, there is a gas well on the Lands or lands pooled or unitized therewith capable of producing gas in paying quantities, but the well is shut-in and this Lease is not being otherwise maintained in effect by some other provision, that well shall be considered for all purposes of this Lease to be a well producing in paying quantities and this Lease shall remain in force and effect as though gas from that well was actually being sold or used, provided that Lessee pays Lessor, as a shut-in gas royalty, the sum of \$5 per acre, per annum, for each acre covered by this Lease, for the period commencing on the date the well is actually shut-in, or on the date this Lease ceases to be maintained in full force and effect by other lease provisions, as the case may be. The first payment shall be due and payable on or before ninety (90) days after the date the well is shut-in, or ninety (90) days from the date this Lease ceases to be maintained in force and effect by some other lease provision. The second and consecutive subsequent payments, if required, shall be payable on or before the anniversary date of the first payment of shut-in gas royalty.

5. **Pooling.** Lessee is given and granted the right, at its option, at any time and from time to time, within the Primary Term or at any time during which this Lease may be extended by any of its provisions, to pool or combine the acreage covered by this lease as to all or any part or parts of the Lands, and to reform, enlarge and/or reduce such pooled acreage, with any other land in the immediate vicinity of the Lands or with any leasehold or other rights or interests therein, provided that the lands included within any such pooled acreage be contiguous to each other, in order to create units of such size and surface acreage as Lessee may determine when in Lessee's sole judgment it is necessary or advisable to do so in order to properly develop and operate said premises in compliance with the spacing rules of any lawful authority, or when to do so would, in the sole judgment of Lessee, promote the conservation of oil and gas in and under and that may be produced from said premises. Lessee shall execute in writing an instrument identifying and describing the pooled acreage. Such units may be designated either before or after the completion of wells. The entire acreage so pooled shall be treated, for all purposes except the payment of royalties on production from the pooled unit, as if it were included in this lease. If production is found on the pooled acreage, it shall be treated as if production is from the Lands, whether the well or wells are located on the premises covered by this Lease or not. In lieu of the royalties elsewhere herein specified, Lessor shall receive on production from a unit so pooled only such portion of the royalty stipulated herein as the amount of its acreage placed in the unit or its royalty interest therein bears to the total acreage so pooled in the particular unit involved.

6. **Surface Use.** Lessee shall have the right at any time during or after the expiration of this lease to remove all property and fixtures placed by Lessee on said Land, including the right to draw and remove all casing. When required by Lessor, Lessee will bury all pipe lines below ordinary plow depth. Lessee shall pay for damages caused by its operations to growing crops on said Land. No well shall be drilled within two hundred (200) feet of any residence or barn now on said Land without Lessor's consent.

7. **Ownership Changes.** The rights of either party hereunder may be assigned in whole or in part and the provisions hereof shall extend to their respective heirs, executors, administrators, successors, and assigns, but no change or division in ownership of the Lands or royalties, however accomplished, shall operate to enlarge the obligations or diminish the rights of Lessee or require the installation of separate measuring tanks. No such change or division in the ownership of the Lands or royalties shall be binding upon Lessee for any purpose until 30 days after Lessee has received written notice of such change and has been furnished with originals or certified copies of instruments satisfactory to Lessee to establish the validity of such change of ownership or division of interest. An assignment of this lease, in whole or in part, shall, to the extent of such assignment, relieve and discharge Lessee of any obligations hereunder, and, if assignee of part or parts hereof

OIL & GAS LEASE

IN WITNESS WHEREOF, Lessor has signed this Lease effective as of the date first above written.

Laddie Shuman

STATE OF INDIANA

)

) SS:

Entity Acknowledgement

COUNTY OF _____

)

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Laddie Shuman appeared before me this day in person and acknowledged his signing, sealing and delivering the said instrument as the free and voluntary act, for the consideration and purposes therein set forth, and that he was duly authorized to execute the same.

Given under my hand and Seal, this ____ day of August, 2012.

My Commission Expires:

Notary Public

County of Residence _____

This instrument was prepared by T Kyle Buhner. 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.

OIL & GAS LEASE

EXHIBIT "A"

Township 26N Range 2E

Section 36: all that part SE being 116 ac

Township 26N Range 3E

Section 31: that pt SW SW W of Hwy

Further described as:

INSERT METES AND BOUNDS OR SURVEYED DESCRIPTION

OIL & GAS LEASE

ADDENDUM TO OIL AND GAS LEASE

THIS ADDENDUM TO OIL AND GAS LEASE ("Addendum") is made a part of that certain Oil & Gas Lease (the "Lease") dated August 23rd 2012, by and between **Laddie Shuman** (the "Lessor") and **Countrymark Energy Resources, LLC.**, (the "Lessee")

Notwithstanding anything contained in said Lease to the contrary, the following terms and conditions are hereby added to said Lease:

- 1) Lessee agrees to indemnify and hold harmless Lessor from and against any and all claims, demands, causes of action and damages by reason of bodily injury, including death, to person or persons, or damages to or destruction of property of any kind or character, including loss of use thereof, including attorneys' fees, arising out of or resulting from any act or omission of Lessee and its contractors or subcontractors relating to the Lessee's operations.

and

GENERAL OPERATING CONDITIONS: Lessee shall:

- A. Comply with all federal, state, and local laws, statutes, ordinances, regulations, and orders applicable to Lessee's operations and the conditions created thereby, including environmental and pollution control requirements; and
- B. Abstain from committing any waste, unnecessary damage, or the deposit of any materials, supplies, or litter on the land; and
- C. Conduct Lessee's operations under this lease in accordance with the highest standard practices in the industry.
- D. Promptly pay Lessor, if Lessor owns the surface, or to the actual owner of the surface if Lessor does not own the surface, for anticipated damage to the surface, timber, growing crops, fences, livestock, and other property of Lessor and its tenants upon commencing any exploration, drilling or production activities on the land; upon completion of each such separate activity, Lessee shall promptly pay Lessor or the surface owner for any and all damages suffered by them from Lessee's activities not theretofore paid for;
- E. Bury all pipelines and conduits to a depth greater than four feet (4') below surface; all pipelines will be run as close as possible to county road right of way and/or access road;
- F. Use all pipelines and conduits on the land for gas production from the land and/or commingled gas from adjacent properties if deemed necessary, by the Lessee for the economic production of oil/gas for the drilling program;
- G. Upon written request by Lessor, Lessee, at its sole expense, shall enclose with an adequate fence all equipment and excavations, and either immediately repair any fence cut by Lessee or immediately

OIL & GAS LEASE

install cattle guards or steel gates upon cutting a fence;

H. Separate and stockpile all topsoil from the excavation work, and upon abandonment of such work or termination of this Lease, fill and level all excavations, replace with top soil, and seed and sod excavating areas to Lessor's satisfaction;

I. Keep all surface disturbances to the minimum area necessary to conduct its operations; and maintain in good condition all wells, drilling facilities, roads, pipelines, equipment, storage areas, and other improvements and upon Lease termination, remove all such materials and equipment to Lessor's satisfaction and plug any abandoned well, in accordance with state statute; and return the surface to the same condition as it was prior to development;

J. Lessor will approve of any well site or drilling location, said consent will not be unreasonably withheld.

K. Lessee will build all lease roads within the boundaries of productive farm acreage with lime.

"LESSOR"

Laddie Shuman

"LESSEE"

COUNTRYMARK ENERGY RESOURCES, LLC.

By: _____
T. Kyle Buehner Its Agent

TITLE INSURANCE POLICY

TITLE INSURANCE POLICY



SCHEDULE A

Commitment No.: 4037-78063

Date Printed: September 30, 2015

1. Commitment Date: September 22, 2015 @ 8:00 AM

Policy or Policies to be issued:	Policy Amount
(a) ALTA Owners Policy (6-17-06)	\$10,000.00

Proposed Insured:
to be determined

3. The Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Heirs of Laddie Shuman, deceased

4. The land referred to in this Commitment, situated in the County of Cass, State of Indiana, is described as follows:

Tract 1

The Southeast Quarter of Section 36, Township 26 North, Range 2 East, except the South 48 acres of the West Half of the Southeast Quarter of said Section, and except the South 20 acres of the Southeast Quarter of the Southeast Quarter of said Section, said in previous deed to contain 92 acres, more or less.

Also, All that part of the Southwest Quarter of Section 31, Township 26 North, Range 3 East which is described as follows, to-wit: Commencing at the Southwest corner of said Section 31, running thence North 80 rods and 3 feet, thence East at right angles with the West line of said Section: a distance of 49.5 rods, thence North to the Indiana State Highway No. 17 which tract was formerly occupied by the right of way of the Indianapolis Northern Traction Company, said course running North 26 rods, thence Southeast along the State Highway to the South line of Section 31 a distance of 121.5 rods, thence West 108 rods, more or less, to the Southwest corner of said Section 31, said in previous deed to contain 43.71 acres, more or less.

Said to contain in all 135.71 acres, more or less.

Tract 2

All that part of the West Half of the Southeast Quarter of Section Thirty-six (36) Township Twenty-six (26) North, Range Two (2) East, described as follows, to-wit:

Commencing at the Southeast corner of said west half of Southeast Quarter of said Section Thirty-six (36) running thence due north ninety-six (96) rods; thence due west and parallel with the south line of said section fifty (50) rods; thence south ninety-six (96) rods; more or less, to the South line of said Section, thence East on and along said South line of said Section to the place of beginning, said in previous deed to contain thirty (30) acres, more or less, situated in the County of Cass in the State of Indiana.

EXCEPTING THEREFROM

A part of the Southeast Quarter of Section Thirty-six (36), Township Twenty-six (26), Range Two (2) North East more particularly described as follows:

TITLE INSURANCE POLICY

Beginning at a point in the center line of a public road, North 89°41' West a distance of 2149.83 feet from the established Southeast corner of the Southeast Quarter of aforesaid Section Number 36; thence North 00°27' East, on and along an established fence line, a distance of 142.7 feet; thence North 88°30' East, on and along an established fence line, a distance of 239.50 feet; thence South 00°04' West, on and along an established fence line and its extension, a distance of 150.37 feet to the intersection with the center line of the aforesaid public road; thence North 89°41' West on and along the center line of the aforesaid public road, a distance of 240.35 feet to the place of beginning, said in previous deeds to contain 0.81 acre, more or less.

700 East Walton IN 46994 - The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE. LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED. PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSUREDS ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.



Issued By: Metropolitan Title of Indiana LLC
For questions regarding this commitment contact;
(574)722-3920 or fax to (574)722-3921
300 East Broadway, Suite 104
Logansport, IN 46947

TITLE INSURANCE POLICY

Metropolitan Title of Indiana LLC
300 East Broadway, Suite 104
Logansport, IN 46947

Schedule B – Section I

Commitment No.: 4037-78063

General Requirements

The following requirements must be met:

- a. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- b. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- c. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- d. Pay us the premiums, fees and charges for the policy.
- e. You must tell us in writing the name of anyone not referred to in this Commitment who will receive an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions.
- f. Submit completed Owner's Affidavit/ALTA Statement on the form provided by this company and signed by or on behalf of all owners.

End of Schedule B - Section I

Schedule B - Section II

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

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.

Part One: General Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown on the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

Schedule B - Section II
Continued on next page

TITLE INSURANCE POLICY

Schedule B - Section II Continued

Part Two: Specific Exceptions

1. Effective July 1st, 2009, in accordance with Indiana Code 27-7-3.7, all funds in connection with an escrow transaction we are closing must meet the following requirements:
 - a) Funds from a single party to the transaction in the aggregate amount \$10,000.00 or more must be received in the form of a wire transfer unconditionally and irrevocably credited to our account prior to disbursement. Automated Clearing House (ACH) transactions will not be acceptable.
 - b) Funds from a single party to the transaction in the aggregate amount of less than \$10,000.00 must be received by wire transfer, certified check or cashiers check. Automated Clearing House (ACH) transactions will not be acceptable.
2. NOTE: Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.

The affirmation statement must appear after the point of the Prepared By statement at the conclusion of the document, or be an additional page, if necessary.

3. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.
4. NOTE: By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the Settlement Statement as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
5. NOTE: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or its authorized agent acts as the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transaction, closing protection letters are available upon request, but are not mandatory. First American Title Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter, and \$25 for a lender's letter.
6. Real estate taxes assessed for the year 2014 are due in two installments payable May 10, 2015 and November 10, 2015:
Parcel No.: 09-10-36-400-007.000-020 / 017-09-046-007 (Tract 1)
May Installment of \$1,700.92 shows paid
November Installment of \$1,700.92 shows paid

Tax Year: Current Year 2014 due 2015

Land:	\$219,000.00
Improvements:	\$15,900.00
Homeowners Exemption:	\$-0-
Mortgage Exemption:	\$-0-
Other Exemption:	\$-0-

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions.

TITLE INSURANCE POLICY

Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2015 due in May and November, 2016.

7. Drainage/Ditch Assessment: Parcel No.: 09-10-36-400-007.000-020 / 017-09-046-007 (Phillips Dr County) For the year: 2015; May installment of \$115.00 shows paid; November installment of \$115.00 shows paid.
8. Drainage/Ditch Assessment: Parcel No.: 09-10-36-400-007.000-020 / 017-09-046-007 (Rock Creek Conservancy) For the year: 2015; May installment of \$25.84 shows paid; November installment of \$25.84 shows paid.
9. Real estate taxes assessed for the year 2014 are due in two installments payable May 10, 2015 and November 10, 2015:
Parcel No.: 09-09-31-300-009.000-020 / 017-09-047-009 (Tract 1)
May Installment of \$774.80 shows paid
November Installment of \$774.80 shows paid

Tax Year: Current Year 2014 due 2015

Land: \$107,000.00
Improvements: \$-0-
Homeowners Exemption: \$-0-
Mortgage Exemption: \$-0-
Other Exemption: \$-0-

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2015 due in May and November, 2016.

10. Drainage/Ditch Assessment: Parcel No.: 09-09-31-300-009.000-020 / 017-09-047-009 (Phillips Dr County) For the year: 2015; May installment of \$56.31 shows paid; November installment of \$56.31 shows paid.
11. Drainage/Ditch Assessment: Parcel No.: 09-09-31-300-009.000-020 / 017-09-047-009 (Rock Creek Conservancy) For the year: 2015; May installment of \$11.77 shows paid; November installment of \$11.77 shows paid.
12. Real estate taxes assessed for the year 2014 are due in two installments payable May 10, 2015 and November 10, 2015:
Parcel No.: 09-10-36-400-008.000-020 / 017-09-046-008 (Tract 2)
May Installment of \$517.74 shows paid
November Installment of \$517.74 shows paid

Tax Year: Current Year 2014 due 2015

Land: \$71,500.00
Improvements: \$-0-
Homeowners Exemption: \$-0-
Mortgage Exemption: \$-0-
Other Exemption: \$-0-

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions.

TITLE INSURANCE POLICY

Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2015 due in May and November, 2016.

13. Drainage/Ditch Assessment: Parcel No.: 09-10-36-400-008.000-020 / 017-09-046-008 (Phillips Dr County) For the year: 2015; May installment of \$36.49 shows paid; November installment of \$36.49 shows paid.
14. Drainage/Ditch Assessment: Parcel No.: 09-10-36-400-008.000-020 / 017-09-046-008 (Rock Creek Conservancy) For the year: 2015; May installment of \$7.86 shows paid; November installment of \$7.86 shows paid.
15. It appears that Hazel Shuman who acquired title to said premises with Laddie Shuman by a deed dated February 25, 1964 and recorded February 25, 1964 in the Office of the Recorder of the County, as Deed Record 204, page 170 is deceased. We require that satisfactory evidence of the date of her death and that said Hazel Shuman and Laddie Shuman remained husband and wife continuously from the date they acquired title to said premises until the date of the death of said Hazel Shuman be recorded in the Office of the Recorder of the County. (Tract 1)
16. It appears that Hazel Shuman who acquired title to said premises with Laddie Shuman by a deed dated July 11, 1974 and recorded July 11, 1974 in the Office of the Recorder of the County, as Deed Record 224, page 740 is deceased. We require that satisfactory evidence of the date of her death and that said Hazel Shuman and Laddie Shuman remained husband and wife continuously from the date they acquired title to said premises until the date of the death of said Hazel Shuman be recorded in the Office of the Recorder of the County. (Tract 2)
17. Oil and Gas Lease in favor of Countrymark Energy Resource, LLC, as disclosed by instrument recorded in Instrument Number 201400005226. (Tracts 1-2)
18. Terms and Provisions of Easement to Miami-Cass R.E.M.C. recorded on December 2, 1938 in Miscellaneous Record 31, page 431. (Tract 2)
19. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.
20. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
21. Notwithstanding any reference to the acreage or quantity of land described on Schedule A, nothing contained herein insures the quantity of land contained within the boundaries of the land described in Schedule A.

End of Schedule B - Section II

TITLE INSURANCE POLICY

Commitment for Title Insurance

FIRST AMERICAN TITLE INSURANCE COMPANY.

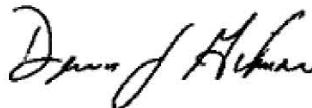
First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

CONDITIONS:

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim of other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

Issued by: **Metropolitan Title of Indiana LLC**

300 East Broadway, Suite 104

Logansport, Indiana 46947

Ph: (574)722-3920 or Fax to: (574)722-3921

TITLE INSURANCE POLICY



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the email addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

FSA INFORMATION

FSA INFORMATION

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Aug 4, 2015

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : INDIANA

Farm Number : 1188

County : CASS

Operator Name : TONY L PLANK

Farms Associated with Operator : 18-017-1188, 18-017-3846, 18-017-6581

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
162.21	158.65	158.65	0.00	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	158.65	0.00	0.00	No	No	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
		CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	124.60	0.00	0	125	
Soybeans	32.30	0.00	0	43	
TOTAL	156.90	0.00			

NOTES

State : INDIANA

Farm Number : 1188

County : CASS

Tract Number : 2226

Description : J10/1B 800S AND 700E

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : LADDIE SHUMAN

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
162.21	158.65	158.65	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	158.65	0.00	0.00	0.00	0.00

FSA INFORMATION

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Aug 4, 2015

Abbreviated 156 Farm Record

DCP Crop Data

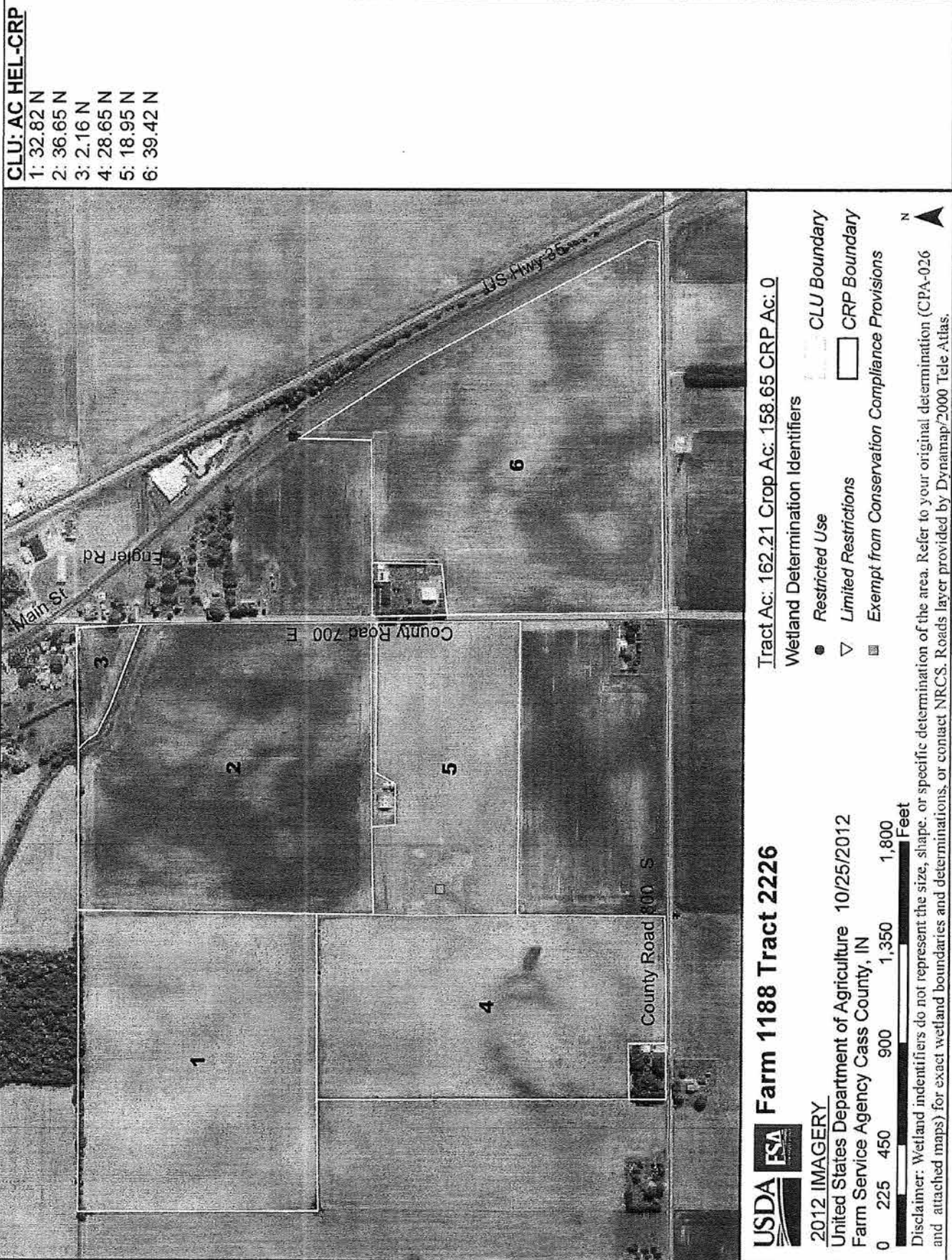
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	124.60	0.00	0	125
Soybeans	32.30	0.00	0	43
TOTAL	156.90	0.00		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

FSA INFORMATION



CASS COUNTY
ASSESSORS SHEETS

CASS COUNTY ASSESSORS SHEETS

09-09-31-300-009.000-020 Shuman, Laddie
 700 E Mary Alice Caldwell Tr. 7-11-74
 Tax ID 01709047009 Printed 07/30/2015 Card No. 1 of 1

ADMINISTRATIVE INFORMATION
 PARCEL NUMBER 09-09-31-300-009.000-020
 Parent Parcel Number 100
 Property Address 700 E

OWNERSHIP
 Shuman, Laddie
 5790 E 100 N
 Monticello, IN 47960 UNITED STATES OF AMERICA
 Pt Sw 1/4 Sw 1/4 31 26 2e 41.948a Pt Sw 1/4 31 26
 2e/3e 3.10a 09-047-010

TRANSFER OF OWNERSHIP
 Date

Neighborhood 9170001 Tipton Township
 Property Class 100 Agri Vacant land
 TAXING DISTRICT INFORMATION
 Jurisdiction 09 CASS

Area 013 TIPTON TOWNSHIP
 Corporation N
 District 020
 Section & Plat 0031
 Routing Number 24

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015
Reason for Change							
VALUATION	65300	67400	78300	85100	91900	107000	107000
Appraised Value	0	0	0	0	0	0	0
VALUATION	65300	67400	78300	85100	91900	107000	107000
True Tax Value	0	0	0	0	0	0	0
VALUATION	65300	67400	78300	85100	91900	107000	107000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
-or-	-or-	-or-	-or-	Rate	Rate	Value	Factor	
Frontage	Frontage	Effective	Depth	Rate	Rate	Value		
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value		
1 (4) TILLABLE LAND	Fca 24.0000		1.11	2050.00	2276.00	54620		54620
2 (4) TILLABLE LAND	Cy 22.0000		1.28	2050.00	2624.00	57730		57730
3 (82) PUBLIC ROAD/ROW	H20 1.2300		1.00	2050.00	2050.00	2520	0 -100%	0

Site Description
 Topography: Level
 Public Utilities: Electric
 Street or Road: Paved
 Neighborhood: Static
 Zoning: 1 (4) TILLABLE LAND
 Legal Acres: 45.0500
 Admin Legal 45.0480

001: 010

Supplemental Cards	MEASURED ACREAGE	46.0000	Supplemental Cards
FARMLAND COMPUTATIONS			TRUE TAX VALUE 112350
Parcel Acreage			Measured Acreage 46.0000
81 Legal Drain NV [-]			Average True Tax Value/Acre 2442
82 Public Roads NV [-]			TRUE TAX VALUE FARMLAND 107010
83 UT Towers NV [-]			Classified Land Total (+)
9 Homesite(s) [-]			Homesite(s) Value (+)
91/92 Excess Acreage [-]			Excess Acreage Value (+)
TOTAL ACRES FARMLAND	43.8200		Supplemental Cards 107000
TRUE TAX VALUE	112350		TOTAL LAND VALUE 107000

CASS COUNTY ASSESSORS SHEETS

199

Mary Alice Caldwell Tr. 7-11-74

700 E Shuman, Laddie

09-10-36-400-007.000-020

Printed 07/30/2015 Card No. 1 of 1

Tax ID 01709046007
TRANSFER OF OWNERSHIP

OWNERSHIP
Shuman, Laddie
5790 E 100 N
Monticello, IN 47960 UNITED STATES OF AMERICA

ADMINISTRATIVE INFORMATION
PARCEL NUMBER
09-10-36-400-007.000-020
Parent Parcel Number

Property Address
700 E
Neighborhood
9170001 Tipton Township
Property Class
199 Agri Other agricultural use
TAXING DISTRICT INFORMATION
Jurisdiction 09 CASS
Area 013 TIPTON TOWNSHIP

AGRICULTURAL

Assessment Year	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015
Reason for Change							
VALUATION	I 133600	Trending 137800	Trending 160200	Annual 174000	Trending 188000	Trending 219000	Trending 219000
Appraised Value	B 12500	12500	12500	15800	15500	15900	17100
	T 146100	150300	172700	189800	203500	234900	236100
VALUATION	I 133600	Trending 137800	Trending 160200	Annual 174000	Trending 188000	Trending 219000	Trending 219000
True Tax Value	B 12500	12500	12500	15800	15500	15900	17100
	T 146100	150300	172700	189800	203500	234900	236100

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	Factor	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Depth	Rate	Rate	Value		
Frontage	Frontage	Depth	Square Feet					
1 (4) TILLABLE LAND	Cy 50.7000		1.28	2050.00	2624.00	133040		133040
2 (4) TILLABLE LAND	Po 0.8000		1.28	2050.00	2624.00	2100		2100
3 (4) TILLABLE LAND	Fca 38.7000		1.11	2050.00	2276.00	86080		86080
4 (81) LEGAL DITCH	H20 1.1600		1.00	2050.00	2050.00	2380	0 -100%	0
5 (82) PUBLIC ROAD/ROW	H20 0.9500		1.00	2050.00	2050.00	1870	0 -100%	0
6 (6) WOODLAND	Po 1.9000		1.28	2050.00	2624.00	4990	0 -80%	1000

07RE: REMOVED HOG BARN

Supplemental Cards	MEASURED ACREAGE	92.1000	Supplemental Cards	TRUE TAX VALUE	224220
FARMLAND COMPUTATIONS					
Parcel Acreage	81 Legal Drain NV	[-]	Measured Acreage	Average True Tax Value/Acre	92.1000
	82 Public Roads NV	[-]	TRUE TAX VALUE FARMLAND		2435
	83 UT Towers NV	[-]	Classified Land Total		218980
	9 Homesite(s)	[-]	Homesite(s) Value	(+)	
	91/92 Excess Acreage	[-]	Excess Acreage Value	(+)	
TOTAL ACRES FARMLAND			Supplemental Cards		219000
TRUE TAX VALUE			TOTAL LAND VALUE		

CASS COUNTY ASSESSORS SHEETS

09-10-36-400-008.000-020 800 S Minnie Lewis Et Al 2-25-64 204/170 100

ADMINISTRATIVE INFORMATION OWNERSHIP TRANSFER OF OWNERSHIP Printed 07/30/2015 Card No. 1 of 1

PARCEL NUMBER 09-10-36-400-008.000-020 Shuman, Laddie Tax ID 01709046008 Date

Parent Parcel Number 800 S 5790 E 100 N Monticello, IN 47960 UNITED STATES OF AMERICA W Pt E Pt N1/2 S1/4 36 26 2e 24.43a E Pt W 1/2 S 1/4 36 26 2e 4.76a 09-046-009

Property Address 800 S Neighborhood 9170001 Tipton Township Property Class 100 Agri Vacant land TAXING DISTRICT INFORMATION Jurisdiction 09 CASS

Area 013 TIPTON TOWNSHIP Corporation N District 020 TIPTON Section & Plat 0036 Routing Number 7

Site Description Topography: Level Public Utilities: Electric Street or Road: Paved Neighborhood: Static Land Type

Zoning: 1 (4) TILLABLE LAND 2 (4) TILLABLE LAND 3 (4) TILLABLE LAND 4 (82) PUBLIC ROAD/ROW Legal Acres: 29.1900 Admin Legal 29.1900

AGRICULTURAL

VALUATION RECORD									
Assessment Year	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015		
Reason for Change	Trending	Trending	Trending	Annual	Trending	Trending	Trending		
VALUATION	L 43600	45000	52300	56800	61400	71500	71500		
Appraised Value	B 0	0	0	0	0	0	0		
	T 43600	45000	52300	56800	61400	71500	71500		
VALUATION	L 43600	45000	52300	56800	61400	71500	71500		
True Tax Value	B 0	0	0	0	0	0	0		
	T 43600	45000	52300	56800	61400	71500	71500		

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	-or-	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Depth	Rate	Rate	Value		
Frontage	Frontage	Depth	Square Feet					
FCA	13.3000		1.11	2050.00	2276.00	30270		30270
Pc	4.0000		1.28	2050.00	2624.00	10500		10500
Cy	12.3000		1.28	2050.00	2624.00	32280		32280
H2C	0.2200		1.00	2050.00	2050.00	450	-100%	0

Supplemental Cards	Supplemental Cards
MEASURED ACREAGE	TRUE TAX VALUE
29.6000	73050
FARMLAND COMPUTATIONS	Measured Acreage
Parcel Acreage	Average True Tax Value/Acre
81 Legal Drain NV [-]	29.1900
82 Public Roads NV [-]	TRUE TAX VALUE FARMLAND
83 UT Towers NV [-]	0.2200
9 Homesite(s) [-]	Classified Land Total
91/92 Excess Acreage[-]	Homesite(s) Value (+)
TOTAL ACRES FARMLAND	Excess Acreage Value (+)
TRUE TAX VALUE	28.9700
	Supplemental Cards
	TOTAL LAND VALUE
	71500

CASS COUNTY
REAL ESTATE TAXES

CASS COUNTY REAL ESTATE TAXES

Edt: Payable 2015 Real Property Master

Tax ID Nbr: 017-09-047-009 Parcel Number: 09-09-31-300-009-000-020
 Tax Unit: 17 - Tipton Tax Rate: 1.7281000
 Owner of Record: Shuman, Laddie HMCR: 0.0000000
 Tax Yr / Pay Yr: 2014 / 2015 PTRC Bus / Res: 16.196500 / 16.196500 (incl LOIT PTRC)

- Billings
- Prop Info
- Misc
- Adjacent Props
- Projects
- Alert
- Appeal/Bank
- Asses/Exempt/Def
- Audit Hist
- Control
- Legal Desc
- Names
- City

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	774.80	0.00	774.80
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	774.80	0.00	774.80
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Assess:	136.16	0.00	136.16
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
PTRC:	299.48	0.00	299.48
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

Duplicate Nbr:	13472
Tax & Penalty:	1,549.60
Other Assess (+):	136.16
Fees (+):	0.00
Subtotal:	1,685.76
Receipts:	1,685.76
Total Due:	0.00
Surplus Transfer:	0.00
Acct Balance:	0.00
Other Receipts:	0.00
Refunds:	0.00
Payment Distribution	
Redistribute Payment(s)	

Summary | Credit Detail | AA/CEs

- Property Billing
- Other Assessment/Billing
- Receipts
- Refunds
- Surplus Transfers
- Billed To

Split | Transfer | Annex | Combine | Profile | Reprints | e-Bill | Pay Yrs: Go | OK | Cancel

CASS COUNTY REAL ESTATE TAXES

Edit Payable 2015 Real Property Master

Tax ID Nbr: 017-09-046-007 Parcel Number: 09-10-36-400-007.000-020
 Tax Unit: 17 - Tipton Tax Rate: 1.7281000
 Owner of Record: Shuman, Laddie HMC.R: 0.0000000
 Tax Yr / Pay Yr: 2014 / 2015 PTRC Bus / Res: 16.196500 / 16.196500 (incl LOIT PTRC)

- Billing
- Prop Info
- Misc
- Adjacent Props
- Projects
- Alerts
- Appeals/Bands
- Assess/Exampl/Def
- Audit Hist
- Contract
- Legal Desc
- Name
- OID

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	1,700.92	0.00	1,700.92
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	1,700.92	0.00	1,700.92
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Assess:	281.68	0.00	281.68
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
PTRC:	657.47	0.00	657.47
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

Duplicate Nbr:	13457
Tax & Penalty:	3,401.84
Other Assess (+):	281.68
Fees (+):	0.00
Subtotal:	3,683.52
Receipts:	3,683.52
Total Due:	0.00
Surplus Transfer:	0.00
Acct Balance:	0.00
Other Receipts:	0.00
Refunds:	0.00

Payment Distribution

Reimburs Payments

Summary Credit Detail AA/CEs

Property Billing Other Assessment Billing Receipts Refunds Surplus Transfers Billed To

Split Enrollments Mines Combines

Profile

Reprints

e-Bill

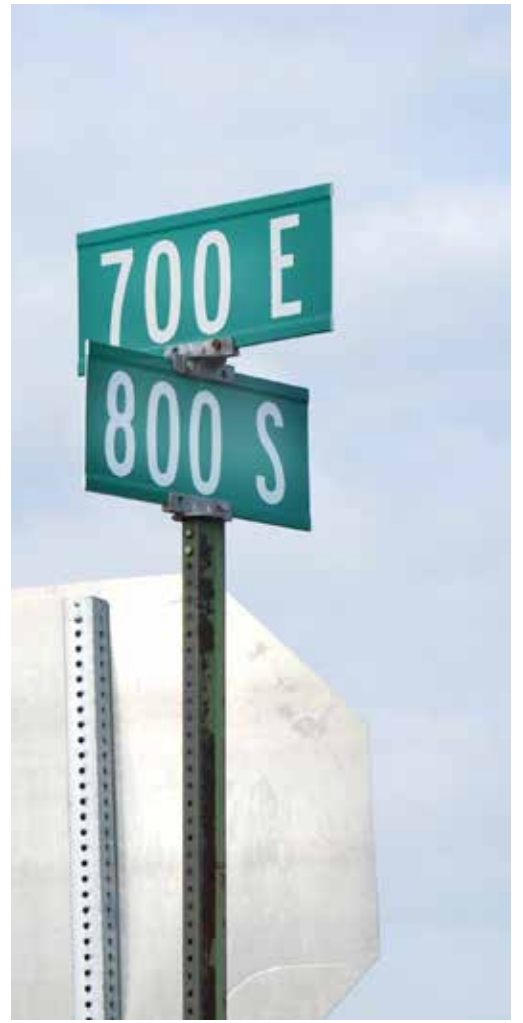
Pay Yrs: Go

OK

Cancel

PHOTOGRAPHY







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