

# 259± acres

Rolling Prairie, IN • LaPorte County

3± Miles Southeast of Rolling Prairie

7± Miles East of LaPorte

6± Miles Southwest of New Carlisle

offered in 7 tracts

- Prime Tillable
- Great Road Frontage
- Wooded Land
- Potential Building Sites

Real Estate  
**AUCTION**

**Tuesday, November 17<sup>th</sup>**

**at 6:00pm CST (7:00pm EST)**

Auction held at Best Western Hotel & Conference Center

**INFORMATION  
BOOKLET**

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

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

## **DISCLAIMER:**

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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SELLER: Roda Estate

Auction Company: Schrader Real Estate and Auction Company, Inc.



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

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

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

**SchraderAuction.com**

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**259± ACRES · LAPORTE COUNTY, INDIANA  
TUESDAY, NOVEMBER 17, 2015**

This form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Fax # 260-244-4431, no later than Tuesday, November 10, 2015.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

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

Address \_\_\_\_\_

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

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

My Interest is in Property or Properties # \_\_\_\_\_

## **BANKING INFORMATION**

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

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

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

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

Brochure    Newspaper    Signs    Internet    Radio    TV    Friend

Other \_\_\_\_\_

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

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

Tillable    Pasture    Ranch    Timber    Recreational    Building Sites

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

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

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

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



**Online Auction Bidder Registration**  
**259± Acres • LaPorte County, Indiana**  
**Tuesday, November 17, 2015**

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

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

1. My name and physical address is as follows:

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

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

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, November 17, 2015 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, November 10, 2015**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

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

\_\_\_\_\_  
Date

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

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

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

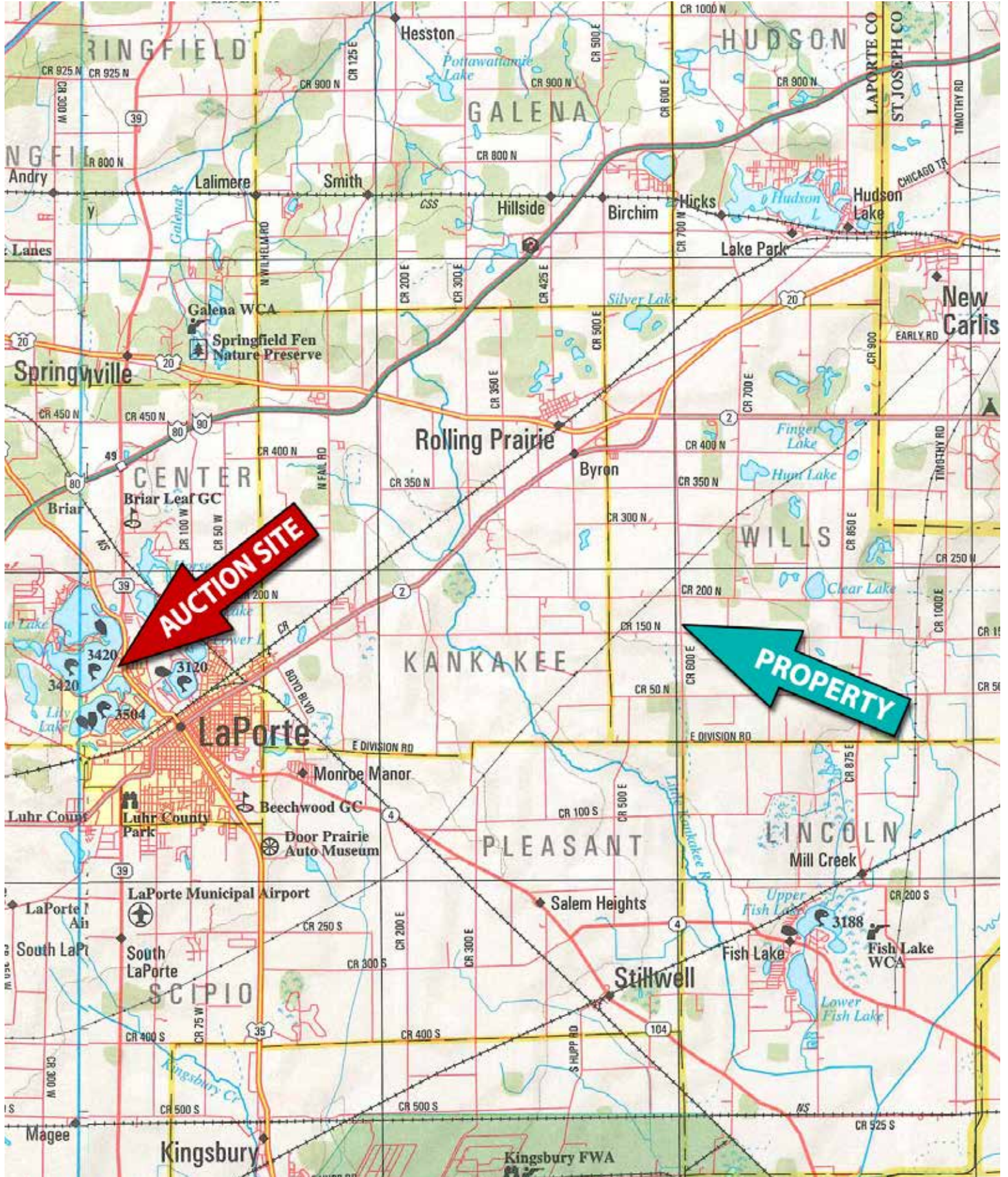
E-mail address of registered bidder: \_\_\_\_\_

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

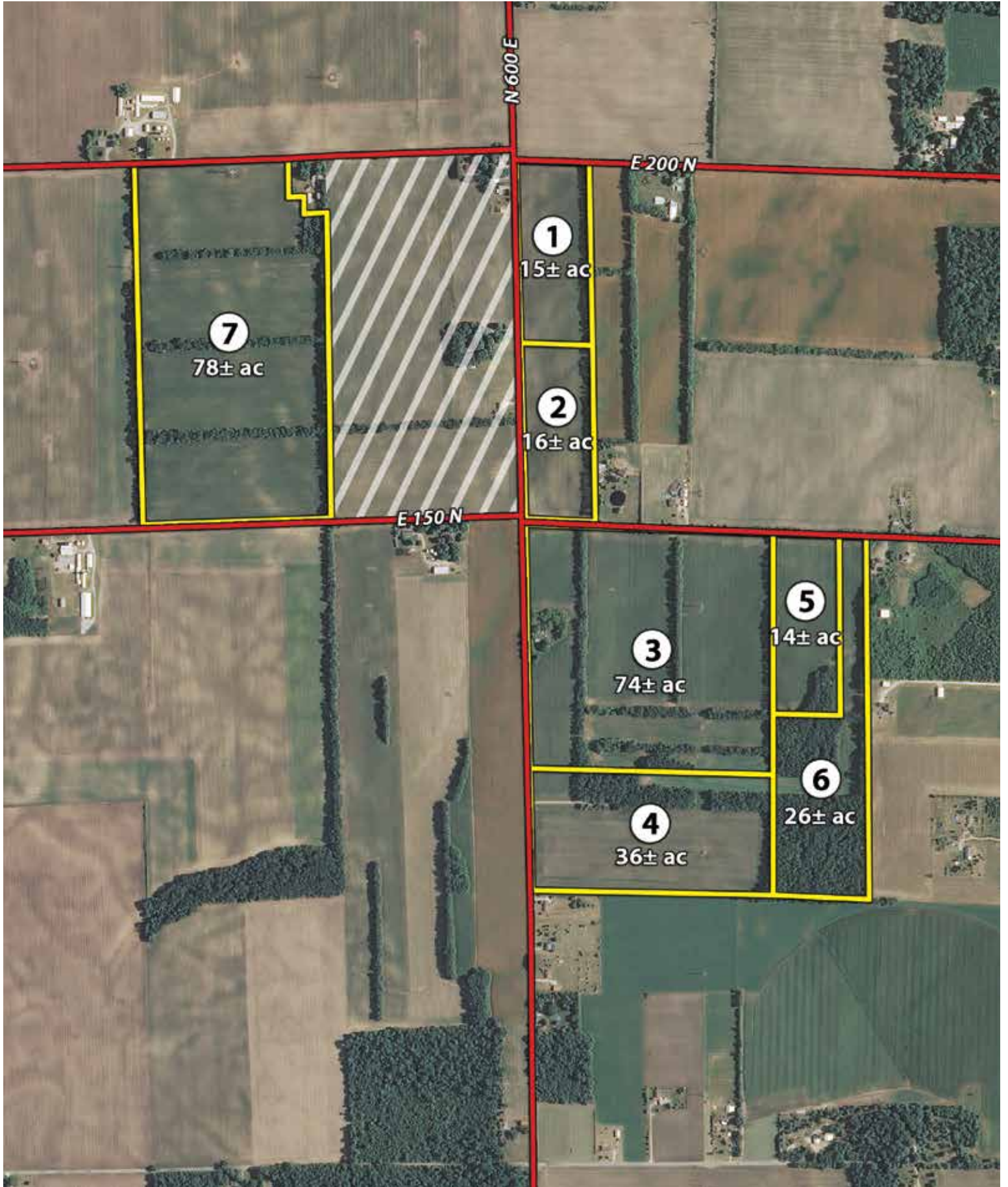


# MAPS

# LOCATION MAP



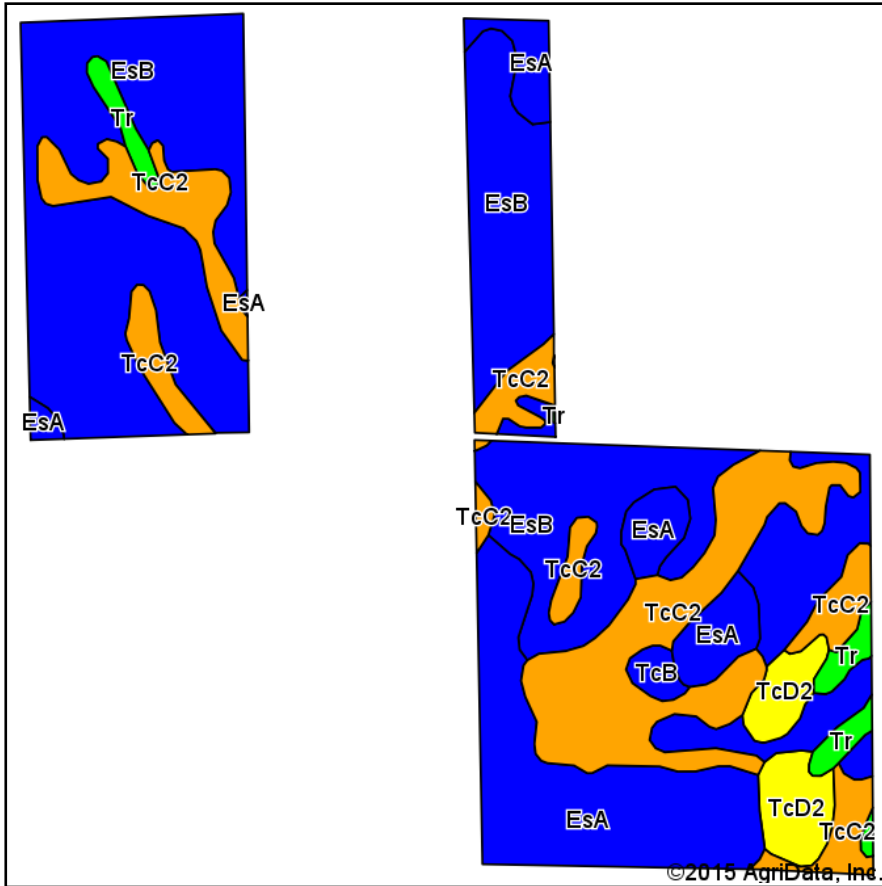
# AERIAL MAP



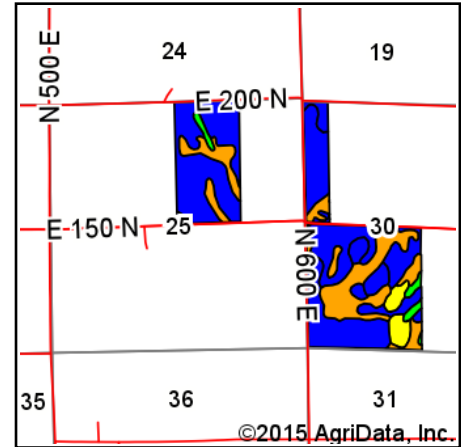


# SOIL INFORMATION

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **La Porte**  
 Location: **25-37N-2W**  
 Township: **Wills**  
 Acres: **262.99**  
 Date: **4/30/2015**



Area Symbol: IN091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
EsB	Elston loam, 2 to 6 percent slopes	133.03	50.6%		Ile	125	4	8	40	63
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	60.92	23.2%		IIle	91	3	6	32	44
EsA	Elston loam, 0 to 2 percent slopes	48.90	18.6%		Ils	125	4	8	40	63
TcD2	Tracy sandy loam, 12 to 18 percent slopes, eroded	10.81	4.1%		IVe	80	3	5	28	40
Tr	Troxel silt loam	6.37	2.4%		I	160	5	11	51	80
TcB	Tracy sandy loam, 2 to 6 percent slopes	2.96	1.1%		Ile	102	4	7	36	50
<b>Weighted Average</b>						<b>115.9</b>	<b>3.8</b>	<b>7.5</b>	<b>37.9</b>	<b>57.9</b>

Area Symbol: IN091, Soil Area Version: 18

Soils data provided by USDA and NRCS.

Soils data provided by USDA and NRCS.

# FSA INFORMATION

# FSA INFORMATION - 156EZ - 7774

INDIANA  
LA PORTE



United States Department of Agriculture  
Farm Service Agency

FARM : 7774

Prepared : Oct 21, 2015

Crop Year : 2016

Form: FSA-156EZ

## Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : B & B JOHNSON FARMS LLC  
 Farms Associated with Operator : 18-091-3675, 18-091-4651, 18-091-5825, 18-091-7774  
 CRP Contract Number(s) : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
265.96	216.86	216.86	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	216.86	0.00	0.00	No	No	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	1.10	0.00	0	41	
Corn	128.80	0.00	0	84	
<b>TOTAL</b>	<b>129.90</b>	<b>0.00</b>			

### NOTES

Tract Number : 2594

Description : K7/1A L4/1A F4/2A, FAV/WR History : No  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : REBECCA M RODA  
 Other Producers : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
82.66	72.37	72.37	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	72.37	0.00	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.40	0.00	0	41
Corn	39.60	0.00	0	84
<b>TOTAL</b>	<b>40.00</b>	<b>0.00</b>		

### NOTES



# FSA INFORMATION - 156EZ - 7774

INDIANA  
LA PORTE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7774  
Prepared : Oct 21, 2015  
Crop Year : 2016

## Abbreviated 156 Farm Record

**Tract Number** : 14840

**Description** : tract #2595/2596/2597

**FAV/WR History** : No

**BIA Unit Range Number** :

**HEL Status** : HEL field on tract.Conservation system being actively applied

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : REBECCA M RODA

**Other Producers** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
183.30	144.49	144.49	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	144.49	0.00	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.70	0.00	0	41
Corn	89.20	0.00	0	84
<b>TOTAL</b>	<b>89.90</b>	<b>0.00</b>		

### 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).

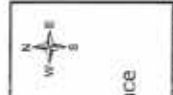
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) or at any USDA office, or call (866) 632-9992 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

# FSA INFORMATION - 156EZ - 7774

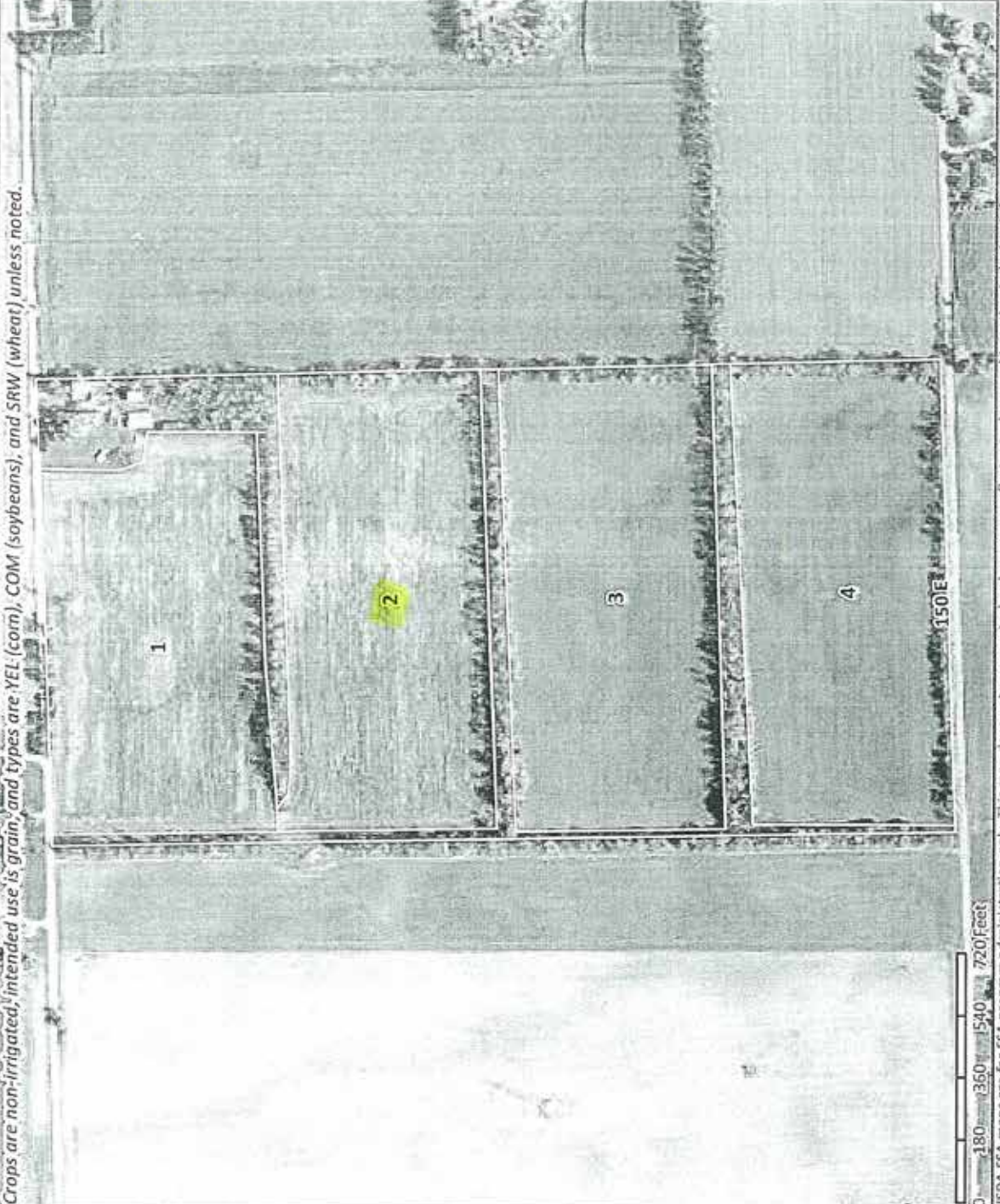
**USDA Farm 7774 Tract 2594**  
 Administered by: LaPorte County, Indiana  
 OP: SUNSET DAIRY INC  
 OW: RODA, REBECCA M  
 Source: USDA Farm Service Agency - 2014 or 2013 (Ohio) NAIP Imagery; IDHS Nov 2013 or Dynamap 2008 road names

2015 Certification map prepared on: 4/15/2015  
 82.66 Tract acres  
 72.37 Cropland acres  
 0 CRP acres

Wetland Determination Identifiers:  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions



CLU	Acres	HEL Contract	Prac Yr	CI
1	16.4 N			Y
Crop: Corn Date: 5/7 Shares:				
2	18.16 H			Y
Crop: Corn Date: 5/7 Shares:				
3	19.03 N			Y
Crop: Corn Date: 5/7 Shares:				
4	18.78 N			Y
Crop: Corn Date: 5/7 Shares:				



10010 Bobby

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# FSA INFORMATION - 156EZ - 7774

**USDA Farm 7774 Tract 14840**

Administered by: LaPorte County, Indiana

OP: SUNSET DAIRY INC

OW: RODA, REBECCA M

Source: USDA Farm Service Agency - 2014 or 2013 (Ohio) NAIP Imagery; IDHS Nov 2013 or Dynamap 2008 road names

2015 Certification map prepared on: 4/15/2015

183.3 Tract acres

144.49 Cropland acres

0 CRP acres

**100% Robert**

Wetland Determination Identifiers:

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

CLU	Acres	HEL	Contract	Prac	Yr	CI
1	6.18	N				Y
Crop: Corn						
Date: 5/7						
Shares:						
2	9.89	N				Y
Crop: Corn						
Date: 5/8						
Shares:						
3	24.18	N				Y
Crop: Corn						
Date: 5/8						
Shares:						
6	2.37	H				Y
Crop: Corn						
Date: 5/7						
Shares:						
13	7.01	H				Y
Crop: Corn						
Date: 5/8						
Shares:						
14	17.41	H				Y
Crop: Corn						
Date: 6/7						
Shares:						
15	8.19	H				Y
Crop: Corn						
Date: 5/8						
Shares:						
16	30.93	N				Y
Crop: Corn						
Date: 5/7						
Shares:						

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

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# FSA INFORMATION - 156EZ - 7774

LaPorte, Indiana

FSA - 578 (02-01-91)

Farm Number: 7774

Operator Name and Address

ROBERT C JOHNSON  
3645 E 200 N  
ROLLING PRAIRIE, IN 46371-9532

PROGRAM YEAR: 2015  
DATE: 6-16-2015  
PAGE: 1

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 216.86  
Farmland: 265.96

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
2594	1	CORN	YEL	N	GR	16.40		C	I	Share 100.00	16.40	RMA Unit	Yes		5-7-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	2	CORN	YEL	N	GR	18.16		C	I	Share 100.00	18.16	RMA Unit	Yes		5-7-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	3	CORN	YEL	N	GR	19.03		C	I	Share 100.00	19.03	RMA Unit	Yes		5-8-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	4	CORN	YEL	N	GR	18.78		C	I	Share 100.00	18.78	RMA Unit	Yes		5-8-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
Cr/Co: Var/Type Irr Prc Int Use Non-Irrig Irrigated Cr/Co CORN YEL N GR 72.37 Photo Number/Legal Description: K771A L41A F4/2A, Cropland: 72.37 Reported on Cropland: 72.37																		
14840	1	CORN	YEL	N	GR	6.18		C	I	Share 100.00	6.18	RMA Unit	Yes		5-7-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	2	CORN	YEL	N	GR	9.89		C	I	Share 100.00	9.89	RMA Unit	Yes		5-8-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	3	CORN	YEL	N	GR	24.18		C	I	Share 100.00	24.18	RMA Unit	Yes		5-8-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	6	CORN	YEL	N	GR	2.37		C	I	Share 100.00	2.37	RMA Unit	Yes		5-7-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	13	CORN	YEL	N	GR	7.01		C	I	Share 100.00	7.01	RMA Unit	Yes		5-8-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	14	CORN	YEL	N	GR	17.41		C	I	Share 100.00	17.41	RMA Unit	Yes		5-7-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	15	CORN	YEL	N	GR	8.19		C	I	Share 100.00	8.19	RMA Unit	Yes		5-8-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	16	CORN	YEL	N	GR	30.93		C	I	Share 100.00	30.93	RMA Unit	Yes		5-8-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	17	CORN	YEL	N	GR	19.52		C	I	Share 100.00	19.52	RMA Unit	Yes		5-7-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		
	18	CORN	YEL	N	GR	18.81		C	I	Share 100.00	18.81	RMA Unit	Yes		5-8-2015	01		
			Producer ROBERT C JOHNSON													NAP Unit 48		

Reported on Non-Cropland: 0.00

Reported on Non-Cropland: 0.00





# **COUNTY INFORMATION**

## **Tax Parcel Maps**

# COUNTY INFORMATION - TRACTS 1 & 2

LaPorte County, IN



Date Created: 4/29/2015

Summary

**Parcel ID** 460830100001000068  
**Alternate ID**  
**Property Address** E 200 NORTH  
MILL CREEK, 46365  
**Sec/Twp/Rng** 30/37/1  
**Tax Set** WILLS TOWNSHIP  
**Subdivision** N/A  
**Brief Tax Description** 78-08-30-100-001 W SIDE FRL NW 1/4 S30 T37 R1 30.91AC (2-8/8/96)  
(Note: Not to be used on legal documents)  
**Book/Page** N/A  
**Acres** 30.910  
**Class** Unplatted 30 - 39.99 acres

Data Correction Feedback

[Click here to submit a data correction request for this parcel to LaPorte County](#)

Owners

**Deeded Owner**

Roda Rebecca M  
5704 E 200 NORTH  
ROLLING PRAIRIE, IN 46371

Land

Land Type	Soil ID	Actual Front	Acres	Effect. Front	Effect. Depth	Productivity Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
TILLABLE LAND	EsA		4.000			0.81			2,050.00	1,661.00	6,640.00		6,640.00
TILLABLE LAND	EsB		20.300			0.81			2,050.00	1,661.00	33,720.00		33,720.00
TILLABLE LAND	TcC2		5.300			0.64			2,050.00	1,312.00	6,950.00		6,950.00
TILLABLE LAND	Tr		1.300			1.15			2,050.00	2,358.00	3,070.00		3,070.00

**Land Detail Value Sum** 50,380.00

Farm Land Computations

<b>Parcel Acreage</b>	30.91
<b>81 Legal Drain NV [-]</b>	0
<b>82 Public Roads NV [-]</b>	0
<b>83 UT Towers NV [-]</b>	0
<b>9 Homesite(s) [-]</b>	0
<b>Total Acres Farmland</b>	30.91
<b>True Tax Value</b>	50,380.00
<b>Measured Acres</b>	30.9
<b>Average True Tax Value/Acre</b>	1,630.00
<b>True Tax Value Farmland</b>	50,380.00
<b>Classified Land Total</b>	0
<b>Homesite(s) Value (+)</b>	0.00
<b>Total Land Value</b>	50,400.00



# COUNTY INFORMATION - TRACTS 1 & 2

## Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
28015	7/16/2014	Change Ownership	DEATH CERT		2014R		RODA JAMES C & REBECCA M	RODA REBECCA M

## Valuation

Assessment Year		03/01/2014	03/01/2013	03/01/2012	03/01/2012	03/01/2011
Reason for Change		Annual	Annual	Annual	Annual	Annual
<b>VALUATION</b>	Land	\$47,600	\$40,900	\$37,900	\$37,900	\$34,900
<b>(Assessed Value)</b>	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$47,600	\$40,900	\$37,900	\$37,900	\$34,900
<b>VALUATION</b>	Land	\$47,600	\$40,900	\$37,900	\$37,900	\$34,900
<b>(True Tax Value)</b>	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$47,600	\$40,900	\$37,900	\$37,900	\$34,900

## Map



No data available for the following modules: Residential Dwellings, Improvements, Transfers, Deductions, Photos, Sketches. [Click here for help.](#)

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# COUNTY INFORMATION - TRACTS 1 & 2


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# COUNTY INFORMATION - TRACTS 3 & 4

## LaPorte County, IN



Date Created: 4/29/2015

### Summary

**Parcel ID** 460830300001000068  
**Alternate ID**  
**Property Address** 1289 600 EAST  
 ROLLING PRAIRIE, 46371  
**Sec/Twp/Rng** 30/37/1  
**Tax Set** WILLS TOWNSHIP  
**Subdivision** N/A  
**Brief Tax Description** 78-08-30-300-001 FRL SW 1/4 S30 T37 R1. 90 A.  
 (Note: Not to be used on legal documents)  
**Book/Page** N/A  
**Acres** 90.000  
**Class** Cash grain/general farm

Data Correction Feedback

[Click here to submit a data correction request for this parcel to LaPorte County](#)

### Owners

#### Deeded Owner

Roda Rebecca M  
 5704 E 200 NORTH  
 ROLLING PRAIRIE, IN 46371

### Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Productivity Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
TILLABLE LAND	EsA		36.500			0.81			2,050.00	1,661.00	60,630.00		60,630.00
TILLABLE LAND	EsB		26.220			0.81			2,050.00	1,661.00	43,550.00		43,550.00
TILLABLE LAND	TcB		3.690			0.72			2,050.00	1,476.00	5,450.00		5,450.00
TILLABLE LAND	TcC2		1.990			0.64			2,050.00	1,312.00	2,610.00		2,610.00
WOODLAND	TcC2		19.600			0.64			2,050.00	1,312.00	25,720.00	0-80%	5,140.00
HOMESITE			1.000			1.00	1.00		20,000.00	20,000.00	20,000.00		20,000.00
HOMESITE			1.000			1.00	1.00		20,000.00	20,000.00	20,000.00	0-50%	10,000.00

**Land Detail Value Sum** 147,380.00

### Farm Land Computations

**Parcel Acreage** 90  
**81 Legal Drain NV [-]** 0  
**82 Public Roads NV [-]** 0  
**83 UT Towers NV [-]** 0  
**9 Homesite(s) [-]** 2  
**Total Acres Farmland** 88  
**True Tax Value** 117,380.00

# COUNTY INFORMATION - TRACTS 3 & 4

<b>Measured Acres</b>	88
<b>Average True Tax Value/Acre</b>	1,334.00
<b>True Tax Value Farmland</b>	117,390.00
<b>Classified Land Total</b>	0
<b>Homesite(s) Value (+)</b>	30,000.00
<b>Total Land Value</b>	147,400.00

## Residential Dwellings

### Card 01

#### Residential Dwelling 1

##### Occupancy

<b>Story Height</b>	2.0
<b>Roofing</b>	Material: Asphalt shingles
<b>Attic</b>	None
<b>Basement Type</b>	1/4
<b>Basement Rec Room</b>	None
<b>Finished Rooms</b>	5
<b>Bedrooms</b>	5
<b>Family Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Full Baths</b>	1; 3-Fixt.
<b>Half Baths</b>	0; 0-Fixt.
<b>Kitchen Sinks</b>	1; 1-Fixt.
<b>Water Heaters</b>	1; 1-Fixt.
<b>Central Air</b>	No
<b>Primary Heat</b>	Central Warm Air
<b>Extra Fixtures</b>	0
<b>Total Fixtures</b>	5
<b>Fireplace</b>	No
<b>Features</b>	None
<b>Porches and Decks</b>	Enclosed Frame Porch 99
<b>Yd Item/Spc Fture/Outbldg</b>	WOOD FRAME UTILITY SHED 64 SF WOOD FRAME UTILITY SHED 88 SF

**Last Updated** 1/17/2003

Construction	Floor	Base Area (sf)	Fin. Area (sf)	Value
Wood frame	1.0	1231	1231	82170
Wood frame	2.0	1231	1231	41420
	B	405	0	15000
	Crawl	826	0	5090

## Improvements

### Card 01

ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL		C-2	1910	1910	VP	0.00		0	2462	147790	75	0	95	100	42500
08	UTLSHED	WOOD FRAME	D	1910	1910	VP	20.57		18.1	8 x 8	1160	85	0	95	100	200
09	UTLSHED	WOOD FRAME	D	1910	1910	VP	18.71		16.46	11 x 8	1450	85	0	95	100	200

## Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
28015	7/16/2014	Change Ownership	DEATH CERT		2014R		RODA JAMES C & REBECCA M	RODA REBECCA M

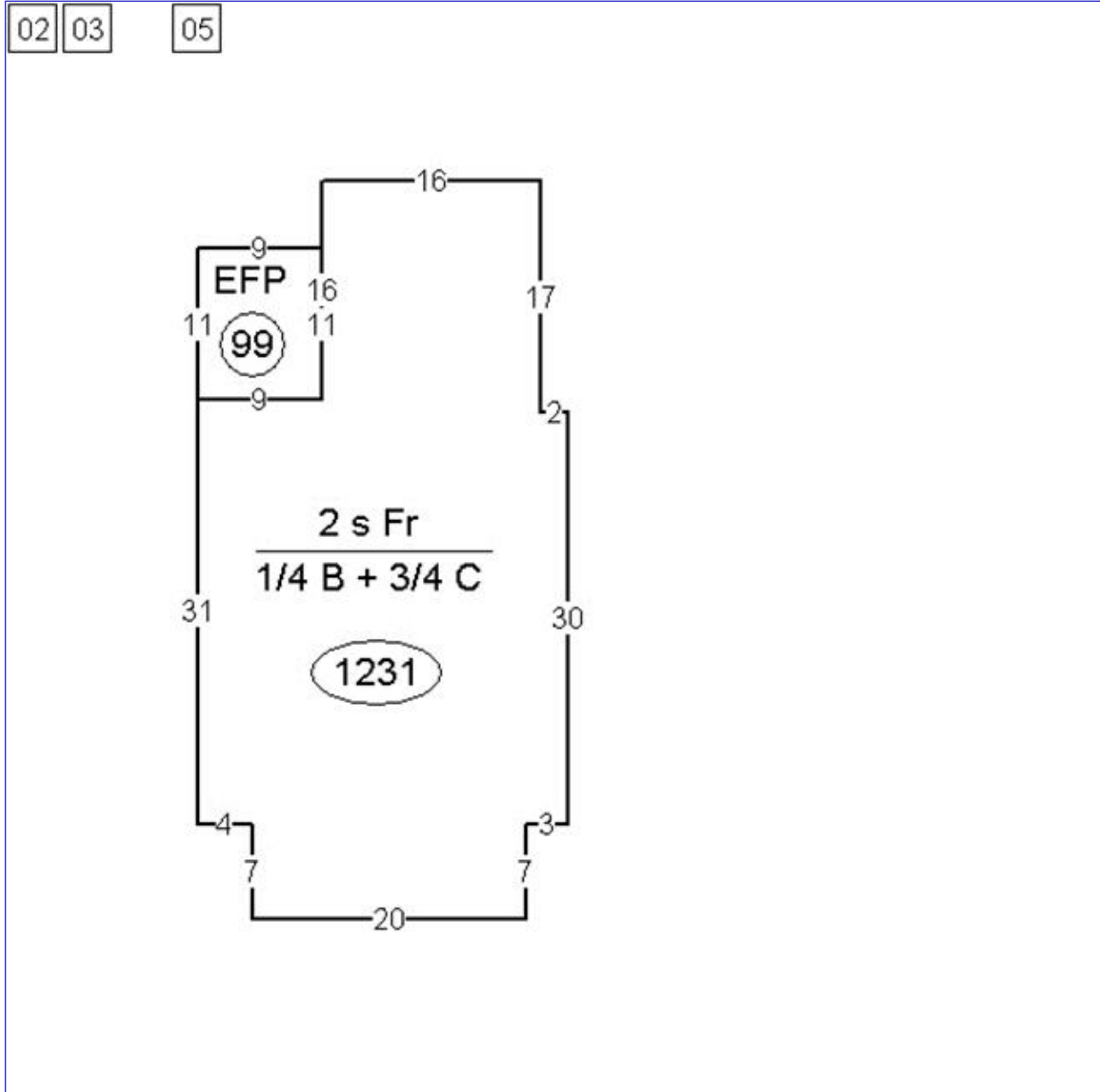
## Valuation

Assessment Year		03/01/2014	03/01/2013	03/01/2012	03/01/2011	03/01/2010
<b>Reason for Change</b>		Annual	Annual	Annual	Annual	Annual
<b>VALUATION</b>	Land	\$147,400	\$130,800	\$130,800	\$130,800	\$123,400
<b>(Assessed Value)</b>	Improvements	\$42,900	\$37,900	\$31,100	\$31,100	\$33,900

# COUNTY INFORMATION - TRACTS 3 & 4

	Total	\$190,300	\$168,700	\$161,900	\$161,900	\$157,300
<b>VALUATION</b>	Land	\$147,400	\$130,800	\$130,800	\$130,800	\$123,400
<b>(True Tax Value)</b>	Improvements	\$42,900	\$37,900	\$31,100	\$31,100	\$33,900
	Total	\$190,300	\$168,700	\$161,900	\$161,900	\$157,300

# COUNTY INFORMATION - TRACTS 3 & 4



# COUNTY INFORMATION - TRACTS 3 & 4



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# COUNTY INFORMATION - TRACTS 5 & 6

LaPorte County, IN



Date Created: 4/29/2015

Summary

**Parcel ID** 460830400001000068  
**Alternate ID**  
**Property Address** E 150 NORTH  
MILL CREEK, 46365  
**Sec/Twp/Rng** 30/37/1  
**Tax Set** WILLS TOWNSHIP  
**Subdivision** N/A  
**Brief Tax Description** 78-08-30-400-001 W SD SE 1/4 S30 T37 R1. 50 A.  
(Note: Not to be used on legal documents)  
**Book/Page** N/A  
**Acres** 50.000  
**Class** Ag - Vacant lot

Data Correction Feedback

[Click here to submit a data correction request for this parcel to LaPorte County](#)

Owners

**Deeded Owner**

Roda Rebecca M  
5704 E 200 NORTH  
ROLLING PRAIRIE, IN 46371

Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Productivity Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
TILLABLE LAND	TcB		0.240			0.72			2,050.00	1,476.00	350.00		350.00
TILLABLE LAND	EsB		15.710			0.81			2,050.00	1,661.00	26,090.00		26,090.00
TILLABLE LAND	TcC2		8.960			0.64			2,050.00	1,312.00	11,760.00		11,760.00
TILLABLE LAND	TcD2		0.430			0.51			2,050.00	1,046.00	450.00		450.00
TILLABLE LAND	Tr		2.570			1.15			2,050.00	2,358.00	6,060.00		6,060.00
WOODLAND	EsA		0.090			0.81			2,050.00	1,661.00	150.00	0 -80%	30.00
WOODLAND	EsB		1.610			0.81			2,050.00	1,661.00	2,670.00	0 -80%	530.00
WOODLAND	TcB		0.660			0.72	1.00		2,050.00	1,476.00	970.00	0 -80%	190.00
WOODLAND	TcC2		5.710			0.64			2,050.00	1,312.00	7,490.00	0 -80%	1,500.00
WOODLAND	TcD2		12.240			0.51			2,050.00	1,046.00	12,800.00	0 -80%	2,560.00
WOODLAND	Tr		1.780			1.15			2,050.00	2,358.00	4,200.00	0 -80%	840.00

**Land Detail Value Sum** 50,360.00



# COUNTY INFORMATION - TRACTS 5 & 6

<b>Parcel Acreage</b>	50
<b>81 Legal Drain NV [-]</b>	0
<b>82 Public Roads NV [-]</b>	0
<b>83 UT Towers NV [-]</b>	0
<b>9 Homesite(s) [-]</b>	0
<b>Total Acres Farmland</b>	50
<b>True Tax Value</b>	50,360.00
<b>Measured Acres</b>	50
<b>Average True Tax Value/Acre</b>	1,007.00
<b>True Tax Value Farmland</b>	50,350.00
<b>Classified Land Total</b>	0
<b>Homesite(s) Value (+)</b>	0.00
<b>Total Land Value</b>	50,400.00

## Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
28015	7/16/2014	Change Ownership	DEATH CERT		2014R		RODA JAMES C & REBECCA M	RODA REBECCA M

## Valuation

Assessment Year		03/01/2014	03/01/2013	03/01/2012	03/01/2012	03/01/2011
Reason for Change		Annual	Annual	Annual	Annual	Annual
<b>VALUATION</b>	Land	\$50,400	\$43,300	\$40,100	\$40,100	\$36,900
<b>(Assessed Value)</b>	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$50,400	\$43,300	\$40,100	\$40,100	\$36,900
<b>VALUATION</b>	Land	\$50,400	\$43,300	\$40,100	\$40,100	\$36,900
<b>(True Tax Value)</b>	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$50,400	\$43,300	\$40,100	\$40,100	\$36,900

# COUNTY INFORMATION - TRACTS 5 & 6



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# COUNTY INFORMATION - TRACT 7

LaPorte County, IN



Date Created: 4/29/2015

Summary

**Parcel ID** 460725200001000068  
**Alternate ID**  
**Property Address** 5704 E 200 NORTH  
 ROLLING PRAIRIE, 46371  
**Sec/Twp/Rng** 25/37/2  
**Tax Set** WILLS TOWNSHIP  
**Subdivision** N/A  
**Brief Tax Description** 78-07-25-200-001 W1/2 NE1/4 S25 T37 R2 80. A  
 (Note: Not to be used on legal documents)  
**Book/Page** N/A  
**Acres** 80.000  
**Class** Cash grain/general farm

Data Correction Feedback

[Click here to submit a data correction request for this parcel to LaPorte County](#)

Owners

**Deeded Owner**  
 Roda Rebecca M  
 5704 E 200 NORTH  
 ROLLING PRAIRIE, IN 46371

Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Product-ivity Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
TILLABLE LAND	EsA		1.090			0.81			2,050.00	1,661.00	1,810.00		1,810.00
TILLABLE LAND	EsB		50.140			0.81			2,050.00	1,661.00	83,280.00		83,280.00
TILLABLE LAND	TcC2		14.010			0.64			2,050.00	1,312.00	18,380.00		18,380.00
TILLABLE LAND	Tr		2.180			1.15			2,050.00	2,358.00	5,140.00		5,140.00
FARM BUILDINGS	EsB		1.000			0.81			2,050.00	1,661.00	2,700.00	0 -40%	1,620.00
HOME SITE			1.000			1.00	1.00		20,000.00	20,000.00	20,000.00		20,000.00
WOODLAND	EsB		10.580			0.81	1.00		2,050.00	1,661.00	17,570.00	0 -80%	3,510.00

Land Detail Value Sum 133,120.00

Farm Land Computations

<b>Parcel Acreage</b>	80
<b>81 Legal Drain NV [-]</b>	0
<b>82 Public Roads NV [-]</b>	0
<b>83 UT Towers NV [-]</b>	0
<b>9 Homesite(s) [-]</b>	1
<b>Total Acres Farmland</b>	79
<b>True Tax Value</b>	113,120.00
<b>Measured Acres</b>	79

# COUNTY INFORMATION - TRACT 7

<b>Average True Tax Value/Acre</b>	1,432.00
<b>True Tax Value Farmland</b>	113,130.00
<b>Classified Land Total</b>	0
<b>Homesite(s) Value (+)</b>	20,000.00
<b>Total Land Value</b>	133,100.00

## Residential Dwellings

### Card 01

#### Residential Dwelling 1

<b>Occupancy</b>	
<b>Story Height</b>	1.0
<b>Roofing</b>	Material: Asphalt shingles
<b>Attic</b>	None
<b>Basement Type</b>	1/2
<b>Basement Rec Room</b>	None
<b>Finished Rooms</b>	6
<b>Bedrooms</b>	3
<b>Family Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Full Baths</b>	2; 6-Fixt.
<b>Half Baths</b>	0; 0-Fixt.
<b>Kitchen Sinks</b>	1; 1-Fixt.
<b>Water Heaters</b>	1; 1-Fixt.
<b>Central Air</b>	No
<b>Primary Heat</b>	Central Warm Air
<b>Extra Fixtures</b>	0
<b>Total Fixtures</b>	8
<b>Fireplace</b>	No
<b>Features</b>	No stalls Dirt floor Electric heat No plumbing No plumbing Underwater lights Unfinished loft Plastic tile Dirt floor
<b>Porches and Decks</b>	None
<b>Yd Item/Spc Fture/Outbldg</b>	WOOD FRAME 294 SF CONCRETE APRON 804 SF WOOD FRAME BATH HOUSE 128 SF WOOD FRAME UTILITY SHED 96 SF TYPE 2 BANK OR FLAT BARN 1240 SF CONCRETE BLOCK SWIMMING POOL 800 SF TYPE 3 POLE BARN ALL WALLS 2816 SF
<b>Last Updated</b>	2/3/1995

Construction	Floor	Base Area (sf)	Fin. Area (sf)	Value
Wood frame	1.0	1801	1801	104750
Concrete block	B	1104	0	24970
	Crawl	697	0	4800

## Improvements

### Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL			C	1957	1957	AV	6.66		0	1801	171710	28	0	95	100	142200
G01	ATTGAR		WOOD FRAME		0	0	AV	33.30		33.30	1104	9790	0	0	100	100	0
03	CONCAPRN			C	1986	1986	AV	5.17		5.69	804	4570	0	0	95	100	1100
04	BATHHSE		WOOD FRAME	D	1986	1986	VG	61.70	NP	54.3	16 x 8	6160	40	0	95	100	3700

# COUNTY INFORMATION - TRACT 7

05	UTLSHED	WOOD FRAME	F	1950	1950	VP	0.00		0	12 x 8	0	0	0	95	100	0
07	T21S	18	E	1920	1920	VP	21.52	D	13.71	31 x 40	17000	85	0	95	100	2600
08	POOL	CONCRETE BLOCK	C	1988	1988	AV	0.00	EH, PT, UL	0	12 x 46	0	0	0	95	100	5000
09	T3AW		D	1964	1964	F	12.46	D	7.77	44 x 64	21880	70	0	95	100	6600

## Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
28015	7/16/2014	Change Ownership	DEATH CERT		2014R		RODA JAMES C & REBECCA M	RODA REBECCA M

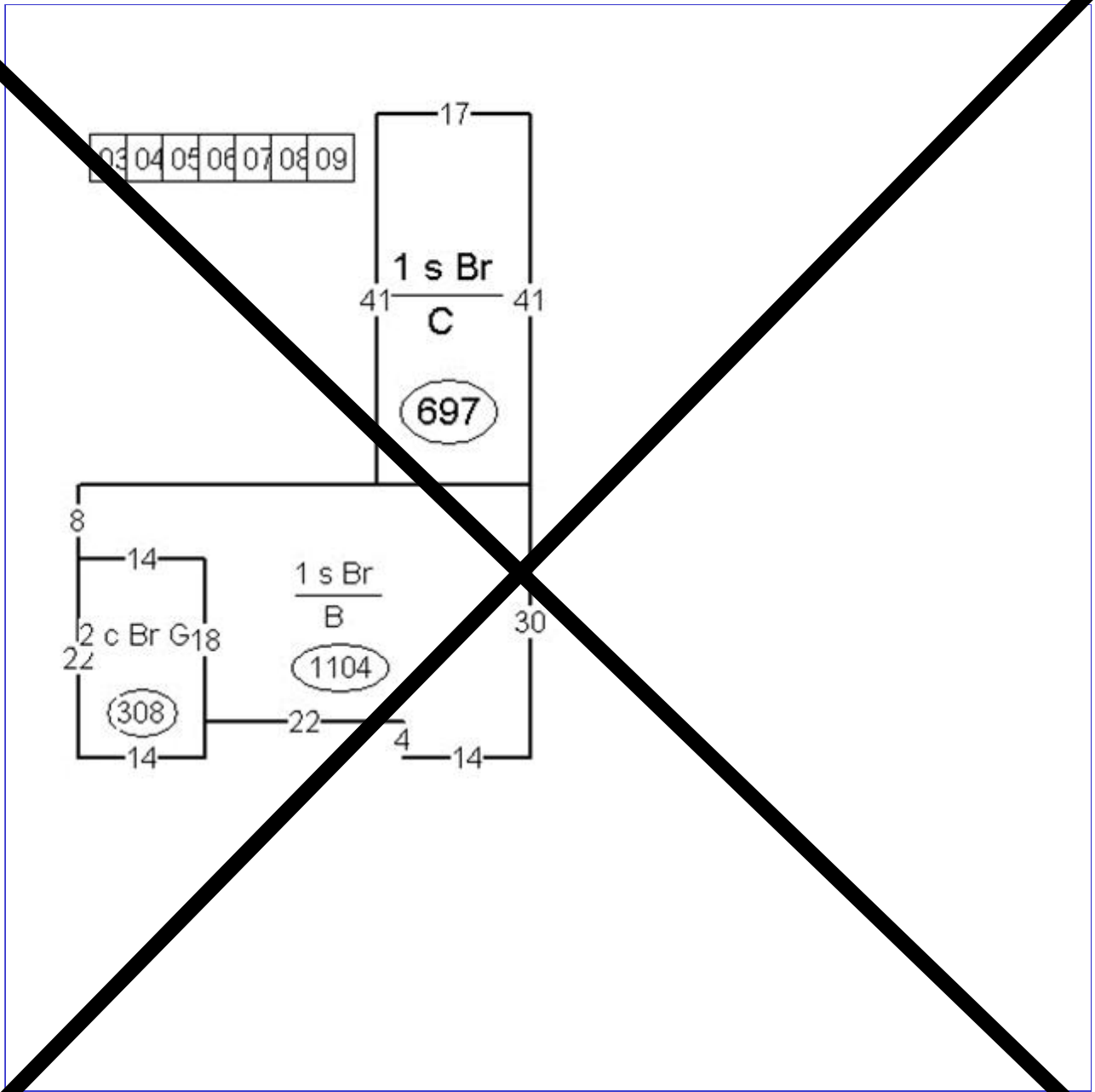
## Valuation

Assessment Year		03/01/2014	03/01/2013	03/01/2012	03/01/2012	03/01/2011
Reason for Change		Annual	Annual	Annual	Annual	Annual
<b>VALUATION</b>	Land	\$133,100	\$117,100	\$114,900	\$114,900	\$107,700
<b>(Assessed Value)</b>	Improvements	\$161,400	\$145,000	\$120,400	\$120,400	\$121,200
	Total	\$294,500	\$262,100	\$235,300	\$235,300	\$228,900
<b>VALUATION</b>	Land	\$133,100	\$117,100	\$114,900	\$114,900	\$107,700
<b>(True Tax Value)</b>	Improvements	\$161,400	\$145,000	\$120,400	\$120,400	\$121,200
	Total	\$294,500	\$262,100	\$235,300	\$235,300	\$228,900

## Deductions

Tax Year	Deduction Type	Amount
2007 Pay 2008	Homestead Credit/ Standard	\$45,000.00

# COUNTY INFORMATION - TRACT 7



# COUNTY INFORMATION - TRACT 7



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# TITLE INFORMATION

# TITLE INFORMATION

SCHEDULE A

## MERIDIAN TITLE CORPORATION

*Commercial Division North West Indiana*

1000 W. State Road 2  
LaPorte, IN 46350  
219.362.3228  
219.325.1530 FAX  
laporte@meridiantitle.com

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File No.: 15-32724 Effective Date: August 19, 2015 at 8:00 AM

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Customer Reference No.: Property Address: Tract 3 - Vacant Land, East 200 North, Mill  
Creek, IN 46365  
Tract 1 - Vacant Land, East 150 North, Mill Creek, IN 46365  
Tract 2 -, 1289 600 East, Rolling Prairie, IN 46371  
Tract 4 -, 5704 East 200 North, Rolling Prairie, IN 46371

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Prepared For: Keith Lineback, Lineback Realty

1. Policy or Policies to be issued:

(a)  ALTA Owner's Policy – 06/17/06 Amount  
Proposed Insured:

(b)  ALTA Loan Policy – 06/17/06 Amount  
Proposed Insured:

2. The estate or interest in the land described or referred to in this Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Heirs or Devisees of Estate of Rebecca M. Roda, pursuant to Cause No. 46C01-1506-EU-138

4. The land referred to in this Search Report is located in the County of La Porte, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

# TITLE INFORMATION

File No.: 15-32724

SCHEDULE A

## EXHIBIT A

Parcel I:

Fifty acres off the West side of the Southeast 1/4 of Section 30, Township 37 North, Range 1 West, LaPorte County, Indiana.

Parcel II:

The Southwest Fractional 1/4 of Section 30, Township 37 North, Range 1 West, containing 140 acres, more or less, LaPorte County, Indiana.

Parcel III:

Thirty acres, more or less, off the West side of the Northwest Fractional 1/4 of Section 30, Township 37 North, Range 1 West, described as follows: Commencing 20 feet East of a stone in the middle of the road at the Northwest corner of Section 30 of said Township and Range for a place of beginning; thence South about 160 rods to the 1/2 Section Line; thence East on the 1/2 Section Line 30 rods; thence North about 160 rods to the Section Line; thence West to the place of beginning.

ALSO: A parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 30, Township 37 North, Range 1 West, LaPorte County, Indiana, more particularly described as follows: Starting at a cast iron monument marking the West 1/4 corner of Section 30, Township 37 North, Range 1 West, LaPorte County, Indiana; thence South 87° 48' 01" East, along the South line of the Northwest 1/4 of said Section 30, a distance of 515.00 feet to a masonry nail for the point of beginning; thence North 00° 50' 48" West, a distance of 2,638.46 feet, to a masonry nail on the North line of said Section; thence North 87° 57' 20" West, along the North line of said Section, a distance of 30.00 feet; thence South 01° 29' 40" East, a distance of 2,640.15 feet to the point of beginning. Containing 0.907 acre.

Parcel IV:

The West 1/2 of the Northeast 1/4 of Section 25, Township 37 North, Range 2 West, LaPorte County, Indiana.

# TITLE INFORMATION

File No.: 15-32724

SCHEDULE B

**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.**

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Search Report.
2. Standard Exceptions:
  - a) Rights or claims of parties in possession not shown by the public records.
  - b) Easements, or claims of easements, not shown by the public records.
  - c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Special Exceptions:

- a) Taxes for the year 2015 payable in 2016 are a lien not yet due and payable.

Taxes for the year 2014 payable in 2015 are as follows:

Key No. 46-08-30-400-001.000-068 - Wills (Affects Parcel I)

1st installment due May 11, 2015 \$497.22 - Paid

2nd installment due November 10, 2015 \$497.22 - Unpaid

Assessed Valuations: 2014/2015

Land \$50,400.00

Improvements \$0.00

Exemption (None) \$0.00

Net Valuations \$50,400.00

Key No. 46-08-30-300-001.000-068 - Wills (Affects Parcel II)

1st installment due May 11, 2015 \$1,877.40 - Paid

2nd installment due November 10, 2015 \$1,877.40 - Unpaid

Assessed Valuations: 2014/2015

Land \$147,400.00

Improvements \$42,900.00

Exemption (None) \$0.00

Net Valuations \$190,300.00

Solid Waste Recycling Fees for the year 2015 are as follows:

1st installment - \$33.00 - Paid

2nd installment - \$33.00 - Unpaid

Key No. 46-08-30-100-001.000-068 - Wills (Affects Parcel III)

1st installment due May 11, 2015 \$469.60 - Paid

2nd installment due November 10, 2015 \$469.60 - Unpaid

Assessed Valuations: 2014/2015

Land \$47,600.00

Improvements \$0.00

Exemption (None) \$0.00

Net Valuations \$47,600.00

# TITLE INFORMATION

File No.: 15-32724

SCHEDULE B

Key No. 46-07-25-200-001.000-068 - Wills (Affects Parcel IV)  
1st installment due May 11, 2015 \$2,056.76 - Paid  
2nd installment due November 10, 2015 \$2,056.76 - Unpaid

Assessed Valuations: 2014/2015

Land \$133,100.00  
Improvements \$161,400.00  
Exemption (Homestead) \$45,000.00  
Exemption (Supplemental) \$41,020.00

Net Valuations \$208,480.00

Solid Waste Recycling Fees for the year 2015 are as follows:  
1st installment - \$33.00 - Paid  
2nd installment - \$33.00 - Unpaid

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

- b) Terms and provisions of Easement for Electrical Lines set out in an instrument by and between George Mrozinski and Catherine Mrozinski, his wife and Northern Indiana Public Service Company dated December 2, 1929 and recorded January 16, 1930 in Miscellaneous Record 28, page 224, in the Office of the Recorder of La Porte County, Indiana. (Affects Parcel II)
- c) Terms and provisions of Easement set out in an instrument by and between Maude & S.P. Yazel and LaPorte Gas & Electric Company dated October 14, 1941 and recorded January 2, 1942 in Miscellaneous Record 44, page 537, in the Office of the Recorder of La Porte County, Indiana. (Affects Parcel II)
- d) Terms and provisions of Easement for Electrical Lines set out in an instrument by and between Samuel P. Yazel and Maude F. Yazel, his wife and Northern Indiana Public Service Company dated December 2, 1929 and recorded May 26, 1930 in Deed Record 156, pages 66, 67 and 68, in the Office of the Recorder of La Porte County, Indiana. (Affects Parcel II)
- e) Terms and provisions of Easement set out in an instrument by and between James Roda and Rebecca Roda, husband and wife and Northern Indiana Public Service Company dated July 16, 1974 and recorded August 5, 1974 in Instrument Number 74-7207 in the Office of the Recorder of La Porte County, Indiana. (Affects Parcel II)
- f) Terms and provisions of Easement set out in an instrument by and between James Roda and Rebecca Roda, husband and wife and Northern Indiana Public Service Company dated August 5, 1974 and recorded August 14, 1974 in Instrument Number 74-7685 in the Office of the Recorder of La Porte County, Indiana. (Affects Parcel II)
- g) Terms and provisions of Easement set out in an instrument by and between Florence Frame and LaPorte Gas & Electric Company dated November 5, 1941 and recorded January 2, 1942 in Miscellaneous Record 44, page 542, in the Office of the Recorder of La Porte County, Indiana. (Affects Parcel IV)
- h) Terms and provisions of Easement Tower set out in an instrument by and between James C. Roda and Rebecca M. Roda and Indiana & Michigan Electric Company dated January 3, 1957 and recorded January 25, 1957 in Deed Record 263, page 557, in the Office of the Recorder of La Porte County, Indiana. (Affects Parcel IV)

# TITLE INFORMATION

File No.: 15-32724

SCHEDULE B

- i) Rights of the Government and Public to that part of caption Real Estate lying in "County Road 150 North".
- j) Rights of the Government and Public to that part of caption Real Estate lying in "County Road 200 North".
- k) Subject to all legal highways and rights of way.
- l) Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

#### LIMITATION OF LIABILITY AND SEARCH

The liability of this Company shall not exceed \$1,000.00 for any loss covered hereunder, including attorney's fees and court costs.

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

MERIDIAN TITLE CORPORATION



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Terri Lawson

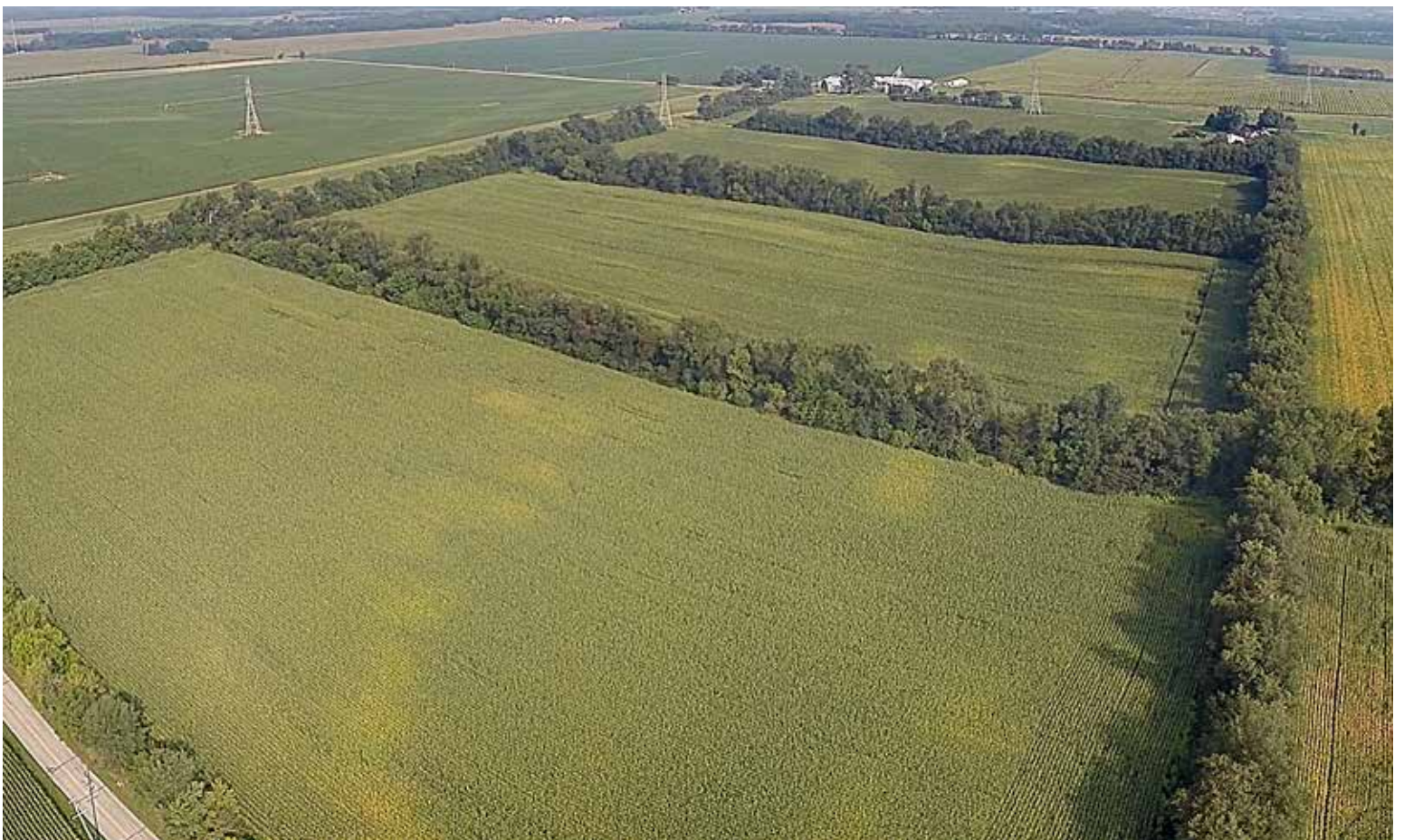






# PHOTOS

# PHOTOS



# PHOTOS



# PHOTOS



**TRACT 3**

# PHOTOS







**SCHRADER**

*Real Estate and Auction Company, Inc.*

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

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

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

**SchraderAuction.com**