

# LAND AUCTION

GRANT COUNTY  
INDIANA



# 462<sup>±</sup>

acres

offered in 7 tracts

# INFORMATION BOOKLET

# TUESDAY MARCH 22 • 10AM

held at Knight-Bergman Center, Warren, IN



ONLINE BIDDING  
AVAILABLE



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

## 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.

### AUCTION MANAGERS

Rick Williams | 765.639.2394 (Cell) | [rick@schraderauction.com](mailto:rick@schraderauction.com)

Al Pfister | 260.760.8922 (Cell) | [auctions@adamswells.com](mailto:auctions@adamswells.com)



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

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# **BIDDER PRE-REGISTRATION FORM**

**462 ACRES – GRANT COUNTY, INDIANA  
TUESDAY, MARCH 22, 2016**

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, March 15, 2016

## **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, 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**  
**462± Acres • Grant County, Indiana**  
**Tuesday, March 22, 2016**

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, March 22, 2016 at 10:00 AM.
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.





**GRANT COUNTY  
INDIANA**



# **TRACT DESCRIPTIONS**

# TRACT DESCRIPTIONS

GRANT COUNTY  
INDIANA

462<sup>±</sup>  
acres

offered in 7 tracts

445<sup>±</sup> Productive Tillable Acres

- 1031 Exchange Opportunity
- County Drainage Outlets
- Extensive Private Tile

**TRACT 1 – 47<sup>±</sup> Acres** of productive, all tillable cropland with frontage on both CR 400 N. and 1000 E. Predominate soil types are Pewamo Silty Clay Loam and Blount Silt Loam. This tract also has an excellent drainage outlet as well as field tile.

**TRACT 2 – 90.5<sup>±</sup> Acres** of all tillable productive cropland with frontage on both CR 400 N. and 1000 E. Predominate soil types are Pewamo Silty Clay Loam and Blount Silt Loam. This tract also has an excellent drainage outlet via an 18" county culvert, private mains and laterals.

**TRACT 3 – 61.1<sup>±</sup> Acres** of productive, mostly tillable cropland with frontage on CR 1000 E. Predominate soil types are Blount Silt Loam and Pewamo Silty Clay Loam. This tract has a good drainage outlet via a 15" County Main as well as extensive private tile. Call auction managers for a detailed tile map.

**TRACT 4 – 63.5<sup>±</sup> Acres** of mostly tillable productive cropland with frontage on CR 1100 E. Excellent drainage outlet via the Lee open ditch. The field East of the ditch has been systematically tiled, call auction managers for a map. The main soil types are Pewamo Silty Clay Loam and Blount Silt Loam.

**TRACT 5 – 88.5<sup>±</sup> Acres** of mostly tillable productive cropland with frontage on both CR 400 N. and 1000 E. This tract features Pewamo Silty Clay Loam soil. This tract has an excellent drainage outlet via the Lee open ditch. This tract also has a CRP (filter strip) payment. Call auction managers for more details.

**TRACT 6 – 39<sup>±</sup> Acres** of all tillable productive cropland with frontage on CR 450 N. Predominate soil types are Blount Silt Loam and Glynwood Clay Loam.

**TRACT 7 – 72.4<sup>±</sup> Acres** of all tillable productive cropland with frontage on CR 500 N., CR 450 N. and 1100 E. Predominate soil types are Blount Silt Loam and Glynwood Clay Loam.

## Auction Terms & Conditions:

**PROCEDURE:** The Properties will be offered in 7 individual tracts, any combination of tracts and as a total 462<sup>±</sup> acres. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a special warranty deed conveying the real estate to Buyer. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller will provide preliminary title insurance schedules to review prior to auction and to be updated prior to closing. Seller agrees to furnish at Seller's expense a standard owner's title insurance policy at closing.

**CLOSING:** The balance of the purchase price is due at closing, which will take place 30 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage shall be paid by the Buyer(s).

**POSSESSION:** Possession will be delivered at closing subject to the terms of the Purchase Agreement.

**REAL ESTATE TAX INFORMATION:** Buyer shall assume 2016 calendar year TAX INFORMATION due in 2017.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference of more than 1 acre between advertised and surveyed acres.

**PLANNING APPROVAL:** The sale of all tracts is subject to obtaining county approval of the tract divisions, if applicable. Buyer agrees to acquire the property notwithstanding any other approvals or permits that Buyer may require. The real estate is being offered for agricultural purposes. Any construction on the property may require county approval.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. Any inspection shall be conducted without causing any alteration or disturbance of the property. A person inspecting the property is responsible for any physical damage caused by their inspection.

**EASEMENTS:** Subject to any and all existing easements.

**BUYER'S PREMIUM:** A Buyer's Premium of 2% will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to obtain the Total Contract Purchase Price.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusively the agents of the Seller.

**STOCK PHOTOGRAPHY:** Some crop photos are for illustrative purposes only and were not taken on the property.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**OWNER:** Proventus III LLC



**GRANT COUNTY  
INDIANA**



# **LOCATION MAP**



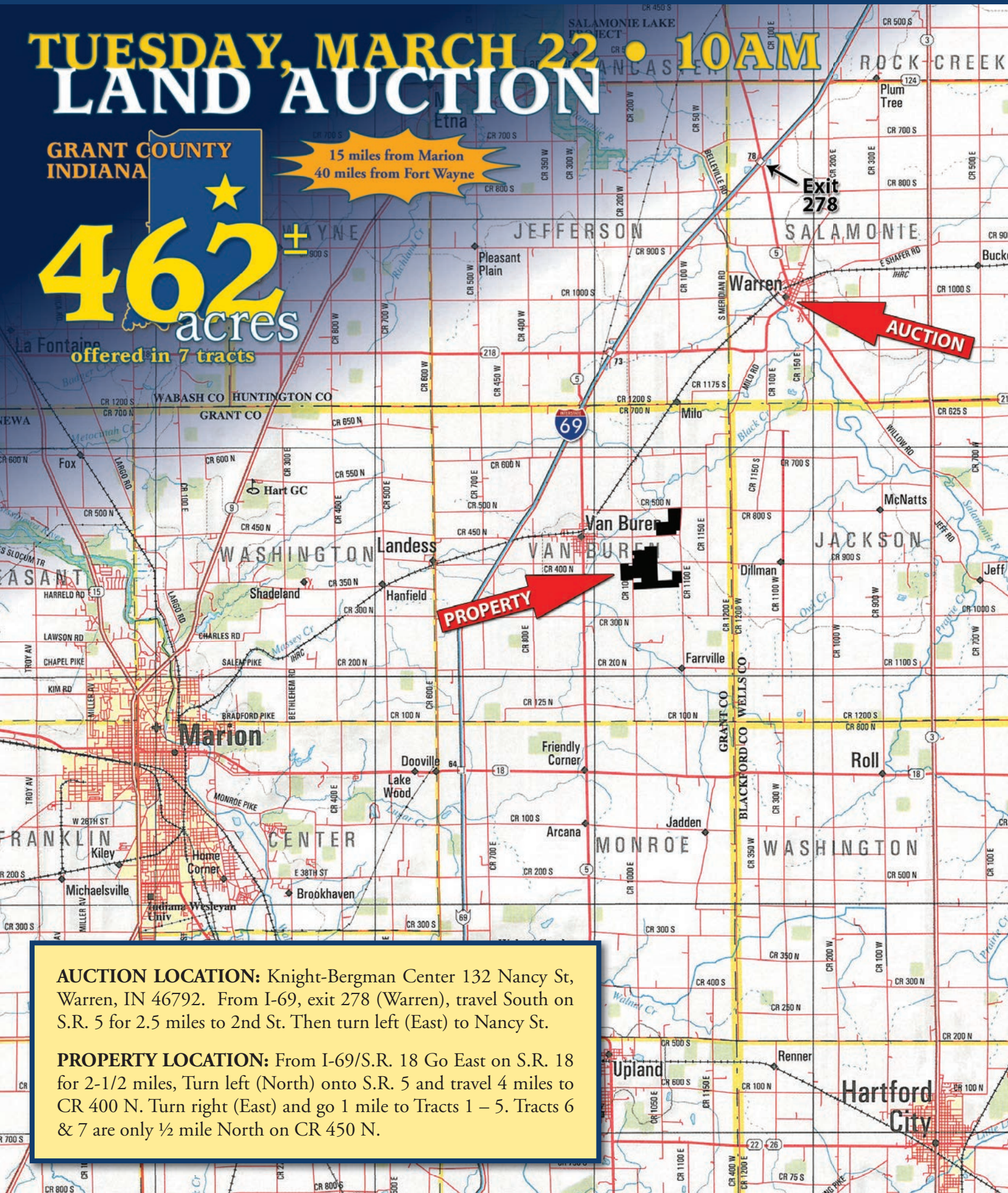
# LOCATION MAP

## TUESDAY, MARCH 22 • 10AM LAND AUCTION

GRANT COUNTY  
INDIANA

15 miles from Marion  
40 miles from Fort Wayne

**462**<sup>±</sup>  
acres  
offered in 7 tracts



**AUCTION LOCATION:** Knight-Bergman Center 132 Nancy St, Warren, IN 46792. From I-69, exit 278 (Warren), travel South on S.R. 5 for 2.5 miles to 2nd St. Then turn left (East) to Nancy St.

**PROPERTY LOCATION:** From I-69/S.R. 18 Go East on S.R. 18 for 2-1/2 miles, Turn left (North) onto S.R. 5 and travel 4 miles to CR 400 N. Turn right (East) and go 1 mile to Tracts 1 – 5. Tracts 6 & 7 are only 1/2 mile North on CR 450 N.



**GRANT COUNTY  
INDIANA**



# **PLAT MAP**







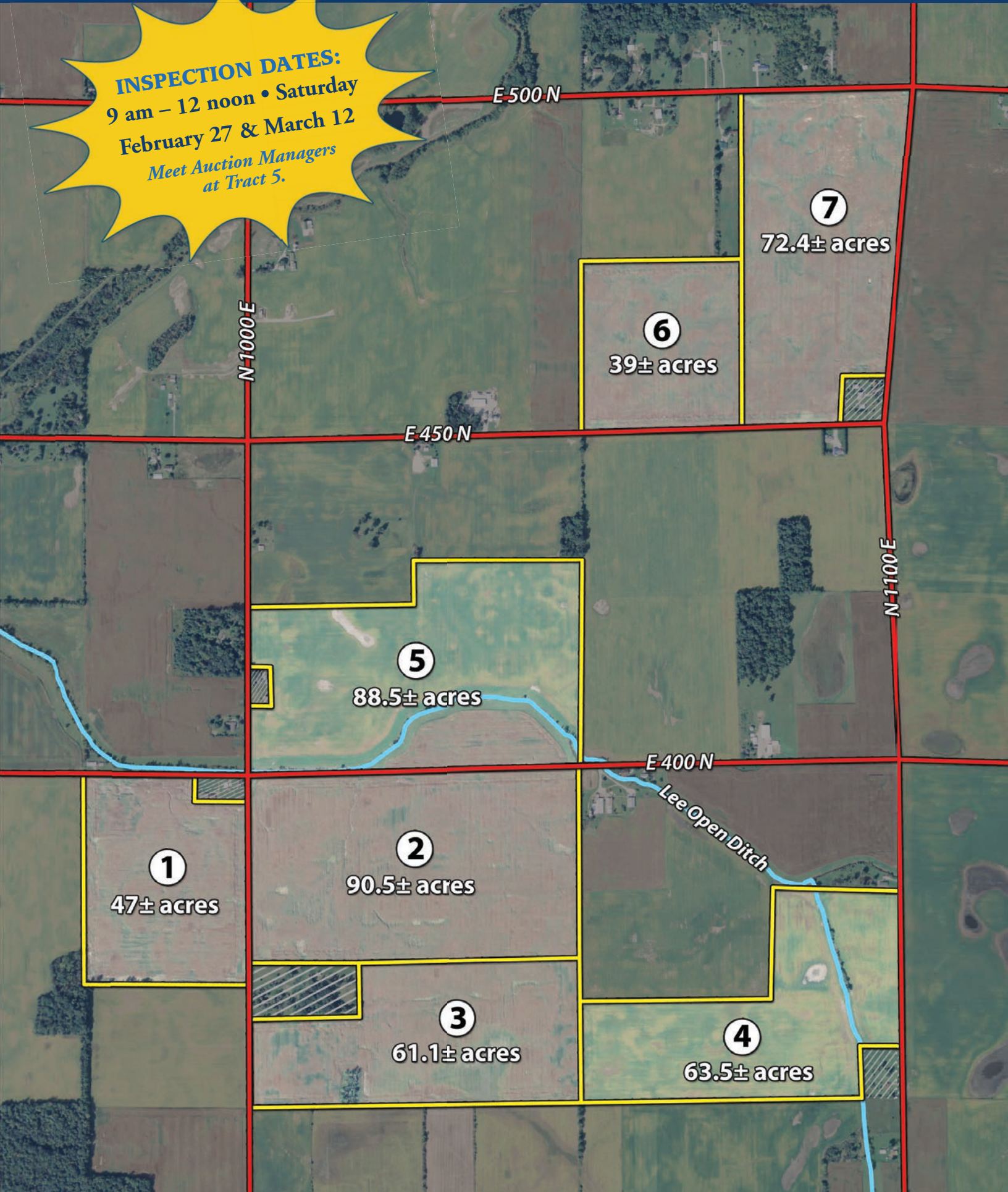
**GRANT COUNTY  
INDIANA**



# **AERIAL MAP**

# AERIAL MAP

**INSPECTION DATES:**  
9 am – 12 noon • Saturday  
February 27 & March 12  
*Meet Auction Managers  
at Tract 5.*





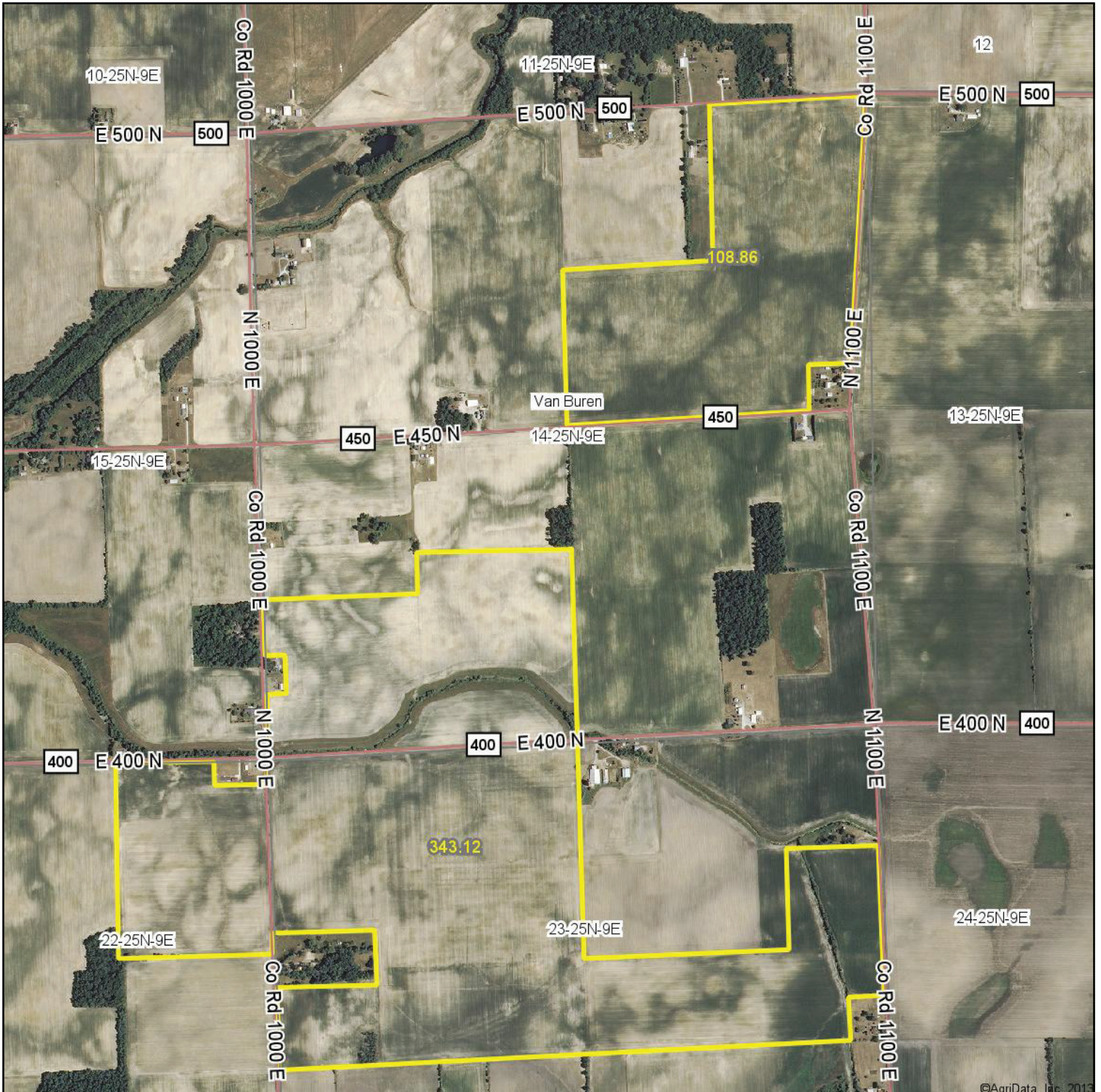
**GRANT COUNTY  
INDIANA**



# **SURETY AERIAL**



# SURETY AERIAL



©AgriData, Inc. 2013



**FARMLAND  
MANAGEMENT  
SERVICES**

**14-25N-9E  
Grant County  
Indiana**

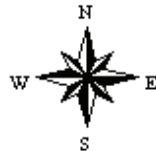
map center: 40° 36' 54.2, 85° 28' 38.17

scale: 15182

Maps Provided By:



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12/9/2013



**GRANT COUNTY  
INDIANA**

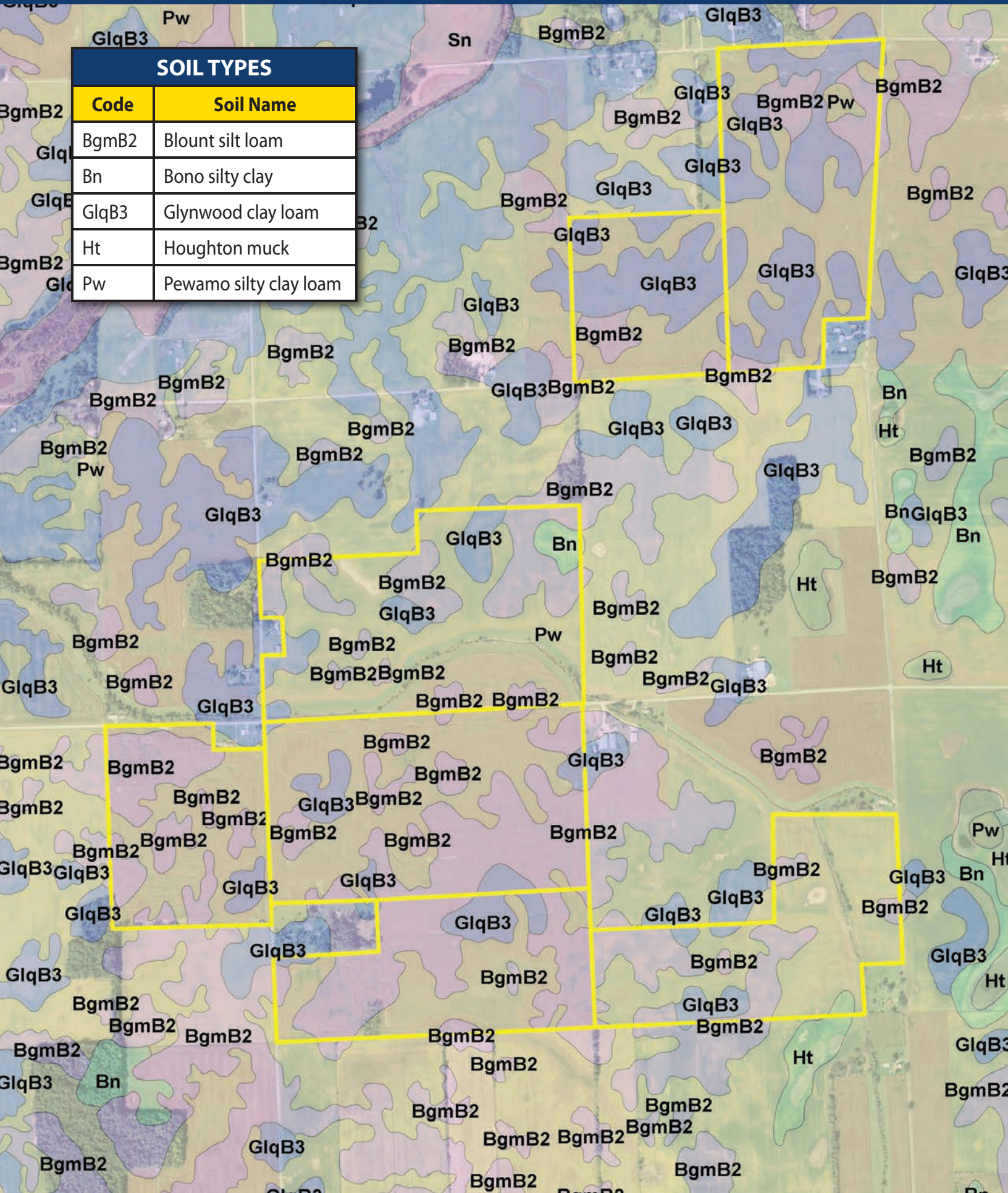


# **SOILS MAP**



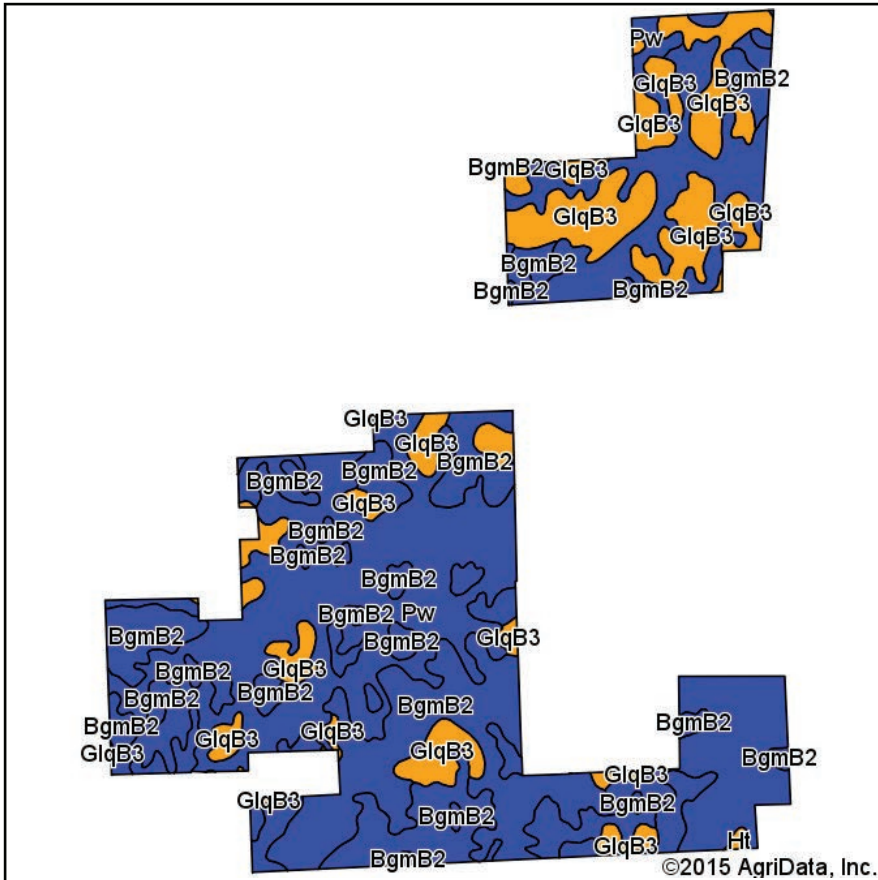
# SOILS MAP

SOIL TYPES	
Code	Soil Name
BgmB2	Blount silt loam
Bn	Bono silty clay
GlqB3	Glynwood clay loam
Ht	Houghton muck
Pw	Pewamo silty clay loam

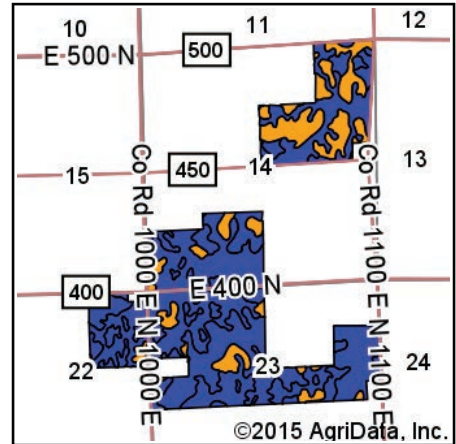




# SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **14-25N-9E**  
 Township: **Van Buren**  
 Acres: **461.11**  
 Date: **10/16/2015**



Area Symbol: IN053, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Soybeans	Winter wheat	Grass legume hay	Grass legume pasture	Pasture
Pw	Pewamo silty clay loam	240.84	52.2%		Ilw	154	43	62	5		11
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	136.66	29.6%		Ile	139	44	61	5	9	
G1qB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	80.17	17.4%		Ille	119	41	53	4	8	
Bn	Bono silty clay	2.68	0.6%		Illw	150	40	60	5		10
Ht	Houghton muck, drained	0.76	0.2%		Illw	150	40	60	5		10
<b>Weighted Average</b>						<b>143.4</b>	<b>42.9</b>	<b>60.1</b>	<b>4.8</b>	<b>4.1</b>	<b>5.8</b>

Area Symbol: IN053, Soil Area Version: 21

Soils data provided by USDA and NRCS.



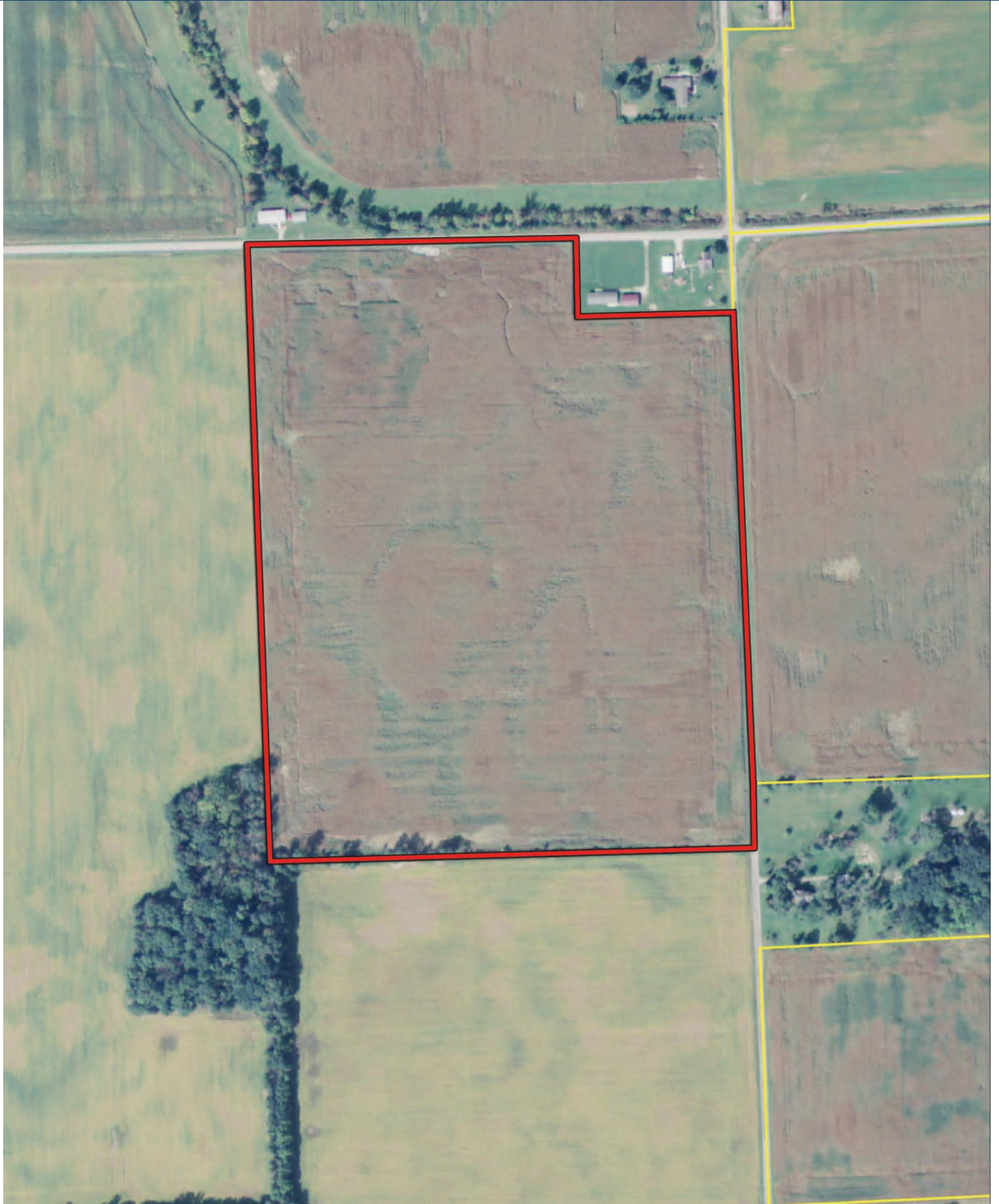


**GRANT COUNTY  
INDIANA**



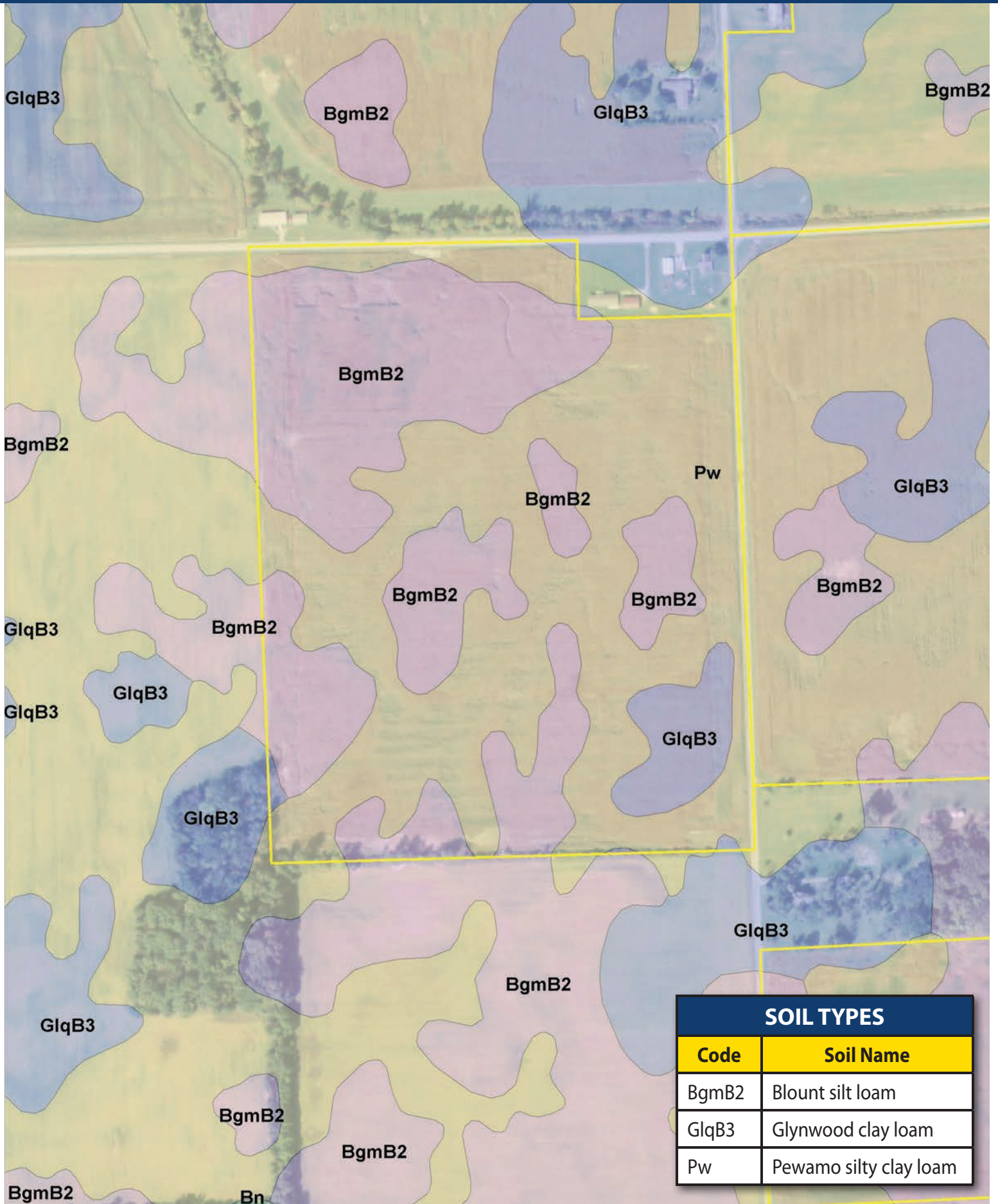
# **TRACT 1**

# TRACT 1 - AERIAL MAP



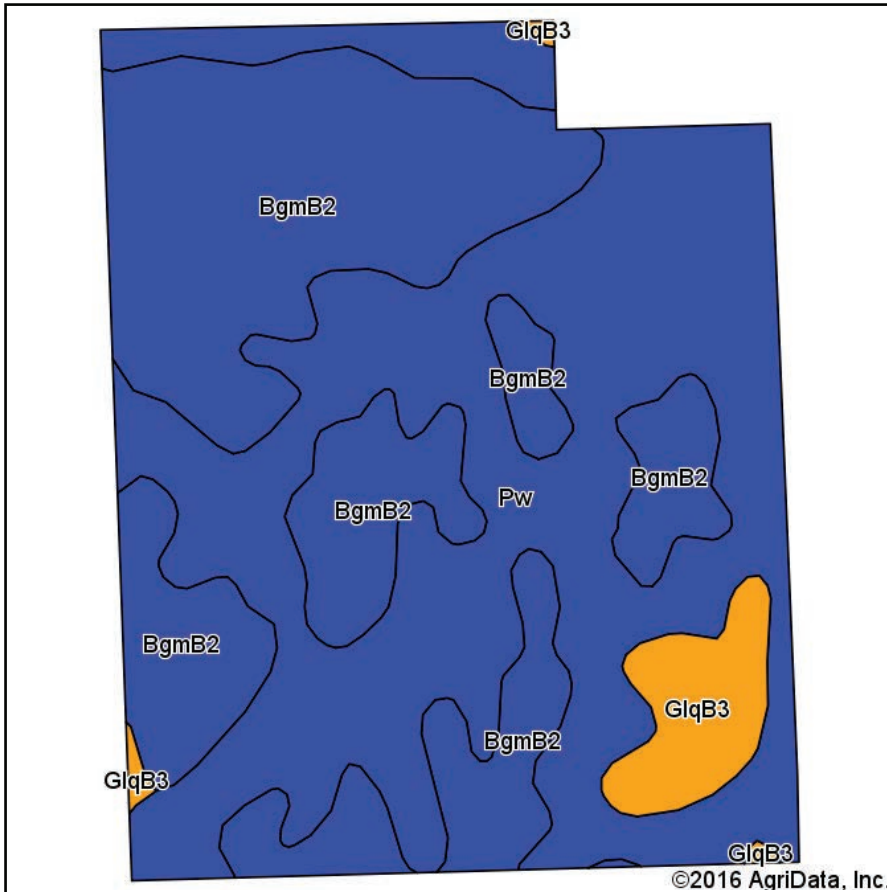


# TRACT 1 - SOILS MAP

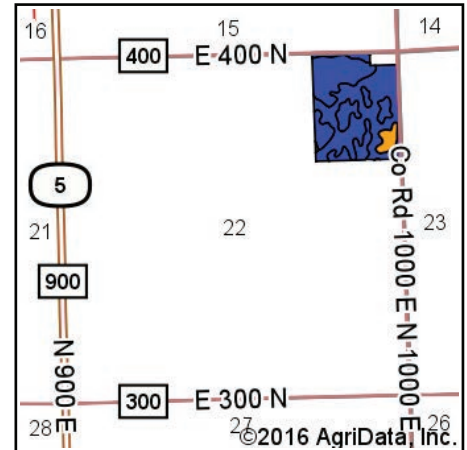


SOIL TYPES	
Code	Soil Name
BgmB2	Blount silt loam
GlqB3	Glynwood clay loam
Pw	Pewamo silty clay loam

# TRACT 1 - SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **22-25N-9E**  
 Township: **Van Buren**  
 Acres: **47.77**  
 Date: **2/8/2016**



Area Symbol: IN053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	24.95	52.2%		IIw	47	157	64	5	11
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	20.51	42.9%		Ile	44	137	61	5	9
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	2.31	4.8%		IIIe	41	119	53	4	8
<b>Weighted Average</b>						<b>45.4</b>	<b>146.6</b>	<b>62.2</b>	<b>5</b>	<b>10</b>

Area Symbol: IN053, Soil Area Version: 22

Soils data provided by USDA and NRCS.

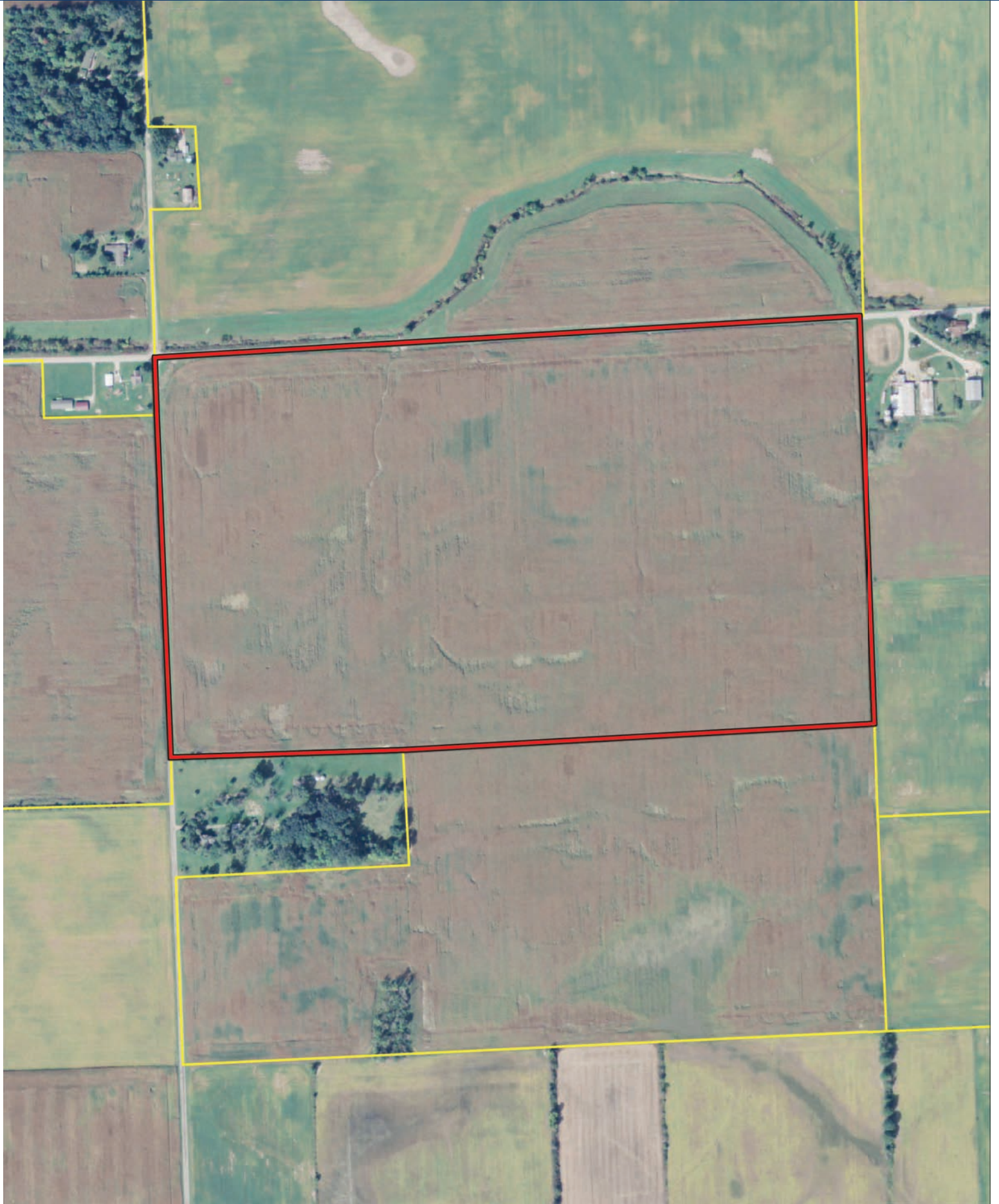


**GRANT COUNTY  
INDIANA**



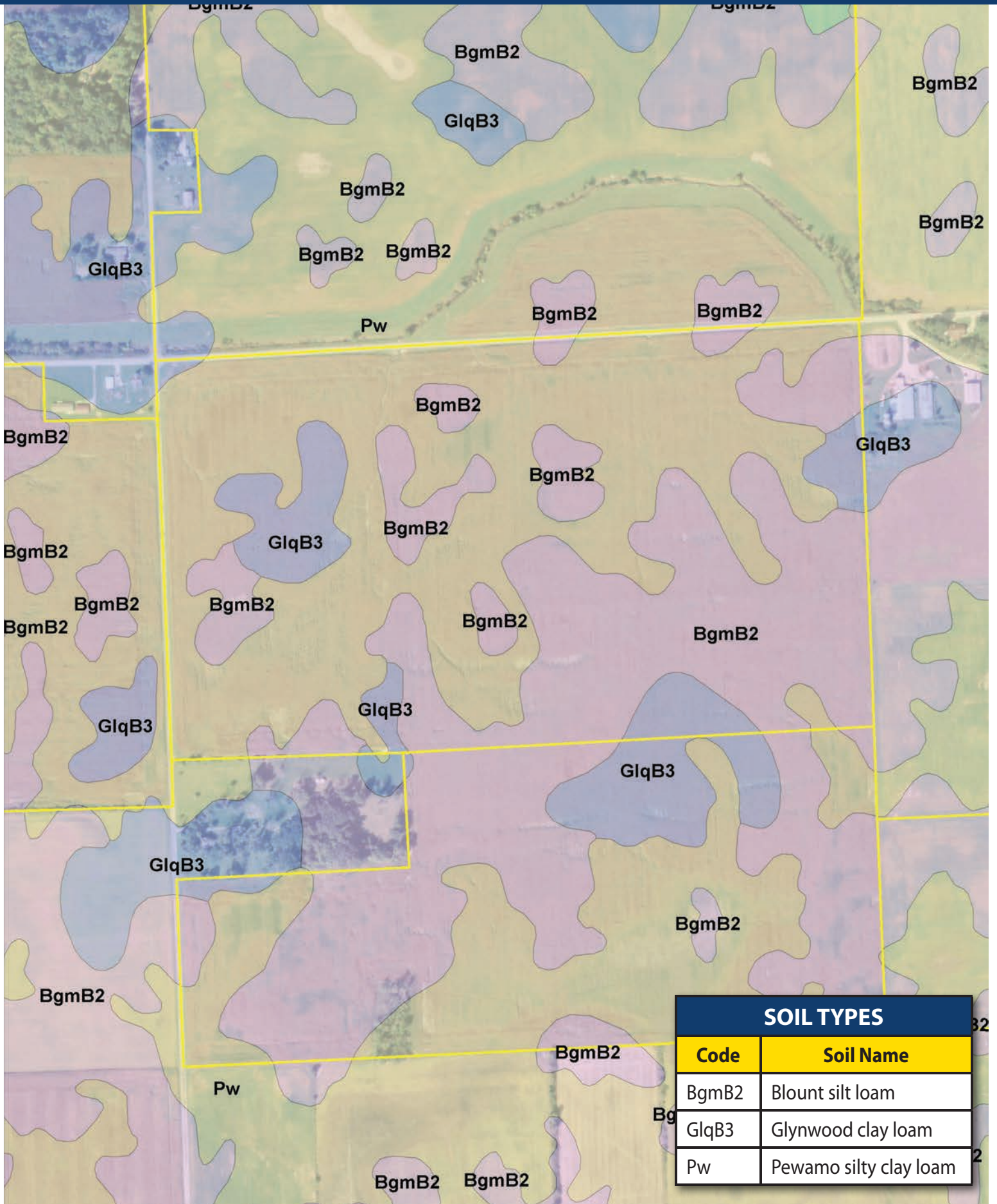
# **TRACT 2**

# TRACT 2 - AERIAL MAP

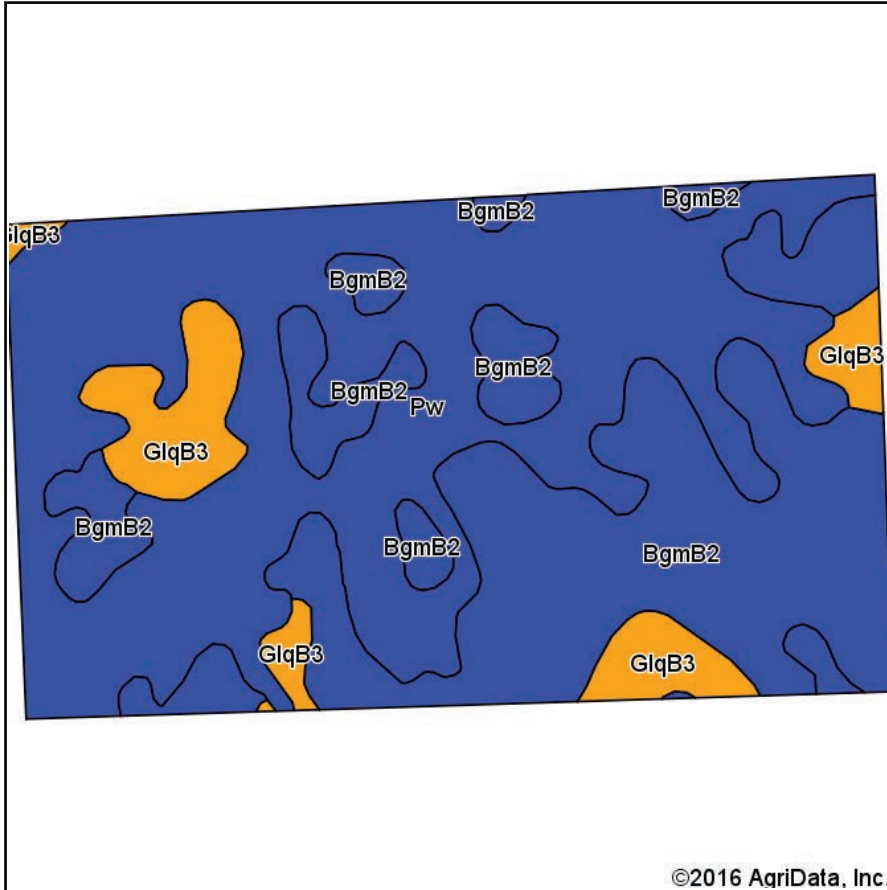




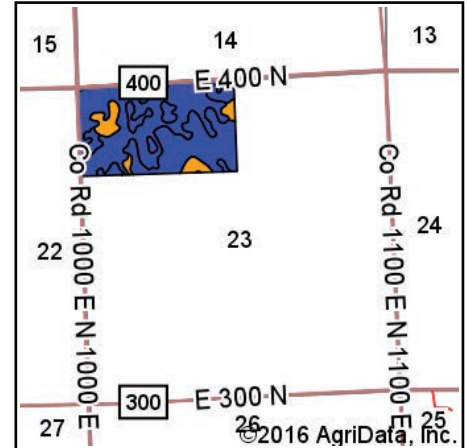
# TRACT 2 - SOILS MAP



# TRACT 2 - SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **23-25N-9E**  
 Township: **Van Buren**  
 Acres: **91.35**  
 Date: **2/8/2016**



Area Symbol: IN053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	47.63	52.1%		llw	47	157	64	5	11
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	35.52	38.9%		lle	44	137	61	5	9
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	8.20	9.0%		llle	41	119	53	4	8
<b>Weighted Average</b>						<b>45.3</b>	<b>145.8</b>	<b>61.8</b>	<b>4.9</b>	<b>10</b>

Area Symbol: IN053, Soil Area Version: 22

Soils data provided by USDA and NRCS.



**GRANT COUNTY  
INDIANA**



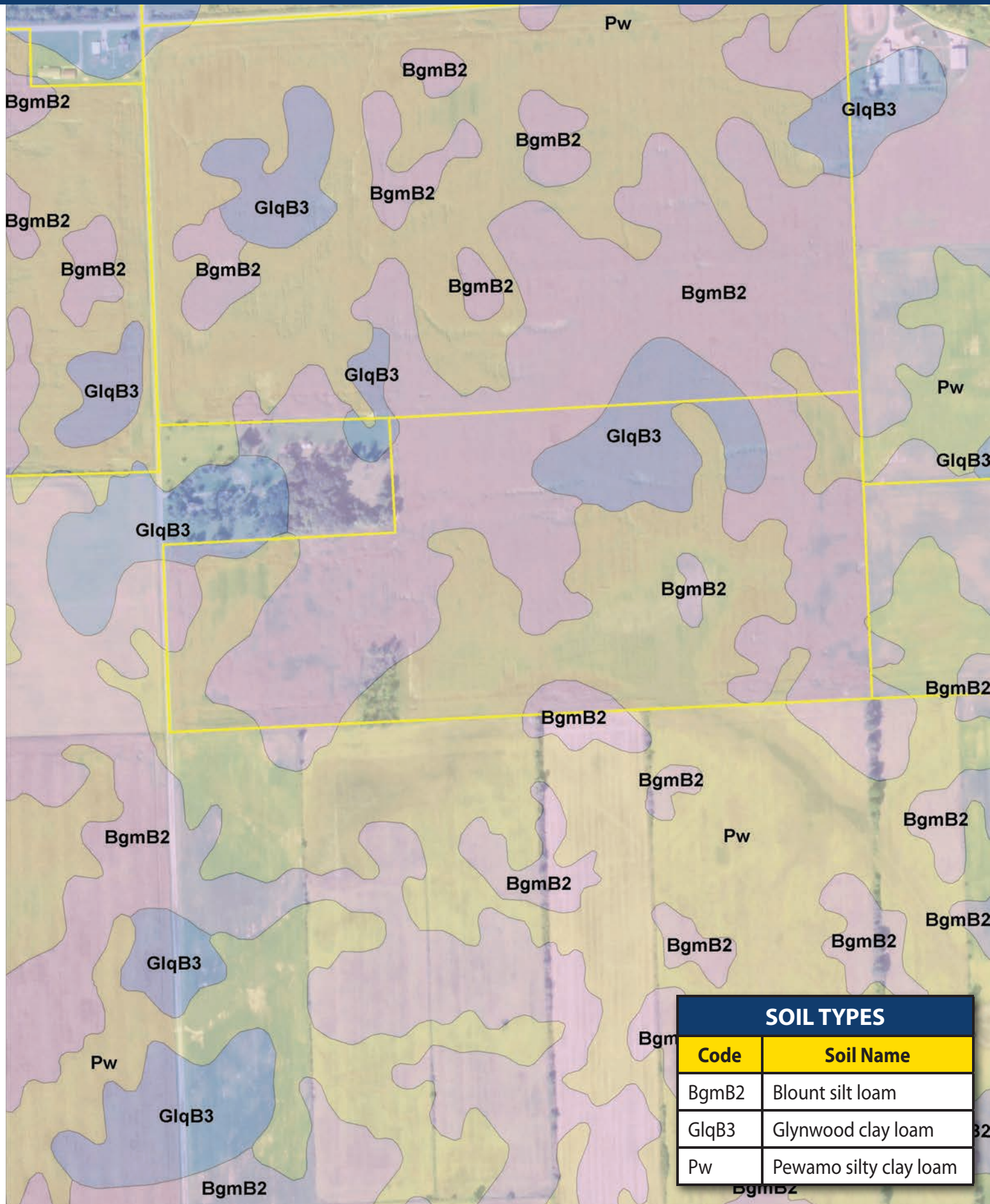
# **TRACT 3**

# TRACT 3 - AERIAL MAP

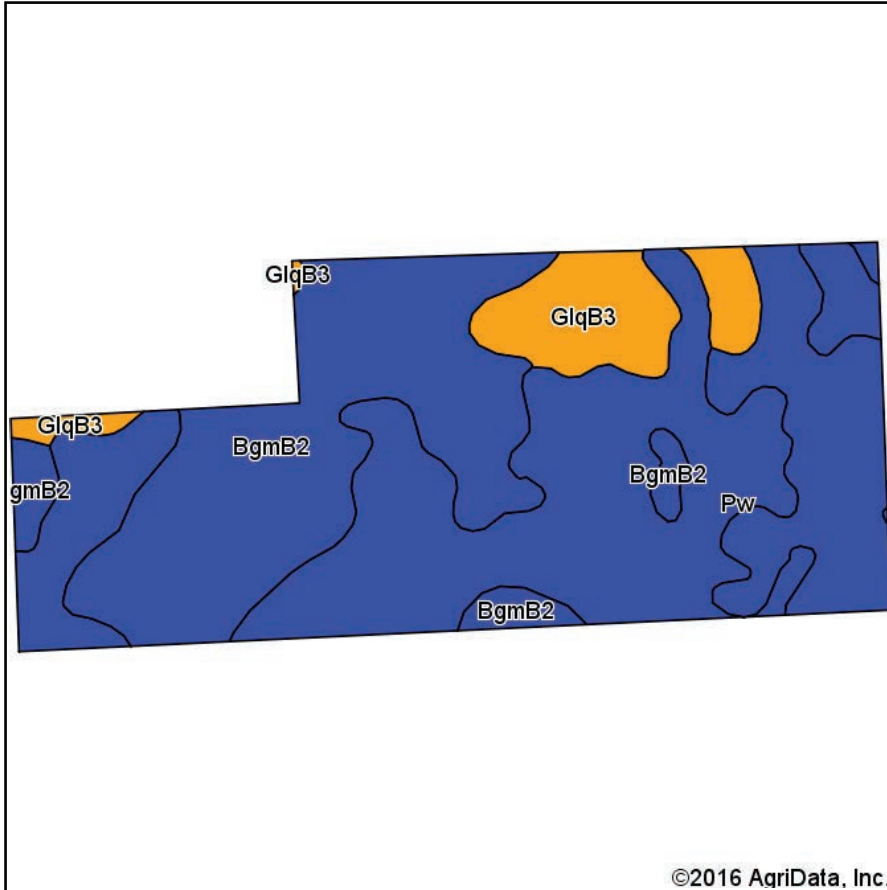




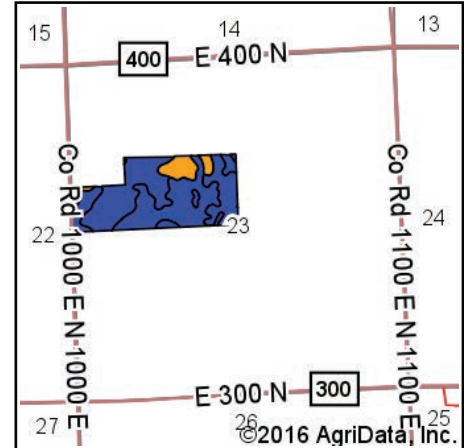
# TRACT 3 - SOILS MAP



# TRACT 3 - SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **23-25N-9E**  
 Township: **Van Buren**  
 Acres: **58.58**  
 Date: **2/8/2016**



Area Symbol: IN053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	28.62	48.9%		Ile	44	137	61	5	9
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	24.27	41.4%		Iiw	47	157	64	5	11
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	5.69	9.7%		IIle	41	119	53	4	8
<b>Weighted Average</b>						<b>45</b>	<b>143.5</b>	<b>61.5</b>	<b>4.9</b>	<b>9.7</b>

Area Symbol: IN053, Soil Area Version: 22

Soils data provided by USDA and NRCS.



**GRANT COUNTY  
INDIANA**



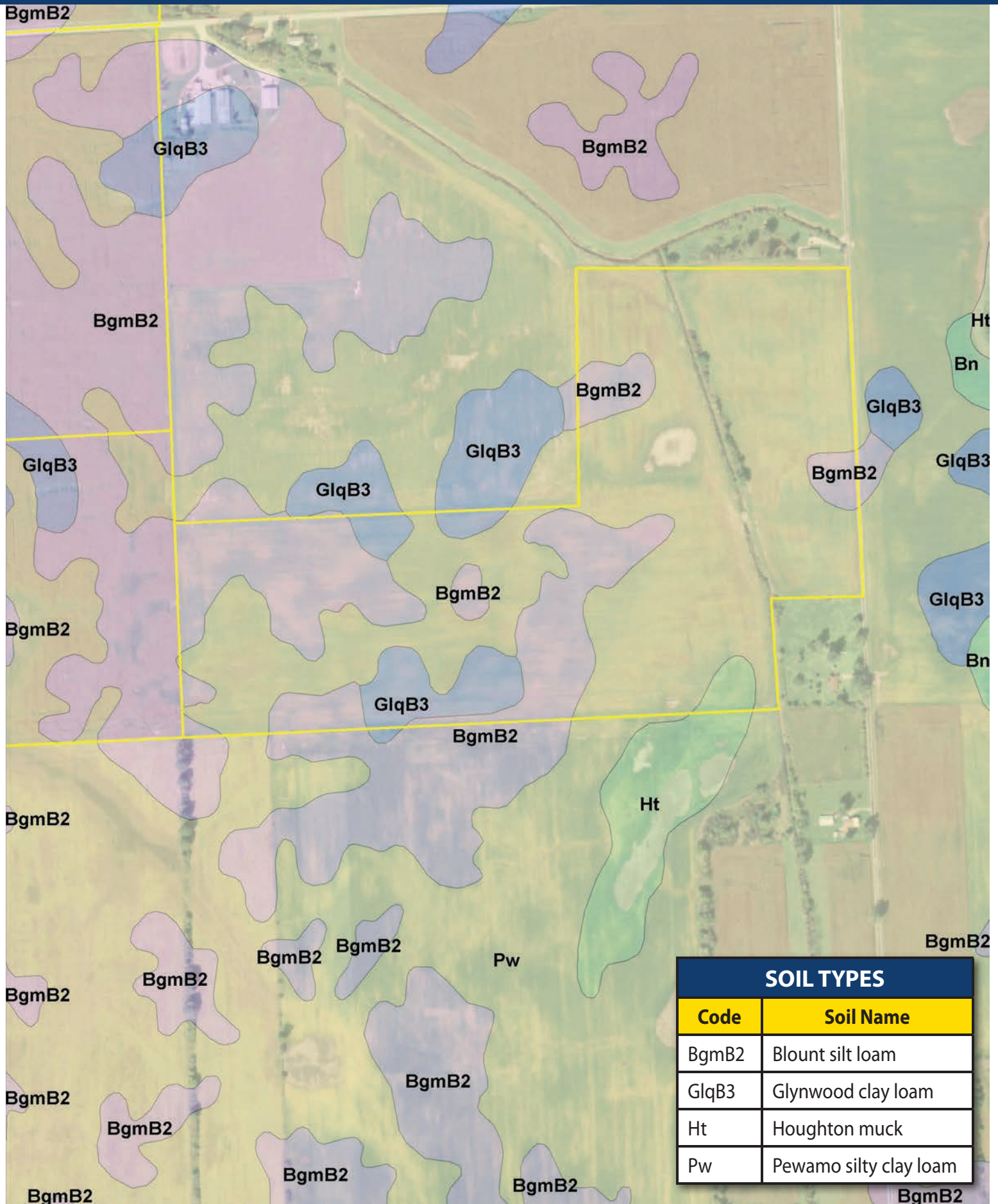
# **TRACT 4**

# TRACT 4 - AERIAL MAP



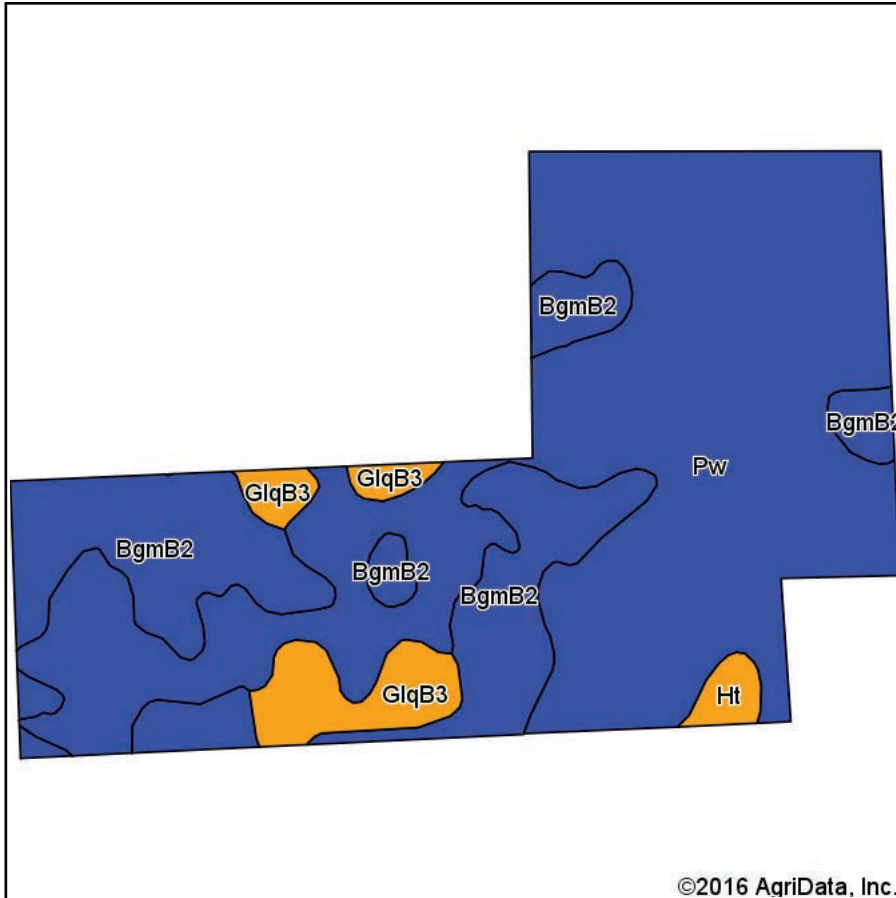


# TRACT 4 - SOILS MAP

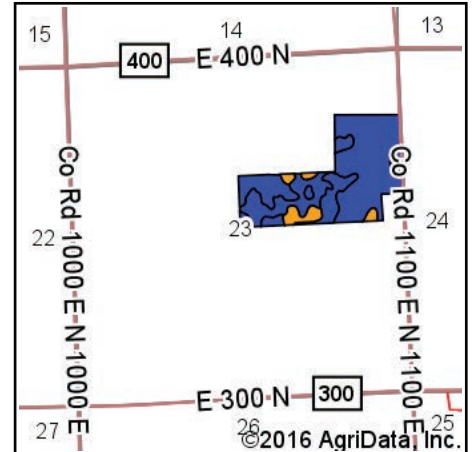


SOIL TYPES	
Code	Soil Name
BgmB2	Blount silt loam
GlqB3	Glynwood clay loam
Ht	Houghton muck
Pw	Pewamo silty clay loam

# TRACT 4 - SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **23-25N-9E**  
 Township: **Van Buren**  
 Acres: **63.5**  
 Date: **2/8/2016**



Maps Provided By:



Area Symbol: IN053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture	Pasture
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	42.54	67.0%		llw	47	157	64	5	11	
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	16.26	25.6%		lle	44	137	61	5	9	
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	3.94	6.2%		llle	41	119	53	4	8	
Ht	Houghton muck, drained	0.76	1.2%		lllw	40	150	60	5		10
<b>Weighted Average</b>						<b>45.8</b>	<b>149.4</b>	<b>62.5</b>	<b>4.9</b>	<b>10.2</b>	<b>0.1</b>

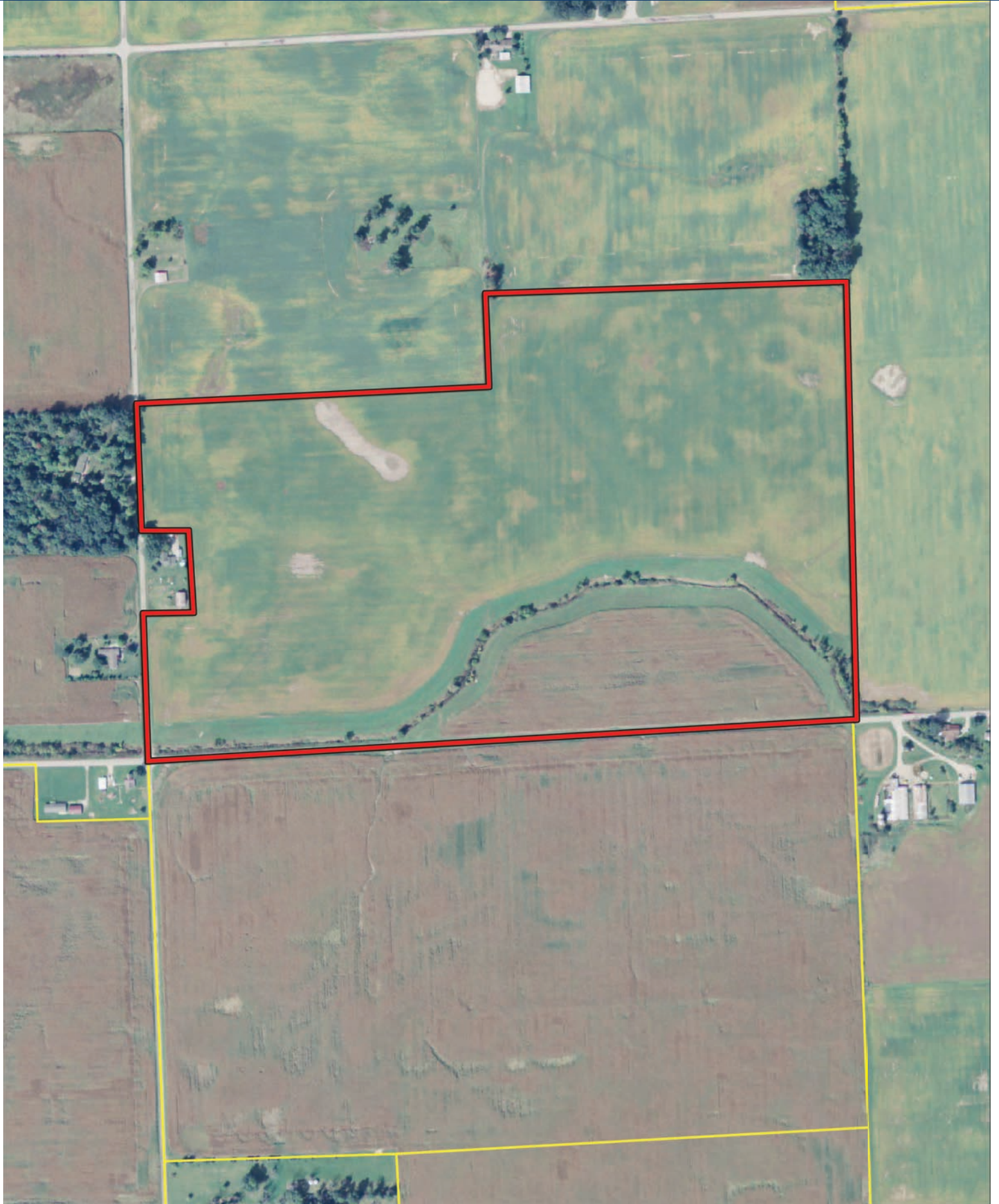


**GRANT COUNTY  
INDIANA**



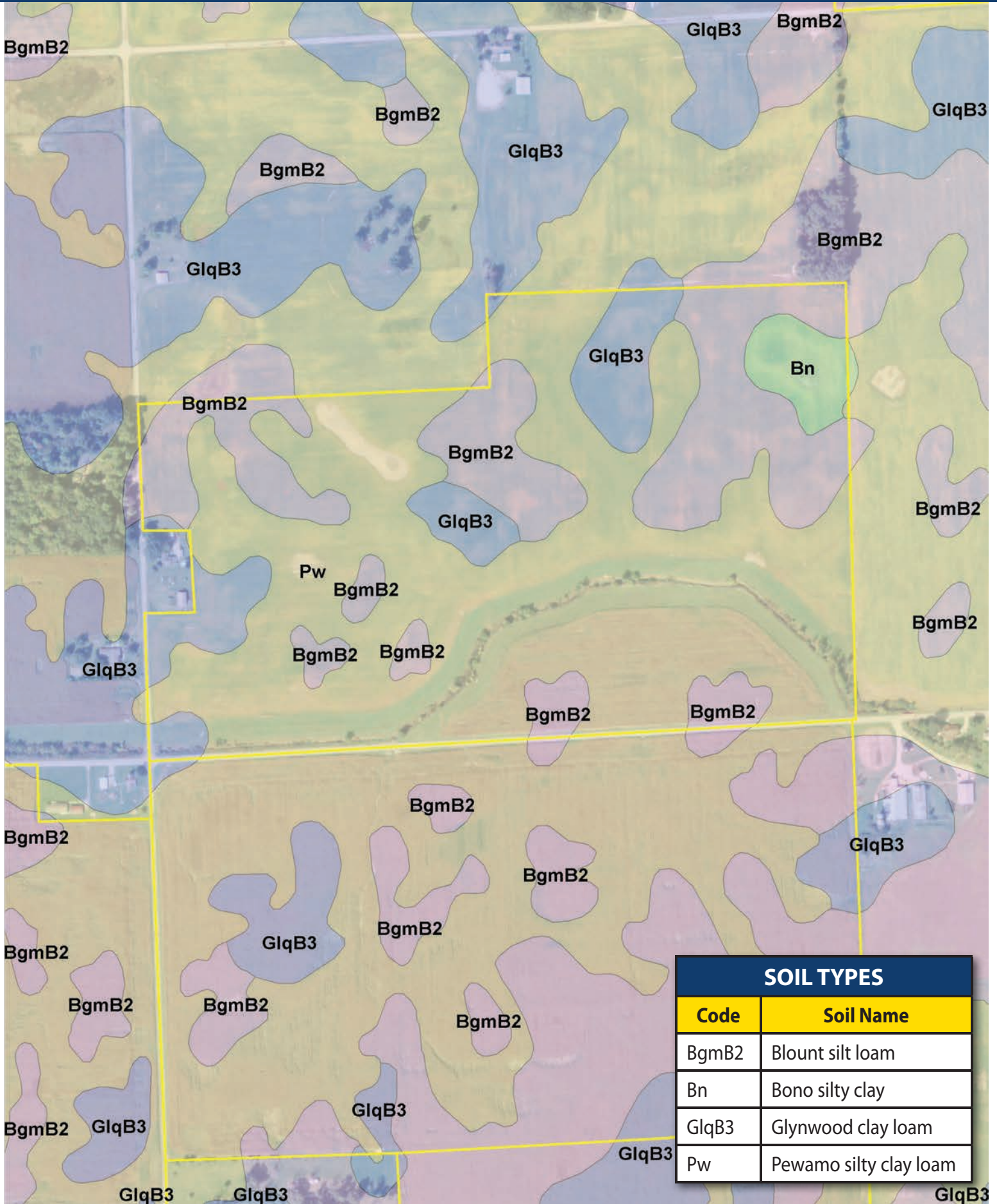
# **TRACT 5**

# TRACT 5 - AERIAL MAP



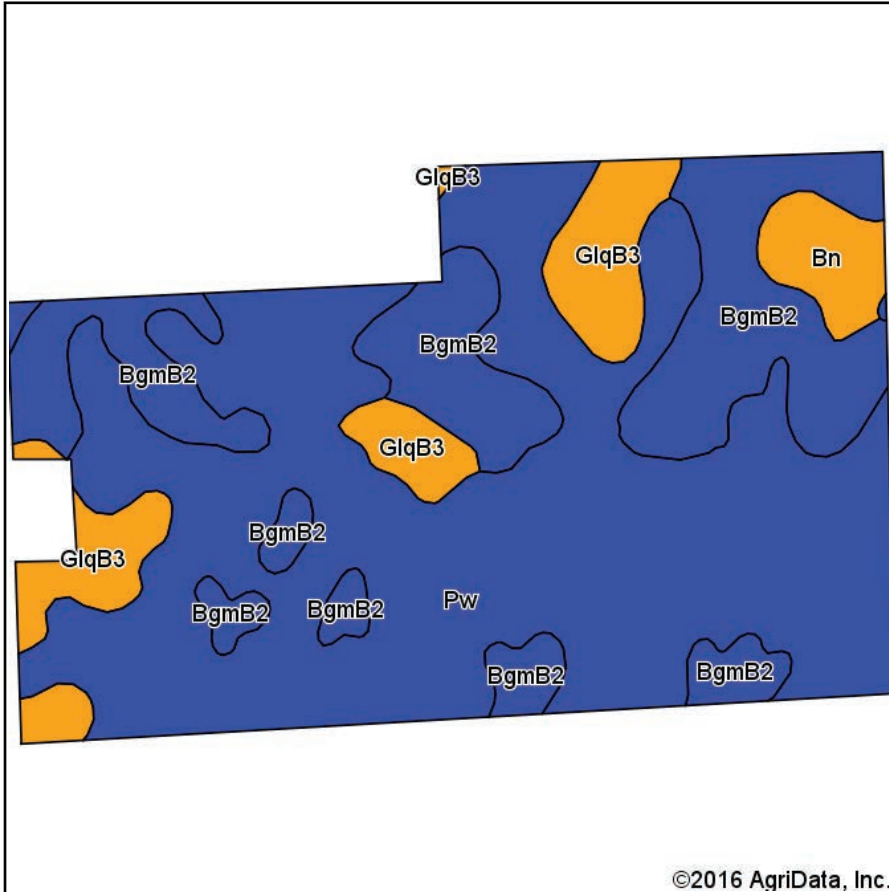


# TRACT 5 - SOILS MAP



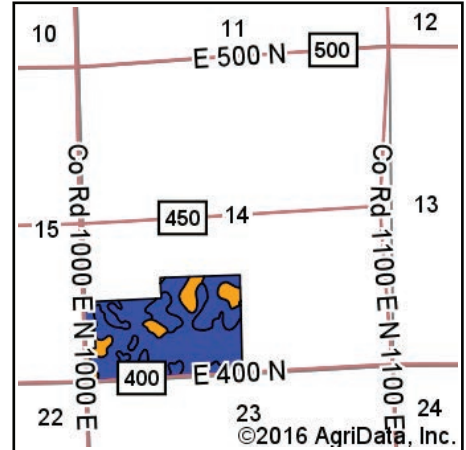
SOIL TYPES	
Code	Soil Name
BgmB2	Blount silt loam
Bn	Bono silty clay
GlqB3	Glynwood clay loam
Pw	Pewamo silty clay loam

# TRACT 5 - SOILS MAP & INDEX



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



State: **Indiana**  
 County: **Grant**  
 Location: **14-25N-9E**  
 Township: **Van Buren**  
 Acres: **88.46**  
 Date: **2/8/2016**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2016 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Area Symbol: IN053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture	Pasture
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	54.58	61.7%		Ilw	47	157	64	5	11	
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	22.59	25.5%		Ile	44	137	61	5	9	
GlcB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	8.61	9.7%		Ille	41	119	53	4	8	
Bn	Bono silty clay	2.68	3.0%		Illw	40	150	60	5		10
<b>Weighted Average</b>						<b>45.4</b>	<b>148</b>	<b>62</b>	<b>4.9</b>	<b>9.9</b>	<b>0.3</b>



**GRANT COUNTY  
INDIANA**



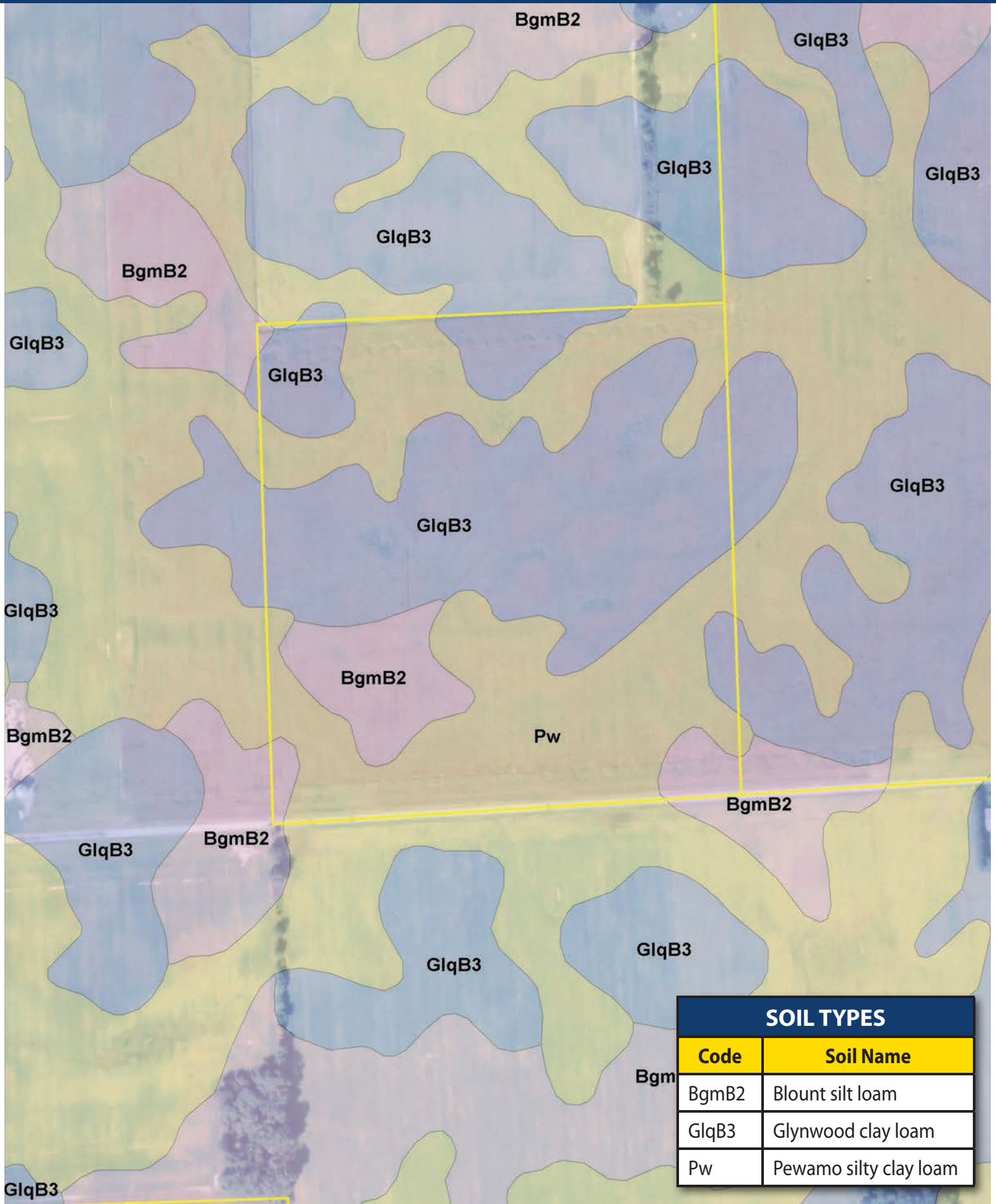
# **TRACT 6**

# TRACT 6 - AERIAL MAP

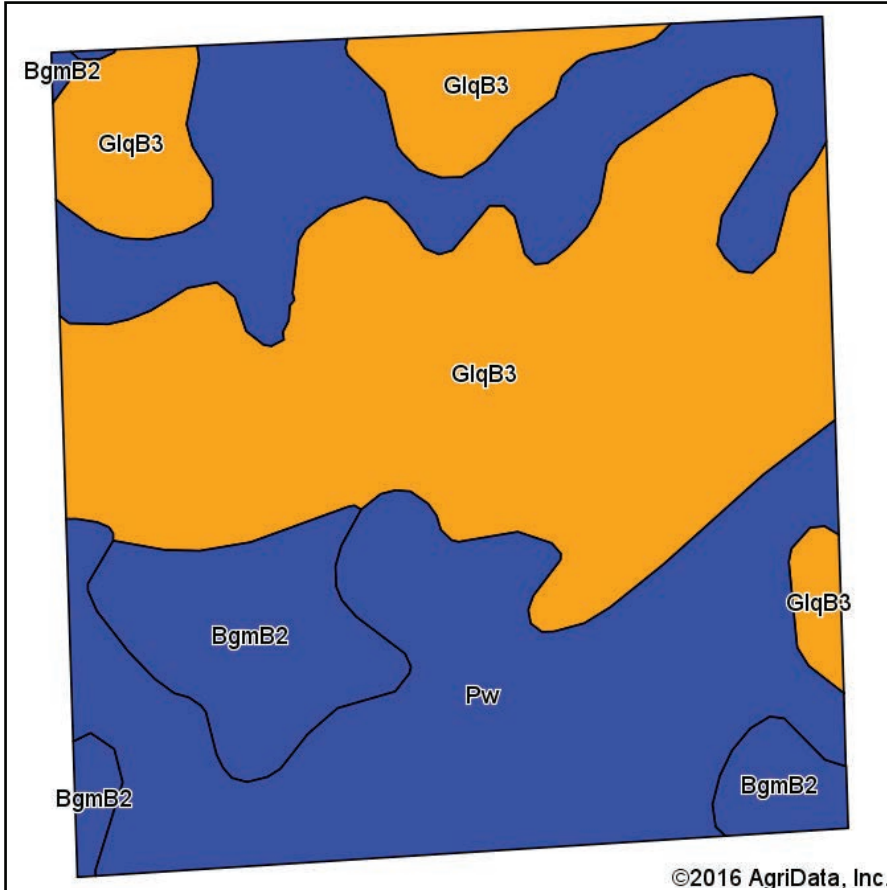




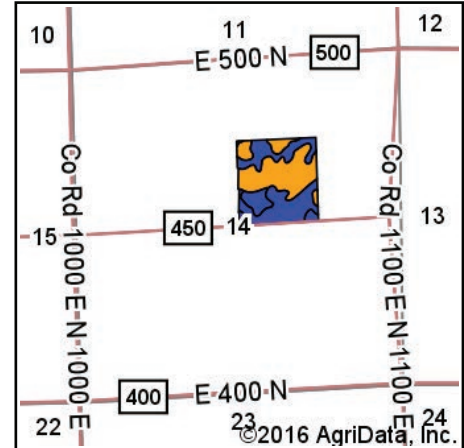
# TRACT 6 - SOILS MAP



# TRACT 6 - SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **14-25N-9E**  
 Township: **Van Buren**  
 Acres: **38.79**  
 Date: **2/8/2016**



Area Symbol: IN053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	17.77	45.8%		Ille	41	119	53	4	8
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	16.99	43.8%		Iliw	47	157	64	5	11
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	4.03	10.4%		Ile	44	137	61	5	9
<b>Weighted Average</b>						<b>43.9</b>	<b>137.5</b>	<b>58.6</b>	<b>4.5</b>	<b>9.4</b>

Area Symbol: IN053, Soil Area Version: 22

Soils data provided by USDA and NRCS.

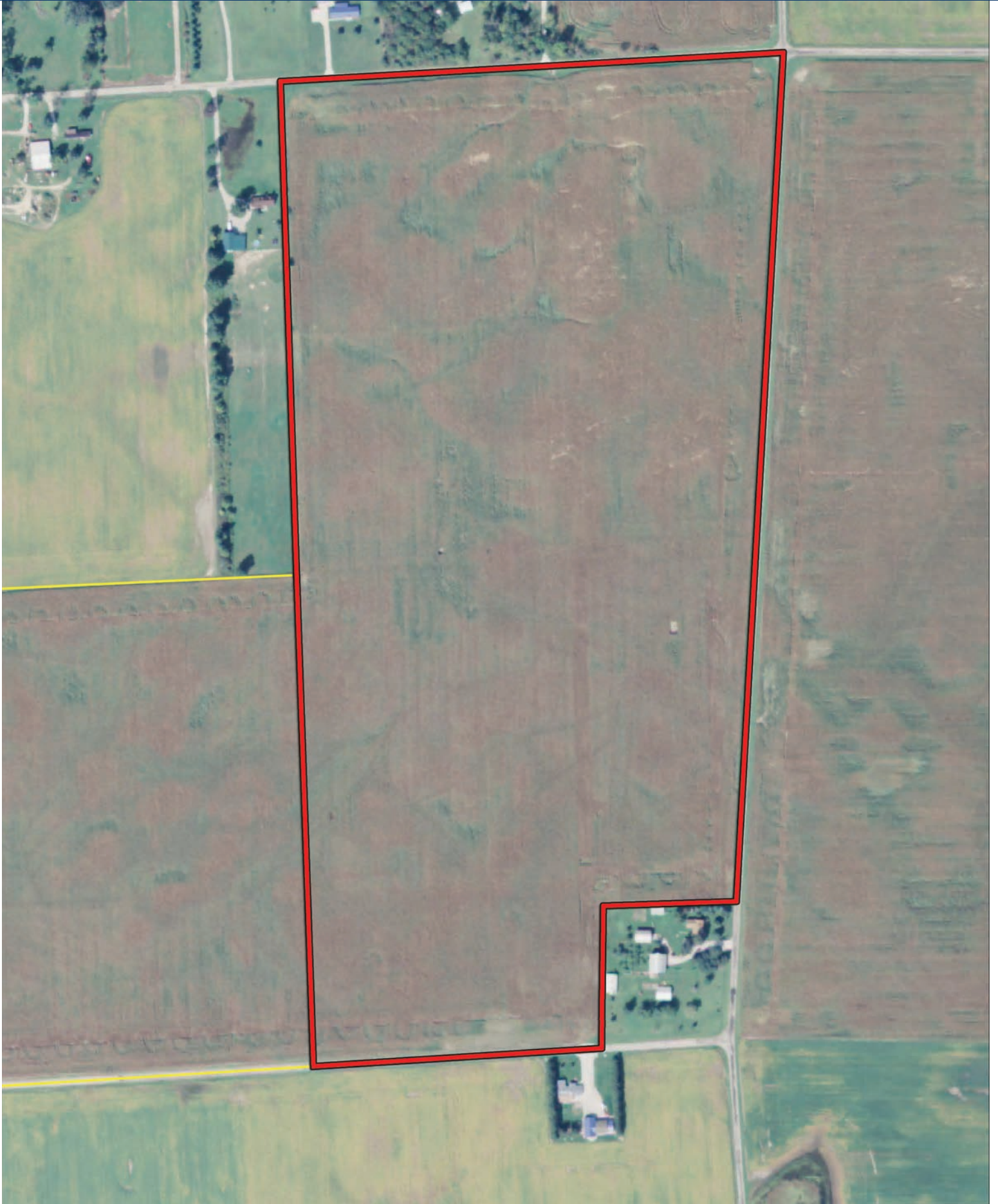


**GRANT COUNTY  
INDIANA**



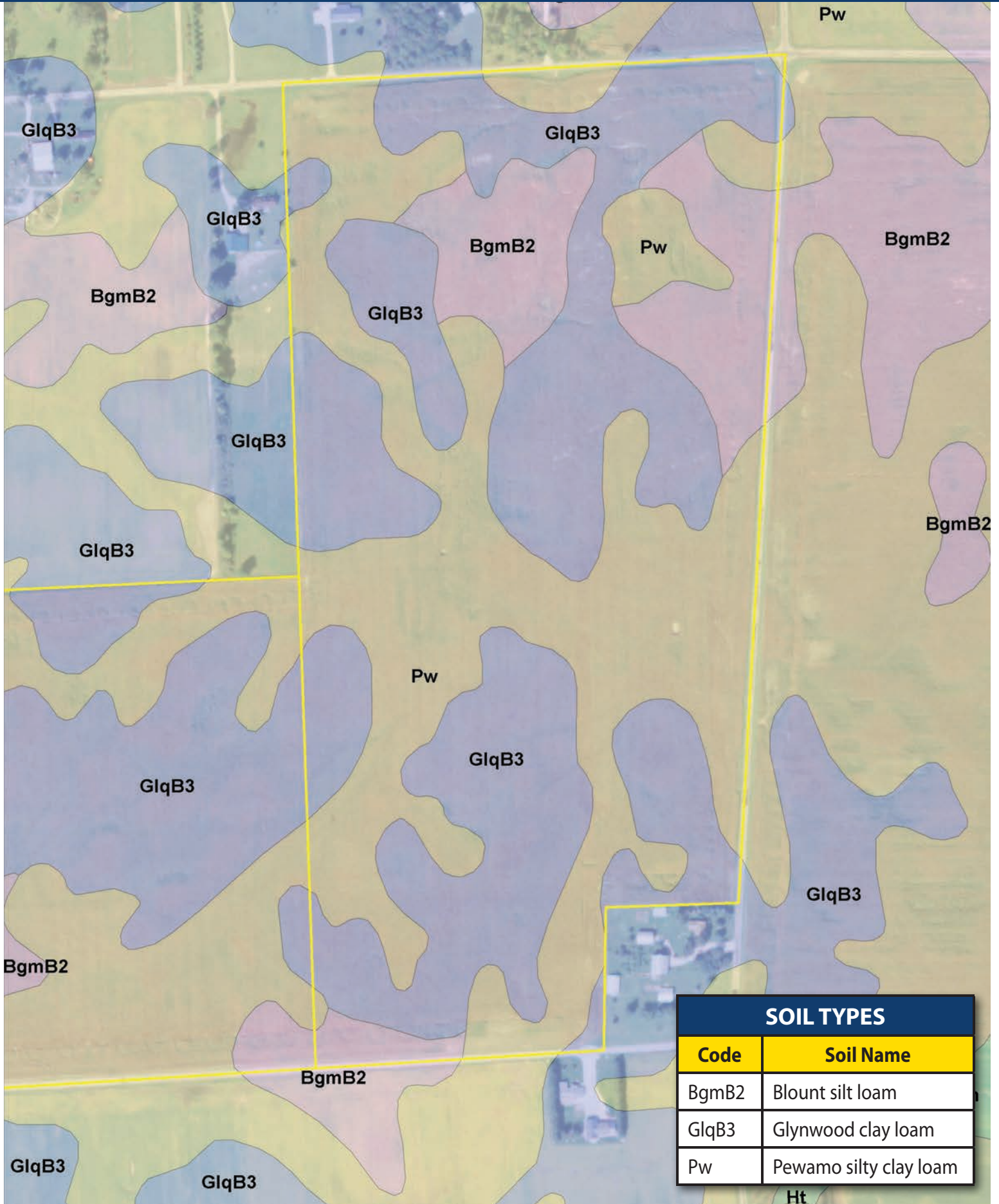
# **TRACT 7**

# TRACT 7 - AERIAL MAP





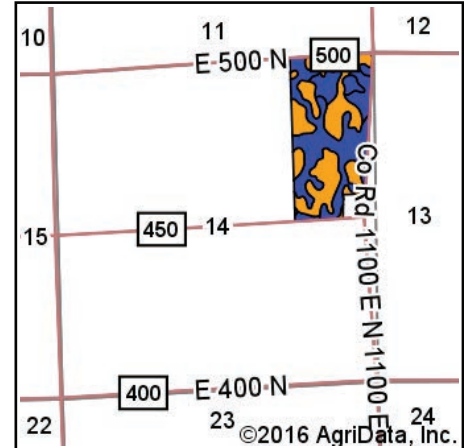
# TRACT 7 - SOILS MAP



# TRACT 7 - SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **14-25N-9E**  
 Township: **Van Buren**  
 Acres: **72.63**  
 Date: **2/8/2016**



Area Symbol: IN053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	33.64	46.3%		Ille	41	119	53	4	8
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	29.87	41.1%		Illw	47	157	64	5	11
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	9.12	12.6%		Ile	44	137	61	5	9
<b>Weighted Average</b>						<b>43.8</b>	<b>136.9</b>	<b>58.5</b>	<b>4.5</b>	<b>9.4</b>

Area Symbol: IN053, Soil Area Version: 22

Soils data provided by USDA and NRCS.



**GRANT COUNTY  
INDIANA**



# **CROP REPORTS**







# CROP REPORTS - 2013

**FARMLAND MANAGEMENT SERVICES**  
**CROP INFORMATION REPORT**  
 Crop Year: **2013**

FMS FARM NAME:

Grant 450N

OPERATOR NAME:

Black Creek Farms

W

FIELD * NUMBER	ACRES	CROP	VARIETY	PLANTING DATE	FERTILIZER		TILLAGE METHOD - (Circle all that apply)						
					LBS ACTUAL/ACRE	LBS ACTUAL/ACRE	No-Till	Moldboard Plow	Chisel Plow	Disk	Field Cultivate	Strip Till	
FARM #1	109	SOYBEANS	BECKS 327	5/18	N: 240	P: 60	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FARM #2	74	SOY	BECKS 4175AMX	5/18	N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FARM #3	208	SOYBEANS	BECKS 325AMX	5/20	N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FARM #4	44	SOYBEANS	BECKS 325AMX	5/20	N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					N:	P:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FIELD NUMBER	LIMESTONE ** APPLIED/ACRE	HERBICIDE TYPE OF APPLICATION (Circle)	HERBICIDES USED - Include rate/acre	INSECTICIDE USED - Include rate/acre
FARM #1	1000#	PPI (PRE) POST BAND SPOT	SENOR - Utor XLT Rdup	<input checked="" type="checkbox"/>
# 2	—	PPI (PRE) POST BAND SPOT	SENOR - ATREX - Rdup	<input checked="" type="checkbox"/>
# 3	—	PPI (PRE) POST BAND SPOT	SENOR Utor XLT - Rdup	<input checked="" type="checkbox"/>
# 4	—	PPI (PRE) POST BAND SPOT	SENOR Utor XLT - Rdup	
		PPI PRE POST BAND SPOT		
		PPI PRE POST BAND SPOT		
		PPI PRE POST BAND SPOT		
		PPI PRE POST BAND SPOT		
		PPI PRE POST BAND SPOT		
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		PPI PRE POST BAND SPOT		
		PPI PRE POST BAND SPOT		
		PPI PRE POST BAND SPOT		
		PPI PRE POST BAND SPOT		

\* Please attach field maps indicating crop location. \*\* Please submit copies of limestone invoices and field map indicating area applied.

COMMENTS:



# CROP REPORTS - 2013

2013 Crop / Grant 450N

Form Approved - OMB No. 0560-0004

PROGRAM YEAR: 2013

DATE: 05/30/2013

PAGE: 2

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Grant, Indiana

FSA - 578 (Producer Print)

Producer Name and Address

BLACK CREEK FARMS LLC

10355 E 450 N

VAN BUREN, IN 46991-9773

Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
CORN	YEL	N	GR	152.66							
SOYBN	COM	N	GR	154.62							

Farm Number	Tract Number	Field	Irrigation Practice	Crop/Commodity	Var/Type	Int Use	Act Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Prevented Land	Planting Date	Planting Period	End Date	Producer Share	Producer Name	RMA Unit	NAP Unit
5716	2614	5	N	CORN	YEL	GR		I	A	26.89		Yes	5/13/13	01		100.00	BLACK CREEK FARMS LLC		2202

Photo Number/Legal Description: J2/ZB 9871E 450N

Cropland: 27.49

Farmland: 29.21

5716	7052	1	N	CORN	YEL	GR		I	A	17.97		Yes	5/13/13	01		100.00	BLACK CREEK FARMS LLC		2202
		2	N	CORN	YEL	GR		I	A	11.86		Yes	5/13/13	01		100.00	BLACK CREEK FARMS LLC		2202
		3	N	CORN	YEL	GR		I	A	3.51		Yes	5/13/13	01		100.00	BLACK CREEK FARMS LLC		2202
		6	N	SOYBN	COM	GR		I	A	7.07		Yes	5/17/13	01		100.00	BLACK CREEK FARMS LLC		2202
		18	N	CORN	YEL	GR		I	A	60.96		Yes	5/13/13	01		100.00	BLACK CREEK FARMS LLC		2202
		19	N	SOYBN	COM	GR		I	A	58.73		Yes	5/17/13	01		100.00	BLACK CREEK FARMS LLC		2202
		23	N	CORN	YEL	GR		I	A	31.58		Yes	5/14/13	01		100.00	BLACK CREEK FARMS LLC		2202

Photo Number/Legal Description: K2/1B 1000E 500N

Cropland: 195.58

Farmland: 219.20

Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
CORN	YEL	N	GR	152.77							
SOYBN	COM	N	GR	65.80							

Farm Number	Tract Number	Field	Irrigation Practice	Crop/Commodity	Var/Type	Int Use	Act Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Prevented Land	Planting Date	Planting Period	End Date	Producer Share	Producer Name	RMA Unit	NAP Unit
6595	2148	1	N	SOYBN	COM	GR		I	A	44.70		Yes	5/20/13	01		100.00	BLACK CREEK FARMS LLC		2202

Photo Number/Legal Description: J3/2A 400N 1000E (#1 HEL)

Cropland: 44.70

Farmland: 45.46

6595	2365	1	N	SOYBN	COM	GR		I	A	109.02		Yes	5/18/13	01		100.00	BLACK CREEK FARMS LLC		2202
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Photo Number/Legal Description: K2/1B 1060 E 500 N (#1 HEL)

Cropland: 109.02

Farmland: 111.84

FARM # 4

FARM # 1

# CROP REPORTS - 2013

Form Approved - OMB No. 0560-0004

PROGRAM YEAR: 2013  
DATE: 05/30/2013  
PAGE: 3

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

**FSA - 578 (Producer Print)**

Grant, Indiana  
 Producer Name and Address  
 BLACK CREEK FARMS LLC  
 10355 E 457 N  
 VAN BUREN, IN 46991-9773

Farm Number	Tract Number	CLU/Field	Irrigation Practice	Crop/Commodity	Var/Type	Int Use	Act Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Planting Date	Planting Period	End Date	Producer Name	Producer Share	RMA Unit	NAP Unit
6595	2368	1	N	CORN	YEL	GR	GR	I	A	64.35		Yes	5/8/13	01		BLACK CREEK FARMS LLC	100.00		2202
		2	N	CORN	YEL	GR	GR	I	A	10.12		Yes	5/8/13	01		BLACK CREEK FARMS LLC	100.00		2202
		6	N	CRP	021			I	A	5.30		Yes		01	2016	BLACK CREEK FARMS LLC	100.00		2202
		7	N	CRP	021			I	A	3.70		Yes		01	2016	BLACK CREEK FARMS LLC	100.00		2202
Photo Number/Legal Description: K2/1B 400N 1000E																			
										Cropland: 83.47									
Photo Number/Legal Description: K3/1A 400N 1000E																			
										Cropland: 211.14									

**FARM # 3**

**FARM # 3**

Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
CORN	YEL	N	GR	74.47							
CRP	021	N		9.00							
SOYBN	COM	N	GR	362.05							

**Farming Operation Totals**

Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
CORN	YEL	N	GR	441.40							
CRP	021	N		9.00							
SOYBN	COM	N	GR	582.47							

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

Producer's Signature (By) \_\_\_\_\_ Date \_\_\_\_\_

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









# CROP REPORTS - 2015 - TRACT 1

CLU: AC HEL  
1: 44.7 H

FARM H  
4



**USDA FSA** Farm 6595 Tract 2148

Tract Ac: 45.46 Crop Ac: 44.7

- Wetland Determination Identifiers
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- 6/11/2013

- CLU Boundary
- CRP Boundary



United States Department of Agriculture  
Farm Service Agency Grant County, IN



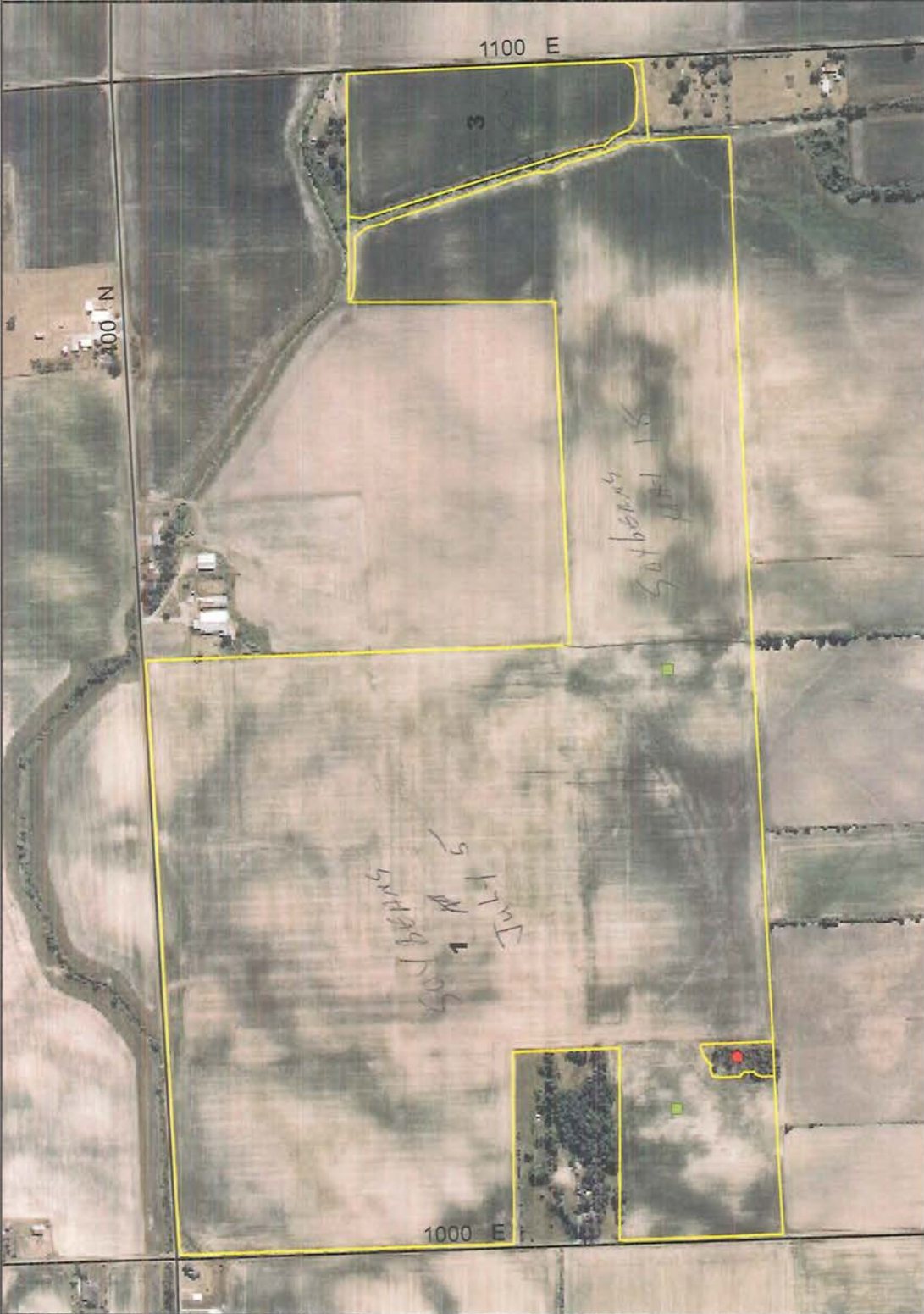
Disclaimer: Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. Roads layer provided by Dynamap/2000 Tele Atlas.



# CROP REPORTS - 2015 - TRACTS 2,3 & 4

CLU: AC HEL  
 1: 194.53 N  
 3: 13.8 N

FARM #3



Tract Ac: 211.14 Crop Ac: 208.33

Wetland Determination Identifiers

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

□ CLU Boundary

□ CRP Boundary

6/11/2013

2,200 Feet



USDA FSA Farm 6595 Tract 2381

United States Department of Agriculture  
 Farm Service Agency Grant County, IN

0 275 550 1,100 1,650 2,200 Feet

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



# CROP REPORTS - 2015 - TRACT 5

**CLU: AC HEL**  
 1: 64.35 N  
 2: 10.12 N  
 6: 5.3 N  
 7: 3.7 N

FARM 2



Tract Ac: 88.19 Crop Ac: 83.47

Wetland Determination Identifiers

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

6/11/2013

**USDA FSA**  
**Farm 6595 Tract 2368**

United States Department of Agriculture  
 Farm Service Agency Grant County, IN



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



# CROP REPORTS - 2015 - TRACTS 6 & 7

CLU: AC HEL  
T: 109.02 H

*Farm # 1*



**USDA FSA** Farm 6595 Tract 2365

United States Department of Agriculture  
Farm Service Agency Grant County, IN



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

Tract Ac: 111.84 Crop Ac: 109.02

Wetland Determination Identifiers

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

6/11/2013





**GRANT COUNTY  
INDIANA**



# **FSA INFORMATION**

# FSA INFORMATION

Grant 450N/PL

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE  
 (03-26-04) Commodity Credit Corporation

## CONSERVATION RESERVE PROGRAM CONTRACT

The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code) GRANT COUNTY FARM SERVICE AGENCY 1111 E 4 <sup>th</sup> STREET MARION IN 46952-4211	5. FARM NUMBER 6595	6. TRACT NUMBER(S) 2368
8. TELEPHONE NUMBER (Include Area Code): 765-668-8983	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 9/1/2002 TO: (MM-DD-YYYY) 9/30/2016



**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant").** The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. **BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.**

10A. Rental Rate Per Acre \$ 150.20 <i>PPA</i> B. Annual Contract Payment \$ 1352.00 C. First Year Payment \$	11. Identification of CRP Land (See Page 2 for additional space)																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">A. Tract No.</th> <th style="width: 15%;">B. Field No.</th> <th style="width: 15%;">C. Practice No.</th> <th style="width: 15%;">D. Acres</th> <th style="width: 40%;">E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>2368</td> <td>6</td> <td>CP21</td> <td>5.3</td> <td></td> </tr> <tr> <td>2368</td> <td>7</td> <td>CP21</td> <td>3.7</td> <td></td> </tr> <tr> <td colspan="4"></td> <td style="text-align: right;">360.00</td> </tr> </tbody> </table>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	2368	6	CP21	5.3		2368	7	CP21	3.7						360.00
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share																	
2368	6	CP21	5.3																		
2368	7	CP21	3.7																		
				360.00																	

*(Item 10C applicable only to continuous signup when the first year payment is prorated.)*

### 12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): BLACK CREEK FARMS, LLC 107 <sup>th</sup> E 450 N VA REN IN 46991-9773	(2) SHARE  100 %	(3) SOCIAL SECURITY NUMBER: 9004 (4) SIGNATURE <i>[Signature]</i>   DATE (MM-DD-YYYY) 02/01/2012 <i>(If more than three individuals are signing, continue on attachment.)</i>
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): <i>Proventus III LLC</i> FARMLAND MANAGEMENT SERVICES 1803 WOODFIELD DRIVE, SUITE B SAVOY IL 61874	(2) SHARE  0 %	(3) SOCIAL SECURITY NUMBER: 61-160078 (4) SIGNATURE   DATE (MM-DD-YYYY) <i>(If more than three individuals are signing, continue on attachment.)</i>
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE  %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE   DATE (MM-DD-YYYY) <i>(If more than three individuals are signing, continue on attachment.)</i>

13. CCC USE ONLY – Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i> B. DATE (MM-DD-YYYY) 2/1/12
---	--

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Original – County Office Copy     
  Owner's Copy     
  Operator's Copy



# FSA INFORMATION

Feb. 1, 2012 1:58PM FMS Savoy

No. 1631 P. 3/4

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE  
13-26-04) Commodity Credit Corporation

1. ST. & CO CODE & ADMIN. LOCATION  
18053

2. SIGN-UP NUMBER  
23

## CONSERVATION RESERVE PROGRAM CONTRACT

*NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time in reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.*

3. CONTRACT NUMBER  
372C

4. ACRES FOR ENROLLMENT  
9.0

COUNTY OFFICE ADDRESS (Include Zip Code)  
GRANT COUNTY FARM SERVICE AGENCY  
111 E 4<sup>th</sup> STREET  
MARIION IN 46952-4211

5. FARM NUMBER  
6595

6. TRACT NUMBER(S)  
2368

8. OFFER (Select one)  
GENERAL   
ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD  
FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)  
9/1/2002 9/30/2016

3. TELEPHONE NUMBER (Include Area Code): 765-668-8983

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-20, if applicable; and, if applicable, CRP-15.**

10A. Rental Rate Per Acre \$ 150.20  
B. Annual Contract Payment \$ 1351.00  
C. First Year Payment \$

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
2368	6	CP21	5.3	
2368	7	CP31	3.7	
				360.00

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

### 12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code);	(2) SHARE	(3) SOCIAL SECURITY NUMBER;	(4) SIGNATURE	DATE (MM-DD-YYYY)
BLACK CREEK FARMS, LLC 10355 E 450 N N BUREN IN 46991-9773	100 %	9004		
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code); PROVENTUS III LLC % FARMLAND MANAGEMENT SERVICES 1803 WOODFIELD DRIVE, SUITE B SAVOY IL 61874	0 %	61-1600728	<i>Proventus III</i>	1/31/12
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code);	(2) SHARE	(3) SOCIAL SECURITY NUMBER;	(4) SIGNATURE	DATE (MM-DD-YYYY)
	%			

(If more than three individuals are signing, continue on attachment.)

A. SIGNATURE OF CCC REPRESENTATIVE *[Signature]* B. DATE (MM-DD-YYYY) 2/1/12

13. CCC USE ONLY - Payments according to the shares are approved.

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714nm; and 31 USC 372b, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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# FSA INFORMATION

## 2-CRP (Rev. 5) Paragraph 130 E Certification Statement

I (We) understand that tenants participating on Conservation Reserve Program Contract, form CRP-1, may be removed from the contract if tenancy is not maintained, as determined by the Commodity Credit Corporation. In addition, I (We) also understand that the tenant may be determined to be removed when the tenant:

1. was removed for cause, as determined by COC, after State Office consultation with RA
2. requests, in writing, to be removed from CRP-1
3. files for bankruptcy and the trustee or debtor in possession fails to affirm CRP-1
4. dies during the CRP-1 period and the administrator of the estate fails to succeed to CRP-1 within the 60 calendar days of COC notification.

Signature(s) and date(s)  02/01/2012 X

Signature(s) and date(s) \_\_\_\_\_

Signature(s) and date(s) \_\_\_\_\_

Signature(s) and date(s) \_\_\_\_\_




# FSA INFORMATION

## 2-CRP (Rev. 5) Paragraph 130 E Certification Statement

I (We) understand that tenants participating on Conservation Reserve Program Contract, form CRP-1, may be removed from the contract if tenancy is not maintained, as determined by the Commodity Credit Corporation. In addition, I (We) also understand that the tenant may be determined to be removed when the tenant:

1. was removed for cause, as determined by COC, after State Office consultation with RA
2. requests, in writing, to be removed from CRP-1
3. files for bankruptcy and the trustee or debtor in possession fails to affirm CRP-1
4. dies during the CRP-1 period and the administrator of the estate fails to succeed to CRP-1 within the 60 calendar days of COC notification.

Signature(s) and date(s) <sup>Proventus III</sup> by:  1/31/12 X

Signature(s) and date(s) \_\_\_\_\_

Signature(s) and date(s) \_\_\_\_\_

Signature(s) and date(s) \_\_\_\_\_





# FSA INFORMATION

Indiana  
Grant  
Report ID: FSA-156EZ

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

**FARM: 6595**  
Prepared: 2/24/16 12:04 PM  
Crop Year: 2016  
Page: 1 of 3

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

<b>Operator Name</b> BLACK CREEK FARMS LLC	<b>Farm Identifier</b>	<b>Recon Number</b> 2011 18053 40
---	------------------------	--------------------------------------

**Farms Associated with Operator:**  
1737, 5716

**CRP Contract Number(s):** 372C

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
456.63	445.52	445.52	0.0	0.0	9.0	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History			
0.0	0.0	436.52	0.0	0.0	N			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	207.24		138	0.0
SOYBEANS	205.26		44	0.0
<b>Total Base Acres:</b>	412.5			

**Tract Number:** 2148      **Description:** J3/2A 400N 1000E (#1 HEL)      **FAV/WR History**  
**BIA Range Unit Number:**      N

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
45.46	44.7	44.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	44.7	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	21.22		138	0.0
SOYBEANS	21.02		44	0.0
<b>Total Base Acres:</b>	42.24			

**Owners:** PROVENTUS III LLC  
**Other Producers:** None

# FSA INFORMATION

Indiana  
Grant  
Report ID: FSA-156EZ

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

**FARM: 6595**  
Prepared: 2/24/16 12:04 PM  
Crop Year: 2016  
Page: 2 of 3

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

Tract Number: 2365      Description: K2/1B 1060 E 500 N (#1 HEL)      **FAV/WR History**  
BIA Range Unit Number:      **N**  
HEL Status: HEL: conservation system is being actively applied  
Wetland Status: Wetland determinations not complete  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
111.84	109.02	109.02	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	109.02	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	51.75		138	0.0
SOYBEANS	51.25		44	0.0
<b>Total Base Acres:</b>	103.0			

Owners: PROVENTUS III LLC  
Other Producers: None

Tract Number: 2368      Description: K2/1B 400N 1000E      **FAV/WR History**  
BIA Range Unit Number:      **N**  
HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
Wetland Status: Wetland determinations not complete  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
88.19	83.47	83.47	0.0	0.0	9.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	74.47	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	35.36		138	0.0
SOYBEANS	35.02		44	0.0
<b>Total Base Acres:</b>	70.38			

Owners: PROVENTUS III LLC  
Other Producers: None



# FSA INFORMATION

Indiana  
 Grant  
 Report ID: FSA-156EZ

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

FARM: 6595  
 Prepared: 2/24/16 12:04 PM  
 Crop Year: 2016  
 Page: 3 of 3

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

Tract Number: 2381      Description: K3/1A 400N 1000E      FAV/WR History  
 BIA Range Unit Number:      N  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Wetland determinations not complete  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
211.14	208.33	208.33	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	208.33	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	98.91		138	0.0
SOYBEANS	97.97		44	0.0
<b>Total Base Acres:</b>	196.88			

Owners: PROVENTUS III LLC  
 Other Producers: None

# FSA INFORMATION

Grant 450N

GRANT COUNTY FARM SERVICE AGENCY  
1111 E 4TH ST  
MARION, IN 46952-4211



United States Department of Agriculture

## Notification of Base and Yields for ARC/PLC

Farm and Foreign Agricultural Services

06/14/2015

Farm Service Agency

1355603 P-0042 T-3051 01355603 1 AV .391  
PROVENTUS III LLC  
C/O HANCOCK FARMLAND SERVICES  
1803 WOODFIELD DR STE B  
SAVOY, IL 61874-8816



Crop	Base Acres	PLC Yield	Program Election	HIP %
Corn	207.24	138	ARC-CO	
Soybeans	205.26	44	ARC-CO	

Year 2014  
Farm Number: 6595

Operator: BLACK CREEK FARMS LLC  
Owner: PROVENTUS III LLC  
Farm Identifier:

This notice is issued by the county FSA office. You may appeal the accuracy of information contained in this notice to the County Committee by filing a written request within 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you have the right to an informal hearing which you or your representative may attend either personally or by telephone. If you appeal this notice to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice is erroneous. If you do not timely file a written appeal, this is the final administrative determination with respect to this matter according to the regulations at 7 CFR Part 780.



BY:.....

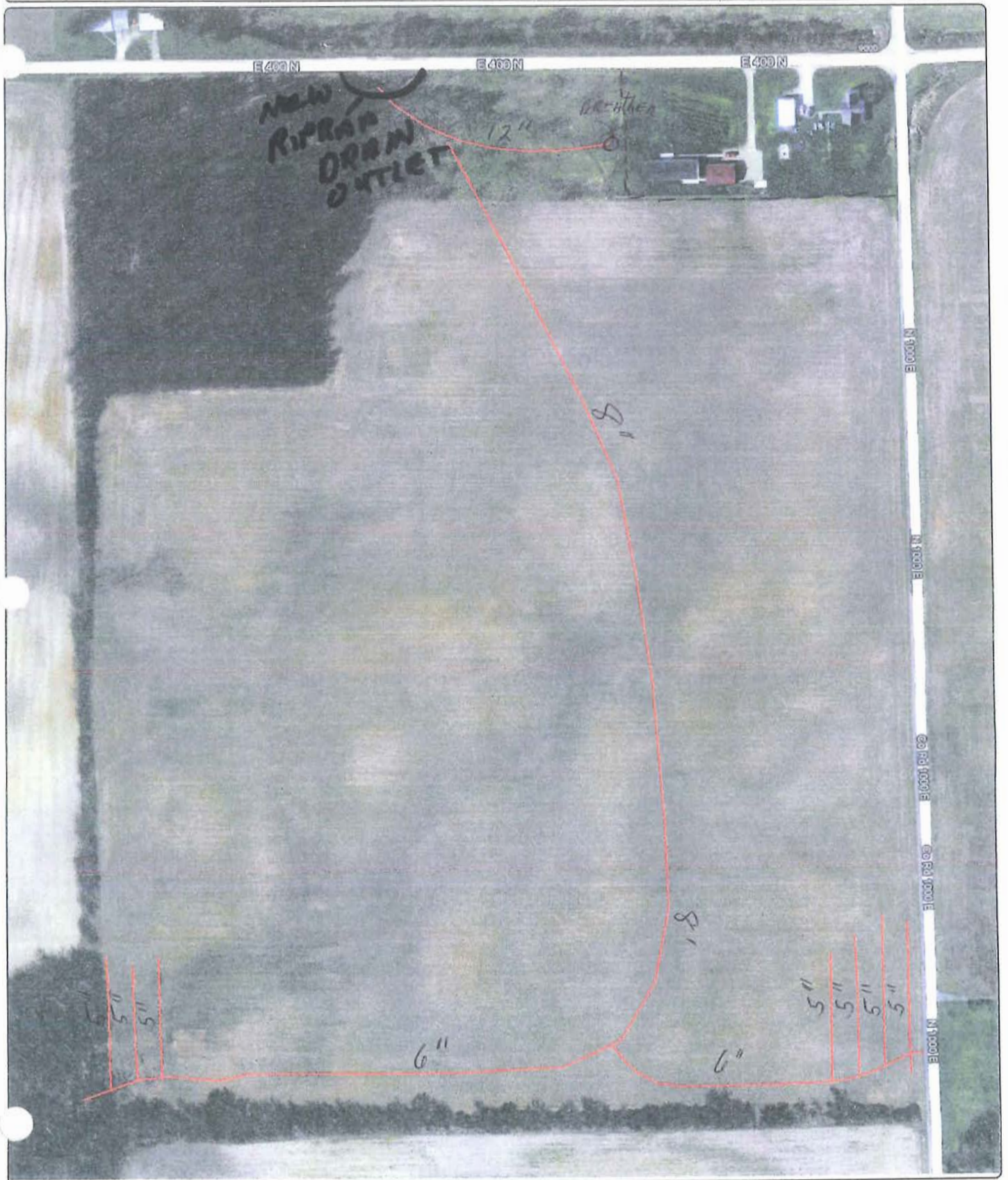


**GRANT COUNTY  
INDIANA**



# **TILE MAPS**

# TILE MAPS - TRACT 1





# TILE MAPS - TRACTS 2 & 3





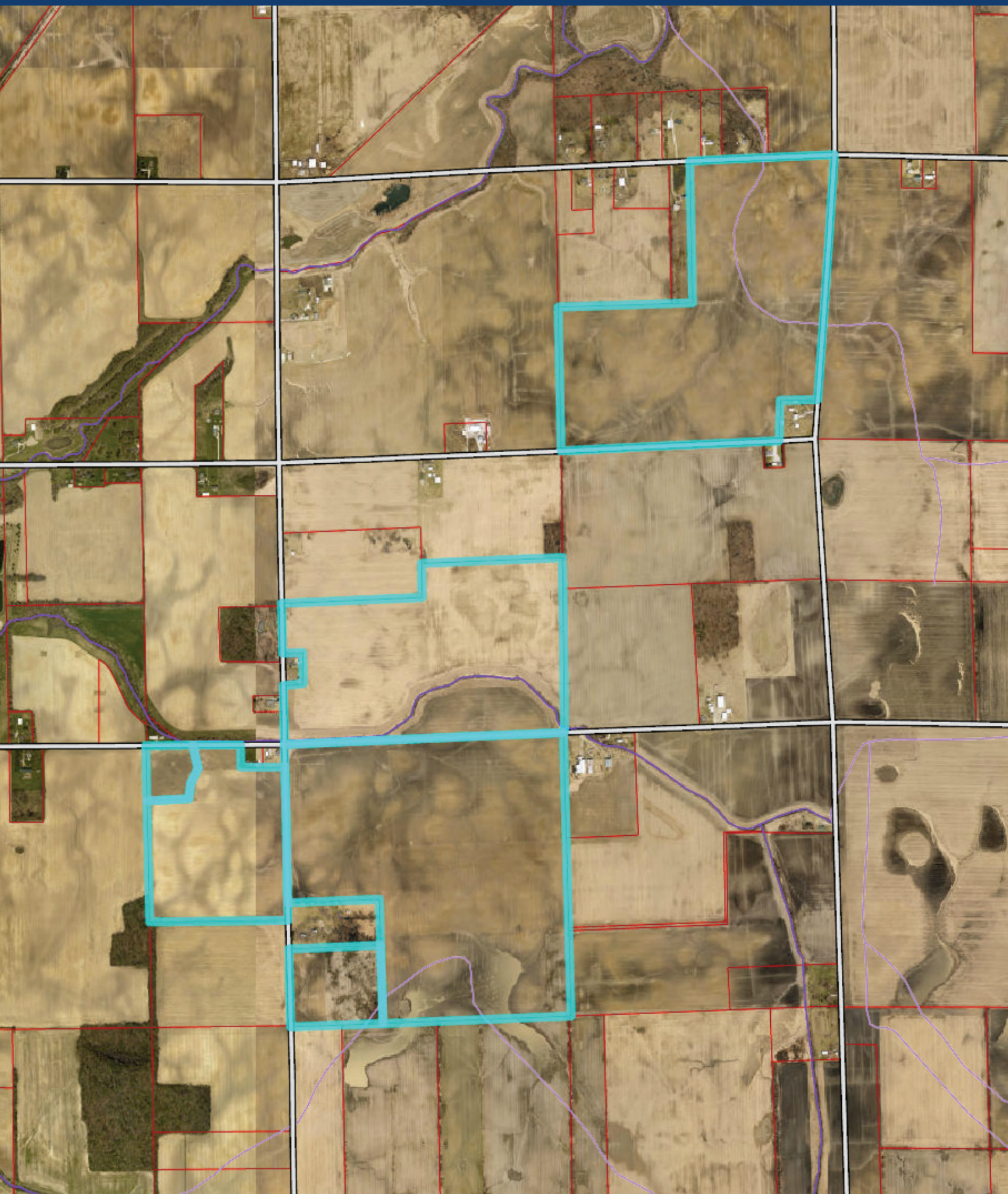








# COUNTY TILE MAPS - WHOLE PROPERTY





# COUNTY TILE MAPS - TRACT 1, 2, 3, 4 & 5



1000 E(N)



# COUNTY TILE MAPS - TRACTS 6 & 7



450 N (E)

1000 E



**GRANT COUNTY  
INDIANA**



# **SURVEYS**





# SURVEYS - TRACTS 2, 3 & 4



**RANDALL MILLER & ASSOCIATES**  
Surveyors • Engineers • Consultants

1818 The Square  
1818 The Square, NW  
Atlanta, GA 30329  
Phone: (404) 525-9400  
Fax: (404) 525-9401  
www.randallmiller.com



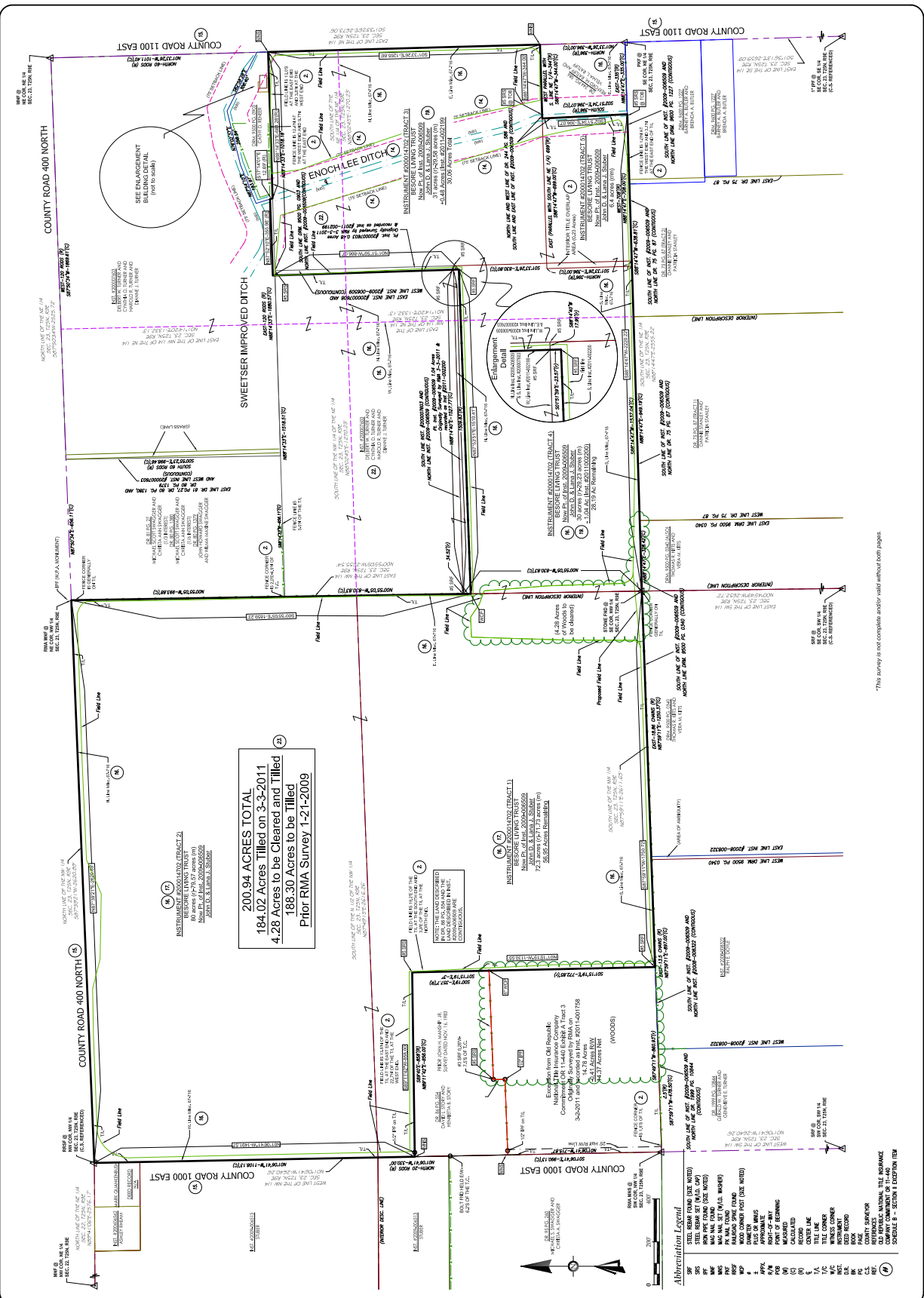
**Randall Miller**  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF GEORGIA  
No. 14014  
Exp. 12/31/2011

**AT/ACSM Land Title**  
Survey  
Section 23, Township  
25 North, Range 9 East

**John D. & Lana J. Sluder**

HORIZONTAL SCALE  
1" = 200'  
VERTICAL SCALE  
None

SHEET  
**1 of 2**



\*This survey is not complete and/or valid without both pages.

ALTA/ACSM NATIONAL TITLE INSURANCE COMPANY COMPANY OF FLORIDA  
COUNTY OF DEKALB











**GRANT COUNTY  
INDIANA**



# **TAX INFORMATION**

# TAX INFORMATION - 2015

## Grant 450N Real Estate Taxes

Van Buren Township, Grant County, IN

Fund:	Proventus III	
Account	06121	
Sub	613E	
Dist. Total:	\$6,593.10	
Due Date:	11-May-15	Spring

ID/Parcel Number	Acres	Total Due	
27-01-22-100-006.000-029	41.94	\$632.85	} Tract 1
27-01-22-100-006.002-029	5.04	\$18.67	
27-01-23-200-001.000-029	200.94	\$3,065.53	} Tracts 2, 3 & 4
27-01-23-200-001.001-029	14.18	\$107.32	
27-01-14-300-013.000-029	88.47	\$1,203.71	- Tract 5
27-01-14-100-005.000-029	111.35	\$1,565.02	- Tracts 6 & 7
<b>Total:</b>	<b>461.92</b>	<b>\$6,593.10</b>	

Tax per Acre: \$28.50  
 1st and 2nd installments: \$13,166.98

Prepared by:

CAB

Approved by:

mor



# TAX INFORMATION - 2015 - PART OF TRACT 1

## SPRING TREASURER'S COPY A

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-02001-60	DUPLICATE NUMBER 1185909	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-22-100-006.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	



01-02-308 & 310 PT E NE  
SEC 22 41.94 A

**Net Property Tax Spring: 616.37**  
 Delinquent Tax: 0.00  
 Delinquent Penalty: 0.00  
 Penalty & Fees: 0.00

Section: 22  
 Township: T25  
 Range: R09  
 Acres: 32.96

28941\*80\*\*50\*\*\*1.786\*\*3/8\*\*\*\*\*AUTO\*\*MIXED AADC 990  
 PROVENTUS III LLC  
 C/O FARMLAND MANAGEMENT SERVIC  
 1803 WOODFIELD DR STE B  
 SAVOY IL 61874-8816

**Other Assessments**  
 Current Tax: 16.48  
 Delinquent Tax: 0.00  
 Delinquent Penalty: 0.00

Less Spring Payments: 0.00

**Amount Due By 05/11/2015: 632.85**

## FALL TREASURER'S COPY B

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-02001-60	DUPLICATE NUMBER 1185909	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-22-100-006.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	



01-02-308 & 310 PT E NE  
SEC 22 41.94 A

**Net Property Tax Fall: 616.37**  
 Penalty & Fees: 0.00

Section: 22  
 Township: T25  
 Range: R09  
 Acres: 32.96

**Other Assessments**  
 Current Tax: 16.48

Proventus III LLC  
 c/o Farmland Management Servic  
 1803 Woodfield Dr Ste B  
 Savoy IL 61874-8816

Less Fall Payments: 0.00

[eNoticesOnline.com](http://eNoticesOnline.com) registration  
 code: GRT-ETK7I2V8

**Amount Due By 11/10/2015: 632.85**

## TAXPAYER'S SUMMARY COPY C

RETAIN THIS PORTION FOR YOUR RECORDS

TAX ID NUMBER 001-02001-60	DUPLICATE NUMBER 1185909	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-22-100-006.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	

Property Address: E 400 N Van Buren IN 46991-9405

**Total Net Property Tax 1,232.74**  
 Delinquent Tax: 0.00  
 Delinquent Penalty: 0.00  
 Penalty & Fees: 0.00

**Other Assessments**  
 Current Tax: 32.96  
 Delinquent Tax: 0.00  
 Delinquent Penalty: 0.00

Proventus III LLC  
 c/o Farmland Management Servic  
 1803 Woodfield Dr Ste B  
 Savoy IL 61874-8816



Less Payments Received: 0.00

**Current Account Balance: 1,265.70**

ENCLOSE SELF-ADDRESSED STAMPED  
 ENVELOPE FOR RETURN RECEIPT.

MAKE CHECKS PAYABLE TO:  
 GRANT COUNTY TREASURER  
 401 S ADAMS, SUITE 229  
 MARION, IN 46953

SEE PENALTY CALCULATION SCHEDULE ON BACK



# TAX INFORMATION - 2015 - PART OF TRACT 1

STATE FORM 53569 (R8 / 12-14)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2014

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

TREASURER FORM TS-1A

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> Proventus III LLC c/o Farmland Management Servic 1803 Woodfield Dr Ste B Savoy IL 61874-8816 <u>Legal Description</u> 01-02-308 & 310 PT E NE SEC 22 41.94 A	<u>Address</u> E 400 N Van Buren IN 46991-9405	<u>Date of Notice</u> 04/09/2015	<u>Parcel Number</u> 27-01-22-100-006.000-029	<u>Taxing District</u> 029 Van Buren Township
	<u>Billed Mortgage Company</u>	<u>Duplicate Number</u> 1185909	<u>Tax ID Number</u> 001-02001-60	<u>Property Type</u> Real



Spring installment due on or before May 11, 2015 and Fall installment due on or before November 10, 2015.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2014	2015
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$69,900	\$81,400
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$69,900</b>	<b>\$81,400</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$69,900</b>	<b>\$81,400</b>
3a. Multiplied by your local tax rate	1.6374	1.5385
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$1,144.54</b>	<b>\$1,252.34</b>
4a. Minus local property tax credits	(\$19.02)	(\$19.60)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
<b>5. Total property tax liability (See remittance coupon for total amount due)</b>	<b>\$1,125.52</b>	<b>\$1,232.74</b>

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>1</sup>	\$1,398.00	\$1,628.00
Adjustment to cap due to voter-approved projects and charges <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$1,398.00</b>	<b>\$1,628.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	Tax Rate 2014	Tax Rate 2015	Tax Amount 2014	Tax Amount 2015	Tax Difference 2014-2015	Percent Difference
COUNTY	0.6767	0.6728	\$473.01	\$547.66	\$74.65	15.78%
LIBRARY	0.1065	0.1027	\$74.44	\$83.60	\$9.16	12.31%
SCHOOL DISTR	0.7767	0.6884	\$542.92	\$560.35	\$17.43	3.21%
SPECIAL	0.0081	0.0083	\$5.66	\$6.76	\$1.10	19.43%
TOWNSHIP	0.0694	0.0663	\$48.51	\$53.97	\$5.46	11.26%
<b>TOTAL</b>	<b>1.6374</b>	<b>1.5385</b>	<b>\$1,144.54</b>	<b>\$1,252.34</b>	<b>\$107.80</b>	<b>9.42%</b>

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2014 B. Acres	2014	2015 B. Acres	2015	% Change
602-BIG BLACK CREEK		\$32.96	32.96	\$32.96	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>3</sup>

TYPE OF DEDUCTION	2014	2015
TOTAL DEDUCTIONS	\$0	\$0

TOTAL ADJUSTMENTS \$32.96 \$32.96 0.0% TOTAL DEDUCTIONS \$0 \$0

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.





# TAX INFORMATION - 2015 - PART OF TRACT 1

## SPRING TREASURER'S COPY A

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-02001-62	DUPLICATE NUMBER 1495718	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-22-100-006.002-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	



01-02-308 & 310  
SEC 22 5.04 A  
PT N NE  
Section: 22  
Township: T25  
Range: R09  
Acres: 5.04

**Net Property Tax Spring: 13.63**  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

28940\*80\*\*50\*\*\*1.018\*\*1/4\*\*\*\*\*AUTO\*\*MIXED AADC 990  
PROVENTUS III LLC  
1803 WOODFIELD DR STE B  
SAVOY IL 61874-8816

**Other Assessments**  
Current Tax: 5.04  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00



Less Spring Payments: 0.00

**Amount Due By 05/11/2015: 18.67**

## FALL TREASURER'S COPY B

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-02001-62	DUPLICATE NUMBER 1495718	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-22-100-006.002-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	



01-02-308 & 310  
SEC 22 5.04 A  
PT N NE  
Section: 22  
Township: T25  
Range: R09  
Acres: 5.04

**Net Property Tax Fall: 13.63**  
Penalty & Fees: 0.00

**Other Assessments**  
Current Tax: 0.00

Proventus III LLC  
1803 Woodfield Dr Ste B  
Savoy IL 61874

Less Fall Payments: 0.00

eNoticesOnline.com registration  
code: GRT-15PNS0EY

**RECEIVED**  
APR 21 2015

BY: .....

**Amount Due By 11/10/2015: 13.63**

## TAXPAYER'S SUMMARY COPY C

RETAIN THIS PORTION FOR YOUR RECORDS

TAX ID NUMBER 001-02001-62	DUPLICATE NUMBER 1495718	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-22-100-006.002-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	

Property Address: E 400 N Van Buren IN 46991-9405

**Total Net Property Tax 27.26**  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

**Other Assessments**  
Current Tax: 5.04  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00

Proventus III LLC  
1803 Woodfield Dr Ste B  
Savoy IL 61874



Less Payments Received: 0.00

**Current Account Balance: 32.30**

ENCLOSE SELF-ADDRESSED STAMPED  
ENVELOPE FOR RETURN RECEIPT.

MAKE CHECKS PAYABLE TO:  
GRANT COUNTY TREASURER  
401 S ADAMS, SUITE 229  
MARION, IN 46953

SEE PENALTY CALCULATION SCHEDULE ON BACK



# TAX INFORMATION - 2015 - PART OF TRACT 1

STATE FORM 53569 (R8 / 12-14)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2014

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1  
TREASURER FORM TS-1A

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> Proventus III LLC 1803 Woodfield Dr Ste B Savoy IL 61874	<u>Address</u> E 400 N Van Buren IN 46991-9405	<u>Date of Notice</u> 04/09/2015	<u>Parcel Number</u> 27-01-22-100-006.002-029	<u>Taxing District</u> 029 Van Buren Township
<u>Legal Description</u> 01-02-308 & 310 PT N NE SEC 22 5.04 A	<u>Billed Mortgage Company</u>	<u>Duplicate Number</u> 1495718	<u>Tax ID Number</u> 001-02001-62	<u>Property Type</u> Real



Spring installment due on or before May 11, 2015 and Fall installment due on or before November 10, 2015.

### TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2014	2015
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$1,500	\$1,800
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$1,500</b>	<b>\$1,800</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$1,500</b>	<b>\$1,800</b>
3a. Multiplied by your local tax rate	1.6374	1.5385
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$24.57</b>	<b>\$27.69</b>
4a. Minus local property tax credits	(\$0.41)	(\$0.43)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
<b>5. Total property tax liability (See remittance coupon for total amount due)</b>	<b>\$24.16</b>	<b>\$27.26</b>

Please see Table 4 for a summary of other charges to this property.

### TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>1</sup>	\$30.00	\$36.00
Adjustment to cap due to voter-approved projects and charges <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$30.00</b>	<b>\$36.00</b>

### TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	Tax Rate 2014	Tax Rate 2015	Tax Amount 2014	Tax Amount 2015	Tax Difference 2014-2015	Percent Difference
COUNTY	0.6767	0.6728	\$10.15	\$12.11	\$1.96	19.31%
LIBRARY	0.1065	0.1027	\$1.60	\$1.85	\$0.25	15.62%
SCHOOL DISTR	0.7767	0.6884	\$11.66	\$12.39	\$0.73	6.26%
SPECIAL	0.0081	0.0083	\$0.12	\$0.15	\$0.03	25.00%
TOWNSHIP	0.0694	0.0663	\$1.04	\$1.19	\$0.15	14.42%
<b>TOTAL</b>	<b>1.6374</b>	<b>1.5385</b>	<b>\$24.57</b>	<b>\$27.69</b>	<b>\$3.12</b>	<b>12.70%</b>

### TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2014 B. Acres	2014	2015 B. Acres	2015	% Change
602-BIG BLACK CREEK		\$5.04	5.04	\$5.04	0.0%

### TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>1</sup>

TYPE OF DEDUCTION	2014	2015
	\$0	\$0

**TOTAL ADJUSTMENTS** \$5.04 \$5.04 0.0% **TOTAL DEDUCTIONS** \$0 \$0

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.





# TAX INFORMATION - 2015 - TRACTS 2, 3 & 4

## SPRING TREASURER'S COPY A

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-02002-50	DUPLICATE NUMBER 1185965	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-23-200-001.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	



01-02-317 THRU 323 PT N  
SEC 23 200.94 A

**Net Property Tax Spring: 2,867.56**

Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

Section: 23  
Township: T25  
Range: R09  
Acres: 137.52

### Other Assessments

Current Tax: 197.97  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00

28941\*80\*\*50\*\*\*1.786\*\*4/8\*\*\*\*\*AUTO\*\*MIXED AADC 990  
PROVENTUS III LLC  
C/O FARMLAND MANAGEMENT SERVIC  
1803 WOODFIELD DR STE B  
SAVOY IL 61874-8816

Less Spring Payments: 0.00

**Amount Due By 05/11/2015: 3,065.53**

## FALL TREASURER'S COPY B

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-02002-50	DUPLICATE NUMBER 1185965	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-23-200-001.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	



01-02-317 THRU 323 PT N  
SEC 23 200.94 A

**Net Property Tax Fall: 2,867.56**

Penalty & Fees: 0.00

Section: 23  
Township: T25  
Range: R09  
Acres: 137.52

### Other Assessments

Current Tax: 197.97

Proventus III LLC  
c/o Farmland Management Servic  
1803 Woodfield Dr Ste B  
Savoy IL 61874-8816

Less Fall Payments: 0.00

eNoticesOnline.com registration  
code: GRT-ETK7I2V8

**Amount Due By 11/10/2015: 3,065.53**

## TAXPAYER'S SUMMARY COPY C

RETAIN THIS PORTION FOR YOUR RECORDS

TAX ID NUMBER 001-02002-50	DUPLICATE NUMBER 1185965	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-23-200-001.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	

Property Address: N 1000 E Van Buren IN 46991-9775

**Total Net Property Tax 5,735.12**

Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

### Other Assessments

Current Tax: 395.94  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00

Proventus III LLC  
c/o Farmland Management Servic  
1803 Woodfield Dr Ste B  
Savoy IL 61874-8816



Less Payments Received: 0.00

**Current Account Balance: 6,131.06**

ENCLOSE SELF-ADDRESSED STAMPED  
ENVELOPE FOR RETURN RECEIPT.

MAKE CHECKS PAYABLE TO:  
GRANT COUNTY TREASURER  
401 S ADAMS, SUITE 229  
MARION, IN 46953

SEE PENALTY CALCULATION SCHEDULE ON BACK



# TAX INFORMATION - 2015 - TRACTS 2, 3 & 4

STATE FORM 53569 (R8 / 12-14)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2014

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

TREASURER FORM TS-1A

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<b>Taxpayer Name</b> Proventus III LLC c/o Farmland Management Servc 1803 Woodfield Dr Ste B Savoy IL 61874-8816 Legal Description 01-02-317 THRU 323 PT N SEC 23 200.94 A	<b>Address</b> N 1000 E Van Buren IN 46991-9775	<b>Date of Notice</b> 04/09/2015	<b>Parcel Number</b> 27-01-23-200-001.000-029	<b>Taxing District</b> 029 Van Buren Township
	<b>Billed Mortgage Company</b>	<b>Duplicate Number</b> 1185965	<b>Tax ID Number</b> 001-02002-50	<b>Property Type</b> Real



Spring installment due on or before May 11, 2015 and Fall installment due on or before November 10, 2015.

### TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2014	2015
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$325,100	\$378,700
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$325,100</b>	<b>\$378,700</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$325,100</b>	<b>\$378,700</b>
3a. Multiplied by your local tax rate	1.6374	1.5385
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$5,323.19</b>	<b>\$5,826.31</b>
4a. Minus local property tax credits	(\$88.47)	(\$91.19)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
<b>5. Total property tax liability (See remittance coupon for total amount due)</b>	<b>\$5,234.72</b>	<b>\$5,735.12</b>

Please see Table 4 for a summary of other charges to this property.

### TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>1</sup>	\$6,502.00	\$7,574.00
Adjustment to cap due to voter-approved projects and charges <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$6,502.00</b>	<b>\$7,574.00</b>

### TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	Tax Rate 2014	Tax Rate 2015	Tax Amount 2014	Tax Amount 2015	Tax Difference 2014-2015	Percent Difference
COUNTY	0.6767	0.6728	\$2,199.95	\$2,547.90	\$347.95	15.82%
LIBRARY	0.1065	0.1027	\$346.23	\$388.93	\$42.70	12.33%
SCHOOL DISTR	0.7767	0.6884	\$2,525.06	\$2,606.97	\$81.91	3.24%
SPECIAL	0.0081	0.0083	\$26.33	\$31.43	\$5.10	19.37%
TOWNSHIP	0.0694	0.0663	\$225.62	\$251.08	\$25.46	11.28%
<b>TOTAL</b>	<b>1.6374</b>	<b>1.5385</b>	<b>\$5,323.19</b>	<b>\$5,826.31</b>	<b>\$503.12</b>	<b>9.45%</b>

### TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2014 B. Acres	2014	2015 B. Acres	2015	% Change
560-THOMPSON BALLINGER		\$195.00	65.00	\$195.00	0.0%
602-BIG BLACK CREEK		\$200.94	200.94	\$200.94	0.0%

### TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>3</sup>

TYPE OF DEDUCTION	2014	2015

**TOTAL ADJUSTMENTS** \$395.94      **TOTAL DEDUCTIONS** \$0

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.





# TAX INFORMATION - 2015 - PART OF TRACT 3

## SPRING TREASURER'S COPY A

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER	DUPLICATE NUMBER	2014 Payable 2015	PROPERTY TYPE	BILLED MORTGAGE COMPANY		
001-02002-51	1495661		Real			
PARCEL NUMBER	TAXING UNIT NAME		TOTAL TAX RATE	LOIT PTRC RATE	LOIT Res PTRC Rate	
27-01-23-200-001.001-029	Van Buren Township		1.5385	1.5651	39.4444	



01-02-317 & 317.01 PT SW  
NW SEC 23 14.18 A

Section: 23  
Township: T25  
Range: R09  
Acres: 14.18

**Net Property Tax Spring: 93.14**  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

28940\*80\*\*50\*\*\*1.018\*\*2/4\*\*\*\*\*AUTO\*\*MIXED AADC 990  
PROVENTUS III LLC  
1803 WOODFIELD DR STE B  
SAVOY IL 61874-8816

**Other Assessments**  
Current Tax: 14.18  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00

Less Spring Payments: 0.00

**Amount Due By 05/11/2015: 107.32**

## FALL TREASURER'S COPY B

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER	DUPLICATE NUMBER	2014 Payable 2015	PROPERTY TYPE	BILLED MORTGAGE COMPANY		
001-02002-51	1495661		Real			
PARCEL NUMBER	TAXING UNIT NAME		TOTAL TAX RATE	LOIT PTRC RATE	LOIT Res PTRC Rate	
27-01-23-200-001.001-029	Van Buren Township		1.5385	1.5651	39.4444	



01-02-317 & 317.01 PT SW  
NW SEC 23 14.18 A

Section: 23  
Township: T25  
Range: R09  
Acres: 14.18

**Net Property Tax Fall: 93.14**  
Penalty & Fees: 0.00

**Other Assessments**  
Current Tax: 0.00

Proventus III LLC  
1803 Woodfield Dr Ste B  
Savoy IL 61874

Less Fall Payments: 0.00

eNoticesOnline.com registration  
code: GRT-15PNS0EY

**Amount Due By 11/10/2015: 93.14**

## TAXPAYER'S SUMMARY COPY C

RETAIN THIS PORTION FOR YOUR RECORDS

TAX ID NUMBER	DUPLICATE NUMBER	2014 Payable 2015	PROPERTY TYPE	BILLED MORTGAGE COMPANY		
001-02002-51	1495661		Real			
PARCEL NUMBER	TAXING UNIT NAME		TOTAL TAX RATE	LOIT PTRC RATE	LOIT Res PTRC Rate	
27-01-23-200-001.001-029	Van Buren Township		1.5385	1.5651	39.4444	

Property Address: 3680 N 1000 E Van Buren IN 46991-9775

**Total Net Property Tax 186.28**  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

**Other Assessments**  
Current Tax: 14.18  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00



BY: \_\_\_\_\_



Proventus III LLC  
1803 Woodfield Dr Ste B  
Savoy IL 61874

Less Payments Received: 0.00

**Current Account Balance: 200.46**

ENCLOSE SELF-ADDRESSED STAMPED  
ENVELOPE FOR RETURN RECEIPT.

MAKE CHECKS PAYABLE TO:  
GRANT COUNTY TREASURER  
401 S ADAMS, SUITE 229  
MARION, IN 46953

SEE PENALTY CALCULATION SCHEDULE ON BACK



# TAX INFORMATION - 2015 - PART OF TRACT 3

STATE FORM 53569 (R8 / 12-14)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2014

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

TREASURER FORM TS-1A

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> Proventus III LLC 1803 Woodfield Dr Ste B Savoy IL 61874	<u>Address</u> 3680 N 1000 E Van Buren IN 46991-9775	<u>Date of Notice</u> 04/09/2015	<u>Parcel Number</u> 27-01-23-200-001.001-029	<u>Taxing District</u> 029 Van Buren Township
<u>Legal Description</u> 01-02-317 & 317.01 PT SW NW SEC 23 14.18 A	<u>Billed Mortgage Company</u>	<u>Duplicate Number</u> 1495661	<u>Tax ID Number</u> 001-02002-51	<u>Property Type</u> Real



Spring installment due on or before May 11, 2015 and Fall installment due on or before November 10, 2015.

### TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2014	2015
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$10,600	\$12,300
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$10,600</b>	<b>\$12,300</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$10,600</b>	<b>\$12,300</b>
3a. Multiplied by your local tax rate	1.6374	1.5385
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$173.56</b>	<b>\$189.24</b>
4a. Minus local property tax credits	(\$2.88)	(\$2.96)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
<b>5. Total property tax liability (See remittance coupon for total amount due)</b>	<b>\$170.68</b>	<b>\$186.28</b>

Please see Table 4 for a summary of other charges to this property.

### TABLE 2: PROPERTY TAX CAP INFORMATION

	2014	2015
Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>1</sup>	\$212.00	\$246.00
Adjustment to cap due to voter-approved projects and charges <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$212.00</b>	<b>\$246.00</b>

### TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	Tax Rate 2014	Tax Rate 2015	Tax Amount 2014	Tax Amount 2015	Tax Difference 2014-2015	Percent Difference
COUNTY	0.6767	0.6728	\$71.73	\$82.76	\$11.03	15.38%
LIBRARY	0.1065	0.1027	\$11.29	\$12.63	\$1.34	11.87%
SCHOOL DISTR	0.7767	0.6884	\$82.32	\$84.67	\$2.35	2.85%
SPECIAL	0.0081	0.0083	\$0.86	\$1.02	\$0.16	18.60%
TOWNSHIP	0.0694	0.0663	\$7.36	\$8.16	\$0.80	10.87%
<b>TOTAL</b>	<b>1.6374</b>	<b>1.5385</b>	<b>\$173.56</b>	<b>\$189.24</b>	<b>\$15.68</b>	<b>9.03%</b>

### TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2014 B. Acres	2014	2015 B. Acres	2015	% Change
602-BIG BLACK CREEK		\$14.18	14.18	\$14.18	0.0%

### TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>1</sup>

TYPE OF DEDUCTION	2014	2015
	\$0	\$0

**TOTAL ADJUSTMENTS** \$14.18      **TOTAL DEDUCTIONS** \$0

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.





# TAX INFORMATION - 2015 - TRACT 5

## SPRING TREASURER'S COPY A

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-01016-40	DUPLICATE NUMBER 1186186	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-14-300-013.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	



01-01-182 & 183 & 186  
PT SW SEC 14 88.47 A

**Net Property Tax Spring: 1,159.29**

Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

Section: 14  
Township: T25  
Range: R09  
Acres: 88.826

### Other Assessments

Current Tax: 44.42  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00

28941\*80\*\*50\*\*\*1.786\*\*2/8\*\*\*\*\*AUTO\*\*MIXED AADC 990  
PROVENTUS III LLC  
C/O FARMLAND MANAGEMENT SERVIC  
1803 WOODFIELD DR STE B  
SAVOY IL 61874-8816

Less Spring Payments: 0.00

**Amount Due By 05/11/2015: 1,203.71**

## FALL TREASURER'S COPY B

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-01016-40	DUPLICATE NUMBER 1186186	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-14-300-013.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	



01-01-182 & 183 & 186  
PT SW SEC 14 88.47 A

**Net Property Tax Fall: 1,159.29**

Penalty & Fees: 0.00

Section: 14  
Township: T25  
Range: R09  
Acres: 88.826

### Other Assessments

Current Tax: 44.42

Proventus III LLC  
c/o Farmland Management Servic  
1803 Woodfield Dr Ste B  
Savoy IL 61874-8816

Less Fall Payments: 0.00

eNoticesOnline.com registration  
code: GRT-ETK712V8

**Amount Due By 11/10/2015: 1,203.71**

## TAXPAYER'S SUMMARY COPY C

RETAIN THIS PORTION FOR YOUR RECORDS

TAX ID NUMBER 001-01016-40	DUPLICATE NUMBER 1186186	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY		
PARCEL NUMBER 27-01-14-300-013.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444	

Property Address: 400 N 1000 E Van Buren IN 46991

**Total Net Property Tax 2,318.58**

Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

### Other Assessments

Current Tax: 88.84  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00

Proventus III LLC  
c/o Farmland Management Servic  
1803 Woodfield Dr Ste B  
Savoy IL 61874-8816



Less Payments Received: 0.00

**Current Account Balance: 2,407.42**

ENCLOSE SELF-ADDRESSED STAMPED  
ENVELOPE FOR RETURN RECEIPT.

MAKE CHECKS PAYABLE TO:  
GRANT COUNTY TREASURER  
401 S ADAMS, SUITE 229  
MARION, IN 46953

SEE PENALTY CALCULATION SCHEDULE ON BACK



# TAX INFORMATION - 2015 - TRACT 5

STATE FORM 53569 (R8 / 12-14)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2014

PRESCRIBED BY THE

DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1  
TREASURER FORM TS-1A

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> Proventus III LLC c/o Farmland Management Servic 1803 Woodfield Dr Ste B Savoy IL 61874-8816 <u>Legal Description</u> 01-01-182 & 183 & 186 PT SW SEC 14 88.47 A	<u>Address</u> 400 N 1000 E Van Buren IN 46991	<u>Date of Notice</u> 04/09/2015	<u>Parcel Number</u> 27-01-14-300-013.000-029	<u>Taxing District</u> 029 Van Buren Township
	<u>Billed Mortgage Company</u>	<u>Duplicate Number</u> 1186186	<u>Tax ID Number</u> 001-01016-40	<u>Property Type</u> Real



Spring installment due on or before May 11, 2015 and Fall installment due on or before November 10, 2015.

### TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2014	2015
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$131,500	\$153,100
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$131,500</b>	<b>\$153,100</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$131,500</b>	<b>\$153,100</b>
3a. Multiplied by your local tax rate	1.6374	1.5385
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$2,153.18</b>	<b>\$2,355.44</b>
4a. Minus local property tax credits	(\$35.78)	(\$36.86)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
<b>5. Total property tax liability (See remittance coupon for total amount due)</b>	<b>\$2,117.40</b>	<b>\$2,318.58</b>

Please see Table 4 for a summary of other charges to this property.

### TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>1</sup>	\$2,630.00	\$3,062.00
Adjustment to cap due to voter-approved projects and charges <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$2,630.00</b>	<b>\$3,062.00</b>

### TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	Tax Rate 2014	Tax Rate 2015	Tax Amount 2014	Tax Amount 2015	Tax Difference 2014-2015	Percent Difference
COUNTY	0.6767	0.6728	\$889.86	\$1,030.06	\$140.20	15.76%
LIBRARY	0.1065	0.1027	\$140.05	\$157.23	\$17.18	12.27%
SCHOOL DISTR	0.7767	0.6884	\$1,021.36	\$1,053.93	\$32.57	3.19%
SPECIAL	0.0081	0.0083	\$10.65	\$12.71	\$2.06	19.34%
TOWNSHIP	0.0694	0.0663	\$91.26	\$101.51	\$10.25	11.23%
<b>TOTAL</b>	<b>1.6374</b>	<b>1.5385</b>	<b>\$2,153.18</b>	<b>\$2,355.44</b>	<b>\$202.26</b>	<b>9.39%</b>

### TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2014 B. Acres	2014	2015 B. Acres	2015	% Change
602-BIG BLACK CREEK		\$88.84	88.83	\$88.84	0.0%

### TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>1</sup>

TYPE OF DEDUCTION	2014	2015
	\$0	\$0

**TOTAL ADJUSTMENTS**      \$88.84      \$88.84      0.0%      **TOTAL DEDUCTIONS**      \$0      \$0

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.





# TAX INFORMATION - 2015 - TRACTS 6 & 7

## SPRING TREASURER'S COPY A

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-01015-60	DUPLICATE NUMBER 1185858	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY	
PARCEL NUMBER 27-01-14-100-005.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444



01-01-174, 175 & 176 PT NE  
SEC 14 111.35 A

**Net Property Tax Spring: 1,425.83**

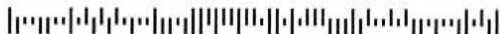
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

Section: 14  
Township: T25  
Range: R09  
Acres: 39.96

**Other Assessments**

Current Tax: 139.19  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00

28941\*80\*\*50\*\*\*1.786\*\*1/8\*\*\*\*\*AUTO\*\*MIXED AADC 990  
PROVENTUS III LLC  
C/O FARMLAND MANAGEMENT SERVIC  
1803 WOODFIELD DR STE B  
SAVOY IL 61874-8816



Less Spring Payments: 0.00

**Amount Due By 05/11/2015: 1,565.02**

## FALL TREASURER'S COPY B

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

TAX ID NUMBER 001-01015-60	DUPLICATE NUMBER 1185858	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY	
PARCEL NUMBER 27-01-14-100-005.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444



01-01-174, 175 & 176 PT NE  
SEC 14 111.35 A

**Net Property Tax Fall: 1,425.83**

Penalty & Fees: 0.00

Section: 14  
Township: T25  
Range: R09  
Acres: 39.96

**Other Assessments**

Current Tax: 139.19

Proventus III LLC  
c/o Farmland Management Servic  
1803 Woodfield Dr Ste B  
Savoy IL 61874-8816

Less Fall Payments: 0.00

[eNoticesOnline.com](http://eNoticesOnline.com) registration  
code: GRT-ETK7I2V8

**Amount Due By 11/10/2015: 1,565.02**

## TAXPAYER'S SUMMARY COPY C

RETAIN THIS PORTION FOR YOUR RECORDS

TAX ID NUMBER 001-01015-60	DUPLICATE NUMBER 1185858	2014 Payable 2015	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY	
PARCEL NUMBER 27-01-14-100-005.000-029	TAXING UNIT NAME Van Buren Township		TOTAL TAX RATE 1.5385	LOIT PTRC RATE 1.5651	LOIT Res PTRC Rate 39.4444

Property Address: 1100 E 500 N Van Buren IN 46991

**Total Net Property Tax 2,851.66**

Delinquent Tax: 0.00  
Delinquent Penalty: 0.00  
Penalty & Fees: 0.00

**Other Assessments**

Current Tax: 278.38  
Delinquent Tax: 0.00  
Delinquent Penalty: 0.00

Proventus III LLC  
c/o Farmland Management Servic  
1803 Woodfield Dr Ste B  
Savoy IL 61874-8816



Less Payments Received: 0.00

**Current Account Balance: 3,130.04**

ENCLOSE SELF-ADDRESSED STAMPED  
ENVELOPE FOR RETURN RECEIPT.

MAKE CHECKS PAYABLE TO:  
GRANT COUNTY TREASURER  
401 S ADAMS, SUITE 229  
MARION, IN 46953

SEE PENALTY CALCULATION SCHEDULE ON BACK





# TAX INFORMATION - 2015 - TRACTS 6 & 7

STATE FORM 53569 (R8 / 12-14)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2014

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

TREASURER FORM TS-1A

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<b>Taxpayer Name</b> Proventus III LLC c/o Farmland Management Servic 1803 Woodfield Dr Ste B Savoy IL 61874-8816 Legal Description 01-01-174, 175 & 176 PT NE SEC 14 111.35 A	<b>Address</b> 1100 E 500 N Van Buren IN 46991	<b>Date of Notice</b> 04/09/2015	<b>Parcel Number</b> 27-01-14-100-005.000-029	<b>Taxing District</b> 029 Van Buren Township
<b>Billed Mortgage Company</b>	<b>Duplicate Number</b> 1185858	<b>Tax ID Number</b> 001-01015-60	<b>Property Type</b> Real	



Spring installment due on or before May 11, 2015 and Fall installment due on or before November 10, 2015.

### TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2014	2015
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$161,600	\$188,300
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$161,600</b>	<b>\$188,300</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$161,600</b>	<b>\$188,300</b>
3a. Multiplied by your local tax rate	1.6374	1.5385
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$2,646.05</b>	<b>\$2,897.00</b>
4a. Minus local property tax credits	(\$43.97)	(\$45.34)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
<b>5. Total property tax liability (See remittance coupon for total amount due)</b>	<b>\$2,602.08</b>	<b>\$2,851.66</b>

Please see Table 4 for a summary of other charges to this property.

### TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>1</sup>	\$3,232.00	\$3,766.00
Adjustment to cap due to voter-approved projects and charges <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$3,232.00</b>	<b>\$3,766.00</b>

### TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	Tax Rate 2014	Tax Rate 2015	Tax Amount 2014	Tax Amount 2015	Tax Difference 2014-2015	Percent Difference
COUNTY	0.6767	0.6728	\$1,093.55	\$1,266.88	\$173.33	15.85%
LIBRARY	0.1065	0.1027	\$172.10	\$193.38	\$21.28	12.36%
SCHOOL DISTR	0.7767	0.6884	\$1,255.16	\$1,296.27	\$41.11	3.28%
SPECIAL	0.0081	0.0083	\$13.09	\$15.63	\$2.54	19.40%
TOWNSHIP	0.0694	0.0663	\$112.15	\$124.84	\$12.69	11.32%
<b>TOTAL</b>	<b>1.6374</b>	<b>1.5385</b>	<b>\$2,646.05</b>	<b>\$2,897.00</b>	<b>\$250.95</b>	<b>9.48%</b>

### TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2014 B. Acres	2014	2015 B. Acres	2015	% Change
602-BIG BLACK CREEK		\$111.36	111.35	\$111.36	0.0%
613-BRKHRT & SWAGGER		\$0.00	111.35	\$167.02	

### TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>3</sup>

TYPE OF DEDUCTION	2014	2015
<b>TOTAL ADJUSTMENTS</b>	<b>\$111.36</b>	<b>\$278.38</b>
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.





**GRANT COUNTY  
INDIANA**



# **PHOTOS**

# WHOLE PROPERTY



# TRACT 1





# TRACT 2 & 3



# TRACT 4





# TRACT 4



# TRACT 5





# TRACT 6



# TRACT 7























 **SCHRADER**  
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