

Prime Central Indiana Farm Land **AUCTION**

**Cass
County**

**EXCELLENT INVESTMENT
OPPORTUNITY!**

397[±]
Acres

**INFORMATION
BOOKLET**

Thursday, September 8 • 6 pm

Held at the Walton Christian Church



SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709 | www.SchraderAuction.com

DISCLAIMER:

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

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OWNER: Bailey Trust

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



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

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A close-up, slightly blurred photograph of a lush green cornfield. The leaves are vibrant and layered, creating a sense of depth and texture. The lighting is bright, highlighting the natural colors of the plants. Centered over the image is the text 'REGISTRATION FORMS' in a bold, white, sans-serif font.

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, SEPTEMBER 8, 2016
397+/- ACRES – WALTON, INDIANA

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 Thursday, September 1, 2016.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
397± Acres • Walton, Indiana
Thursday, September 8, 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 Thursday, September 8, 2016 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) 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 via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, September 1, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

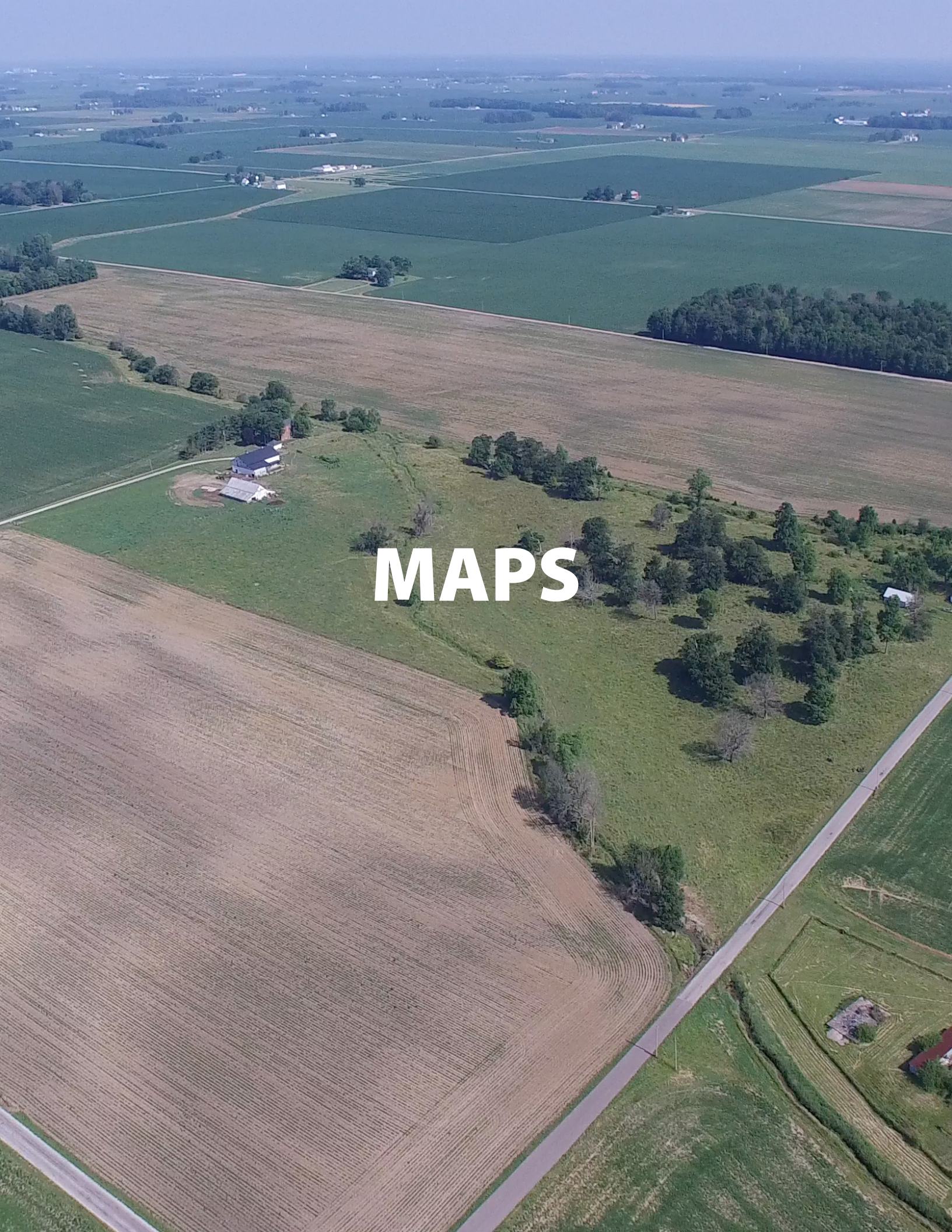
Printed Name

This document must be completed in full.

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

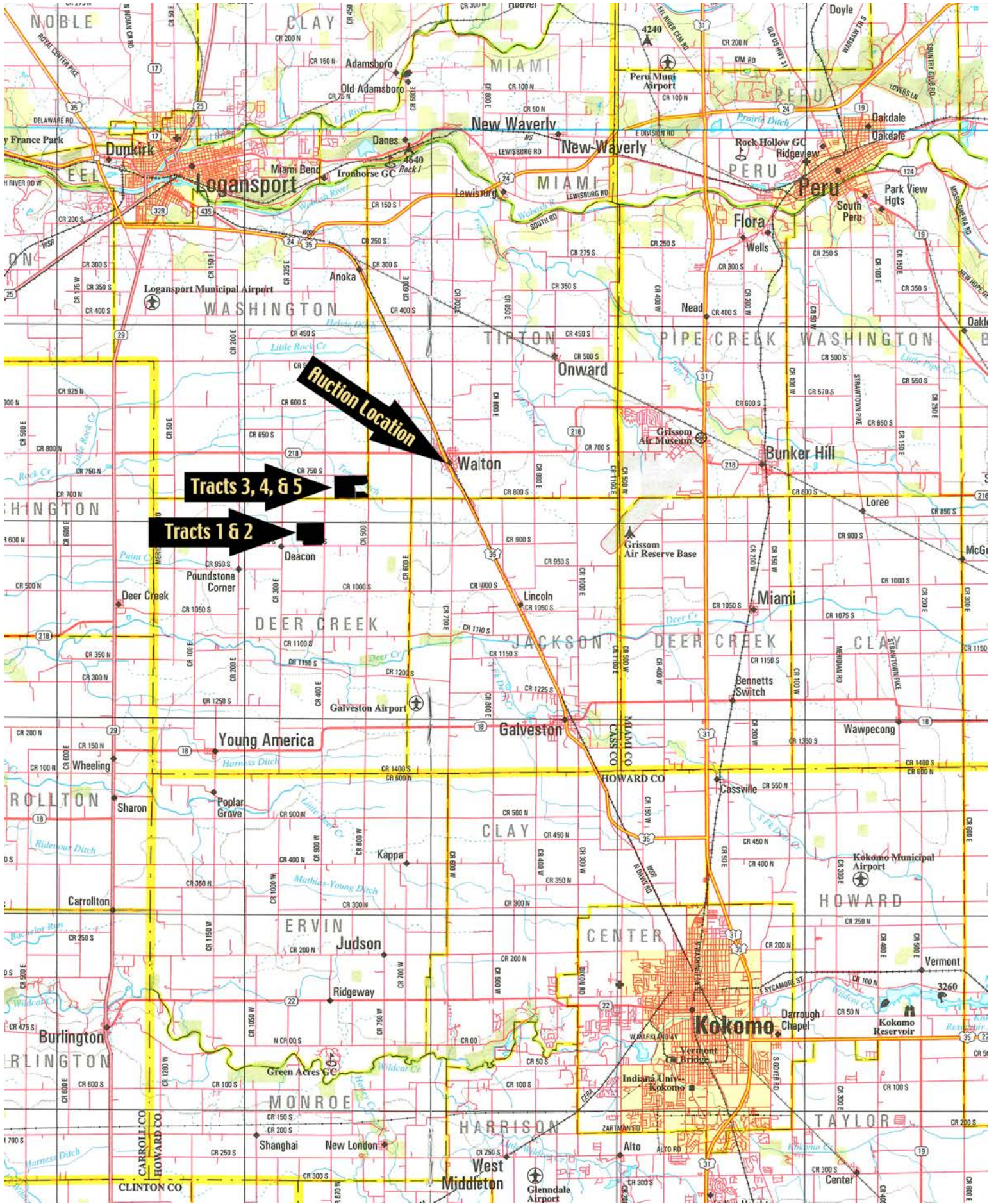
E-mail address of registered bidder: _____

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

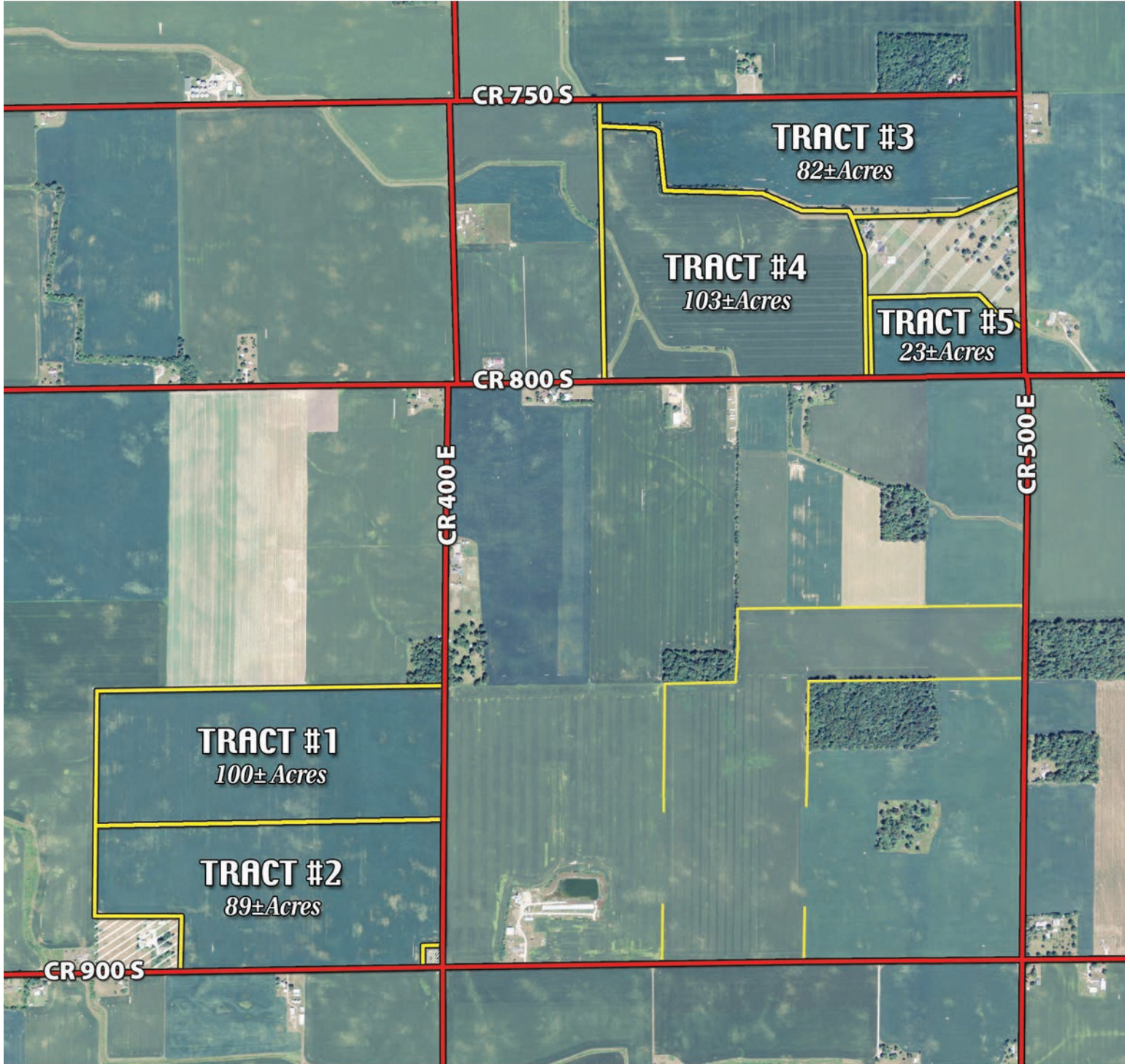


MAPS

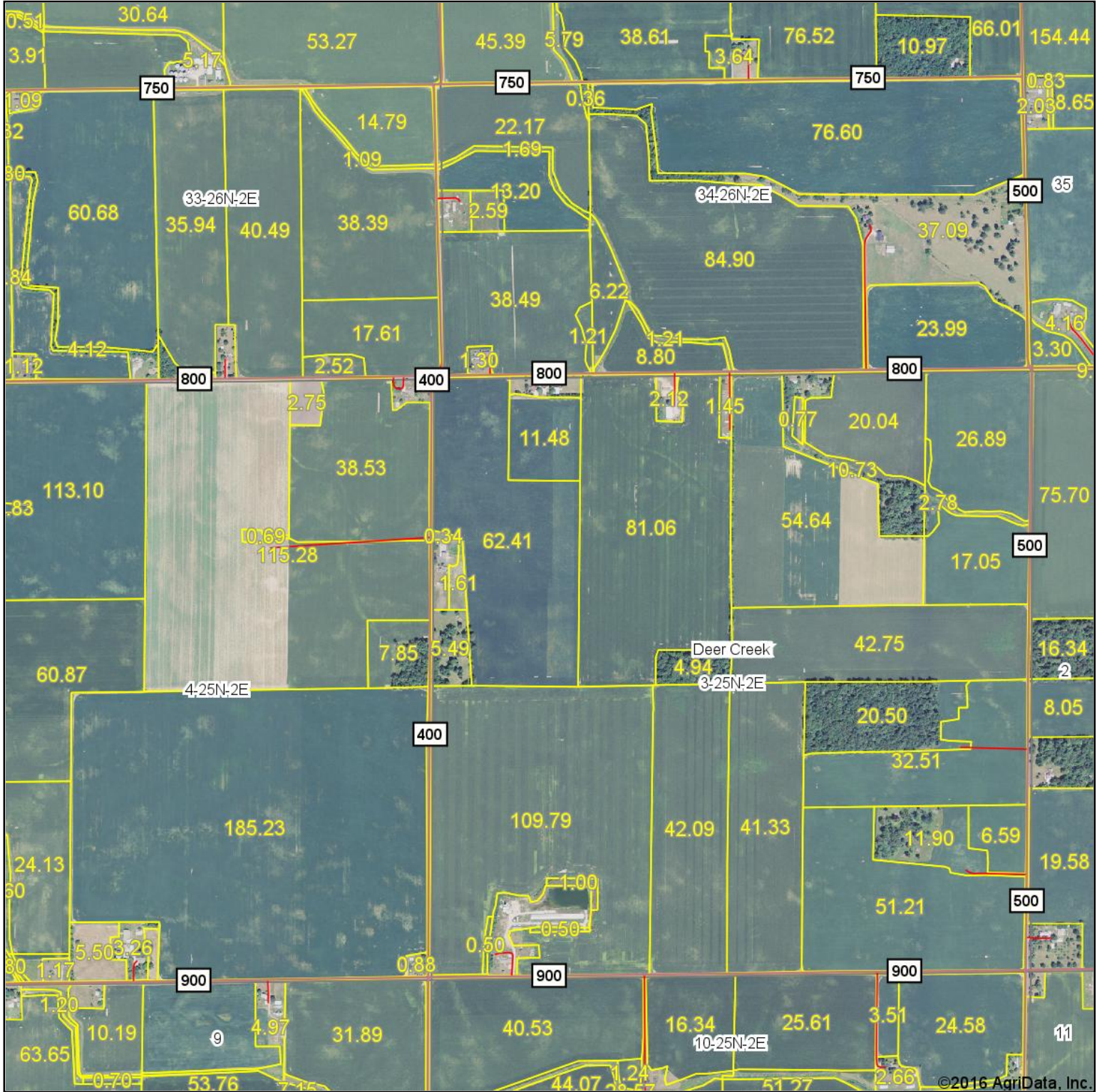
LOCATION MAP



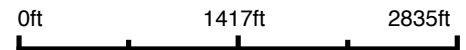
TRACT MAP



AERIAL MAP



map center: 40° 38' 41.87, 86° 17' 38.74



3-25N-2E
Cass County
Indiana



4/11/2016

Maps Provided By:

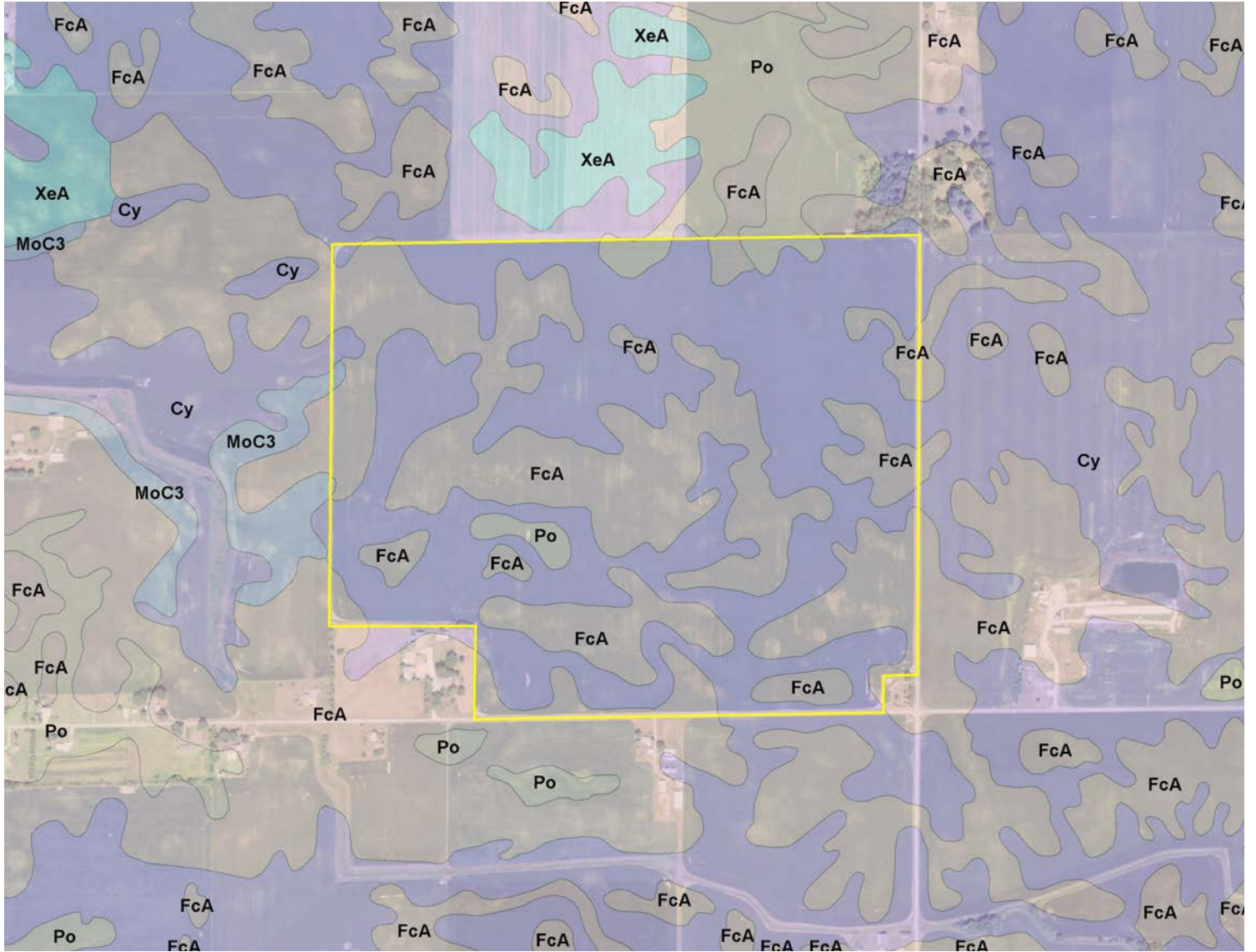
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com

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

A wide-angle photograph of a large agricultural field. The field is filled with rows of young green plants, likely soybeans, planted in a sandy soil. The rows are spaced evenly and extend far into the distance, creating a strong sense of perspective. The sky is clear and blue, and there is a line of trees in the background. The overall scene is bright and sunny.

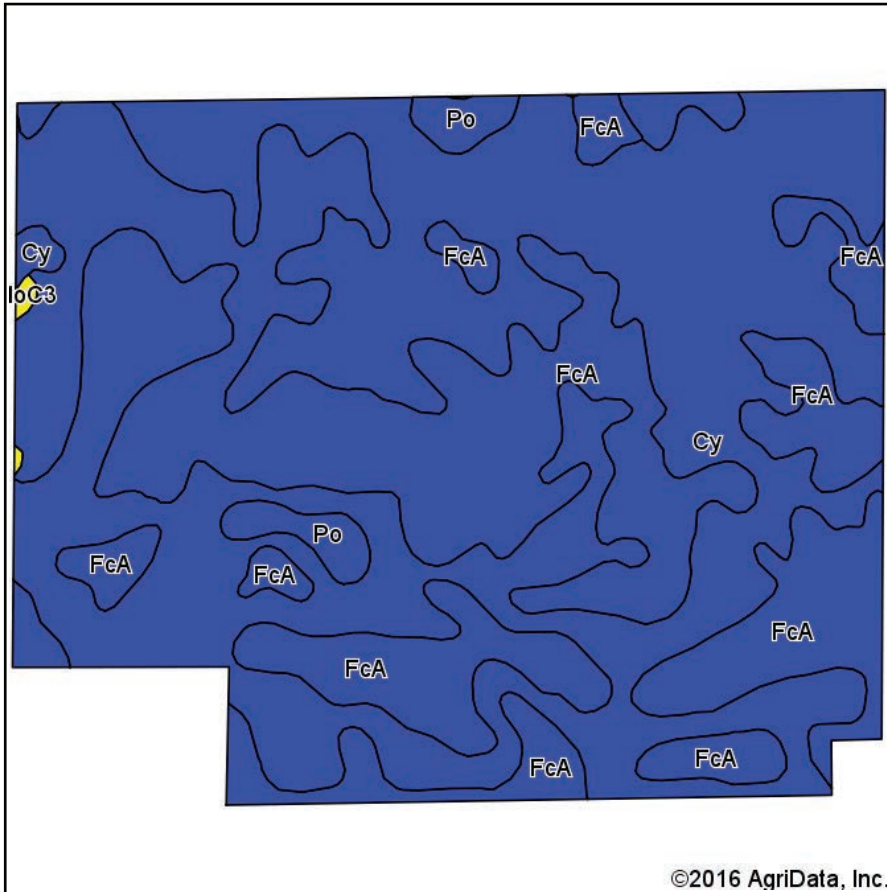
SOIL INFORMATION

SOIL MAP - Tracts 1 & 2



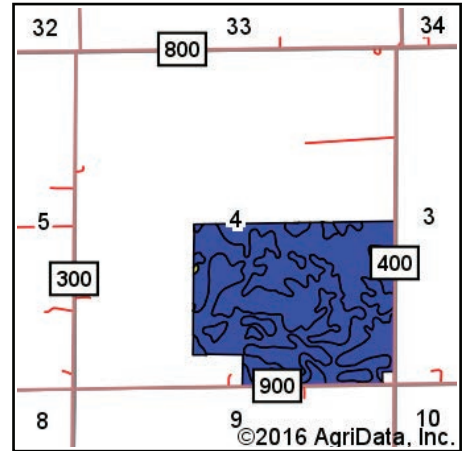
SURETY SOILS - Tracts 1 & 2

Soils Map



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



State: **Indiana**
 County: **Cass**
 Location: **4-25N-2E**
 Township: **Deer Creek**
 Acres: **188.04**
 Date: **4/11/2016**



Maps Provided By:



Archived Soils Ending 11/15/2015										
Area Symbol: IN017, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Grass legume hay	Pasture	Winter wheat
Cy	Cyclone silt loam	100.56	53.5%		Ilw	54	190	6	13	76
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	82.55	43.9%		Ilw	54	168	5	11	74
Po	Patton silty clay loam	4.66	2.5%		Ilw	49	175	6	12	70
MoC3	Miami clay loam, 6 to 14 percent slopes, severely eroded	0.27	0.1%		IVe	44	125	4	8	56
Weighted Average						53.9	179.9	5.6	12.1	74.9

Area Symbol: IN017, Soil Area Version: 19

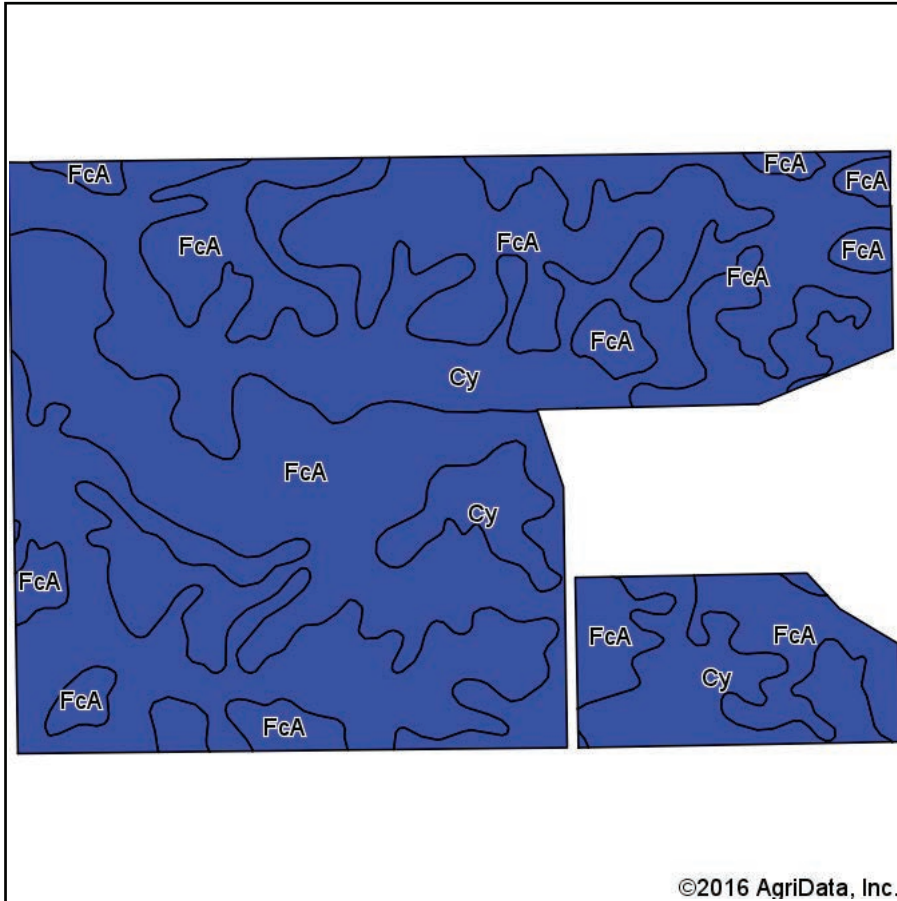
Soils data provided by USDA and NRCS.

SOIL MAP - Tracts 3, 4, & 5

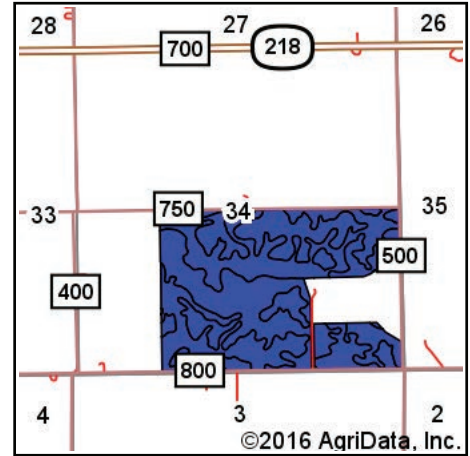


SURETY SOILS - Tracts 3, 4, & 5

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Cass**
 Location: **34-26N-2E**
 Township: **Washington**
 Acres: **208.65**
 Date: **4/11/2016**



Archived Soils Ending 11/15/2015

Area Symbol: IN017, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Grass legume hay	Pasture	Winter wheat
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	108.83	52.2%		Ilw	54	168	5	11	74
Cy	Cyclone silt loam	99.82	47.8%		Ilw	54	190	6	13	76
Weighted Average						54	178.5	5.5	12	75

Area Symbol: IN017, Soil Area Version: 20

Soils data provided by USDA and NRCS.



TILE MAPS

TILE MAP - Tracts 1 & 2

7/14/2016

Elevate

The screenshot shows the Elevate web application interface. At the top, there is a blue header with the text "Untitled Map" on the left, the "elevate" logo in the center, and the name "Angie" with a help icon on the right. Below the header is a map area with a search bar on the left and navigation tools on the right. The map displays several land tracts outlined in pink, with a larger tract in the center outlined in blue. A pink dot is located within the blue-outlined tract. Labels on the map include "Ginsberry Ansberry Bird", "John Davis", "Clingens", "300 E", and "900 S". Below the map is a toolbar with buttons for "Select All (1)", "Delete", "Download", "Clear All Filters", "Generate Labels", "Statistics", "Buffer", and "Settings". Below the toolbar is a table with the following columns: "Parcel Number (18-digits)", "Owner Name", "Property Street", "Property City, ST & ZIP", and "Legal Acreage". The table contains one row of data.

Parcel Number (18-digits)	Owner Name	Property Street	Property City, ST & ZIP	Legal Acreage
09-14-04-400-019.000-008	Bailey, Laura Succ Tr Of Bailey Farm Rev Tr % Laura Bailey			400 E

<https://cassin.elevatmaps.io/#extent=165778.65356618306,145778.65356618306,1967204.3920034666,1958058.5586701331,2244>

TILE MAP - Tracts 3, 4, & 5

7/14/2016 Elevate

☰ Untitled MapelevateAngie ?

🔍

Advanced Search

👤 🔍 🔍 ⋮ 📏 🗨️

Select All (2)DeleteDownloadClear All FiltersGenerate LabelsStatisticsBuffer

Settings

	Parcel Number (18-digits)	Owner Name	Property Street	Property City, ST & ZIP	Legal Acreage
<input checked="" type="checkbox"/>	09-10-34-700-002.000-023		Bailey Farm Rev Tr		800 S
<input checked="" type="checkbox"/>	09-10-34-700-002.000-023		Bailey Farm Rev Tr		800 S

A wide-angle photograph of a lush green cornfield stretching to the horizon under a clear blue sky. The corn plants are in the early stages of growth, with long, pointed leaves. The field is densely packed with plants, and the rows recede into the distance. In the far background, a line of trees and a small building are visible on the horizon.

FSA INFORMATION

FSA INFORMATION

INDIANA

CASS

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1612

Prepared : Jul 11, 2016

Crop Year : 2016

Operator Name : KEVIN L PULLEN
 Farms Associated with Operator : 18-017-1576, 18-017-1612, 18-017-4281, 18-017-4567, 18-017-4671, 18-017-5808, 18-017-6508, 18-017-7255
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
551.12	511.94	511.94	0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAVWR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	511.94	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	18.70	0.00	0	51	
Corn	277.90	0.00	0	168	
Soybeans	195.10	0.00	0	54	
TOTAL	491.70	0.00			

NOTES

Tract Number : 1864

Description : H11/2B 400E AND 900S

FAVWR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : BAILEY FARM REVOCABLE TRUST

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
186.11	185.23	185.23	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity-	
0.00	0.00	185.23	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	6.80	0.00	0	51
Corn	100.70	0.00	0	168
Soybeans	70.70	0.00	0	54
TOTAL	178.20	0.00		

FSA INFORMATION

INDIANA
CASS
Form: FSA-156EZ



FARM : 1612
Prepared : Jul 11, 2016
Crop Year : 2016

Tract 1864 Continued ...

NOTES

Tract Number : 1865
Description : 110/2B 800S AND 500E FAV/WR History : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BAILEY FARM REVOCABLE TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
238.81	200.51	200.51	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	200.51	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	7.30	0.00	0	51
Corn*	109.60	0.00	0	168
Soybeans	77.00	0.00	0	54
TOTAL	193.90	0.00		

NOTES

Tract Number : 20520
Description : 900 S 450 E FAV/WR History : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BAILEY FARM REVOCABLE TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
126.20	126.20	126.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	126.20	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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FSA INFORMATION

INDIANA CASS Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 1612 Prepared : Jul 11, 2016 Crop Year : 2016
Abbreviated 156 Farm Record		

Tract 20520 Continued ...

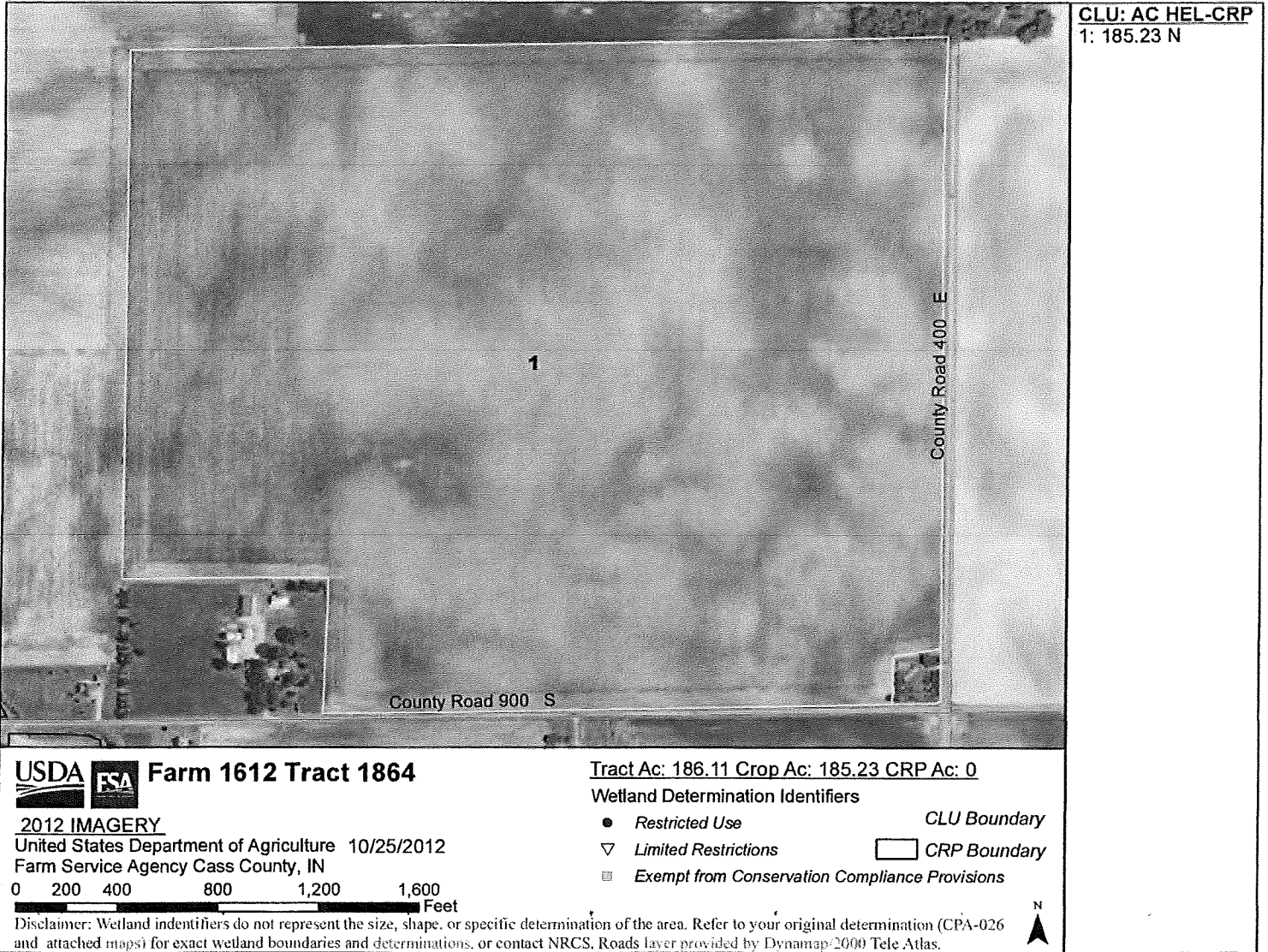
Wheat	4.60	0.00	0	51
Corn	67.60	0.00	0	168
Soybeans	47.40	0.00	0	54
TOTAL	119.60	0.00		

NOTES

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

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

FSA INFORMATION



CLU: AC HEL-CRP
1: 185.23 N

USDA FSA Farm 1612 Tract 1864

Tract Ac: 186.11 Crop Ac: 185.23 CRP Ac: 0

2012 IMAGERY

United States Department of Agriculture 10/25/2012
 Farm Service Agency Cass County, IN

Wetland Determination Identifiers

- *Restricted Use* CLU Boundary
- ▽ *Limited Restrictions* □ CRP Boundary
- *Exempt from Conservation Compliance Provisions*

0 200 400 800 1,200 1,600
 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.



FSA INFORMATION



CLU: AC HEL-CRP	
1:	76.6 N
2:	84.9 N
3:	6.22 N
4:	8.8 N
5:	23.99 N

USDA FSA Farm 1612 Tract 1865

Tract Ac: 238.81 Crop Ac: 200.51 CRP Ac: 0

2012 IMAGERY

United States Department of Agriculture 10/25/2012
Farm Service Agency Cass County, IN

Wetland Determination Identifiers

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

0 210 420 840 1,260 1,680 Feet

Disclaimer: Wetland indentifiers 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.





TAX INFORMATION

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
09-10-34-700-002.000-023

Parent Parcel Number

Property Address
800 S

Neighborhood
9180001 Washington Southeast

Property Class
100 Agri Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 09 CASS

Area 014 WASHINGTON TOWNSHIP

Corporation N

District 023 WASHINGTON TWP--SE

Section & Plat 0034

Routing Number 10-34-000-015

Site Description

Topography:

Level

Public Utilities:

Electric

Street or Road:

Paved

Neighborhood:

Static

Land Type

1 (4) TILLABLE LAND

2 (4) TILLABLE LAND

4 (81) LEGAL DITCH

5 (82) PUBLIC ROAD/ROW

Admin Legal

208.3880

Tax ID 01810034002

Printed 07/12/2016 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date

05/23/2001 BAILEY, LAURA TR/BAILEY FARM REV TR \$0

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016
Reason for Change							
VALUATION	L 292600	Trending 340300	Annual 369800	Trending 399500	Trending 465200	Trending 465200	Trending 461400
Appraised Value	B 0	0	0	0	0	0	0
	T 292600	340300	369800	399500	465200	465200	461400
VALUATION	L 292600	340300	369800	399500	465200	465200	461400
True Tax Value	B 0	0	0	0	0	0	0
	T 292600	340300	369800	399500	465200	465200	461400

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
-or-	-or-	Effective	Depth	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value		
FCA	110.7000	1.11	1.11	1960.00	2176.00	240880		240880
Cy	99.0800	1.28	1.28	1960.00	2509.00	246080		246080
H20	7.8500	1.00	1.00	1960.00	1960.00	14990.00	0-100%	0
H20	2.8800	1.00	1.00	1960.00	1960.00	5640.00	0-100%	0

16RS: CHANGED WOODS TO TILL

Supplemental Cards	MEASURED ACREAGE	208.7800	Supplemental Cards	TRUE TAX VALUE	486960
FARMLAND COMPUTATIONS	Parcel Acreage	208.3880	Measured Acreage	208.7800	2332
	81 Legal Drain NV [-]	7.6500	Average True Tax Value/Acre	461400	
	82 Public Roads NV [-]	2.8800	TRUE TAX VALUE FARMLAND		
	83 UT Towers NV [-]		Classified Land Total		
	9 Homesite(s) [-]		Homesite(s) Value (+)		
	91/92 Excess Acreage [-]		Excess Acreage Value (+)		
TOTAL ACRES FARMLAND	TRUE TAX VALUE	197.8580	Supplemental Cards	461400	
		486960	TOTAL LAND VALUE		

TAX INFORMATION

Property Profile Report for Property ID 14318 / Parcel Nbr 09-10-34-700-002.000-023 Payable 2016

Cass

Tax ID Number: 018-10-034-002 Tax Type: Real Tax Unit/Description: 18 - Washington Se Status: Active
 Parcel Number: 09-10-34-700-002.000-023 Property Type: Agricultural Government Owned: False

Owner(s) of Record Bailey Farm Rev Tr	Property Class/Description 100 - AGRICULTURAL - VACANT LAND	Legal Description E 3/4 S 1/2 34 26 2e 208.388a																																																																																																																																																									
Mailing Address To Laura Bailey 1727 W Westwind Rd S Winamac IN 46996	Property Address 800 S Walton IN 46994	Legal Information Section: 0034 Parcel Acres: 208.388 Township: 0026 Lot Number: Range: 2e Block/Sudiv:	Contract Notes																																																																																																																																																								
Contract Buyer(s) of Record Send Bill to Contract Buyer: <input type="checkbox"/>	Contract Mailing Address	Contract Notes	Assessed Values Assd Land Value: 465,200 Assd Improvements: 0 HMST Land Value: 0 HMST Improvements: 0 Non-HMST Land Value: 465,200 Non-HMST Improvements: 0 Total Assd Value: 465,200 Total Exemptions/Deductions: 0 Net Assessment: 465,200																																																																																																																																																								
Exemptions/Deductions Description Amount		Billing Information <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Spring Tax:</td> <td style="width: 10%;">3,551.89</td> <td style="width: 10%;">Tax Bill</td> <td style="width: 10%;">3,551.89</td> <td style="width: 10%;">Adjustments</td> <td style="width: 10%;">0.00</td> <td style="width: 10%;">Balance</td> <td style="width: 10%;">3,551.89</td> </tr> <tr> <td>Spring Penalty:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Spring Annual:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Fall Tax:</td> <td>3,551.89</td> <td></td> <td>3,551.89</td> <td></td> <td>0.00</td> <td></td> <td>3,551.89</td> </tr> <tr> <td>Fall Penalty:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Fall Annual:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Delq NTS Tax:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Delq NTS Pen:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Delq TS Tax:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Delq TS Pen:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Other Assess:</td> <td>201.16</td> <td></td> <td>201.16</td> <td></td> <td>0.00</td> <td></td> <td>201.16</td> </tr> <tr> <td>Advert Fee:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Tax Sale Fee:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>NSF Fee:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td colspan="7"><hr/></td> <td></td> </tr> <tr> <td>PTRC:</td> <td>1,330.30</td> <td></td> <td>1,330.30</td> <td></td> <td>0.00</td> <td></td> <td>1,330.30</td> </tr> <tr> <td>HMST Credit:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Circuit Breaker:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Over 65 CB:</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> </table>		Spring Tax:	3,551.89	Tax Bill	3,551.89	Adjustments	0.00	Balance	3,551.89	Spring Penalty:	0.00		0.00		0.00		0.00	Spring Annual:	0.00		0.00		0.00		0.00	Fall Tax:	3,551.89		3,551.89		0.00		3,551.89	Fall Penalty:	0.00		0.00		0.00		0.00	Fall Annual:	0.00		0.00		0.00		0.00	Delq NTS Tax:	0.00		0.00		0.00		0.00	Delq NTS Pen:	0.00		0.00		0.00		0.00	Delq TS Tax:	0.00		0.00		0.00		0.00	Delq TS Pen:	0.00		0.00		0.00		0.00	Other Assess:	201.16		201.16		0.00		201.16	Advert Fee:	0.00		0.00		0.00		0.00	Tax Sale Fee:	0.00		0.00		0.00		0.00	NSF Fee:	0.00		0.00		0.00		0.00	<hr/>								PTRC:	1,330.30		1,330.30		0.00		1,330.30	HMST Credit:	0.00		0.00		0.00		0.00	Circuit Breaker:	0.00		0.00		0.00		0.00	Over 65 CB:	0.00		0.00		0.00		0.00
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Balance Due Tax & Penalty: 7,103.78 Other Assessments (+): 201.16 Fees (+): 0.00 Subtotal: 7,304.94 Receipts: 3,652.47 Total Due: 3,652.47 Surplus Transfer: 0.00 Account Balance: 3,652.47		To Whom Bill Was Sent Bailey Farm Rev Tr E-mail: Mtg Comp:																																																																																																																																																									
Owner(s) of Record Payable 2018 Bailey Farm Rev Tr																																																																																																																																																											

Printed 07/12/2016 Card No. 1 of 1

OWNERSHIP
 Tax ID 00705003019
TRANSFER OF OWNERSHIP

Bailey, Laura Succ Tr Of Bailey Farm Rev Tr
 & Laura Bailey
 1727 W Westwind Rd S
 Winamac, IN 46996 UNITED STATES OF AMERICA

Date
 05/23/2001 BAILEY, LAURA SUCC TR OF BAILEY \$0
 04/02/1997 BAILEY, RICHARD H TR. OF THE BAILEY Doc #: 0 \$0

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
 09-14-04-400-019.000-008
 Parent Parcel Number

Property Address
 400 E

Neighborhood
 9070001 Deer Creek Township
 Property Class
 100 Agri Vacant land

TAXING DISTRICT INFORMATION
 Jurisdiction 09 CASS

Area 006 DEER CREEK TOWNSHIP

Corporation N

District 008 DEER CREEK

Section & Plat 0004

Routing Number 14-04-000-014

Site Description

Topography:
 Level
 Public Utilities:
 Electric
 Street or Road:
 Paved
 Neighborhood:
 Static

Zoning:
 1 (4) TILLABLE LAND
 2 (4) TILLABLE LAND
 3 (4) TILLABLE LAND
 4 (4) TILLABLE LAND
 5 (4) TILLABLE LAND
 6 (82) PUBLIC ROAD/ROW

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016
Reason for Change	Trending	Trending	Annual	Trending	Trending	Trending	Trending
VALUATION	288500	335500	364400	393600	458500	458500	438400
Appraised Value	L 288500 B 0 T 288500	L 335500 B 0 T 335500	L 364400 B 0 T 364400	L 393600 B 0 T 393600	L 458500 B 0 T 458500	L 458500 B 0 T 458500	L 438400 B 0 T 438400
VALUATION	L 288500 B 0 T 288500	L 335500 B 0 T 335500	L 364400 B 0 T 364400	L 393600 B 0 T 393600	L 458500 B 0 T 458500	L 458500 B 0 T 458500	L 438400 B 0 T 438400
True Tax Value	L 288500 B 0 T 288500	L 335500 B 0 T 335500	L 364400 B 0 T 364400	L 393600 B 0 T 393600	L 458500 B 0 T 458500	L 458500 B 0 T 458500	L 438400 B 0 T 438400

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Rate	Adjusted	Extended	Influence	Value
Soil ID	Acres	Area	-or-	Rate	Rate	Value	Factor	
Actual	Effective	Depth	Factor	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Factor	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Factor	Rate	Rate	Value	Factor	
FcA	81.3000	1.11	1960.00	2176.00	176910	176910		176910
FcA	14.7000	1.11	1960.00	2176.00	31990	31990		31990
Po	5.3000	1.28	1960.00	2509.00	13300	13300		13300
Cy	18.7000	1.28	1960.00	2509.00	46920	46920		46920
Cy	69.1000	1.28	1960.00	2509.00	173370	173370		173370
H20	1.7500	1.00	1960.00	1960.00	34300	34300	-100%	0

001: 05-03-18

Supplemental Cards	Supplemental Cards
MEASURED ACREAGE 189.1000	TRUE TAX VALUE 442490
FARMLAND COMPUTATIONS	
Parcel Acreage	Measured Acreage
81 Legal Drain NV [-]	Average True Tax Value/Acre
82 Public Roads NV [-]	TRUE TAX VALUE FARMLAND
83 UT Towers NV [-]	Classified Land Total
9 Homesite(s) [-]	Homesite(s) Value (+)
91/92 Excess Acreage [-]	Excess Acreage Value (+)
TOTAL ACRES FARMLAND	Supplemental Cards
187.3500	TOTAL LAND VALUE 438400
TRUE TAX VALUE 442490	



TITLE

TITLE

**CASS COUNTY TITLE COMPANY, INC.
211 S. THIRD STREET, LOGANSPOUR, IN 46947
PH: 574-735-6905 FAX: 574-739-1508**

**Representing:
Old Republic National Title Insurance Company
ALTA COMMITMENT**

COMMITMENT NO.: 16-0599

SCHEDULE A

1. Effective Date: **July 26, 2016 at 8:00 A.M.**
2. Policy (or policies) to be issued:
 - (a) ALTA Owner's Policy Policy Amount: **\$ TBD**
Proposed Insured:

TBD
 - (b) ALTA Loan Policy Policy amount: **\$ TBD**
Proposed Insured:

TBD,
Its successors and/or assigns.
3. Fee Simple interest in the land described in this commitment is owned, at the Commitment Date, by:

The Bailey Farm Revocable Trust Agreement

TITLE

CASS COUNTY TITLE COMPANY, INC.
211 S. THIRD STREET, LOGANSPOBT, IN 46947
PH: 574-735-6905 FAX: 574-739-1508

COMMITMENT NO.: 16-0599

CONTINUATION OF SCHEDULE A

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

TRACTS 1 & 2:

The East Half of the East Half of the Southwest Quarter of Section 4, in Township 25 North, of Range 2 East.

ALSO, the Southeast Quarter of said Section 4, EXCEPT one (1) acre in a square form in the Southeast corner thereof, conveyed for a church.

ALSO EXCEPTING THEREFROM: A fractional part of the Fractional South Half of Section 4, Township 25 North, Range 2 East, Deer Creek Township, Cass County, Indiana, more fully described as follows: Commencing at the established Southeast corner of the Fractional South Half of said Section; thence North 90 degrees West on and along the South line of said Fractional South Half a distance of 2468.81 feet to the place of beginning; thence continuing North 90 degrees West on and along South line a distance of 793.55 feet to a point; thence North 01 degrees 19 minutes 30 seconds East a distance of 554.40 feet to a point; thence South 88 degrees 11 minutes 55 seconds East a distance of 798.19 feet to a point; thence South 01 degrees 50 minutes 50 seconds West a distance of 529.44 feet to the place of beginning, containing 9.899 acres, more or less, and being subject to all legal easements and to all public highway right of ways.

TRACTS 3, 4 & 5:

The Southeast Quarter and the East Half of the Southwest Quarter of Section 34, Township 26 North, Range 2 East, containing 240 acres, more or less, situate in Cass County, Indiana.

EXCEPTING THEREFROM, a fractional part of the South Half of Section 34, Township 26 North, Range 2 East, Washington Township, Cass County, Indiana, more fully described as follows: Commencing at a Section Monument Found marking the Southeast corner of the South Half of said section, said point lying in the intersection of County Roads 800 South and 500 East; thence North 00 degrees 00 minutes 00 seconds East, 1307.50 feet along said County Road 500

TITLE

CASS COUNTY TITLE COMPANY, INC.
211 S. THIRD STREET, LOGANSPORT, IN 46947
PH: 574-735-6905 FAX: 574-739-1508

COMMITMENT NO.: 16-0599

CONTINUATION OF SCHEDULE A

TRACTS 3, 4 & 5 (cont.):

East and along the East line of said South Half to a P.K. Nail Set, being the place of beginning; thence North 86 degrees 50 minutes 12 seconds West, 239.20 feet to a Re-Rod Set in an existing fence line and the extension thereof; thence North 03 degrees 26 minutes 49 seconds East, 203.88 feet along said existing fence line to a Re-Rod Set; thence South 85 degrees 45 minutes 24 seconds East, 227.20 feet along an existing fence line and the extension thereof to a P.K. Nail Set lying on the aforesaid East Line of said South Half, lying in said County Road 500 East; thence south 00 degrees 00 minutes 00 seconds West, 199.90 feet along said East line of said South Half and along said County Road to the place of beginning, containing 1.080 acres, more or less, being subject to all legal easements and to all public highway rights-of-way.

ALSO EXCEPTING THEREFROM, A fractional part of the Southeast Quarter of Section 34, Township 26 North, Range 2 East, Washington Township, Cass County, Indiana, more fully described as follows:

Commencing at a Section monument found marking the Southeast corner of the Southeast Quarter of Section 34, said monument lying in the intersection of County Roads 800 South and 500 East, said Monument marking the Southeast corner of an existing 240 acres tract as referred to in Deed Record 255, pages 10-19, as found in the Office of the Cass County Recorder; thence North 00 degrees 00 minutes 00 seconds East, 462.86 feet along the East line of said Southeast Quarter, being the East line of said Deed Record and along said County Road 500 East to a P.K. nail set, being the place of beginning; thence along an existing fence line, and the extension thereof, on the following 3 courses:

- (1) North 61 degrees 07 minutes 05 seconds West, 325.74 feet to a post;
- (2) North 39 degrees 42 minutes 29 seconds West, 201.13 feet to a post;
- (3) North 89 degrees 34 minutes 24 seconds West, 1046.33 feet to a re-rod set; thence North 00 degrees 34 minutes 00 seconds East, 390.02 feet to a R.R. iron post; thence South 88 degrees 41 minutes 03 seconds East 64.02 feet to a post; thence North 01 degree 23 minutes 15 seconds East, 191.84 feet to a re-rod set; thence South 88 degrees 05 minutes 16 seconds West, 22.66 feet to a re-rod set; thence North 00 degrees 35 minutes 38 seconds East, 257.13 feet to a re-rod set; thence along on an existing fence line, and the extension thereof, on the following 5 courses:

TITLE

CASS COUNTY TITLE COMPANY, INC.
211 S. THIRD STREET, LOGANSPORT, IN 46947
PH: 574-735-6905 FAX: 574-739-1508

COMMITMENT NO.: 16-0599

CONTINUATION OF SCHEDULE A

TRACTS 3, 4 & 5 (cont.):

(1) South 88 degrees 03 minutes 11 seconds East, 29.11 feet to a R.R. iron post;
(2) South 83 degrees 12 minutes 24 seconds East, 33.11 feet to a post;
(3) South 87 degrees 59 minutes 54 seconds East, 864.18 feet to a post;
(4) North 80 degrees 47 minutes 21 seconds East, 27.13 feet to a R.R. iron post;
(5) North 70 degrees 00 minutes 54 seconds East, 484.26 feet to a P.K. nail set lying on the aforesaid East line of said Southeast Quarter, also being the East line of said Deed Record 255, page 10-19, said nail lying in the aforesaid County Road 500 East; thence South 00 degrees 00 minutes 00 seconds East, 246.76 feet along said East line of said Southeast Quarter, being the East line of said Deed Record, and along said County Road to a P.K. nail found marking the Northeast corner of an existing 1.080 acre tract as referred to in Deed Record 255, page 961; thence North 85 degrees 45 minutes 24 seconds West, 227.20 feet along the North line of said Deed Record to a re-rod found marking the Northwest corner of said Deed Record 255, page 961; thence South 03 degrees 26 minutes 49 seconds West, 203.88 feet along the West line of said Deed Record to a re-rod found marking the Southwest corner of said Deed Record; thence South 86 degrees 50 minutes 12 seconds East, 239.20 feet along the South line of said Deed Record to a P.K. nail found marking the Southeast corner of said Deed Record, said nail lying on the aforesaid East line of said Southeast Quarter, being the East line of said Deed Record 255, page 10-19, said nail lying in the aforesaid County Road 500 East; thence South 00 degrees 00 minutes 00 seconds West, 844.64 feet along said East line and along said County Road to the place of beginning. Containing 28.386 acres, more or less.

ALSO EXCEPTING THEREFROM,

A fractional part of the Southeast Quarter of Section 34, Township 26 North, Range 2 East, Washington Township, Cass County, Indiana, more fully described as follows:

Commencing at a Section monument found marking the Southeast corner of the Southeast Quarter of Section 34, said monument lying in the intersection of County Roads 800 South and 500 East, said monument marking the Southeast corner of an existing 240 acres tract as referred to in Deed Record 255, page 10-

TITLE

CASS COUNTY TITLE COMPANY, INC.
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COMMITMENT NO.: 16-0599

CONTINUATION OF SCHEDULE A

TRACTS 3, 4 & 5 (cont.):

19, as found in the Office of the Cass County Recorder; thence North 89 degrees 39 minutes 10 seconds West, 1467.71 feet along the South line of said Southeast Quarter, being the South line of said Deed Record and along said County Road 800 South to a P.K. nail set, being the place of beginning; thence North 00 degrees 34 minutes 00 seconds East, 1163.88 feet to a R.R. iron post; thence South 88 degrees 41 minutes 03 seconds East, 64.02 feet to a post; thence North 01 degrees 23 minutes 15 seconds East, 191.84 feet to a re-rod set; thence South 88 degrees 05 minutes 16 seconds West, 22.66 feet to a re-rod set; thence North 00 degrees 35 minutes 38 seconds East, 257.13 feet to a re-rod set; thence North 88 degrees 03 minutes 09 seconds West, 187.71 feet to a re-rod set in an existing fence line; thence South 00 degrees 00 minutes 00 seconds West, 118.02 feet to a post; thence South 18 degrees 04 minutes 07 seconds East, 380.11 feet to a re-rod set; thence South 00 degrees 34 minutes 00 seconds West, 1137.43 feet to a P.K. nail set lying on the aforesaid South line of said Southeast Quarter, being the South line of said Deed Record, said nail lying in the aforesaid County Road 800 South; thence South 89 degrees 39 minutes 10 seconds East, 20.78 feet along said South line and along said County Road to the place of beginning. Containing 2.146 acres, more or less.

End of Schedule A

TITLE

CASS COUNTY TITLE COMPANY, INC.
211 S. THIRD STREET, LOGANSPOUT, IN 46947
PH: 574-735-6905 FAX: 574-739-1508

COMMITMENT NO.: 16-0599

SCHEDULE B – SECTION I

REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional exceptions relating to the interest or the loan.
- (e) Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I. C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording. The filing fee is \$15.00.
- (f) NOTE: As a result of I.C. 27-7-3.6-7, on all transactions closed after July 1, 2006, a \$5 DOI Funding Enforcement Fee will be collected from the parties for each policy issued. This fee is non-waivable.

Special Requirements:

- (g) **We require a Successor's Trustee Deed from Laura K. Bailey, Successor Trustee of the Bailey Farm Revocable Trust Agreement to TBD be executed and recorded in the Office of the Recorder, Cass County, Indiana.**

The Trustee's Deed should contain a statement stating that the trust is in full force and effect, that the trustee has accepted appointment as trustee, and that the trustee may act in the capacity of trustee.

End of Schedule B-1

TITLE

CASS COUNTY TITLE COMPANY, INC.
211 S. THIRD STREET, LOGANSPOBT, IN 46947
PH: 574-735-6905 FAX: 574-739-1508

COMMITMENT NO.: 16-0599

SCHEDULE B - SECTION II

EXCEPTIONS

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

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interests of claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any lien or right for services, labor or material imposed by law and not shown by the public record.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Special Exceptions:

6. **Real estate taxes for the year 2015, payable in two installments, due by May 10 and November 10, 2016.**

TRACTS 1 & 2

Assessed in the name of: **Bailey Farm Rev Tr**

Property Key: 007-05-003-019

State Property Key: 09-14-04-400-019.000-008

Taxing Unit: Deer Creek

Land: 458,500

Improvements: NONE

Exemptions: NONE

May installment of \$3,616.85 is paid.

November installment of \$3,616.85 is unpaid.

TITLE

CASS COUNTY TITLE COMPANY, INC.
211 S. THIRD STREET, LOGANSPOBT, IN 46947
PH: 574-735-6905 FAX: 574-739-1508

COMMITMENT NO.: 16-0599

CONTINUATION OF SCHEDULE B - SECTION II

6. (Cont.)

TRACTS 3, 4 & 5

Assessed in the name of: Bailey Farm Rev Tr

Property Key: 018-10-034-002

State Property Key: 09-10-34-700-002.000-023

Taxing Unit: Washington SE

Land: 465,200

Improvements: NONE

Exemptions: NONE

May installment of \$3,652.47 is paid.

November installment of \$3,652.47 is unpaid.

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

- 7. Real estate taxes for the year 2016, due and payable in 2017, and all subsequent years are undetermined and a lien, but not yet due and payable.**
- 8. Subject to tenants' rights, if any.**
- 9. Rights of the public, the State of Indiana, the municipality, and/or the county in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.**
- 10. Rights of way for drains, tiles, feeders and laterals.**
- 11. The acreage state in the legal description of the land is for description purposes only. The Company does not insure the quantity of land.**
- 12. NOTE: The final loan policy will be issued without any survey exceptions. We do not require a survey to remove the survey exceptions from the lender's policy.**
- 13. A judgment search was run against The Bailey Farm Revoable Trust, and we find none. This statement will not appear on the final policy.**

TITLE

CASS COUNTY TITLE COMPANY, INC.
211 S. THIRD STREET, LOGANSPORT, IN 46947
PH: 574-735-6905 FAX: 574-739-1508

COMMITMENT NO.: 16-0599

CONTINUATION OF SCHEDULE B - SECTION II

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENTS SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE. LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED. PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSURED'S ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSES.

NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1. Personal check exceeding \$500.00 will not be accepted.

INFORMATION NOTE:

Beginning July 1, 2006, any document that is executed and acknowledged in Indiana must contain the following affirmation per IC 36-1-11-15: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, _____ (name)." The affirmation must be contained within the document or on a separate form attached to the document for recording. Exceptions to this rule are instruments executed before 7-1-59, judgments, court orders, writs, wills, death certificates, federal tax liens, Federal tax lien releases and instruments prepared or acknowledged outside Indiana.

By virtue of I.C. 27-7-3.6, a fee of \$5.00 payable to the title insurance underwriter will be collected from the purchaser of the policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

End of Schedule B-II

TITLE

AMERICAN
LAND TITLE
ASSOCIATION



CASS COUNTY TITLE COMPANY, INC.

and

Old Republic National Title Insurance Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Cass County Title Company, Inc. and Old Republic National Title Insurance Company

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

A close-up, high-angle photograph of a lush green cornfield. The rows of corn plants are tightly packed, and the leaves are vibrant and healthy. The word "PHOTOS" is centered in the middle of the image in a bold, white, sans-serif font. The background is slightly blurred, emphasizing the texture and color of the foreground plants.

PHOTOS

Tract 1



Tracts 1 & 2



Tracts 1 & 2



Tracts 1 & 2



Tract 3



Tract 4



Tracs 3, 4, & 5







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260-244-7606 or 800-451-2709

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