

REAL ESTATE AUCTION

TUESDAY, FEBRUARY
28TH @ 1:00 PM

830[±]

ACRES IN 20 TRACTS

HANCOCK & SHELBY
COUNTIES, INDIANA



- Five farms and six commercial properties
- Good cropland with great locations in Morristown area
- Fenced and improved cattle tracts
- Municipal water, sewer and industrial zoning in place for several tracts
- Opportunity for farmers, investors, developers and industrial buyers

Information Booklet

Held at the Indiana Grand Racing-Casino,
4200 N. Michigan Rd., Shelbyville, Indiana,
2nd floor Marquee Room.



SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709

www.SchraderAuction.com



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.



CORPORATE HEADQUARTERS
950 North Liberty Dr.
Columbia City, IN 46725

CENTERVILLE OFFICE
7141 College Corner Rd.
Centerville, IN 47330

Auction Managers:

Steve Slonaker - 877-747-0212 #AU19300120
Andy Walther - 765-969-0401 #AU19400167
Mark Smithson - 765-744-1846 #AU10100108

INDEX

Farm Summary

Location Map

Plat Map

Aerial/Tract Maps

Soil Maps

Flood Maps

USDA Information

Tax Information

Tract Disclosures







FARM SUMMARY

FARM SUMMARY/TRACT DESCRIPTIONS

FARM SUMMARY

Farm A – Hancock Co. – 76.9 Acres

Located 3 mi. north of Morristown at Hancock Co. 550S and Blue River Rd. (CR 500E). From Hwy. 52 just on west side of river north on Blue River Rd. Proceed along river about 3 mi. to farm on the left. (Sec. 35, Twp. 15N, R 7E)

Tract 1: 76.9 ± acres with 70.5 acres cropland and 6+ acres woodland. Good fence and cattle pen on the west end. Level and productive soils with ½ mi. rows. Good drainage.

Farm B – 145.7 Acres - Morristown Industrial Park

East side of Morristown. From Hwy 52 north on CR 600E across railroad on west side to Tracts 2 thru 6. (Sec. 7, Twp. 14N, R 8E)

Tract 2: 57.58 unimproved acres at corner of CR 600E and CR 1100N. 54+ cropland acres. Open ditch crosses and frontage on both roads. Good Crosby and Brookston soils.

Tract 3: 20+ acres all cropland at the corner of CR 600E and Central Parkway. Industrial Zoning.

Tract 4: 8+ acres all cropland at southwest corner of CR 600E and Central Parkway. Zoned Industrial.

Tract 5: 51+ acres all cropland on CR 600E just north of railroad and Hwy. 52. Top Brookston and Crosby soils. Soil Index of 156 BU.

Tract 6: 9.28 acres all cropland. Frontage on Central Parkway. Industrial Zoning.

Farm C – 275.6 Acres - West Edge of Morristown

Hwy. 52 at Blue River Rd. South (Sec. 11, Twp. 14N, R 7E)

Tract 7: 67.5 acres with 65.7+ acres cropland. Frontage on Hwy 52 and Blue River Rd. Municipal water and sewer. Mixed use zoning. Nice investment tract.

Tract 8: 35+ acres with 20+ acres cropland and 15 acres woodland along the scenic Big Blue River.

Tract 9: 80+ acres with about 19 acres cropland/pasture and about 61 acres fenced pasture/woodland. Good fence and cattle pens. Well maintained. Plenty of frontage on Blue River Rd.

Tract 10: 93+ acres with 53 acres cropland and 30+ acres wooded pasture with fence. Access on Hwy. 52. Adjoins on west side of Big Blue River.

Farm D – 260.8 Acres

One mile west of Morristown then south on CR 300E. ½ mi. to farm on the right. (Sec. 10, Twp. 14N, R 7E)

Tract 11: 3.61 acres with remodeled two story 1,624 sq. ft. farmhouse. Barn with loft and pole/metal barn. Fenced pasture. Municipal water and sewer.

Tract 12: 156+ acres all cropland. Nice square field with lots of frontage on CR 1000N and CR 300E. Good investment tract here with municipal water and sewer.

Tract 13: 101+ acres with about 84 acres cropland and nice 16 acre woodland. Good frontage on CR 1000N.



Farm E – 41.5 Acres

3 ½ mi. southwest of Morristown. From Morristown west on Hwy. 52 to CR 300E south 2 mi. to Freeport then west on Freeport Rd. ¼ mi. to farm on the right. (Sec. 15, Twp. 14N, R 7E)

Tract 14: 41.5 acres with fenced pasture/hay tract. 12 acres cropland in hay now. Good fence, pens and water, ready to put cattle on this spring.

Tract 15: 1 acre commercial lot. Behind Morristown City Building. Hwy. 52 at Asbury Rd. north then left before railroad.

Tract 16: 8.75 acres woodland on north side of railroad on Asbury Rd. in Morristown. Just ¼ mi. off Hwy. 52.

Tract 17: 11.31 acres with former city water plant. 415 N. Rangeline Rd. (500E) on west side of road. North off Hwy. 52, ½ mi. at Industrial Park.

Tract 18: 1.58 acres woodland on 500E on south side of railroad.

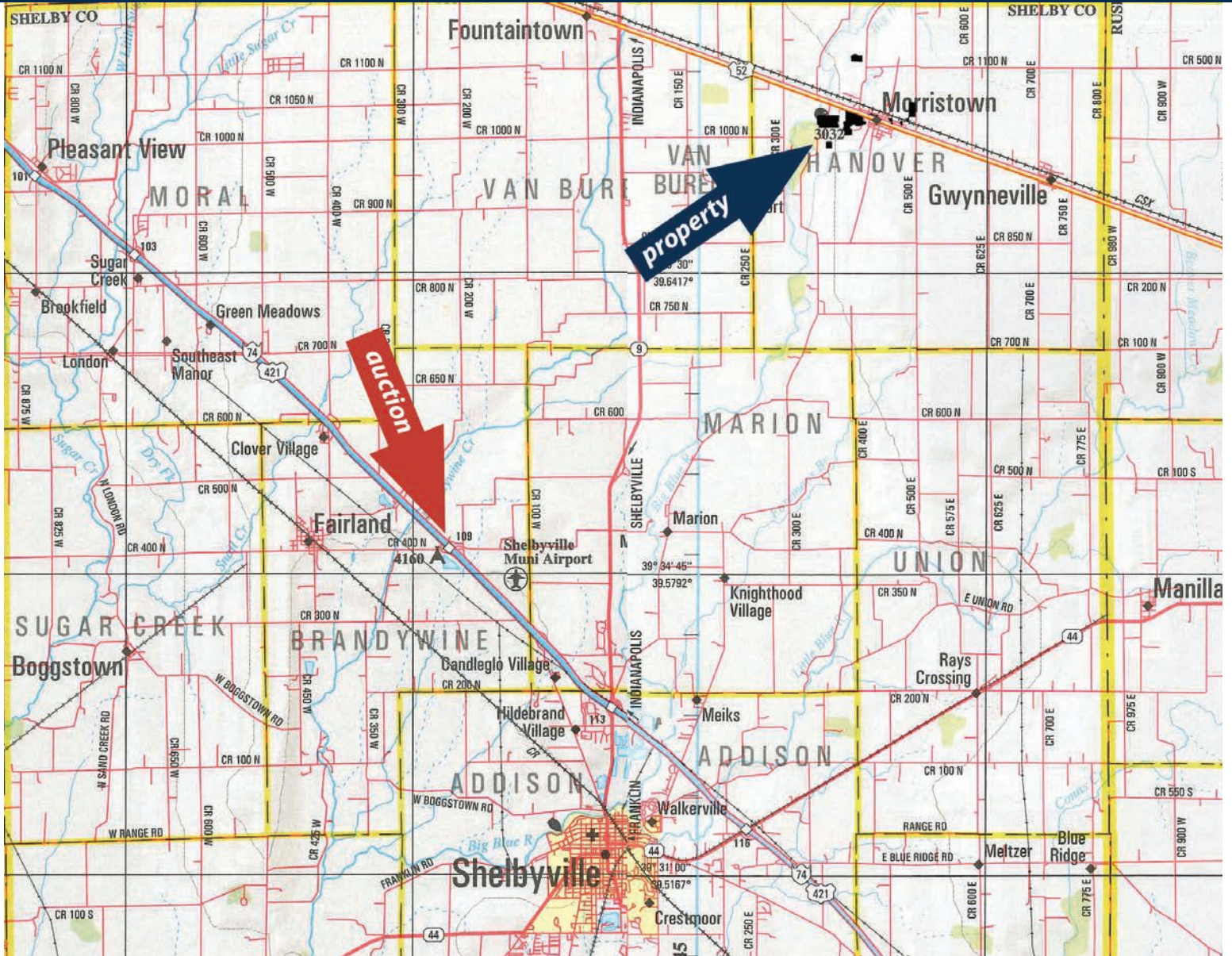
Tract 19: 7.57 acres in Morristown Industrial Park at 315 Wood Street with 19,816 sq. ft. commercial building on railroad, loading docks, large doors and second commercial 2,520 sq. ft. building. Great location. Don't miss this opportunity. Buyer to assume existing lease.

Tract 20: Double residential Lot in Fountaintown off Hwy. 52 at West Main and Hill St. Just two blocks north of Hwy. 52. Two car garage on 11763 N. West Main St. and vacant lot you can buy together on Northwest corner.

A winter landscape featuring a snow-covered field in the foreground, a fence line, and a road leading towards a distant farm under a cloudy sky. A red and dark blue curved banner is overlaid across the middle of the image.

LOCATION MAP

LOCATION MAP



AUCTION SITE:

Auction Site: Indiana Grand Racing-Casino, 4200 N. Michigan Rd., Shelbyville, Indiana, 2nd floor Marquee Room. I-74 Exit 109/Fairland between Indianapolis and Shelbyville. 11 miles southeast of I-465 Indianapolis. From parking garage, enter casino, then right to escalator up to 2nd floor (Meeting Rooms)

A winter landscape featuring a snow-covered field in the foreground, a fence line, and a road leading towards a distant farm under a cloudy sky. A large, curved banner with a red and dark blue background is overlaid across the middle of the image.

PLAT MAP

PLAT MAP

830 Acres, 20 Tracts

Hancock Co.

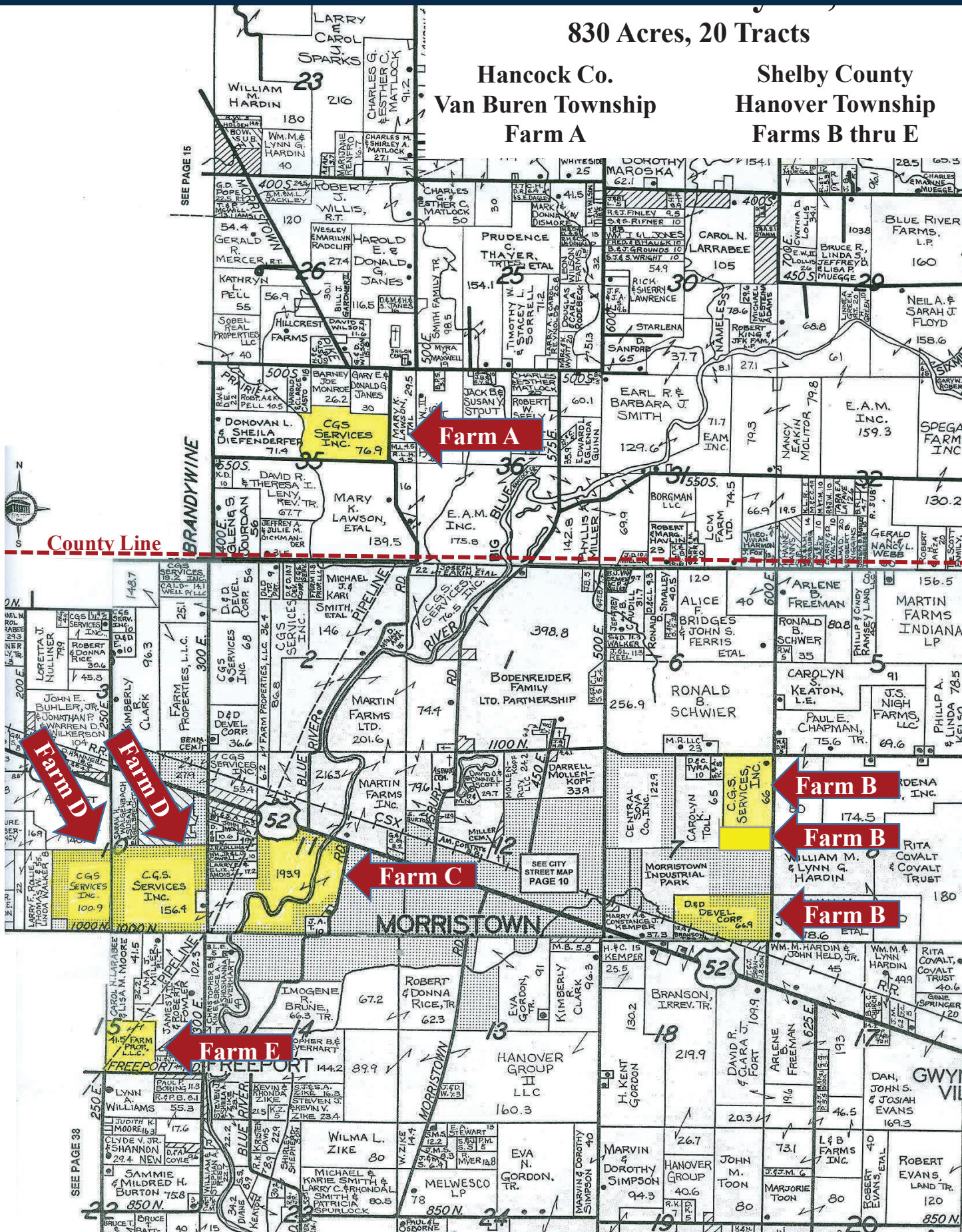
Shelby County

Van Buren Township

Hanover Township

Farm A

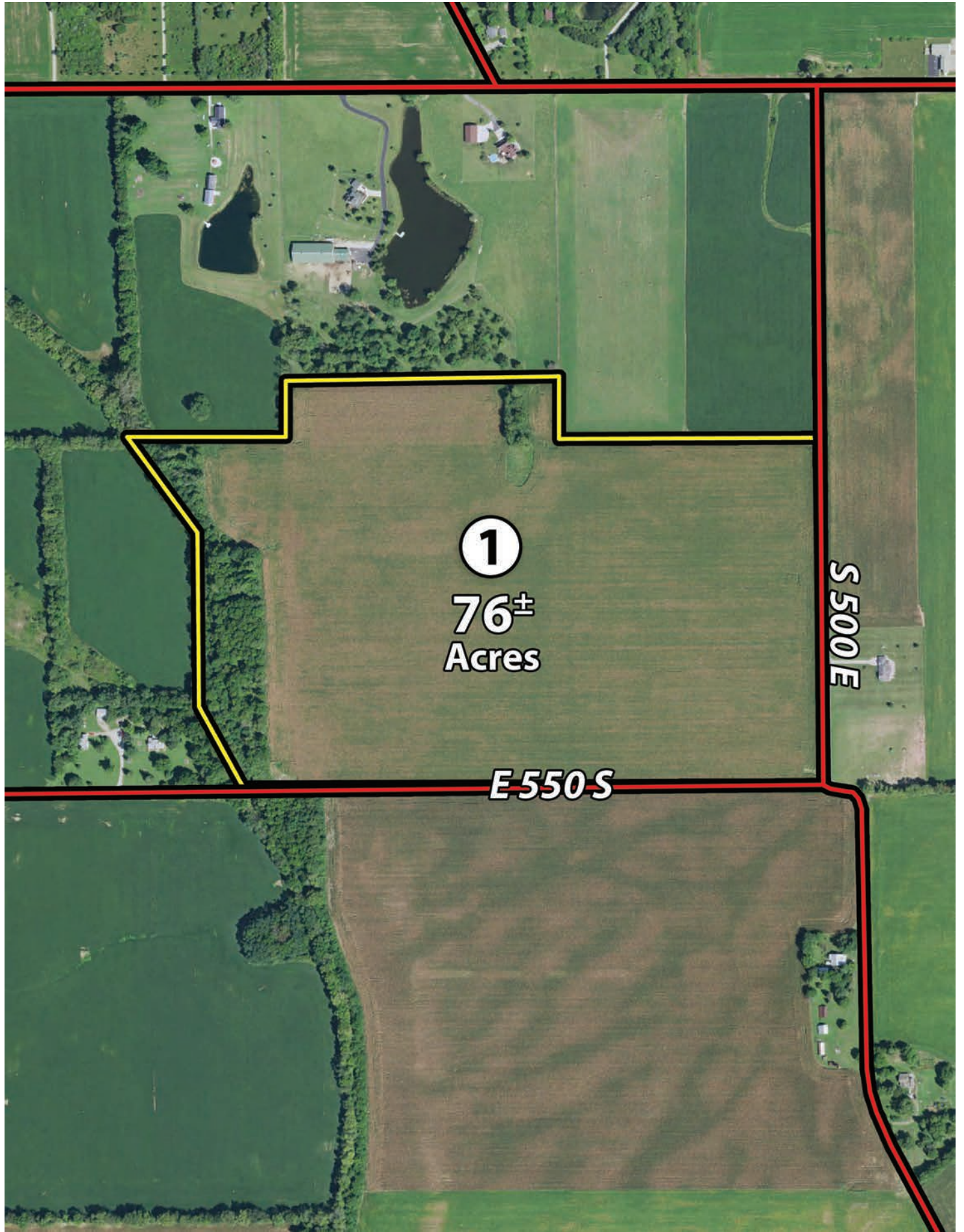
Farms B thru E





AERIAL/TRACT MAPS

AERIAL MAP - TRACT I



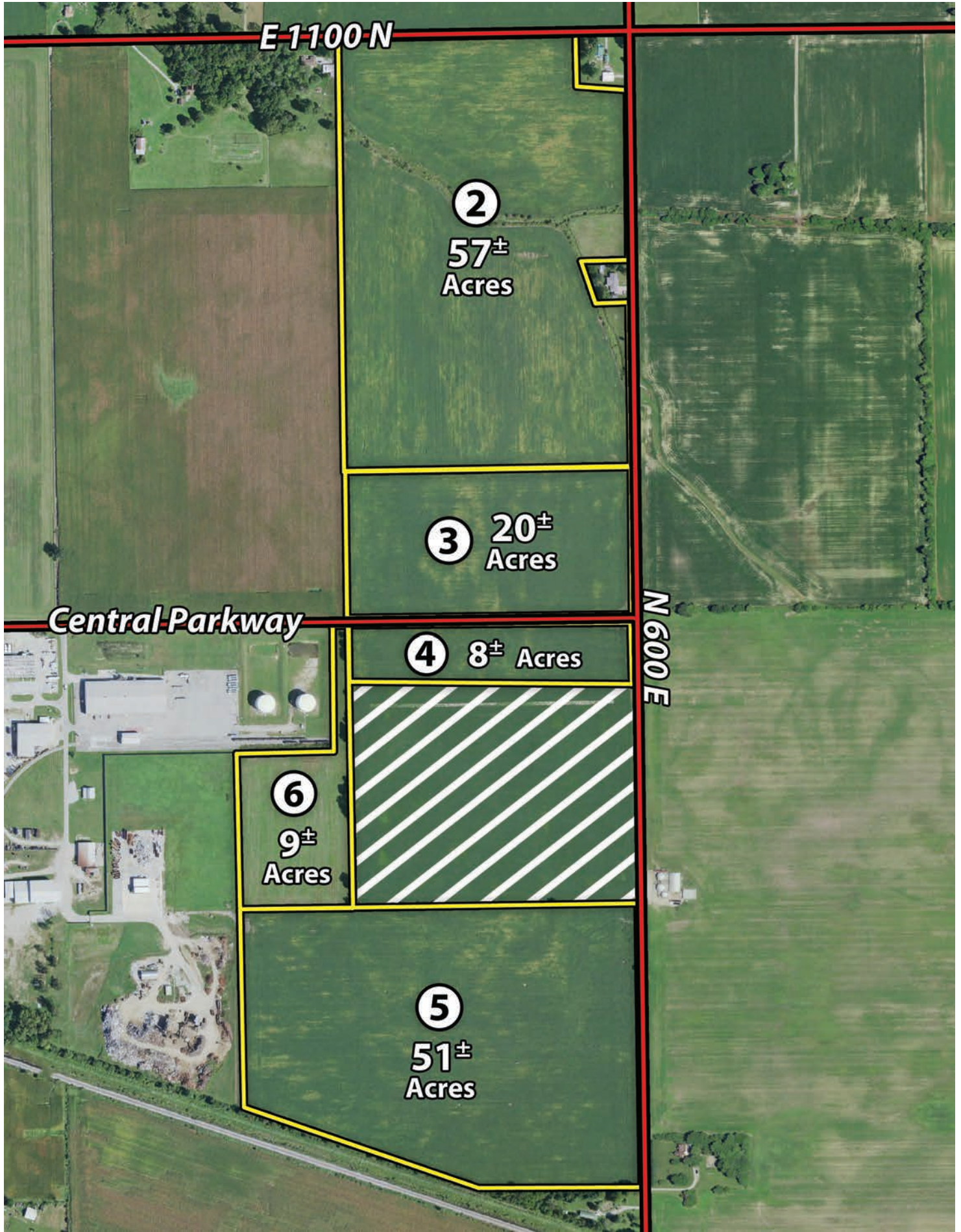
1

**76±
Acres**

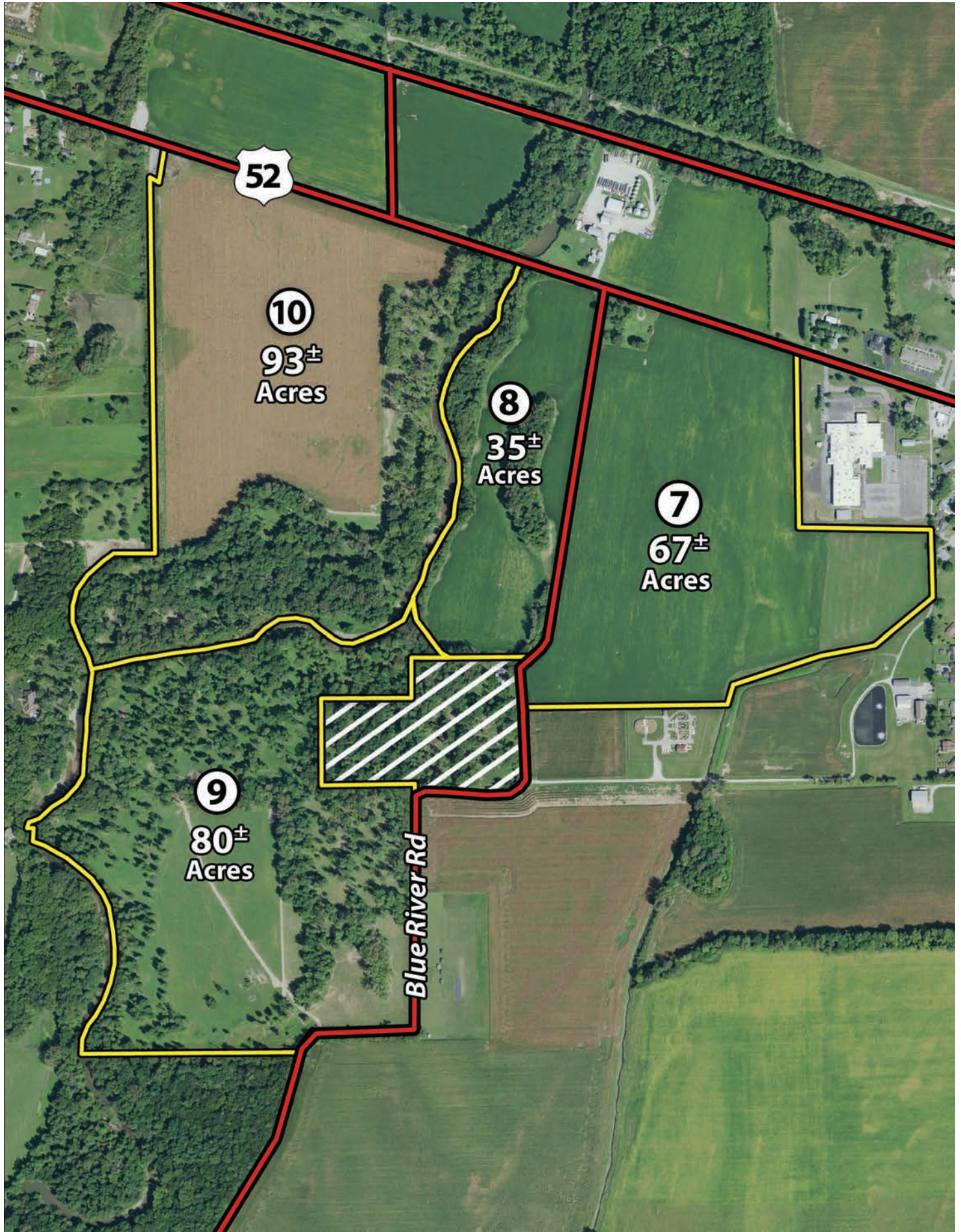
S 500 E

E 550 S

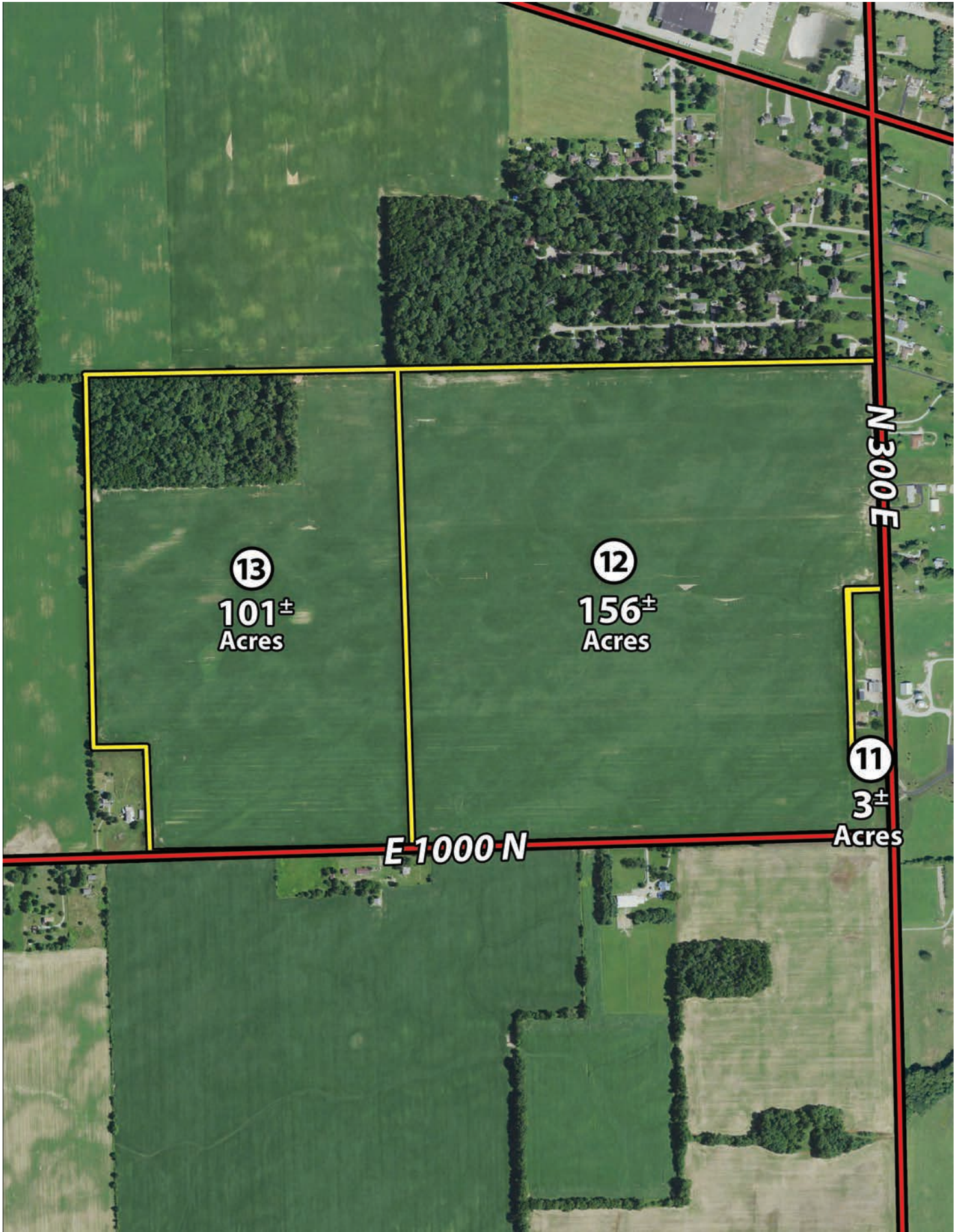
AERIAL MAP - TRACTS 2-6



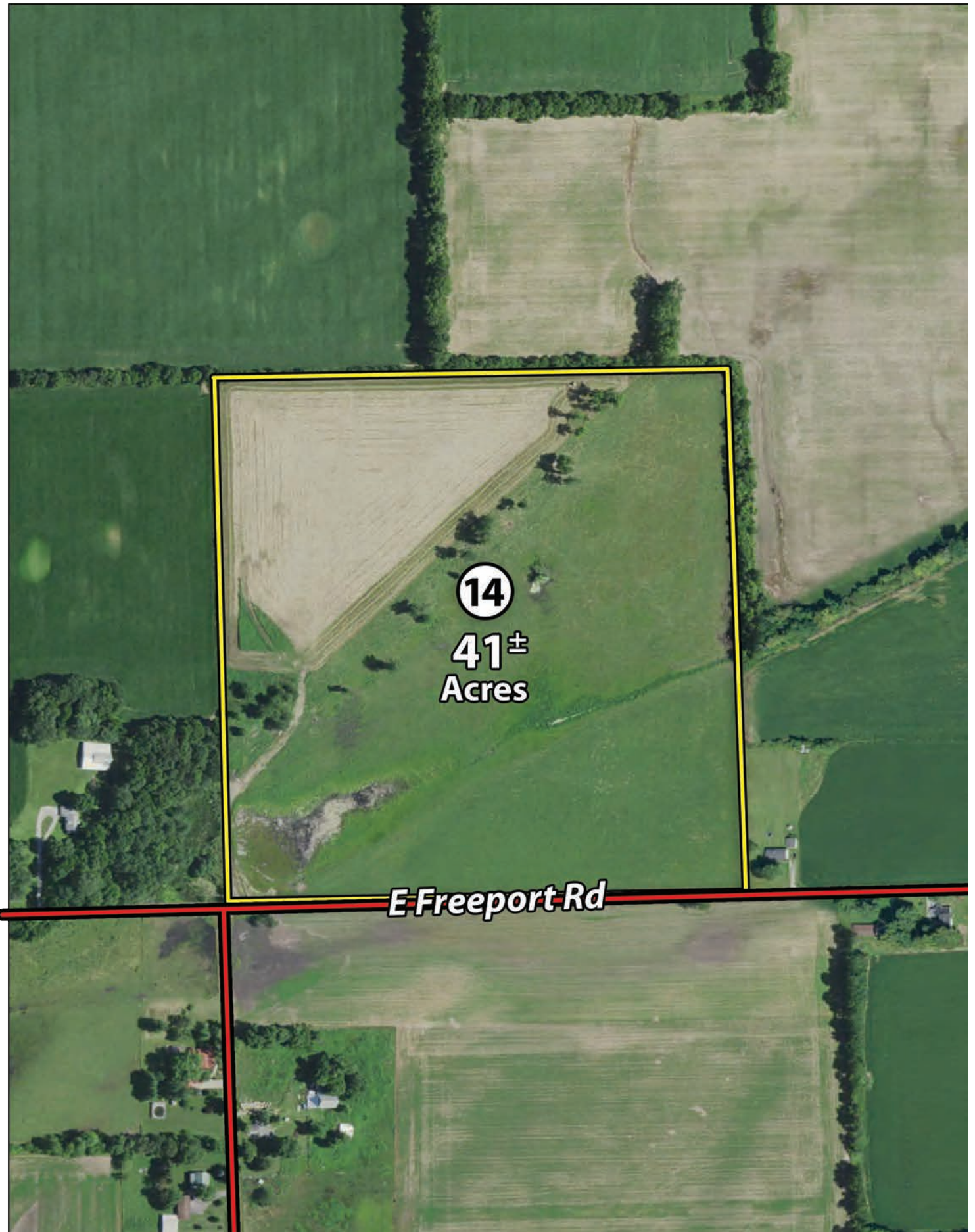
AERIAL MAP - TRACTS 7-10



AERIAL MAP - TRACTS II-I3



AERIAL MAP - TRACTS 14

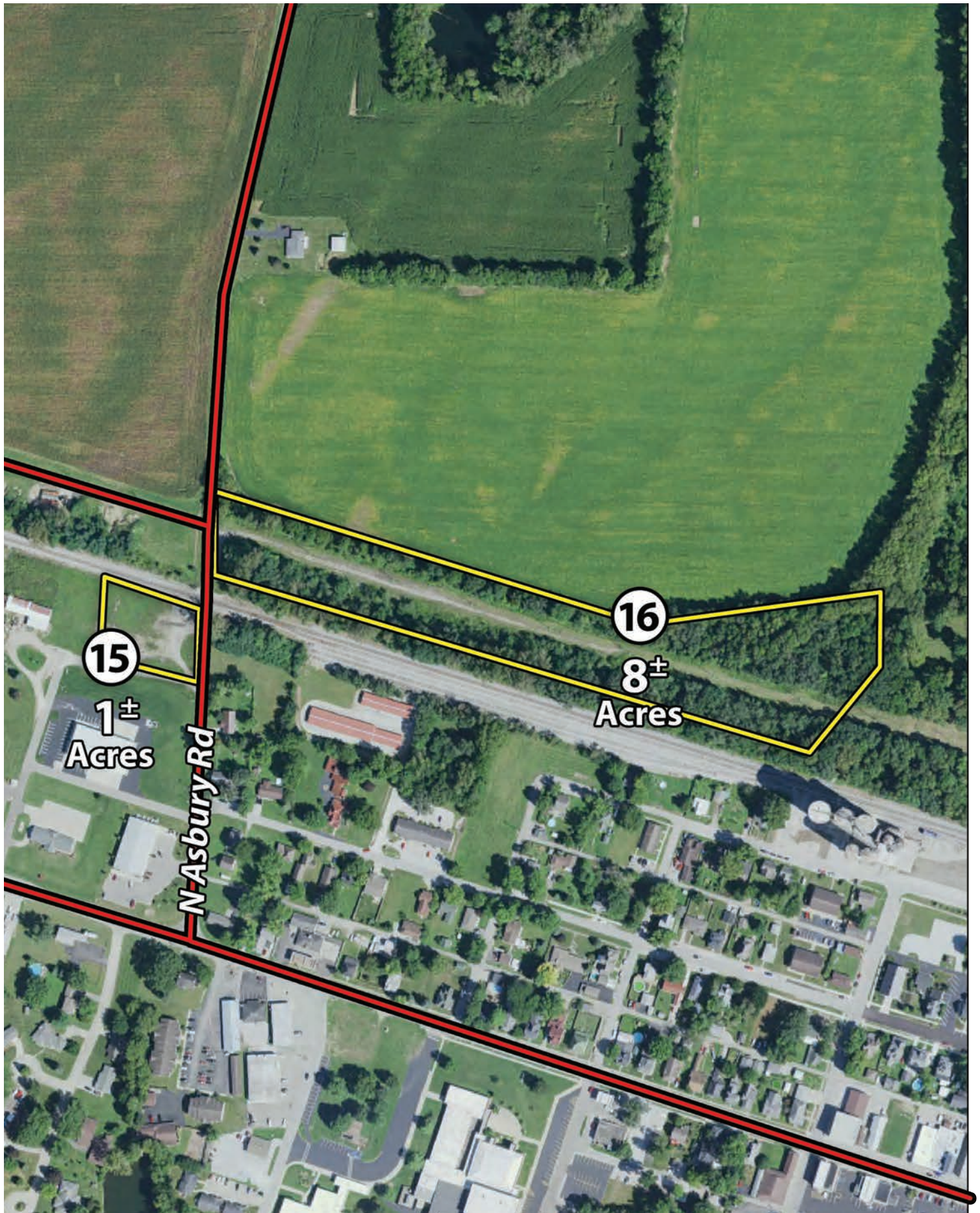


14

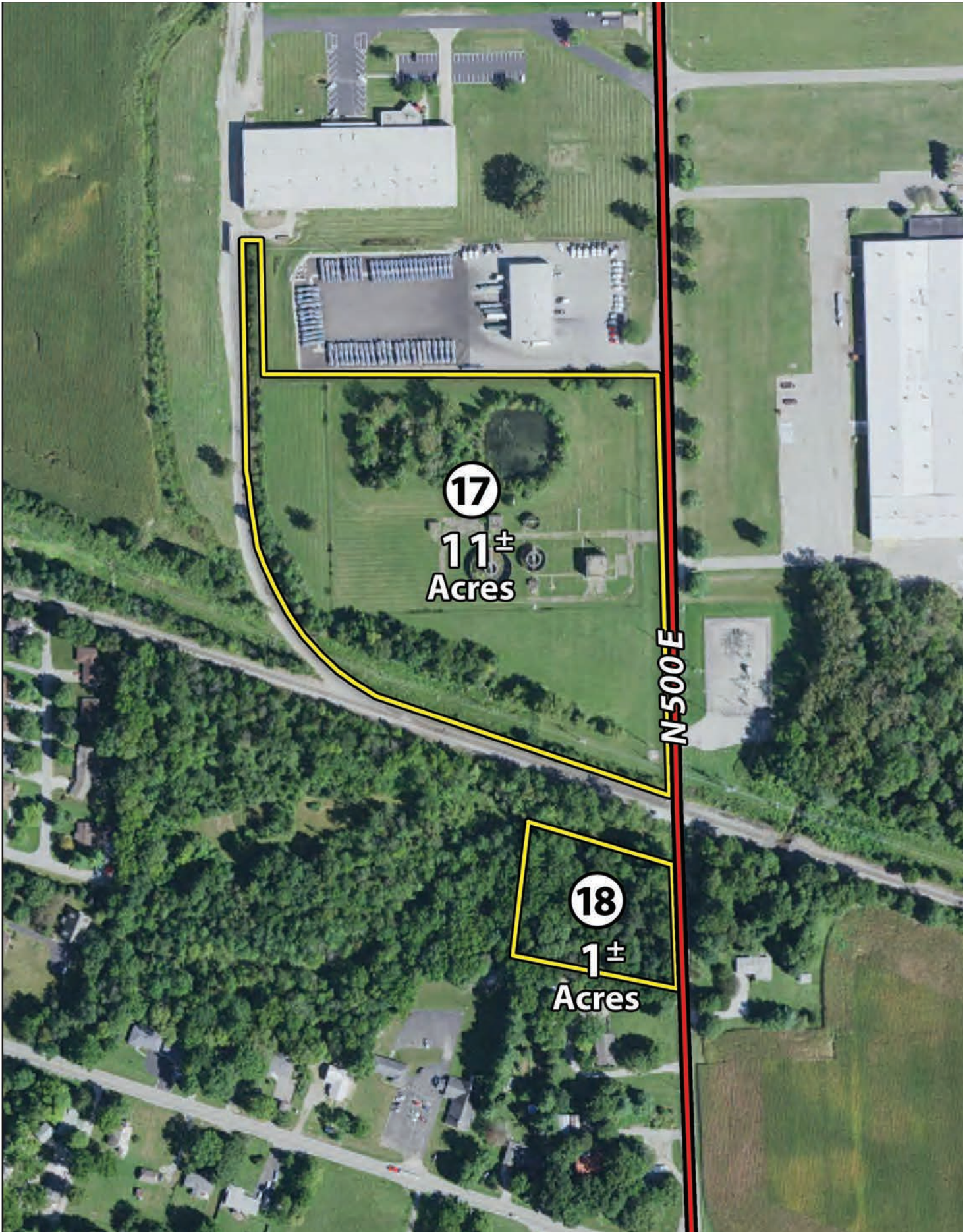
41±
Acres

E Freeport Rd

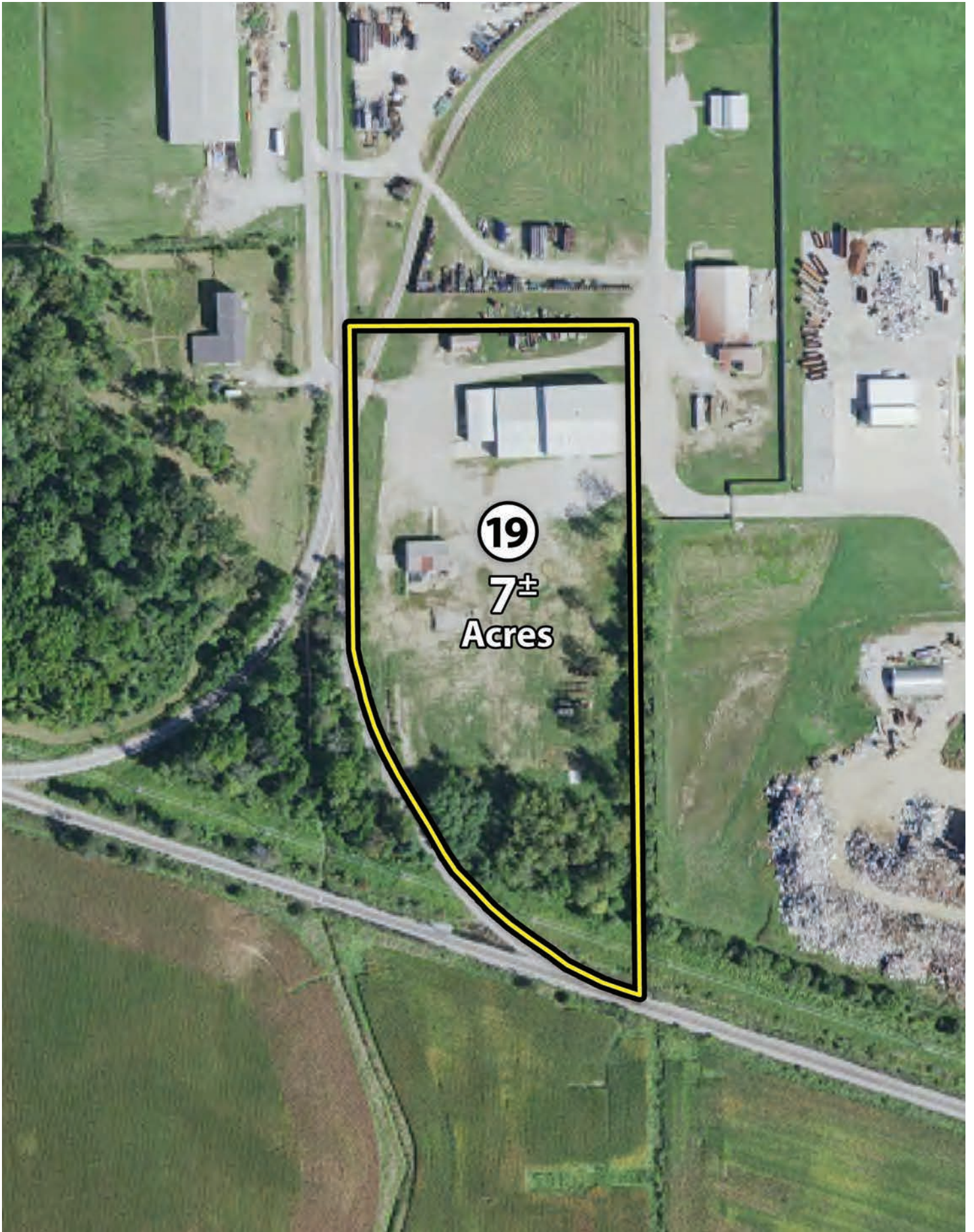
AERIAL MAP - TRACTS I5-I6



AERIAL MAP - TRACTS I7-I8



AERIAL MAP - TRACT 19





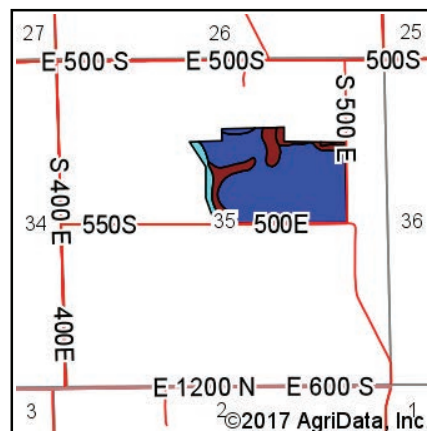
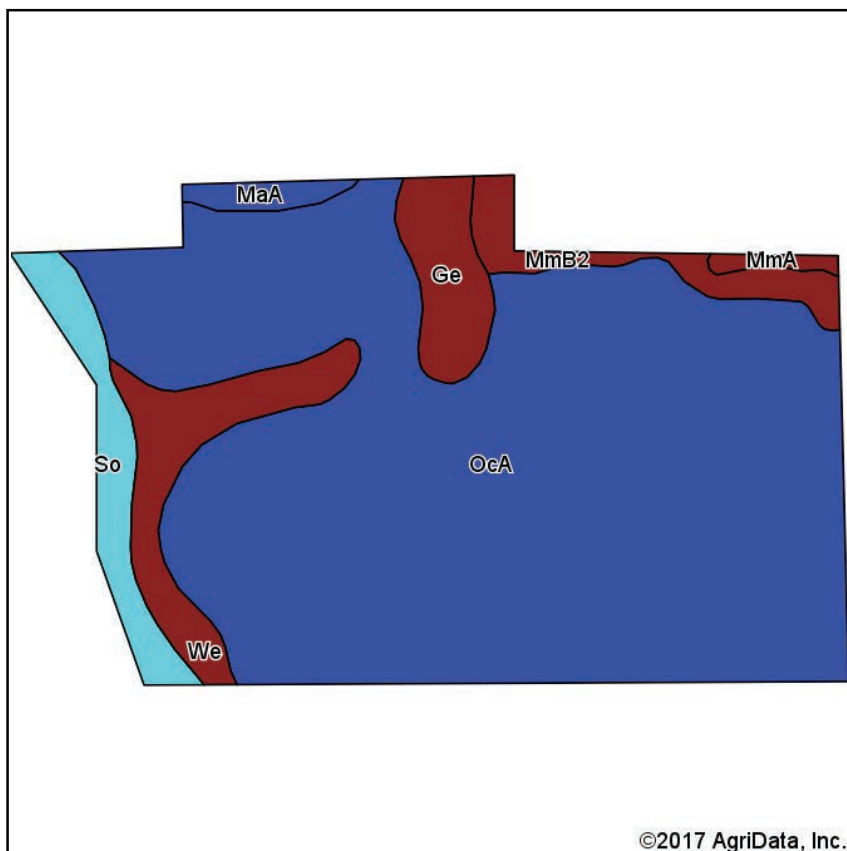


SURETY SOIL MAPS

Tracts 1-14

SURETY SOIL MAP - TRACT I

Soils Map



State: **Indiana**
 County: **Hancock**
 Location: **35-15N-7E**
 Township: **Blue River**
 Acres: **74.7**
 Date: **2/7/2017**



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

© AgriData, Inc. 2017

www.AgriDataInc.com

Area Symbol: IN059, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture
OcA	Ockley silt loam, 0 to 2 percent slopes	59.63	79.8%		le	134	5	47	66	9
We	Westland clay loam	4.70	6.3%		llw	165	5	46	66	11
So	Sloan silty clay loam	3.53	4.7%		llw	150		40		
Ge	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	3.02	4.0%		llw	124		44	1	
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.53	3.4%		lle	142	5	49	63	9
MaA	Martinsville loam, 0 to 2 percent slopes	0.87	1.2%		l	145	5	51	73	10
MmA	Miami silt loam, 0 to 2 percent slopes	0.42	0.6%		lls	145	5	51	73	10
Weighted Average						136.8	4.6	46.6	60.3	8.4

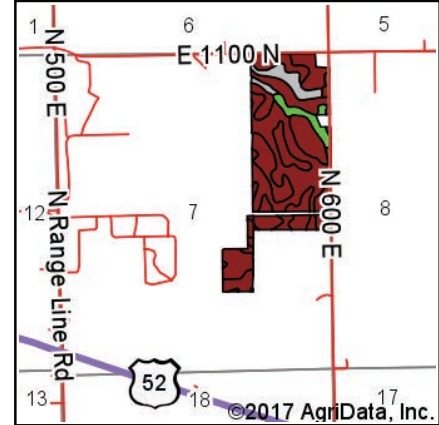
Area Symbol: IN059, Soil Area Version: 19

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SURETY SOIL MAP - TRACTS 2-6

Soils Map



State: **Indiana**
 County: **Shelby**
 Location: **7-14N-8E**
 Township: **Hanover**
 Acres: **94.42**
 Date: **2/7/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IN145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture
CrA	Crosby silt loam, 0 to 2 percent slopes	41.50	44.0%		IIw	138	5	46	62	9
Br	Brookston silty clay loam, 0 to 2 percent slopes	30.59	32.4%		IIw	173	6	51	70	12
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	6.27	6.6%		IVe	121	4	41	54	8
Ee	Eel silt loam	5.83	6.2%		IIw	126	4	45	28	9
CrB	Crosby silt loam, 2 to 4 percent slopes	4.67	4.9%		Ile	135	5	45	61	9
MmD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	4.40	4.7%		Vle	110	4	39	50	7
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.76	0.8%		Ile	142	5	49	63	9
CsB	Crosby-Miami silt loams, 0 to 6 percent slopes	0.40	0.4%		IIw	145	5	48	65	9
Weighted Average						146.1	5.1	46.9	61.4	9.8

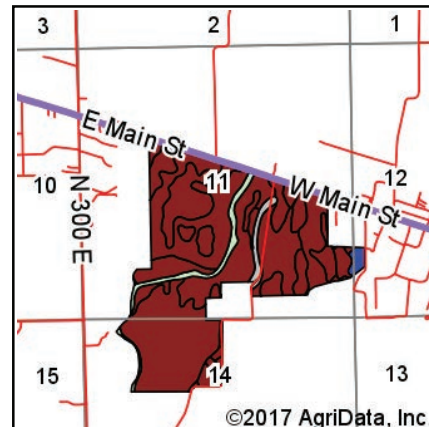
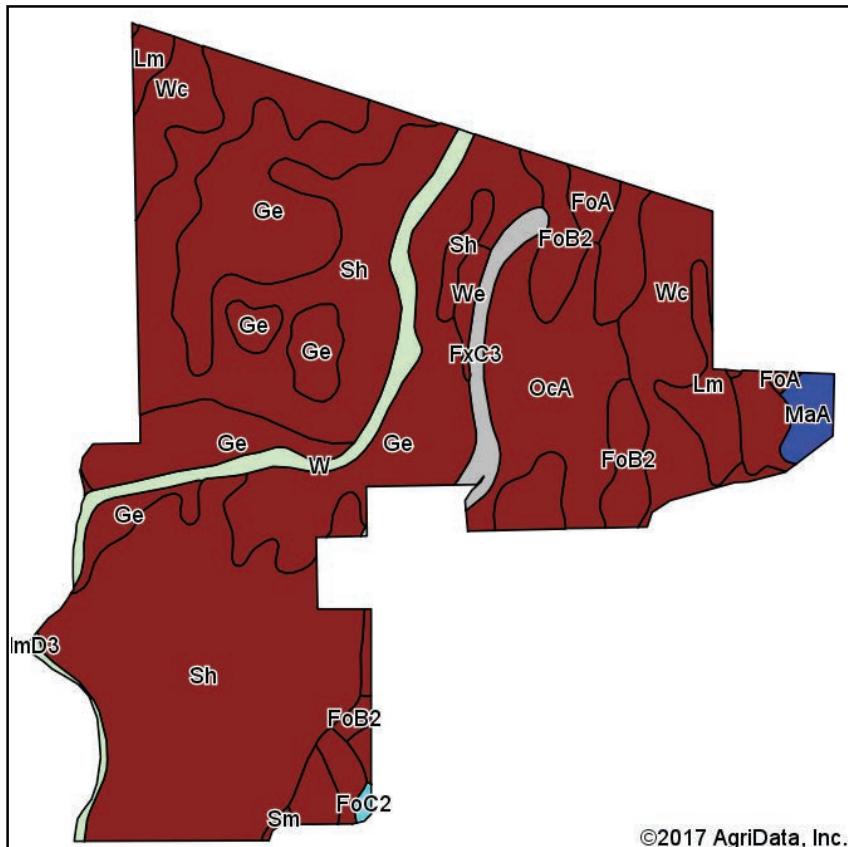
Area Symbol: IN145, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SURETY SOIL MAP - TRACTS 7-10

Soils Map



State: **Indiana**
 County: **Shelby**
 Location: **11-14N-7E**
 Township: **Hanover**
 Acres: **278.04**
 Date: **2/7/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IN145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Winter wheat	Corn	Grass legume hay	Pasture
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	109.54	39.4%		Ilw	42	3	129		1
Ge	Genesee loam	66.31	23.8%		Ilw	46	33	130	4	9
Wc	Westland clay loam	24.28	8.7%		Ilw	46	66	165	5	11
OcA	Ockley loam, 0 to 2 percent slopes	23.64	8.5%		Ils	45	64	129	5	9
FoB2	Fox loam, 2 to 6 percent slopes, eroded	23.60	8.5%		Ile	36	50	103	3	7
W	Water	10.12	3.6%							
Lm	Palms muck, 0 to 1 percent slopes, drained	7.33	2.6%		Ilw	42	64	160	5	11
FxC3	Fox clay loam, 6 to 12 percent slopes, severely eroded	5.10	1.8%		IVe	28	40	80	3	5
MaA	Martinsville loam, 0 to 2 percent slopes	3.03	1.1%		I	51	73	145	5	10
FoA	Fox loam, 0 to 2 percent slopes	2.78	1.0%		Ils	37	52	106	3	7
We	Westland and Brookston loams, overwash	1.72	0.6%		Ilw	48	68	170	6	12
FoC2	Fox loam, 6 to 12 percent slopes, eroded	0.39	0.1%		Ile	30	43	85	3	6
Sm	Sleeth loam	0.20	0.1%		Ilw	42	58	130	4	9
Weighted Average						41.3	28.8	125.5	2.4	5.5

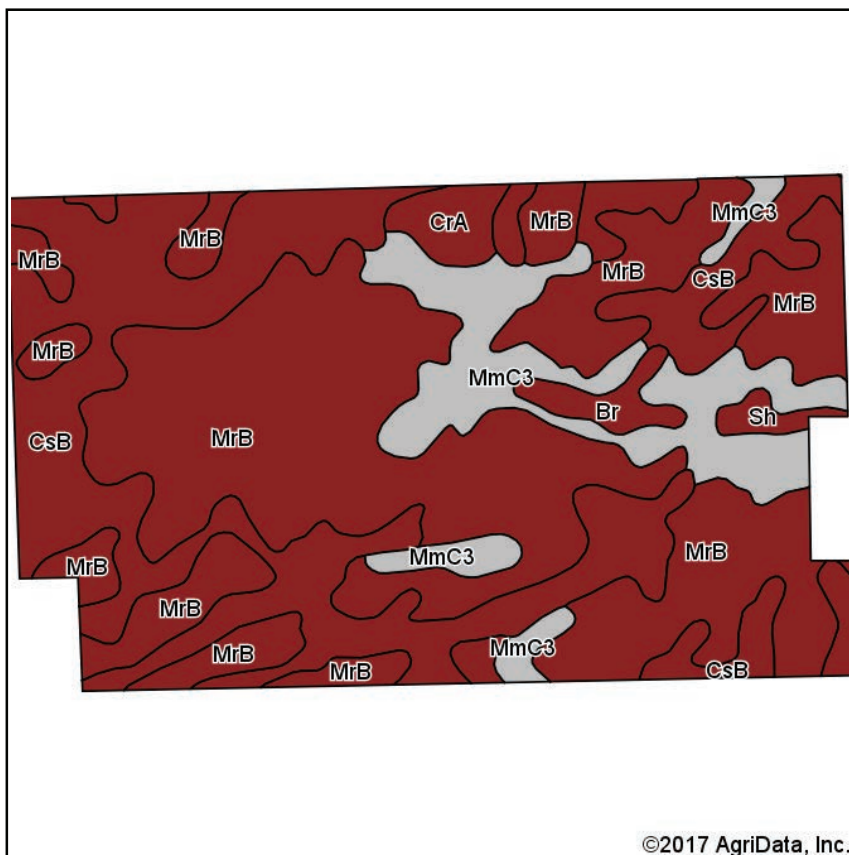
Area Symbol: IN145, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

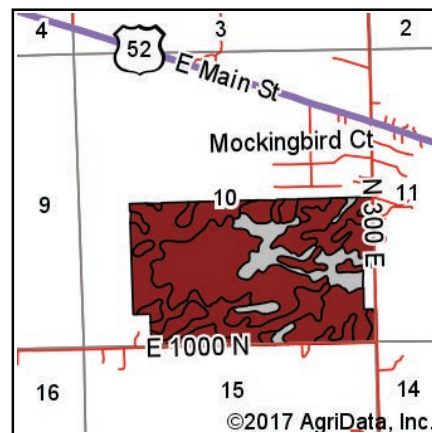
Soils data provided by USDA and NRCS.

SURETY SOIL MAP - TRACTS II-13

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Shelby**
 Location: **10-14N-7E**
 Township: **Hanover**
 Acres: **256.33**
 Date: **2/7/2017**



Area Symbol: IN145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture
MrB	Miami-Crosby silt loams, 0 to 6 percent slopes	132.51	51.7%		Ile	138	5	47	62	9
CsB	Crosby-Miami silt loams, 0 to 6 percent slopes	81.19	31.7%		Ilw	145	5	48	65	9
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	32.39	12.6%		IVe	121	4	41	54	8
CrA	Crosby silt loam, 0 to 2 percent slopes	4.49	1.8%		Ilw	138	5	46	62	9
Br	Brookston silty clay loam, 0 to 2 percent slopes	3.80	1.5%		Ilw	173	6	51	70	12
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	1.95	0.8%		Ilw	129		42	3	1
Weighted Average						138.5	4.9	46.6	61.6	8.9

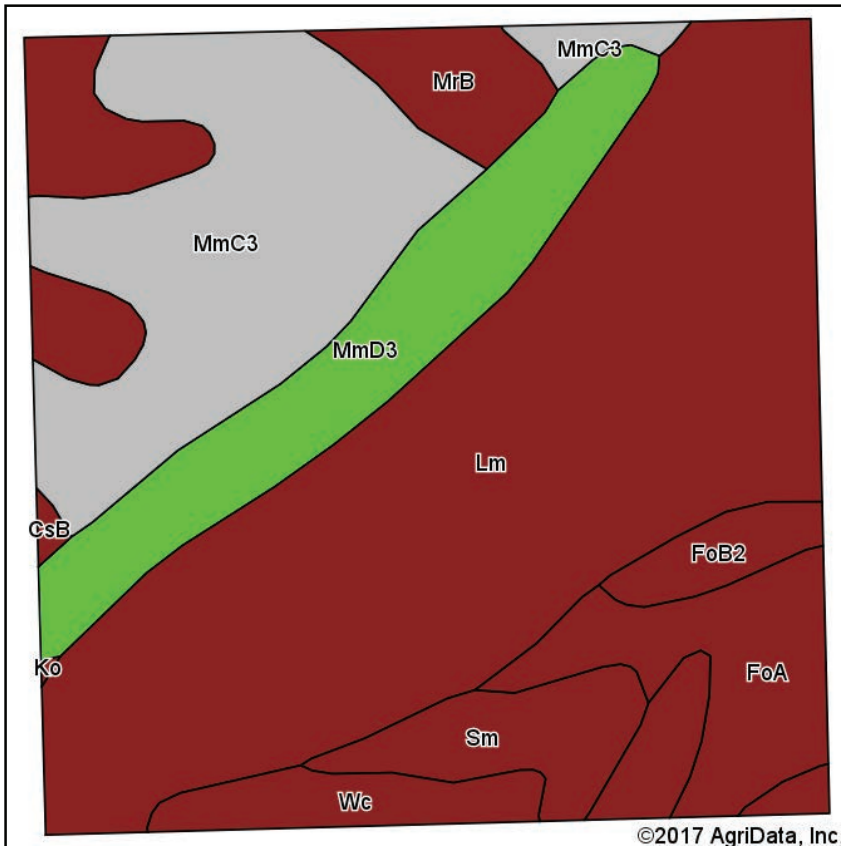
Area Symbol: IN145, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

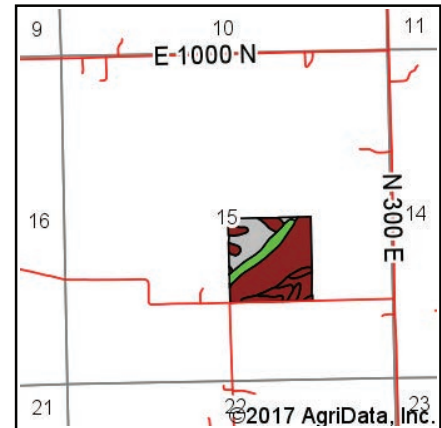
SURETY SOIL MAP - TRACTS 14

Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **Indiana**
 County: **Shelby**
 Location: **15-14N-7E**
 Township: **Hanover**
 Acres: **41.78**
 Date: **2/7/2017**



Area Symbol: IN145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Grass legume hay	Winter wheat	Pasture	Corn	Soybeans
Lm	Palms muck, 0 to 1 percent slopes, drained	18.18	43.5%		llw	5	64	11	160	42
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	8.23	19.7%		IVe	4	54	8	121	41
MmD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	4.58	11.0%		Vle	4	50	7	110	39
MrB	Miami-Crosby silt loams, 0 to 6 percent slopes	3.19	7.6%		lle	5	62	9	138	47
FoA	Fox loam, 0 to 2 percent slopes	2.76	6.6%		lls	3	52	7	106	37
Wc	Westland clay loam	2.16	5.2%		llw	5	66	11	165	46
Sm	Sleeth loam	1.75	4.2%		llw	4	58	9	130	42
FoB2	Fox loam, 2 to 6 percent slopes, eroded	0.84	2.0%		lle	3	50	7	103	36
CsB	Crosby-Miami silt loams, 0 to 6 percent slopes	0.09	0.2%		llw	5	65	9	145	48
Weighted Average						4.5	59.1	9.4	139.4	41.6

Area Symbol: IN145, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

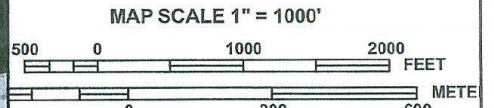
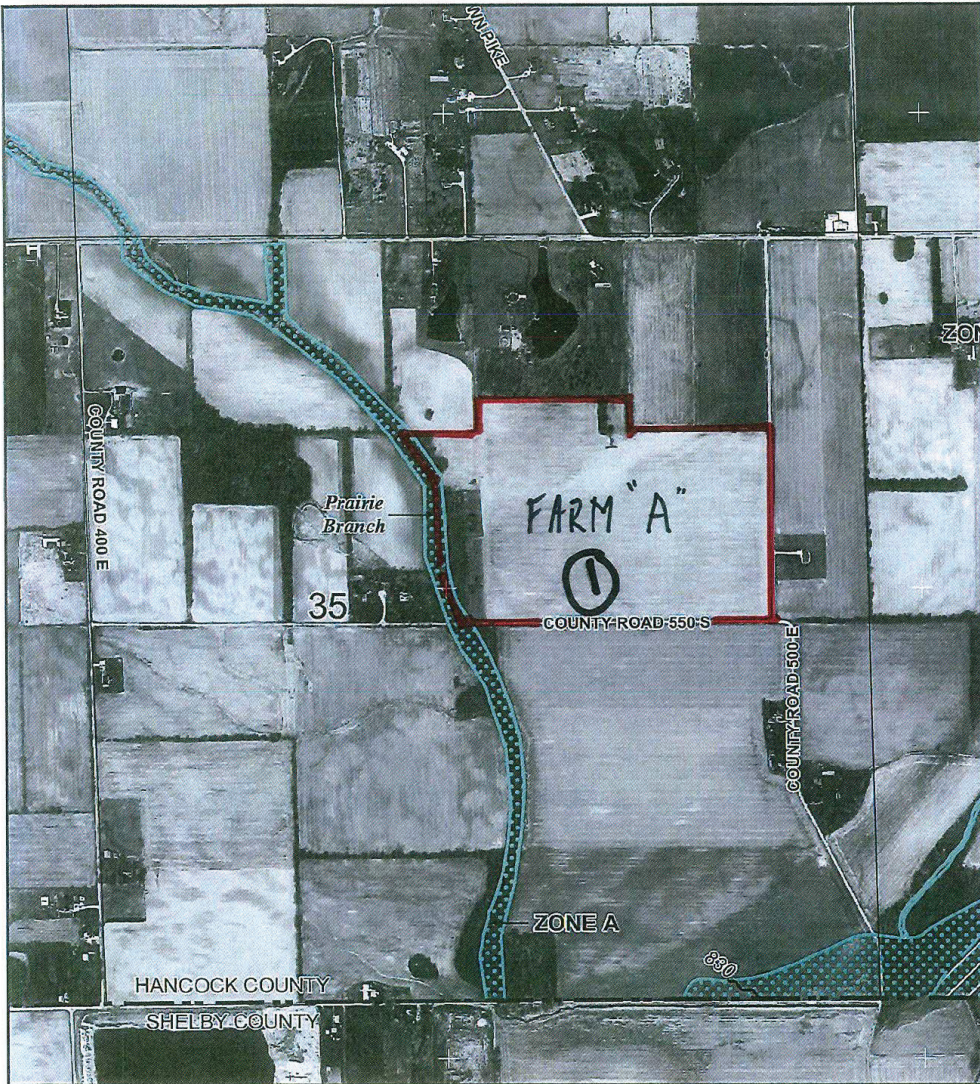
Soils data provided by USDA and NRCS.

A winter landscape featuring a snow-covered field and a road. A curved banner in red and blue is overlaid across the middle of the image, containing the text "FLOOD MAPS" in white serif font. The background shows a wide, flat field with a line of trees in the distance under a cloudy sky. A road or path runs through the field, partially covered in snow. The foreground shows a close-up of a snow-covered area with some dry grass and a fence line.

FLOOD MAPS

FLOOD MAP - PG I

FARM A



NFIP

PANEL 0255D

FIRM
FLOOD INSURANCE RATE MAP
HANCOCK COUNTY, INDIANA
AND INCORPORATED AREAS

PANEL 255 OF 259
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HANCOCK COUNTY	180419	0255	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

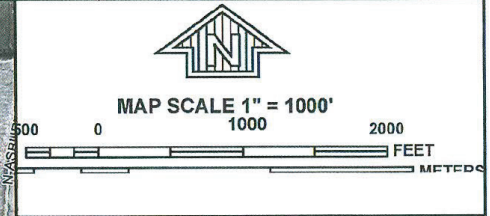
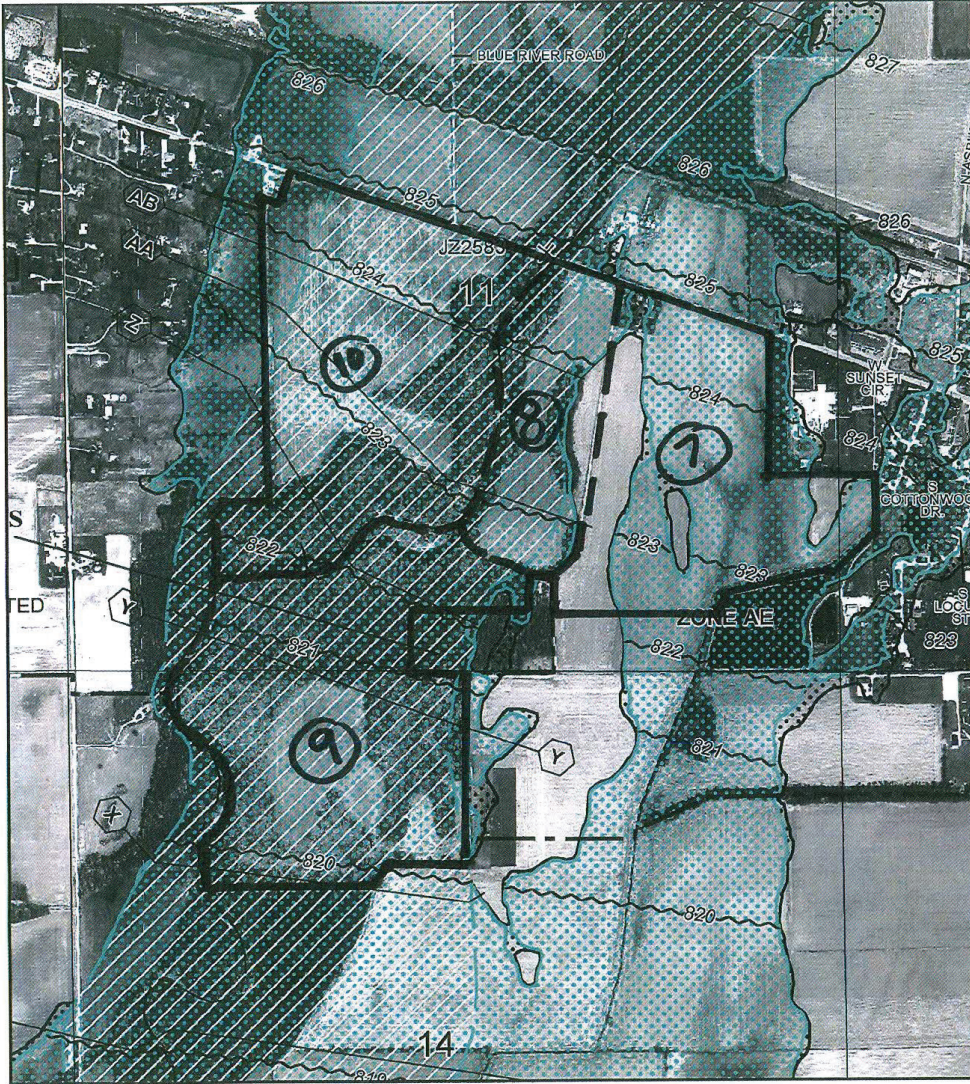
MAP NUMBER
18059C0255D
EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program food maps check the FEMA Flood Map Store at www.msc.fema.gov

FLOOD MAP - PG 3

FARM C



PANEL 0065C

FIRM
FLOOD INSURANCE RATE MAP
SHELBY COUNTY, INDIANA
AND INCORPORATED AREAS

PANEL 65 OF 300
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MORRISTOWN TOWN OF	180235	0065	C
SHELBY COUNTY	180235	0065	C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

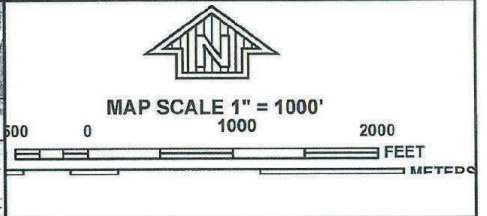
MAP NUMBER
18145C0065C
EFFECTIVE DATE
NOVEMBER 5, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FLOOD MAP - PG 4

FARM D



PANEL 0065C

FIRM
FLOOD INSURANCE RATE MAP
SHELBY COUNTY,
INDIANA
AND INCORPORATED AREAS

PANEL 65 OF 300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MORRISTOWN, TOWN OF	180392	0065	C
SHELBY COUNTY	180235	0065	C

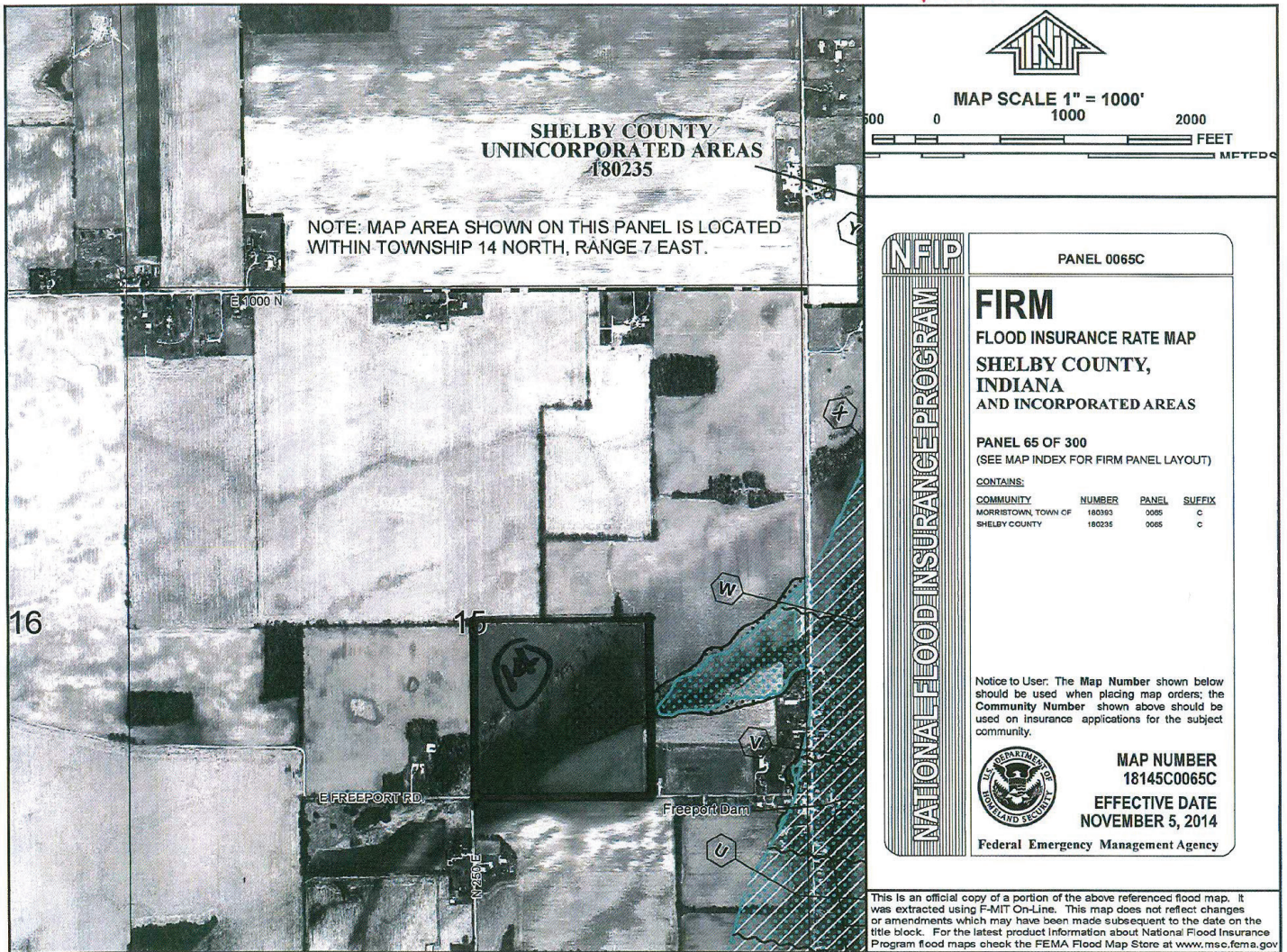
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 18145C0065C
EFFECTIVE DATE
 NOVEMBER 5, 2014
 Federal Emergency Management Agency

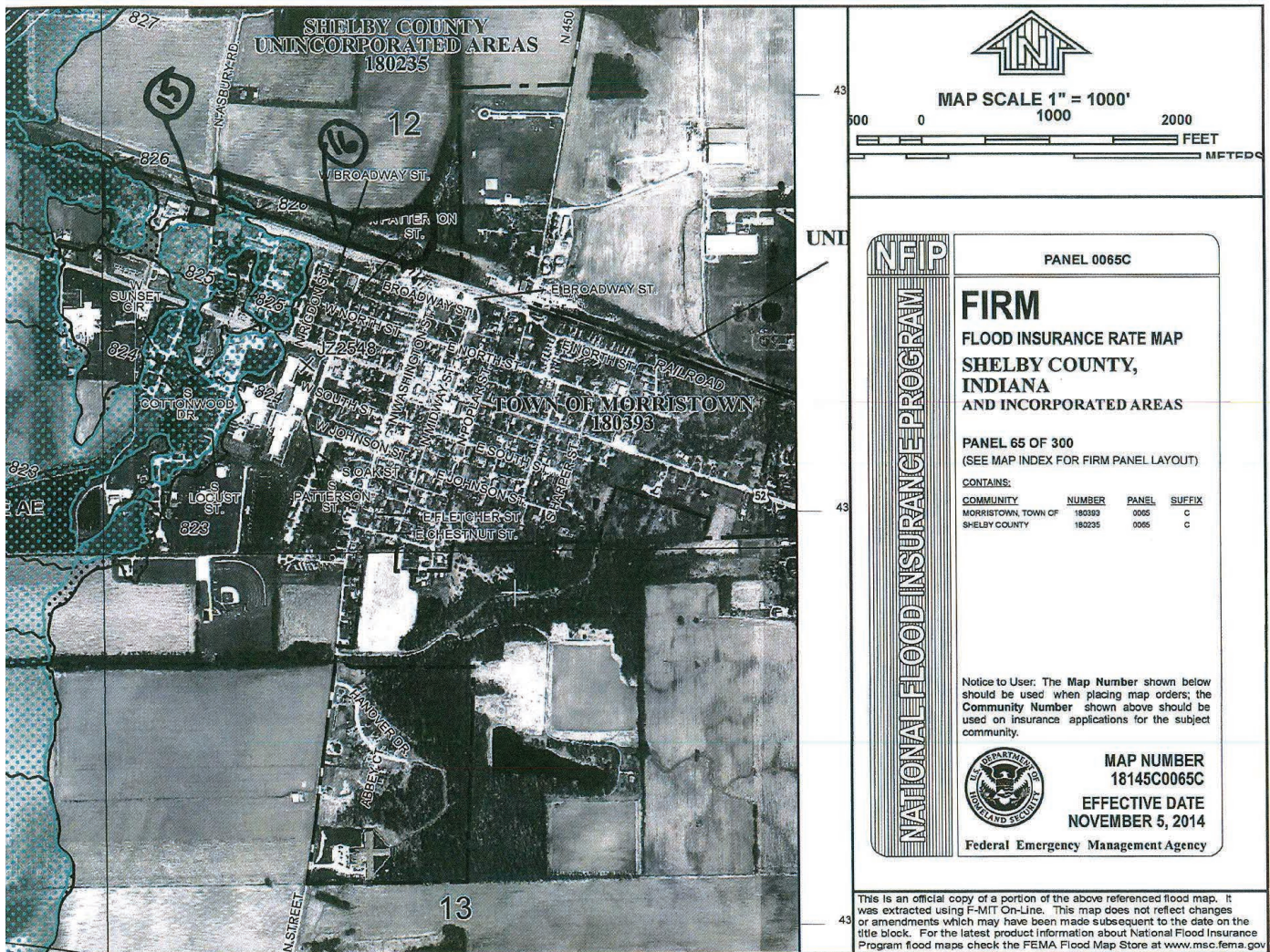
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FLOOD MAP - PG 5

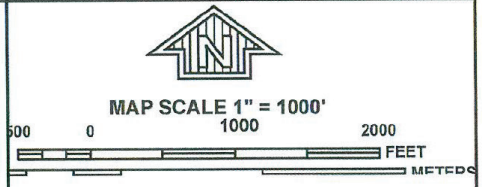
FARM E



FLOOD MAP - PG 6



FLOOD MAP - PG 7



NFP

PANEL 0065C

FIRM
FLOOD INSURANCE RATE MAP
SHELBY COUNTY,
INDIANA
AND INCORPORATED AREAS


PANEL 65 OF 300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MORRISTOWN, TOWN OF	180393	0065	C
SHELBY COUNTY	180235	0065	C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
18145C0065C
EFFECTIVE DATE
NOVEMBER 5, 2014

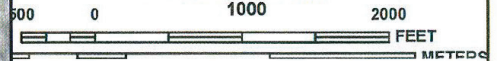

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FLOOD MAP - PG 8



MAP SCALE 1" = 1000'



NFIP

PANEL 0070C

FIRM

FLOOD INSURANCE RATE MAP
SHELBY COUNTY,
INDIANA
AND INCORPORATED AREAS

PANEL 70 OF 300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MORRISTOWN, TOWN OF	180392	0070	C
SHELBY COUNTY	180235	0070	C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
18145C0070C
EFFECTIVE DATE
NOVEMBER 5, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX E.3

IDNR Roster of Navigable Waterways in Indiana

FLOOD MAP - PG 10

Nonrule Policy Documents

NATURAL RESOURCES COMMISSION
Information Bulletin #3
July 1, 1992

SUBJECT: Roster of Indiana Waterways Declared Navigable

I. NAVIGABILITY

Property rights relative to Indiana waterways often are determined by whether the waterway is "navigable". Both common law and statutory law make distinctions founded upon whether a river, stream, embayment, or lake is navigable.

A landmark decision in Indiana with respect to determining and applying navigability is *State v. Kivett*, 228 Ind. 629, 95 N.E.2d 148 (1950). The Indiana Supreme Court stated that the test for determining navigability is whether a waterway:

was available and susceptible for navigation according to the general rules of river transportation at the time [1816] Indiana was admitted to the Union. It does not depend on whether it is now navigable. . . . The true test seems to be the capacity of the stream, rather than the manner or extent of use. And the mere fact that the presence of sandbars or driftwood or stone, or other objects, which at times render the stream unfit for transportation, does not destroy its actual capacity and susceptibility for that use.

A modified standard for determining navigability applies to a body of water which is artificial. The test for a man-made reservoir, or a similar waterway which did not exist in 1816, is whether it is navigable in fact. *Reed v. United States*, 604 F. Supp. 1253 (1984).

The court observed in *Kivett* that "whether the waters within the State under which the lands lie are navigable or non-navigable, is a federal" question and is "determined according to the law and usage recognized and applied in the federal courts, even though" the waterway may not be "capable of use for navigation in interstate or foreign commerce." Federal decisions applied to particular issues of navigability are useful precedents, regardless of whether the decisions originated in Indiana or another state.

The primary issue in *Kivett* was ownership of the river bed from which the defendant was removing materials. If the waterway was navigable on the date of statehood, title to the bed of the river passed to the state of Indiana and could not ordinarily be conveyed incident to the adjoining riparian property.

In the absence of a contrary state boundary, the appropriate line of demarcation for a navigable waterway is the high water mark. The Indiana Water Resource, Governor's Water Resource Study Commission, State of Indiana (Indiana Department of Natural Resources, 1980), page 107. If not navigable, title to the bed of the river passes to the adjacent property owner or owners.

Ownership is not the only issue determined by whether a waterway is navigable. Public recreational and commercial usage of the surface of a river or stream often depends upon whether the water is navigable. Other legal foundations may, however, authorize public usage. A prescriptive easement may exist. A waterway may be a "public freshwater lake" subject to IC 13-2-11.1 and 310 IAC 6-2. Pursuant to IC 13-2-33, the Natural Resources Commission may, by rule, declare a waterway to be a "recreational stream".

State legislation also establishes regulatory functions which rest upon a determination of navigability. For example, a permit is typically required from the Indiana Department of Natural Resources before a person can

- (1) place, fill, or erect a permanent structure in;
- (2) remove water from; or
- (3) remove material from

a navigable waterway. IC 13-2-4-9 and 310 IAC 21. Other notable regulatory standards applicable to navigable waters include IC 4-18-13 (Lake Michigan fills), IC 13-2-18.5-5 (dedication of channels into navigable waters), IC 14-3-1-14 (general charge of Indiana navigable waters placed in DNR), and IC 14-3-1-14.5 (removal of sand and gravel from the beds of navigable waters).

FLOOD MAP - PG II

Nonrule Policy Documents

Armuth Ditch: See Black Creek.

Arnold Creek: Navigable in Ohio County from its junction with the Ohio River for 4.4 river miles.

Baker Creek: Navigable in Spencer County from its junction with Little Pigeon Creek 1.8 river miles.

Bald Knob Creek: Navigable in Perry County from its junction with Oil Creek for 0.5 river miles.

Banbango Creek: See Baugo Creek.

Baugo Creek: Navigable from its junction with the St. Joseph River in South Bend for 15.2 river miles to the main forks (near Wakarusa).

Bayou Creek: Navigable in Vanderburgh County from its junction with the Ohio River for 1.5 river miles.

Beanblossom Creek: Navigable in Monroe County from its junction with the West Fork of the White River for 17.7 river miles to Griffy Creek.

Bear Creek: Navigable in Perry County from its junction with the Ohio River for 1.6 river miles.

Big Blue River: Navigable from its junction with Sugar Creek (to form the Driftwood River) for 55.46 river miles to the Henry-Rush County Line.

Big Blue River: See, also, Blue River.

Big Creek: Navigable in Posey County from its junction with the Wabash River for 25.4 river miles (near Cynthiana). See, also, Little Fork of Big Creek.

Big Deer Creek: See Deer Creek.

Big Indian Creek: See Indian Creek (Morgan County).

Big Oil Creek: Navigable in Perry County from its junction with the Ohio River for 10.6 river miles.

Big Poison Creek: Navigable in Perry County from its junction with the Ohio River for 6.3 river miles.

Big Raccoon Creek: Navigable from its junction with the Wabash River for 42.35 river miles to the Parke-Putnam County Line (now Cecil M. Harden Lake). The dam for Harden Lake is located at river mile 33.7.

Big Saluda Creek: Navigable in Jefferson County from its junction with the Ohio River for 1.0 river miles.

Big Sandy Creek: See Sandy Creek.

Big Vermillion River: Navigable from its junction with the Wabash River for 10.8 river miles to the Illinois State Line. (This river is navigable to Carmargo, Illinois.)

Black Creek: Navigable from its junction with the West Fork of the White River (near Edwardsport) for 11.8 river miles (near Marco).

Blue River: Navigable from its junction with the Ohio River for 57.15 river miles to Fredricksburg.

Blue River: See, also, Big Blue River.

Bryant Creek: Navigable in Switzerland County from its junction with the Ohio River for 2.6 river miles.

Buck Creek: Navigable in Harrison County from its junction with the Ohio River for 5.8 river miles.

Buck Creek: Navigable in Perry County from its junction with the Ohio River for 0.7 river miles.

Nonrule Policy Documents

- (2) Harris Ditch: Navigable from its junction with the Ohio River for 0.9 river miles.
- (3) Hurricane Fork: See Little Fork of Big Creek.
- (4) Little Fork of Big Creek: Navigable from its junction with Big Creek for 5.1 river miles (junction of Nev Creek).
- (5) Little Pitcher Lake: Navigable as an extension of Harris Ditch.
- (6) South Fork: See Little Fork of Big Creek.
- (7) McFadden Creek: Navigable from its junction with the Ohio River for 2.3 river miles.
- (8) Ohio River: Navigable throughout the county.
- (9) Wabash River: Navigable from its junction with the Ohio River throughout the county.

Pulaski County

No waterway has been declared navigable or nonnavigable.

Putnam County

- (1) Cagles Mill Lake: See Eel River, and see Mill Creek.
- (2) Eel River: Navigable upstream to its junction with Mill Creek (now within Cagles Mill Lake).
- (4) Mill Creek: Navigable throughout the county.

Randolph County

- (1) Mississinewa River: Navigable throughout the county.

Ripley County

No waterway has been declared navigable or nonnavigable.

Rush County

- (1) Big Blue River: Navigable throughout the county.
- (2) Flatrock River: Navigable throughout the county.
- (3) Little Blue River: Navigable downstream from its junction with Ball Run in Posey Township.

St. Joseph River

- (1) Baugo Creek (formerly Banbango Creek): Navigable from its junction with the St. Joseph River throughout the county.
- (2) Kankakee River: Navigable throughout the county.
- (3) St. Joseph River: Navigable throughout the county.

Scott County

- (1) Cammie Thomas Ditch: Navigable as a channelization of the Muscatatuck River.
- (2) Muscatatuck River: Navigable throughout the county.
- (3) South Fork of Muscatatuck River: Navigable from its junction with the Muscatatuck River upstream to its junction with Graham Creek at river mile 28.1.

Shelby County

- (1) Big Blue River: Navigable throughout the county.
- (2) Conns Creek: Navigable from its junction with the Flatrock River throughout the county (but with private ownership of the creek bed).
- (3) Flatrock River: Navigable throughout the county.
- (4) Little Blue River: Navigable from its junction with the Big Blue River (Shelbyville) throughout the county.
- (5) Sugar Creek: Navigable to Hough Cemetery (near Boggstown).

Spencer County

- (1) Anderson River: Navigable from its junction with the Ohio River throughout the county.
- (2) Baker Creek: Navigable from its junction with Little Pigeon Creek for 1.8 river miles.
- (3) Caney Creek: Navigable from its junction with the Ohio River for 2.8 river miles.
- (4) Clear Creek: Navigable from its junction with Little Pigeon Creek for 2.4 river miles.
- (5) Crooked Creek: Navigable from its junction with the Ohio River for 7.7 river miles.





USDA INFORMATION

USDA INFORMATION - PG I

INDIANA HANCOCK	 United States Department of Agriculture Farm Service Agency	FARM : 5238
Form: FSA-156EZ		Prepared: Jan 25, 2017
See Page 2 for non-discriminatory Statements.		Crop Year: 2017
Abbreviated 156 Farm Record		

Operator Name : CGS SERVICES INC
 Farms Associated with Operator : 18-059-5238, 18-059-5300, 18-059-5302, 18-059-5319, 18-059-5851, 18-059-6104, 18-059-6199, 18-059-6206, 18-059-6208, 18-059-6326
 CRP Contract Number(s) : None

FARM A

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74.79	70.54	70.54	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	70.54	0.00		0.00	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	0.10	0.00	0	51	
Corn	55.70	0.00	0	125	
Soybeans	9.30	0.00	0	37	
TOTAL	65.10	0.00			

NOTES

Tract Number : 6599
 Description : I9/1B S 35 T 15N R 7E
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : CGS SERVICES INC
 Other Producers : None

Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane		
74.79	70.54	70.54	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	70.54	0.00	0.00	0.00	0.00			

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.10	0.00	0	51	
Corn	55.70	0.00	0	125	
Soybeans	9.30	0.00	0	37	
TOTAL	65.10	0.00			

USDA INFORMATION - PG 2

INDIANA
HANCOCK
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

 United States Department of Agriculture
Farm Service Agency

FARM : 5319
Prepared : Jan 25, 2017
Crop Year : 2017

Abbreviated 156 Farm Record

Operator Name : CGS SERVICES INC
Farms Associated with Operator : 18-059-5238, 18-059-5300, 18-059-5302, 18-059-5319, 18-059-5851, 18-059-6104, 18-059-6199, 18-059-6206, 18-059-6208, 18-059-6326
CRP Contract Number(s) : None

Farm B - Tract 2

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
59.45	54.41	54.41	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	54.41	0.00		0.00	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	6.00	0.00	0	48	
Corn	31.50	0.00	0	116	
Soybeans	16.90	0.00	0	42	
TOTAL	54.40	0.00			

NOTES

Tract Number : 6643
Description : Shelby H2,1B S 7 T 14N R 8E
BIA Unit Range Number :
HEL Status : HEL field on tract Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CGS SERVICES INC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
59.45	54.41	54.41	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	54.41	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	6.00	0.00	0	48
Corn	31.50	0.00	0	116
Soybeans	16.90	0.00	0	42
TOTAL	54.40	0.00		

USDA INFORMATION - PG 3

INDIANA
HANCOCK

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5319

Prepared : Jan 25, 2017

Crop Year : 2017

Tract 6643 Continued ...

NOTES

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

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

USDA INFORMATION - PG 4

INDIANA HANCOCK Form: FSA-156EZ See Page 6 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency	FARM : 5851 Prepared : Jan 25, 2017 Crop Year : 2017
Abbreviated 156 Farm Record		

Operator Name :	CGS SERVICES INC
Farms Associated with Operator :	18-059-5238, 18-059-5300, 18-059-5302, 18-059-5319, 18-059-5851, 18-059-6104, 18-059-6199, 18-059-6206, 18-059-6208, 18-059-6326
CRP Contract Number(s) :	None

Farms B, C & D

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
845.28	583.94	583.94	0.00	0.00	0.00	0.00	0.00	Active	9
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	583.94	4.20		0.00	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	15.05	0.00	0	54	
Corn	400.05	0.00	0	121	
Soybeans	164.85	0.00	0	40	
TOTAL	579.95	0.00			

NOTES

Tract Number :	2298
Description :	K8/1B S 21 T 15N R 8E
BIA Unit Range Number :	
HEL Status :	HEL determinations not completed for all fields on the tract
Wetland Status :	Wetland determinations not complete
WL Violations :	None
Owners :	CGS SERVICES INC
Other Producers :	None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.27	10.54	10.54	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	10.54	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	5.00	0.00	0	121
Soybeans	5.50	0.00	0	40
TOTAL	10.50	0.00		

USDA INFORMATION - PG 5

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5851
Prepared : Jan 25, 2017
Crop Year : 2017

Tract 2298 Continued ...

NOTES

Tract Number : 5310
Description : H10/1A-G10/2B S4 T14 R7E S of 600S BTWN 300E &400E
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CGS SERVICES INC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
31.66	30.75	30.75	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	30.75	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	8.57	0.00	0	57
Corn	22.18	0.00	0	121
TOTAL	30.75	0.00		

NOTES

Tract Number : 5764
Description : SHELBY CO MAP H2/2B
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CGS SERVICES INC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
29.09	27.69	27.69	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	27.69	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	22.10	0.00	0	121

USDA INFORMATION - PG 6

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5851
Prepared : Jan 25, 2017
Crop Year : 2017

Tract 5764 Continued ...

Soybeans	5.59	0.00	0	40
TOTAL	27.69	0.00		

NOTES

Tract Number : 6528
Description : I10/1A S 2 T 14 N R 7W
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CGS SERVICES INC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
66.76	54.00	54.00	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	54.00	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	41.40	0.00	0	121
Soybeans	12.60	0.00	0	40
TOTAL	54.00	0.00		

NOTES

Tract Number : 6642
Description : Shelby Co. S10 T 14N
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CGS SERVICES INC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
279.08	248.40	248.40	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	248.40	0.00	0.00	0.00	0.00	

DCP Crop Data

USDA INFORMATION - PG 7

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5851
Prepared : Jan 25, 2017
Crop Year : 2017

Tract 6642 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	1.10	0.00	0	43
Corn	157.70	0.00	0	121
Soybeans	89.60	0.00	0	40
TOTAL	248.40	0.00		

NOTES

Tract Number : 6644
Description : Shelby H2/1B S 7 T 14N R 8E
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CGS SERVICES INC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
73.22	45.63	45.63	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	45.63	4.20	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	4.90	0.00	0	52
Corn	38.70	0.00	0	121
Soybeans	6.20	0.00	0	40
TOTAL	49.80	0.00		

NOTES

Tract Number : 6645
Description : Shelby G2/1B
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CGS SERVICES INC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
12.43	8.12	8.12	0.00	0.00	0.00	0.00	0.00

USDA INFORMATION - PG 9

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5851
Prepared : Jan 25, 2017
Crop Year : 2017

Tract 6648 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	93.06	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.48	0.00	0	43
Com	63.99	0.00	0	121
Soybeans	28.59	0.00	0	40
TOTAL	93.06	0.00		

NOTES

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

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

USDA INFORMATION - PG 10

INDIANA HANCOCK	 United States Department of Agriculture Farm Service Agency	FARM : 5595 Prepared : Jan 25, 2017 Crop Year : 2017
Form: FSA-156EZ	Abbreviated 156 Farm Record	
<i>See Page 4 for non-discriminatory Statements.</i>		

Operator Name : FARM PROPERTIES LLC	<h2 style="margin: 0;">Farm E</h2>
Farms Associated with Operator : 18-059-5595	
CRP Contract Number(s) : None	

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
184.77	173.70	173.70	0.00	0.00	0.00	0.00	0.00	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	173.70	0.00		0.00	No	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	158.10	0.00	0	130	
TOTAL	158.10	0.00			

NOTES

Tract Number : 5763
Description : SHELBY CO MAP F2
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FARM PROPERTIES LLC
Other Producers : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
41.70	41.70	41.70	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	41.70	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	37.94	0.00	0	130
TOTAL	37.94	0.00		

NOTES

USDA INFORMATION - PG II

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5595
Prepared : Jan 25, 2017
Crop Year : 2017

Abbreviated 156 Farm Record

Tract Number : 6211
Description : SHELBY CO MAP F2
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FARM PROPERTIES LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
14.20	14.20	14.20	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	14.20	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	12.93	0.00	0	130
TOTAL	12.93	0.00		

NOTES

Tract Number : 6212
Description : SHELBY CO MAP F2
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FARM PROPERTIES LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
46.27	40.85	40.85	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	40.85	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	37.19	0.00	0	130
TOTAL	37.19	0.00		

NOTES

USDA INFORMATION - PG 12

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5595
Prepared : Jan 25, 2017
Crop Year : 2017

Abbreviated 156 Farm Record

Tract Number : 6213
Description : SHELBY CO MAP F2
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FARM PROPERTIES LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.08	38.34	38.34	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	38.34	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	34.89	0.00	0	130
TOTAL	34.89	0.00		

NOTES

Tract Number : 6641
Description : Shelby Co. F3/2A S 15 T 14N R 7E
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FARM PROPERTIES LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
42.52	38.61	38.61	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	38.61	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	35.15	0.00	0	130
TOTAL	35.15	0.00		

NOTES

USDA INFORMATION - PG 13

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5595
Prepared : Jan 25, 2017
Crop Year : 2017

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

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9962 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.

The image shows a wide, flat landscape covered in a light layer of snow. In the foreground, a wire fence runs across the field. A dirt road or path leads from the bottom right towards the horizon. The sky is overcast and grey. A large, curved banner with a red top half and a dark blue bottom half is superimposed over the middle of the image. The text "TAX INFORMATION" is written in white, serif, all-caps font across the red portion of the banner.

TAX INFORMATION

TAX INFORMATION - PG I

**Auction 2/28/17 – Hancock & Shelby Counties
Estimated Tax Payable 2016
Per Tract/Year**

Farm A - Tract 1

Tract #1	76.9 Acres	\$ 1,909.48
----------	------------	-------------

Farm B - Tracts 2 Thru 6

Tract #2	57.58 Acres	\$1,598.70
Tract #3	20.00 Acres	\$1,248.94
Tract #4	8.00 Acres	\$1,248.94
Tract #5	51.00 Acres	\$2,258.74
Tract #6	9.28 Acres	\$ 463.14
TOTAL	145.7 Acres	TOTAL \$ 5,569.52

Farm C - Tracts 7 Thru 10

Tract #7	67.50 Acres	\$4,386.50
Tract #8	35.00 Acres	\$4,390.32
Tract #9	80.00 Acres	\$4,390.32
Tract #10	93.00 Acres	\$4,390.32
TOTAL	275.6 Acres	TOTAL \$ 8,776.82

Farm D – Tracts 11 Thru 13

Tract #11	3.61 Acres	\$2,094.60
Tract #12	156 Acres	\$5,798.14
Tract #13	101 Acres	\$3,477.68
TOTAL	260.6 Acres	TOTAL \$11,370.42

Farm E – Tract 14

Tract #14	41.5 Acres	\$ 1,007.16
-----------	------------	-------------

*Information provided by Schrader Real Estate and Auction Co. and is not warranted.

TAX INFORMATION - PG 2

Tract #15	1 Acre	(not taxed correctly in 2016)
Tract #16	8.75 Acres	\$ 78.35
Tract # 17	11.31 Acres	\$4,413.08
Tract #18	1.58 Acres	\$ 189.82
Tract #19	7.57 Acres	\$2,997.10
Tract #20	(2) Lots	\$ 226.88

*Information provided by Schrader Real Estate and Auction Co. and is not warranted.

TAX INFORMATION - PG 3



Type notes here

Tract 17

Printed
01/18/2017

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

TAX INFORMATION - PG 4

MORR INDUSTRIAL PARK/
7308032-008

415 N RANGLELINE RD
398, Other Industrial Structure

Caldwell Gravel Sales Co Inc
Ownership

73-03-12-400-331,000-008
General Information

Parcel Number
73-03-12-400-331,000-008

Parent Parcel Number
0373800700

Transfer Of Ownership

Date Owner Doc ID Code Book/Page Sale Price
08/16/2010 Caldwell Gravel Sale \$00
06/18/1998 Caldwell Gravel Sale \$00
01/01/1900 DETROIT STEEL PRODUC \$00

Legal
EPT SE 12.14.7 11.31 AC

Property Class 399
Other Industrial Structure

INDUSTRIAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2016	2015	2014	2013	2012
Reason For Change	AA	GEN REVAL	AA	AA	GEN REVAL
As Of Date	05/12/2016	06/05/2015	06/02/2014	07/25/2013	03/01/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$79,900	\$79,900	\$79,900	\$79,900	\$79,900
Land Res(1)	\$00	\$00	\$00	\$00	\$00
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$79,900	\$79,900	\$79,900	\$79,900	\$79,880
Improvement	\$151,900	\$152,600	\$138,100	\$138,100	\$157,100
Imp Res(1)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$151,900	\$152,600	\$138,100	\$138,100	\$157,100
Total	\$231,800	\$232,500	\$218,000	\$218,000	\$237,000
Total Res(1)	\$00	\$00	\$00	\$00	\$00
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$231,800	\$232,500	\$218,000	\$218,000	\$236,960

Land Data

Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
11	0	1.0000	\$18,000	\$18,000	\$18,000
13	0	10.3100	\$8,000	\$82,480	\$61,860

Calculated Acreage 11.31

Developer Discount Parcel Acreage 11.31

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved

TAX INFORMATION - PG 5

MORR INDUSTRIAL PARK/
7308032-008 2/2

Floor/Use Computations

Use Light Utility Storage
Use Area 1600 sqft 1600 sqft
Area Not in Use 0 sqft 0 sqft
Use % 100.0% 100.0%

399, Other Industrial Structure

415 N RANGLERLINE RD

Caldwell Gravel Sales Co Inc

General Information

Occupancy C/I Building C 02 Pre. Use Light Utility Storage
Description C/I Building C 02
Story Height 2

SB B 1 U
1(160) 1(160)
Wall Type 1600sqft 1600sqft
Heating
A/C

Welded Steel Standpipe
Tank, Welded Steel Standpipe 2
Welded Steel Standpipe 2

Plumbing RES/CI Roofing

Full Bath 0
Half Bath 0
Kitchen Sinks 0
Water Heaters 0
Add Fixtures 5



Exterior Features Area

Description

Special Features Other Plumbing

Description

Building Computations

Summary Of Improvements

Description	Year	Eff	Co	Grade	Built	Year	Size	PC	Nbhd	Mrkt
C/I Building C 02	C	1975	A					100%	1.00	
Tank, Oil Storage C 02	F	1975	F				0 sqft	100%	1.00	
Utility Shed C 02	F	1975	F				360 sqft	100%	1.00	
Detached Garage C 02	F	1975	F				700 sqft	100%	1.00	
Fencing C 02	F	1975	F				0 sqft	100%	1.00	
Paving C 02	C	1975	P				8250 sqft	100%	1.00	
Tank, Welded Steel Standpipe	F	1975	F				0 sqft	100%	1.00	
Tank, Welded Steel Standpipe 2	F	1975	F				0 sqft	100%	1.00	

TAX INFORMATION - PG 6

General
 Payments
 Bills
 Deductions
 Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Sketches	Show Sketches(1)
Owner Name	Caldwell Gravel Sales Co Inc
State Parcel Number	73-03-12-400-331.000-008
Parcel Number	73-03-12-400-331.000-008
Map Number	037-38007-00
Legal Description	EPT SE 12 14 7 11.31 AC
Acreage	11.310000
Instrument Number	
Book Number	
Page Number	
Location Address	415 N RANGLELINE RD MORRISTOWN ,IN 46161
Owner Address	P O Box 212 Morristown,IN 46161

Payment History Information

Pay Date	Tax Year	Paid By	Amount
11/10/2016	2015	CGS SERVICES INC	2206.54
05/10/2016	2015	C G S Services Inc	2206.54
11/10/2015	2014	CGS SERVICES INC	2062.72
05/11/2015	2014	CGS Services Inc	2062.72
11/10/2014	2013	CGS Services, Inc.	1954.04
05/12/2014	2013	Caldwell Gravel Sales Co Inc	1954.04
11/12/2013	2012	C G S Services Inc	2086.31
05/13/2013	2012	C G S Services Inc	2086.31
11/13/2012	2011	CGS Services Inc.	2249.67
05/10/2012	2011	Caldwell Gravel Sales Co Inc	2249.67
11/10/2011	2010	CGS Services	2742.01
05/10/2011	2010	CGS Services, Inc. ck#025477	2742.01
11/10/2010	2009	Caldwell Gravel Sales Co Inc	2818.71
05/10/2010	2009	Caldwell Gravel Sales Co Inc	72.09
05/10/2010	2009	Caldwell Gravel Sales Co Inc	2890.80
01/11/2010	2008	Caldwell Gravel	2888.89
11/10/2009	2008	Caldwell gravel	2888.89
01/15/2009	2007	CGS	2928.88
01/15/2009	2007	CGS	2928.88
03/19/2008	2006	Applied payments 2	6314.92
03/11/2008	2006	Applied payments	6314.92
11/13/2006	2005	C G S Services Inc An Indiana Corporation	2273.69
05/10/2006	2005	CGS Services Inc an Indiana Corporation	2273.69
11/10/2005	2004	C G S Services Inc	2108.16

TAX INFORMATION - PG 7

06/30/2005	2004	Caldwell Gravel Sales Tm	2108.16
12/10/2004	2003	Caldwell Gravel Sales Tm	4096.34
05/10/2004	2002	Caldwell Gravel Sales	3992.92
11/10/2002	2001	Caldwell Gravel Sales	1839.36
05/10/2002	2001	Caldwell Gravel Sales Co Inc	1839.36
11/10/2001	2000	Myers, Betty C	1841.23
05/10/2001	2000	Myers, Betty C	1841.23

TaxBill History Information

Tax Year	Spring	Fall
2015 PAY 2016	2206.54	2206.54
MORRISTOWN	2206.54	2206.54
GORDON HENRY	0.00	0.00
2014 PAY 2015	2062.72	2062.72
MORRISTOWN	2062.72	2062.72
GORDON HENRY	0.00	0.00
2013 PAY 2014	1954.04	1954.04
MORRISTOWN	1954.04	1954.04
GORDON HENRY	0.00	0.00
2012 PAY 2013	2086.31	2086.31
MORRISTOWN	2086.31	2086.31
GORDON HENRY	0.00	0.00
2011 PAY 2012	2249.67	2249.67
MORRISTOWN	2249.67	2249.67
GORDON HENRY	0.00	0.00
2010 PAY 2011	2742.01	2742.01
MORRISTOWN	2742.01	2742.01
GORDON HENRY	0.00	0.00
2009 PAY 2010	2890.80	2890.80
MORRISTOWN	2890.80	2890.80
GORDON HENRY	0.00	0.00
2008 PAY 2009	2888.89	2888.89
MORRISTOWN	2888.89	2888.89
GORDON HENRY	0.00	0.00
2007 PAY 2008	2928.88	2928.88
MORRISTOWN	2928.88	2928.88
GORDON HENRY	0.00	0.00
2006 PAY 2007	6025.44	0.00
MORRISTOWN	6025.44	0.00
2005 PAY 2006	2273.69	2273.69
GORDON HENRY	0.00	0.00
MORRISTOWN	2273.69	2273.69
2004 PAY 2005	2108.16	2108.16
GORDON HENRY	0.00	0.00
MORRISTOWN	2108.16	2108.16
2003 PAY 2004	2048.17	2048.17
GORDON HENRY	0.00	0.00
MORRISTOWN	2048.17	2048.17
2002 PAY 2003	1996.46	1996.46
GORDON HENRY	0.00	0.00

\$ 4,413.08/Yr.

TAX INFORMATION - PG 8

MORRISTOWN	1996.46	1996.46
2001 PAY 2002	1839.36	1839.36
GORDON HENRY	0.00	0.00
MORRISTOWN	1839.36	1839.36
2000 PAY 2001	1841.23	1841.23
GORDON HENRY	28.55	28.55
MORRISTOWN	1812.68	1812.68

Deduction History Information

Tax Year	Amount
----------	--------

Assessment History Information

Tax Year	Amount
2016 PAY 2017	231800
Non-Residential Improvements	151900
Non-Residential Land	79900
2015 PAY 2016	232500
Non-Residential Improvements	152600
Non-Residential Land	79900
2014 PAY 2015	218000
Non-Residential Improvements	138100
Non-Residential Land	79900
2013 PAY 2014	218000
Non-Residential Improvements	138100
Non-Residential Land	79900
2012 PAY 2013	237000
Non-Residential Improvements	157100
Non-Residential Land	79900
2011 PAY 2012	243300
Non-Residential Improvements	163400
Non-Residential Land	79900
2010 PAY 2011	273200
Non-Residential Improvements	163400
Non-Residential Land	109800
2009 PAY 2010	273100
Non-Residential Improvements	163400
Non-Residential Land	109700
2008 PAY 2009	273000
Non-Residential Land	109600
Non-Residential Improvements	163400
2007 PAY 2008	273700
Non-Residential Land	114900
Non-Residential Improvements	158800



TRACT DISCLOSURES

TRACT DISCLOSURES - PG 2

10153 North 300E, Morristown, IN 46161 Auction Tract 11

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	<u>11-24-17</u> Date	<u>[Signature]</u> Seller	<u>1-24-17</u> Date
<u>[Signature]</u> Purchaser	 Date	 Purchaser	 Date
<u>[Signature]</u> Agent	 Date	 Agent	 Date

TRACT DISCLOSURES - PG 3

RES/AG HMST & RES/
7307010-007

1/2

10153 N 300 E
511, 1 Family Dwell - Unplatted (0 to 9.99 Acres)

Notes

Transfer Of Ownership
Owner
 05/02/2016 C G S SERVICES, INC \$00
 09/09/2014 CALDWELL, DANA J & A \$255,000
 08/08/2006 Tholen, Todd A & Carr \$255,000
 05/22/2002 KELSO CARRIE L \$139,000
 03/31/1997 HALICKI DAVID & ANGE \$95,000
 01/01/1900 JOHN DONALD K & BETT \$00

Ownership

C G S SERVICES, INC
 C.G.S SERVICES, INC
 2920 U S 52
 MORRISTOWN, IN 46161

Legal

EPT SE 10 14 7
 3.61A

RESIDENTIAL

Valuation Records work in progress values are not certified values and are subject to change)

Assessment Year	2016	2015	2014	2013	2012
Reason For Change	AA	GEN REVAL	AA	AA	GEN REVAL
As Of Date	05/12/2016	06/05/2015	06/02/2014	07/25/2013	03/01/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Notice Required					
Land	\$42,400	\$41,500	\$41,500	\$41,500	\$41,500
Land Res(1)	\$18,900	\$18,000	\$18,000	\$18,000	\$18,000
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$23,500	\$23,500	\$23,500	\$23,500	\$23,490
Improvement	\$120,200	\$114,200	\$111,700	\$111,700	\$116,600
Imp Res(1)	\$96,300	\$91,500	\$90,300	\$90,300	\$93,300
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$23,900	\$22,700	\$21,400	\$21,400	\$23,300
Total	\$162,600	\$155,700	\$153,200	\$153,200	\$158,100
Total Res(1)	\$115,200	\$109,500	\$108,300	\$108,300	\$111,300
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$47,400	\$46,200	\$44,900	\$44,900	\$46,790

Land Data

Land ID	Soil ID	Front	Act	Size	Adj	Ext	Value
9		0	1.0000		\$18,000	\$18,000	\$18,000
91rr		0	2.6100		\$9,000	\$23,490	\$23,490

Land Computations

Calculated Acreage	3.61
Developer Discount	3.61
Parcel/Acreage	

General Information

Parcel Number
 73-03-10-400-003.000-007
 Parent Parcel Number
 0280411500

Location Information

Property Class 511
 1 Family Dwell - Unplatted (0 to 9.99 Acres)

Location Information

County
 Shelby
 Township
 HANOVER TOWNSHIP
 District 007 (Local)
 School Corp
 SHELBY EASTERN
 Neighborhood 7307010-007
 RES/AG HMST & RES

Location Address

10153 N 300 E
 MORRISTOWN

Zoning

91rr

Characteristics

Topography
 Level
 Public Utilities
 Electricity
 Streets or Roads
 Paved

Printed Thursday, January 5, 2017

TRACT DISCLOSURES - PG 5

Property Record Page (General)

printed 1/5/2017 (page 1 of 6)

Owner and General Parcel Information

Owner Name	C G S SERVICES, INC
State Parcel Number	73-03-10-400-003.000-007
Parcel Number	73-03-10-400-003.000-007
Map Number	028-04115-00
Legal Description	EPT SE 10 14 7 3.61A
Acreage	3.610000
Instrument Number	
Book Number	
Page Number	
Location Address	10153 N 300 E MORRISTOWN ,IN 46161
Owner Address	2920 U S 52 MORRISTOWN,IN 46161

TRACT DISCLOSURES - PG 6

Property Record Page (Assessment)

printed 1/5/2017 (page 2 of 6)

Assessment History Information

Tax Year	Amount
2016 PAY 2017	162600
Non-Residential Improvements	23900
Non-Residential Land	23500
Residential Improvements	96300
Residential Land	18900
2015 PAY 2016	155700
Residential Improvements	91500
Residential Land	18000
Non-Residential Improvements	22700
Non-Residential Land	23500
2014 PAY 2015	153200
Non-Residential Improvements	21400
Non-Residential Land	23500
Residential Improvements	90300
Residential Land	18000
2013 PAY 2014	153200
Non-Residential Improvements	21400
Non-Residential Land	23500
Residential Improvements	90300
Residential Land	18000
2012 PAY 2013	158100
Residential Improvements	93300
Residential Land	18000
Non-Residential Improvements	23300
Non-Residential Land	23500

TRACT DISCLOSURES - PG 7



Property Record Page (Deduction)

printed 1/5/2017 (page 3 of 6)

Deduction History Information

Tax Year		Amount
2014 PAY 2015		67155
	Homestead	45000
	Homestead-Suppl	22155
2013 PAY 2014		67155
	Homestead	45000
	Homestead-Suppl	22155
2012 PAY 2013		68205
	Homestead	45000
	Homestead-Suppl	23205
2011 PAY 2012		66375
	Mortgage	3000
	Homestead	45000
	Homestead-Suppl	18375
2010 PAY 2011		66375
	Mortgage	3000
	Homestead	45000
	Homestead-Suppl	18375

TRACT DISCLOSURES - PG 8

Property Picture List

Page 4 of 7

Property Record Page (TaxBill)

printed 1/5/2017 (page 4 of 6)

TaxBill History Information

Tax Year		Spring	Fall
2015 PAY 2016		1047.63	1047.63
	HANOVER	1047.63	1047.63
	SNIDER J H	0.00	0.00
2014 PAY 2015		577.32	577.32
	HANOVER	577.32	577.32
	SNIDER J H	0.00	0.00
2013 PAY 2014		564.67	564.67
	HANOVER	558.52	558.52
	SNIDER J H	6.15	6.15
2012 PAY 2013		598.00	588.00
	HANOVER	588.00	588.00
	SNIDER J H	10.00	0.00
2011 PAY 2012		483.59	473.59
	HANOVER	473.59	473.59
	SNIDER J H	10.00	0.00

TRACT DISCLOSURES - PG 9

Property Picture List

Page 5 of 7



Property Record Page (Payments)

printed 1/5/2017 (page 5 of 6)

Payment History Information

Pay Date	Tax Year	Paid By	Amount
11/10/2016	2015	CGS SERVICES INC	1047.63
05/10/2016	2015	C G S Services Inc	1047.63
11/10/2015	2014	Caldwell Dana I & Audra D	577.32
05/11/2015	2014	Caldwell, Audra	577.32
09/09/2014	2013	FIRST American TITLE INSURANCE CO	564.67
05/05/2014	2013	Corelogic	564.67
10/31/2013	2012	corelogic	588.00
05/06/2013	2012	Corelogic	598.00
11/01/2012	2011	Corelogic	410.33
05/02/2012	2011	Core Logic	546.85



CORPORATE HEADQUARTERS

950 North Liberty Dr.
Columbia City, IN 46725

CENTERVILLE OFFICE

7141 College Corner Rd.
Centerville, IN 47330

Auction Managers:

Steve Slonaker - 877-747-0212 #AU19300120

Andy Walther - 765-969-0401 #AU19400167

Mark Smithson - 765-744-1846 #AU10100108