

# Great Recreational Tracts • Cropland Beautiful Potential Building Sites

*Southeast Indiana • Rising Sun (Ohio Co.)*



ONLINE BIDDING  
AVAILABLE

# 421<sup>±</sup> acres

TRACTS 7 & 9

IN 12 TRACTS

- 13± miles from Lawrenceburg/Aurora • 4 miles from Rising Sun Casino
- About 40 mi. from Cincinnati • 25 mi. to Cincinnati International Airport
- 12 Tracts for Hunters, Home Builders, Farmers, Investors
- Municipal Water Available for Most Tracts
- 1 mi. Frontage on St. Hwy. 56 & About 1/2 mi. on Pl...
- 2 miles to Ohio River Mar...
- Possession...

## INFORMATION BOOKLET

The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller(s) or the Auction Company.

TRACTS 9, 10, & 11

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

# AUCTION

Tuesday, December 19 • 6 pm  
*held at the Ohio County Historical Society, Rising Sun, IN*

**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.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Leatherman Holdings LLC  
Auction Company: Schrader Real Estate and Auction Company, Inc.



**SCHRADER REAL ESTATE & AUCTION COMPANY, INC.**  
P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725  
**260-244-7606 • 800-451-2709**  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

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December 19, 2017**

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**For Information Call Sale Managers: Andy Walther at 765-969-0401 or  
Steve Slonaker at 765-969-1697**

# **REGISTRATION FORMS**

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

# **BIDDER PRE-REGISTRATION FORM**

~~WEDNESDAY, DECEMBER 13, 2017~~

~~592 ACRES - JEFFERSON COUNTY, INDIANA~~

For pre-registration, 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 Wednesday, December 6, 2017.  
Otherwise, registration available onsite prior to the auction.

## **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**  
~~592± Acres • Jefferson County, Indiana~~  
~~Wednesday, December 13, 2017~~

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 Wednesday, December 13, 2017 at 6:00 PM.
- 3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
- 4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
- 5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
- 6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full 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 is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number 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, Wednesday, December 6, 2017**. 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

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

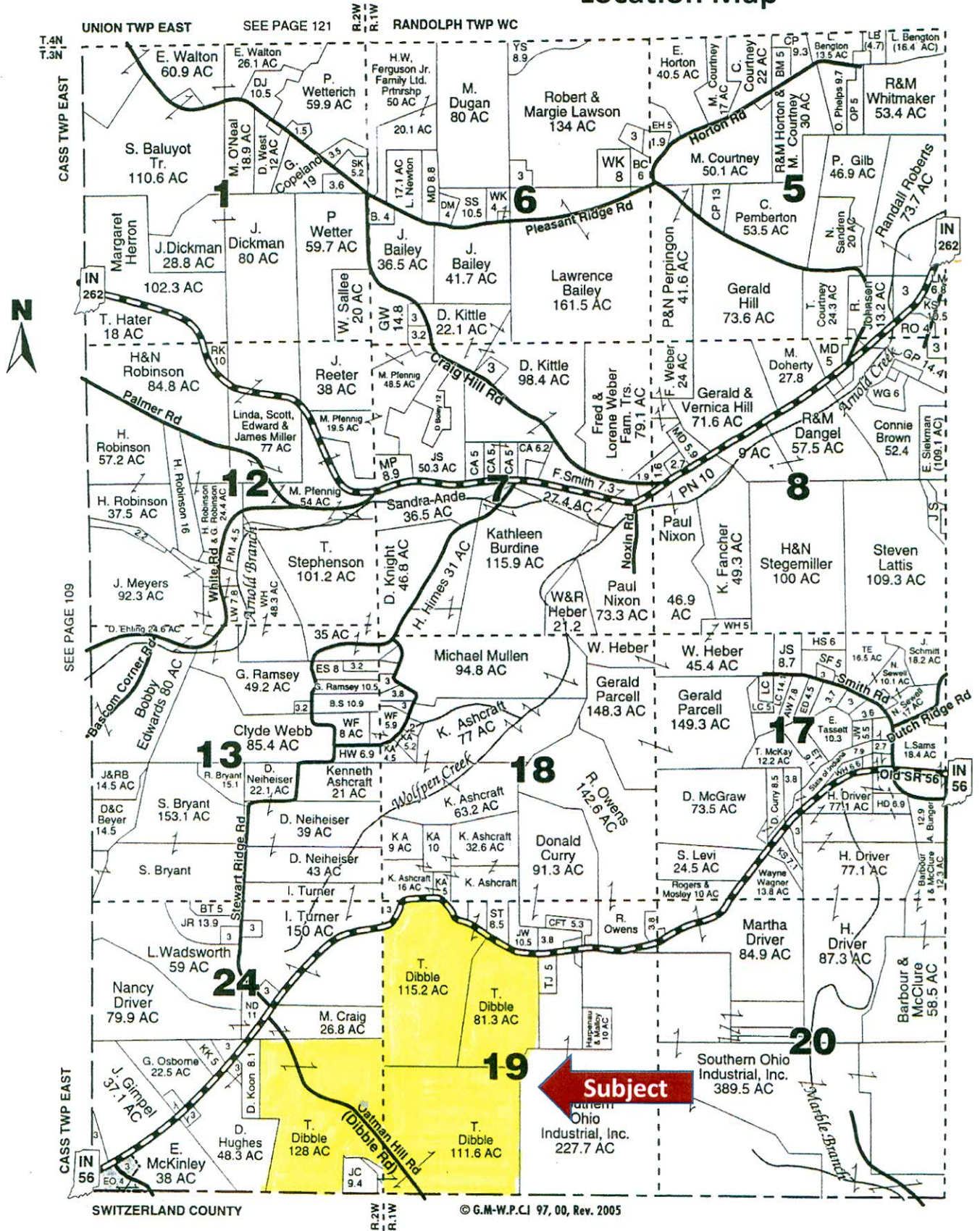


# RANDOLPH TWP -- SW

OHIO COUNTY, INDIANA T.3N-R.2,1W

# Thelma Dibble Irrevocable Trust

## Location Map

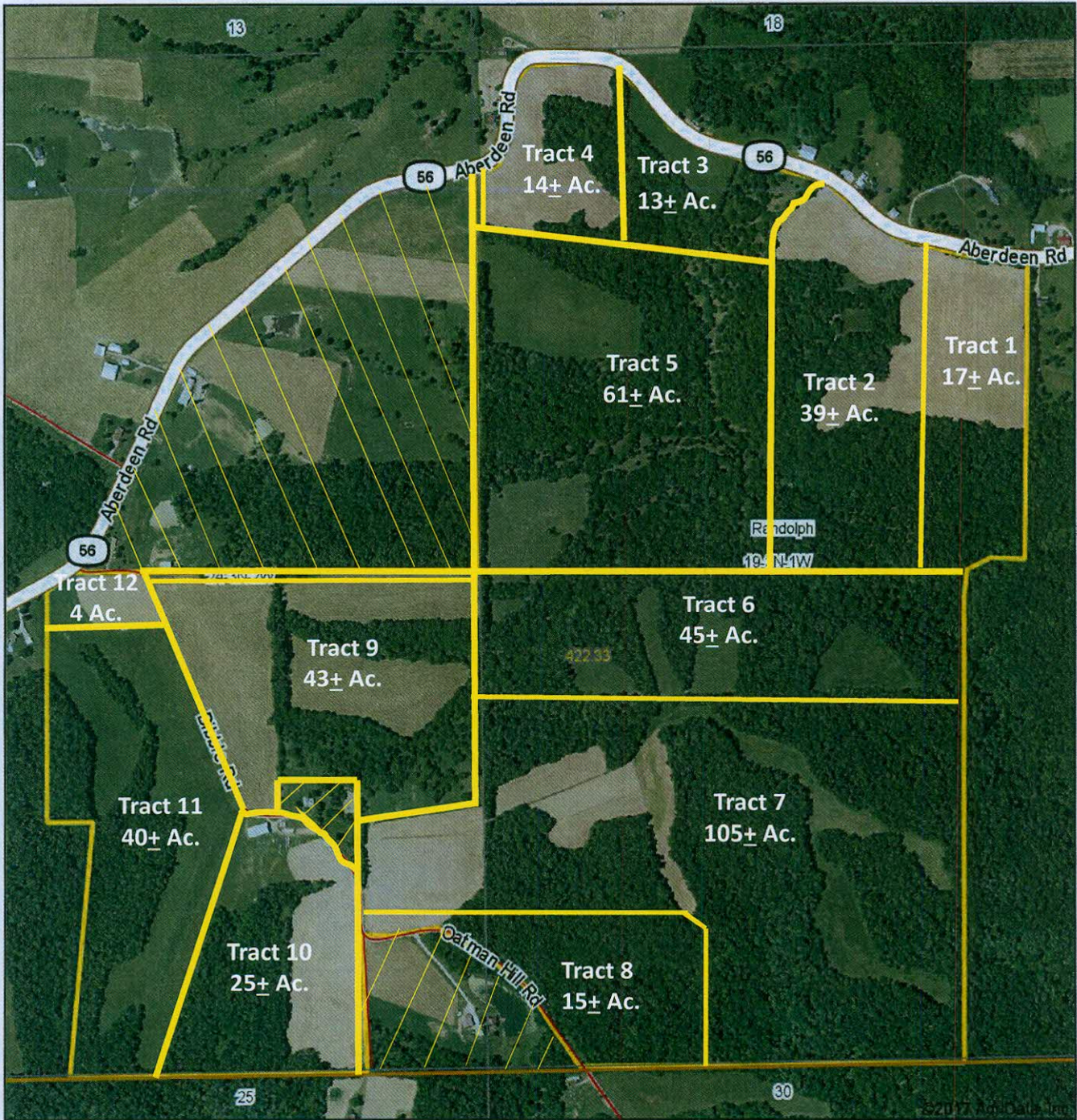


# EXHIBIT B

## Tract Map

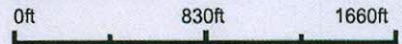
Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_



Boundaries are Approximate

map center: 38° 54' 29.78, -84° 55' 48.38



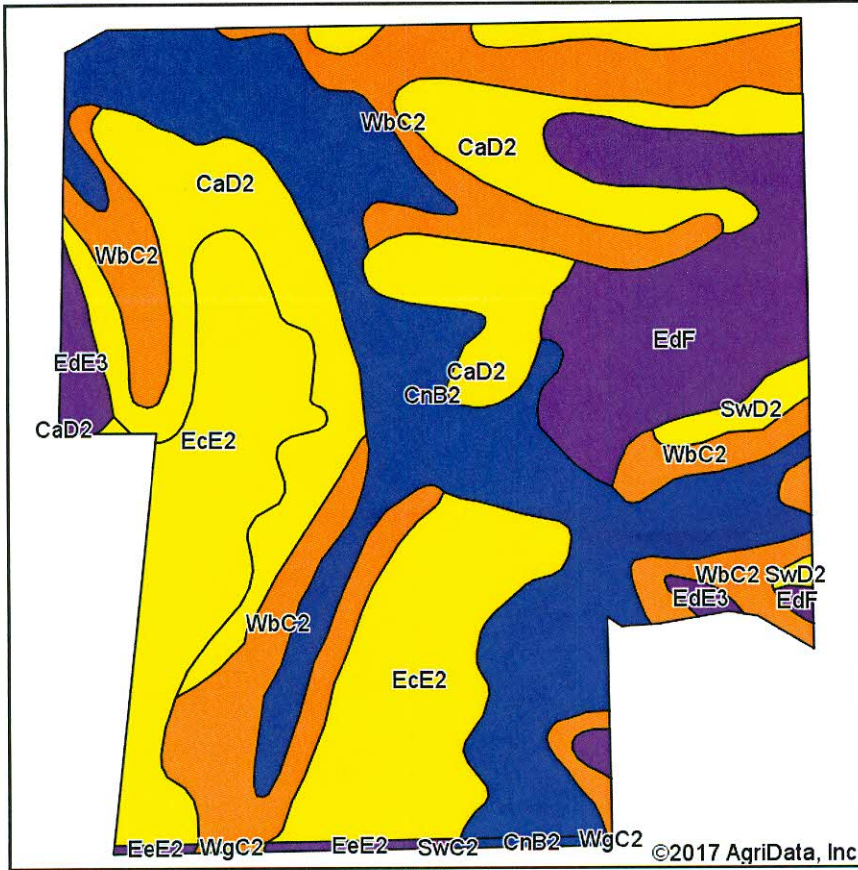
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2017 www.AgriDataInc.com

19-3N-1W  
Ohio County  
Indiana

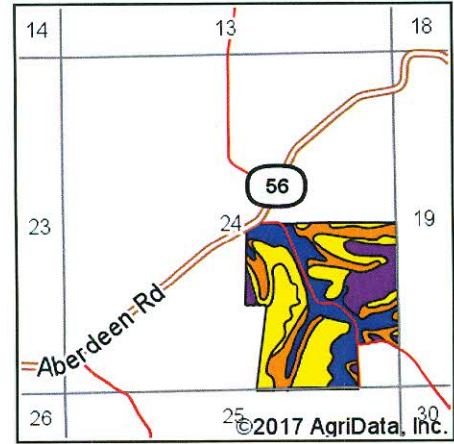


2/15/2017

# Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Ohio**  
 Location: **24-3N-2W**  
 Township: **Randolph**  
 Acres: **127.94**  
 Date: **1/25/2017**

Maps Provided By:

© AgriData, Inc. 2017 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Area Symbol: IN115, Soil Area Version: 15  
 Area Symbol: IN155, Soil Area Version: 20

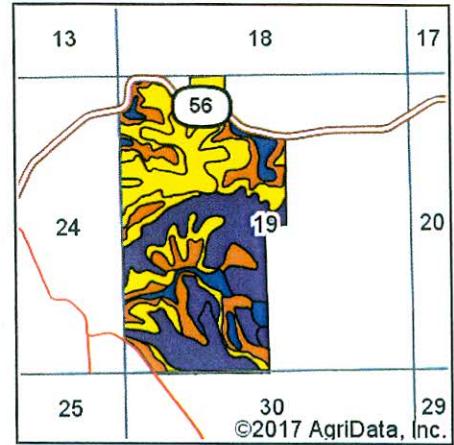
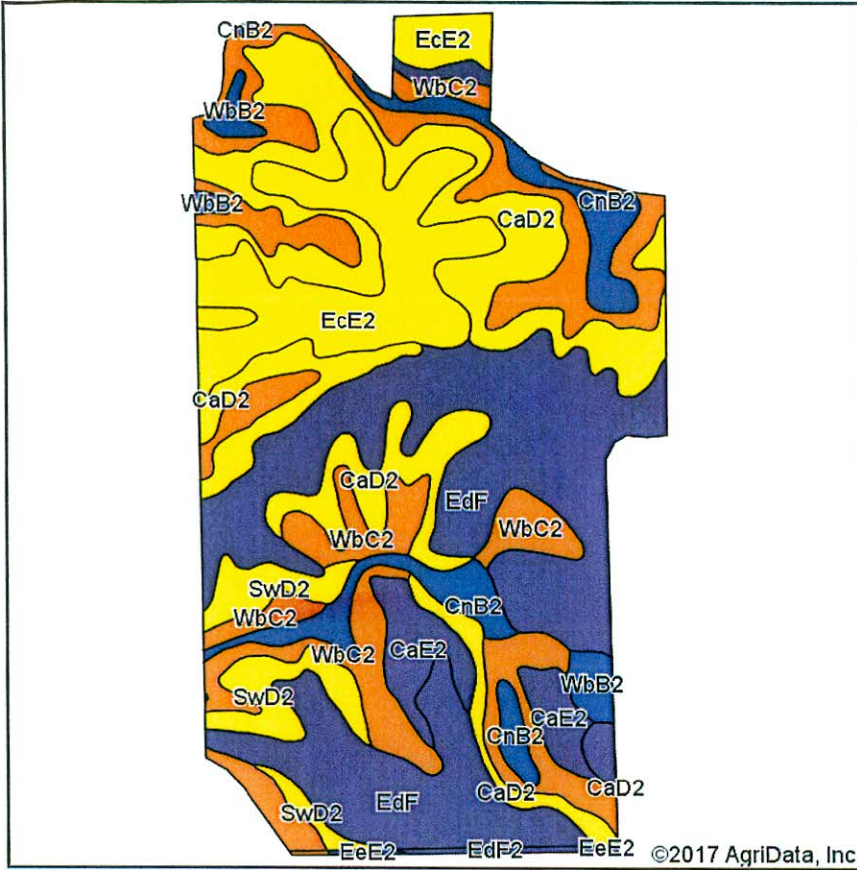
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Corn	Soybeans	Winter wheat	Pasture	Grass legume hay	Tobacco
CnB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	31.80	24.9%		Ile	6	130	46	59	9	4	3120
WbC2	Weisburg silt loam, 6 to 12 percent slopes, eroded	26.40	20.6%		IIle	6	115	40	52	8	4	3150
EcE2	Eden silty clay loam, 15 to 25 percent slopes, eroded	25.52	19.9%		IVe	45	16	18	3	2		
CaD2	Carmel silt loam, 12 to 18 percent slopes, eroded	24.97	19.5%		IVe	4	75	26	30	5	3	
EdF	Eden flaggy silty clay, 25 to 50 percent slopes	14.57	11.4%		VIIe							
EdE3	Eden flaggy silty clay loam, 15 to 25 percent slopes, severely eroded	2.17	1.7%		VIe					2	1	
SwD2	Switzerland silt loam, 12 to 18 percent slopes, eroded	1.45	1.1%		IVe	110	39	44	7	4		
EeE2	Eden silty clay loam, 15 to 50 percent slopes, eroded	0.57	0.4%		VIe							
CnB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	0.34	0.3%		Ile	6	130	46	59	9	4	3120
WgC2	Weisburg silt loam, 6 to 12 percent slopes, eroded	0.15	0.1%		IIle	6	115	40	52	8	4	3150
<b>Weighted Average</b>						<b>3.5</b>	<b>81.4</b>	<b>28.6</b>	<b>35.6</b>	<b>5.6</b>	<b>2.9</b>	<b>1437.5</b>

Area Symbol: IN115, Soil Area Version: 15  
 Area Symbol: IN155, Soil Area Version: 20

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map



State: **Indiana**  
 County: **Ohio**  
 Location: **19-3N-1W**  
 Township: **Randolph**  
 Acres: **303**  
 Date: **1/25/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IN115, Soil Area Version: 15  
 Area Symbol: IN155, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Corn	Soybeans	Winter wheat	Pasture	Grass legume hay	Tobacco
EdF	Eden flaggy silty clay, 25 to 50 percent slopes	86.57	28.6%		VIIe							
WbC2	Weisburg silt loam, 6 to 12 percent slopes, eroded	64.23	21.2%		IIIe	6	115	40	52	8	4	3150
CaD2	Carmel silt loam, 12 to 18 percent slopes, eroded	63.77	21.0%		IVe	4	75	26	30	5	3	
EcE2	Eden silty clay loam, 15 to 25 percent slopes, eroded	37.37	12.3%		IVe		45	16	18	3	2	
CnB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	17.99	5.9%		IIe	6	130	46	59	9	4	3120
SwD2	Switzerland silt loam, 12 to 18 percent slopes, eroded	13.93	4.6%		IVe		110	39	44	7	4	
CaE2	Carmel silt loam, 18 to 25 percent slopes, eroded	11.42	3.8%		VIe	3	75	26	30	5	3	
WbB2	Weisburg silt loam, 2 to 6 percent slopes, eroded	4.66	1.5%		IIe	6	125	44	56	8	4	3300
EdE3	Eden flaggy silty clay loam, 15 to 25 percent slopes, severely eroded	1.48	0.5%		VIe					2	1	
EdF2	Eden flaggy silty clay, 25 to 50 percent slopes	0.99	0.3%		VIIe							
EeE2	Eden silty clay loam, 15 to 50 percent slopes, eroded	0.44	0.1%		VIe							
WgC2	Weisburg silt loam, 6 to 12 percent slopes, eroded	0.15	0.0%		IIIe	6	115	40	52	8	4	3150
<b>Weighted Average</b>						<b>2.7</b>	<b>63.3</b>	<b>22.1</b>	<b>27.1</b>	<b>4.3</b>	<b>2.3</b>	<b>905.3</b>

Area Symbol: IN115, Soil Area Version: 15  
 Area Symbol: IN155, Soil Area Version: 20

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Proposed Survey Cost

**Jeff French and Associates, Project Surveyor of all farms. Cost divided equally between Buyer and Seller if needed to convey title.**

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

JEFFREY P. FRENCH & ASSOCIATES LAND SURVEYING, P.C.

244 NORTH MAIN STREET  
VERSAILLES, INDIANA 47042  
TELEPHONE: 812-689-5995  
www.frenchsurvey.com

To: Ron and Sherry Timms  
Dibble Trust  
5566 W Highway 56  
Rising Sun, Indiana 47040  
812-348-2064

November 27, 2017

Re: Proposed cost for division of Dibble Farm

Dear Ron and Sherry,

Thank you for contacting me regarding your project. Following is my proposal for surveying each of the 12 proposed tracts as if the entire farm is sold in individual tracts. If the farm sells in less, or combined, tracts the cost may be reduced. If random individual tracts are sold separately, but the main farms sells in a large tract which does not require a revised survey, individual surveys costs could be more. We normally survey farms of this size based upon our normal hourly rates with the intent not to exceed the total proposed cost.

We will prepare a survey and plat with descriptions that will be recorded in the Office of the Ohio County Recorder. The survey will meet or exceed all County and State requirements.

Tract 1, 17 acres: \$2200  
Tract 2, 39 acres: \$2500  
Tract 3, 13 acres: \$1200  
Tract 4, 13 acres: \$1600  
Tract 5, 62 acres: \$2800  
Tract 6, 45 acres, \$2800  
Tract 7, 105 acres: \$4000  
Tract 8, 19 acres: \$2500  
Tract 9, 41 acres: \$2000  
Tract 10, 25 acres: \$2000  
Tract 11, 38 acres: \$2500  
Tract 12, 4 acres: \$2000

**Proposed Cost of Survey: \$28,100**

**Normal Hourly Rates:**

**Field Crew: \$150.00 per hour**

**Office: \$75.00 per hour**

**The Following items will be billed additionally or separately based upon our hourly rates:**

Any changes or additions to the proposed project, or scope of project, from information provided by Client at commencement of this project, will be re-evaluated with the Client, and may be billed at our normal hourly rates.


If a title flaw is found in the course of this survey it may be necessary for Surveyor to obtain a legal opinion of title. Attorney or Abstract fees relating to clarifying title issues will be billed in addition to the previously estimated cost.

Courthouse copy and recording fees will be billed in addition to the previously stated estimate.

Surveyor will set monuments on each corner of the surveyed property. Additional iron pins set on property lines will be set at our normal hourly rates.

Thank you for giving my firm the opportunity to participate in your project. Please provide written or emailed authorization if you would like us to proceed.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey P. French". The signature is written in black ink and is positioned above the printed name and title.

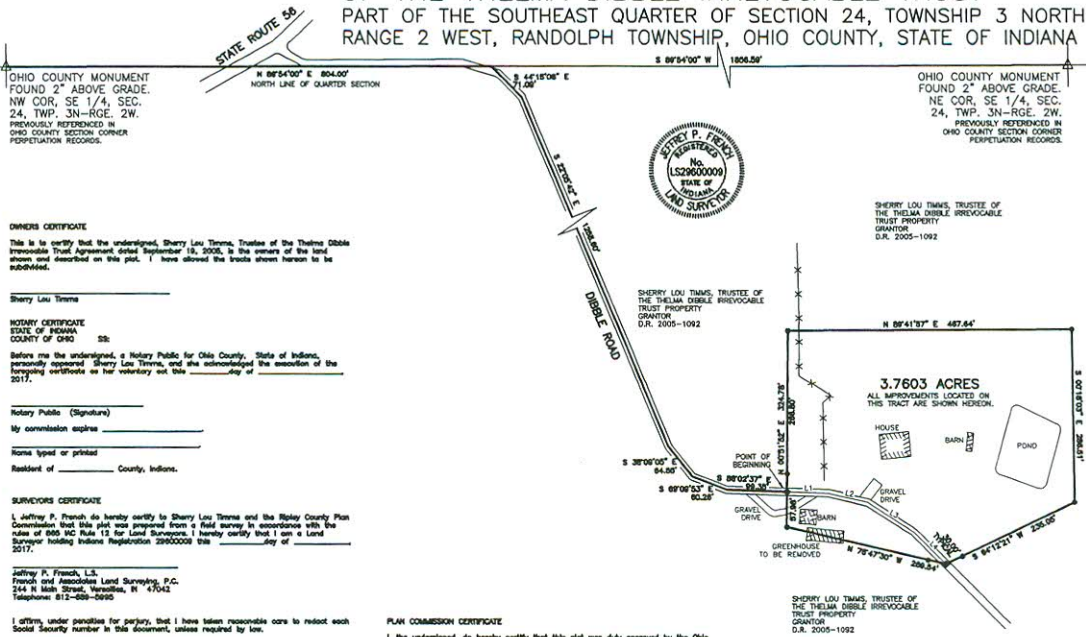
Jeffrey P. French,  
Registered Land Surveyor 29600009

# **EXCEPTION TRACTS 9 & 10**

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



# DIVISION SURVEY FOR SHERRY LOU TIMMS, TRUSTEE PART OF THE THELMA DIBBLE IRREVOCABLE TRUST RANGE 2 WEST, RANDOLPH TOWNSHIP, OHIO COUNTY, STATE OF INDIANA



**OWNERS CERTIFICATE**  
This is to certify that the undersigned, Sherry Lou Timms, Trustee of the Thelma Dibble Irrevocable Trust Agreement dated September 18, 2005, is the owner of the land shown and described on this plan. I have allowed the trade shown herein to be subdivided.

**NOTARY CERTIFICATE**  
STATE OF INDIANA  
COUNTY OF OHIO SS:  
Before me the undersigned, a Notary Public for Ohio County, State of Indiana, personally appeared Sherry Lou Timms, and she acknowledged the execution of the foregoing instrument as her voluntary act this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**Notary Public (Signature)**  
My commission expires \_\_\_\_\_  
Home typed or printed \_\_\_\_\_  
Resident of \_\_\_\_\_ County, Indiana.

**SURVEYORS CERTIFICATE**  
I, Jeffrey P. French do hereby certify to Sherry Lou Timms and the Ripley County Plan Commission that this plan was prepared from a field survey in accordance with the rules of 800 IAC Rule 13 for Land Surveys. I hereby certify that I am a Land Surveyor holding Indiana Registration 29600009 this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

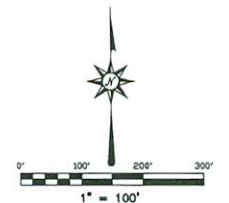
Jeffrey P. French, L.L.S.  
French and Associates Land Surveying, P.C.  
254 N. Main Street, Versailles, IN 47042  
Telephone: 812-428-2690

I affirm, under penalties for perjury, that I have taken reasonable care to recast each Social Security number in this document, unless required by law.  
Jeffrey P. French

**SURVEYORS REPORT**  
In accordance with IAC 805, Rule 12 the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of uncertainties in reference measurements, record descriptions and plats, lines of occupation and random errors in measurement (relative positional accuracy).  
The intent of this survey is to divide the 3.76 acres tract shown herein.  
The basis of bearings for this survey is GPS True North based upon WGS84 Datum. All perimeter lines of this tract are true lines plotted at bearings specified by the Grantor. Quarter section corners were found as shown herein. Land is enclosed by the plat of the centerline of Dibble Road.  
All iron pins and one 5/8" rebar (24 inches in length) with yellow identification caps marked J.P. French L.L.S. 9000009. The top of said iron pins are within 0.2" of adjacent ground grade. A log hole set in the public road were not level with adjacent street grade.  
A method of random traverse was used to survey the subject tract using a Nikon HP-322 Total Station, Trimble 580 GPS Equipment, and PCORSS. The survey was performed by Jeffrey P. French, L.L.S., Jordan Johnson, and Rick Dibble from January 23 through March 2, 2017.  
All buildings, surfaces, and subsurface improvements on and adjacent to the site are not necessarily shown. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead conductors or facilities which may affect the use or development of this tract.  
Every document of record reviewed and considered as a part of this plan is noted herein. No abstract of title, nor the contents, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this plan. The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Rural Survey as defined in IAC 805.

**PLAN COMMISSION CERTIFICATE**  
I, the undersigned, do hereby certify that this plan was duly approved by the Ohio County Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
Plan Commission Director

**DESCRIPTION**  
Part of the Southeast Quarter of Section 24, Township 3 North, Range 2 West, Randolph Township, Ohio County, Indiana described as follows:  
Commencing at an Ohio County Surveyors Monument found at the Northwest corner of the Southeast Quarter of said Section; thence North 88 degrees 54 minutes 00 seconds East, along the North line of said Quarter section, 804.00 feet to the approximate center of Dibble Road; thence along the center of Dibble Road the following five (5) courses: 1) South 44 degrees 15 minutes 05 seconds East a distance of 71.00 feet; 2) South 21 degrees 05 minutes 43 seconds East a distance of 1258.00 feet; 3) South 38 degrees 09 minutes 05 seconds East a distance of 64.25 feet; 4) South 08 degrees 08 minutes 53 seconds East a distance of 80.28 feet; 5) South 88 degrees 03 minutes 27 seconds East a distance of 81.25 feet to a log hole set at the POINT OF BEGINNING; thence North 00 degrees 31 minutes 52 seconds East a distance of 286.80 feet to an iron pin set this survey; thence North 89 degrees 41 minutes 57 seconds East a distance of 487.04 feet to an iron pin set this survey; thence South 03 degrees 18 minutes 03 seconds East a distance of 288.21 feet to an iron pin set this survey; thence South 64 degrees 12 minutes 21 seconds West a distance of 238.82 feet to a log hole set at the center of Dibble Road; thence North 78 degrees 47 minutes 30 seconds West a distance of 285.24 feet to an iron pin set this survey; thence North 02 degrees 51 minutes 02 seconds East a distance of 57.88 feet to the Point of Beginning.  
This tract contains 3.7603 acres from the land of Sherry Lou Timms, Trustee of the Thelma Dibble Irrevocable Trust Agreement dated September 18, 2005 (D.R. 2005-1092) that is subject to the Right-of-Way of Dibble Road and all encumbrances and Right-of-Ways of record.



FILE: DIBBLE-TIMMS.DWG/CRD 03-01-2017 BY JP FRENCH  
● = 5/8" IRON PIN WITH CAP SET  
◆ = MAG NAIL SET  
- - - = EXISTING FENCE LINE

THE BASIS OF BEARINGS FOR THIS SURVEY IS GPS TRUE NORTH BASED UPON WGS84 DATUM.

PROPERTY ADDRESS:  
2216 DIBBLE ROAD  
RISING SUN, INDIANA 47040

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

SHERRY LOU TIMMS, TRUSTEE OF THE THELMA DIBBLE IRREVOCABLE TRUST PROPERTY GRANTOR D.R. 2005-1092

# **MUNICIPAL WATER**

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

# **Dibble Trust Auction 12/19/17**

## **Rising Sun, Indiana**

### **MUNICIPAL WATER INFORMATION**

- All tracts are served by Aberdeen Pate Water Co. Inc., 6124 Hartford ridge Rd., Aurora, IN 47001.  
Phone: 877-208-0628  
812-438-3428  
Manager: Doug Henry (Cell) 812-584-5360  
Email: [APwater@live.com](mailto:APwater@live.com)
- \$1,200 Tap Fee plus \$100 membership/per meter
- Telephone interview with Doug Henry, he stated.
- The water company has an 8" diameter buried line on the south side of Hwy. 56. Also 3" diameter line on the north side.
- The water company has a 3" diameter buried line on the west side of Dibble Rd.
- The capacity is adequate on all lines for all tracts to have residence(s).

# **USDA RECORDS**

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

**USDA Farm 1124 Tract 1281**

Administered by: Ohio County, Indiana

Map prepared on: 5/17/2017  
 329.91 Tract acres  
 75.1 Cropland acres  
 0 CRP acres

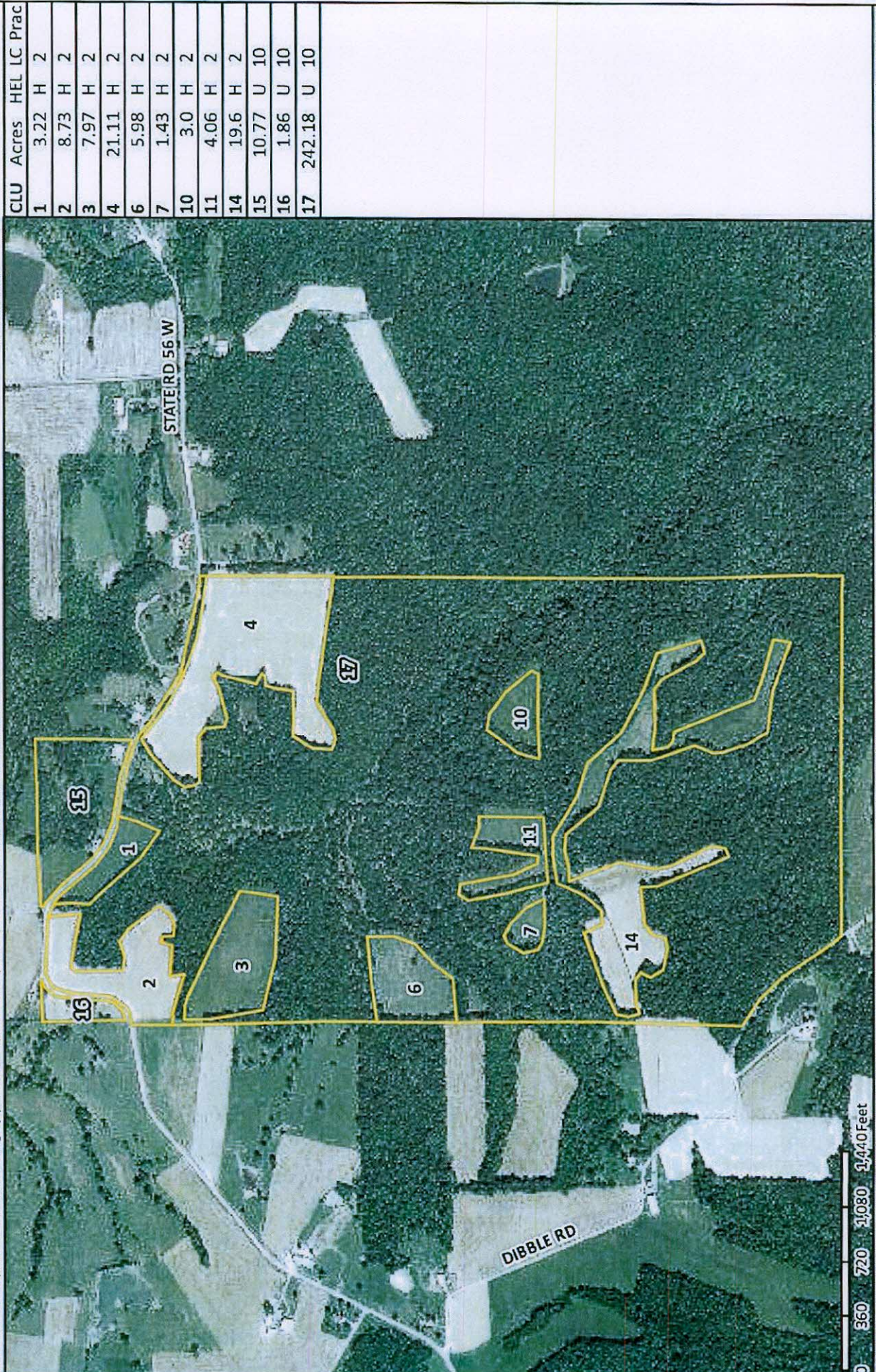
**Wetland Determination Identifiers:**

- Restricted Use
- ▼ Limited Restrictions *Ohio Co., IN*
- Exempt from Conservation Compliance Provisions

- CRP
- CLU



Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-05-17 09:47:22



CLU	Acres	HEL	LC	Prac
1	3.22	H	2	
2	8.73	H	2	
3	7.97	H	2	
4	21.11	H	2	
6	5.98	H	2	
7	1.43	H	2	
10	3.0	H	2	
11	4.06	H	2	
14	19.6	H	2	
15	10.77	U	10	
16	1.86	U	10	
17	242.18	U	10	

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

**USDA Farm 1124 Tract 1279**

Administered by: Ohio County, Indiana

Map prepared on: 5/17/2017  
 126.4 Tract acres  
 74.66 Cropland acres  
 0 CRP acres

CRP  
 CLU

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions *Ohio Co., IN*
- Exempt from Conservation Compliance



Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); DHS or Dynamap roads; FSA data 2017-05-17 09:47:22



0 180 360 540 720 Feet

CLU	Acres	HEL	LC	Prac
1	29.47	H	2	
2	7.7	H	2	
3	7.71	H	2	
4	6.48	H	2	
5	12.28	H	2	
6	11.02	H	2	
7	0.95	U	10	
8	0.76	U	10	
9	19.59	U	10	
10	30.44	U	10	

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



Abbreviated 156 Farm Record

Operator Name : JEFFREY A CRAIG  
 Farms Associated with Operator : 18-115-952, 18-115-1123, 18-115-1124  
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
456.31	149.76	149.76	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	149.76	0.00		0.00		0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	68.95	0.00	0	89	
Soybeans	19.95	0.00	0	39	
<b>TOTAL</b>	<b>88.90</b>	<b>0.00</b>			

NOTES

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Tract Number : 1279  
 Description : F5 /1A T3N R2W S24  
 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 : THE THELMA DIBBLE IRREVOCABLE TRUST  
 Other Producers : DOUGLAS A HUNT

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
126.40	74.66	74.66	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	74.66	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	34.37	0.00	0	89
Soybeans	9.95	0.00	0	39
<b>TOTAL</b>	<b>44.32</b>	<b>0.00</b>		

NOTES

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Abbreviated 156 Farm Record

Tract Number : 1281  
 Description : F5 /2A & 2B T3N R1W S19  
 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 : THE THELMA DIBBLE IRREVOCABLE TRUST  
 Other Producers : DOUGLAS A HUNT

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
329.91	75.10	75.10	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	75.10	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	34.58	0.00	0	89
Soybeans	10.00	0.00	0	39
<b>TOTAL</b>	<b>44.58</b>	<b>0.00</b>		

NOTES

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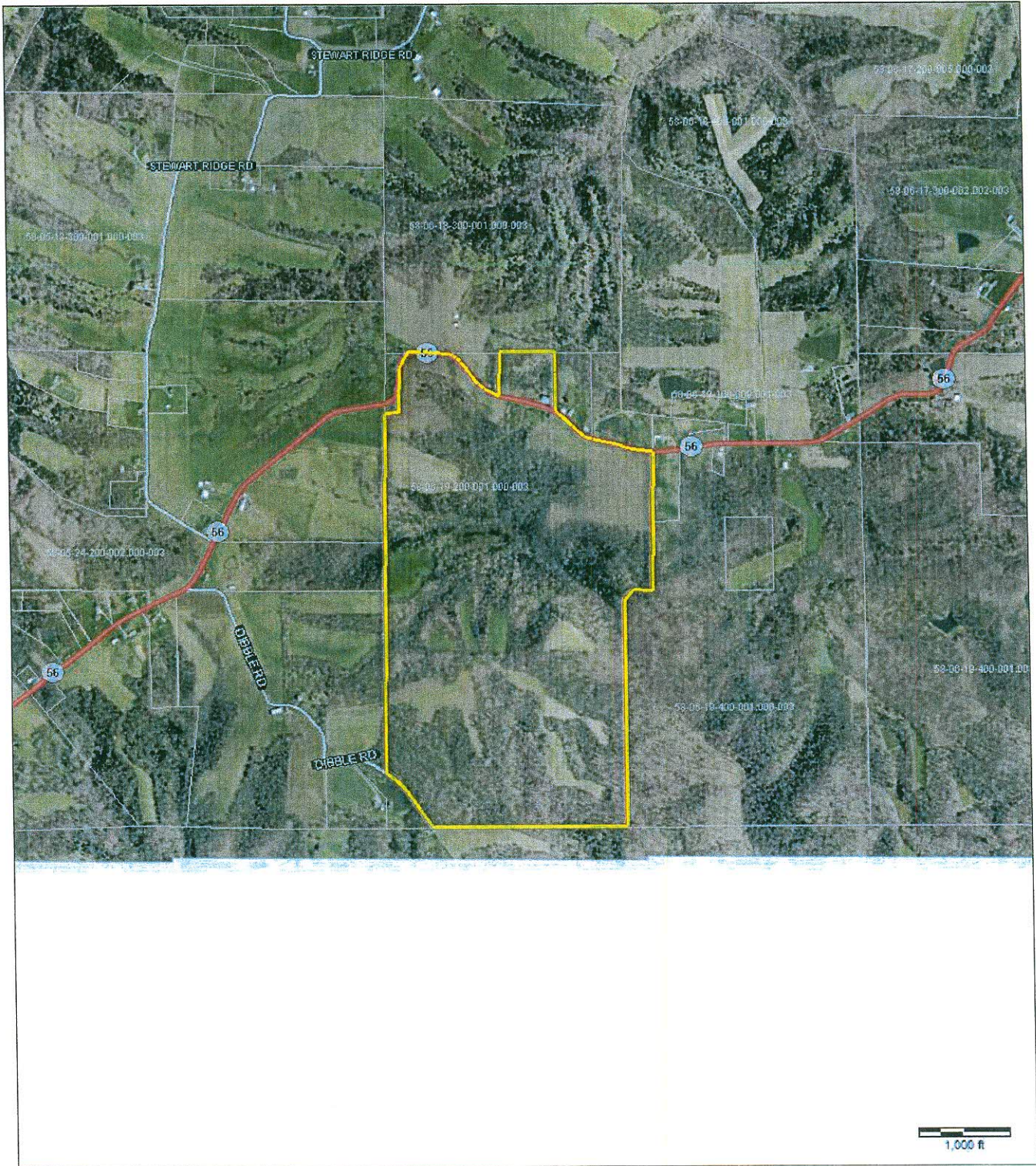
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# **PROPERTY CARDS**

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



Type notes here

303.004 AC.

Printed  
11/07/2017

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**Legal**

PT 19-3-1 115.169 AC 75.785 AC  
 .50 AC 111.55 AC

**Property Class 199**  
 Other Agricultural Use

**Location Information**

County Ohio  
 Township RANDOLPH TOWNSHIP  
 District 003 (Local )

**School Corp**  
 RISING SUN-OHIO COUNTY COMMUNITY

**Neighborhood 3500001-003**  
 Randolph Twp Homesites 003

**Location Address**  
 SR 56 W  
 Rising Sun, IN 47040

**Zoning**

199, Other Agricultural Use

**Characteristics**

Topography Rolling  
 Public Utilities Water, Electricity  
 Streets or Roads Paved

Printed Tuesday, November 7, 2017

**AGRICULTURAL**

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

Assessment Year	2017	2016	2015	2014	2013
Reason For Change	AA	OTHER	OTHER	AA	AA
As Of Date	05/09/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
<b>Land</b>	\$141,300	\$149,700	\$156,300	\$156,300	\$134,700
Land Res(1)	\$00	\$00	\$00	\$00	\$00
Land Non Res(2)	\$141,300	\$149,700	\$156,300	\$156,300	\$134,700
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
<b>Improvement</b>	\$10,200	\$11,000	\$34,100	\$35,000	\$35,300
Imp Res(1)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$10,200	\$11,000	\$34,100	\$35,000	\$35,300
<b>Total</b>	\$151,500	\$160,700	\$190,400	\$191,300	\$170,000
Total Res(1)	\$00	\$00	\$00	\$00	\$00
Total Non Res(2)	\$141,300	\$149,700	\$156,300	\$156,300	\$134,700
Total Non Res(3)	\$10,200	\$11,000	\$34,100	\$35,000	\$35,300

**Land Data**

Land Type	Soil ID	Size	Act Front	Adj Rate	Ext Value	Value
82	ROB2	0 3.6500	0	\$1,960	\$7,154	\$00
4	WBC2	0 48.3000	0	\$1,411	\$68,151	\$68,200
4	WBB2	0 2.8000	0	\$1,744	\$4,883	\$4,900
4	CNB2	0 16.1000	0	\$1,588	\$25,567	\$25,600
5	SWD2	0 1.5000	0	\$1,078	\$1,617	\$600
5	EDE3	0 0.7600	0	\$980	\$745	\$300
5	EDF	0 0.2800	0	\$980	\$274	\$100
5	CAD2	0 24.7000	0	\$980	\$24,206	\$9,700
5	ECE2	0 9.3200	0	\$980	\$9,134	\$3,600
5	CAE2	0 0.4500	0	\$980	\$441	\$200
6	WBC2	0 17.3500	0	\$1,411	\$24,481	\$4,900
6	SWD2	0 13.8500	0	\$1,078	\$14,930	\$3,000
6	CNB2	0 2.2500	0	\$1,588	\$3,573	\$700
6	CAE2	0 10.8000	0	\$980	\$10,584	\$2,100
6	WBB2	0 2.1500	0	\$1,744	\$3,750	\$700
6	EDE3	0 0.5000	0	\$980	\$490	\$100
6	EDF	0 94.7700	0	\$980	\$92,875	\$18,600
6	ECE2	0 24.6200	0	\$980	\$24,128	\$4,800
6	CAD2	0 43.6000	0	\$980	\$42,728	\$8,500
71	WBC2	0 0.5000	0	\$1,411	\$706	\$400
71	CNB2	0 0.2000	0	\$1,588	\$318	\$200

**Land Computations**

Calculated Acreage 321.25

Developer Discount 317.60

Parcel Acreage 317.60

General  
 Payments  
 Bills  
 Deductions  
 Assessments

### Owner and General Parcel Information

<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Tax History Data</b>	<a href="#">Show Tax History</a>
<b>Sketches</b>	<a href="#">Show Sketches(1)</a>
<b>Owner Name</b>	Dibble, Thelma Irrevocable Trust
<b>State Parcel Number</b>	58-06-19-200-001.000-003
<b>Parcel Number</b>	58-06-19-200-001.000-003
<b>Map Number</b>	003-06-19-200-001-000
<b>Legal Description</b>	PT 19-3-1 115.169 AC 75.785 AC .50 AC 111.55 AC
<b>Acreage</b>	302.995000
<b>Instrument Number</b>	
<b>Book Number</b>	2005
<b>Page Number</b>	1092
<b>Location Address</b>	SR 56 W Rising Sun,IN 47040
<b>Owner Address</b>	5566 SR 56 W RISING SUN,IN 47040

### Payment History Information

Pay Date	Tax Year	Paid By	Amount
11/02/2017	2016	Dibble, Thelma Irrevocable Trust	1266.08
05/04/2017	2016	Dibble, Thelma Irrevocable Trust	1266.08
10/24/2016	2015	Dibble, Thelma Irrevocable Trust	1411.44
05/06/2016	2015	Dibble, Thelma Irrevocable Trust	1411.44
11/05/2015	2014	Dibble, Thelma Irrevocable Trust	1024.70
04/27/2015	2014	Dibble, Thelma Irrevocable Trust	1024.70
10/28/2014	2013	Dibble, Thelma Irrevocable Trust	786.59
05/02/2014	2013	Dibble, Thelma Irrevocable Trust	786.59
11/04/2013	2012	Dibble, Thelma Irrevocable Trust	681.28
05/06/2013	2012	Dibble, Thelma Irrevocable Trust	681.28
11/01/2012	2011	Dibble, Thelma Irrevocable Trust	590.38
04/30/2012	2011	Dibble, Thelma Irrevocable Trust	590.38
11/07/2011	2010	Dibble, Thelma Irrevocable Trust	516.09
05/05/2011	2010	Dibble, Thelma Irrevocable Trust	516.09
11/05/2010	2009	Dibble, Thelma Irrevocable Trust	413.97
04/22/2010	2009	Dibble, Thelma Irrevocable Trust	413.97
11/02/2009	2008	Dibble, Thelma Irrevocable Trust	496.62
06/02/2009	2008	Dibble, Thelma Irrevocable Trust	496.62
11/10/2008	2007	Dibble, Thelma Irrevocable Trust	513.08
06/24/2008	2007	Dibble, Thelma Irrevocable Trust	513.08
11/08/2007	2006	Dibble, Thelma Irrevocable Trust	419.64
06/21/2007	2006	Dibble, Thelma Irrevocable Trust	419.64
11/09/2006	2005	Dibble, Thelma Irrevocable Trust	469.69
05/09/2006	2005	Dibble, Thelma Irrevocable Trust	469.69
10/03/2005	2004	Dibble Thelma Trustee Of The Dibble Family Trust	444.73
04/08/2005	2004	Dibble Thelma Trustee Of The Dibble Family Trust	444.73
11/09/2004	2003	Dibble Thelma Trustee Of The Dibble Family Trust	436.92

05/07/2004	2003	Dibble Thelma Trustee Of The Dibble Family Trust	436.92
11/10/2003	2002	Dibble, Luella	410.05
07/25/2003	2002	Dibble Thelma Trustee Of The Dibble Family Trust	410.05
11/07/2002	2001	Dibble Thelma Trustee Of The Dibble Family Trust	430.71
04/25/2002	2001	Dibble, Luella	430.71

## TaxBill History Information

Tax Year	Spring	Fall
<b>2016 PAY 2017</b>	<b>1266.08</b>	<b>1266.08</b>
RANDOLPH TWP	1266.08	1266.08
<b>2015 PAY 2016</b>	<b>1411.44</b>	<b>1411.44</b>
RANDOLPH TWP	1411.44	1411.44
<b>2014 PAY 2015</b>	<b>1024.70</b>	<b>1024.70</b>
RANDOLPH TWP	1024.70	1024.70
<b>2013 PAY 2014</b>	<b>786.59</b>	<b>786.59</b>
RANDOLPH TWP	786.59	786.59
<b>2012 PAY 2013</b>	<b>681.28</b>	<b>681.28</b>
RANDOLPH TWP	681.28	681.28
<b>2011 PAY 2012</b>	<b>590.38</b>	<b>590.38</b>
RANDOLPH TWP	590.38	590.38
<b>2010 PAY 2011</b>	<b>516.09</b>	<b>516.09</b>
RANDOLPH TWP	516.09	516.09
<b>2009 PAY 2010</b>	<b>413.97</b>	<b>413.97</b>
RANDOLPH TWP	413.97	413.97
<b>2008 PAY 2009</b>	<b>496.62</b>	<b>496.62</b>
RANDOLPH TWP	496.62	496.62
<b>2007 PAY 2008</b>	<b>513.08</b>	<b>513.08</b>
RANDOLPH TWP	513.08	513.08
<b>2006 PAY 2007</b>	<b>419.64</b>	<b>419.64</b>
RANDOLPH TWP	419.64	419.64
<b>2005 PAY 2006</b>	<b>469.69</b>	<b>469.69</b>
RANDOLPH TWP	469.69	469.69
<b>2004 PAY 2005</b>	<b>444.73</b>	<b>444.73</b>
RANDOLPH TWP	444.73	444.73
<b>2003 PAY 2004</b>	<b>436.92</b>	<b>436.92</b>
RANDOLPH TWP	436.92	436.92
<b>2002 PAY 2003</b>	<b>410.05</b>	<b>410.05</b>
RANDOLPH TWP	410.05	410.05
<b>2001 PAY 2002</b>	<b>430.71</b>	<b>430.71</b>
RANDOLPH TWP	430.71	430.71

\$ 2,532.16 / yr.

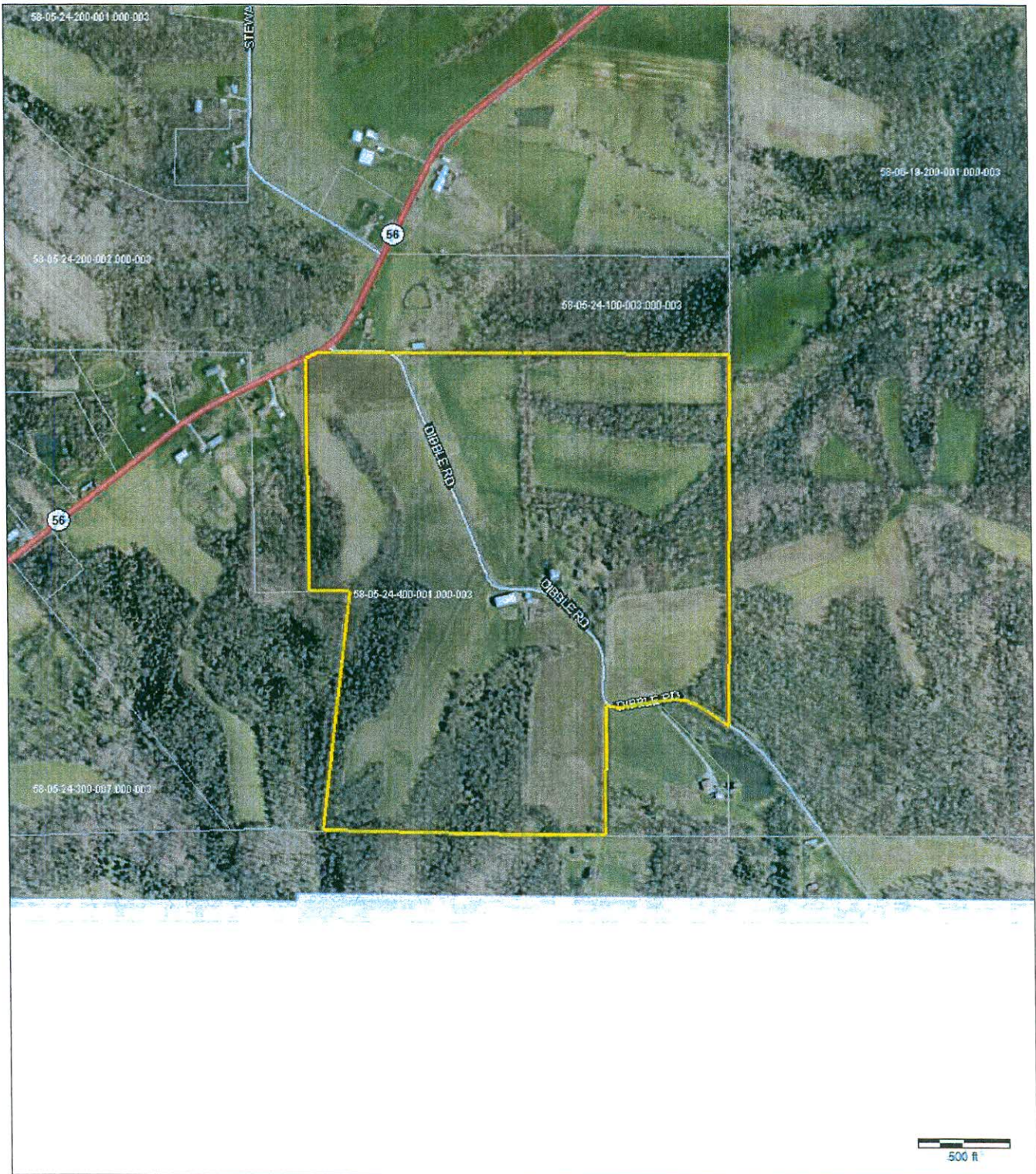
Deduction History  
Information

Tax Year	Amount
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## Assessment History Information

Tax Year	Amount
<b>2016 PAY 2017</b>	<b>160700</b>
Non-Residential Improvements	11000
Non-Residential Land	149700
<b>2015 PAY 2016</b>	<b>190400</b>
Non-Residential Improvements	34100

Non-Residential Land	156300
<b>2014 PAY 2015</b>	<b>191300</b>
Non-Residential Land	156300
Non-Residential Improvements	35000
<b>2013 PAY 2014</b>	<b>170000</b>
Non-Residential Land	134700
Non-Residential Improvements	35300
<b>2012 PAY 2013</b>	<b>155100</b>
Non-Residential Improvements	30300
Non-Residential Land	124800
<b>2011 PAY 2012</b>	<b>138700</b>
Non-Residential Improvements	23700
Non-Residential Land	115000
<b>2010 PAY 2011</b>	<b>122500</b>
Non-Residential Improvements	23700
Non-Residential Land	98800
<b>2009 PAY 2010</b>	<b>119800</b>
Non-Residential Improvements	23700
Non-Residential Land	96100
<b>2008 PAY 2009</b>	<b>115600</b>
Non-Residential Improvements	23700
Non-Residential Land	91900
<b>2007 PAY 2008</b>	<b>111100</b>
Non-Residential Improvements	23700
Non-Residential Land	87400



Type notes here

127.975 AC

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04/08/2005	2004	Dibble Thelma Trustee Of The Dibble Family Trust	447.42
11/09/2004	2003	Dibble Thelma Trustee Of The Dibble Family Trust	437.25
05/07/2004	2003	Dibble Thelma Trustee Of The Dibble Family Trust	437.25
11/10/2003	2002	Dibble, Luella	410.04
07/25/2003	2002	Dibble Thelma Trustee Of The Dibble Family Trust	410.04
11/07/2002	2001	Dibble Thelma Trustee Of The Dibble Family Trust	385.00
04/25/2002	2001	Dibble, Luella	385.00

## TaxBill History Information

Tax Year	Spring	Fall
<b>2016 PAY 2017</b>	<b>1381.89</b>	<b>1381.89</b>
RANDOLPH TWP	1381.89	1381.89
<b>2015 PAY 2016</b>	<b>1286.16</b>	<b>1286.16</b>
RANDOLPH TWP	1286.16	1286.16
<b>2014 PAY 2015</b>	<b>949.17</b>	<b>949.17</b>
RANDOLPH TWP	949.17	949.17
<b>2013 PAY 2014</b>	<b>752.81</b>	<b>752.81</b>
RANDOLPH TWP	752.81	752.81
<b>2012 PAY 2013</b>	<b>701.48</b>	<b>701.48</b>
RANDOLPH TWP	701.48	701.48
<b>2011 PAY 2012</b>	<b>936.86</b>	<b>936.86</b>
RANDOLPH TWP	936.86	936.86
<b>2010 PAY 2011</b>	<b>883.89</b>	<b>883.89</b>
RANDOLPH TWP	883.89	883.89
<b>2009 PAY 2010</b>	<b>709.07</b>	<b>709.07</b>
RANDOLPH TWP	709.07	709.07
<b>2008 PAY 2009</b>	<b>844.16</b>	<b>844.16</b>
RANDOLPH TWP	844.16	844.16
<b>2007 PAY 2008</b>	<b>864.98</b>	<b>864.98</b>
RANDOLPH TWP	864.98	864.98
<b>2006 PAY 2007</b>	<b>835.12</b>	<b>835.12</b>
RANDOLPH TWP	835.12	835.12
<b>2005 PAY 2006</b>	<b>736.69</b>	<b>736.69</b>
RANDOLPH TWP	736.69	736.69
<b>2004 PAY 2005</b>	<b>447.42</b>	<b>447.42</b>
RANDOLPH TWP	447.42	447.42
<b>2003 PAY 2004</b>	<b>437.25</b>	<b>437.25</b>
RANDOLPH TWP	437.25	437.25
<b>2002 PAY 2003</b>	<b>410.04</b>	<b>410.04</b>
RANDOLPH TWP	410.04	410.04
<b>2001 PAY 2002</b>	<b>385.00</b>	<b>385.00</b>
RANDOLPH TWP	385.00	385.00

\$ 2,763.78/yr.

## Deduction History Information

Tax Year	Amount
<b>2004 PAY 2005</b>	<b>38000</b>
Mortgage	3000
Homestead	35000
<b>2003 PAY 2004</b>	<b>38000</b>
Mortgage	3000
Homestead	35000



<b>2002 PAY 2003</b>	<b>38000</b>
Mortgage	3000
Homestead	35000
<b>2001 PAY 2002</b>	<b>9000</b>
Homestead	6000
Mortgage	3000

## Assessment History Information

<b>Tax Year</b>	<b>Amount</b>
<b>2016 PAY 2017</b>	<b>175400</b>
Residential Improvements	46400
Residential Land	20600
Non-Residential Improvements	14200
Non-Residential Land	94200
<b>2015 PAY 2016</b>	<b>173500</b>
Residential Improvements	41600
Residential Land	19500
Non-Residential Land	98500
Non-Residential Improvements	13900
<b>2014 PAY 2015</b>	<b>177200</b>
Residential Land	22700
Residential Improvements	43400
Non-Residential Land	98500
Non-Residential Improvements	12600
<b>2013 PAY 2014</b>	<b>162700</b>
Residential Land	22700
Residential Improvements	42600
Non-Residential Land	84700
Non-Residential Improvements	12700
<b>2012 PAY 2013</b>	<b>159700</b>
Non-Residential Improvements	14300
Non-Residential Land	78400
Residential Improvements	44300
Residential Land	22700
<b>2011 PAY 2012</b>	<b>220100</b>
Non-Residential Improvements	11500
Residential Land	30000
Residential Improvements	104300
Non-Residential Land	74300
<b>2010 PAY 2011</b>	<b>209800</b>
Non-Residential Improvements	11500
Residential Land	30000
Non-Residential Land	64000
Residential Improvements	104300
<b>2009 PAY 2010</b>	<b>205200</b>
Non-Residential Improvements	11500
Residential Land	30000
Residential Improvements	101800
Non-Residential Land	61900
<b>2008 PAY 2009</b>	<b>196500</b>
Residential Improvements	95600
Non-Residential Land	59400
Non-Residential Improvements	11500
Residential Land	30000

<b>2007 PAY 2008</b>	<b>187300</b>
Non-Residential Land	86400
Non-Residential Improvements	100900

**Notes**

**Transfer Of Ownership**

**Ownership**

**Legal**

**General Information**

**Parcel Number**  
58-05-24-400-001-000-003  
**Parent Parcel Number**  
003-05-24-400-001-000

**Date**      **Owner**      **Doc ID**      **Code**      **Book/Page**      **Sale Price**  
09/30/2005      Dibble, Thelma Irrev      20051092                     \$00  
09/30/2005      DIBBLE THELMA      20051091                     \$00  
01/01/1900      DIBBLE THELMA R TRUS

**Date**      **Owner**  
09/30/2005      Dibble, Thelma Irrevocable Trust  
09/30/2005      Sherry Lou Timms Trustee  
01/01/1900      RISING SUN, IN 47040

**PT 24-3-2**      **127.975 AC PT SE1/4**

**Parcel Number**  
58-05-24-400-001-000-003  
**Parent Parcel Number**  
003-05-24-400-001-000

**Legal**

**Transfer Of Ownership**

**Ownership**

**Legal**

**General Information**

**Property Class 101**  
Cash Grain/General Farm

**Assessment Year**      2017      2016      2015      2014      2013

**Reason For Change**      AA      OTHER      OTHER      AA      AA

**As Of Date**      05/09/2017      01/01/2016      03/01/2015      03/01/2014      03/01/2013

**Valuation Method**      Indiana Cost Mod      Indiana Cost Mod      Indiana Cost Mod      Indiana Cost Mod      Indiana Cost Mod

**Location Information**

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

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

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

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

**County**  
Ohio

**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**

**Notice Required**

**Township**  
RANDOLPH TOWNSHIP

**Land**      \$109,500      \$114,800      \$118,000      \$121,200      \$107,400

**Land Res(1)**      \$17,300      \$16,800      \$16,000      \$18,600      \$18,600

**Land Non Res(2)**      \$92,200      \$98,000      \$102,000      \$102,600      \$88,800

**Land Non Res(3)**      \$00      \$00      \$00      \$00      \$00

**School Corp**  
RISING SUN-OHIO COUNTY COMMUNITY

**Improvement**      \$59,300      \$60,600      \$55,500      \$56,000      \$55,300

**Imp Res(1)**      \$45,600      \$46,400      \$41,600      \$43,400      \$42,600

**Imp Non Res(2)**      \$00      \$00      \$00      \$00      \$00

**Imp Non Res(3)**      \$13,700      \$14,200      \$13,900      \$12,600      \$12,700

**Neighborhood 3500002-003**  
Randolph Twp Homesites West 003

**Total**      \$168,800      \$175,400      \$173,500      \$177,200      \$162,700

**Total Res(1)**      \$62,900      \$63,200      \$57,600      \$62,000      \$61,200

**Total Non Res(2)**      \$92,200      \$98,000      \$102,000      \$102,600      \$88,800

**Total Non Res(3)**      \$13,700      \$14,200      \$13,900      \$12,600      \$12,700

**Location Address**  
2216 Dibble RD

**Land Type**      82

**Soil ID**      ROB2

**Act Front**      0

**Act Front**      0

**Zoning**

**Size**      2,7400

**Adj Rate**      \$1,960

**Ext Value**      \$5,370

**Ext Value**      \$5,370

**Characteristics**

**Topography**  
Level, Rolling

**Public Utilities**  
Water, Electricity

**Streets or Roads**  
Paved

**Streets or Roads**  
Paved

**Land Computations**

**Calculated Acreage**      132.64

**Developer Discount**      129.90

**Parcel Acreage**

**Parcel Acreage**

**Printed Tuesday, November 7, 2017**

**Printed Tuesday, November 7, 2017**

**Printed Tuesday, November 7, 2017**

**Printed Tuesday, November 7, 2017**

**Printed Tuesday, November 7, 2017**

General Information		Plumbing	
Occupancy	Description	#	TF
Single-Family R 01	Single-Family R 01	2	6
2.00	Full Bath	1	3
30 Older 2 story 1990 & older	Half Bath	1	1
2646 sqft	Kitchen Sinks	1	1
	Water Heaters	1	1
	Add Fixtures	1	1
	Total	6	12

Accommodations	
Bedrooms	5
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type	
Central Warm Air	

Roofing	
Area	Value
Wood Deck	48
Porch, Open Frame	156
Porch, Open Frame	105

Exterior Features	
Description	Value
Wood Deck	48
Porch, Open Frame	156
Porch, Open Frame	105

Floor Finish		Cost Ladder	
Floor	Constr	Base	Finish
1	Wood Frame	1785	1785
2	Wood Frame	861	861
3			
4			
1/4			
1/2			
3/4			
Attic	Wood Frame	256	0
Bsmt			
Crawl			1785
Slab			



Specialty Plumbing		Count	Value
Description			

Summary Of Improvements						
Description	Year	Eff	Co	nd	Size	Mrkt
Single-Family R 01	D+2	1900	F	F	572 sqft	100%
Utility Shed R 01	D	1900	F	F	4860 sqft	100%
Barn, Pole (T3) R 01	D	1975	A	A	420 sqft	100%
Barn, Bank & Flat (T2) R 01	D	1920	VP	VP		100%

General  
 Payments  
 Bills  
 Deductions  
 Assessments

### Owner and General Parcel Information

<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Tax History Data</b>	<a href="#">Show Tax History</a>
<b>Images</b>	<a href="#">Show Images(2)</a>
<b>Sketches</b>	<a href="#">Show Sketches(1)</a>
<b>Owner Name</b>	Dibble, Thelma Irrevocable Trust
<b>State Parcel Number</b>	58-05-24-400-001.000-003
<b>Parcel Number</b>	58-05-24-400-001.000-003
<b>Map Number</b>	003-05-24-400-001-000
<b>Legal Description</b>	PT 24-3-2 127.975 AC PT SE1/4
<b>Acreage</b>	127.975000
<b>Instrument Number</b>	
<b>Book Number</b>	2005
<b>Page Number</b>	1092
<b>Location Address</b>	2216 Dibble RD Rising Sun, IN 47040
<b>Owner Address</b>	5566 SR 56 W RISING SUN, IN 47040

### Payment History Information

Pay Date	Tax Year	Paid By	Amount
11/02/2017	2016	Dibble, Thelma Irrevocable Trust	1381.89
05/04/2017	2016	Dibble, Thelma Irrevocable Trust	1381.89
10/24/2016	2015	Dibble, Thelma Irrevocable Trust	1286.16
05/06/2016	2015	Dibble, Thelma Irrevocable Trust	1286.16
11/05/2015	2014	Dibble, Thelma Irrevocable Trust	949.17
04/27/2015	2014	Dibble, Thelma Irrevocable Trust	949.17
10/28/2014	2013	Dibble, Thelma Irrevocable Trust	752.81
05/02/2014	2013	Dibble, Thelma Irrevocable Trust	752.81
11/04/2013	2012	Dibble, Thelma Irrevocable Trust	701.48
05/06/2013	2012	Dibble, Thelma Irrevocable Trust	701.48
11/01/2012	2011	Dibble, Thelma Irrevocable Trust	936.86
04/30/2012	2011	Dibble, Thelma Irrevocable Trust	936.86
11/07/2011	2010	Dibble, Thelma Irrevocable Trust	883.89
05/05/2011	2010	Dibble, Thelma Irrevocable Trust	883.89
11/05/2010	2009	Dibble, Thelma Irrevocable Trust	709.07
04/22/2010	2009	Dibble, Thelma Irrevocable Trust	709.07
11/02/2009	2008	Dibble, Thelma Irrevocable Trust	844.16
06/02/2009	2008	Dibble, Thelma Irrevocable Trust	844.16
11/10/2008	2007	Dibble, Thelma Irrevocable Trust	864.98
06/24/2008	2007	Dibble, Thelma Irrevocable Trust	864.98
11/08/2007	2006	Dibble, Thelma Irrevocable Trust	835.12
06/21/2007	2006	Dibble, Thelma Irrevocable Trust	835.12
11/09/2006	2005	Dibble, Thelma Irrevocable Trust	736.69
05/09/2006	2005	Dibble, Thelma Irrevocable Trust	736.69
10/03/2005	2004	Dibble Thelma Trustee Of The Dibble Family Trust	447.42

# **TAX INFORMATION**

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

# Thelma Dibble Irrevocable Trust

421± Acres, Ohio County, IN

Estimated 2017 Payable Tax  
Per Tax Parcel/Year

## Tracts 1 Thru 12


Tax Parcel #1	303 Acres	Tracts 1 thru 8	\$2,532.16 or \$8.35/ac.
Tax Parcel #2	127 Acres	Tracts 9 thru 12	\$2,763.78
			<u>Less 80% Imp.</u> \$17.68/yr. \$13.80/ac.
Total Estimated Tax	\$5,295.94/yr.		

\*Information provided by Schrader Real Estate and Auction Co. for auction on 12/19/17 taken from 2017 Ohio County tax records. This information is not warranted.

# **TITLE COMMITMENT**

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



 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Commitment</b>	

**COMMITMENT FOR TITLE INSURANCE**

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**First American Title Insurance Company**



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**AMERICAN  
LAND TITLE  
ASSOCIATION**



## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
**First American Title Insurance Company**

**Transaction Identification Data for reference only:**

Issuing Agent: Dearborn Title Insurance, Inc.  
Issuing Office: 210 West High Street, Lawrenceburg, IN 47025  
ALTA® Universal ID:  
Loan ID Number:  
Commitment Number: 2017735  
Issuing Office File Number: 2017735  
Property Address: 2216 Dibble Rd., Rising Sun, IN 47040  
Highway 56 W, Rising Sun, IN 47040  
Revision Number:

**1. Commitment Date:** November 03, 2017 at 8:30 AM

<b>2. Policy to be issued:</b>	<b>Proposed Policy Amount</b>
(a) ALTA Owner's Policy      Standard	T.B.D.
Proposed Insured:      TBD	
(b) ALTA Loan Policy      Standard	T.B.D.
Proposed Insured:      TBD	

**3. The estate or interest in the Land described or referred to in this Commitment is:**

Fee Simple

**4. Title to the said estate or interest in the Land is at the Commitment Date hereof vested in:**

Sherry Lou Timms, Trustee of the Thelma Dibble Irrevocable Trust Agreement dated Sept. 19, 2005

**5. The Land is described as follows:**

**RANDOLPH TOWNSHIP:** A part of the Southwest Quarter of Section 19, Township 3, Range 1 West, beginning at the Southwest corner of said Section, thence running North along the Section line to a stake 11 chains South of the Quarter corner; thence East 39.50 chains to the Quarter section line; thence South 29 chains to the Quarter section corner; thence West 39.50 chains to the place of beginning containing 114.55 acres.

**RANDOLPH TOWNSHIP:** A part of the West Half of Section 19, Township 3, Range 1 West of the First Principal Meridian, and bounded as follows: Beginning at the Northwest corner of said Section; thence South 50.94 chains; thence North 89°44' East 20.70 chains; thence North 5° East 37.87 chains; thence North 55° East 5.76 chains to a stake on the North side of the road; thence North 9.90 chains to the Section line; thence West 9.52 chains; thence South 7.50 chains to the road; thence North 58° West 4.20 chains; thence North 37° West 6.60 chains to the Section line; thence West 11.67 chains to the beginning, containing one hundred and eighteen and sixteen hundredths (118.16) acres. **EXCEPTING THEREFROM: RANDOLPH TOWNSHIP:** A part of the Northwest Quarter of Section 19, Township 3, Range 1 West: beginning at the Northwest corner of said Section 19 and running thence East 276 feet to a point on the northern right-of-way of State Highway #56; thence South 25 feet to the center of said road; thence on the centerline of said road the next two courses, South 42° West 152 feet and South 1° West 271 feet; thence South 273 feet to a corner; thence West 165 feet to a corner on West section line; thence North 687 feet to the beginning, containing 3 acres, subsequently

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File No. 2017735

ALTA Commitment For Title Insurance Schedule 8-1-16 ID PH

Page 1 of 4



**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
**First American Title Insurance Company**

conveyed by Naomi B. Dibble, a widow to Ernest C. Chase and wife, by deed dated February 28, 1976 recorded in Ohio County, Indiana Deed Record 17 at page 588.

**RANDOLPH TOWNSHIP:** A part of the West half of Section 19, Township 3, Range 1 West of the First Principal Meridian, bounded as follows: Beginning at the Quarter Section corner on the North line of said Section; thence West 10.63 chains; thence South 9.09 chains to a stake on the North side of the road; thence South 55° West 5.76 chains; thence South 5° West 37.87 chains to a stake; thence North 89° 44' East 18.80 chains to the Quarter Section line; thence North to the center of the Section; thence East 5.69 chains; thence North to H. Detmer's line; thence north 81° 53' West 5.75 chains; thence North 10.10 chains to the beginning containing Ninety-four and seventy-nine hundredths (94.79) acres. **EXCEPTING THEREFROM: RANDOLPH TOWNSHIP:** Being part of the North One-half of Section 19, Township 3 North, Range 1 West of the First Principal Meridian, in Randolph Township, Ohio County, Indiana, described as follows: Beginning at a re-bar marking the Northeast Corner of the of the Northwest Quarter of Section 19, T3N, R1W; thence along the boundary of lands now owned by Thelma R. Dibble, formerly lands of Francis P. Dibble and Naomi B. Dibble (D.R. 11, P. 179) the following three courses: thence S 0° 00' 00" W along the East line of said NW 1/4, also being along a fence line, 640.87 feet to a re-bar; thence S 84° 43' 10" E along a fence line, 381.89 feet to a re-bar; thence S 00° 04' 26" E, 418.35 feet to an existing railroad spike in the center of S.R. 56; thence along the centerline of said S.R. 56 the following six courses; thence N 85° 54' 17" W, 185.85 feet to a P.K. nail; thence N 79° 41' 51" W, 90.92 feet to a P.K. nail; thence N 74° 03' 51" W, 154.33 feet to a P.K. nail; thence N 77° 09'48" W, 98.16 feet to a P.K. nail; thence N 79° 38'33"W, 122.90 feet to a P.K. nail; thence N 74° 51' 53" W, 43.15 feet to a railroad spike; thence leaving said road N 00° 00' E, 960.46 feet to a re-bar in the North line of said Section 19, thence N 88° 41' 51" E along said Section line, also being along a fence line, 300.76 feet to the point of beginning, containing 10.504 acres. **FURTHER EXCEPTING THEREFROM: RANDOLPH TOWNSHIP:** Being a part of the Northwest Quarter of Section 19, Township 3 North, Range 1 West of the First Principal Meridian located in Randolph Township, Ohio County, Indiana, described as follows: Commencing at a re-bar marking the Northeast corner of the Northwest Quarter of Section 19, T3N, R1W, also being the Northwest corner of a 10.504 acre tract of land the following two courses; thence S 88° 41' 53" W, along the North line of said Section 19, 300.76 feet to a re-bar and the point of beginning; thence S 00° 00' 00" E, 960.46 feet to a railroad spike in the center of SR. 56; thence along the centerline of said S.R. 56 the following eight courses: thence N 74° 51' 25" W, 37.30 feet to a P.K. nail; thence N 65° 48' 00" W, 65.21 feet to a P.K. nail; thence N 56° 33' 43" W, 58.52 feet to a P.K. nail; thence N 50° 08' 40" W, 58.77 feet to a P.K. nail: thence 47° 53' 08" W, 163.06 feet to a P.K. nail; thence N 52° 44" 15" W, 61.58 feet to a P.K. nail; thence N 59° 15' 27" W, 61.19 feet to a P.K. nail; N 66° 39' 59"W, 94.20 feet to a P.K. nail; thence leaving said road N 20° 40' 49" E, 131.29 feet to a re-bar: thence N 00° 00' 00" E, 505.74 feet to re-bar in the North line of said Section 19; thence N 88° 41' 53" E, 452.24 feet to the point of beginning, containing 8.501 acres.

**RANDOLPH TOWNSHIP:** A part of Section 19, Township 3, Range 1, described as follows: Beginning at a point 9 rods East of the Northwest corner of the Southeast Quarter of Section 19, Township 3, Range 1, running West 9 rods to the Northwest corner of said Quarter; thence at a right angle South along the Quarter section line 16 rods; thence in a Northeasterly direction 18 rods to the place of beginning, containing (1/2) acre more or less.

**RANDOLPH TOWNSHIP:** The North-half of the Southeast Quarter of Section 24, township 3 North, Range 2 West, containing 80 acres, more or less. **EXCEPTING THEREFROM: RANDOLPH TOWNSHIP:** A three cornered piece of ground lying and being on the Northwest or right hand side of the Rising Sun Aberdeen Pike, and abutting said pike, supposed to contain 3/4 of an acre. **FURTHER EXCEPTING THEREFROM: RANDOLPH TOWNSHIP:** A part of the North half of the Southeast Quarter of Section 24, Township 3 North, Range 2 West in Ohio County, Indiana; beginning at a nailhead in the center of State Highway No. 56 at the intersection of the Highway right of way and the North-South half section line of said Section 24, also being

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**ALTA COMMITMENT FOR TITLE INSURANCE  
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ISSUED BY  
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184 feet South of the Northwest corner of the southeast Quarter of Section 24, Township 3 North, Range 2 West, running thence south 1131 feet, in part on a fence to a corner; thence East 300 feet on a fence; thence North 1 deg. West 1242 feet to nailhead in the center of State Highway No. 56; thence on the centerline of said road South 71 deg. West 300 feet to place of beginning, containing 8.122 acres, more or less.

**RANDOLPH TOWNSHIP:** Part of the Southeast Quarter of Section 24, Township 3, Range 2 West, described as follows; Beginning at the Southeast corner of said Quarter; thence North 20 Chains; thence east 32 chains; thence South 7 1/4 deg. West 20.16 chains to south line of said Quarter; thence East on said line to the place of beginning, containing 67.06 acres, more or less. **EXCEPTING THEREFROM: RANDOLPH TOWNSHIP:** Being part of the Southeast Quarter of Section 24, Township 3 North, Range 2 West of the First Principal Meridian located in Randolph Township, Ohio County, Indiana, described as follows: Beginning at an iron pin marking the Southeast Corner of Section 24, T3N, R2W; thence N 89° 33' 28" W, along the South line of Section 24, also being the Ohio-Switzerland County line, 674.82 feet to a re-bar, thence N 00° 00' 00"W, 718.13 feet to a magnetic nail in the center of Dibble Road; thence along the centerline of said Dibble Road the following three courses: thence S 59° 45' 13"E, 41.89 feet to a magnetic nail; thence S 87° 42' 36"E, 38.57 feet to a magnetic nail; thence 80° 12' 12"E, 216.57 feet to a P.K. nail marking the Northwest corner of a 5.401 acre tract of land; thence along the Westerly boundary of said 5.401 acre tract of land the following two courses: thence S 43° 56' 01" E, 528.25 feet to an iron pin; thence S 03° 13' 40"E, 357.69 feet to the point of beginning Contains 9.383 acres and is part of the lands of William T. Dibble, deceased, and Thelma R. Dibble (DR. 12, P. 390).

**EXCEPTING FROM THE ABOVE 114.55 AND 67.06 ACRE PARCELS: RANDOLPH TOWNSHIP:** Being part of the Southwest Quarter of Section 19, Township 3 North, Range 1 West AND part of the Southeast Quarter of Section 24, Township 3 North, Range 2 West of the First Principal Meridian located in Randolph Township, Ohio County, Indiana, described as follows: Beginning at a re-bar marking the Southwest corner of Section 19, T3N, R1W; thence leaving said Section line N 03° 13' 40" W, 357.69 feet to a re-bar; thence N 43° 56' 01" W, 528.25 feet to 3 PK. nail in the center of Dibble Road; thence along the centerline of said road the following nine courses: thence N 83° 59' 43" E, 71.64 feet to a P.K. nail; thence S 86° 20' 37" E, 58.16 feet to a P.K. nail; thence S 72° 46' 36" E, 63.72 feet to a P.K. nail; thence S 60° 29' 27" E, 67.29 feet to a P.K. nail; thence S 56° 18' 53" E, 178.55 feet to a P.K. nail; thence S 53° 43' 07" E, 89.13 feet to a P.K. nail; thence S 49° 10' 07" E, 95.70 feet to a P.K. nail; thence S 41° 54' 07" E, 89.75 feet to a P.K. nail; thence S 35° 27' 57" B, 501.16 feet to the intersection of said centerline with the South line of said Section 19, also being the Ohio-Switzerland County line; thence N 90° 00' 00" W along said Section line and county line 505.61 feet to the point of beginning. Contains 5.410 acres from the lands of Thelma R. Dibble, including 3.886± acres in Section 19, (D.R. 20, P. 543) and 1.52± acres in Section 24(D.R. 12, P. 390).

**EXCEPTING FROM THE ABOVE 80 AND 67.06 ACRE PARCELS: RANDOLPH TOWNSHIP:** Part of the Southeast Quarter of Section 24, Township 3 North, Range 2 West, Randolph Township, Ohio County, Indiana described as follows: Commencing at an Ohio County Surveyors Monument found at the Northwest corner of the Southeast Quarter of said Section; thence North 89 degrees 54 minutes 00 seconds East, along the North line of said Quarter section, 804.00 feet to the approximate center of Dibble Road; thence along the center of Dibble Road the following five (5) courses: 1) South 44 degrees 15 minutes 08 seconds East a distance of 71.09 feet; 2) South 22 degrees 05 minutes 42 seconds East a distance of 1258.60 feet; 3) South 38 degrees 09 minutes 05 seconds East a distance of 64.55 feet; 4) South 69 degrees 09 minutes 53 seconds East a distance of 60.26 feet; 5) South 88 degrees 02 minutes 37 seconds East a distance of 99.35 feet to a Mag Nail set at the POINT OF BEGINNING; thence North 00 degrees 51 minutes 52 seconds East a distance of 266.80 feet to an iron pin set this survey; thence North 89 degrees 41 minutes 57 seconds East a distance of 467.64 feet to an iron pin set this survey; thence South 00 degrees 18 minutes 03 seconds East a distance of 286.51 feet to an iron pin set this survey; thence South 64 degrees 12 minutes 21 seconds West a distance of 235.05 feet to a Mag Nail set in the center of Dibble Road; thence North 76 degrees 47 minutes 30 seconds West a distance of

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**269.54 feet to an iron pin set this survey; thence North 00 degrees 51 minutes 52 seconds East a distance of 57.98 feet to the Point of Beginning, containing 3.7603 acres.**

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**ALTA COMMITMENT FOR TITLE INSURANCE  
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**Requirements**

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All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **Warranty Deed from Sherry Lou Timms, Trustee to purchasers to be determined.**
6. **Payment of real estate taxes per contract.**
7. **Surveys of each property sold.**

You must file a Disclosure of Sales Information forms 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.

You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.

This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).

Vendor's and/or Mortgagor's Affidavits to be executed at the closing.

Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "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)." See Indiana Code 36-2-11-15.

By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.

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**ALTA COMMITMENT FOR TITLE INSURANCE  
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**Requirements**

Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form 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 licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II**

ISSUED BY  
**First American Title Insurance Company**

**Exceptions**

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THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. **Taxes for the year 2016, due and payable in 2017, Randolph Township; Computer No. 003-05-24-400-001-000; Map No. 58-05-24-400-001.000-003, Assessed value: Land: \$114,800.00; Improvements: \$60,600.00; Exemption: None; May Installment \$1,381.89, paid; November Installment \$1,381.89, paid.**

**Taxes for the year 2016, due and payable in 2017, Randolph Township; Computer No. 003-06-19-200-001-000; Map No. 58-06-19-200-001.000-003, Assessed value: Land: \$149,700.00; Improvements: \$11,000.00; Exemption: None; May Installment \$1,266.08, paid; November Installment \$1,266.08, paid.**

**The 2017 taxes are a lien of an undetermined amount but will not be due and payable until May and November 2018.**

3. **An easement granted to Southeastern Indiana REMC for the location of electric lines, which easement was granted by Thelma Dribble Family Trust, by a certain Right of Way Easement dated 1/23/98 recorded 2/14/98, in Deed Record 28 Page 459, of the Recorder's records of Ohio County, Indiana.**

**NOTE: The exact location of this easement is unknown.**

4. **An easement granted to Southeastern Indiana REMC for the location of electric lines, which easement was granted by Sherry Timms, Trustee, by a certain Right of Way Easement dated 12/6/07 recorded 4/1/08, as Instrument No. 20080263, of the Recorder's records of Ohio County, Indiana.**

**NOTE: The above easement is on the 111.55 acre parcel.**

**NOTE: The exact location of this easement is unknown.**

5. **An easement granted to United Telephone Co. for the location of communication systems, which easement was granted by Dibble Family Trust, by a certain Easement dated 8/25/94 recorded 8/26/94, in Easement Book 1 Page 328, of the Recorder's records of Ohio County, Indiana.**

**NOTE: See Exhibit A to easement for location.**

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II**

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**Exceptions**

6. An easement granted to Nancy Driver Chipman for ingress and egress, which easement was granted by William T. and Thelma R. Dibble, by a certain Easement Grant dated 2/8/91 recorded 2/14/90, in Easement Book 1, Page 140, of the Recorder's records of Ohio County, Indiana.

NOTE: This easement is over and across existing road from Dibble Road 600 feet long, 12 feet wide.

7. An easement granted to Aberdeen-Pate Water Co. for the location of water lines, which easement was granted by Dibble Family Trust, by a certain Right of Way Easement dated 10/27/97 recorded 10/30/97, in Easement Book 2 Page 154, of the Recorder's records of Ohio County, Indiana.

NOTE: The above easement is on 200 acre parcel only.

NOTE: The exact location of this easement is unknown.

8. An easement granted to Aberdeen-Pate Water Co. for the location of water lines, which easement was granted by Thelma R. Dibble, by a certain Right of Way Easement dated 5/6/97 recorded 6/13/97, in Easement Book 2 Page 68, of the Recorder's records of Ohio County, Indiana.

NOTE: The above easement is on the 138.878 acre parcel only.

NOTE: The exact location of this easement is unknown.

9. Subject to the rights of the public and others in and to State Road 56, Dibble Road and Oatman Hill Road, as included in the described premises.
10. Notice of Underground Utilities recorded in Instrument No. 20050432, of the Recorder's records of Ohio County, Indiana, filed by Indiana Underground Plant Protection Services, Inc. for Aberdeen-Pate Water Co. Inc.; Lawrenceburg Gas Company; Rising Sun Municipal Utilities; Southeastern Indiana R.E.M.C.; Sprint Local Operations/United Telephone; and Suscom which warns of the possibility of buried utilities without specifying location.

NOTE: The final policy will be issued with ALTA Endorsement Form 8.1 (Environmental Protection Lien) and ALTA Endorsement Form 9 (Restrictions, Encroachments, Minerals).

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## Privacy Information

### We Are Committed to Safeguarding Customer Information

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

### Applicability

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

### Types of Information

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

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

### Use of Information

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

### Former Customers

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

### Confidentiality and Security

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

### Information Obtained Through Our Web Site

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

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

### Business Relationships

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

### Cookies

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

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

### Fair Information Values

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

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

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

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

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

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

# PHOTOS

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



10/27/2017



10/27/2017



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