

Henry & Wayne County, Indiana

★ 9 Farms • 24 Tracts ★

Major Land

AUCTION

• COURT-ORDERED "ABSOLUTE" •

- INVESTMENT QUALITY LAND
- 863± FSA Crop Acres
- 2019 Crop and Timber Rights to BUYER
- MULTIPLE HOUSES w/ BARNs
- Complete 400+ F...



FARM H: TRACTS 16 & 17

INFORMATION BOOKLET

Wednesday, March 6th @ 10am

1,085± Acres

All Within a 5 Mile Radius!



800-451-2709 • SchraderAuction.com • Online Bidding Available

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.

OWNERS: BOWMAN DAIRY FARMS, LLC • *By Order of the United States Bankruptcy Court of Southern Indiana*

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



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MARCH 6, 2019

1,085 ACRES – HENRY & WAYNE COUNTY, IN

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than
Wednesday, February 27, 2019. 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
1,085± Acres • Henry & Wayne County, IN
Wednesday, March 6, 2019

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

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, March 6, 2019 at 10:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) 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, February 27, 2019**. 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.

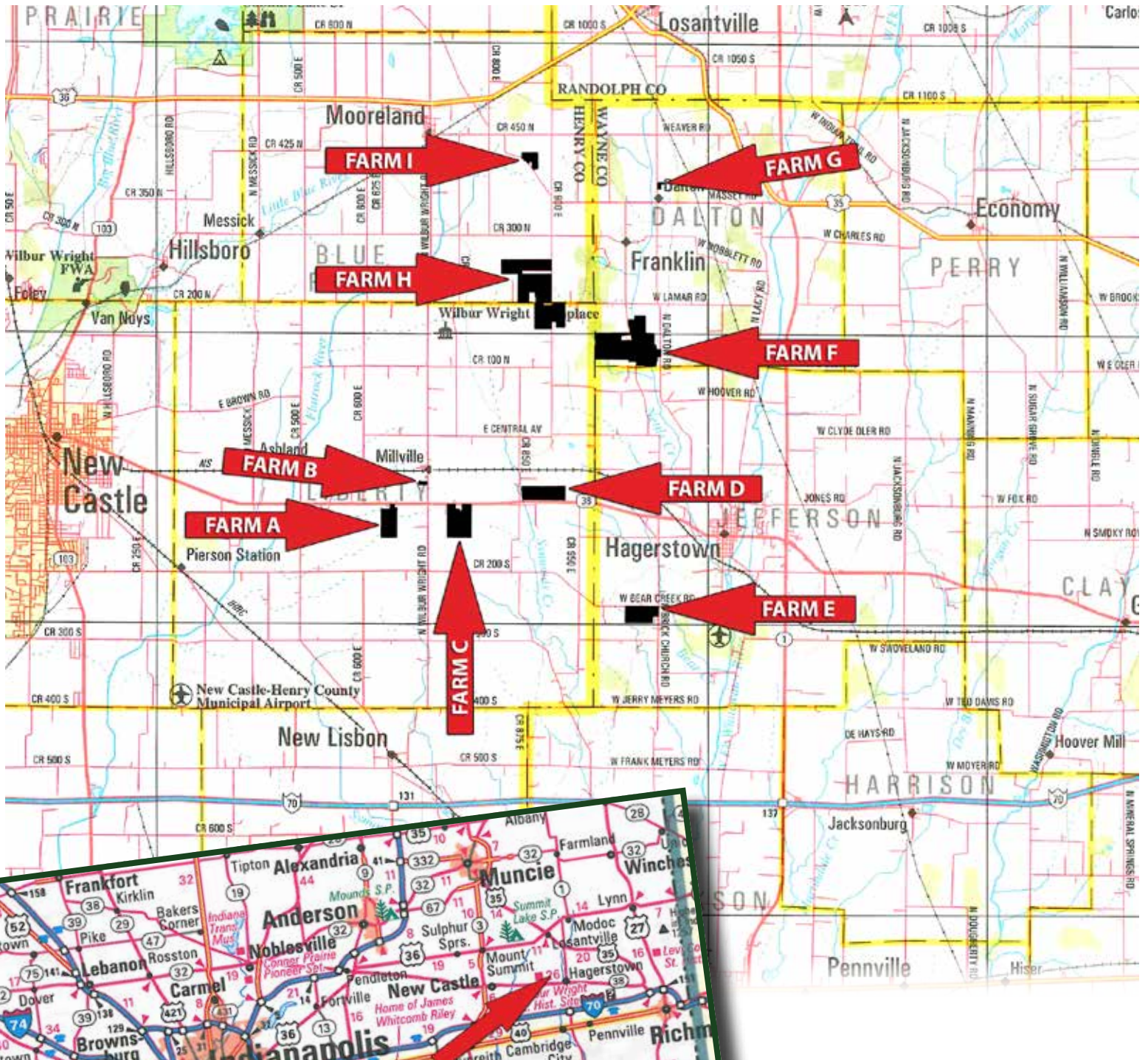
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

LOCATION MAPS

LOCATION MAP



GENERAL PROPERTY LOCATION(S): From I-70 take Exit 131 (Wilbur Wright Road). Travel 4 miles north on Wilbur Wright Road to SR 38. Farms start on either side of intersection. All within a 5 mile radius. Near Hagerstown, Indiana.

- 50 miles to DAYTON, OH
- 45 miles to INDIANAPOLIS, IN

PROPERTY INFORMATION

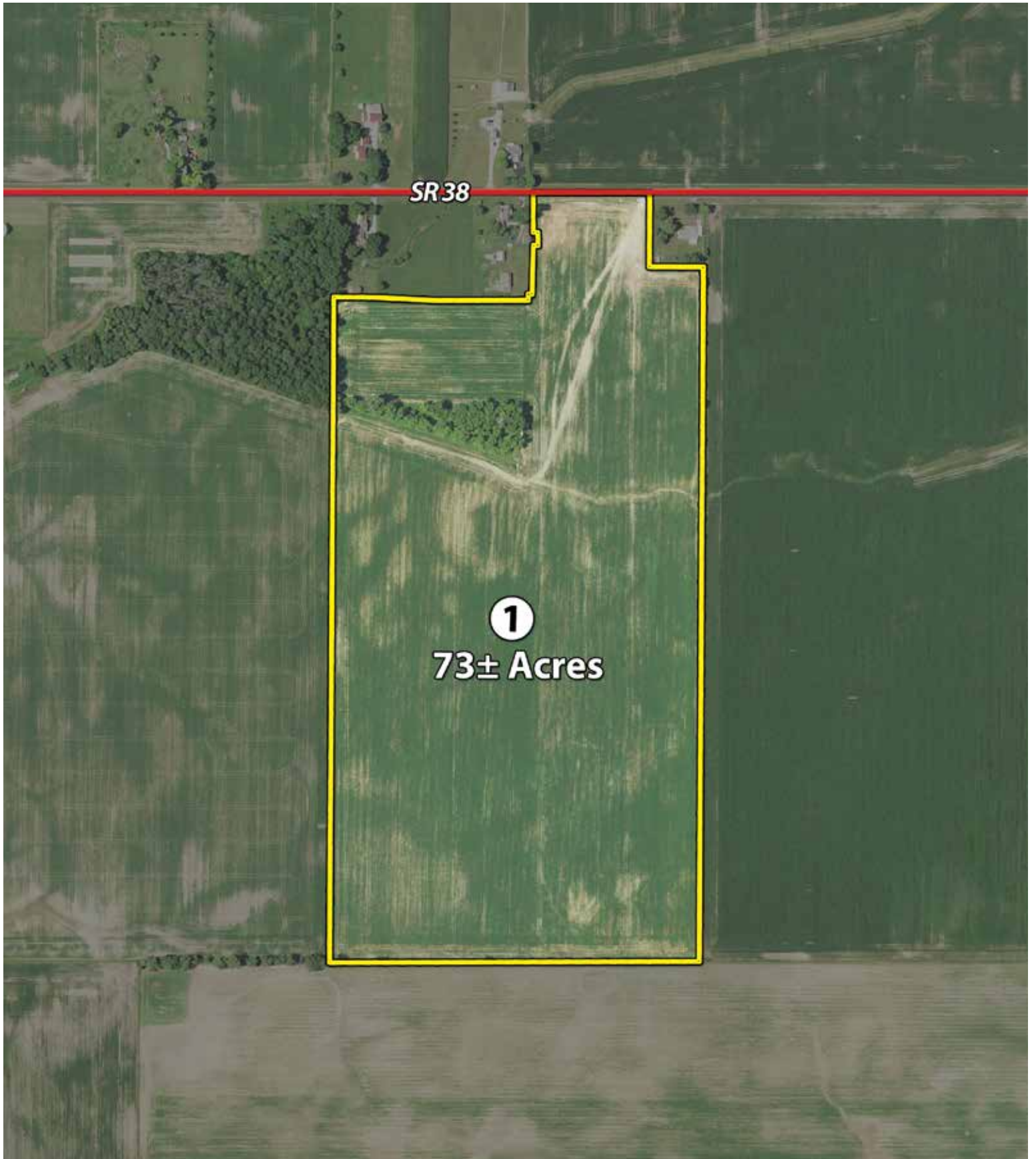
AUCTION TRACTS	FSA CROPLAND ACRES	CRP ACRES	FSA FARM TRACT #	PROJECTED ANNUAL TAXES *	CAFO	COUNTY	SUBJECT TO WIND LEASE
FARM "A"							
TRACT 1	70.24	none	31599	\$2,484.08	NO	Henry	YES
FARM "B"							
TRACT 2	57.02	none	1272	\$1,768.35	NO	Henry	YES
TRACT 3	50.72	none	1272	\$1,768.35	NO	Henry	YES
	107.74			\$3,536.70			
FARM "C"							
TRACT 4	5.1	none		\$225.00	NO	Henry	YES
FARM "D"							
TRACT 5	76.89	0.69	1282	\$6,288.34	YES	Henry	YES
FARM "E"							
TRACT 6	68	none	48	\$2,239.43	NO	Wayne	
TRACT 7	5.59	none	48	\$199.25			
	73.59			\$2,438.68			
FARM "F"							
TRACT 8	92.6	none	9949	\$2,273.50	NO	Wayne	
TRACT 9	8.1	none	9949	\$263.50	NO	Wayne	
TRACT 10	38.53	none	9949	\$1,122.00	NO	Wayne	
TRACT 11	21	none	9497	\$513.92	NO	Wayne	
TRACT 12	1.41	none	9497	\$734.86	NO	Wayne	
TRACT 13	15.89	none	9497	\$885.10	NO	Wayne	
TRACT 14	5.2	none	9497	\$567.80	NO	Wayne	
	182.73			\$6,360.68			
FARM "G"							
TRACT 15	N/A			\$2,375.00	YES	Wayne	
FARM "H"							
TRACT 16	61.3	none	1471	\$745.16	NO	Henry	YES
TRACT 17	4.89	none	1471	\$1,860.00	NO	Henry	YES
TRACT 18	43.13	none	1471	\$1,163.54	NO	Henry	YES
TRACT 19	0	none	1471	\$147.96	NO	Henry	YES
TRACT 20	69.05	none	30954	\$2,035.60	NO	Henry	YES
TRACT 21	53.34	none	3145	\$1,490.00	NO	Henry	YES
TRACT 22	12.6	none	30953	\$2,368.00	NO	Henry	YES
TRACT 23	95.5	none	30953	\$3,090.00	NO	Henry	YES
	339.81			\$12,900.26			
FARM "I"							
TRACT 24	29.56		30592 & 31792	\$1,032.00	NO	Henry	YES



FARM A

Tract 1

AERIAL MAP - FARM A

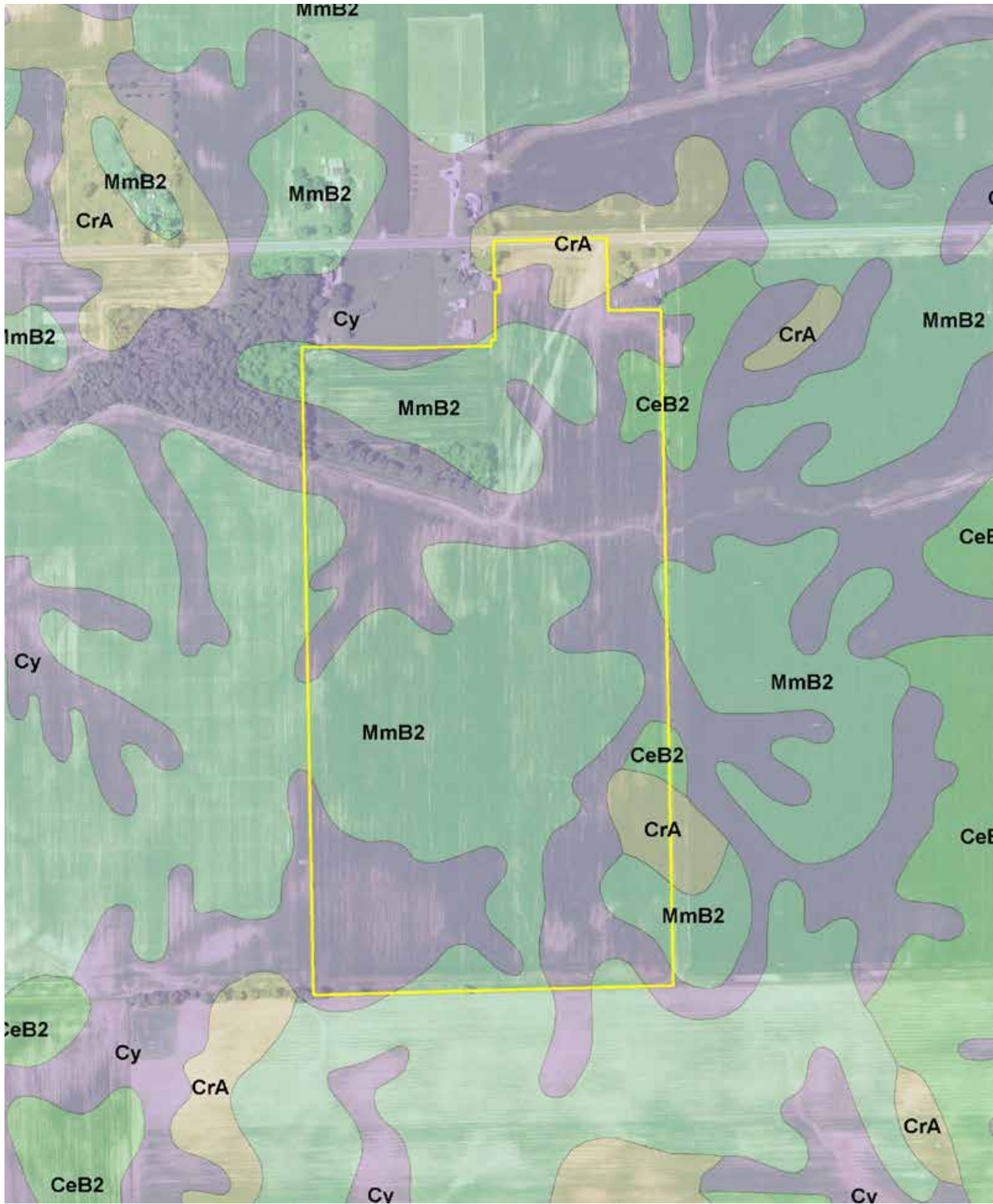


SR 38

1

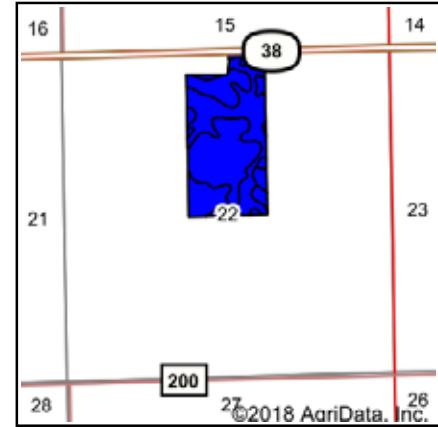
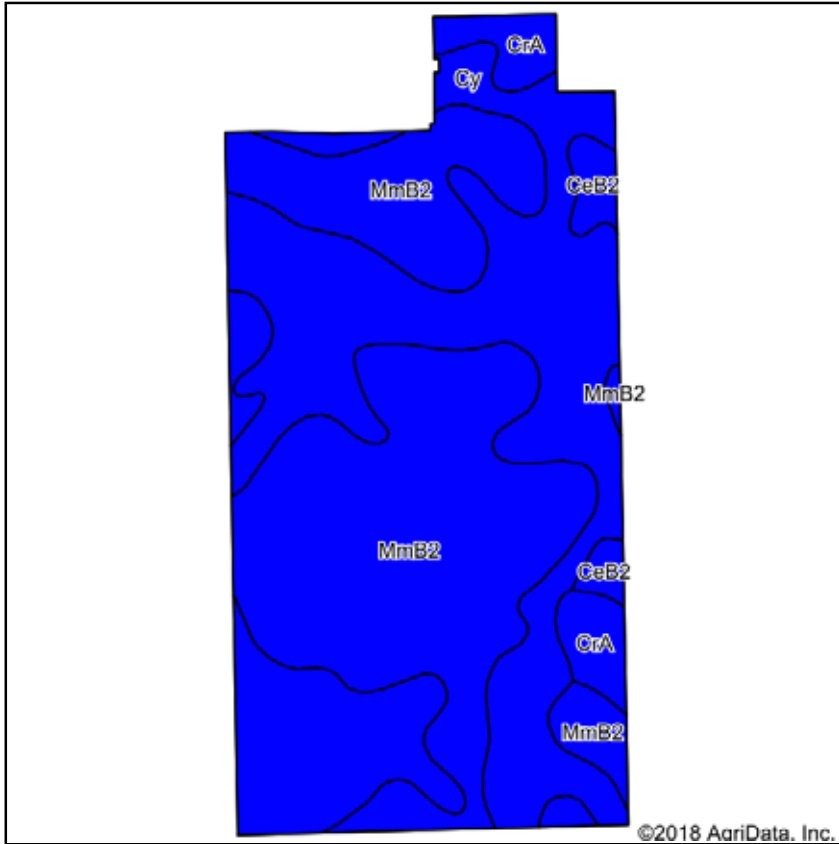
73± Acres

SOIL MAP - FARM A



SOIL MAP - FARM A

Soils Map



State: **Indiana**
 County: **Henry**
 Location: **22-17N-11E**
 Township: **Liberty**
 Acres: **73.15**
 Date: **9/24/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IN065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Tall fescue	Winter wheat	Corn	Grass legume hay	Pasture	Orchardgrass alfalfa hay	Alfalfa hay	Kentucky bluegrass	Oats	Orchardgrass red clover hay
MmB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	35.75	48.9%		Ile	45		57	127	4	8					
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	32.70	44.7%		Ilw	65		75	185	6	13					
CrA	Crosby silt loam, 0 to 2 percent slopes	3.14	4.3%		Ilw	46		62	138	5	9					
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	1.56	2.1%		Ile	40	6	52	118	4	8	5	4	4	67	4
Weighted Average						53.9	0.1	65.2	153.2	4.9	10.3	0.1	0.1	0.1	1.4	0.1

Soils data provided by USDA and NRCS.

FSA INFORMATION - FARM A

INDIANA
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8044
Prepared : Jan 31, 2019
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BOWMAN DAIRY FARMS LLC
Farms Associated with Operator : 18-177-179, 18-065-579, 18-177-889, 18-177-954, 18-177-996, 18-177-1046, 18-065-1071, 18-177-3627, 18-177-4161, 18-177-4761, 18-177-4993, 18-177-5239, 18-177-5330, 18-065-5833, 18-065-7481, 18-065-7857, 18-065-7863, 18-065-7924, 18-065-8044, 18-065-8553, 18-065-8555
CRP Contract Number(s) : None
Recon ID : 18-065-2016-6

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.53	73.75	73.75	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.Rel. Activity	Broken From Native Sod
0.00	0.00	73.75	0.00		0.00		0.00	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	0.60	0.00	0	70	
Corn	34.70	0.00	0	141	
Soybeans	35.00	0.00	0	39	
TOTAL	70.30	0.00			

NOTES

Tract Number : 31599

Description :
FSA Physical Location : INDIANA/HENRY
ANSI Physical Location : INDIANA/HENRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BOWMAN DAIRY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
73.02	70.24	70.24	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	70.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

FSA INFORMATION - FARM A

USDA Farm 8044 Tract 31599

Administered by: Henry County, Indiana

OP: BOWMAN DAIRY FARMS LLC

OW: BOWMAN DAIRY FARMS LLC

Source: Primarily USDA NAIP 2016 imagery (2015 IL/Oh); IDHS or Dynamap roads; FSA data 2018-05-02 13:03:05

2018 Certification map prepared on: 5/3/2018

73.02 Tract acres

70.24 Cropland acres

0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:
 Restricted Use TRS: 17N11E22
 Limited Restrictions Henry Co., IN
 Exempt from Conservation Compliance Provisions



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



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	37.1	N	2				Y
3	28.27	N	2				Y
4	4.87	N	2				Y

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.

TILE MAP INFORMATION - FARM A



Bowman Dairy
ST RD 38

4" Plastic	57598.87 ft
6" Plastic	1334.52 ft
8" Plastic	2630.16 ft

Ph: 765-584-8509

Fax: 765-584-8068



TILE MAP INFORMATION - FARM A

90

Item	Qty	Unit	Cost	Total
8" tile	2,500	LF	3.250	\$ 8,125.00
6" tile	2,000	LF	1.690	\$ 3,380.00
4" tile	60,900	LF	0.815	\$ 49,633.50
8" outlet	2	EA	150.000	\$ 300.00
6" outlet	3	EA	115.000	\$ 345.00
		Total		\$ 61,783.50



pd - 50,000 -
11,783.50

TILE MAP INFORMATION - FARM A

Culy Contracting, Inc.

5 Industrial Park Drive
P.O. Box 29
Winchester, IN 47394

Phone: (765) 584-8509
Fax: (765) 584-8060



Invoice

Invoice Number	4415
Invoice Date	9/28/2015

Bill To: Bowman Dairy Farm
2270 N. Co. Rd. 900 E.
Hagerstown, IN 47346

Re: Bowman Dairy-Tile/New Castle

Job No	Customer Job No	Customer PO	Payment Terms			Due Date
CB152127			Net 15 Days			10/13/2015
Description		Quantity	U/M	Rate/Unit	Price	
INSTALL 4", 6" AND 8" TILE		1.00	LS	11,783.50	11,783.50	

Subtotal	\$	11,783.50
Sales Tax (if applicable)	\$	0.00
Total Due	\$	11,783.50

Thank you for your business! We are now WBE Certified!

FARM A - PHOTOS



FARM B
Tract 2

AERIAL MAP - FARM B



2

5± Acres

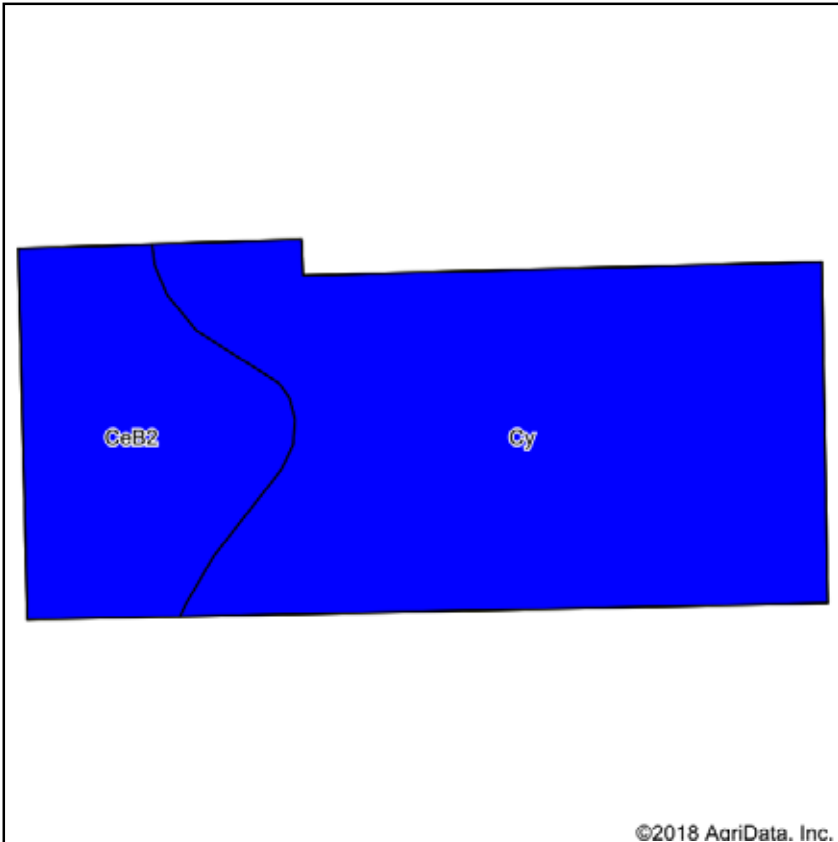
Wilber Wright Rd

SOIL MAP - FARM B

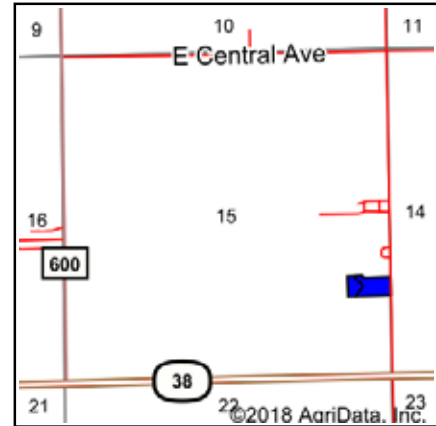


SOIL MAP - FARM B

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Henry**
 Location: **15-17N-11E**
 Township: **Liberty**
 Acres: **5.1**
 Date: **9/21/2018**



Area Symbol: IN065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Tall fescue	Winter wheat	Corn	Grass legume hay	Pasture	Orchardgrass alfalfa hay	Alfalfa hay	Kentucky bluegrass	Oats	Orchardgrass red clover hay	W	
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	3.71	72.7%		llw	65		75	185	6	13							
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	1.39	27.3%		lle	40	6	52	118	4	8	5	4	4	67		4	
Weighted Average						58.2	1.6	68.7	166.7	5.5	11.6	1.4	1.1	1.1	18.3		1.1	

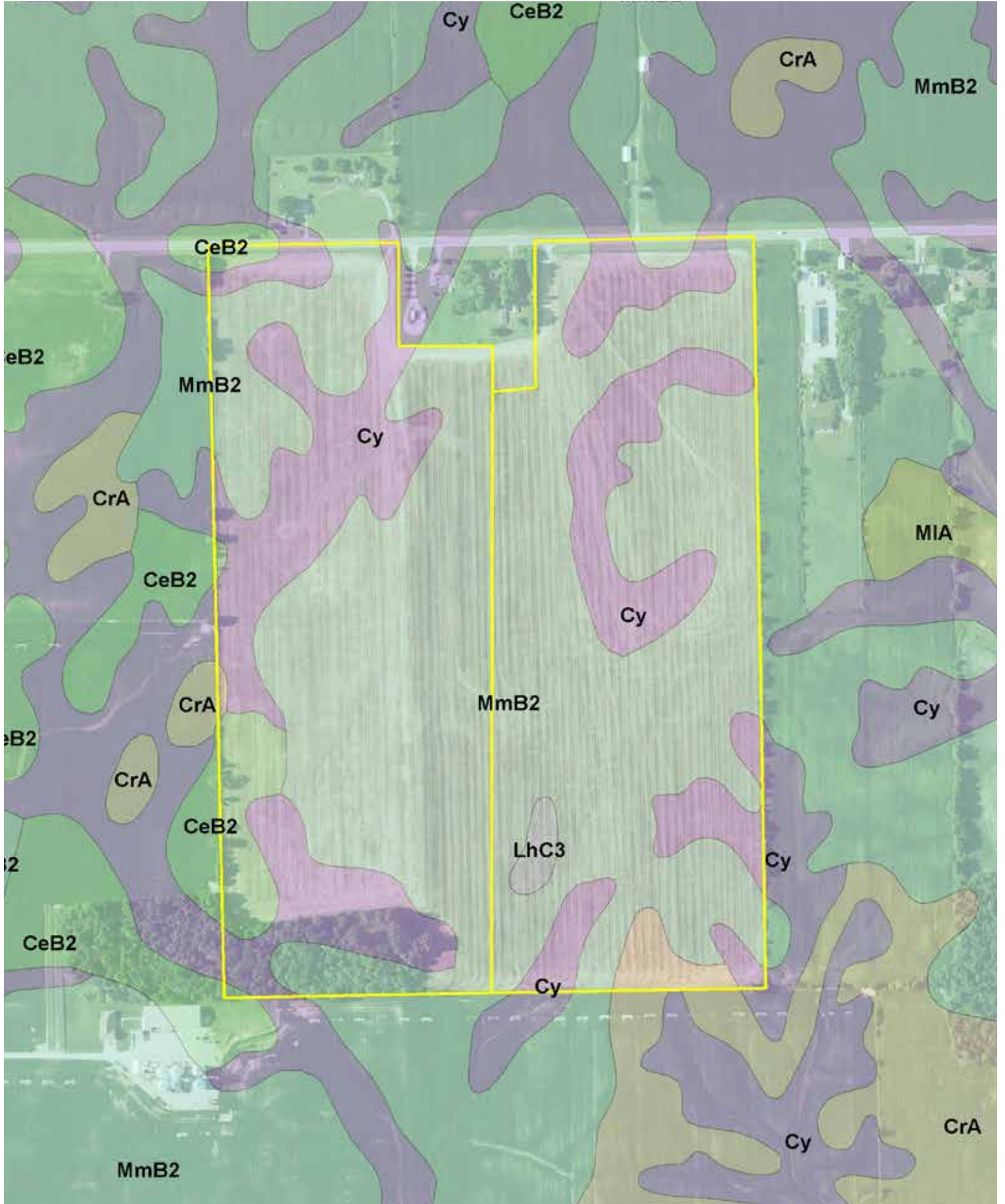
Soils data provided by USDA and NRCS.

FARM C
Tracts 3 & 4

AERIAL MAP - FARM C

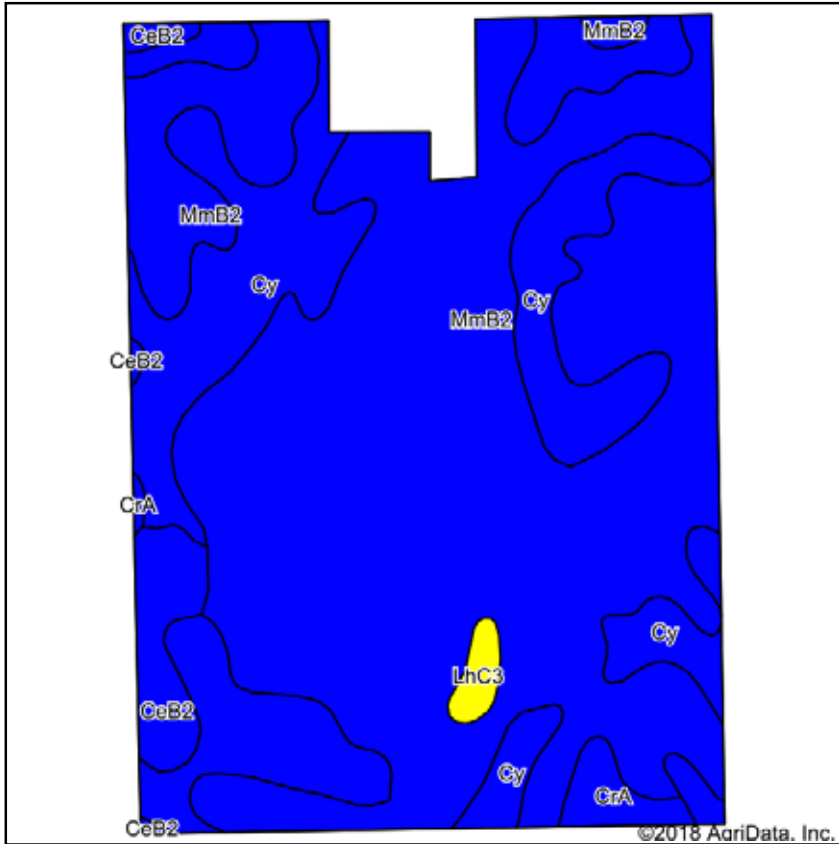


SOIL MAP - FARM C



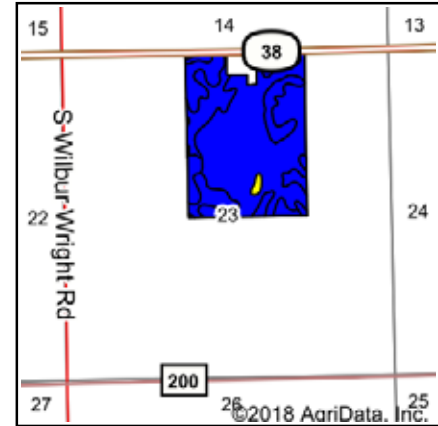
SOIL MAP - FARM C

Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Indiana**
 County: **Henry**
 Location: **23-17N-11E**
 Township: **Liberty**
 Acres: **115.83**
 Date: **9/24/2018**



Area Symbol: IN065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Tall fescue	Winter wheat	Corn	Grass legume hay	Pasture	Orchardgrass alfalfa hay	Alfalfa hay	Kentucky bluegrass	Oats	Orchardgrass red clover hay	V
MmB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	78.28	67.6%		Ile	45		57	127	4	8						
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	31.03	26.8%		Ilw	65		75	185	6	13						
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	3.95	3.4%		Ile	40	6	52	118	4	8	5	4	4	67		4
CrA	Crosby silt loam, 0 to 2 percent slopes	1.70	1.5%		Ilw	46		62	138	5	9						
LhC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	0.87	0.8%		IVe	38		49	111	4	7						
Weighted Average						50.1	0.2	61.7	142.3	4.6	9.3	0.2	0.1	0.1	2.3	0.1	

Soils data provided by USDA and NRCS.

FSA INFORMATION - FARM C

INDIANA
HENRY
Form: FSA-156EZ



FARM : 7481
Prepared : Jan 31, 2019
Crop Year : 2019

See Page 6 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BOWMAN DAIRY FARMS LLC
Farms Associated with Operator : 18-177-179, 18-065-579, 18-177-889, 18-177-954, 18-177-996, 18-177-1046, 18-065-1071, 18-177-3627, 18-177-4161, 18-177-4761, 18-177-4993, 18-177-5239, 18-177-5330, 18-065-5833, 18-065-7481, 18-065-7857, 18-065-7863, 18-065-7924, 18-065-8044, 18-065-8553, 18-065-8555
CRP Contract Number(s) : 11005
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
815.05	694.26	694.26	0.00	0.00	0.69	0.00	0.00	Active	8
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	693.57	0.00		0.00		0.00	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	19.10	0.00	0	81	
Corn	391.30	0.00	0	136	
Soybeans	115.50	0.00	0	47	
TOTAL	525.90	0.00			

NOTES

Tract Number : 1272

Description : J8/2A S 23 T 17N R 11E
FSA Physical Location : INDIANA/HENRY
ANSI Physical Location : INDIANA/HENRY
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 : BOWMAN DAIRY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
119.56	107.74	107.74	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	107.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

FSA INFORMATION - FARM C

USDA Farm 7481 Tract 1272

Administered by: Henry County, Indiana

OP: BOWMAN DAIRY FARMS LLC

OW: BOWMAN DAIRY FARMS LLC

Source: Primarily USDA NAI 2016 Imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-05-02 13:03:05

2018 Certification map prepared on: 5/3/2018

119.56 Tract acres

107.74 Cropland acres

0 CRP acres

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

CRP
 CLU

Wetland Determination Identifiers:
 Restricted Use TRS: 17N11E23
 Limited Restrictions Henry Co., IN
 Exempt from Conservation Compliance Provisions



0 180 360 540 720 Feet

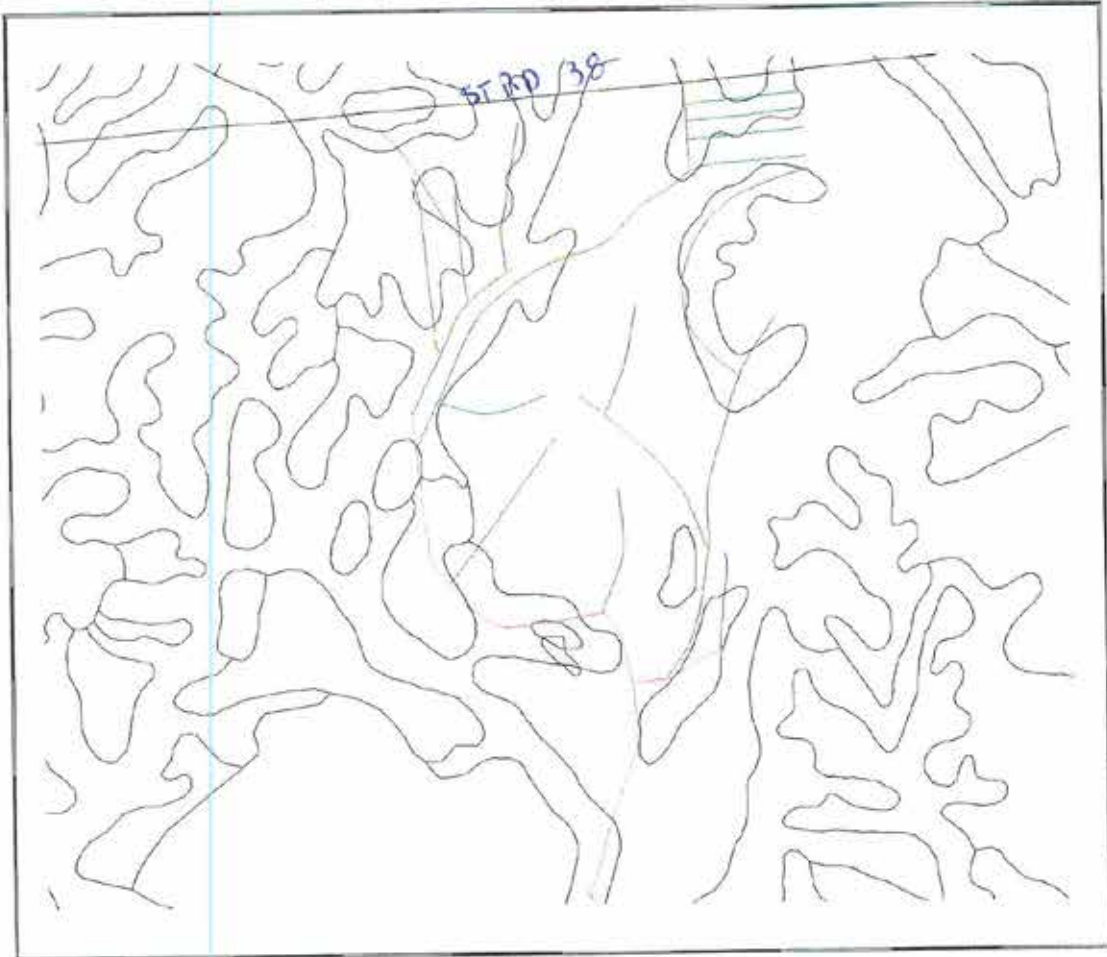
CLU	Acres	HEL	LC	Contract	Prac	Yr	Cl
1	107.74	H	2				Y

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 NAI 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.

TILE MAP INFORMATION - FARM C

Dewey Farm

Bowman Dairy Farms March 2006



Projection: Universal Transverse Mercator
Datum: WGS Datum (1984)
Zone Number: 15
Hemisphere: North

Scale 1:9080
1000 ft



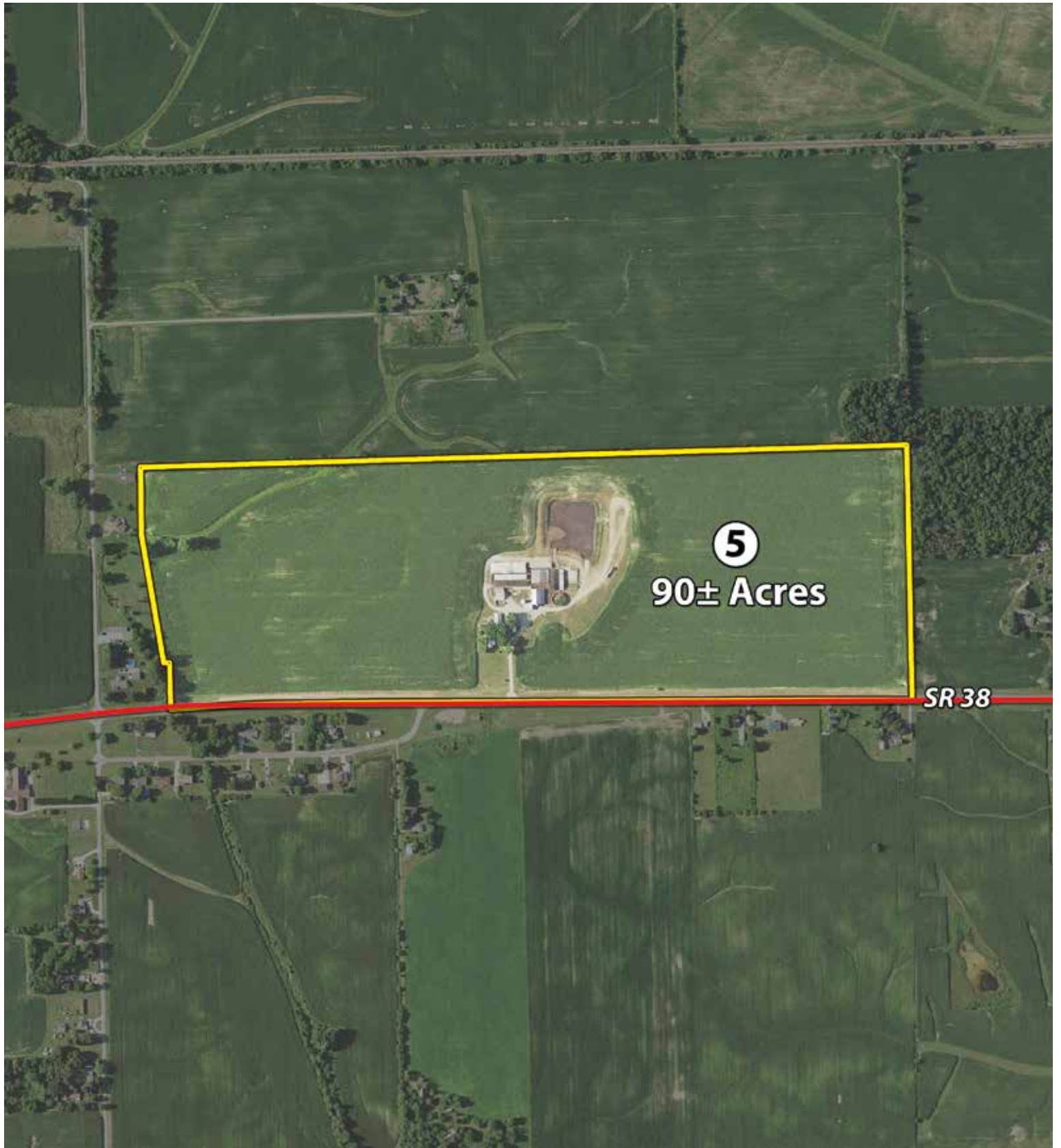


FARM D

Tract 5

****TRACT 5 - CAFO Information available for Download on [SchraderAuction.com](https://www.SchraderAuction.com)**

AERIAL MAP - FARM D

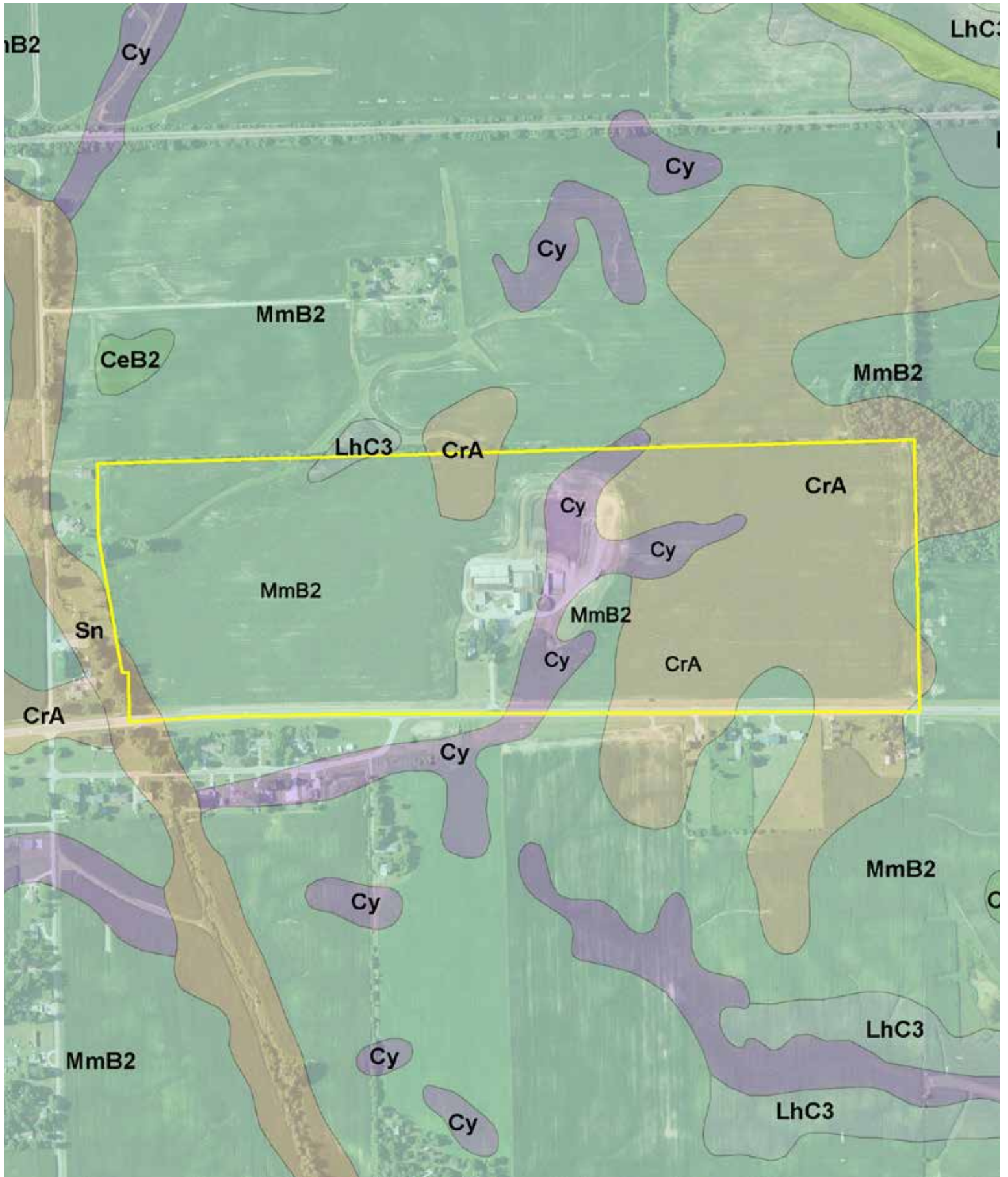


5

90± Acres

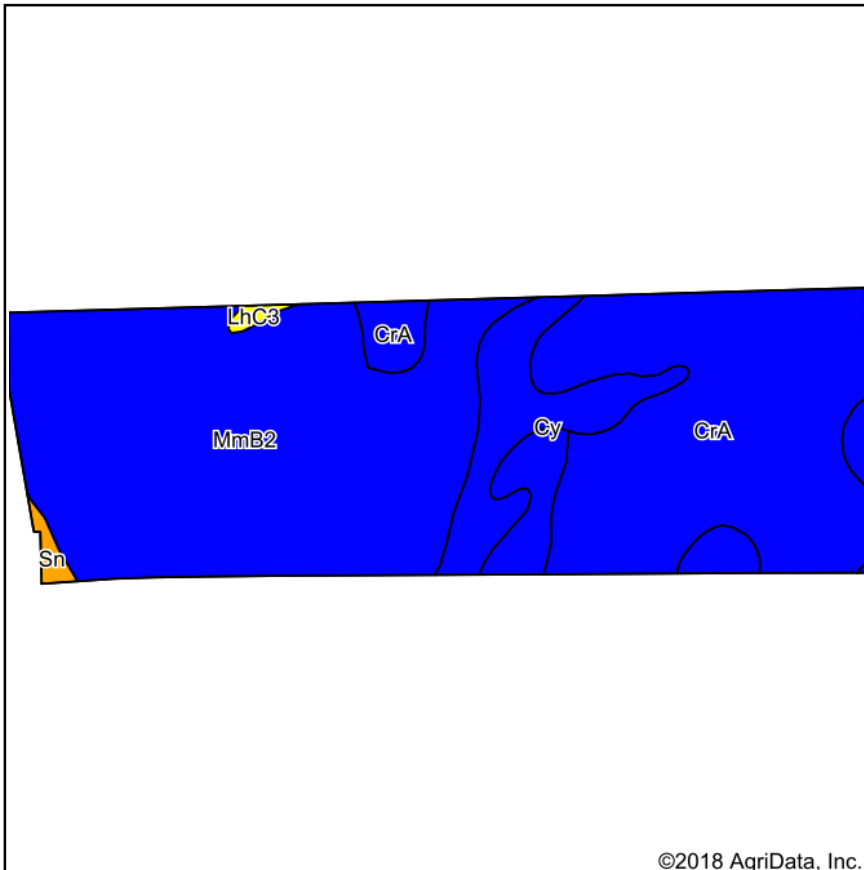
SR 38

SOIL MAP - FARM D

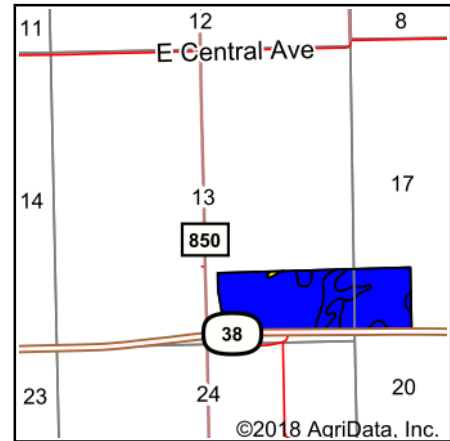


SOIL MAP - FARM D

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Henry**
 Location: **13-17N-11E**
 Township: **Liberty**
 Acres: **89.64**
 Date: **9/21/2018**



Area Symbol: IN065, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
MmB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	49.03	54.7%		Ile	127	57	45	8	4
CrA	Crosby silt loam, 0 to 2 percent slopes	32.10	35.8%		IIw	138	62	46	9	5
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	7.58	8.5%		IIw	185	75	65	13	6
Sn	Sloan silty clay loam, occasionally flooded	0.59	0.7%		IIIw	155	62	42	10	5
LhC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	0.34	0.4%		IVe	111	49	38	7	4
Weighted Average						136	60.3	47	8.8	4.5

Soils data provided by USDA and NRCS.

FSA INFORMATION - FARM D

INDIANA
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7481
Prepared : Jan 31, 2019
Crop Year : 2019

Tract 1272 Continued ...

Corn	39.10	0.00	0	141
Soybeans	26.90	0.00	0	47
TOTAL	66.00	0.00		

NOTES

Tract Number : 1282

Description : K7/2B S 13 T 17N R 11E
 FSA Physical Location : INDIANA/HENRY
 ANSI Physical Location : INDIANA/HENRY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : BOWMAN DAIRY FARMS LLC
 Other Producers : BOWMAN FARMS 2 LLC
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
89.04	76.89	76.89	0.00	0.00	0.69	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	76.20	0.00	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	31.60	0.00	0	141
Soybeans	21.80	0.00	0	47
TOTAL	53.40	0.00		

NOTES

Tract Number : 1471

Description : K6/2A S1 & S5 T 17N R 11E
 FSA Physical Location : INDIANA/HENRY
 ANSI Physical Location : INDIANA/HENRY
 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 : BOWMAN DAIRY FARMS LLC
 Other Producers : None
 Recon ID : None

FSA INFORMATION - FARM D

USDA Farm 7481 Tract 1282
 Administered by: Henry County, Indiana

2019 Certification map prepared on: 10/9/2018
 89.04 Tract acres
 76.89 Cropland acres
 0.69 CRP acres

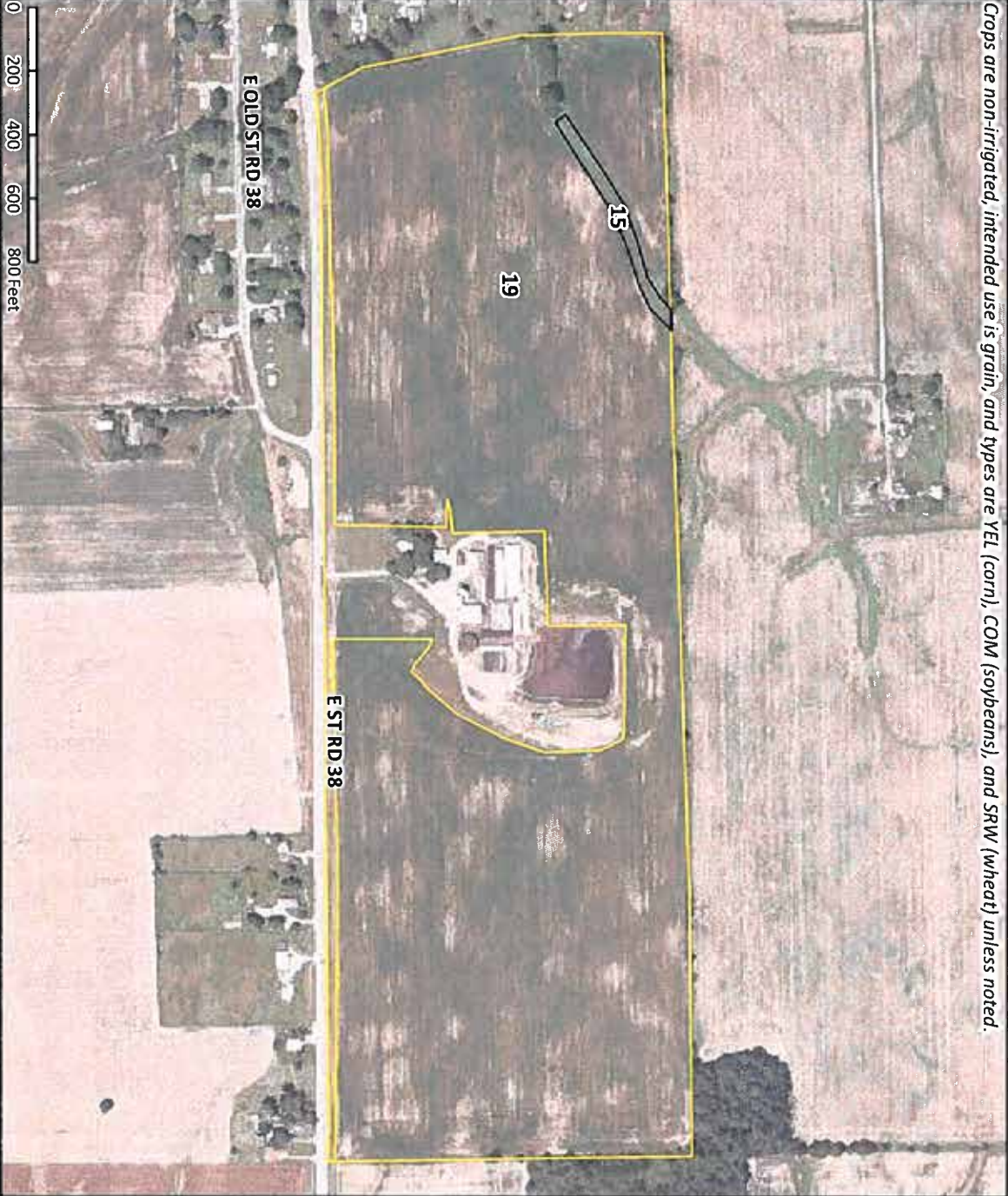
Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-10-09 09:27:36

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

CRP
 CLU
Wetland Determination Identifiers:
 ● Restricted Use TRS: 17N11E13
 ▼ Limited Restrictions Henry Co., IN
 ■ Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
15	0.69	N	2	11005	8A	24	Y
19	76.2	N	2				Y



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.

TILE MAP INFORMATION - FARM D

CB152111 - Bowman (Dairy 2)				
Description	Quantity	Unit	Unit Price	Total
6" Tile - Wheel	1443	LF	\$ 2.00	\$ 2,886.00
8" Wye	1	EA	\$ 31.00	\$ 31.00
6" Tee	4	EA	\$ 7.43	\$ 29.72
6" coupler	5	EA	\$ 2.59	\$ 12.95
6" Plug	1	EA	\$ 1.31	\$ 1.31
Backhoe	8	HR	\$ 75.00	\$ 600.00
Mobilization	1	LS	\$ 500.00	\$ 500.00
GRAND TOTAL				\$ 4,060.98



Winter Spring - 2015

TILE MAP INFORMATION - FARM D



Bowman Dairy 2

6" Plastic 1443.13 ft

Ph: 785-584-8599

Fax: 785-584-8060



www.culycontracting.com



TILE MAP INFORMATION - FARM D

BDF- #2 Grand ma's



5-29-10
DONE

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM D

FEB-14-2019 08:39P FROM:

TO: 12602444431

P.5



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R4 / 1-07)

Date (month, day, year)
2-11-2019

Auction Tract #5

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)
8184 E STRD 38 NEW CASTLE IN 47362

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer	✓				Septic Field / Bed				✓	
Clothes Washer	✓				Hot Tub	✓				
Dishwasher	✓			✓	Plumbing				✓	
Disposal				✓	Aerator System	✓				
Freezer	✓				Sump Pump			✓		
Gas Grill	✓				Irrigation Systems	✓				
Hood	✓				Water Heater / Electric				✓	
Microwave Oven				✓	Water Heater / Gas				✓	
Oven				✓	Water Heater / Solar	✓				
Range				✓	Water Purifier	✓				
Refrigerator	✓				Water Softener	✓				
Room Air Conditioner(s)	✓				Well			✓		
Trash Compactor	✓				Septic & Holding Tank/Septic Mound				✓	
TV Antenna / Dish				✓	Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)				✓	
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?				✓	
					Are the improvements connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?					✓
					If yes, have the improvements been completed on the sewage disposal system?					✓
					Are the improvements connected to a private/community water system?					✓
					Are the improvements connected to a private/community sewer system?					✓
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan				✓	
Burglar Alarm	✓				Central Air Conditioning				✓	
Ceiling Fan(s)				✓	Hot Water Heat				✓	
Garage Door Opener / Controls				✓	Furnace Heat / Gas				✓	
Inside Telephone Wiring and Blocks / Jacks				✓	Furnace Heat / Electric				✓	
Intercom	✓				Solar House-Heating				✓	
Light Fixtures				✓	Woodburning Stove				✓	
Sauna	✓				Fireplace				✓	
Smoke / Fire Alarm(s)				✓	Fireplace Insert			✓		
Switches and Outlets				✓	Air Cleaner	✓				
Vent Fan(s)				✓	Humidifier	✓				
60 / 100 / 200 Amp Service (Circle one)				✓	Propane Tank	✓				
					Other Heating Source				✓	

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller: *J. B. [unclear]* Date (mm/dd/yy): *02-13-19* Signature of Buyer: _____ Date (mm/dd/yy): _____
 Signature of Seller: _____ Date (mm/dd/yy): _____ Signature of Buyer: _____ Date (mm/dd/yy): _____
 The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.
 Signature of Seller: _____ Date (mm/dd/yy): _____ Signature of Buyer: _____ Date (mm/dd/yy): _____

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM D

FEB-14-2019 08:40P FROM:

TO: 12602444431
0 1 2 3 4 5 6 7 8 9

P.6

Property address (number and street, city, state, and ZIP code)			
2. ROOF	YES	NO	DO NOT KNOW
Age, If known: _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one roof on the house?			<input checked="" type="checkbox"/>
If so, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?			<input checked="" type="checkbox"/>
Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?			<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:</p>			
Signature of Seller: <u>Paul Brown (member)</u>	Date (mm/dd/yy): <u>02-13-19</u>	Signature of Buyer:	Date (mm/dd/yy):
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer:			
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM D

FEB-14-2019 08:39P FROM:

TO: 1260244431

P. 4

8784 St. Rd. 38 New Castle (Tract 5)

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).

TNS 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).

TNS 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. 4852d 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>Just Bon</u> (member)	2-13-19	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	2-13-19	_____	_____
Agent	Date	Agent	Date

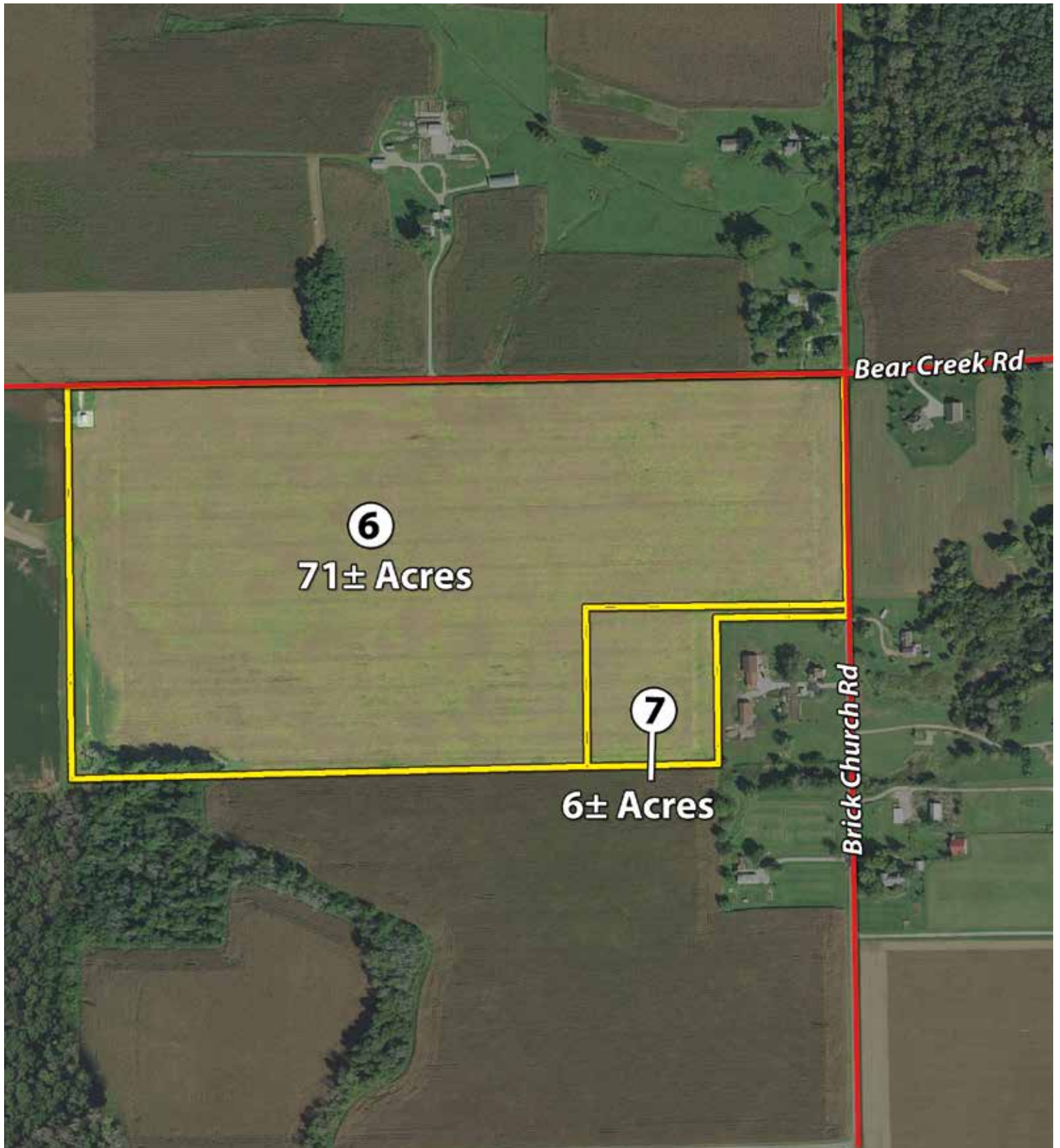
FARM D - PHOTOS



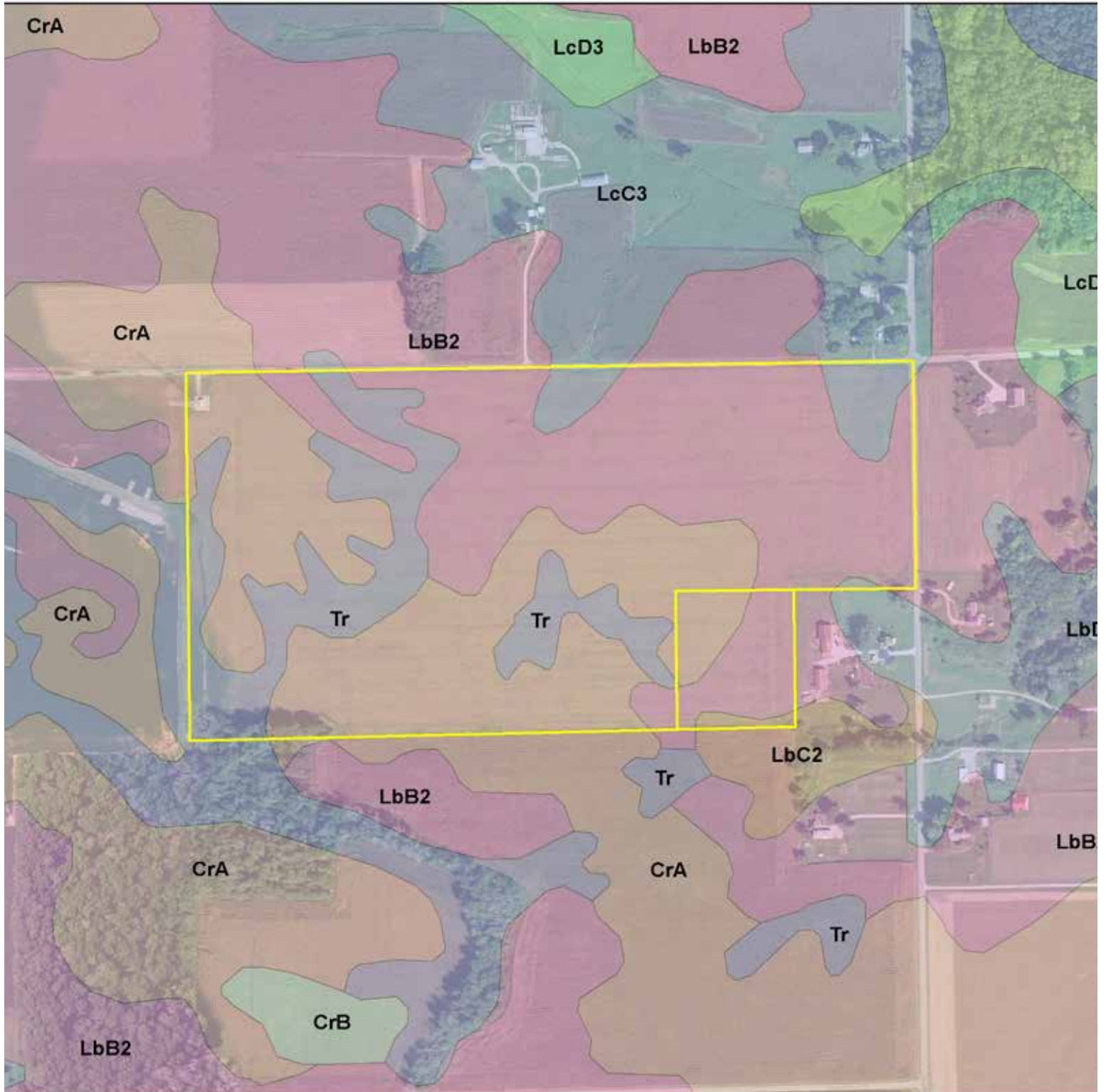


FARM E
Tracts 6 & 7

AERIAL MAP - FARM E

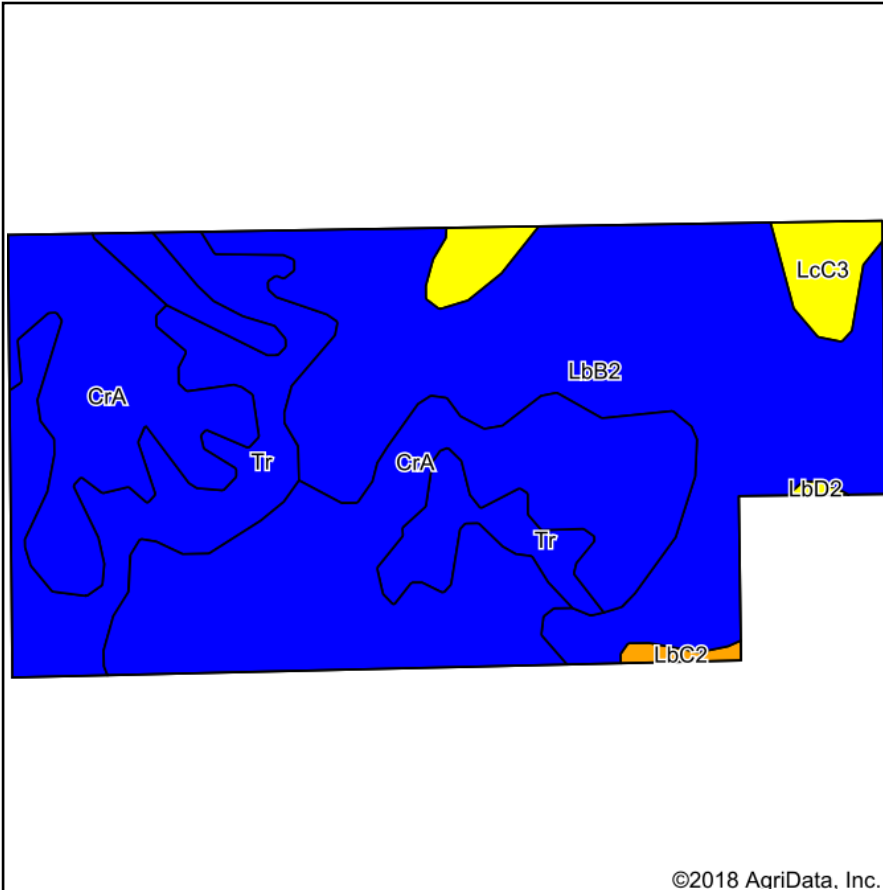


SOIL MAP - FARM E

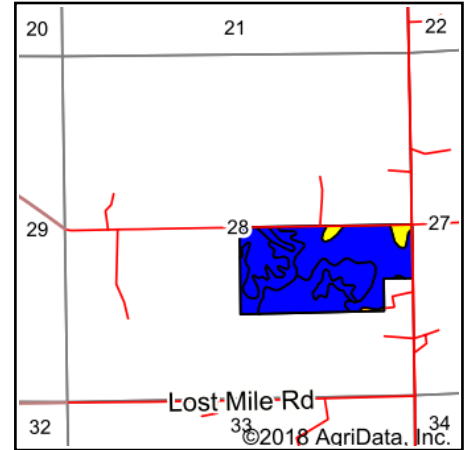


SOIL MAP - FARM E

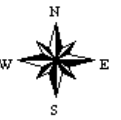
Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wayne**
 Location: **28-17N-12E**
 Township: **Jefferson**
 Acres: **76.9**
 Date: **9/27/2018**



Area Symbol: IN177, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Oats	Winter wheat	Tall fescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture
LbB2	Losantville silt loam, 2 to 6 percent slopes, eroded	30.41	39.5%		Ile		54		43		4	121	8
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	29.29	38.1%		IIw	59	49	6	41	3	5	123	1
Tr	Treaty silty clay loam, 0 to 1 percent slopes	13.61	17.7%		IIw		69		51		6	173	12
LcC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	3.09	4.0%		IVe		49		38		4	111	7
LbC2	Losantville silt loam, 6 to 12 percent slopes, eroded	0.39	0.5%		IIIe		50		39		4	111	8
LbD2	Losantville silt loam, 12 to 18 percent slopes, eroded	0.11	0.1%		IVe		44		34		3	97	7
Weighted Average						22.5	54.5	2.3	43.4	1.1	4.7	130.5	6

Soils data provided by USDA and NRCS.

FSA INFORMATION - FARM E

INDIANA
WAYNE
Form: FSA-156EZ



FARM : 5330
Prepared : Jan 31, 2019
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BOWMAN DAIRY FARMS LLC
Farms Associated with Operator : 18-177-179, 18-065-579, 18-177-889, 18-177-954, 18-177-996, 18-177-1046, 18-065-1071, 18-177-3627, 18-177-4161, 18-177-4761, 18-177-4993, 18-177-5239, 18-177-5330, 18-065-5833, 18-065-7481, 18-065-7857, 18-065-7863, 18-065-7924, 18-065-8044, 18-065-8553, 18-065-8555
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.79	73.59	73.59	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.Rel. Activity	Broken From Native Sod
0.00	0.00	73.59	0.00		0.00		0.00	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	6.40	0.00	0	44	
Corn	42.89	0.00	0	109	
Soybeans	24.30	0.00	0	35	
TOTAL	73.59	0.00			

NOTES

NOTES

Tract Number : 48
Description : B6/NW SEC28 TWP17N R12E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BOWMAN DAIRY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.79	73.59	73.59	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	73.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

FSA INFORMATION - FARM E

INDIANA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5330
Prepared : Jan 31, 2019
Crop Year : 2019

Tract 48 Continued ...

Wheat	6.40	0.00	0	44
Corn	42.89	0.00	0	109
Soybeans	24.30	0.00	0	35
TOTAL	73.59	0.00		

NOTES

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FSA INFORMATION - FARM E

USDA Farm 5330 Tract 48
 Administered by: Wayne County, Indiana

Map prepared on: 5/2/2017
 79.79 Tract acres
 73.59 Cropland acres
 0 CRP acres

Source: Primarily USDA NAIP 2016 Imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-04-28 15:16:30

Map prepared on: 5/2/2017
 79.79 Tract acres
 73.59 Cropland acres
 0 CRP acres

Map prepared on: 5/2/2017
 79.79 Tract acres
 73.59 Cropland acres
 0 CRP acres



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	73.59	N	2				Y
2	0.46	N	10				N
3	4.59	U	10				N
4	0.49	N	10				N
5	0.66	N	10				N

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GROUND LEASE AGREEMENT - FARM E

January 2019 Monthly payment was \$ 363.69.

1998000825

98 JAN 20 PM 2:43

114

Site Code: IND-100

WAYNE COUNTY RECORDER

This instrument was drafted by
and after recording return to:

Dennis L. Myers, #3H78
Ameritech Cellular Services
2000 W. Ameritech Center Drive
Hoffman Estates, IL 60195-5000

MEMORANDUM OF GROUND LEASE AGREEMENT

This Memorandum of Lease is made this 23 day of August, 1996, between J. Robert and Harriet L. Burroughs *having an address at 4752 Brick Church Road, Hagerstown, IN 47346 as the Landlord, and Ameritech Wireless Communications, Inc., a Delaware corporation, having an address of 3535 East 96th Street, Indianapolis, Indiana 46240, ATTN: Manager PCS Real Estate and Site Acquisition as the Tenant. *also known as Harriet Leo Burroughs

1. Landlord hereby grants to Tenant and Tenant hereby takes from the Landlord subject to all terms and conditions of the Lease dated August 23, 1996, the right to lease the property located in the County of Wayne, City of Hagerstown, and State of Indiana which is legally described in Rider A and the easements as legally described in said Rider A ("Leased Property"). The common address of the Leased Property and its Property Identification Number(s) are also set forth in said Rider.

16-28-000-413.000-11

2. The Lease is for an initial term of ten (10) years beginning December 1, 1997 and ending November 30, 2007. Unless affirmatively canceled by Tenant, the Initial Lease term will be extended automatically for four (4) successive terms of five (5) years each. If Tenant desires to not extend any subsequent term of the Lease, it must give Landlord written notice of its intention to not extend the term at least sixty (60) days prior to the expiration of the then current term, whereupon the Lease shall be deemed canceled upon the expiration of the then current term. The maximum date to which the Lease may be extended is thirty (30) years from the commencement date, unless at the end of the fourth (4th) five (5) year extension term the Lease has not been terminated by the Landlord or Tenant as set forth in the Lease, in which case the Lease shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and so on from year to year until terminated by either party in compliance with the Lease. The term of the easements is co-extensive with that of the Lease.

3. Subject to the terms and conditions of the Lease, all improvements (including fixtures) added to the Leased Property by Tenant shall be Tenant's property and shall be removed by Tenant within ninety (90) days after termination of the Lease, except Tenant will not be required to remove any driveways, sidewalks, foundations, underground piping or wiring or any other fixtures or improvements at or below ground level.

GROUND LEASE AGREEMENT - FARM E

Site Code: IND-100

4. The rights and obligations of Landlord and Tenant shall be construed solely by reference to the provisions of the Lease and in the event of any conflict between the provisions of the Lease and those of this Memorandum of Lease, the provisions of the Lease shall control.

5. All mortgages, installment sale contracts and other financing instruments entered into by the Landlord after the date of this Memorandum with respect to the Leased Property shall be expressly subject to and subordinate to the rights of the Tenant under the Lease unless the parties to such mortgages, contracts and other instruments deliver to Tenant an executed subordination, non-disturbance and attornment agreement in form satisfactory to Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be executed by themselves or their duly authorized officers as of the day and year written below for the purpose of providing an instrument for recording.

LANDLORD

J. Robert & Harriet L. Burroughs *
*also known as Harriet Leo Burroughs

By: _____
Name: J. Robert Burroughs
Title: J. Robert Burroughs Owner
Date: 6/15/96

By: Harriet L. Burroughs
Name: Harriet L. Burroughs
Title: Owner

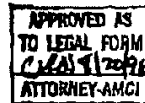
Date: 6-15-96

TENANT

AMERITECH WIRELESS
COMMUNICATIONS, INC., a Delaware
corporation

By: Daniel J. Fowler
Name: Daniel J. Fowler
Title: Market Manager

Date: Aug. 23, 1996



GROUND LEASE AGREEMENT - FARM E

Site Code: IND-100

RIDER A TO MEMORANDUM OF LEASE

LEGAL DESCRIPTION OF LEASED PROPERTY

LEASE DESCRIPTION

Part of the West half of the Southeast Quarter Section 28, Township 17 North, Range 12 East of the Second Principal Meridian in Wayne County, Indiana, more particularly described as follows:

Commencing on the centerline of County Road 500 East at a railroad spike found marking the Northeast corner of said Southeast Quarter; thence South 89 degrees 54 minutes 55 seconds West (State Plane coordinate bearing and basis of bearings to follow), a distance of 2606.44 feet along the North line of said Southeast Quarter; thence South 00 degrees 03 minutes 03 seconds West a distance of 20.00 feet parallel with the West line of said Southeast Quarter to the South right-of-way line said County Road 500 East; thence continuing South 00 degrees 03 minutes 03 seconds West a distance of 67.06 feet parallel with said West line to the Point of Beginning of the herein described tract; thence South 89 degrees 56 minutes 57 seconds East a distance of 25.00 feet; thence South 00 degrees 03 minutes 03 seconds West a distance of 50.00 feet parallel with the West line of said Southeast Quarter; thence North 89 degrees 56 minutes 57 seconds West a distance of 50.00 feet; thence North 00 degrees 03 minutes 03 seconds East a distance of 50.00 feet parallel with the West line of said Southeast Quarter; thence South 89 degrees 56 minutes 57 seconds East a distance of 25.00 feet to the Point of Beginning; said described tract containing 0.057 acres (2500.000 square feet), more or less.

EASEMENT DESCRIPTION:

Part of the West half of the Southeast Quarter Section 28, Township 17 North, Range 12 East of the Second Principal Meridian in Wayne County, Indiana, more particularly described as follows:

Commencing on the centerline of County Road 500 East at a railroad spike found marking the Northeast corner of said Southeast Quarter; thence South 89 degrees 54 minutes 55 seconds West (State Plane coordinate bearing and basis of bearings to follow), a distance of 2606.44 feet along the North line of said Southeast Quarter; thence South 00 degrees 03 minutes 03 seconds West a distance of 20.00 feet parallel with the West line of said Southeast Quarter to the South right-of-way line said County Road 500 East, being the Point of Beginning of the herein described tract; thence continuing South 00 degrees 03 minutes 03 seconds West a distance of 67.06 feet parallel with said West line to the North line of the Proposed Lease Area; thence North 89 degrees 56 minutes 57 seconds West a distance of 25.00 feet along said North line; thence North 00 degrees 03 minutes 03 seconds East a distance of 67.00 feet parallel with the West line of said Southeast Quarter to the South line of said County Road 500 East; thence North 89 degrees 56 minutes 55 seconds East a distance of 25.00 feet along said South to the Point of Beginning; said described tract containing 0.039 acres (1,675.744 square feet), more or less.

Common Address: 1/2 mile west of Brick Church Rd. & Bear Creek Rd. Hagerstown, IN

Property Identification No: 011-00-38000

GROUND LEASE AGREEMENT - FARM E

Site Code: IND-100

NOTARY FOR INDIVIDUAL LANDLORD MEMORANDUM OF LEASE

STATE OF Indiana
) SS
COUNTY OF Whayne

J. Robert & Harriet L. Burroughs Personally came before me this 15 day of June, 1996 the above named is/are known to me to be the person(s) who executed the foregoing instrument and acknowledged the same.



Peggy L. Frame
Print Name: Peggy L. FRAME
Notary Public, Whayne County
State of Indiana

ENTERED ON AUDITOR'S
RECORDS THIS 20
DAY OF January 19 98

My commission expires:
3-22-98

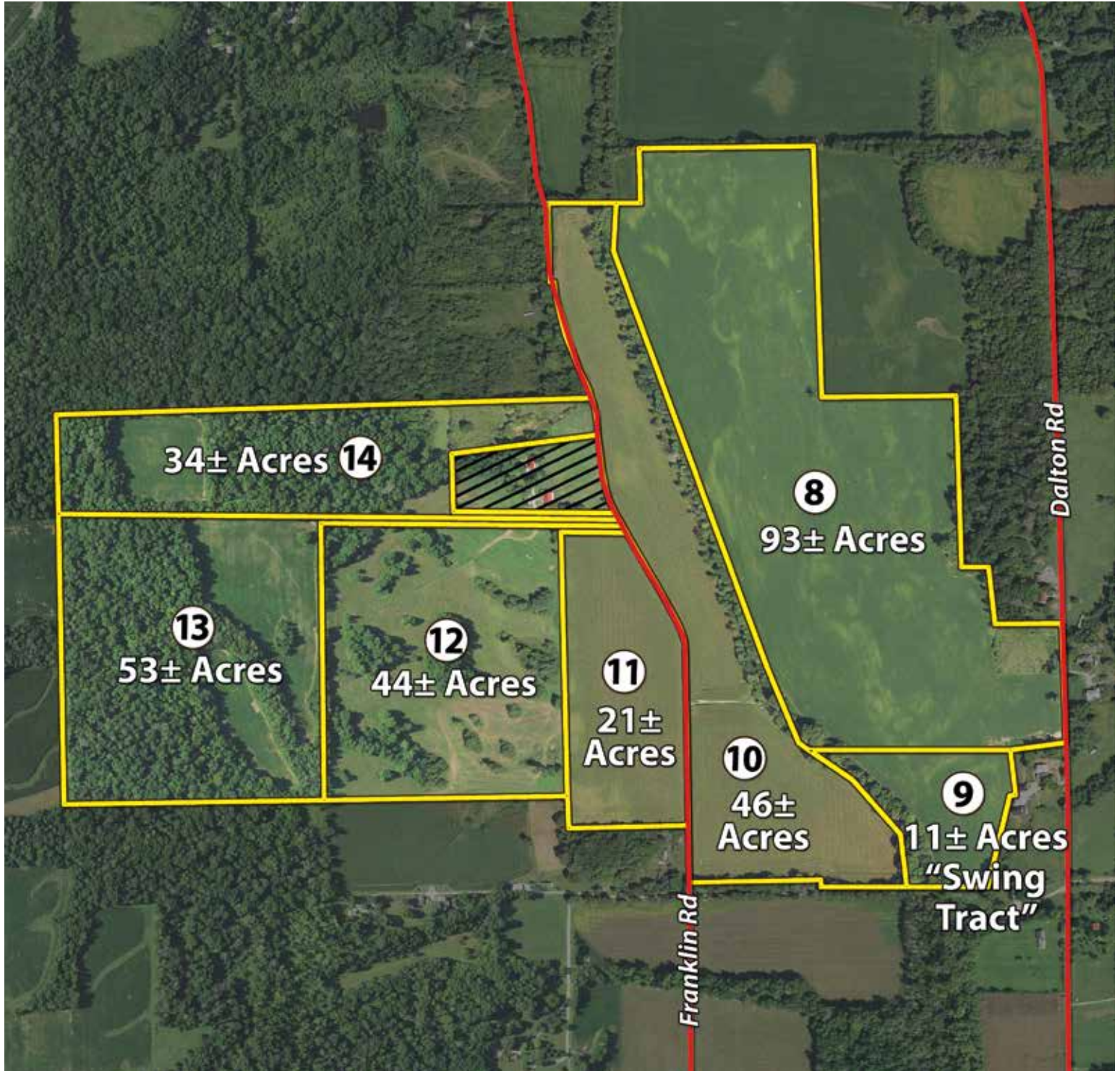
FARM E - PHOTOS



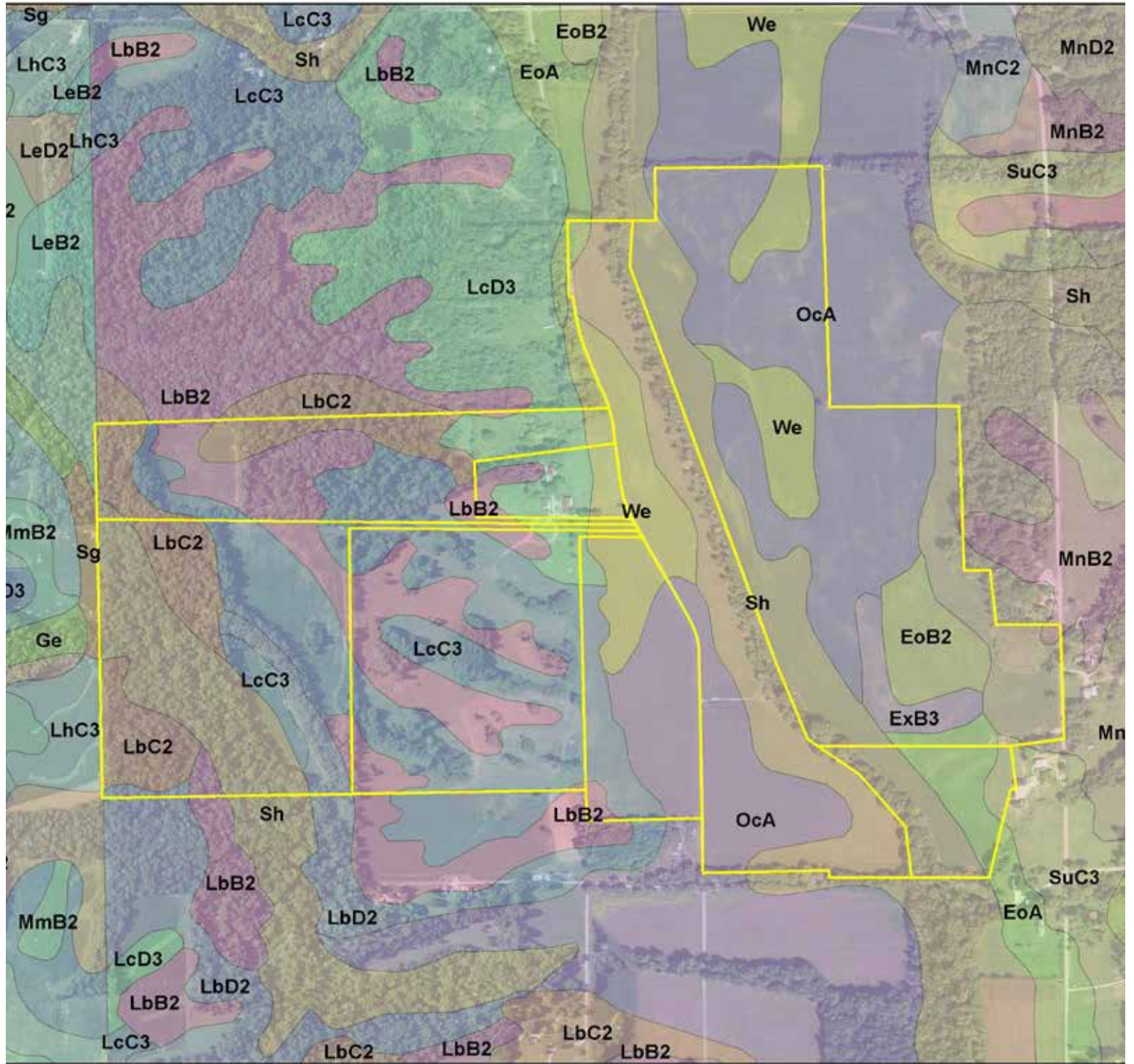


FARM F
Tracts 8-14

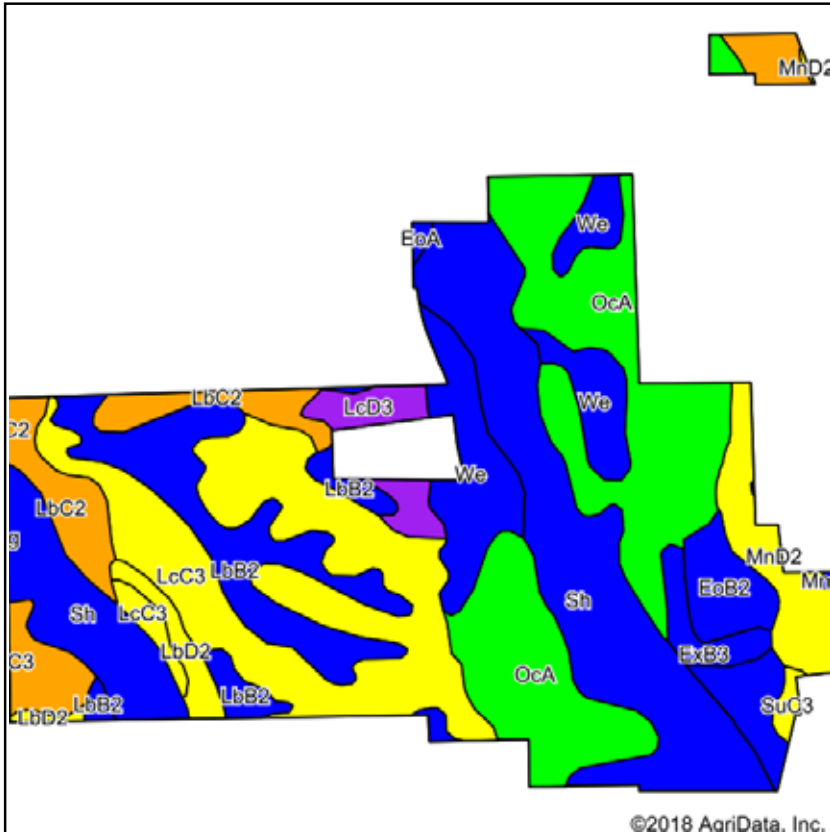
AERIAL MAP - FARM F



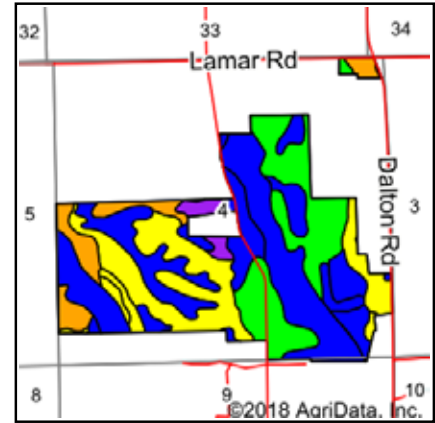
SOIL MAP - FARM F



SOIL MAP - FARM F



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wayne**
 Location: **4-17N-12E**
 Township: **Dalton**
 Acres: **312.03**
 Date: **9/24/2018**



Area Symbol: IN065, Soil Area Version: 19
 Area Symbol: IN177, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Sh	Shoals silt loam, occasionally flooded	66.84	21.4%		Ilw	131	5	9	43	59
OcA	Ockley silt loam, 0 to 2 percent slopes	65.96	21.1%		I	106	4	7	38	43
LcC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	55.77	17.9%		IVe	111	4	7	38	49
LbB2	Losantville silt loam, 2 to 6 percent slopes, eroded	31.20	10.0%		Ile	121	4	8	43	54
We	Westland silty clay loam, 0 to 2 percent slopes	24.26	7.8%		Ilw	174	6	12	49	69
LbC2	Losantville silt loam, 6 to 12 percent slopes, eroded	20.44	6.6%		IIIe	111	4	8	39	50
MnD2	Miami silt loam, well drained, 12 to 18 percent slopes, eroded	12.45	4.0%		IVe	112	4	8	38	56
EoB2	Eldean loam, 2 to 6 percent slopes, eroded	7.53	2.4%		Ile	106	4	6	36	46
LcD3	Losantville clay loam, 12 to 18 percent slopes, severely eroded	6.75	2.2%		VIe	87	3	6	31	40
EoA	Eldean loam, 0 to 2 percent slopes	6.46	2.1%		IIIs	115	4	7	37	50
ExB3	Eldean clay loam, 2 to 6 percent slopes, severely eroded	4.66	1.5%		Ile	82	3	6	29	42
LbD2	Losantville silt loam, 12 to 18 percent slopes, eroded	4.61	1.5%		IVe	97	3	7	34	44
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	3.17	1.0%		IIIe	133	4	9	47	60
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	1.29	0.4%		IVe	121	4	8	43	54
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.29	0.1%		Ile	142	5	9	49	63
Sg	Shoals loam, occasionally flooded	0.16	0.1%		Ilw	131	5	9	43	59
LhC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	0.10	0.0%		IVe	111	4	7	38	49
LeC2	Losantville silt loam, 6 to 12 percent slopes, eroded	0.09	0.0%		IIIe	112	4	8	39	50
Weighted Average						119.3	4.3	8	40.2	52

Soils data provided by USDA and NRCS.

FSA INFORMATION - FARM F

INDIANA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4993
Prepared : Jan 31, 2019
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BOWMAN DAIRY FARMS LLC
Farms Associated with Operator : 18-177-179, 18-065-579, 18-177-889, 18-177-954, 18-177-996, 18-177-1046, 18-065-1071, 18-177-3627, 18-177-4161, 18-177-4761, 18-177-4993, 18-177-5239, 18-177-5330, 18-065-5833, 18-065-7481, 18-065-7857, 18-065-7863, 18-065-7924, 18-065-8044, 18-065-8553, 18-065-8555
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
322.16	182.73	182.73	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.Rel. Activity	Broken From Native Sod
0.00	0.00	182.73	0.00		0.00		0.00	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	8.60	0.00	0	108	
Corn	123.40	0.00	0	146	
Soybeans	42.10	0.00	0	50	
TOTAL	174.10	0.00			

NOTES

Tract Number : 9497
Description : B3/ SW IN TRANSFER HENRY COUNTY
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
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 : BOWMAN DAIRY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
166.40	43.50	43.50	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	43.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

FSA INFORMATION - FARM F

INDIANA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4993
Prepared : Jan 31, 2019
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 9497 Continued ...

Wheat	0.60	0.00	0	108
Corn	26.20	0.00	0	146
Soybeans	14.60	0.00	0	50
TOTAL	41.40	0.00		

NOTES

Tract Number : 9949

Description : Tract combination T29 & T9500
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
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 : BOWMAN DAIRY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.76	139.23	139.23	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	139.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	8.00	0.00	0	108
Corn	97.20	0.00	0	146
Soybeans	27.50	0.00	0	50
TOTAL	132.70	0.00		

NOTES

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FSA INFORMATION - FARM F

USDA Farm 4993 Tract 9497
 Administered by: Wayne County, Indiana

Map prepared on: 5/1/2017
 166.4 Tract acres
 43.5 Cropland acres
 0 CRP acres

CRP
 CLU
 Wetland Determination Identifiers:
 Restricted Use **TRS: 17N12E4**
 Limited Restrictions **Wayne Co., IN**
 Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2016 Imagery (2015 IL/Oh); IDHS or Dynamap roads; FSA data 2017-04-28 15:16:30



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
10	72.88	U	2				N
12	11.89	H	2				Y
13	5.2	H	2				Y
15	22.43	N	2				Y
16	0.04	H	10				N
17	0.27	H	10				N
20	3.98	H	2				Y
21	48.88	U	10				N
26	0.83	U	10				N

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FSA INFORMATION - FARM F

USDA Farm 4993 Tract 9949

Map prepared on: 5/1/2017

Administered by: Wayne County, Indiana

CRP **TRS: 17N12E4**
 CLU **Wayne Co., IN**



155.76 Tract acres
 139.23 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:

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

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-04-28 15:16:30

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
13	3.7	U	10					N
17	18.53	N	2					Y
23	1.45	U	10					N
28	11.38	U	10					N
31	101.86	N	2					Y
32	18.84	N	2					Y



Farm 4993 Tract 9949

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.

FARM F - PHOTOS



FARM F - PHOTOS

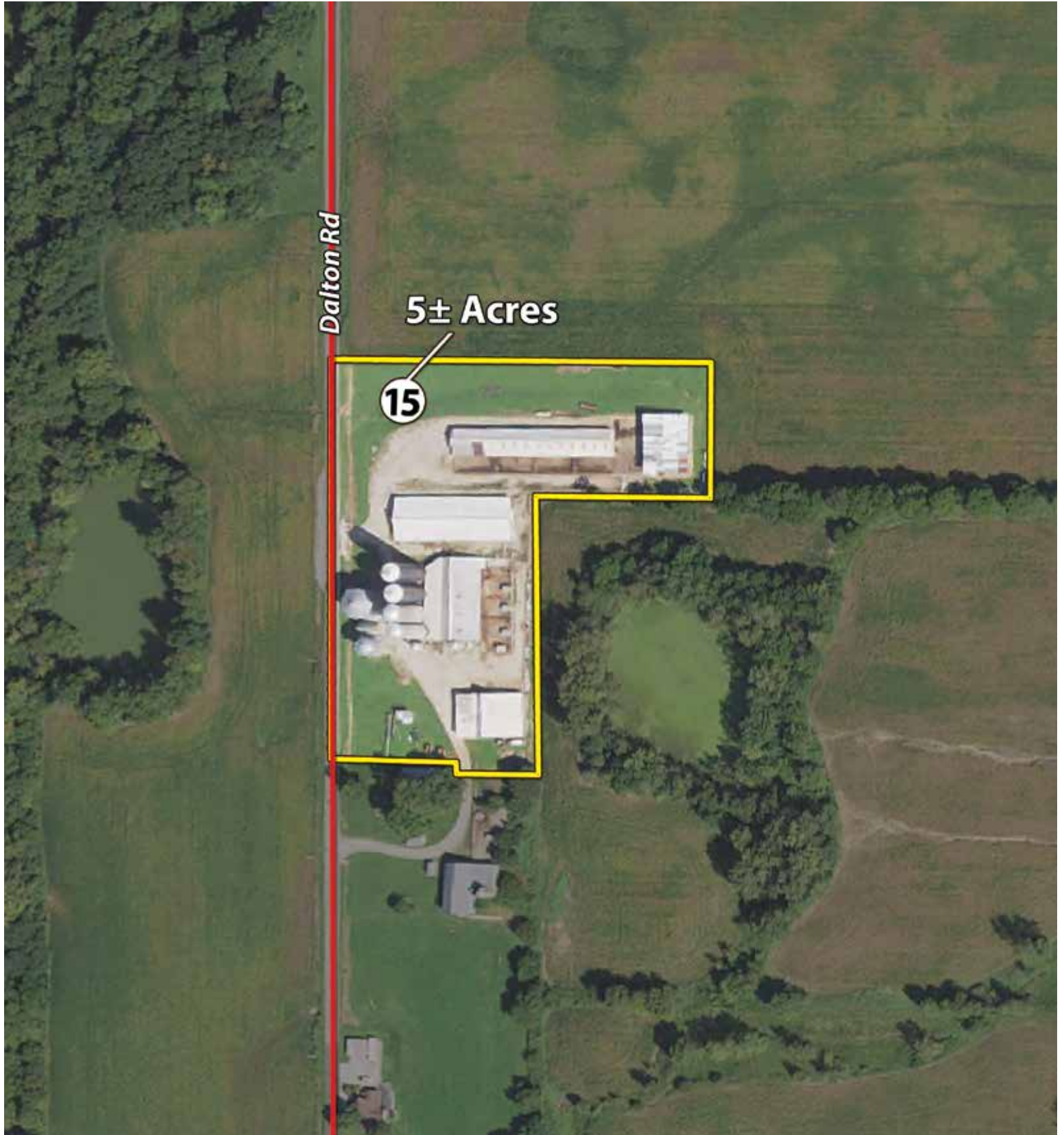


FARM G

Tract 15

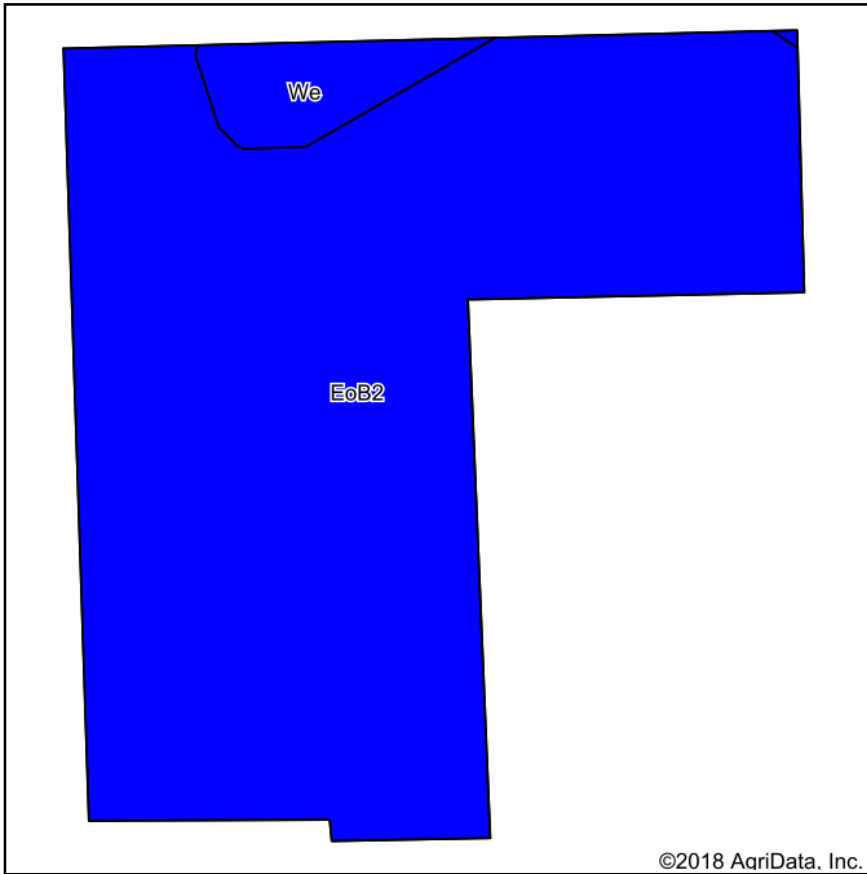
****TRACT 15 - CAFO Information available for Download on SchraderAuction.com**

AERIAL MAP - FARM G

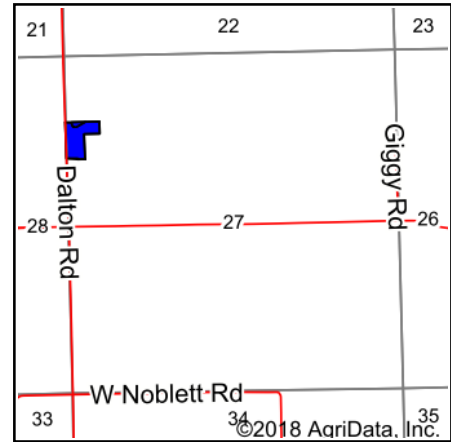


SOIL MAP - FARM G

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wayne**
 Location: **27-18N-12E**
 Township: **Dalton**
 Acres: **5**
 Date: **9/24/2018**



Area Symbol: IN177, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Pasture	Soybeans	Winter wheat	Grass legume hay
EoB2	Eldean loam, 2 to 6 percent slopes, eroded	4.75	95.0%		Ile	106	6	36	46	4
We	Westland silty clay loam, 0 to 2 percent slopes	0.25	5.0%		Ilw	174	12	49	69	6
Weighted Average						109.4	6.3	36.6	47.2	4.1

Soils data provided by USDA and NRCS.

FLOOD MAP - FARM G



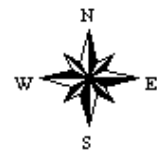
 **SCHRADER**
Real Estate and Auction Company, Inc.

map center: 39° 59' 10.44, -85° 10' 52.69



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com

27-18N-12E
Wayne County
Indiana



9/24/2018

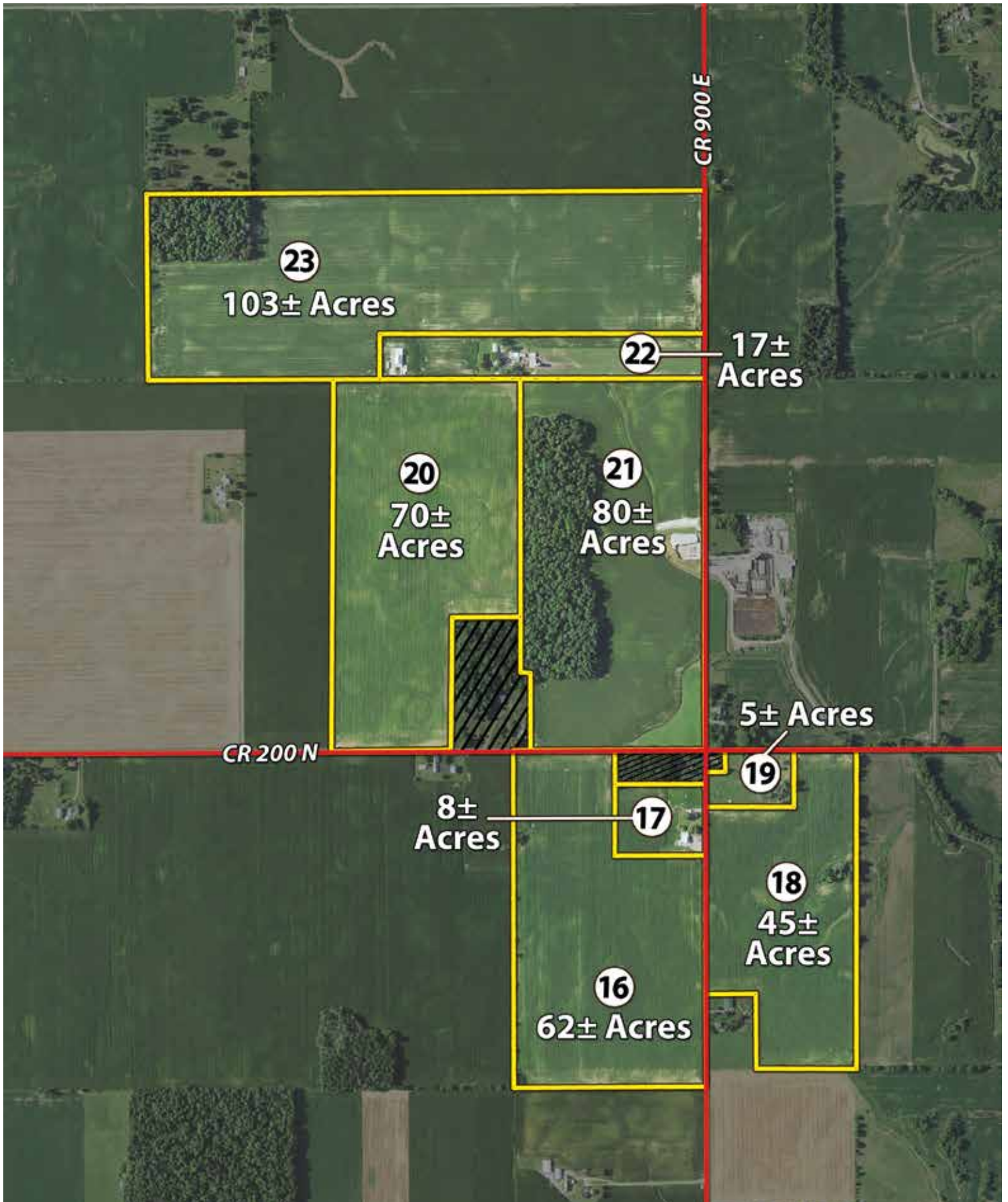
FARM F - PHOTOS



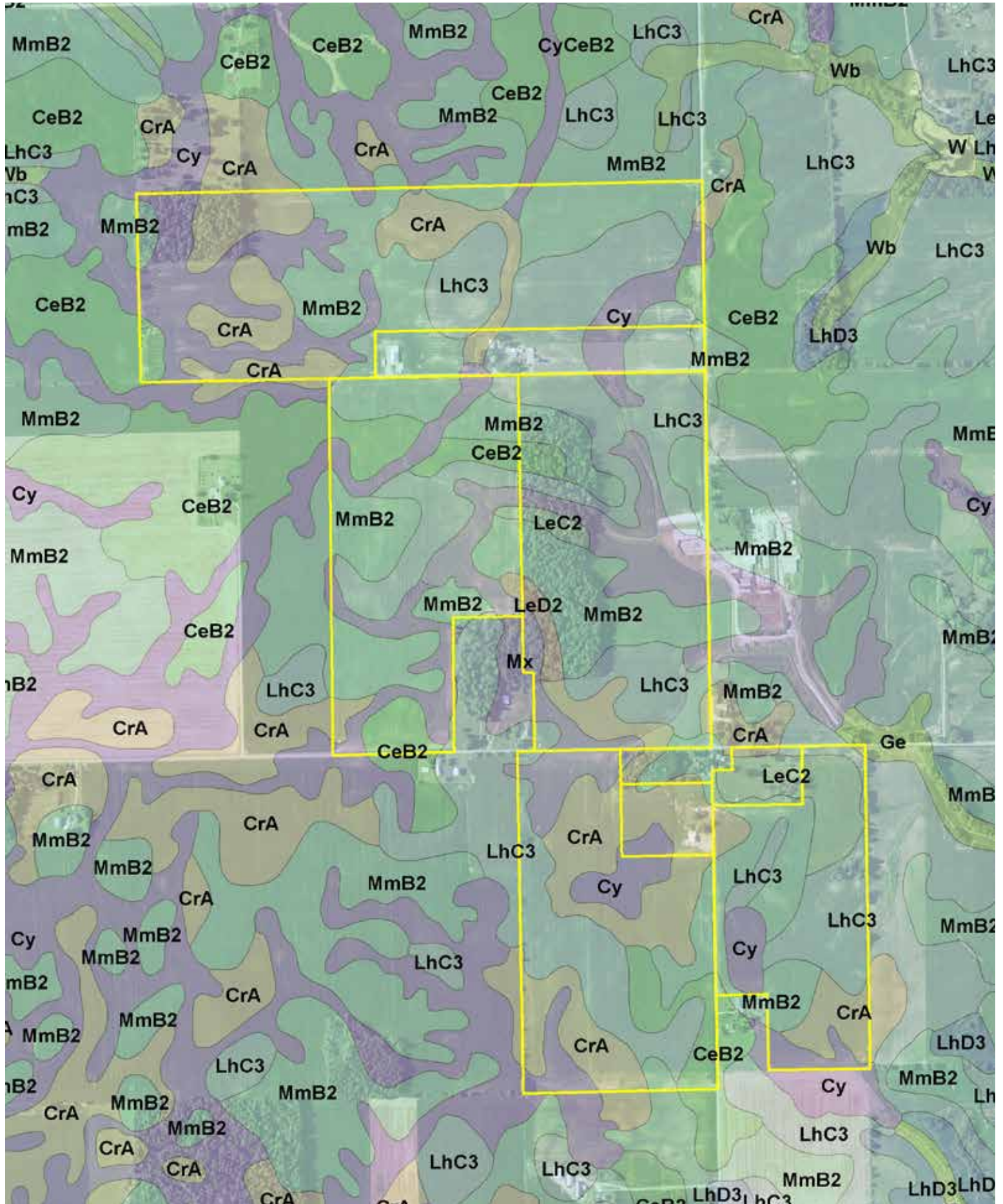


FARM H
Tracts 16-23

AERIAL MAP - FARM H

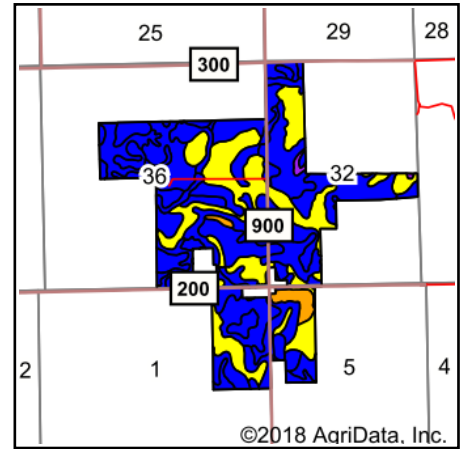
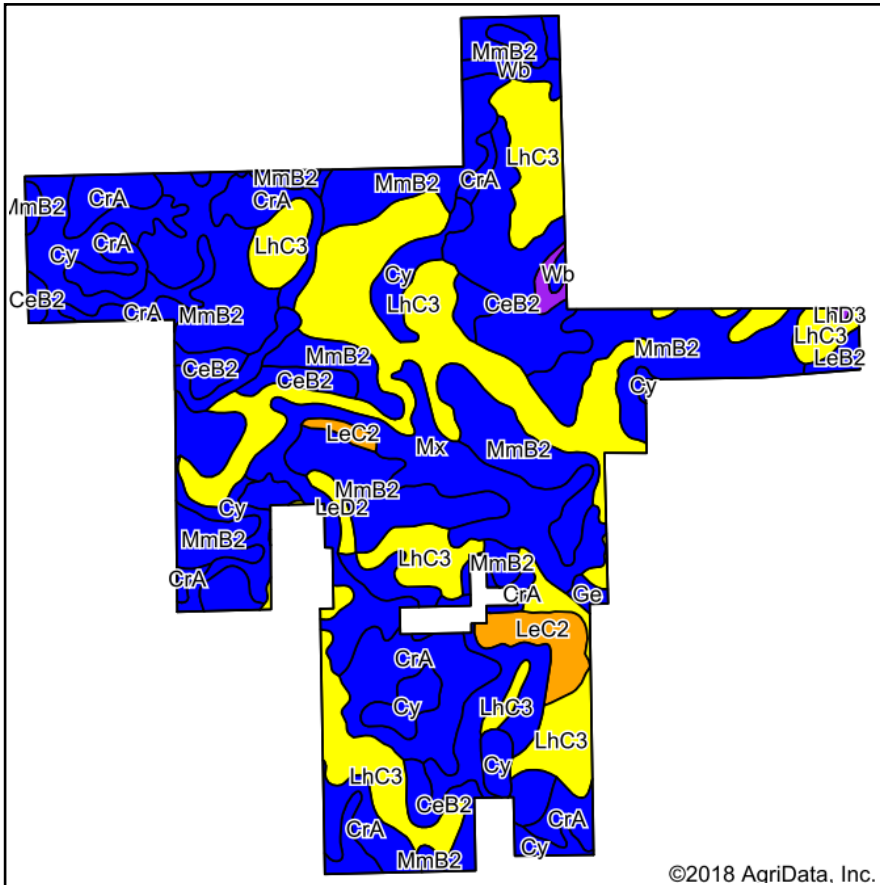


SOIL MAP - FARM H



SOIL MAP - FARM H

Soils Map



State: **Indiana**
 County: **Henry**
 Location: **36-18N-11E**
 Township: **Blue River**
 Acres: **558.72**
 Date: **9/24/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IN065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Tall fescue	Winter wheat	Corn	Grass legume hay	Pasture	Oats	Wheat
MmB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	168.66	30.2%		Ile	45		57	127	4	8		
LhC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	143.20	25.6%		IVe	38		49	111	4	7		
CrA	Crosby silt loam, 0 to 2 percent slopes	72.63	13.0%		IIw	46		62	138	5	9		
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	57.87	10.4%		IIw	65		75	185	6	13		
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	47.01	8.4%		Ile	40	6	52	118	4	8	67	43
Mx	Millgrove loam	43.73	7.8%		IIw	49		70	175	6	12		
LeC2	Losantville silt loam, 6 to 12 percent slopes, eroded	11.98	2.1%		IIIe	39		50	112	4	8		
Wb	Washtenaw silt loam	4.50	0.8%		IIw	49		66	165	5	11		
LeD2	Losantville silt loam, 12 to 18 percent slopes, eroded	2.62	0.5%		IVe	35		45	100	3	7		
LhD3	Losantville clay loam, 12 to 18 percent slopes, severely eroded	2.62	0.5%		VIe	32		41	90	3	6		
LeB2	Losantville silt loam, 2 to 6 percent slopes, eroded	2.32	0.4%		Ile	43		54	121	4	8		
Ge	Genesee loam, occasionally flooded	1.58	0.3%		IIw	43		61	121	4	8		
Weighted Average						45.1	0.5	57.9	133	4.5	8.7	5.6	3.6

Soils data provided by USDA and NRCS.

FSA INFORMATION - FARM H

INDIANA
HENRY
Form: FSA-156EZ



FARM : 7481
Prepared : Jan 31, 2019
Crop Year : 2019

Tract 1471 Continued ...

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
129.19	112.49	112.49	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	112.49	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	1.50	0.00	0	81
Corn	80.80	0.00	0	137
Soybeans	11.10	0.00	0	47
TOTAL	93.40	0.00		

NOTES

Tract Number : 3134
Description : K5/2B S 32 T 18N R 12E
FSA Physical Location : INDIANA/HENRY
ANSI Physical Location : INDIANA/HENRY
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 : BOWMAN DAIRY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
53.86	47.36	47.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	47.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	10.90	0.00	0	81
Corn	32.80	0.00	0	137
TOTAL	43.70	0.00		

NOTES

FSA INFORMATION - FARM H

INDIANA
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7481
Prepared : Jan 31, 2019
Crop Year : 2019

Tract Number : 3145

Description : K5/2B S32 & S36 T 18N R 11E

FSA Physical Location : INDIANA/HENRY

ANSI Physical Location : INDIANA/HENRY

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 : BOWMAN DAIRY FARMS LLC

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
194.32	150.19	150.19	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	150.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	2.10	0.00	0	81
Corn	110.20	0.00	0	137
Soybeans	15.20	0.00	0	47
TOTAL	127.50	0.00		

NOTES

Tract Number : 30592

Description : K4/1B S25 T 18N R 11E

FSA Physical Location : INDIANA/HENRY

ANSI Physical Location : INDIANA/HENRY

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : BOWMAN DAIRY FARMS LLC

Other Producers : None

Recon ID : None

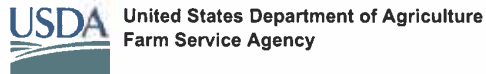
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
26.05	26.05	26.05	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	26.05	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

FSA INFORMATION - FARM H

INDIANA
HENRY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7481
Prepared : Jan 31, 2019
Crop Year : 2019

Tract 30592 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	3.90	0.00	0	81
Corn	0.90	0.00	0	122
Soybeans	2.50	0.00	0	47
TOTAL	7.30	0.00		

NOTES

Tract Number : 30953

Description : K5/2B S 36 T 18N R 11E
FSA Physical Location : INDIANA/HENRY
ANSI Physical Location : INDIANA/HENRY
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 : BOWMAN DAIRY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
121.99	103.49	103.49	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	103.49	0.00	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	52.50	0.00	0	122
Soybeans	26.40	0.00	0	47
TOTAL	78.90	0.00		

NOTES

Tract Number : 30954

Description : K5/1B S 36 T 18N R 11E
FSA Physical Location : INDIANA/HENRY
ANSI Physical Location : INDIANA/HENRY
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 : BOWMAN DAIRY FARMS LLC

FSA INFORMATION - FARM H

INDIANA
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7481
Prepared : Jan 31, 2019
Crop Year : 2019

Tract 30954 Continued ...

Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
81.04	70.05	70.05	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	70.05	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.70	0.00	0	81
Corn	43.40	0.00	0	137
Soybeans	11.60	0.00	0	47
TOTAL	55.70	0.00		

NOTES

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FSA INFORMATION - FARM H

USDA Farm 7481 Tract 3145

Administered by: Henry County, Indiana

OP: BOWMAN DAIRY FARMS LLC

OW: BOWMAN DAIRY FARMS LLC

Source: Primarily USDA NAIP 2016 Imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-05-02 13:03:05

2018 Certification map prepared on: 5/3/2018

194.32 Tract acres

150.19 Cropland acres

0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:

● Restricted Use TRS: 18N12E32

▲ Limited Restrictions Henry Co., IN

■ Exempt from Conservation Compliance Provisions



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



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
14	26.25	H	2				Y
15	2.77	H	2				Y
17	24.32	H	2				Y
20	8.84	H	2				Y
21	2.22	N	2				Y
22	36.48	H	2				Y
23	49.31	H	2				Y

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FSA INFORMATION - FARM H

USDA Farm 7481 Tract 1471

Administered by: Henry County, Indiana

OP: BOWMAN DAIRY FARMS LLC

OW: BOWMAN DAIRY FARMS LLC

Source: Primarily USDA NAIP 2016 Imagery (2015 IL/OH); DHS or Dynamap roads; FSA data 2018-05-02 13:03:05

2018 Certification map prepared on: 5/3/2018

129.19 Tract acres

112.49 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use TRS: 17N11E1

▼ Limited Restrictions Henry Co., IN

■ Exempt from Conservation Compliance Provisions



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



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
9	68.36	H	2				Y
10	44.13	H	2				Y
18	1.79	U	2				N
22	4.42	U	2				N

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FSA INFORMATION - FARM H

USDA Farm 7481 Tract 30954

Administered by: Henry County, Indiana

OP: BOWMAN DAIRY FARMS LLC

OW: BOWMAN DAIRY FARMS LLC

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); DHS or Dynamap roads; FSA data 2018-05-02 13:03:05

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

2018 Certification map prepared on: 5/3/2018

81.04 Tract acres

70.05 Cropland acres

0 CRP acres

CRP
CLU

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

TRR: 18N11E36
Henry Co., IN



CLU	Acres	HEL	LC	Contract	Prac	Yr	Cl
1	67.81	H	2				Y
3	2.24	N	2				Y

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FSA INFORMATION - FARM H

USDA Farm 7481 Tract 30953

Administered by: Henry County, Indiana

OP: BOWMAN DAIRY FARMS LLC

OW: BOWMAN DAIRY FARMS LLC

Source: Primarily USDA NAIP 2016 Imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-05-02 13:03:05

2018 Certification map prepared on: 5/3/2018

121.99 Tract acres

103.49 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

TRS: 18N11E36

Henry Co., IN



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



CLU	Acres	HEL	LC	Contract	Prac	Yr	Cl
2	2.88	H	2				Y
4	100.61	H	2				Y
7	5.99	U	2				N

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TILE MAP INFORMATION - FARM H

TRACT 16






Ph: 785-984-8000

Fax: 785-984-8060



www.culycontracting.com

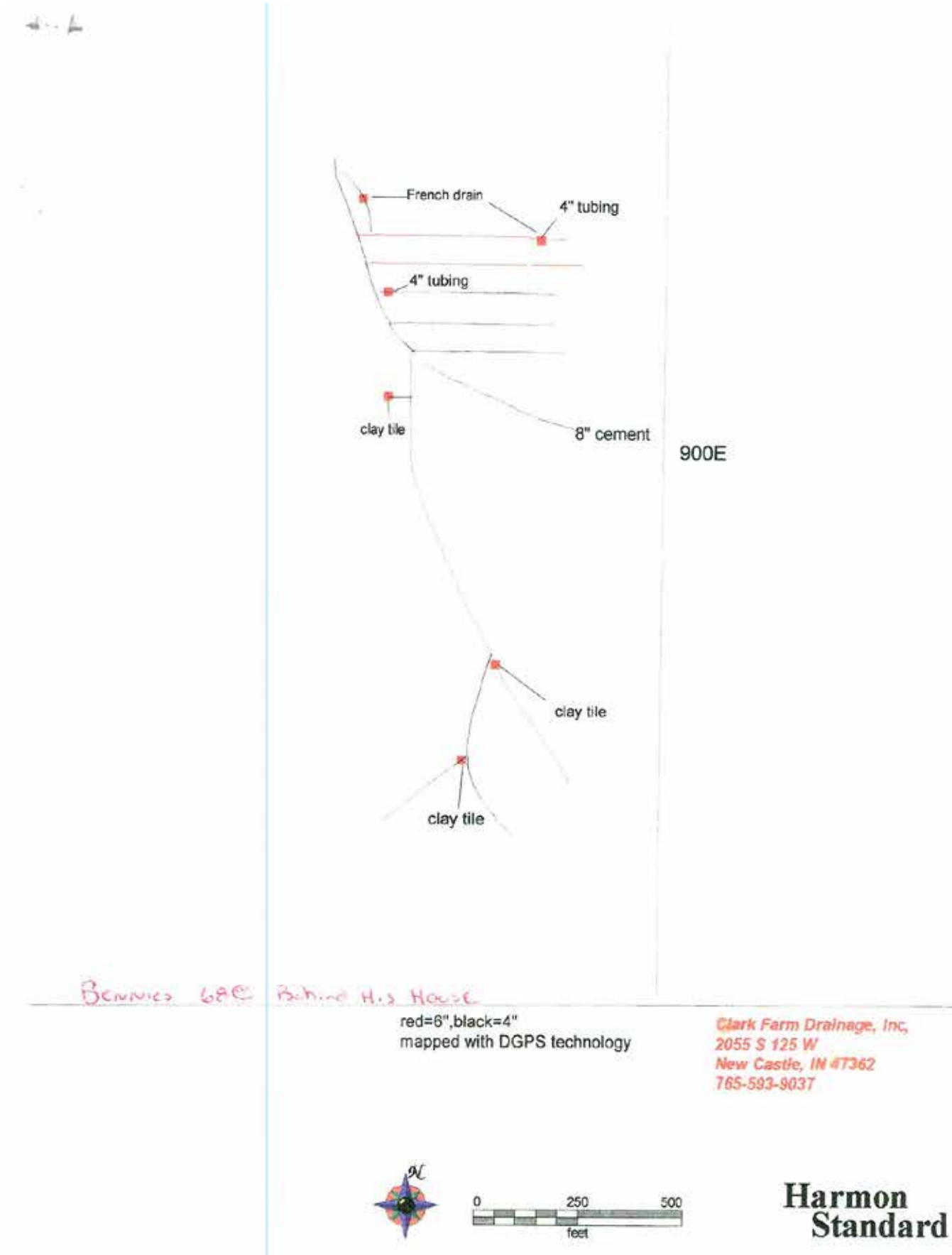
Lowman Dairy
Lenny 67 acre

	Tile 4	4018.49 ft	
	Tile 6	786.79 ft	



TILE MAP INFORMATION - FARM H

TRACT 16



TILE MAP INFORMATION - FARM H

TRACT 20



Bowman

4" Plastic 7351.13 ft
6" Plastic 2928.63 ft

Ph: 765-584-8596

Fax: 765-584-8060



www.culycontracting.com



TILE MAP INFORMATION - FARM H

TRACT 21

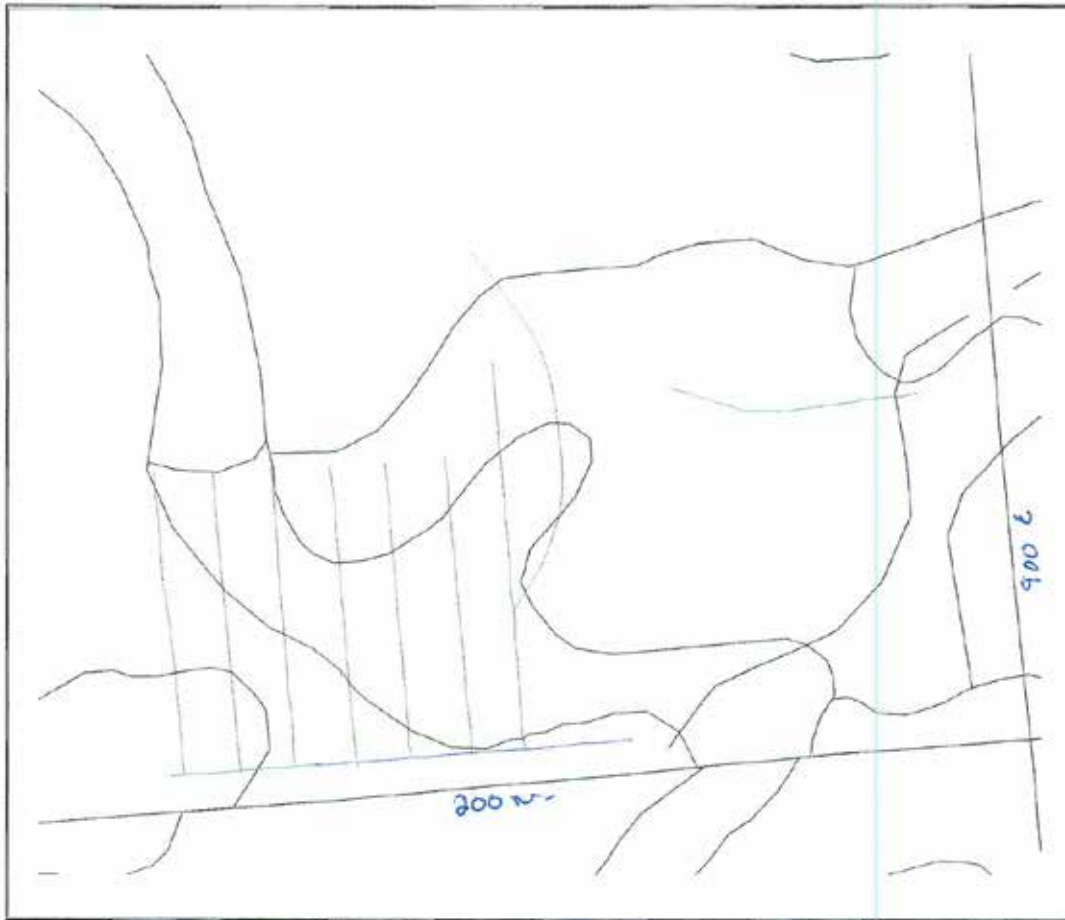


TILE MAP INFORMATION - FARM H

TRACT 21

Across From church

Trent Bowman
Home Dairy
091307



Projection: Universal Transverse Mercator
Datum: NAD83 Datum (1983)
Zone Number: 15
Hemisphere: North

Scale 1:2771
500 ft



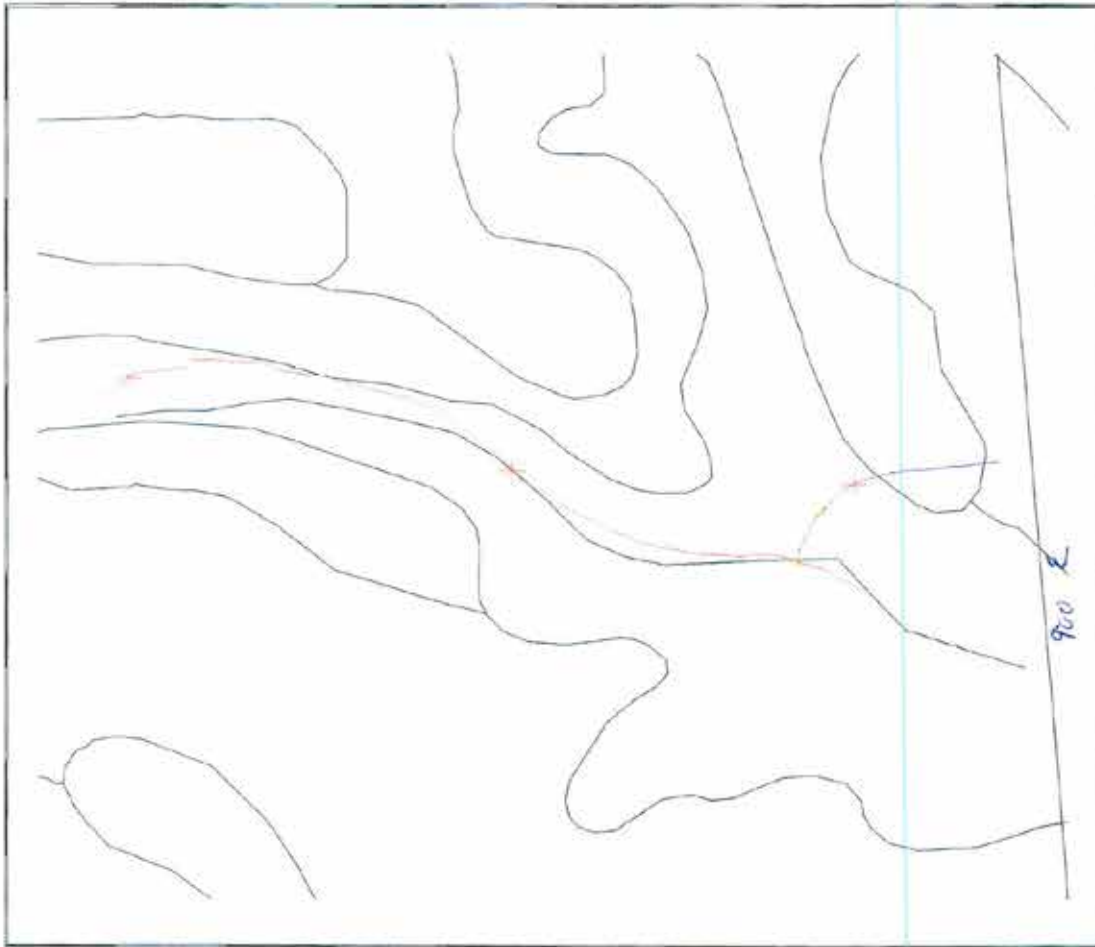
091307 3449765

TILE MAP INFORMATION - FARM H

TRACT 21

Trent Bowman
Home Dairy
091207

10" Thru woods To
Madlin Ground
& Around
Bunker



Projection: Universal Transverse Mercator
Datum: NAD83 (1983)
Zone Number: 13
Hemisphere: North

Scale 1: 2997
500 ft.



TILE MAP INFORMATION - FARM H

TRACT 21

NORTH BUNKER

Clark Farm Drainage, Inc.
2055 S. 125 W.
New Castle, IN 47362
765.593.9037

Invoice

DATE	INVOICE #
8/30/2010	2619

BILL TO
Trent Bowman Bowman Dairy Farms L.L.C. 2270 N 900 E Hagerstown, IN 47346

TERMS
15 net

**QUANTITY	ITEM	DESCRIPTION	**RATE	AMOUNT
1,380	10 inch	Installation of drain tubing	4.65	6,417.00
50	6 inch	Installation of drain tubing	1.69	84.50
4	6 inch	6 inch connections to main	49.00	196.00
1	10 inch	10 inch connections to main	100.00	100.00
4	Backhoe	fix broken tile/blow hole/rework 6" surface drain	75.00	300.00
			Total	\$7,097.50

Quantity of tubing is in feet.

Rate is per foot.

DRAINAGE PAYS DIVIDENDS

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 17



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Slate Form 46234 (R4 / 1-07)

Date (month, day, year)
2-13-2019

Auction Tract 17

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 1897 N. CR 900 E. Hagerstown, IN

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer	✓				Septic Field / Bed		✓			
Clothes Washer	✓				Hot Tub	✓				
Dishwasher				✓	Plumbing				✓	
Disposal				✓	Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood	✓				Water Heater / Electric				✓	
Microwave Oven	✓				Water Heater / Gas				✓	
Oven				✓	Water Heater / Solar	✓				
Range				✓	Water Purifier	✓				
Refrigerator	✓				Water Softener	✓				
Room Air Conditioner(s)	✓				Well			✓		
Trash Compactor	✓				Septic & Holding Tank/Septic Mound				✓	
TV Antenna / Dish				✓	Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?				✓	
					Are the improvements connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?					✓
					If yes, have the improvements been completed on the sewage disposal system?					✓
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning	✓				
Ceiling Fan(s)				✓	Hot Water Heat				✓	
Garage Door Opener / Controls	✓				Furnace Heat / Gas fuel			✓		
Inside Telephone Wiring and Blocks / Jacks				✓	Furnace Heat / Electric	✓				
Intercom	✓				Solar House-Heating	✓				
Light Fixtures				✓	Woodburning Stove	✓				
Sauna	✓				Fireplace	✓				
Smoke / Fire Alarm(s)				✓	Fireplace Insert	✓				
Switches and Outlets				✓	Air Cleaner	✓				
Vent Fan(s)				✓	Humidifier	✓				
60 / 100 (200) Amp Service (Circle one)			✓		Propane Tank	✓				
					Other Heating Source	✓				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller: <i>Andrzej (Minda)</i>	Date (mm/dd/yy): 02-13-19	Signature of Buyer:	Date (mm/dd/yy):
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 17

Tract 17

Property address (number and street, city, state, and ZIP code)			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			✓
Does the roof leak?			✓
Is there present damage to the roof?			✓
Is there more than one roof on the house? If so, how many layers? _____			✓
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or wall, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? Explain: <i>Asbestos siding</i>	✓		✓
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
<p>The Septic System Junction Box is collapsed - System Rings doesn't work.</p>			
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do improvements have aluminum wiring?			✓
Are there any foundation problems with the improvements?			✓
Are there any encroachments?			✓
Are there any violations of zoning, building codes, or restrictive covenants?			✓
Is the present use a non-conforming use? Explain:			✓
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓
Is there any damage due to wind, flood, termites or rodents?			✓
Have any improvements been treated for wood destroying insects?			✓
Are the furnace/woodstove/chimney/flue all in working order?			✓
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?			✓
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:</p>			
Signature of Seller: <i>Ant Bone</i>	Date (mm/dd/yy): <i>02-13-17</i>	Signature of Buyer:	Date (mm/dd/yy):
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 17

Auction Tract 17 1897 N. CR 900E Hagerstown, IN

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).

~~(i)~~ (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).

~~(i)~~ (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. 4852d 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>Aut Bowen</u> (member)	<u>2-13-19</u>	_____	_____
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>2-13-2019</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	_____	_____	_____
Agent	Date	Agent	Date

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 22



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R4 / 1-07)

Date (month, day, year)

2-13-2019

Tract 22 (House #1) 2491 N. CR 900E Hagerstown

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

2491 N. CR 900E Hagerstown, IN

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern				✓	
Clothes Dryer	✓				Septic Field / Bed				✓	
Clothes Washer	✓				Hot Tub	✓				
Dishwasher	✓				Plumbing				✓	
Disposal	✓				Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood	✓				Water Heater / Electric				✓	
Microwave Oven	✓				Water Heater / Gas				✓	
Oven	✓				Water Heater / Solar	✓				
Range	✓				Water Purifier	✓				
Refrigerator	✓				Water Softener	✓				
Room Air Conditioner(s)				✓	Well			✓		
Trash Compactor	✓				Septic & Holding Tank/Septic Mound			✓		
TV Antenna / Dish				✓	Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?				✓	
					Are the improvements connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					✓
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
					D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
					Attic Fan	✓				
					Central Air Conditioning	✓				
					Hot Water Heat				✓	
					Furnace Heat / Gas				✓	
					Furnace Heat / Electric				✓	
					Solar House-Heating	✓				
					Woodburning Stove	✓				
					Fireplace	✓				
					Fireplace Insert				✓	
					Air Cleaner	✓				
					Humidifier	✓				
					Propane Tank	✓				
					Other Heating Source	✓				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller: <i>[Signature]</i>	Date (mm/dd/yy): 02-13-19	Signature of Buyer:	Date (mm/dd/yy):
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 22

Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			✓
Does the roof leak?			✓
Is there present damage to the roof?			✓
Is there more than one roof on the house? If so, how many layers? _____			✓
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? Explain:			✓
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

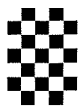
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do improvements have aluminum wiring?			✓
Are there any foundation problems with the improvements?			✓
Are there any encroachments?			✓
Are there any violations of zoning, building codes, or restrictive covenants?			✓
Is the present use a non-conforming use? Explain:			✓
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?			✓
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓
Is there any damage due to wind, flood, termites or rodents?			✓
Have any improvements been treated for wood destroying insects?			✓
Are the furnace/woodstove/chimney/flue all in working order?			✓
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?			✓
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>[Signature]</i>	Date (mm/dd/yy): 02-13-19	Signature of Buyer:	Date (mm/dd/yy):
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 22



2491 N. CR900E

Auction Tract 22 (House #1) Hagerstown, IN

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. 4852d 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>Yant Bow</u> (member)	2-13-19	_____	_____
Seller	Date	Seller	Date
<u>_____</u>	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>_____</u>	2-13-2019	_____	_____
Agent	Date	Agent	Date

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 22



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R4 / 1-07)

Date (month, day, year)
2-13-2019

Tract 22 (House #2)

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) **2491 N. 900E Hagerstown**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-In Vacuum System	✓				Cistern				✓	
Clothes Dryer	✓				Septic Field / Bed				✓	
Clothes Washer	✓				Hot Tub	✓				
Dishwasher	✓				Plumbing				✓	
Disposal	✓				Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood	✓				Water Heater / Electric				✓	
Microwave Oven	✓				Water Heater / Gas				✓	
Oven	✓				Water Heater / Solar	✓				
Range	✓				Water Purifier	✓				
Refrigerator	✓				Water Softener	✓				
Room Air Conditioner(s)				✓	Well			✓	✓	
Trash Compactor	✓				Septic & Holding Tank/Septic Mound			✓		
TV Antenna / Dish				✓	Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?				✓	
					Are the improvements connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?				✓	
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning	✓				
Ceiling Fan(s)	✓				Hot Water Heat				✓	
Garage Door Opener / Controls	✓				Furnace Heat / Gas				✓	
Inside Telephone Wiring and Blocks / Jacks				✓	Furnace Heat / Electric				✓	
Intercom	✓				Solar House-Heating	✓				
Light Fixtures				✓	Woodburning Stove	✓				
Sauna	✓				Fireplace	✓				
Smoke / Fire Alarm(s)				✓	Fireplace Insert	✓			✓	
Switches and Outlets				✓	Air Cleaner	✓				
Vent Fan(s)				✓	Humidifier	✓				
60 / 100 / 200 Amp Service (Circle one)				✓	Propane Tank	✓				
					Other Heating Source	✓				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller: <i>[Signature]</i>	Date (mm/dd/yy): 02-13-19	Signature of Buyer:	Date (mm/dd/yy):
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 22

Property address (number and street, city, state, and ZIP code)											
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW				
Age, if known: _____ Years.			✓	Do improvements have aluminum wiring?			✓				
Does the roof leak?			✓	Are there any foundation problems with the improvements?			✓				
Is there present damage to the roof?			✓	Are there any encroachments?			✓				
Is there more than one roof on the house?			✓	Are there any violations of zoning, building codes, or restrictive covenants?			✓				
If so, how many layers? _____				Is the present use a non-conforming use? Explain:			✓				
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?		✓					
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓	Is the access to your property via a public road?	✓						
Explain:				Is the access to your property via an easement?		✓					
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓					
				Are there any structural problems with the building?			✓				
				Have any substantial additions or alterations been made without a required building permit?			✓				
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓				
				Is there any damage due to wind, flood, termites or rodents?			✓				
				Have any improvements been treated for wood destroying insects?			✓				
				Are the furnace/woodstove/chimney/flue all in working order?			✓				
				Is the property in a flood plain?		✓					
				Do you currently pay flood insurance?		✓					
				Does the property contain underground storage tank(s)?			✓				
				Is the homeowner a licensed real estate salesperson or broker?		✓					
				Is there any threatened or existing litigation regarding the property?			✓				
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓					
				Is the property located within one (1) mile of an airport?		✓					
				<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:</p>							
				Signature of Seller: <i>[Signature]</i>		Date (mm/dd/yy): 02-13-19		Signature of Buyer:		Date (mm/dd/yy):	
Signature of Seller:		Date (mm/dd/yy):		Signature of Buyer:		Date (mm/dd/yy):					
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.											
Signature of Seller:		Date (mm/dd/yy):		Signature of Buyer:		Date (mm/dd/yy):					

RESIDENTIAL REAL ESTATE DISCLOSURE - FARM H

TRACT 22

Auction Tract 22 (House # 2) 2491 N. CR 900 E
Hagerstown, IN

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).

TMB 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).

TMB 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. 4852d 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>Paul Baum (member)</u> Seller	<u>2-13-19</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>2-13-2019</u> Date	_____ Agent	_____ Date

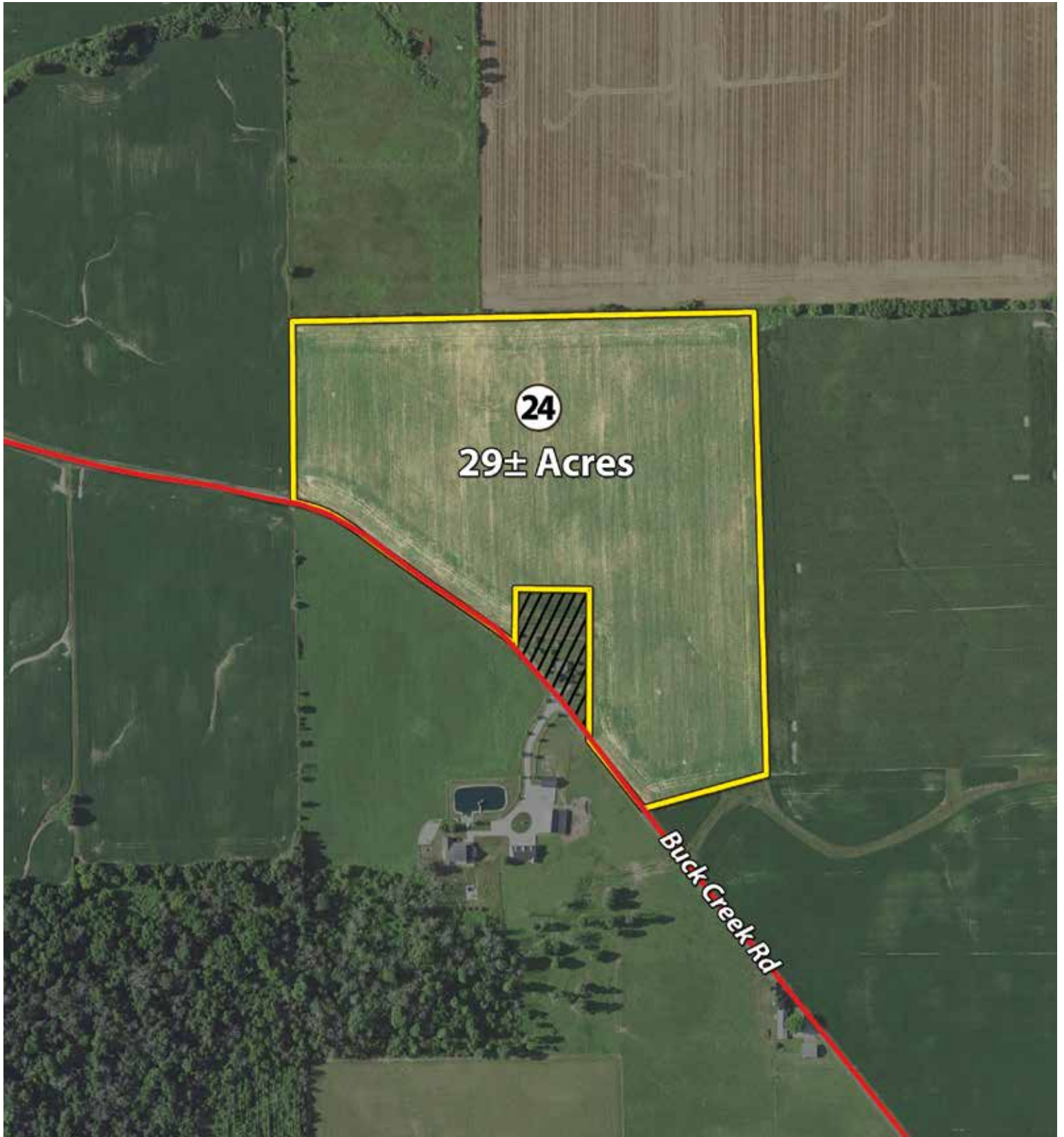
FARM H - PHOTOS



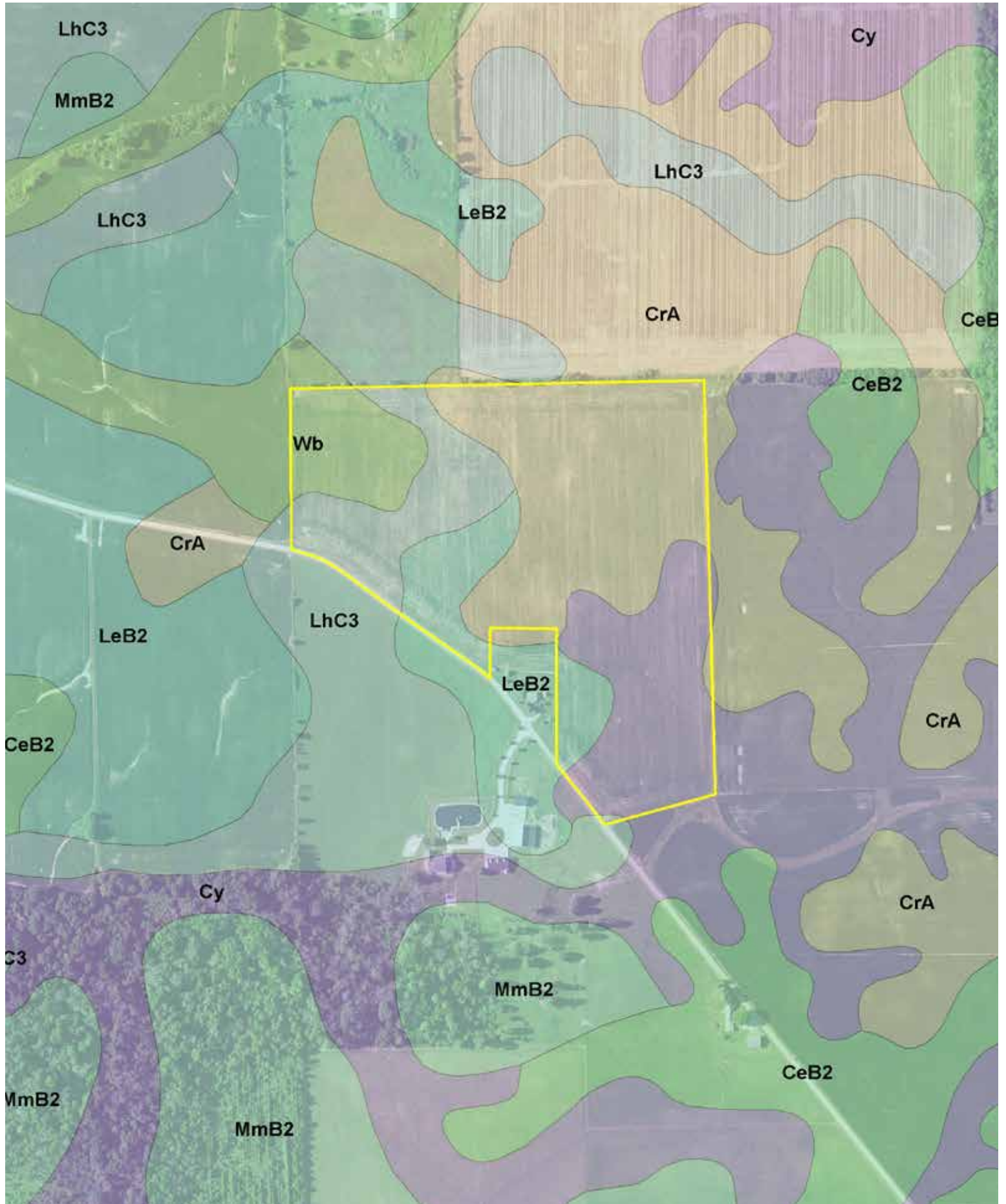


FARM I
Tract 24

AERIAL MAP - FARM I

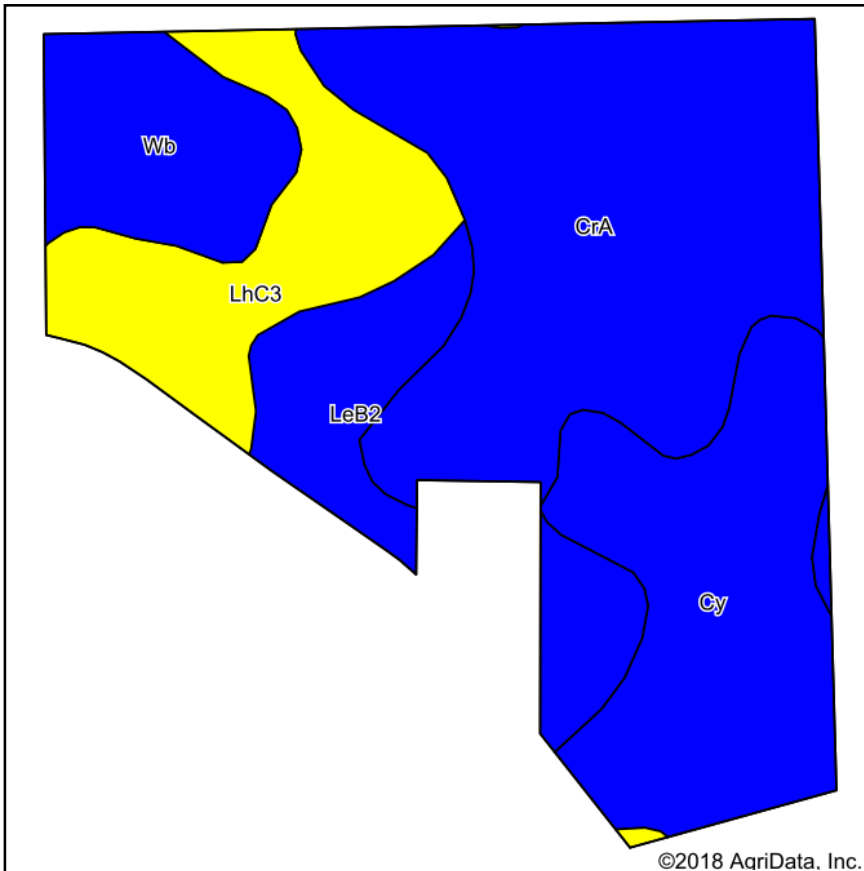


SOIL MAP - FARM I

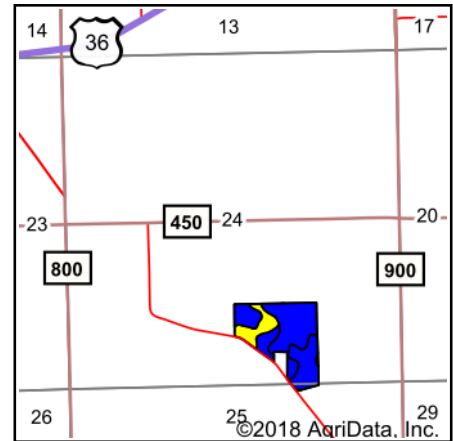


SOIL MAP - FARM I

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Henry**
 Location: **24-18N-11E**
 Township: **Blue River**
 Acres: **29.04**
 Date: **9/24/2018**



Area Symbol: IN065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	11.34	39.0%		IIw	138	62	46	9	5
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	6.68	23.0%		IIw	185	75	65	13	6
LhC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	4.51	15.5%		Ive	111	49	38	7	4
LeB2	Losantville silt loam, 2 to 6 percent slopes, eroded	3.46	11.9%		Ile	121	54	43	8	4
Wb	Washtenaw silt loam	3.05	10.5%		IIw	165	66	49	11	5
Weighted Average						145.4	62.4	49.1	9.7	5

Soils data provided by USDA and NRCS.

FSA INFORMATION - FARM I

INDIANA
HENRY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8044
Prepared : Jan 31, 2019
Crop Year : 2019

Tract 31599 Continued ...

Corn	34.50	0.00	0	141
Soybeans	34.60	0.00	0	39
TOTAL	69.10	0.00		

NOTES

Tract Number : 31792

Description : S 25 T 18N R11E

FSA Physical Location : INDIANA/HENRY

ANSI Physical Location : INDIANA/HENRY

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : BOWMAN DAIRY FARMS LLC

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
3.51	3.51	3.51	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	3.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.60	0.00	0	70
Corn	0.20	0.00	0	143
Soybeans	0.40	0.00	0	44
TOTAL	1.20	0.00		

NOTES

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FSA INFORMATION - FARM I

USDA Farm 7481 Tract 30592

Administered by: Henry County, Indiana

OP: BOWMAN DAIRY FARMS LLC

OW: BOWMAN DAIRY FARMS LLC

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-05-02 13:03:05

2018 Certification map prepared on: 5/3/2018

26.05 Tract acres

26.05 Cropland acres

0 CRP acres

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

CRP

CIU

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

TRS: 18N11E24

Henry Co., IN



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	16.05	N	2				Y
7	10.0	N	2				Y

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FSA INFORMATION - FARM I





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