

Four County

Land Auction

Fulton, Marshall, Benton, &
Boone Counties, Indiana

- Wooded Building Sites Near Plymouth & Rochester
- Productive Tillable Acreage at All 4 Locations
- 2020 Farming Rights
- No Buildings or Improvements

118.5[±]

Acres in 3 Tracts in Benton
and Boone Counties

These tracts will sell at auction on:

Wednesday, October 16 • 6pm EST

Held at Four Points by Sheraton, West Lafayette

INFORMATION BOOKLET



ONLINE BIDDING AVAILABLE

800-451-2709 • www.SchraderAuction.com



DISCLAIMER:

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

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.

SELLER: Cummins Farms Rochester, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION MANAGER: Dean Retherford • 765-296-8475

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OCTOBER 16: BENTON & BOONE COUNTY, INDIANA

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COUNTY TAX RECORDS

PRELIMINARY TITLE AGREEMENT

PHOTOS



10/16 AUCTION - BENTON & BOONE COUNTY, IN
REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, OCTOBER 16, 2019

120 ACRES – BENTON & BOONE COUNTIES, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, October 9, 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
120± Acres • Benton & Boone Counties, Indiana
Wednesday, October 16, 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, October 16, 2019 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

7. My bank routing number 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, October 9, 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:

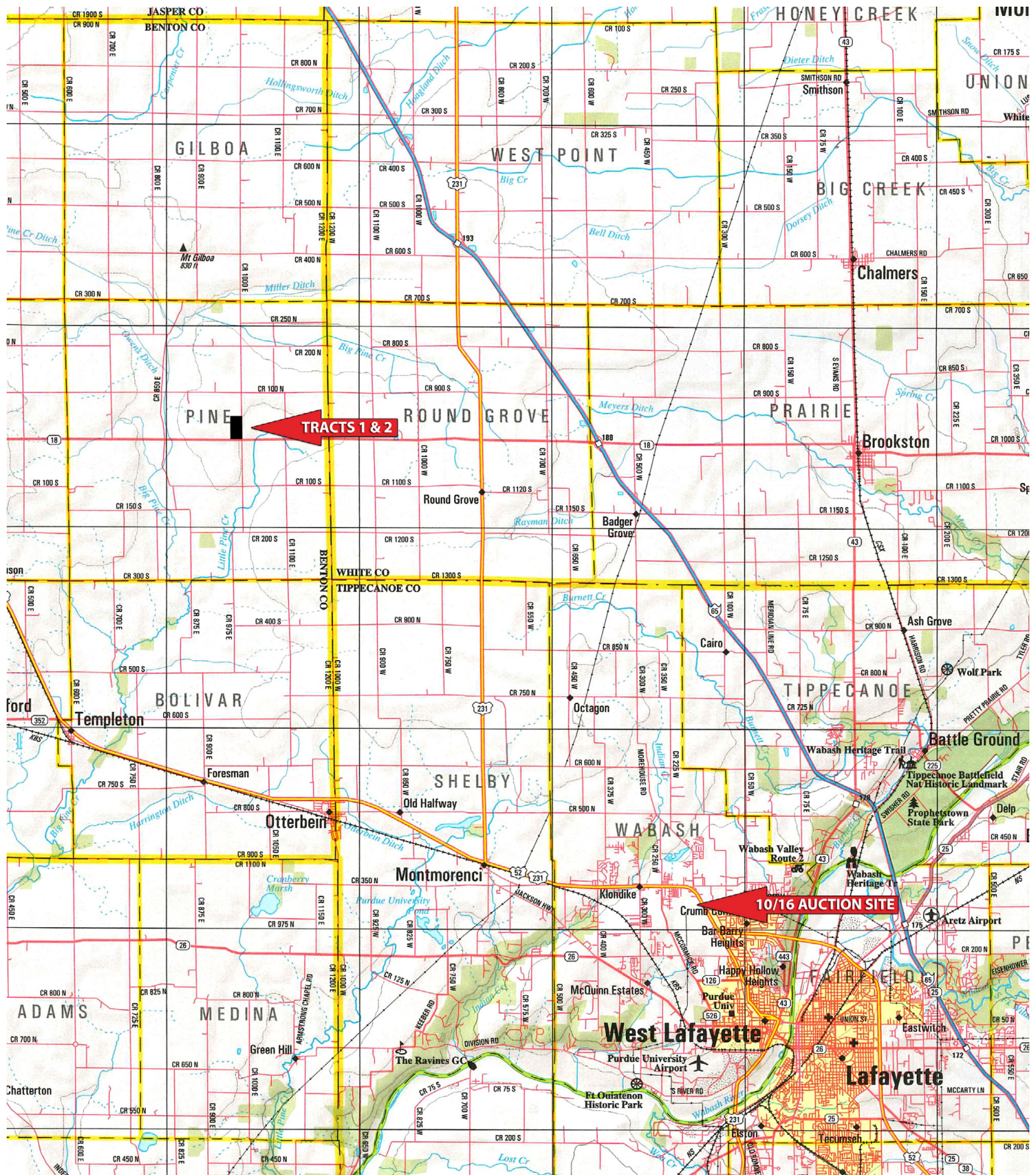
E-mail address of registered bidder: _____

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.

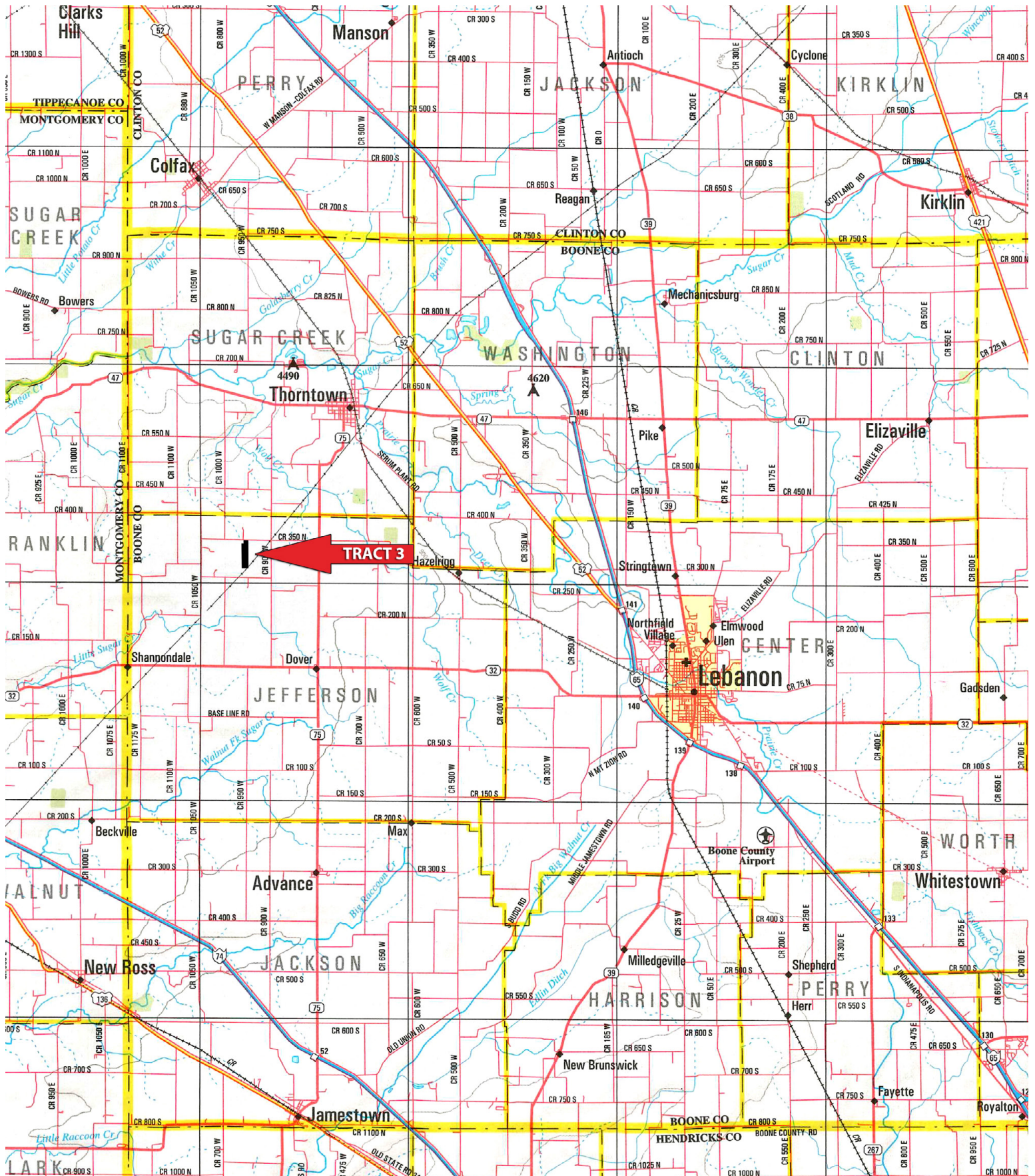
10/16 AUCTION - BENTON & BOONE COUNTY, IN
LOCATION MAPS

This is a detailed map of Indiana, showing major cities, highways, and county boundaries. The map is color-coded by county, with red labels for Benton, Boone, and Fulton counties. Major cities like Indianapolis, Fort Wayne, and South Bend are clearly marked. The map also shows the surrounding states of Michigan, Ohio, and Kentucky.

Benton County, IN | Tracts 1-2



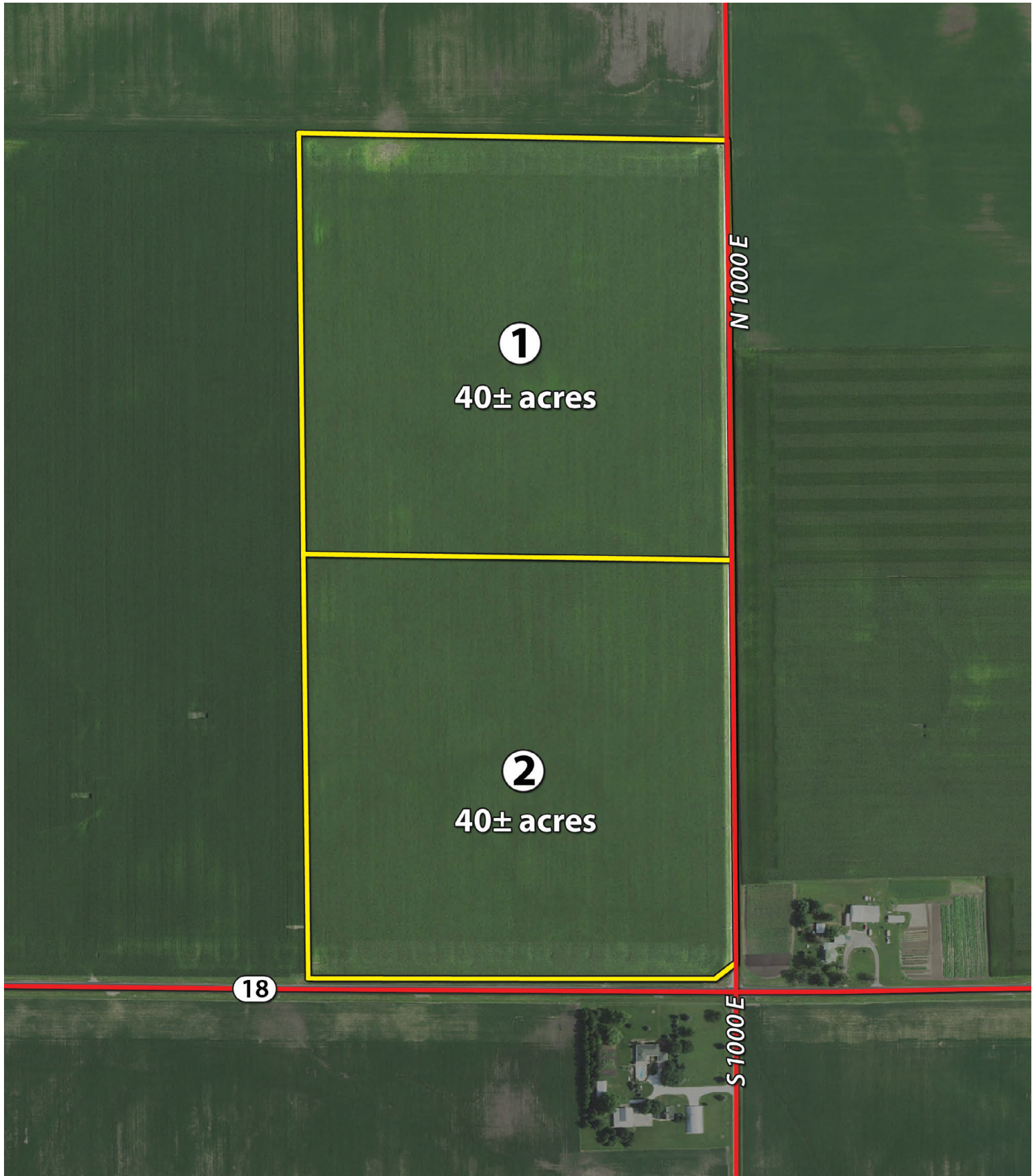
Boone County, IN | Tract 3



10/16 AUCTION - BENTON & BOONE COUNTY, IN
AERIAL & SOIL MAPS

AERIAL & SOIL MAPS

Benton County, IN | Tracts 1-2



AERIAL & SOIL MAPS

Benton County, IN | Tracts 1-2

Aerial Map



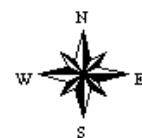
SCHRADER
Real Estate and Auction Company, Inc.

map center: 40° 36' 34.72, -87° 8' 11.77

0ft 427ft 853ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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18-25N-6W
Benton County
Indiana



3/12/2019

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

AERIAL & SOIL MAPS

Benton County, IN | Tracts 1-2

Aerial Map

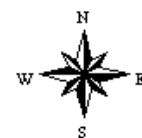


map center: 40° 36' 29.57, -87° 8' 21.27

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18-25N-6W
Benton County
Indiana

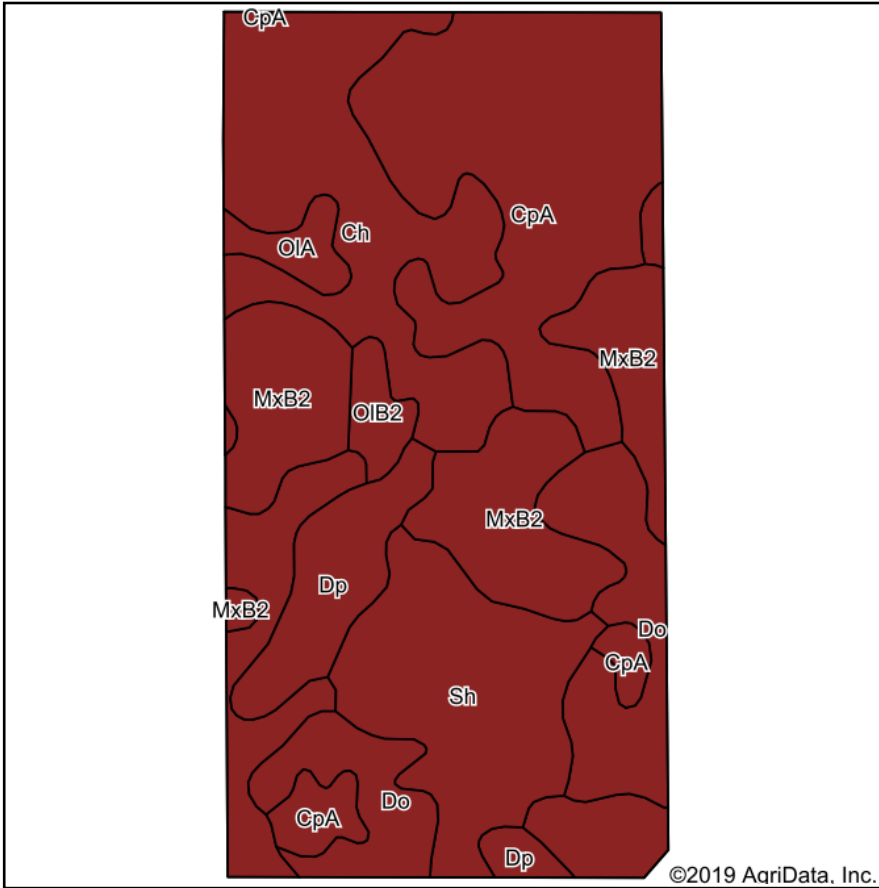


3/12/2019

AERIAL & SOIL MAPS

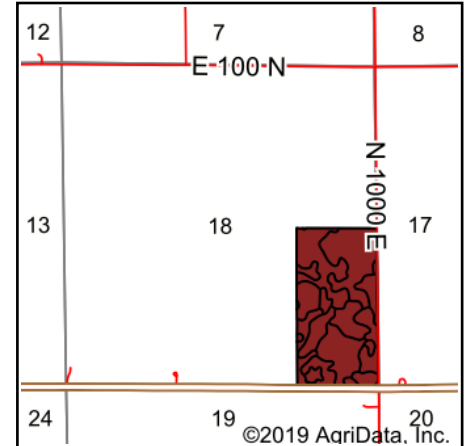
Benton County, IN | Tracts 1-2

Soils Map



Soils data provided by USDA and NRCS.

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State: **Indiana**
 County: **Benton**
 Location: **18-25N-6W**
 Township: **Pine**
 Acres: **79.08**
 Date: **3/12/2019**

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Maps Provided By:

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Area Symbol: IN007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Ch	Chalmers silty clay loam	20.17	25.5%		Ilw	190	13	54	81	81	21	80
CpA	Conover silt loam, 0 to 3 percent slopes	18.75	23.7%		Ilw	148	10	47	66	65	46	66
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	12.89	16.3%		Ile	137	9	46	38	38	28	35
Sh	Selma silty clay loam, till substratum	10.53	13.3%		Ilw	175	12	49	84	84	19	73
Do	Darroch silt loam	9.15	11.6%		Ilw	158	11	49	87	84	60	87
Dp	Darroch silt loam, till substratum	4.98	6.3%		Ilw	160	11	49	80	80	59	80
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	1.31	1.7%		Ile	148	10	45	48	48	32	44
OIA	Odell silt loam, 0 to 2 percent slopes	1.30	1.6%		Ilw	153	10	47	65	65	50	61
Weighted Average						162.5	11	49.2	*n 70.7	*n 70.1	*n 35.4	*n 68.3

*n: The aggregation method is "Weighted Average using major components"

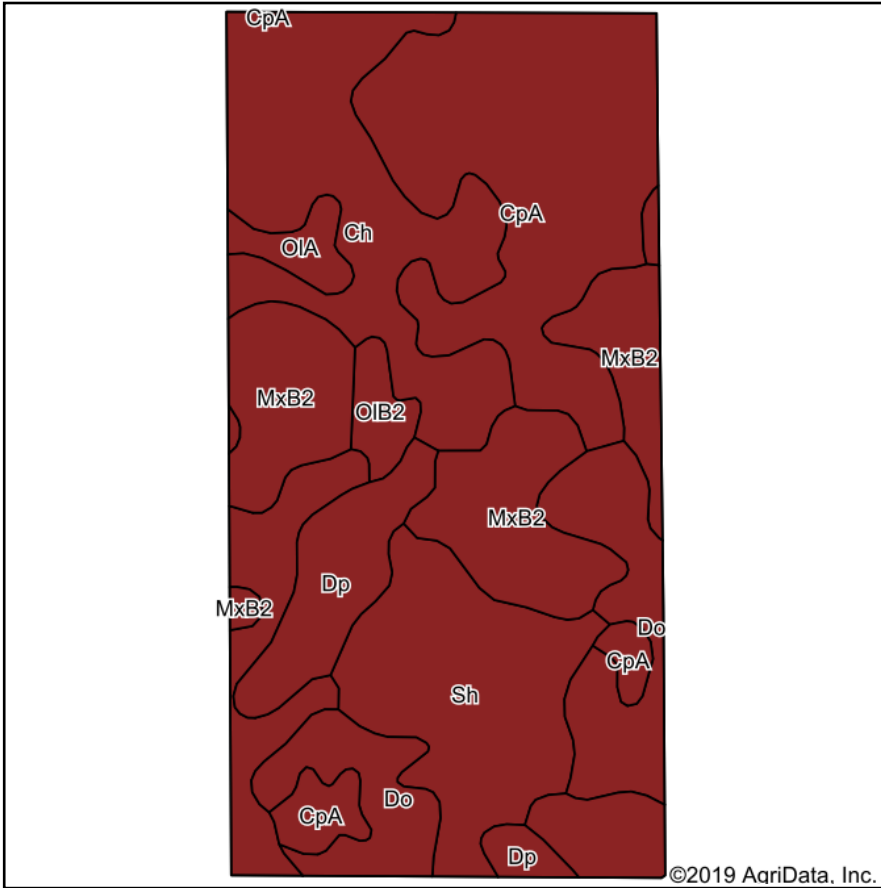
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

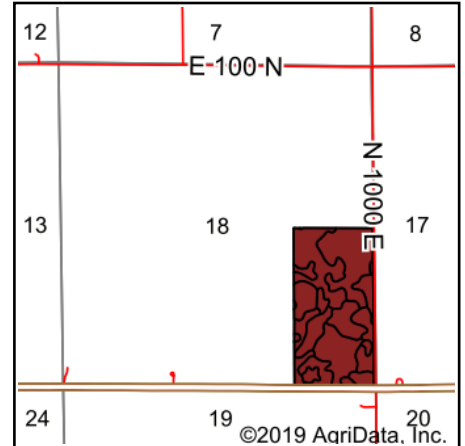
AERIAL & SOIL MAPS

Benton County, IN | Tracts 1-2

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Benton**
 Location: **18-25N-6W**
 Township: **Pine**
 Acres: **78.29**
 Date: **3/12/2019**

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Area Symbol: IN007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Ch	Chalmers silty clay loam	20.08	25.6%		Ilw	190	13	54	81	81	21	80
CpA	Conover silt loam, 0 to 3 percent slopes	18.54	23.7%		Ilw	148	10	47	66	65	46	66
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	12.57	16.1%		Ile	137	9	46	38	38	28	35
Sh	Selma silty clay loam, till substratum	10.56	13.5%		Ilw	175	12	49	84	84	19	73
Do	Darroch silt loam	8.93	11.4%		Ilw	158	11	49	87	84	60	87
Dp	Darroch silt loam, till substratum	5.01	6.4%		Ilw	160	11	49	80	80	59	80
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	1.31	1.7%		Ile	148	10	45	48	48	32	44
OIA	Odell silt loam, 0 to 2 percent slopes	1.29	1.6%		Ilw	153	10	47	65	65	50	61
Weighted Average						162.6	11.1	49.2	*n 70.8	*n 70.2	*n 35.3	*n 68.4

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

Boone County, IN | Tract 3



AERIAL & SOIL MAPS

Boone County, IN | Tract 3

Aerial Map

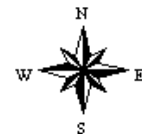


map center: 40° 5' 14.82, -86° 38' 59.65

0ft 459ft 919ft



16-19N-2W
Boone County
Indiana



3/12/2019

AERIAL & SOIL MAPS

Boone County, IN | Tract 3

Aerial Map



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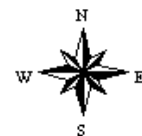
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Maps Provided By:



16-19N-2W
Boone County
Indiana

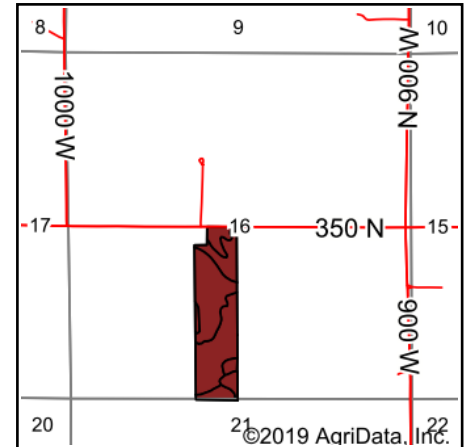
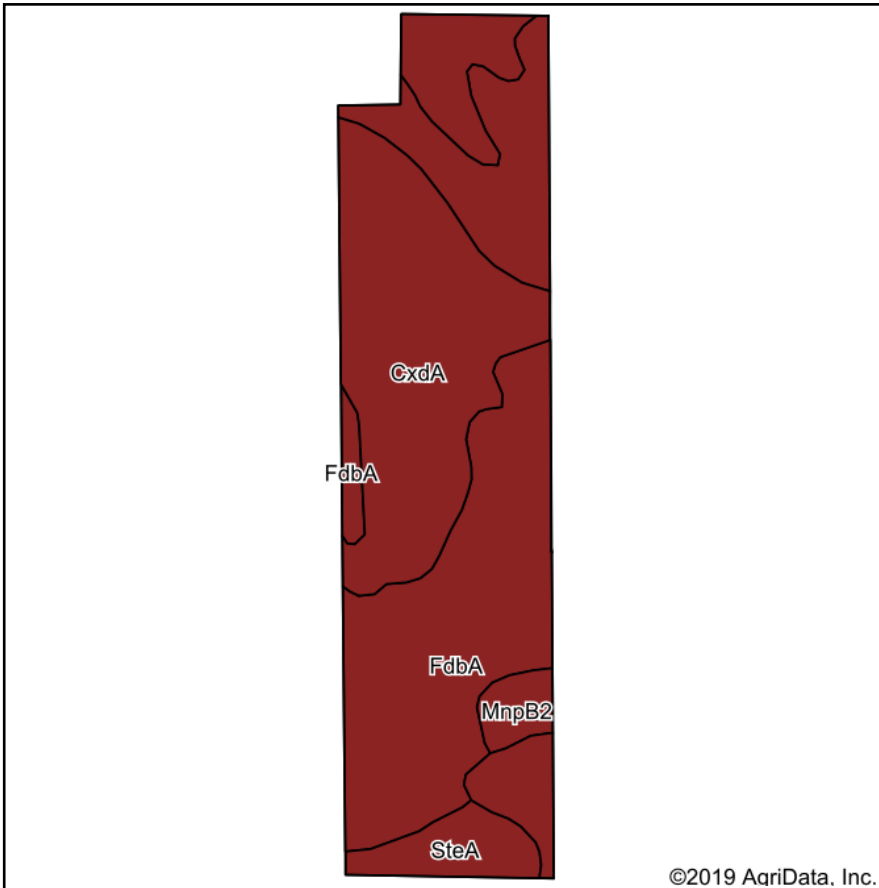


3/12/2019

AERIAL & SOIL MAPS

Boone County, IN | Tract 3

Soils Map

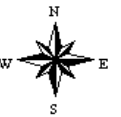


State: **Indiana**
 County: **Boone**
 Location: **16-19N-2W**
 Township: **Jefferson**
 Acres: **38.01**
 Date: **3/12/2019**

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Maps Provided By:

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Area Symbol: IN011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
FdbA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	18.38	48.4%		IIw	168	11	54	88	88	40	81
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	16.53	43.5%		IIw	185	13	65	85	85	27	79
SteA	Starks silt loam, 0 to 2 percent slopes	2.06	5.4%		IIw	164	11	53	88	88	38	82
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.04	2.7%		Ile	142	9	49	41	41	25	35
Weighted Average						174.5	11.8	58.6	*n 85.4	*n 85.4	*n 33.8	*n 78.9

*n: The aggregation method is "Weighted Average using major components"

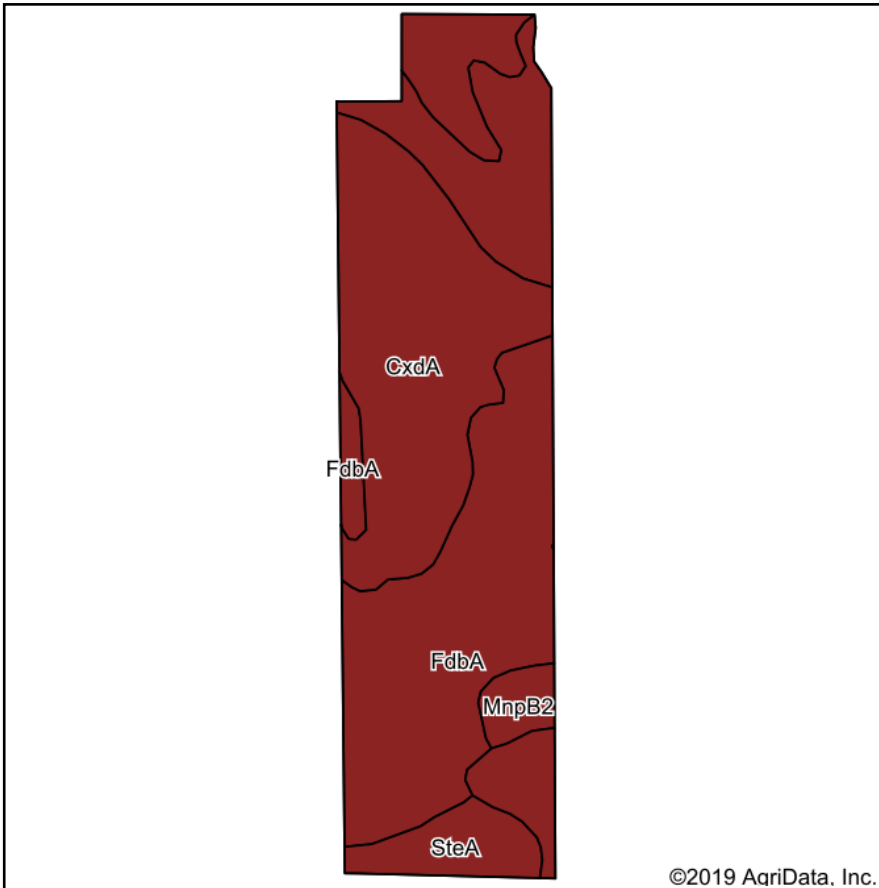
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

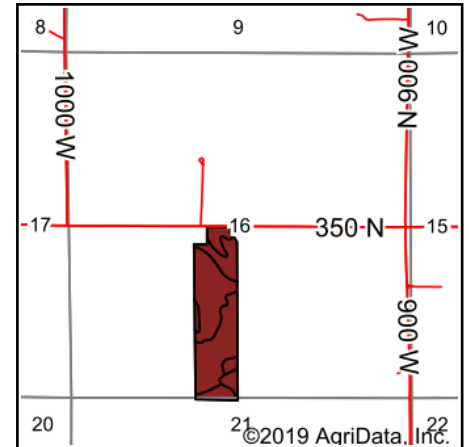
AERIAL & SOIL MAPS

Boone County, IN | Tract 3

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Boone**
 Location: **16-19N-2W**
 Township: **Jefferson**
 Acres: **38.48**
 Date: **3/12/2019**

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Area Symbol: IN011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
FdbA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	18.51	48.1%		IIw	168	11	54	88	88	40	81
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	16.68	43.3%		IIw	185	13	65	85	85	27	79
SteA	Starks silt loam, 0 to 2 percent slopes	2.24	5.8%		IIw	164	11	53	88	88	38	82
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.05	2.7%		Ile	142	9	49	41	41	25	35
Weighted Average						174.4	11.8	58.6	*n 85.4	*n 85.4	*n 33.8	*n 78.9

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



10/16 AUCTION - BENTON & BOONE COUNTY, IN
FSA INFORMATION

FSA INFORMATION

Benton County, IN | Tracts 1-2



FSA INFORMATION

Benton County, IN | Tracts 1-2

Indiana

Benton

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3033

Prepared: 8/21/19 10:27 AM

Crop Year: 2019

Page: 1 of 2

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

Operator Name

THOMPSON, JON W

Farm Identifier

WAS 2049

Recon Number

Farms Associated with Operator:

None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.29	78.29	78.29	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	78.29	0.0	0.0				

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	49.3		125	0.0
SOYBEANS	28.2		52	0.0
Total Base Acres:	77.5			

Tract Number: 1309 Description L5/2B SEC 18 25N-R6W PINE

FSA Physical Location : Benton, IN

ANSI Physical Location: Benton, IN

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.29	78.29	78.29	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	78.29	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	49.3		125	0.0
SOYBEANS	28.2		52	0.0
Total Base Acres:	77.5			

Owners: CUMMINS FARMS ROCHESTER INC

Other Producers: THOMPSON, KIM

FSA INFORMATION

Benton County, IN | Tracts 1-2

Indiana

Benton

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3033

Prepared: 8/21/19 10:27 AM

Crop Year: 2019

Page: 2 of 2

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

FSA INFORMATION

Boone County, IN | Tract 3

USDA Farm 4147 Tract 30

Administered by: Boone County, Indiana

Map prepared on: 5/14/2019

38.71 Tract acres
38.5 Cropland acres
0 CRP acres

CRP TRS: 19N2W16
CLU Boone Co., IN

Wetland Determination Identifiers:

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

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-05-14 08:21:06



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	38.5	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.

FSA INFORMATION

Boone County, IN | Tract 3

Indiana U.S. Department of Agriculture FARM: 4147
Boone Farm Service Agency Prepared: 8/21/19 10:28 AM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2019
Page: 1 of 2
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number
TAYLOR, GEORGE THOMAS DIV 4146
Farms Associated with Operator:
933, 935, 940, 953, 2733, 4378, 4380, 4400, 4402, 5658, 5913, 5919, 7727, 7728, 7802, 7915, 7916, 8499, 8835, 8983, 9212

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
38.71	38.5	38.5	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	38.5	0.0	0.0				

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	19.4		162	0.0
SOYBEANS	19.1		58	0.0
Total Base Acres:	38.5			

Tract Number: 30 Description B4/2B 350 N W/O 900 W
FSA Physical Location : Boone, IN ANSI Physical Location: Boone, IN

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
38.71	38.5	38.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	38.5	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	19.4		162	0.0
SOYBEANS	19.1		58	0.0
Total Base Acres:	38.5			

Owners: CUMMINS FARMS ROCHESTER INC

Other Producers: TAYLOR, JANICE KAY

FSA INFORMATION

Boone County, IN | Tract 3

Indiana

Boone

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4147

Prepared: 8/21/19 10:28 AM

Crop Year: 2019

Page: 2 of 2

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



10/16 AUCTION - BENTON & BOONE COUNTY, IN
COUNTY TAX INFO

COUNTY TAX INFORMATION

Benton County, IN | Tracts 1-2

Benton County, IN
1000 E & ST RD 18
39 DEGREES NORTH (855) GIS-3939

Parcel Information

Owner Name	Cummins Farms Rochester Inc
Owner Address	C/o Karen Kaser 3682 E Autumn Tr Warsaw, In 46582
Parcel Number	04-10-18-400-007.000-013
Alt Parcel Number	013-00043-00
Property Address	1000 E & St Rd 18, Fowler, In 47944
Property Class Code	100
Property Class	Agri Vacant Land
Neighborhood	Pine Homesites, 13301
Legal Description	E1/2 SE1/4; 18-25-06; 80.00A; 509-00009-00

Taxing District

Township	Pine Township
Corporation	

Land Description

Land Type	Acreage	Dimensions
Public Road/row	2.53	
Tillable Land	77.28	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
------	------	-------	----------	-----------	------------

COUNTY TAX INFORMATION

Benton County, IN | Tracts 1-2

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2019-01-01	19-Annual Adjustment	\$136,100.00	\$0	\$136,100.00
2018-01-01	19-Annual Adjustment	\$140,400.00	\$0	\$140,400.00
2017-01-01	19-Annual Adjustment	\$161,400.00	\$0	\$161,400.00
2016-01-01	19-Annual Adjustment	\$171,000.00	\$0	\$171,000.00
2015-03-01	19-Annual Adjustment	\$178,900.00	\$0	\$178,900.00
2014-03-01	19-Annual Adjustment	\$178,900.00	\$0	\$178,900.00
2013-03-01	51- Annual Reassessment	\$153,500.00	\$0	\$153,500.00
2012-03-01	09- General Revaluation	\$144,100.00	\$0	\$144,100.00
2011-03-01	19-Annual Adjustment	\$132,600.00	\$0	\$132,600.00
2010-03-01	19-Annual Adjustment	\$114,100.00	\$0	\$114,100.00
2009-03-01	19-Annual Adjustment	\$110,600.00	\$0	\$110,600.00
2008-03-01	51- Annual Reassessment	\$106,100.00	\$0	\$106,100.00
2008-03-01	Allocations	\$106,100.00	\$0	\$106,100.00
2007-03-01	51- Annual Reassessment	\$100,800.00	\$0	\$100,800.00
2006-03-01	51- Annual Reassessment	\$77,800.00	\$0	\$77,800.00
2005-03-01	17- Miscellaneous	\$77,800.00	\$0	\$77,800.00

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
1992-03-09	\$0		Lawrence F & Marjorie J Dou
1992-03-09	\$0		Van Hoy Farm Management
2001-09-24	\$0		James M. Conner, Per. Rep.
2002-04-01	\$200,000.00		James M. Conner & Ellen L.

Public Utilities

Water	N
Sewer	N
Gas	
Electricity	Y
All	N

Exterior Features

Exterior Feature	Size/Area
------------------	-----------

Special Features

Description	Size/Area
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Summary of Improvements

COUNTY TAX INFORMATION

Benton County, IN | Tracts 1-2

Tax Bill

Parcel Information

Parcel Number	04-10-18-400-007.000-013
Tax ID	013-00043-00
Owner Name	Cummins Farms Rochester Inc
Owner Address	C/o Karen Kaser 3682 E Autumn Tr Warsaw, In 46582
Legal Description	E1/2 SE1/4; 18-25-06; 80.00A; 509-00009-00

2018 PAY 2019

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Pine	1st Installment Tax	\$701.16	\$701.16	\$0
Curtis Creek Bc	1st Installment Tax	\$80.00	\$80.00	\$0
Pine	2nd Installment Tax	\$701.16	\$701.16	\$0
Curtis Creek Bc	2nd Installment Tax	\$80.00	\$80.00	\$0

2017 PAY 2018

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Pine	1st Installment Tax	\$739.02	\$739.02	\$0
Curtis Creek Bc	1st Installment Tax	\$80.00	\$80.00	\$0
Pine	2nd Installment Tax	\$739.02	\$739.02	\$0
Curtis Creek Bc	2nd Installment Tax	\$80.00	\$80.00	\$0

2016 PAY 2017

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Pine	1st Installment Tax	\$771.65	\$771.65	\$0
Pine	2nd Installment Tax	\$771.65	\$771.65	\$0

COUNTY TAX INFORMATION

Boone County, IN | Tract 3

Parcel Number 006-06930-00		Ownership Name CUMMINS FARMS ROCHESTER INC C/O KAREN KASER		Transfer of Ownership Date		Year 2019		Card 1 Valid Amount		Type	
County BOONE, IN		Township JEFFERSON		Grantor							
District Plat		Address 3682 EAST AUTUMN TRAIL WARSAW, IN 46582									
Map Alt Parcel 06-09-16-000-003-000-011											
Property Class 100											
Tax District 006 Jefferson											
Neighborhood 6500-Jefferson res acreage-6500											
Property Address 9501 W 350 N LEBANON, 46052											
Topography <input type="checkbox"/> Level <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Swampy		Pub. Utilities <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Electricity		Street or Rd. <input type="checkbox"/> Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Sidewalk <input type="checkbox"/> Alley		Neighborhood <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Static <input type="checkbox"/> Declining <input type="checkbox"/> Other <input type="checkbox"/> Blighted					
VALUATION RECORD											
Assessment Year Reason for Change		2019		2018		2017					
Land		Homestead-C1		Residential-C2		Non-Residential-C3		Total Land		Total Assessed Value:	
Improvements		Homestead-C1		Residential-C2		Non-Residential-C3		Total Imp			
		PT E1/2 SW 16-19-2W 38.55		539 / 555							
Account Book		97682									
Legal		PT E1/2 SW 16-19-2W 38.55		539 / 555							
PRINTED FROM BOONE COUNTY, INDIANA											
VACANT AGRICULTURAL-100											
LAND DATA AND COMPUTATIONS											
Land Type	Soil I.D.	Measured Acreage	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value	Parcel Acreage	81 Legal Drain NV [-] 0.000	82 Public Roads NV [-] 0.260
4	CxdA	16.510	1.28	1560.00	1997.00	32970		32970	32970	83 UT Towers NV [-] 0.000	84 Homestead(s) [-] 0.000
4	FdbA	18.530	1.11	1560.00	1732.00	32090		32090	32090	85 Ag Excess [-] 0.000	86 TOTAL ACRES FARMLAND
4	MnpB2	1.050	0.89	1560.00	1386.00	1460		1460	1460	87 True Tax Value	88 Measured Acreage
4	StoA	1.800	1.15	1560.00	1794.00	3230		3230	3230	89 Average Farmland Value / Acre	90 VALUE OF FARMLAND
82		0.260	1.00	1560.00	1560.00	410	0.100	641.40	641.40	91 Classified Land Total	92 TOTAL FARMLAND/CLASS LAND
										93 Homestead(s) Value	94 Homestead(s) Value
										95 Ag Excess Value	96 TOTAL TRUE TAX LAND VALUE
										LAND TYPE CODES	
										F Front Lot	5 Non-Tillable Land
										R Rear Lot	6 Woodland
										1 Corn/Grain Land	7 Other Farmland
										11 Pasture	8 Pasture
										12 Secondary	9 Wetlands
										13 Undeveloped	10 Wetlands
										14 Undeveloped	11 Wetlands
										2 Classified Land	12 Legal Ditch
										3 Undeveloped Land	13 Public Road
										4 Tillable Land	14 Utility Trans. Tower
										41 Flooded Occasionally	15 Ag Support Land
										42 Flooded Severely	16 Real Excess Acres
										43 Farmed Wetlands	17 Ag Excess Acres
Measured Acreage		38.15		Total Land Value		69800					

Boone County, IN | Tract 3

Page 2 of 2

10/16 AUCTION - BENTON & BOONE COUNTY, IN
PRELIMINARY TITLE
AGREEMENT

PRELIMINARY TITLE AGREEMENT

Benton & Boone County, IN | Tracts 1-3

Commitment for Title Insurance Adopted 08/01/2016
File No: **1908070**

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

SCHEDULE A

NOTE: Title inquires should be directed to: **Kasey L. Miller** (765) 423-1642

1. Commitment Date: **August 13, 2019** at 8:00 am
2. Policy or Policies to be issued:

- (a) ☒ ALTA Owner's Policy - 06/17/06 or Amount TBD
☐ ALTA Homeowner's Policy - 12/02/13

Proposed Insured: **TBD**

- (b) ☐ ALTA Loan Policy - 06/17/06 Amount **-0-**

Proposed Insured: **NONE**

3. The estate or interest in the land described or referred to in this Commitment is and covered herein is:
Fee Simple.
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:
Cummins Farms Rochester, Inc.
5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT A

Countersigned: **Stallard & Schuh, Inc.**
301 Columbia Street
Lafayette, IN 47901
(765) 423-1642

By:



Kasey L. Miller
Authorized Officer or Agent

This commitment is not an abstract, examination, report or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

(END OF SCHEDULE A)

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

PRELIMINARY TITLE AGREEMENT

Benton & Boone County, IN | Tracts 1-3

File No: **1908070**

EXHIBIT A

Parcel I:

The East one half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Twenty-five (25) North, Range Six (6) West of the Second Principal Meridian, Benton County, Indiana. Located in Benton County, Indiana

Parcel II:

The East Half of the East Half of the Southwest Quarter of Section 16, Township 19 North, Range 2 West of the Second Principal Meridian, containing 40 acres, more or less. Located in Boone County, Indiana.

EXCEPTING THEREFROM: From a Railroad Rail at the Northeast Corner of the aforesaid tract; proceed thence North 89°21'00" West with the North line of the Quarter Section for a distance of 448.00 feet to the Point of Beginning, from said Point of Beginning, proceed thence South 00°56'55" East for a distance of 288.46 feet; thence North 89°21'00" West for a distance of 200.00 feet; thence North 00°56'55" West for a distance of 288.46 feet to the North line of the Quarter Section; thence South 89°21'00" East with said north line for a distance of 200.00 feet to the point of beginning. Containing 1.3239 acres, more or less.

ALSO EXCEPTING THEREFROM: Beginning at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 16, Township 19 North, Range 2 West and run thence South 149.50 feet following the Quarter Section line to an iron pipe; thence West 35 feet to an iron pipe; thence North 149.50 feet to the Quarter Section line and center of the public road; thence East 35 feet following the Quarter Section line and center of the public road to the place of beginning. Containing .12 acre, more or less.

Containing in all 38.5561 acres, more or less. Located in Boone County, Indiana.

PRELIMINARY TITLE AGREEMENT

Benton & Boone County, IN | Tracts 1-3

File No: **1908070**

First American Title Insurance Company

SCHEDULE B, PART I (REQUIREMENTS)

The following are requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. NOTICE:
 - a) Effective July 1, 1993, a Sales Disclosure Form must be filed with the county auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$10.00 must be paid to the auditor at the time of filing.
 - b) By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
 - c) Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. (Sign, Print or Type Name)."
 - d) Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000.00 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Closing Agent may accept a personal check of less than \$10,000.00 if the check is deposited and then held in the escrow account of the Closing Agent for at least 14 days before the date of Closing. Personal checks in the amount of \$500.00 or less may be accepted without a waiting period.
 - e) Note: Effective July 1, 2013, SEA 370 (Indiana Code 27-7-3-22) requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transaction in which a title policy is to be issued.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records :

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PRELIMINARY TITLE AGREEMENT

Benton & Boone County, IN | Tracts 1-3

File No: **1908070**

- a) It is indicated that Cummins FarmsRochester, Inc. has been dissolved. The following recital should be added to the deed conveying subject real estate to the Insured: This conveyance is being made pursuant to Section or of the Indiana Code as part of the process of winding up the affairs of Cummins Farms Rochester, Inc. which has been administratively dissolved on September 5, 2018.

(END OF SCHEDULE B, PART I)

PRELIMINARY TITLE AGREEMENT

Benton & Boone County, IN | Tracts 1-3

File No: **1908070**

First American Title Insurance Company

SCHEDULE B, PART II (EXCEPTIONS)

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

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

1. Defects, liens, encumbrances, adverse claims or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachments, easements, overlaps, boundary line disputes, or other matters, which would be disclosed by an accurate survey or inspections of the premises.
4. Easements, liens or encumbrances or claims thereof, not shown by the public records.
5. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments, which are not shown as existing liens by public records.
7. **TAXES FOR KEY NUMBER 013-00043-00 (Parcel I)
STATE IDENTIFICATION 04-10-18-400-007.000-013**

E 1/2 SE 1/4 18-25-6 80A

Total Assessment 140,400
Exemptions 0
Net Assessment 140,400

Taxes for the year 2018 PAYABLE 2019:
May Installment: \$701.16 PAID
November Installment: \$701.16 PAID

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PRELIMINARY TITLE AGREEMENT

Benton & Boone County, IN | Tracts 1-3

File No: **1908070**

ASSESSMENT FOR CURTIS CREEK BC DITCH

May Installment	\$80.00 PAID
November Installment	\$80.00 PAID

TAXES FOR KEY NUMBER 006-06930-00 (Parcel II) STATE IDENTIFICATION 06-09-16-000-003.000-011

E 1/2 SW 16-19-2 38.55A

Total Assessment 72,700
Exemptions 0
Net Assessment 72,700

Taxes for the year 2018 PAYABLE 2019:
May Installment: \$470.70 PAID
November Installment: \$470.70 PAID

ASSESSMENT FOR WOLF CREEK DITCH

May Installment	\$17.00 PAID
November Installment	\$0.00

ASSESSMENT FOR RIGGINS DITCH

May Installment	\$17.34 PAID
November Installment	\$17.34 PAID

**ASSESSMENTS FOR THE YEAR 2019 BECAME A LIEN JANUARY 1, 2019,
AND ARE DUE AND PAYABLE IN MAY AND NOVEMBER OF 2019.**

**TAXES FOR THE YEAR 2019 BECAME A LIEN JANUARY 1, 2019, AND ARE DUE AND
PAYABLE IN MAY AND NOVEMBER 2020.**

8. The acreage indicated in the legal description is for the sole purpose of identifying the said tract and should not be construed as insuring the quantity of land.
9. Rights of the Public, the State of Indiana, and County of Benton and Boone, and the municipality in and to that part of the premises taken or used for road purposes, including utility right of way.
10. Rights of way for drainage tiles, ditches, laterals, and feeders, if any.
11. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
12. Rights of tenants, as tenants only, under unrecorded leases.
13. Liens, if any, on growing crops on land.

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by Stallard & Schuh, Inc. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

PRELIMINARY TITLE AGREEMENT

Benton & Boone County, IN | Tracts 1-3

File No: **1908070**

14. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

NOTE: The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to the approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined and entered as aforesaid, it is agreed that as between the Company, the Applicant for the Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000.00 and the total liability of the Company based upon this Commitment shall not exceed said amount.

(END OF SCHEDULE B, PART II)

JUDGMENTS examined in the name of Cummins Farms Rochester, Inc. for ten (10) years last past. None found.

For Information only:

Said Real Estate is Commonly Known as:

1000 E & SR 18

Fowler, IN 47944

9501 W 350 N

Lebanon, IN 46052

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS









SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

