

LaGrange County, Indiana

160± acres

OFFERED IN 9 TRACTS

- Tillable, Irrigated Land
- Hunting/Recreational
- Buildings & Grainery
- Potential Building Sites

Stroop Family Farms

LAND AUCTION

INFORMATION BOOKLET

731-2709 • SchraderAuction.com • ONLINE BIDDING AVAILABLE

Auction held at Orland American Legion, Post 432, 6215 N SR 327, Orland, IN 46776

Monday, December 2 • 6:00 pm



DISCLAIMER:

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

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OWNERS: Stroop Family Farms, LLC

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

MONDAY, DECEMBER 2, 2019

160 ACRES – LAGRANGE CO., 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 Monday, November 25,
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
160± Acres • LaGrange County, Indiana
Monday, December 2, 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 Monday, December 2, 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, Monday, November 25, 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.

MAPS

LOCATION MAP



PROPERTY LOCATION: 11630 E SR 120, Orland, IN, 46776
AUCTION LOCATION: Orland American Legion, Post 423,
6215 N SR 327, Orland, IN 46776

TRACT DESCRIPTIONS:

TRACT 1: 18.5± ACRES mostly tillable with frontage on SR 120 with wooded wetland, pond and buildings that include: 33'x105' Pole barn with 33'x33' shop area with concrete floor and balance in open storage, 44'x60' pole barn with concrete floor, 20'x40' grainery, 28'x68' barn with concrete floor formally used as a farrowing barn.

TRACT 2: 24.5± ACRES mostly tillable with 5/6 bedroom, 2 bath home in need of major repairs. This tract also includes a beautiful building site on a high knoll that overlooks the property with mature trees and with frontage on SR 120.
Note: Tracts 1 & 2 are irrigated with the pivot point being on Tract 1, to be sold separately as Tract 7. Tracts 1 & 2 will have a shared easement off of SR 120.

TRACT 3: 20± ACRES tillable and hunting ground with frontage on 1200 E.

TRACT 4: 20± ACRES tillable and hunting ground with frontage on 1200 E.

TRACT 5: 38.5± ACRES "SWING TRACT" all tillable, this tract has the 2002 12" steel case 500 GPM well with pto drive gear head. *This tract must be purchased with any adjoining tract or adjoining landowner and cannot be purchased by itself.*

TRACT 6: 38.5± ACRES "SWING TRACT" tillable with some woods. *This tract must be purchased with any adjoining tract or adjoining landowner and cannot be purchased by itself.*

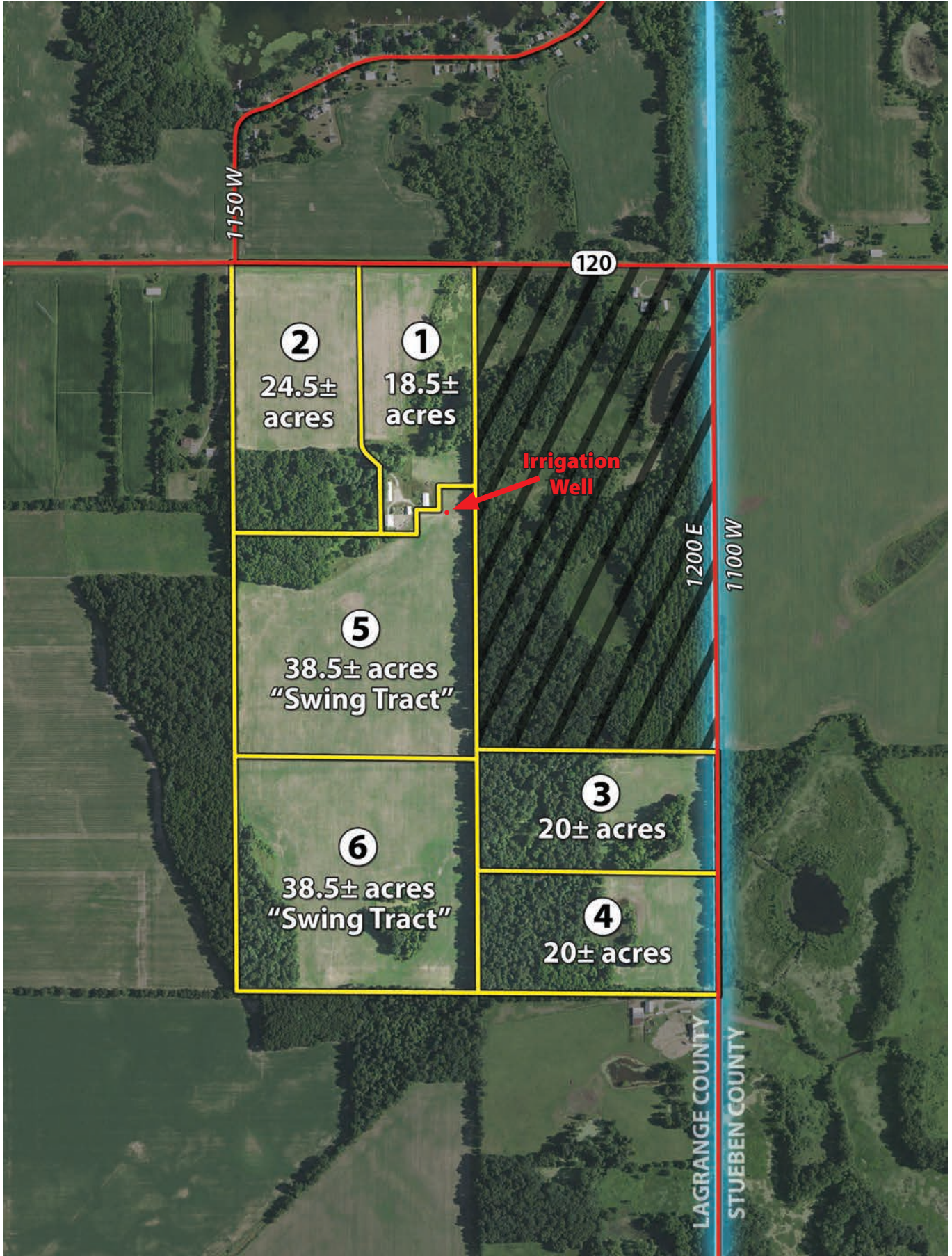
Note: Tracts 5 & 6 are irrigated with the pivot point being on Tract 5, to be sold separately as Tract 8.

TRACT 7: 2007 T&L 5 TOWER 915' 500 GPM with drop nozzles, regulators and Nelson R 3000 sprinklers.

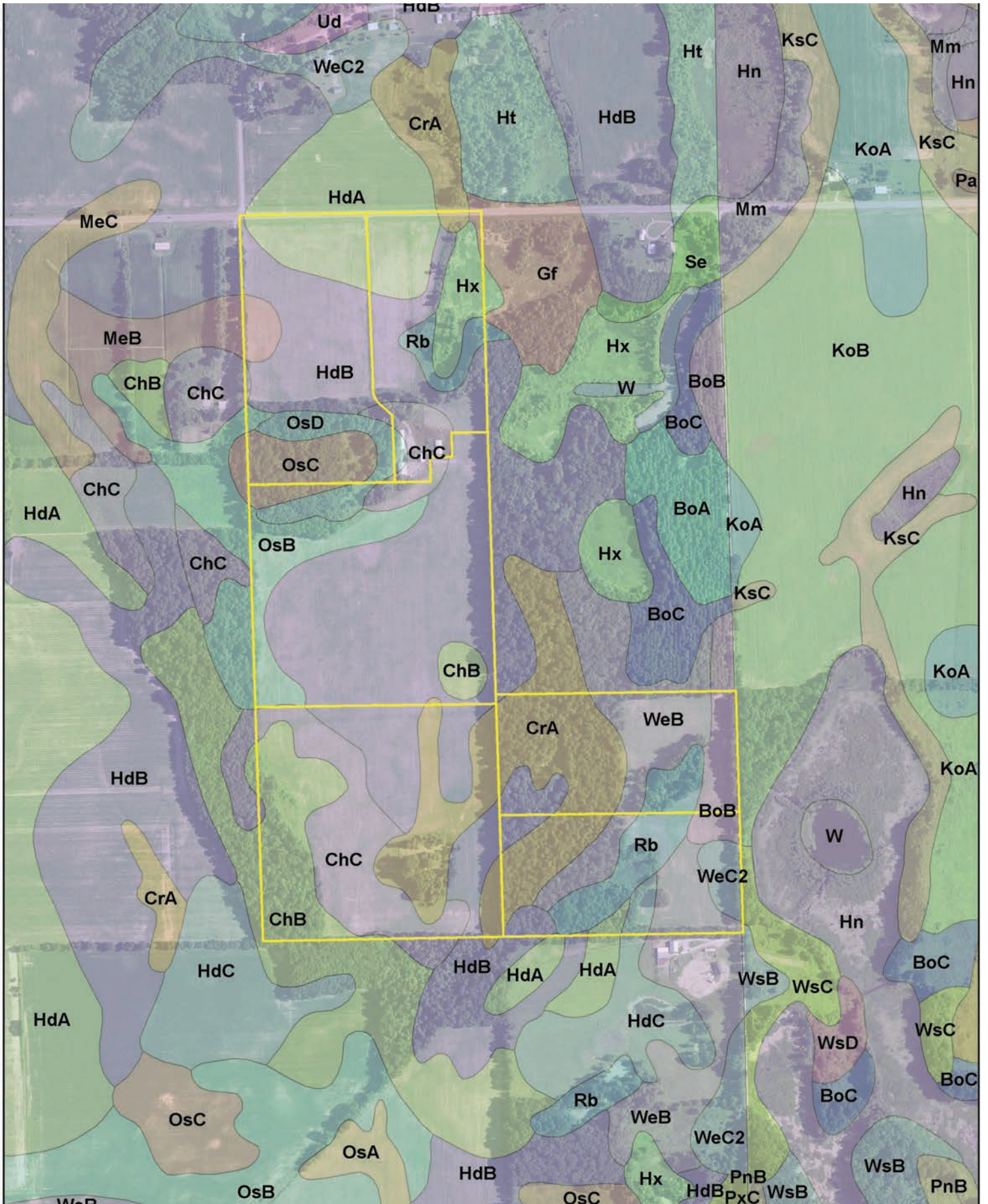
TRACT 8: 1979 T&L 10 TOWER 1290' 500 GPM with drop nozzles, regulators, and Nelson R-3000 sprinklers.

TRACT 9: 2002 T&L ISUZU Diesel Power unit, Model 3 LD-1 Engine with hydraulic pump unit on wagon gear, 5200 hrs, purchased new, small engine oil leak, New fan and rebuilt radiator - 2019.

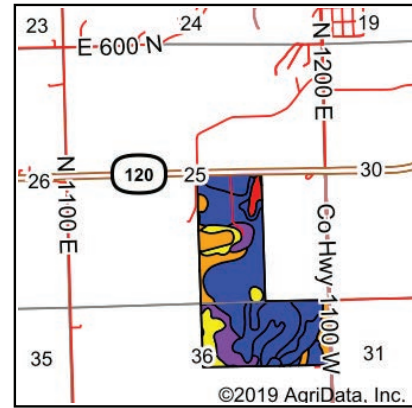
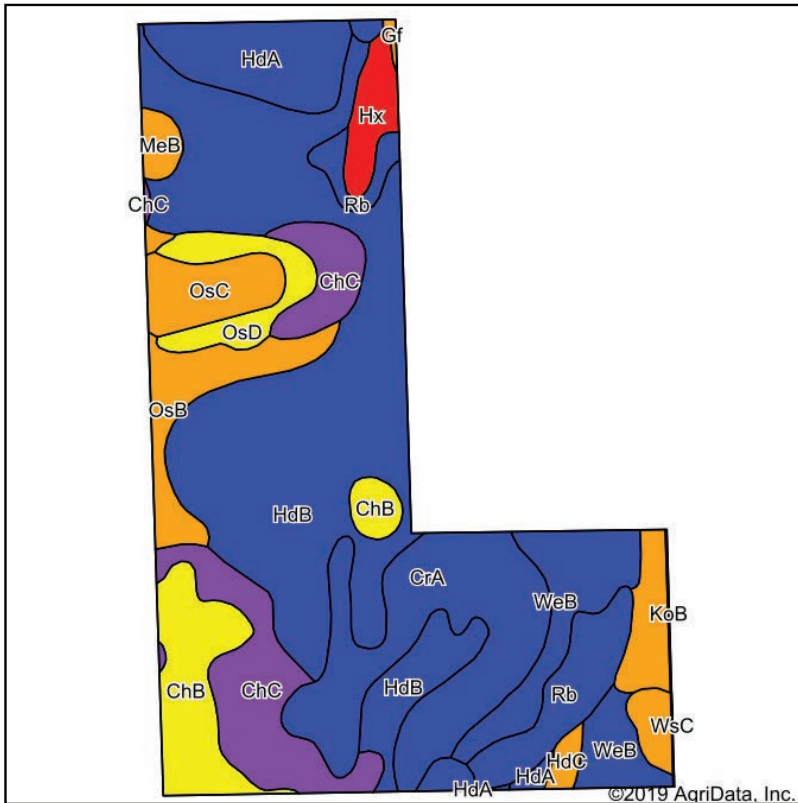
TRACT MAP



SOIL MAP



SURETY SOIL MAP



State: **Indiana**
 County: **Lagrange**
 Location: **25-38N-11E**
 Township: **Greenfield**
 Acres: **160**
 Date: **10/14/2019**



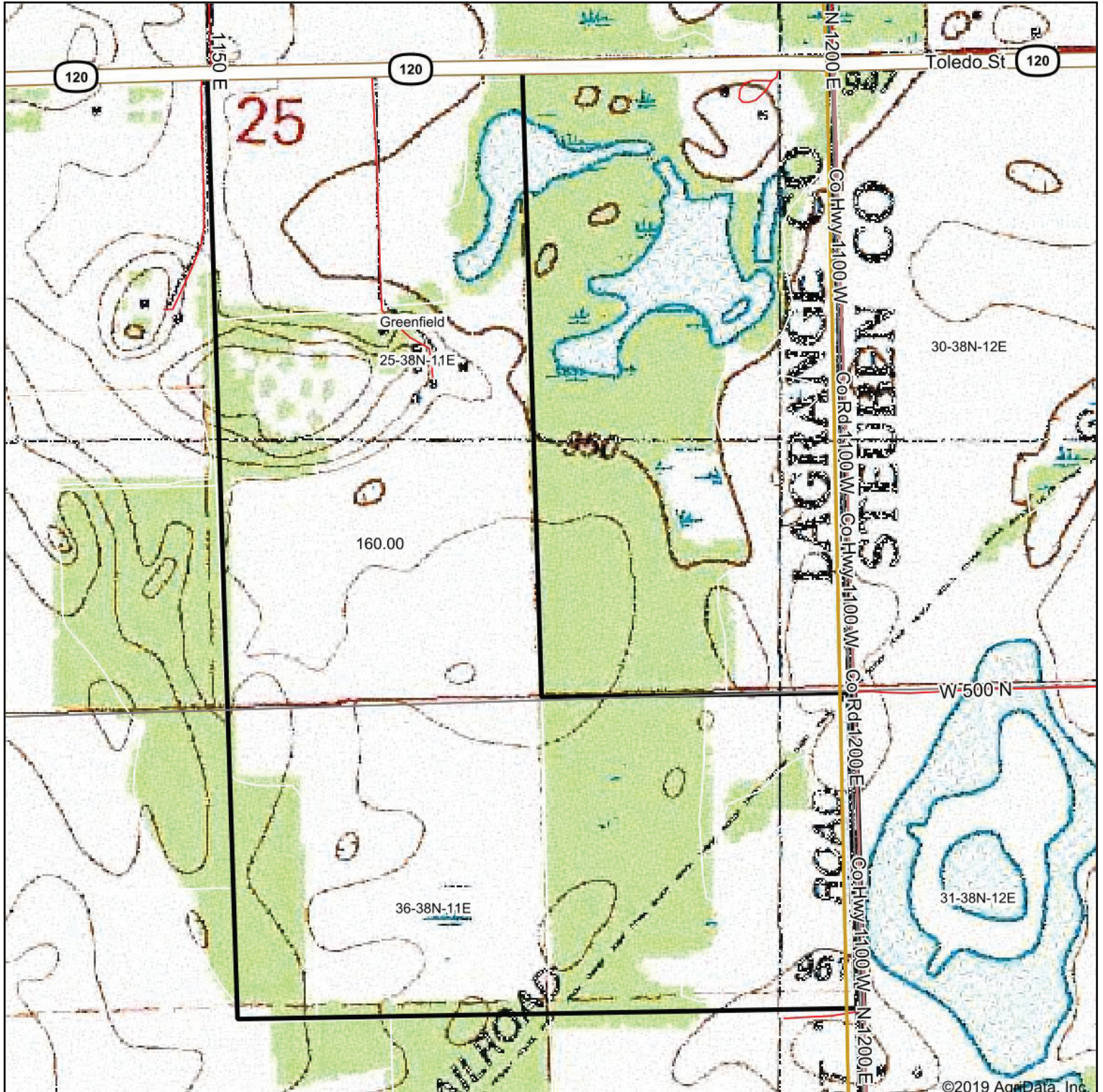
Soils data provided by USDA and NRCS.

Area Symbol: IN087, Soil Area Version: 22
 Area Symbol: IN151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat
HdB	Hillsdale sandy loam, 2 to 6 percent slopes	56.60	35.4%		Ile	18	4	115	8	40	58
CrA	Conover loam, 0 to 3 percent slopes	21.27	13.3%		IIw	20	5	144	10	46	65
ChC	Chelsea fine sand, 6 to 12 percent slopes	15.12	9.4%		VIe		3	80	5	28	36
WeB	Wawasee fine sandy loam, 2 to 6 percent slopes	11.12	7.0%		Ile	19	5	140	9	49	70
ChB	Chelsea fine sand, 1 to 6 percent slopes	10.43	6.5%		IVs	15	3	90	6	32	41
HdA	Hillsdale sandy loam, 0 to 2 percent slopes	8.88	5.6%		IIs	16	4	104	7	36	52
Rb	Rensselaer loam, 0 to 1 percent slopes	8.32	5.2%		IIw		6	167	11	49	68
OsB	Oshtemo loamy sand, 2 to 6 percent slopes	7.03	4.4%		IIIe	16	4	105	7	37	53
OsC	Oshtemo loamy sand, 6 to 12 percent slopes	5.17	3.2%		IIIe	15	3	95	6	33	48
OsD	Oshtemo loamy sand, 12 to 18 percent slopes	4.72	2.9%		IVe	14	3	80	5	28	40
BoB	Boyer loamy sand, 2 to 6 percent slopes	3.59	2.2%		IIIe	16	3	95	6	33	48
Hx	Houghton muck, ponded, 0 to 1 percent slopes	3.30	2.1%		VIIIw						
WeC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	1.74	1.1%		IIIe	18	4	125	8	44	63
MeB	Metea loamy sand, 2 to 6 percent slopes	1.45	0.9%		IIIe	18	4	110	7	39	55
HdC	Hillsdale sandy loam, 6 to 12 percent slopes	0.94	0.6%		IIIe	17	4	105	7	37	53
Gf	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	0.20	0.1%		IIIw		5	147	10	41	59
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	0.12	0.1%		IIIe	17	4	110	7	39	55
Weighted Average						14.6	4	112.9	7.6	38.3	54.3

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



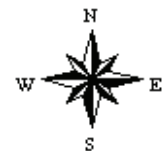
©2019 AgriData, Inc.



map center: 41° 42' 59.65, -85° 12' 1.29



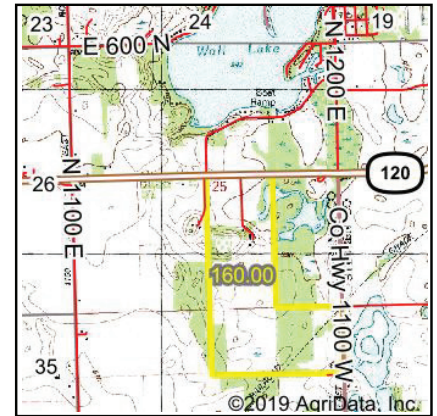
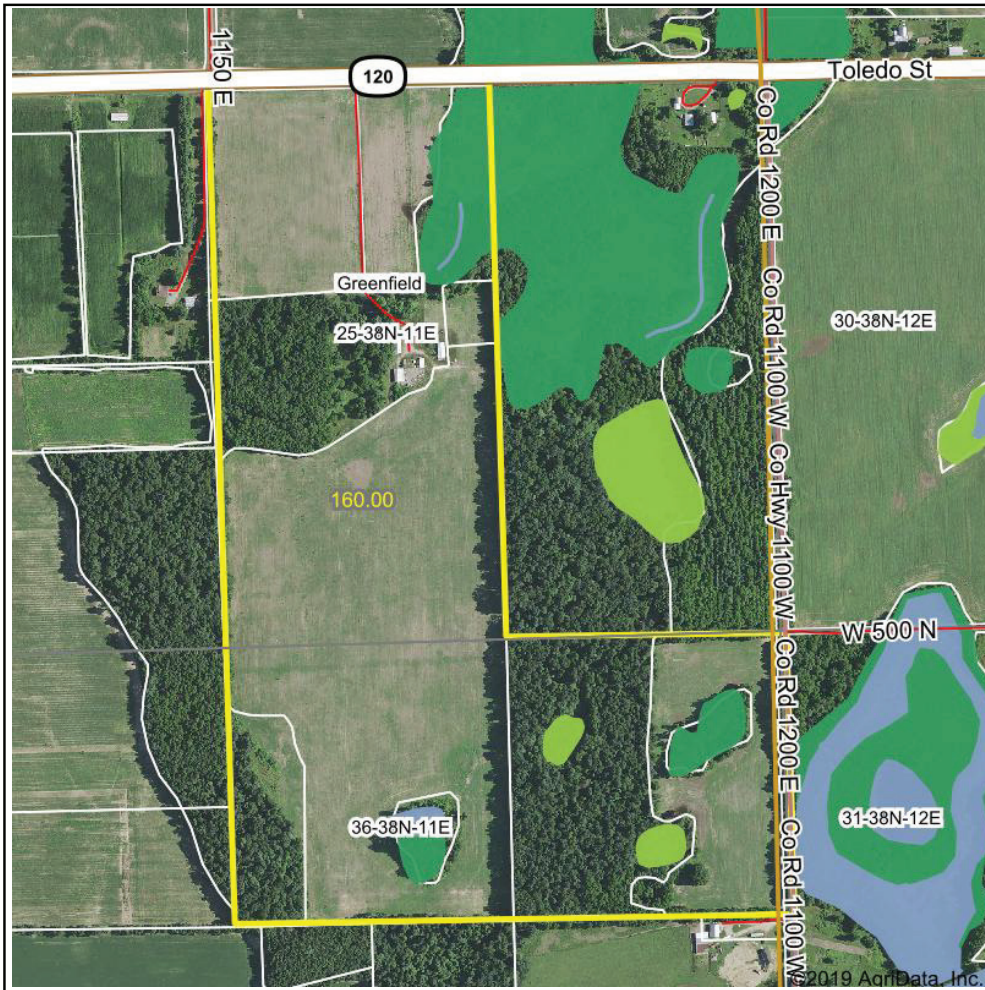
25-38N-11E
Lagrange County
Indiana



10/14/2019

WETLANDS MAP

Wetlands Map



State: **Indiana**
 Location: **25-38N-11E**
 County: **Lagrange**
 Township: **Greenfield**
 Date: **10/14/2019**



Maps Provided By:



© AgriData, Inc. 2019



0ft 951ft 1903ft

Classification Code	Type	Acres
PSS1/EM1C	Freshwater Forested/Shrub Wetland	5.38
PFO1C	Freshwater Forested/Shrub Wetland	1.93
PEM1C	Freshwater Emergent Wetland	1.62
PFO1/SS1C	Freshwater Forested/Shrub Wetland	0.96
PUBF	Freshwater Pond	0.65
PUBHx	Freshwater Pond	0.16
Total Acres		10.70

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



TRACT 1

IRRIGATION INFORMATION

IRRIGATION INFORMATION



IRRIGATION INFORMATION

TRACT 7

2007 T & L 5 tower 915' pivot, 500 GPM with drop nozzles, regulators and Nelson R 3000 sprinklers. Worm Gear drive, 14.9.24 tires. Point control panel, 2 port swivel pivot point, end tower auto reverse and Komet Twin Max end gun new summer 2019. NO booster pump, only used as a 1/4 turn, SN # 24674

TRACT 8

1979 T & L 10 tower 1290', Purchased used 2002. Many new parts installed at that time. Flex hoses, hydraulic hoses at towers and replaced alignment valve seals, 500 GPM with drop nozzles, regulators, and Nelson R-3000 sprinklers, Planetary gears, Hose wrap pivot point, end tower auto reverse, numerous tire sizes- mostly new replacements last 3 years. 14.9.24 and 11,2,24, and 11.2.24 recaps. End tower speed and direction pivot control, Komet Twin Max end gun new 2018. NO booster pump. Good structural machine. 10th tower was damaged by previous farm tenant. But has been repaired

TRACT 9

2002 Isuzu Diesel Power unit:

Purchased new July 2002. Isuzu diesel Engine Model 3 LD-1 with hydraulic pump unit used to power T&L pivots, 5200 hours, New fan and rebuilt radiator installed spring 2019. Radiator hoses replaced spring 2018, small rear main engine oil leak.

LOCATED ON TRACT 5

Well – Davis Well drilling from Knox, IN drilled well- 2002, 12" steel case with stainless steel screen. Used Valley pump in casing. 500 GPM at 60 PSI discharge. Well is capable of more GPM with different pump.

Pump Head - De -Ran gear head Model J- 80- 80 HP Ratio 1:2 PTO tractor driven. 1760 RPM, SN# C 304015

OTHER IRRIGATION INFORMATION

- Underground pipe: 8" PIP PVC at 100 # rated.
- Pierce Epoxy risers at Pivots:
- 8 x 6 at pivot points.

Well, Pivots and Power Unit are in working condition, for questions on irrigation call Andy Stroop.





FSA INFORMATION

FSA INFORMATION

INDIANA LAGRANGE Form: FSA-156EZ <i>See Page 2 for non-discriminatory Statements.</i>	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3678 Prepared : Oct 18, 2019 Crop Year : 2020
--	--	---

Operator Name : BRIAN ALLESHOUSE
Farms Associated with Operator : 18-087-652, 18-087-3057, 18-087-3678, 18-087-5029, 18-087-5564, 18-151-5598, 18-087-5722, 18-087-5749, 18-087-5750, 18-087-5763, 18-087-5764
CRP Contract Number(s) : None
Recon ID : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.86	103.56	103.56	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	103.56	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.60	0.00	106	
Soybeans	49.80	0.00	29	
TOTAL	103.40	0.00		

NOTES

Tract Number : 1952
Description : L3/2A,SEC25&36, GREENFIELD TWP.
FSA Physical Location : INDIANA/LAGRANGE
ANSI Physical Location : INDIANA/LAGRANGE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : STROOP FAMILY FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.86	103.56	103.56	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	103.56	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

INDIANA
LAGRANGE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3678
Prepared : Oct 18, 2019
Crop Year : 2020

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1952 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.60	0.00	106
Soybeans	49.80	0.00	29
TOTAL	103.40	0.00	

NOTES

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FSA INFORMATION

USDA Farm 3678 Tract 1952

Map prepared on: 4/11/2019

Administered by: LaGrange County, Indiana

157.86 Tract acres
103.56 Cropland acres
0 CRP acres

□ CRP

□ CLU

LaGrange 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 2019-04-11 08:02:44

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	16.0	N	2				Y
2	7.1	N	2				Y
3	63.2	N	2				Y
4	1.65	N	2				Y
5	15.61	N	2				Y



Farm 3678 Tract 1952

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

United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Roger Stroop	Request Date:	1/17/02	County:	LaGrange
Agency or Person Requesting Determination:	FSA	Tract No:	1952	FSA Farm No.:	3678

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	-
Are there highly erodible soil map units on this farm?	-

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the-

Section II - Wetlands

Are there hydric soils on this farm?	Yes
--------------------------------------	-----

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
1	PC/NW		15.8	1/24/02	1/25/02
2	PC/NW		7.7	1/24/02	1/25/02
3	PC/NW		62.4	1/24/02	1/25/02
4	PC/NW		1.4	1/24/02	1/25/02
5	PC/NW		16.2	1/24/02	1/25/02
Un1 (homestead)	NI		16.0		
Un2 (pond area)	NI		4.5		
Un3 (woods SW)	NW		7.0	1/24/02	1/25/02
Un4 (old pond-S)	NI		1.5		
Un5 (woods East)	NI		20.0		
Un6 (woody east)	NI		1.0		
	-				
	-				
	-				
	-				

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

FSA INFORMATION

The wetland determination was completed in the -Field It was - to the person on

Remarks:

NOTE: All acreages for Un sites was approximated and not measured for accuracy.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
<i>David J Hage</i>	<i>3-18-02</i>

FSA INFORMATION

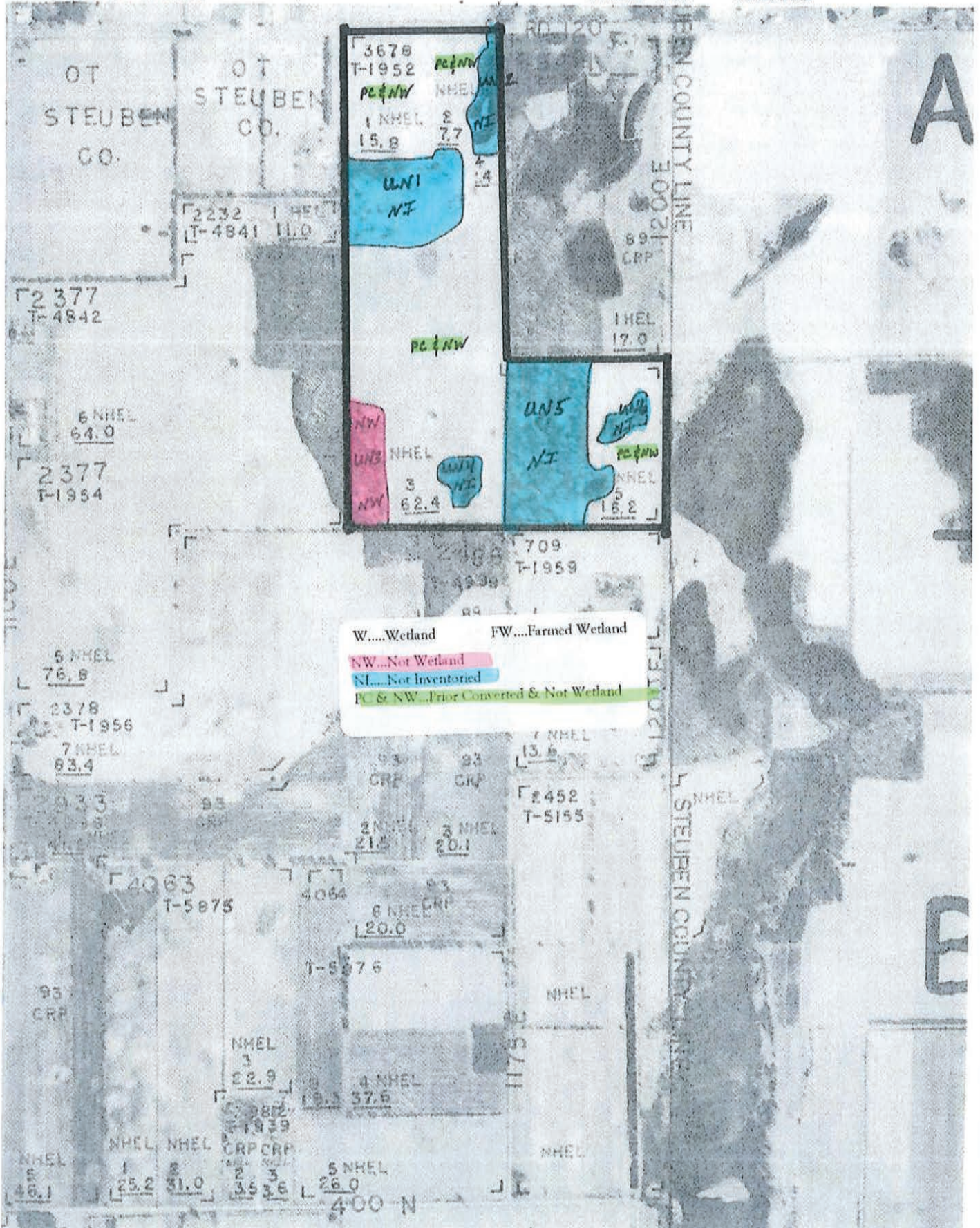
*DEFINITIONS OF WETLAND LABEL CODES

AW	Artificial Wetland. An area that is artificial or irrigation induced wetland. These wetlands are not subject to the wetland conservation provision.
AW/FW	An area that contains both AW and FW.
AW/W	An area that contains both AW and W.
CC	Commenced Conversion exemption.
CPD	Corps Permit Decision. Corps of Engineers permit decisions regarding section 404 of the Clean Water Act will be relied upon to satisfy the wetland conservation provisions of the Food Security Act of 1985, as amended.
CMW	An area that receives a Categorical Minimal Effect determination.
CW	Converted Wetlands. An area converted between December 23, 1985 and November 28, 1990. IN any year that an agricultural commodity is planted on these converted wetlands, you will ineligible for USDA benefits.
**CW+year	An area converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.
CWNA	Converted Wetland Non-Agricultural use. A wetland area converted to other than agricultural commodity production.
CWTE	Converted Wetland Technical Error. An area converted or commenced based on an incorrect NRCS determination or misinformation from a NRCS or FSA employee.
FW	Farmed Wetland. An area that is farmed wetland; was manipulated and planted before December 23, 1985, but still meets wetland criteria. These may be farmed and maintained in the same manner as long as they are not abandoned.
FWP	Farmed Wetlands Pasture. An area that is pasture or hayland, manipulated before December 23, 1985 but still meets wetland criteria. These may be farmed and maintained in the same manner as long as they are not abandoned.
MIW	Mitigation Wetlands. Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990. A converted wetland, farmed wetland, or farmed wetland pasture on which functions and values were lost are compensated for through wetland restoration, enhancement or creation.
MW	Minimal effect Wetland. An area determined to be minimal effect. These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made,
MWM	An area determined to be minimal effect with mitigation.
NI	Not Inventoried – No wetland determination has been completed.
NW	Non-Wetland. An area that does not contain a wetland.
NW/NAD	An area determined to be a non-wetland resulting from a decision from the National Appeals Division.
OW	Other Waters of the U.S. Area that fall under the jurisdiction of the Clean Water Act.
PC	Prior Converted cropland, which was drained filled, or manipulated before December 23, 1985; was cropped prior to December 23, 1985; was not abandoned; and does not meet FW criteria. These are not subject to the wetland conservation provision unless the area reverts to wetland as a result of abandonment.
PC/NW	An area that contains both PC and NW.
TP	Third Party Exemption.
W	Wetlands. An area meeting wetland criteria, including wetland farmed under natural conditions. If you plan to clear, drain, fill, level or manipulate these areas, contact NRCS and the Army Corp of Engineers prior to any such activity.
WX	A wetland area that has been manipulated after December 23, 1985, but was not, for the purpose of making production possible and production was not made possible. These include wetlands manipulated by drainage maintenance agreements.

FSA INFORMATION

Date: 9/00
Not To Scale

LAGRANGE
MAP L3 A2/B2



FSA INFORMATION

United States
Department of
Agriculture

Natural
Resources
Conservation
Service

910S Detroit St.
LaGrange, IN 46761
(219) 463-3471 Ext. 3



3/18/02

Roger Stroup
11630 E St. Rd. 120
Orland, IN 46776

Dear Roger:

We have just completed a wetlands determination on the following tract: (1952). This is to notify you that as of the date of this letter, we are making a preliminary technical determination that the fields shown in Section II of the attached NRCS-CPA-026E "HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION" form contains wetland determinations with the labels/certifications as indicated. These areas met the criteria of hydric soils, wetland plants, and soil or surface wetness.

We have enclosed a Preliminary Technical Determination on Form CPA-026E and an aerial photo that includes your certified wetlands determination. Any areas shown as "NI" on the map have not been completed. This supersedes any previous USDA determinations and is valid as long as the landuse remains in agriculture.

This wetland certification does not include "other waters of the United States" as defined by the Corps of Engineers, which include but are not limited to tidal waters, lakes, rivers, streams, mud flats, and intermittent and perennial streams which are regulated under the Clean Water Act. Contact the Corps of Engineers regarding the need for permits.

In order to maintain your USDA program eligibility and comply with the Clean Water Act, contact us prior to performing the following activities:

- land clearing
- drainage (tile or open ditching)
- drainage maintenance
- filling, leveling, or dredging
- land use changes

This technical determination may affect USDA benefits such as Commodity Loans, Agriculture Market Transition Act Contracts, Farm Loan Programs, and others.

As a result of statutory and regulatory changes, the United States Department of Agriculture (USDA) appeal process has changed. Under the new appeals and mediation process, this preliminary technical determination will become final within 30 days unless you request any of the appeal options (See attached Appeal Process).

If you are the owner of this tract and have a tenant, I urge you to discuss this letter and the accompanying NRCS-CPA-026E with your tenant. Likewise, if you are a tenant of this tract of land, I urge you to discuss this letter with your landlord.

I would be happy to answer any concerns you might have. Please call the office at 219-463-3471 ext. 3, to schedule an appointment.

Sincerely,

A handwritten signature in black ink that reads "David Hague".

David Hague
Soil Conservationist

Enclosures

cc: County Executive Director, FSA ; Andy Stroup, Operator

FSA INFORMATION

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

U.S.D.A. Soil Conservation Service SCS-CPH-026 (1-88)

1. Name and Address of Person: *Roger Stroop*
Andrew C. Stroop
R-2, Box 478
Howe, IN 46746

2. Date of Request

3. County: *LaGrange*

4. Name of USDA Agency or Person Requesting Determination: *ASCS* 5. Farm No. and Tract No.: *F-2201 T-1952*

SECTION I - HIGHLY ERODIBLE LAND *F 3429 3678*

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<i>0.0</i>
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.	<input type="checkbox"/>	<input type="checkbox"/>		<i>-</i>

10. This Highly Erodible Land determination was completed in the: Office Field

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	<input type="checkbox"/>	<input type="checkbox"/>	<i>UN</i>	<i>Approx. 16.5</i>
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.	<input type="checkbox"/>	<input type="checkbox"/>	<i>All Fields</i>	
14. Artificial Wetlands (AW) - Artificial Wetlands includes Irrigation Induced wetlands. These Wetlands are not subject to FSA.	<input type="checkbox"/>	<input type="checkbox"/>	<i>-</i>	
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.	<input type="checkbox"/>	<input type="checkbox"/>	<i>-</i>	

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				
--	--	--	--	--

17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office Field

20. This determination was: Delivered Mailed To the Person on Date: *3-91*

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks: *This CPH-026 updates previous CPH-026.*

Smaller Streams are not shown on the attached photo but are considered as FSA wetlands. Check with appropriate agency.

22. Signature of SCS District Conservationist: *Burrell Baker* 23. Date: *2-28-91*

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT INFO

File No: 191352

COMMITMENT FOR TITLE INSURANCE

Issued by

Commonwealth Land Title Insurance Company

SCHEDULE A

1. Commitment Date: **October 11, 2019, 8:00 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy

Proposed Insured: **Purchaser with Contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
Proposed Policy Amount: **\$1.00**
 - (b) 2006 ALTA® Loan Policy

Proposed Insured:

Proposed Policy Amount:
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:

Stroop Family Farms LLC
5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned
Lakeland Title Company

By: 
Authorized Signature - Kadish Evans

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TITLE COMMITMENT INFO

File No: 191352

EXHIBIT "A"

Situated in LaGrange County, State of Indiana, to-wit:

TRACT 1:

The West half of the Southeast Quarter of Section 25, Township 38 North, Range 11 East.

TRACT 2:

The Northwest Quarter of the Northeast Quarter of Section 36, Township 38 North, Range 11 East.

TRACT 3:

The Northeast Quarter of the Northeast Quarter of Section 36, Township 38 North, Range 11 East, excepting the right of way of St. Joseph Valley Railroad.

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TITLE COMMITMENT INFO

File No: 191352

COMMITMENT FOR TITLE INSURANCE

Issued by

Commonwealth Land Title Insurance Company

SCHEDULE B Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

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TITLE COMMITMENT INFO

File No: 191352

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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. **Rights or claims of parties in possession not recorded in the public records.**
3. **Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.**
4. **Easements or claims of easements not recorded in the public records.**
5. **Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
6. **Taxes for 2018 due 2019 in the name of Stroop Family Farms LLC, each installment \$780.09 1st installment PAID 2nd installment PAID Parcel # 44-01-25-400-001.000-009 Assessed Valuation: Land: \$99,700 Improvements: \$48,100 Exemptions: \$ 0**
7. **Taxes for 2018 due 2019 in the name of Stroop Family Farms LLC, each installment \$212.70 1st installment PAID 2nd installment PAID Parcel # 44-01-36-200-030.000-009 Assessed Valuation: Land: \$40,300 Improvements: \$0 Exemptions: \$ 0**

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TITLE COMMITMENT INFO

File No: 191352

8. **Taxes for 2018 due 2019 in the name of Stroop Family Farms LLC, each installment \$152.00 1st installment PAID 2nd installment PAID
Parcel # 44-01-36-200-040.000-009
Assessed Valuation: Land: \$28,800 Improvements: \$0 Exemptions: \$ 0**
9. **The tax status is subject to change, therefore, we cannot guarantee the accuracy of the taxes as reported.**
10. **NOTE: The real estate tax information is for the 2018 due 2019 tax year. The 1st Installment is due May 10, 2019 and subject to Penalties May 11, 2019. The 2nd installment is due November 12, 2019 and subject to penalties November 13, 2019. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information for the purpose of calculating accurate real estate tax escrow or payment.**
11. **Taxes or special assessments which are not shown as existing liens by the public records.**
12. **Taxes for the year 2019 are a lien, due in 2020, but are not yet due and payable.**
13. **Added improvements in place as of January 1, 2019 are subject to assessment which could increase the tax amounts due in 2020, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.**
14. **The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.**
15. **The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.**
16. **Any governmental limitations or regulations respecting access to abutting roads, streets or highways.**

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TITLE COMMITMENT INFO

File No: 191352

17. Oil and Gas lease dated November 8, 1994 between Harry C. Koester and Alice Koester, husband and wife (lessor) and Baltic Energy Corporation (lessee) recorded May 24, 1995 in Instrument No. 95-5-517.
18. Oil and Gas lease dated October 10, 2006 between Harry C. Koester and Alice Koester, husband and wife (lessor) and Antrim Energy, LLC (lessee) recorded January 18, 2007 in Instrument No. 07010305.
19. Oil and Gas Lease dated September 12, 2007 between Mary K. Strop, Trustee of the Roger N. Strop and Mary K. Strop Trust UDA February 10, 2001 (lessor) and Antrim Energy, LLC (lessee), recorded January 14, 2008 as Instrument No. 08010266.
20. Mortgage in the original amount of \$413,000.00, from Mary K. Strop, Trustee of The Roger N. Strop and Mary K. Strop Trust UDA February 10, 2001 to Farmers State Bank, dated October 4, 2014, recorded October 6, 2014, as Instrument No. 14100108

NOTE: For each policy to be issued as identified in Schedul A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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