

Madison County, Indiana

Land Auction

Thursday, February 27 • 6pm

- Excellent Brookston & Crosby Soils
- Tillable Cropland (2020 Crop Rights)
- Pattern Tiled (Tract 1)
- 1031 Exchange Opportunity
- Woods for Hunting or Potential Building Site

167[±]
Acres
Offered in 4 Tracts



2020
Crop
Rights!

Information Book

SCHRADER
Real Estate Auction Company, Inc.

800.451.2709

www.SchraderAuction.com

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SELLER: Cullison Farms



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

THURSDAY, FEBRUARY 27, 2020

167 ACRES – ELWOOD, 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 Thursday, February 20,
2020.

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
167± Acres • Madison County, Indiana
Thursday, February 27, 2020

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 Thursday, February 27, 2020 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, Thursday, February 20, 2020**. 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.

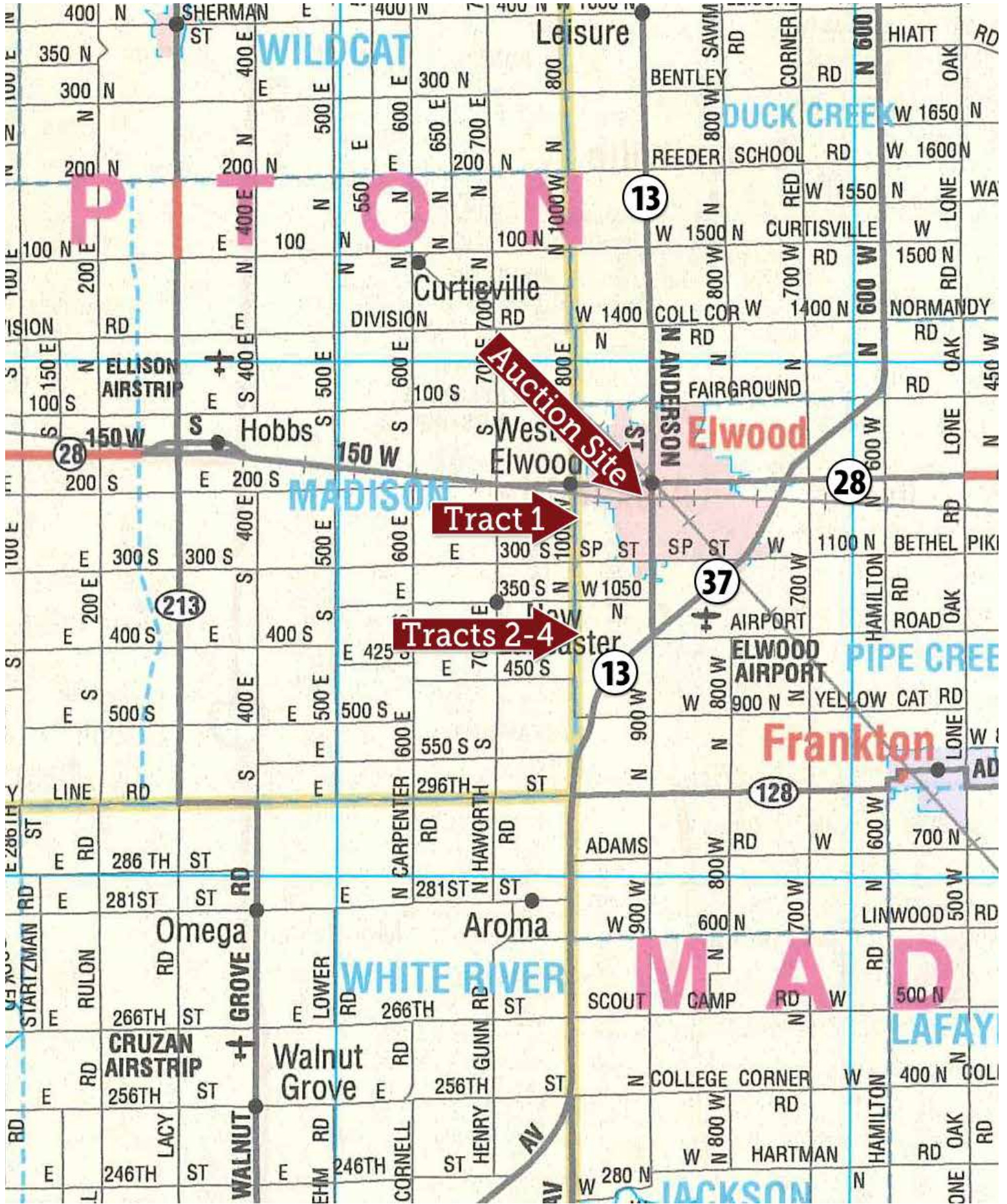
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

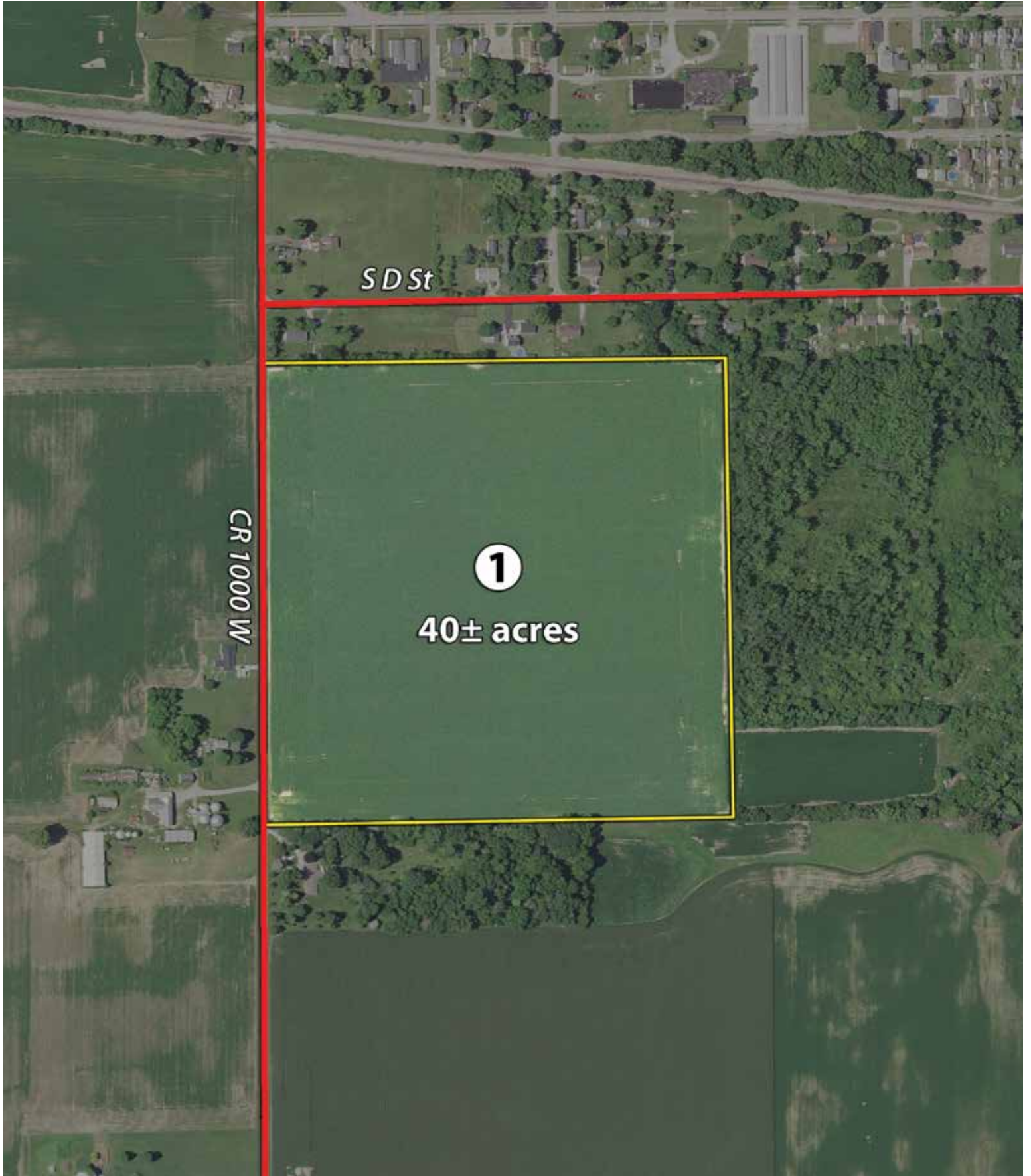
LOCATION MAP



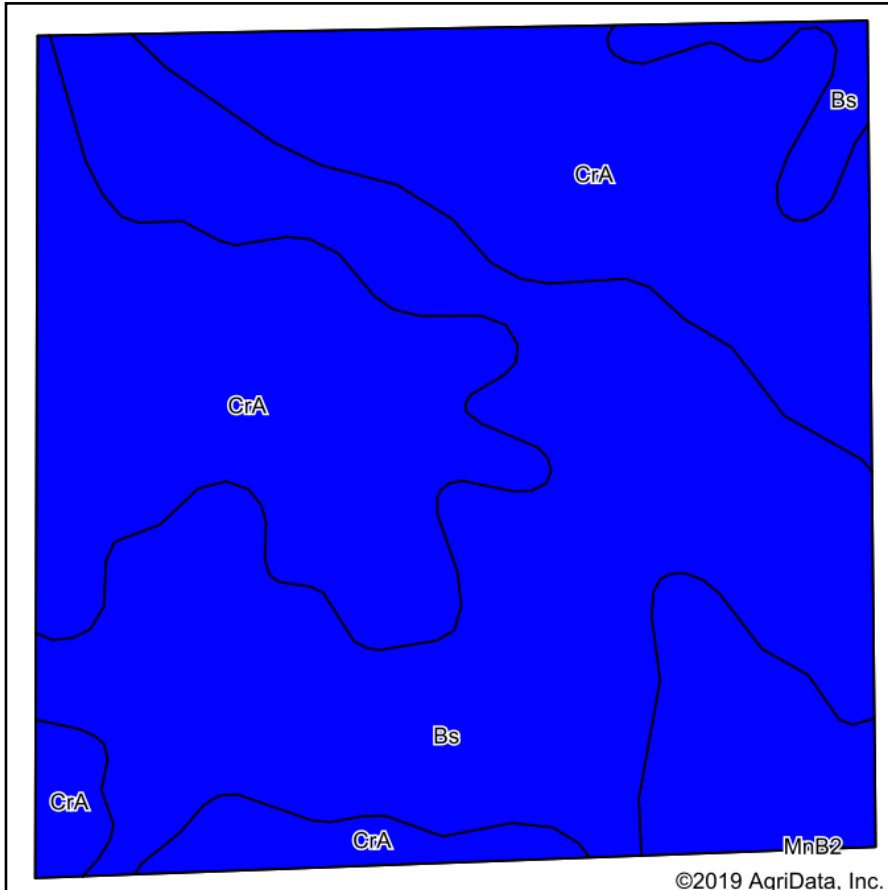
— TRACT 1 —

**AERIAL, SOIL, &
TILE MAPS**

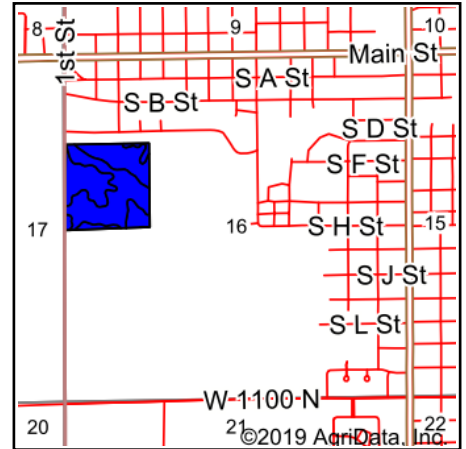
AERIAL MAP



TILLABLE SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Madison**
 Location: **16-21N-6E**
 Township: **Pipe Creek**
 Acres: **38.34**
 Date: **1/13/2020**



Maps Provided By:

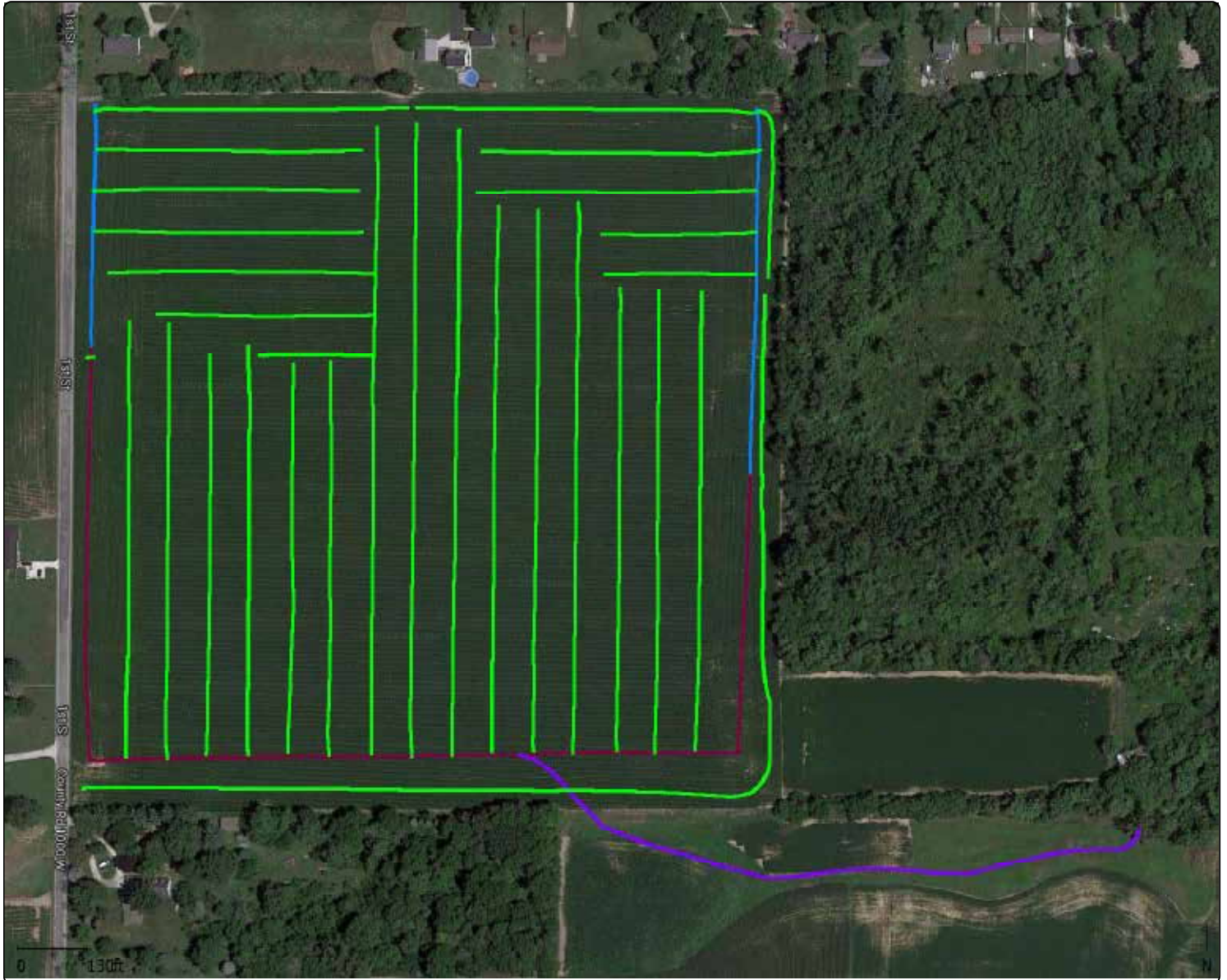


Area Symbol: IN095, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	20.81	54.3%		Ilw	154	5	51	69	10
Bs	Brookston silty clay loam, 0 to 2 percent slopes	17.53	45.7%		Ilw	173	6	51	70	12
Weighted Average						162.7	5.5	51	69.5	10.9

Soils data provided by USDA and NRCS.

TILE MAP (TRACT 1)

75' Spacing



Grower : Rulon Enterprises LLC

Farm : 57Cullison

Field : 57Revis

Year : NO Year

Operation : Generic T

Crop / Product : NO Product

Op. Instance : Instance - 1

Area : 0.00 ac

Length : 25,958 ft

Count : 38



**Tile Size (Generic)
(in)**

-  Pipeline
-  24+
-  18
-  15
-  12
-  10
-  8
-  6
-  5
-  4

— TRACT 1 —

USDA REPORTS

USDA REPORTS

USDA Farm 9231 Tract 9636

Map prepared on: 2/13/2018

Administered by: Madison County, Indiana

38.83 Tract acres
38.83 Cropland acres
0 CRP acres

CRP

CLU

Madison Co., IN



Wetland Determination Identifiers:

● Restricted Use

▽ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2016 imagery (2015 IL/DH); IDHS or Dynamap roads; FSA data 2018-02-13 08:41:30



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	38.83	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.

USDA REPORTS



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
1/2015

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Rulon Enterprises LLC 27684 Rulon Rd Arcadia, IN 46030	Request Date:	10/21/15	County:	Madison
Agency or Person Requesting Determination:	FSA	Tract No:	9636	FSA Farm No.:	3292

Section I - Highly Erodible Land

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

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
1	N	N	38.8	11/18/15

The Highly Erodible Land determination was completed in the office.

Section II - Wetlands

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


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		38.8	11/15/1990	

The wetland determination was completed in the office. It was mailed to the person on 11/29/1990.

Remarks:	A Fact Sheet "Avoiding Wetland Violations" is included for general reference. Refer to the attached "Wetland Conservation Definitions and Restrictions" and "Highly Erodible Land Conservation Requirements" for descriptions and allowances/restrictions for the above labels.
----------	---

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
	11/18/15

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

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. NRCS-CPA-026E

USDA REPORTS

Wetland Determination Map

Date: 11/18/2015

Customer(s): RULON ENTERPRISES LLC
District: MADISON COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: ANDERSON SERVICE CENTER
Agency: USDA-NRCS
Assisted By: WESLEY SLAIN



Legend



- Consplan
- Madison Roads (IDHS)



— TRACT 1 —

TAX SUMMARY

TAX SUMMARY

CULLISON FARMS TAX SUMMARY

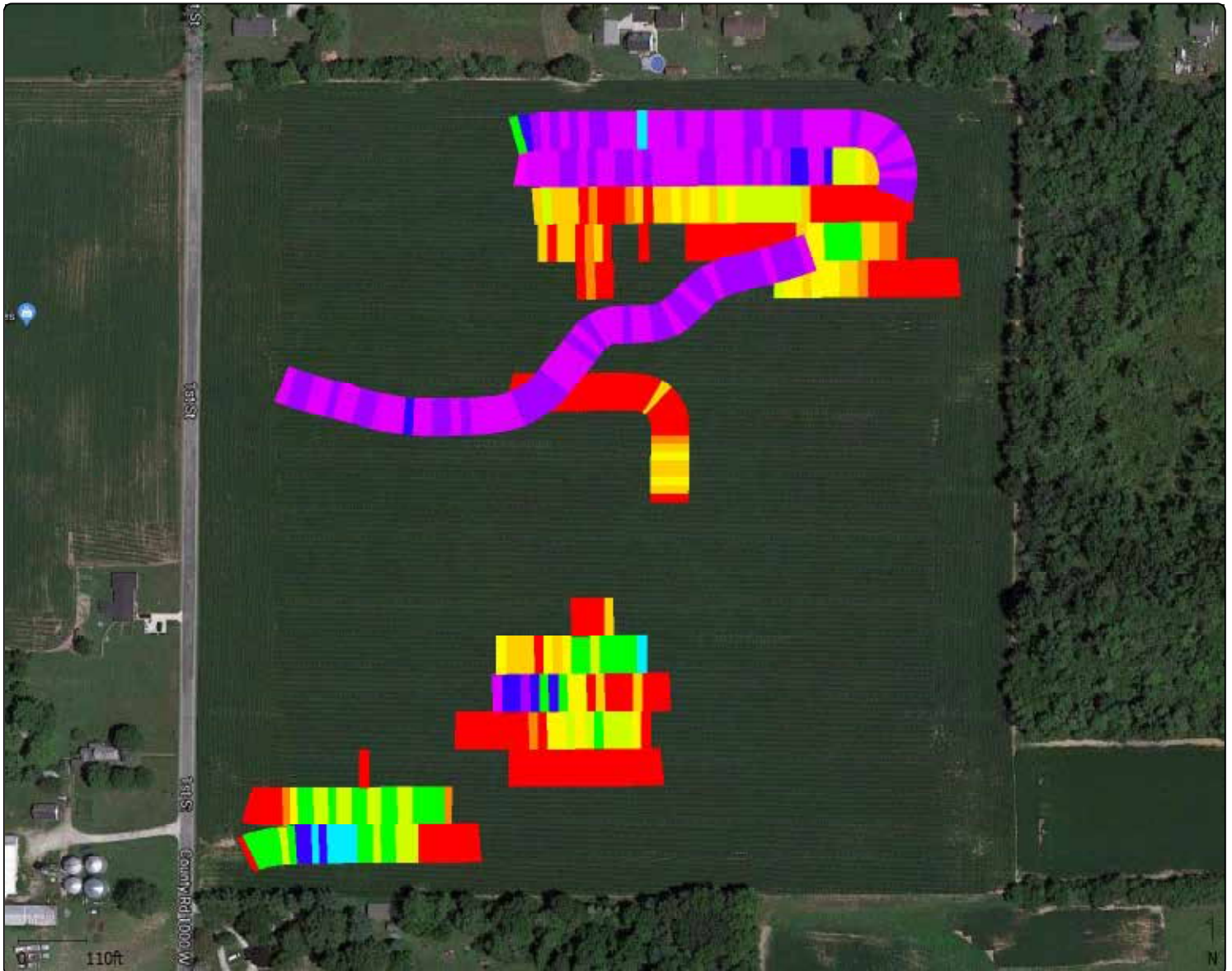
<u>AUCTION TRACT</u>	<u>2018 DUE 2019 R.E. TAXES</u>	<u>2019 DITCH TAX</u>
1	\$1,442.00/yr.	\$40.00/yr.

The above information was obtained from the Madison County government website.

— TRACT 1 —
SOIL FERTILITY
RECORDS

LIME MAP

Applied in Fall of 2019



Grower : Rulon Enterprises LLC

Farm : 57Cullison

Field : 57Revis

Year : 2019

Operation : Fertilizing (Dry)

Crop / Product : Ag Lime

Op. Instance : Fertilizing - 1

Area : 8.184 ac

Est. Amount : 19,088 lb

Avg. Rate : 2,332.4 lb/ac

Start Date : 10/24/2019

End Date : 10/24/2019

Working Time : 0.115 h

Avg. Productivity : 70.99 ac/h

GPS Count : 415

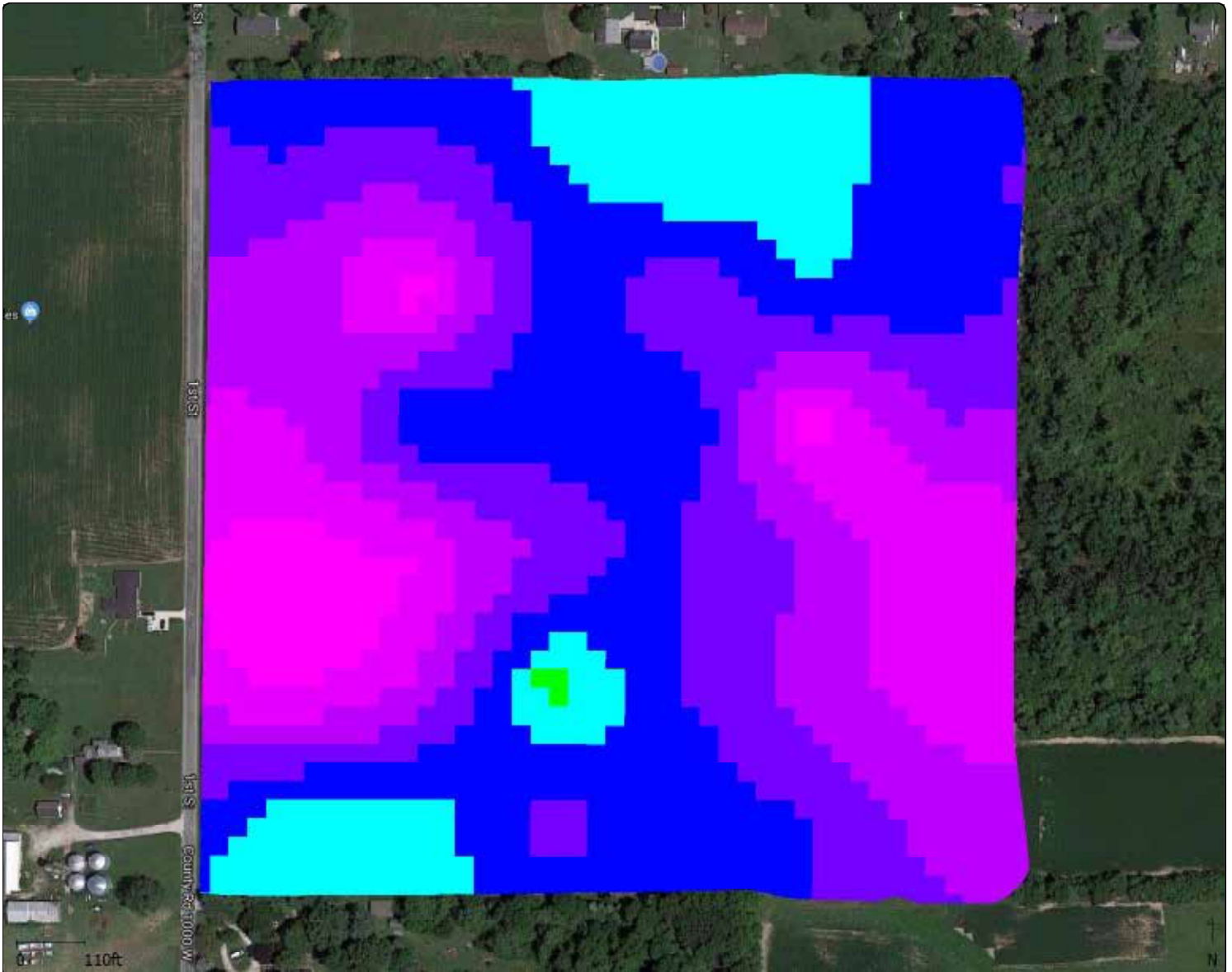


Rate (Mass)
(ton(US)/ac)

2.40 - 5.00	(0.016 ac)
2.00 - 2.40	(1.594 ac)
1.80 - 2.00	(1.216 ac)
1.60 - 1.80	(0.229 ac)
1.40 - 1.60	(0.126 ac)
1.20 - 1.40	(0.625 ac)
1.00 - 1.20	(0.595 ac)
0.80 - 1.00	(0.481 ac)
0.60 - 0.80	(0.672 ac)
0.49 - 0.60	(0.214 ac)
0.00 - 0.49	(2.361 ac)

PH MAP

1 Acre Grid Sampled (2015)



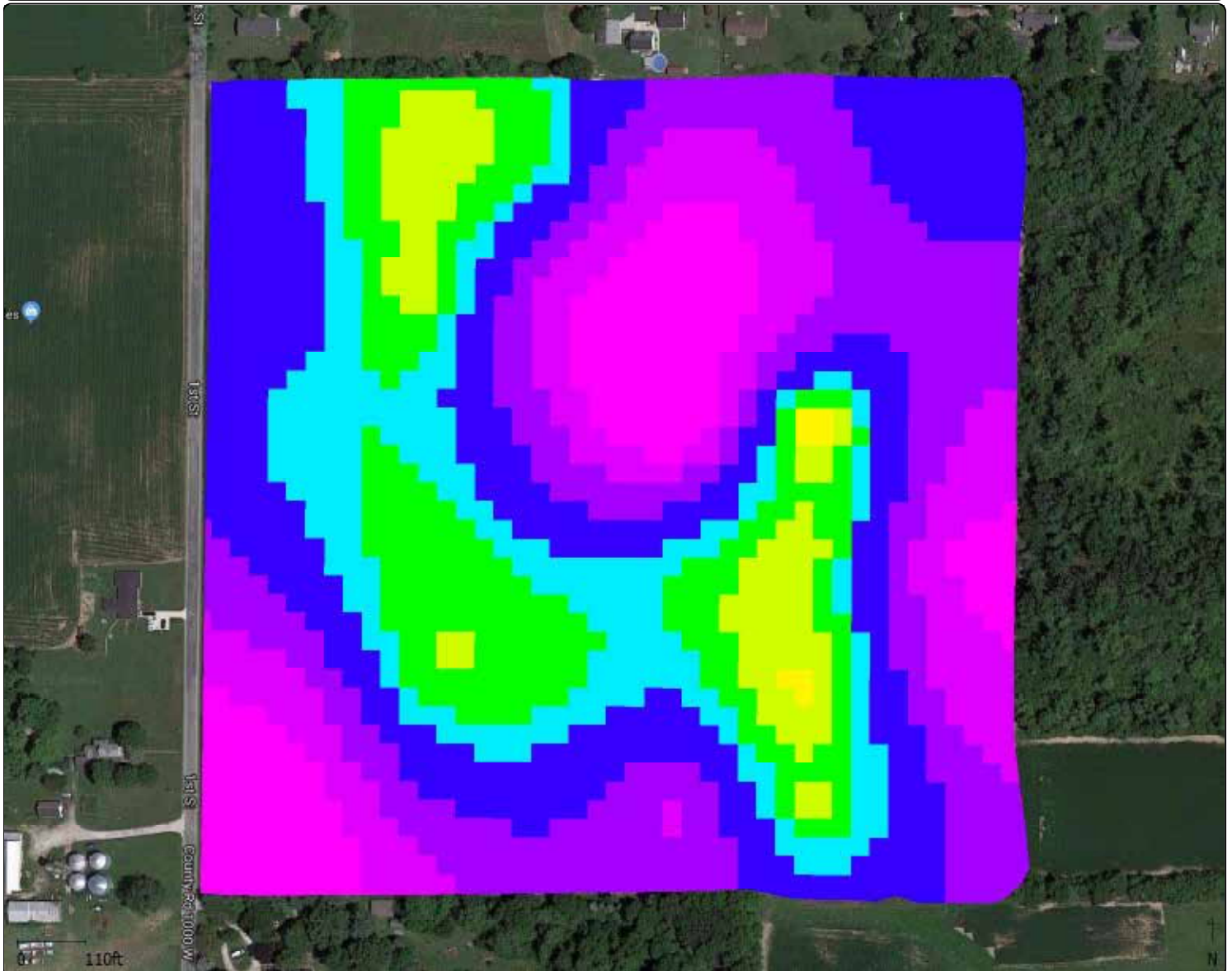
Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57Revis
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.680 %
Avg. Soil P1 : 20.39 ppm
Avg. Soil K : 156.22 ppm
Avg. Soil CA : 1,904.3 ppm
Avg. Soil pH : 6.617 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 36



Soil pH	
((1))	
7.10 - 10.30	(83)
6.90 - 7.10	(267)
6.70 - 6.90	(357)
6.50 - 6.70	(422)
6.30 - 6.50	(609)
6.10 - 6.30	(242)
5.90 - 6.10	(3)
5.70 - 5.90	(0)
5.50 - 5.70	(0)
5.30 - 5.50	(0)
5.10 - 5.30	(0)
4.90 - 5.10	(0)
1.70 - 4.90	(0)

SOIL K MAP

1 Acre Grid Sampled (2015)



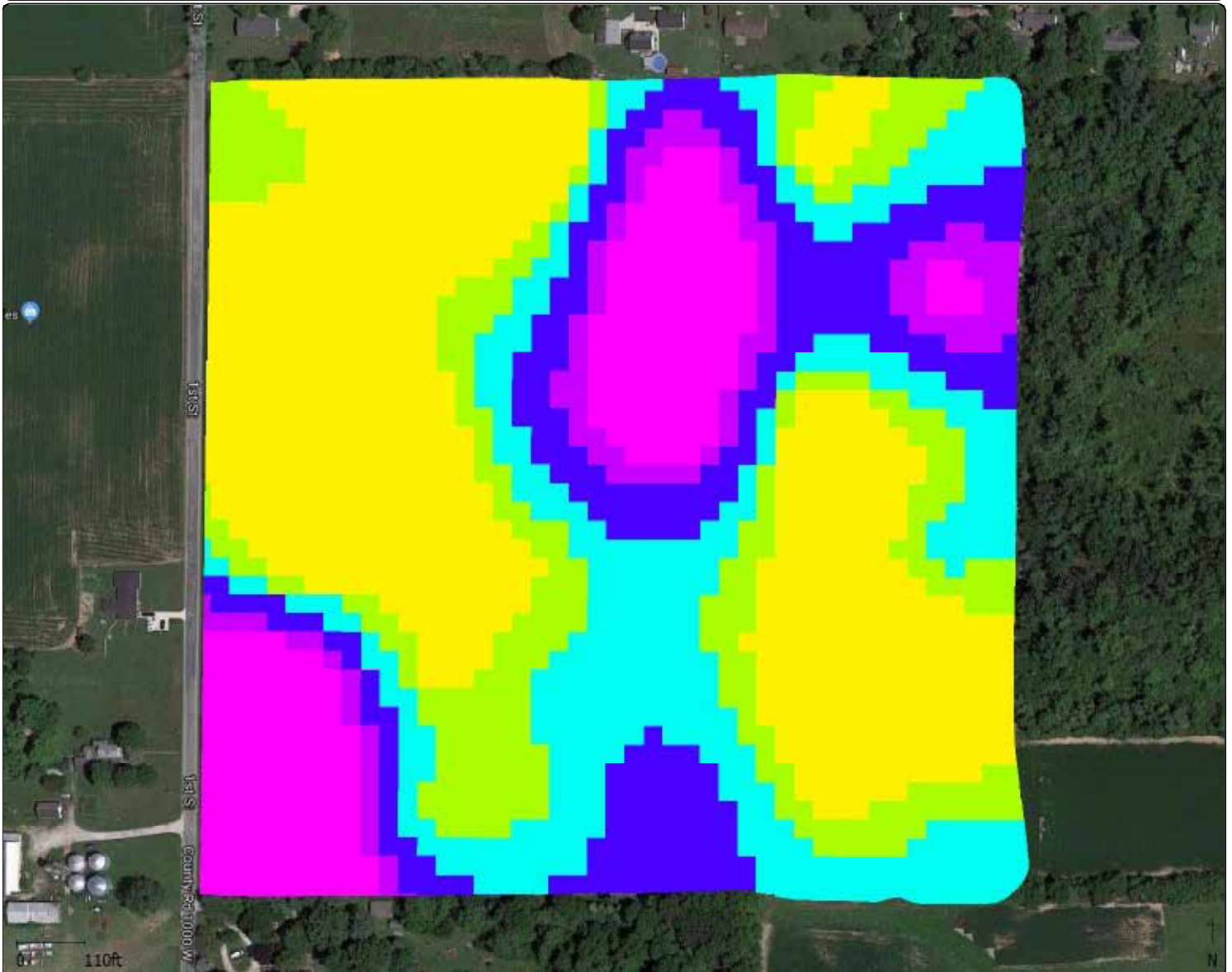
Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57Revis
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.680 %
Avg. Soil P1 : 20.39 ppm
Avg. Soil K : 156.22 ppm
Avg. Soil CA : 1,904.3 ppm
Avg. Soil pH : 6.617 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 36



Soil K (ppm)	
200 - 1,000	(203)
180 - 200	(231)
160 - 180	(405)
140 - 160	(517)
130 - 140	(258)
120 - 130	(253)
110 - 120	(109)
100 - 110	(7)
80 - 100	(0)
40 - 80	(0)
0 - 40	(0)

SOIL P1 MAP

1 Acre Grid Sampled (2015)



Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57Revis
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.680 %
Avg. Soil P1 : 20.39 ppm
Avg. Soil K : 156.22 ppm
Avg. Soil CA : 1,904.3 ppm
Avg. Soil pH : 6.617 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 36



Soil P1 (ppm)	
29.00 - 1,000.00	(249)
26.00 - 29.00	(105)
22.00 - 26.00	(266)
19.00 - 22.00	(384)
17.00 - 19.00	(298)
11.00 - 17.00	(681)
5.00 - 11.00	(0)
0.00 - 5.00	(0)



— TRACT 1 —

**INVOICES FOR LIME/
COVER CROP**

INVOICE FOR LIME (TRACT 1)

2019 FALL CROP EXPENSES
FARM: CULLISON FARMS - REAVIS FARM

DATE: 12/15/19

FERTILITY APPLIED FALL 2019

TONS	PRICE	APPLY	TOTAL
9.43	\$17.50	\$7.00	\$231.04

Note: Buyer shall reimburse the prior tenant, Rulon Enterprises, at closing for the Lime applied.

INVOICE FOR COVER CROP (TRACT 1)

2019 FALL CROP EXPENSES
FARM: CULLISON FARMS - REAVIS FARM

DATE: 12/15/19

COVER CROP SEED EXPENSE

0.0 ACRES Planted Following Corn

Oats-15#; Essex Rapeseed-3#; Cereal Rye-15# \$0.00

Seed Costs (\$.40/lb x 33 lb/ac) =

40.0 ACRES Planted Following Soybeans

Oats-15#; Cereal Rye-15#; Essex Rapeseed-3#

Seed Costs (\$.50/lb x 33 lb/ac) = \$660.00

\$0.50 33 40 \$0.00

Plant Cover Crop Custom Charges (\$15xacres)= \$600.00

\$15.00

TOTAL FALL EXPENSES DUE = \$1,260.00

Note: Buyer shall reimburse the prior tenant, Rulon Enterprises, at closing for the Cover Crop.



— TRACT 1 —

PHOTOS

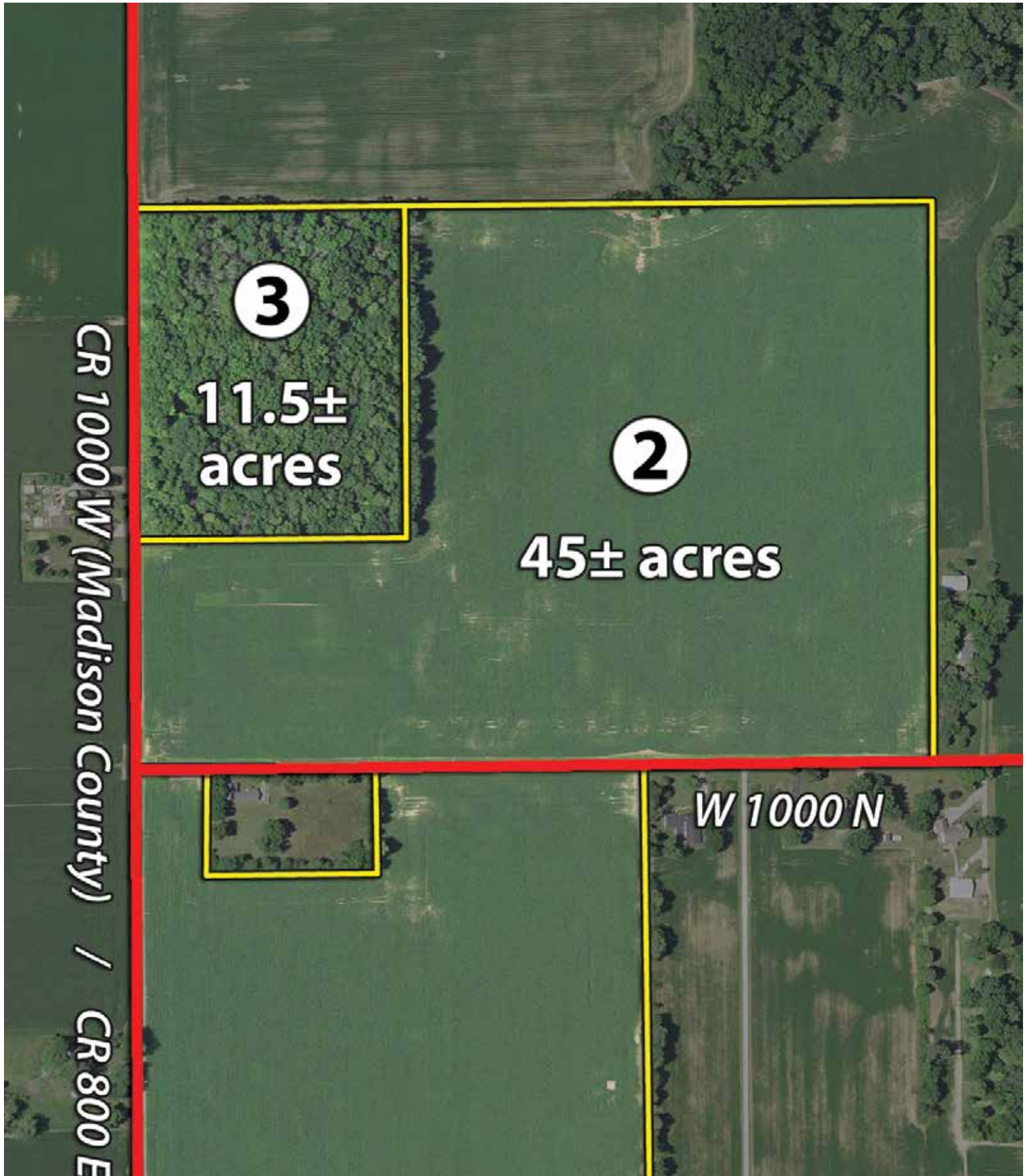
PHOTOS



— TRACT 2 —

**AERIAL, SOIL, &
TILE MAPS**

AERIAL MAP



3

**11.5±
acres**

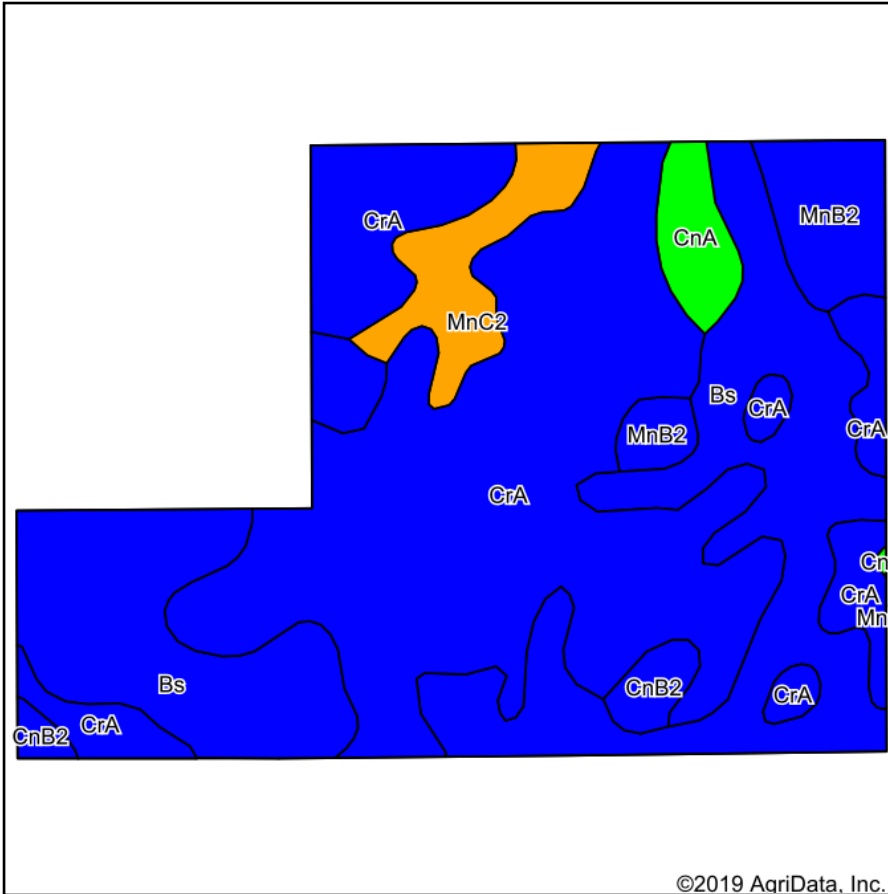
2

45± acres

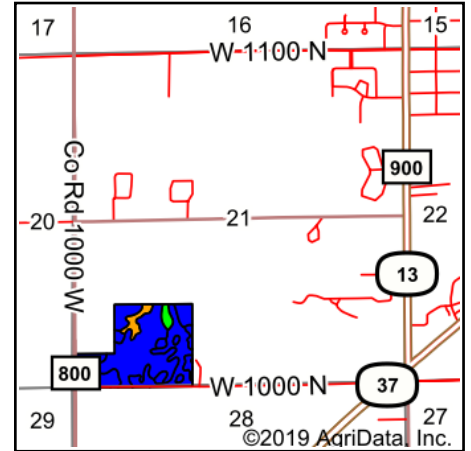
CR 1000 W (Madison County) / CR 800 E

W 1000 N

SURETY SOIL MAP



Soils data provided by USDA and NRCS.

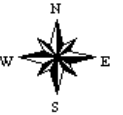


State: **Indiana**
 County: **Madison**
 Location: **21-21N-6E**
 Township: **Pipe Creek**
 Acres: **45.01**
 Date: **1/21/2020**



Maps Provided By:

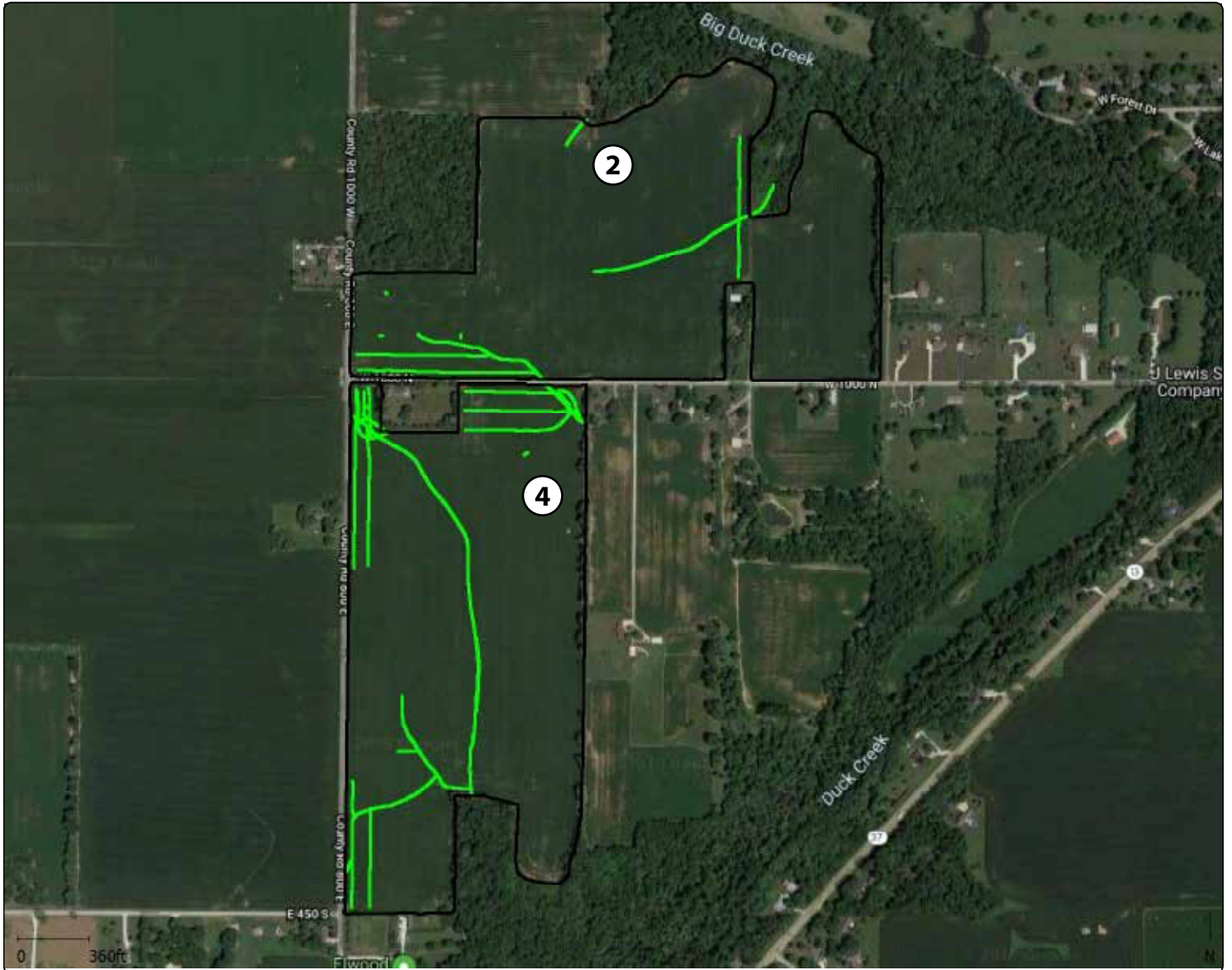
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IN095. Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture	Wheat	Oats
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	23.04	51.2%		llw	154	5	51	69	10		
Bs	Brookston silty clay loam, 0 to 2 percent slopes	15.39	34.2%		llw	173	6	51	70	12		
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	2.40	5.3%		lle	135	5	48	61	9		
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	2.16	4.8%		llle	133	4	47	58	9		
CnA	Celina silt loam, 0 to 2 percent slopes	1.19	2.6%		lw	130	5	42	53	8		
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	0.83	1.8%		lle	125	4	40	52	8	43	67
Weighted Average						157.3	5.3	50.2	67.7	10.5	0.8	1.2

Soils data provided by USDA and NRCS.

TILE MAP



Grower : Rulon Enterprises LLC

Farm : 57Cullison

Field : 57East + Simms

Year : NO Year

Operation : Generic T

Crop / Product : NO Product

Op. Instance : Instance - 1

Area : 0.00 ac

Length : 13,500 ft

Count : 40



(All Attributes)
 All Attributes

— TRACT 2 —

USDA REPORTS

USDA REPORTS

Indiana
Tipton
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4691
Prepared: 3/28/12 10:08 AM
Crop Year: 2012
Page: 2 of 3

Tract Number: 4389 Description: Madison Co S28 T21N R6E

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
20.0	19.9	19.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	19.9	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	9.9	121	121	0.0	0.0	0	0.0	0.0
SOYBEANS	10.0	35	35	0.0	0.0	0	0.0	0.0
Total Base Acres:	19.9							

Owners: CULLISON FARMS
Other Producers: None

Tract Number: 4391 Description: Madison Co Sec21 T21N R6E 1000N 1000W

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
36.2	23.5	23.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	23.5	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	2.3	53	52	0.0	0.0	0	0.0	0.0
CORN	9.1	118	156	0.0	0.0	0	0.0	0.0
SOYBEANS	11.4	37	44	0.0	0.0	0	0.0	0.0
Total Base Acres:	22.8							

Owners: CULLISON FARMS
Other Producers: None

USDA REPORTS

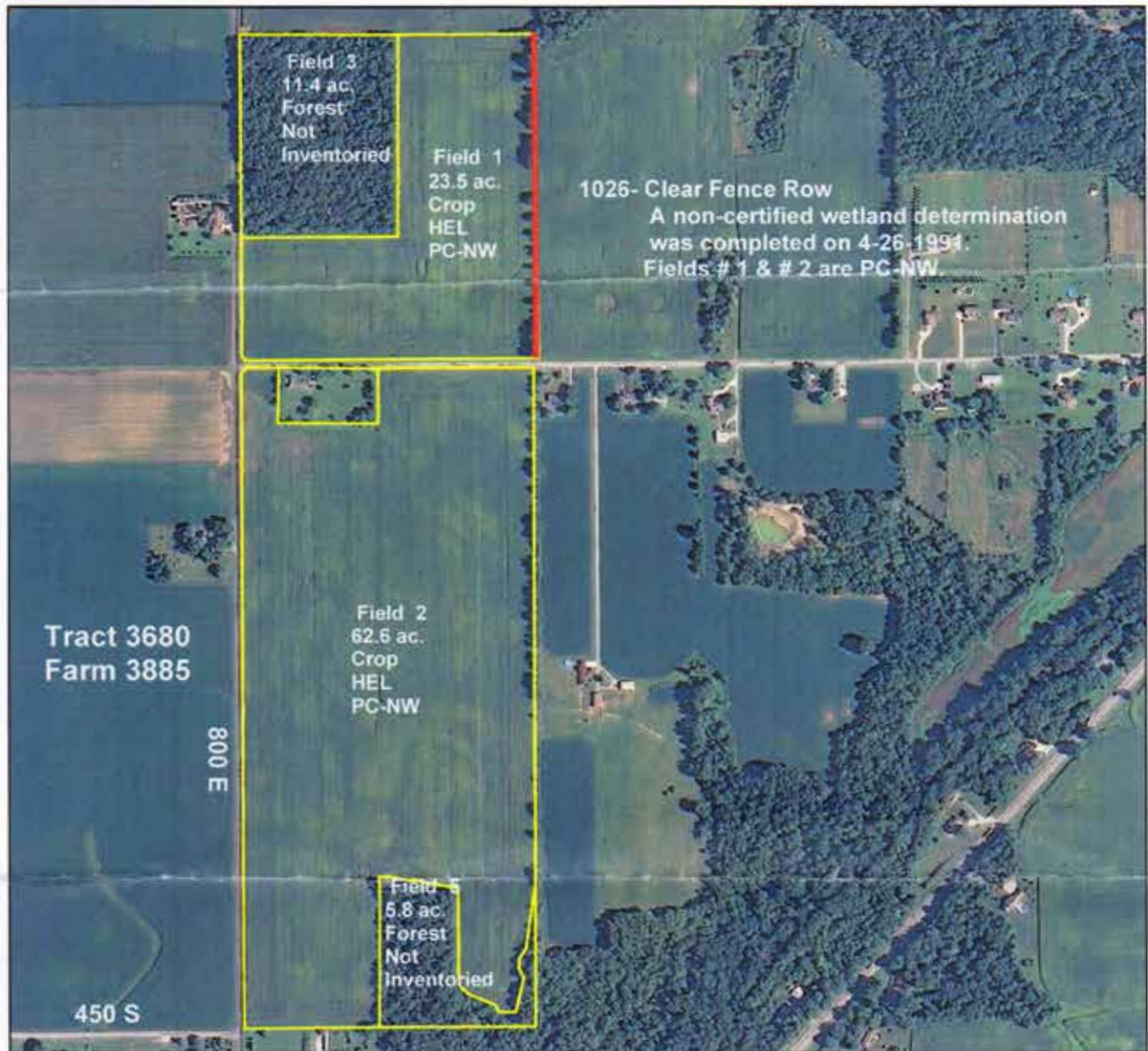
Determination Request Map

Date: 2/27/2012


Customer(s): RULON ENTERPRISES
District: TIPTON COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: TIPTON SERVICE CENTER
Agency: NRCS
Assisted By: WILLIAM VENABLE

Legal Description: Madison Co.; Pipe Creek Twp; Sect 28, Twp 21 N, R 6 E



Legend

 Consplan_T-3680





— TRACT 2 —

TAX SUMMARY

TAX SUMMARY

CULLISON FARMS TAX SUMMARY

AUCTION TRACT

2 & 3

2018 DUE 2019 R.E. TAXES

\$1,624.00/yr.

2019 DITCH TAX

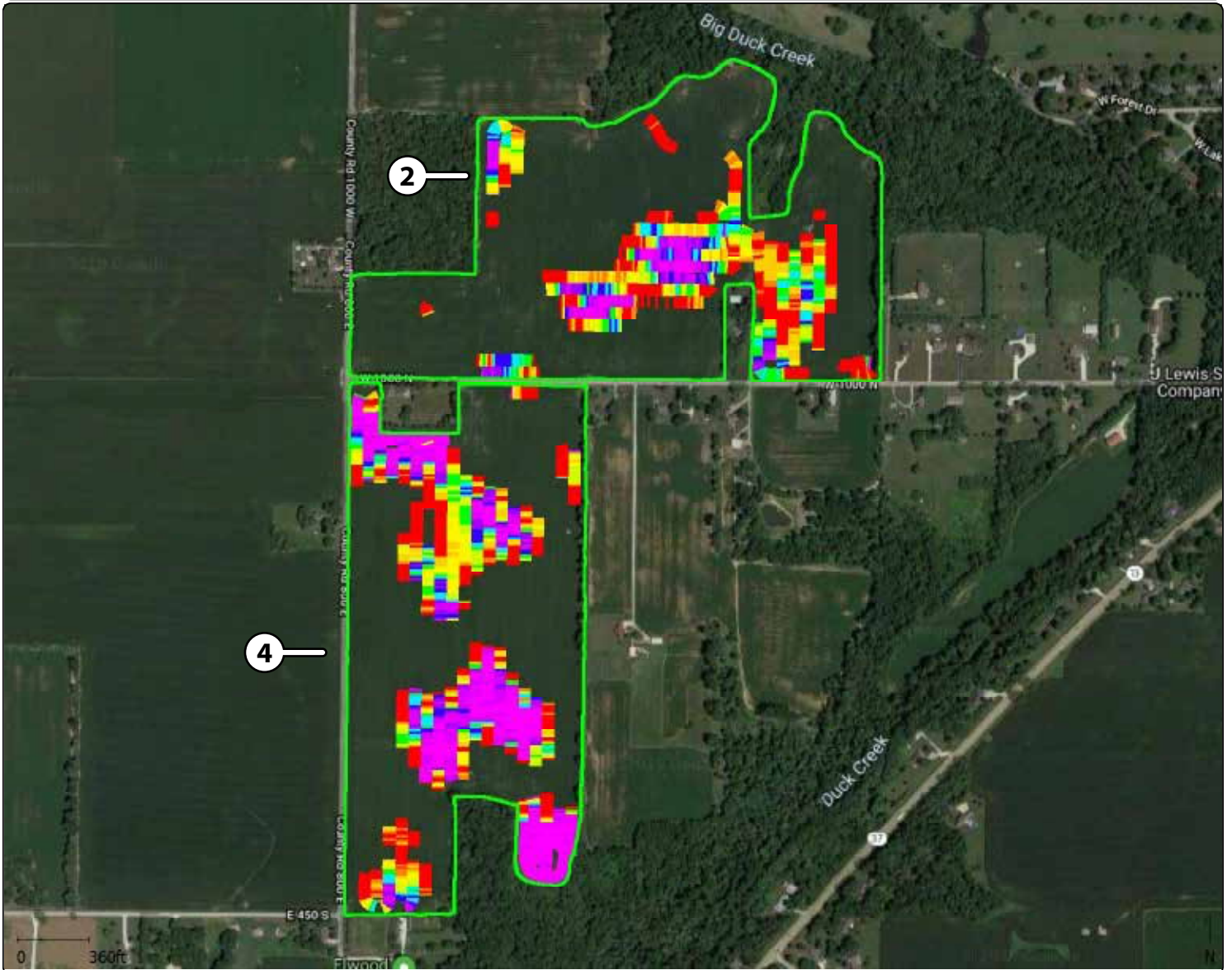
\$56.73/yr.

The above information was obtained from the Madison County government website.

— TRACT 2 —
SOIL FERTILITY
RECORDS

LIME MAP

Applied in Fall of 2019



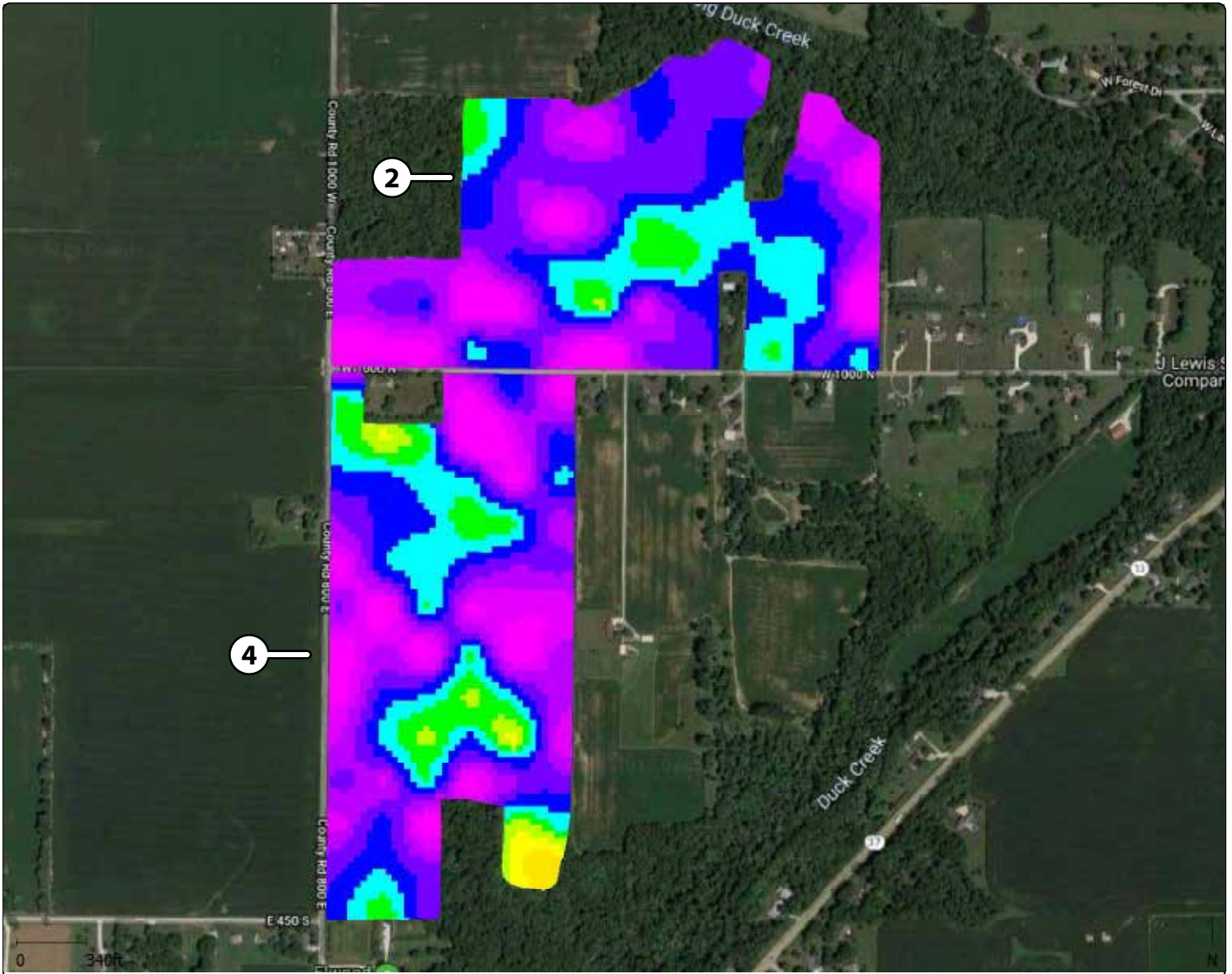
Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57East + Simms
Year : 2019
Operation : Fertilizing (Dry)
Crop / Product : Ag Lime
Op. Instance : Fertilizing - 1
Area : 41.15 ac
Est. Amount : 106,289 lb
Avg. Rate : 2,582.7 lb/ac
Start Date : 10/24/2019
End Date : 10/24/2019
Working Time : 0.681 h
Avg. Productivity : 60.40 ac/h
GPS Count : 2453



Rate (Mass)	
(ton(US)/ac)	
2.40 - 5.00	(6.195 ac)
2.00 - 2.40	(4.318 ac)
1.80 - 2.00	(1.845 ac)
1.60 - 1.80	(1.981 ac)
1.40 - 1.60	(2.506 ac)
1.20 - 1.40	(2.703 ac)
1.00 - 1.20	(2.876 ac)
0.80 - 1.00	(3.105 ac)
0.60 - 0.80	(3.314 ac)
0.49 - 0.60	(1.847 ac)
0.00 - 0.49	(10.310 ac)

PH MAP

1 Acre Grid Sampled (2015)



Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57East + Simms
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.394 %
Avg. Soil P1 : 13.81 ppm
Avg. Soil K : 114.64 ppm
Avg. Soil CA : 1,876.4 ppm
Avg. Soil pH : 6.571 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 140



Soil pH	
((1))	
7.10 - 10.30	(486)
6.90 - 7.10	(752)
6.70 - 6.90	(1,133)
6.50 - 6.70	(1,447)
6.30 - 6.50	(1,222)
6.10 - 6.30	(919)
5.90 - 6.10	(411)
5.70 - 5.90	(95)
5.50 - 5.70	(43)
5.30 - 5.50	(35)
5.10 - 5.30	(0)
4.90 - 5.10	(0)
1.70 - 4.90	(0)

SOIL K MAP

1 Acre Grid Sampled (2015)



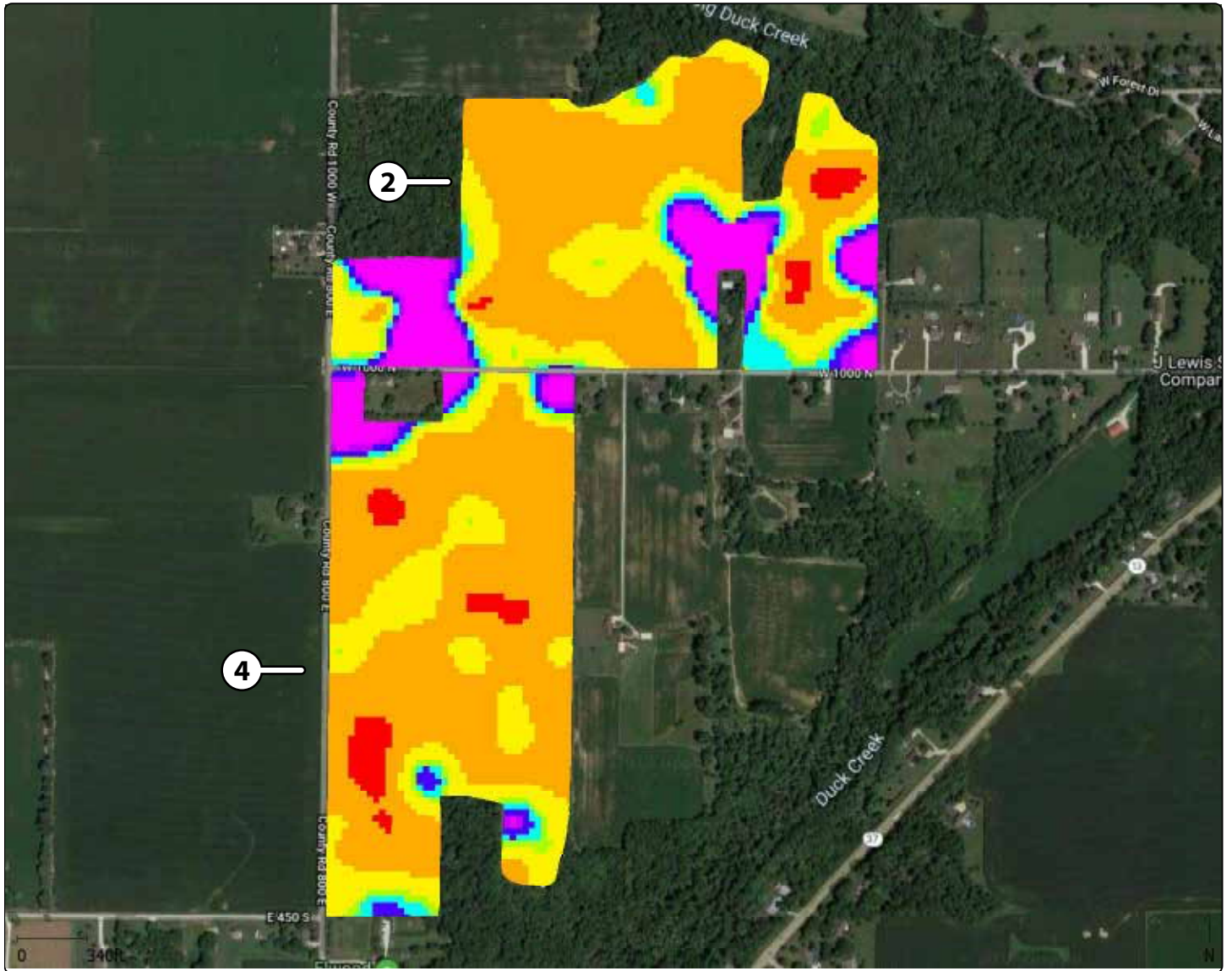
Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57East + Simms
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.394 %
Avg. Soil P1 : 13.81 ppm
Avg. Soil K : 114.64 ppm
Avg. Soil CA : 1,876.4 ppm
Avg. Soil pH : 6.571 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 140



Soil K (ppm)	
200 - 1,000	(161)
180 - 200	(140)
160 - 180	(283)
140 - 160	(418)
130 - 140	(299)
120 - 130	(477)
110 - 120	(982)
100 - 110	(1,249)
80 - 100	(2,240)
40 - 80	(294)
0 - 40	(0)

SOIL P1 MAP

1 Acre Grid Sampled (2015)



Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57East + Simms
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.394 %
Avg. Soil P1 : 13.81 ppm
Avg. Soil K : 114.64 ppm
Avg. Soil CA : 1,876.4 ppm
Avg. Soil pH : 6.571 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 140



Soil P1 (ppm)	
29.00 - 1,000.00	(535)
26.00 - 29.00	(106)
22.00 - 26.00	(197)
19.00 - 22.00	(243)
17.00 - 19.00	(244)
11.00 - 17.00	(1,555)
5.00 - 11.00	(3,455)
0.00 - 5.00	(208)



— TRACT 2 —

**INVOICES FOR LIME/
COVER CROP**

INVOICE FOR LIME (TRACTS 2 & 4)

2019 FALL CROP EXPENSES

FARM: CULLISON FARMS - EAST FARM + GUN CLUB

DATE: 12/15/19

FERTILITY APPLIED FALL 2019

TONS	PRICE	APPLY	TOTAL
52.26	\$17.50	\$7.00	\$1,280.37

Note: Buyer shall reimburse the prior tenant, Rulon Enterprises, at closing for the Lime applied. \$1,280.37 shall be shared proportionately based on tillable acres between Tracts 2 & 4, if Tracts 2 & 4 sell separately.

— TRACT 2 —

PHOTOS

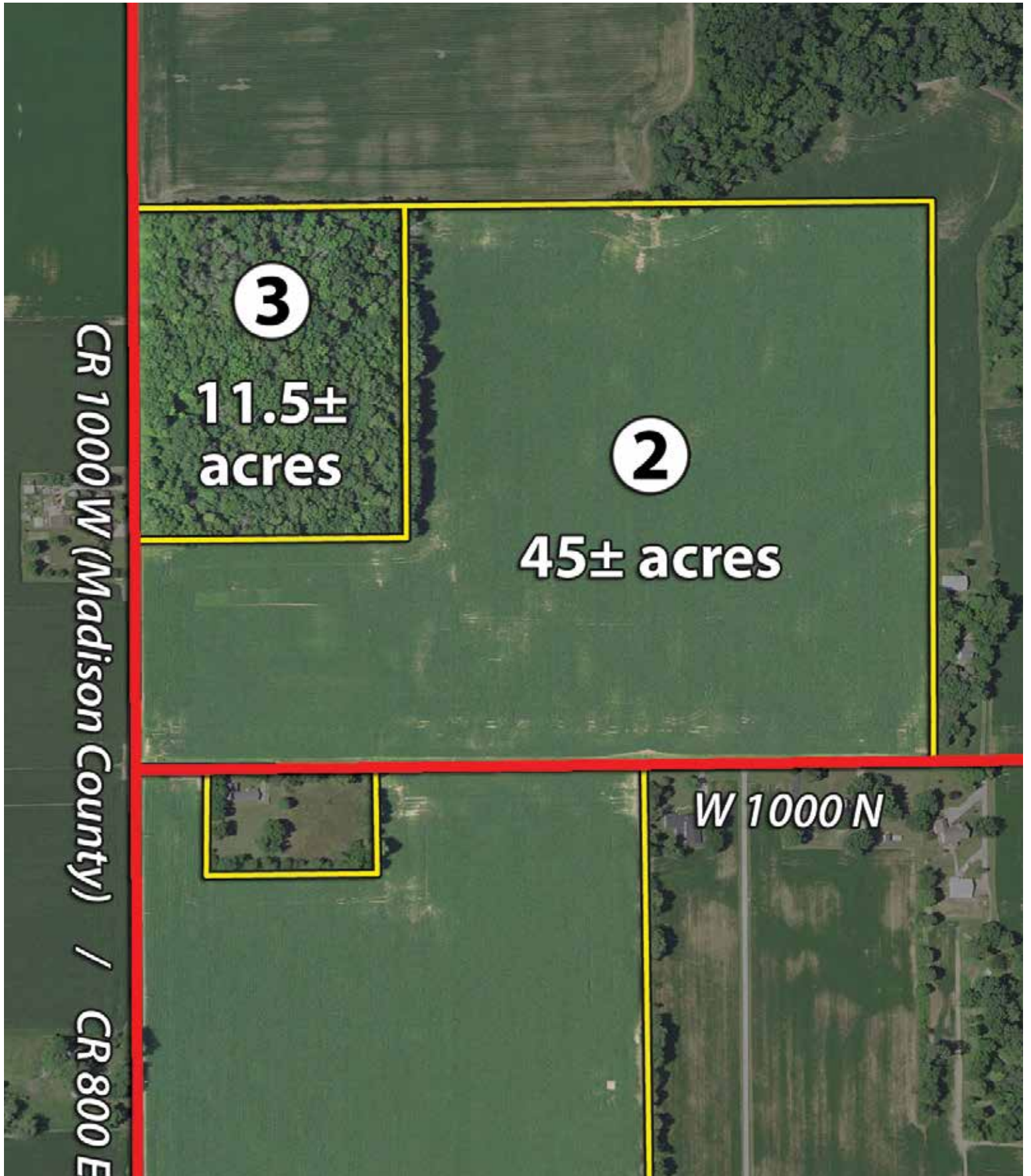
PHOTOS



— TRACT 3 —

AERIAL MAP

AERIAL MAP



3

**11.5±
acres**

2

45± acres

CR 1000 W (Madison County) / CR 800 E

W 1000 N

— TRACT 3 —

TAX SUMMARY

TAX SUMMARY

CULLISON FARMS TAX SUMMARY

AUCTION TRACT

2 & 3

2018 DUE 2019 R.E. TAXES

\$1,624.00/yr.

2019 DITCH TAX

\$56.73/yr.

The above information was obtained from the Madison County government website.

— TRACT 3 —

PHOTOS

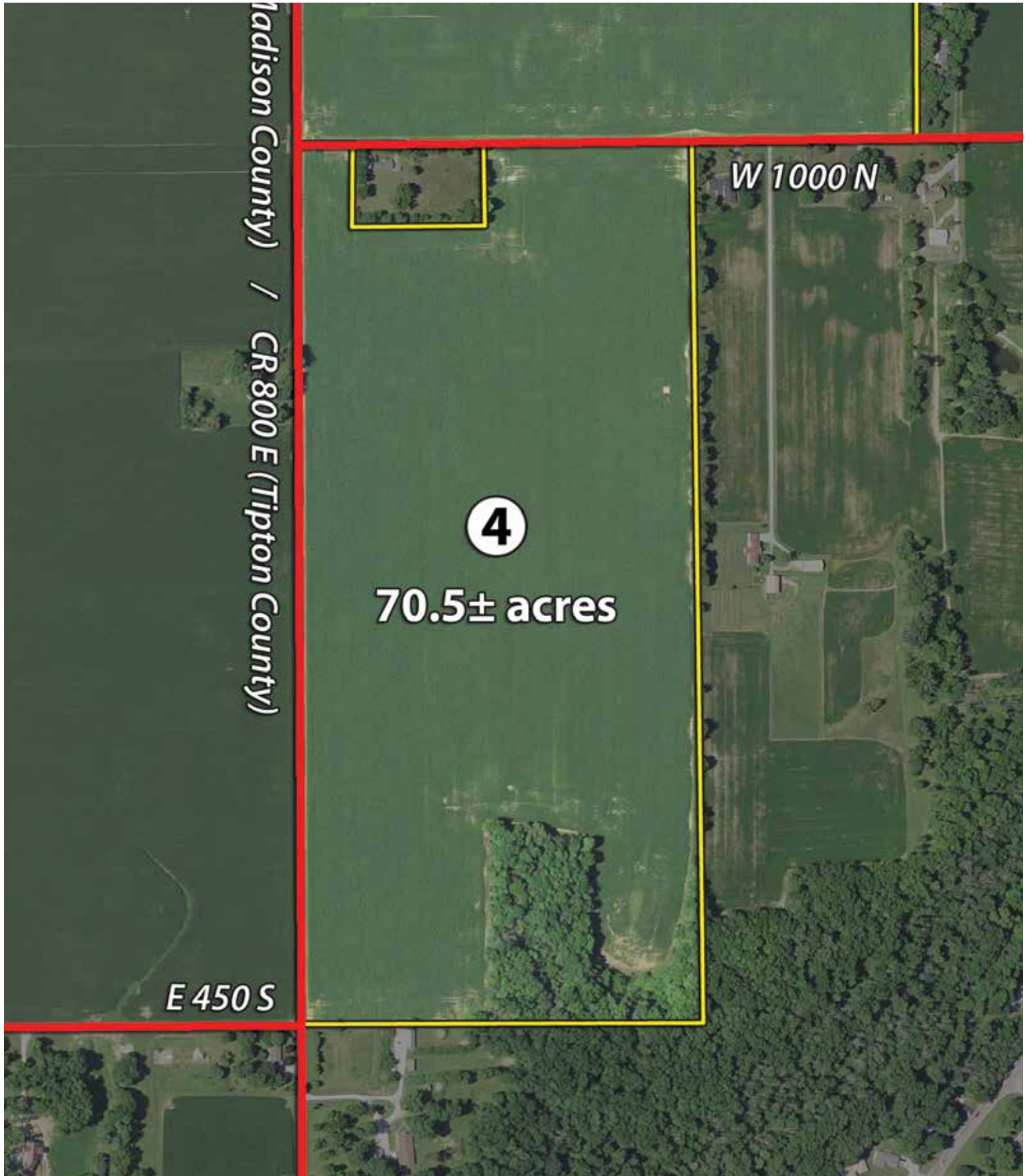
PHOTOS



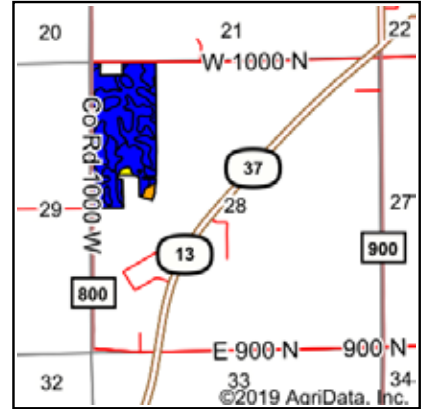
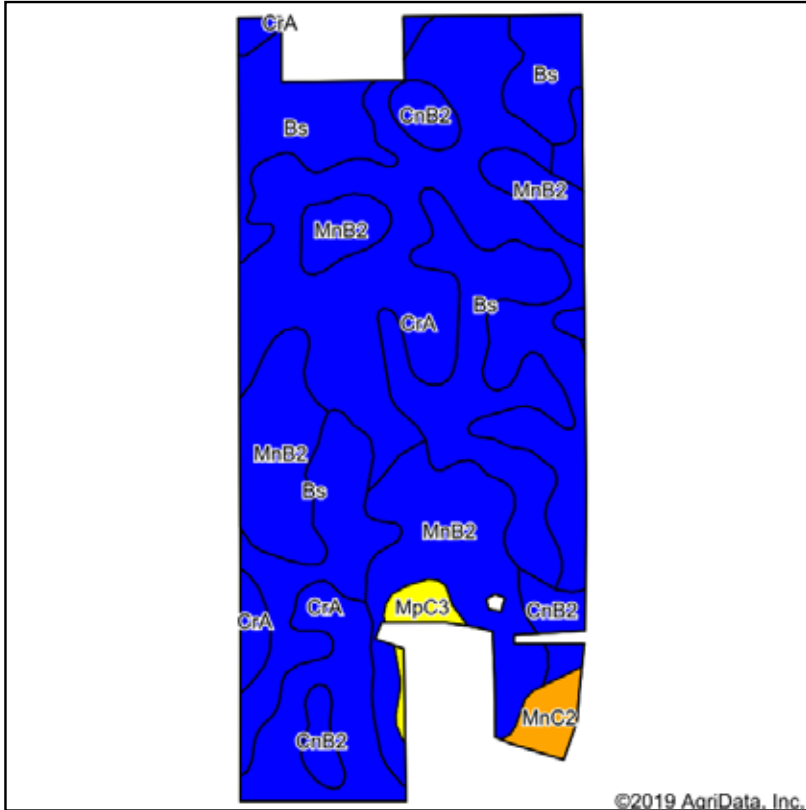
— TRACT 4 —

**AERIAL, SOIL, &
TILE MAPS**

AERIAL MAP



TILLABLE SOIL MAP



State: **Indiana**
 County: **Madison**
 Location: **28-21N-6E**
 Township: **Pipe Creek**
 Acres: **62.58**
 Date: **1/21/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com

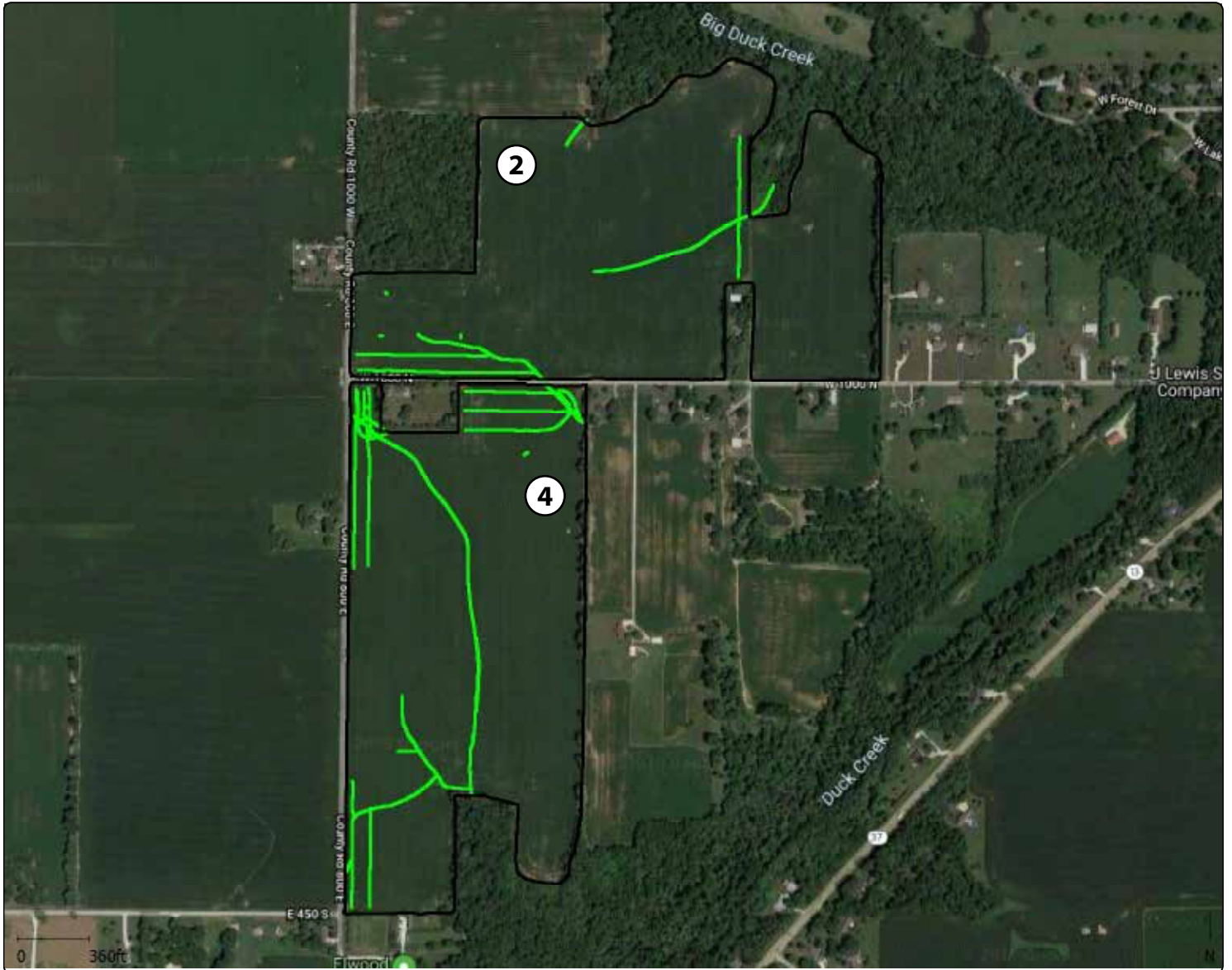


Soils data provided by USDA and NRCS.

Area Symbol: IN095, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cor n	Grass legume hay	Soybeans	Winter wheat	Pasture	Wheat	Oats	
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	25.31	40.4%		llw	154	5	51	69	10			
Bs	Brookston silty clay loam, 0 to 2 percent slopes	18.11	28.9%		llw	173	6	51	70	12			
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	13.78	22.0%		lle	135	5	48	61	9			
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	3.47	5.5%		lle	125	4	40	52	8	43	67	
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.07	1.7%		llle	133	4	47	58	9			
MpC3	Miami soils, 6 to 12 percent slopes, severely eroded	0.84	1.3%		lve	125	4	44	56	8			
Weighted Average						153		5.2	49.6	66.2	10.2	2.4	3.7

Soils data provided by USDA and NRCS.

TILE MAP



Grower : Rulon Enterprises LLC

Farm : 57Cullison

Field : 57East + Simms

Year : NO Year

Operation : Generic T

Crop / Product : NO Product

Op. Instance : Instance - 1

Area : 0.00 ac

Length : 13,500 ft

Count : 40



(All Attributes)
■ All Attributes

— TRACT 4 —

USDA REPORTS

USDA REPORTS

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4691
Prepared: 3/28/12 10:08 AM
Crop Year: 2012
Page: 3 of 3

Tract Number: 4392 Description Madison Co Sec28 T21N R6E 1000N 1000W

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
70.6	63.1	63.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	63.1	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	6.2	53	52	0.0	0.0	0	0.0	0.0
CORN	24.6	118	156	0.0	0.0	0	0.0	0.0
SOYBEANS	30.6	37	44	0.0	0.0	0	0.0	0.0
Total Base Acres:	61.4							

Owners: CULLISON FARMS

Other Producers: None

USDA REPORTS

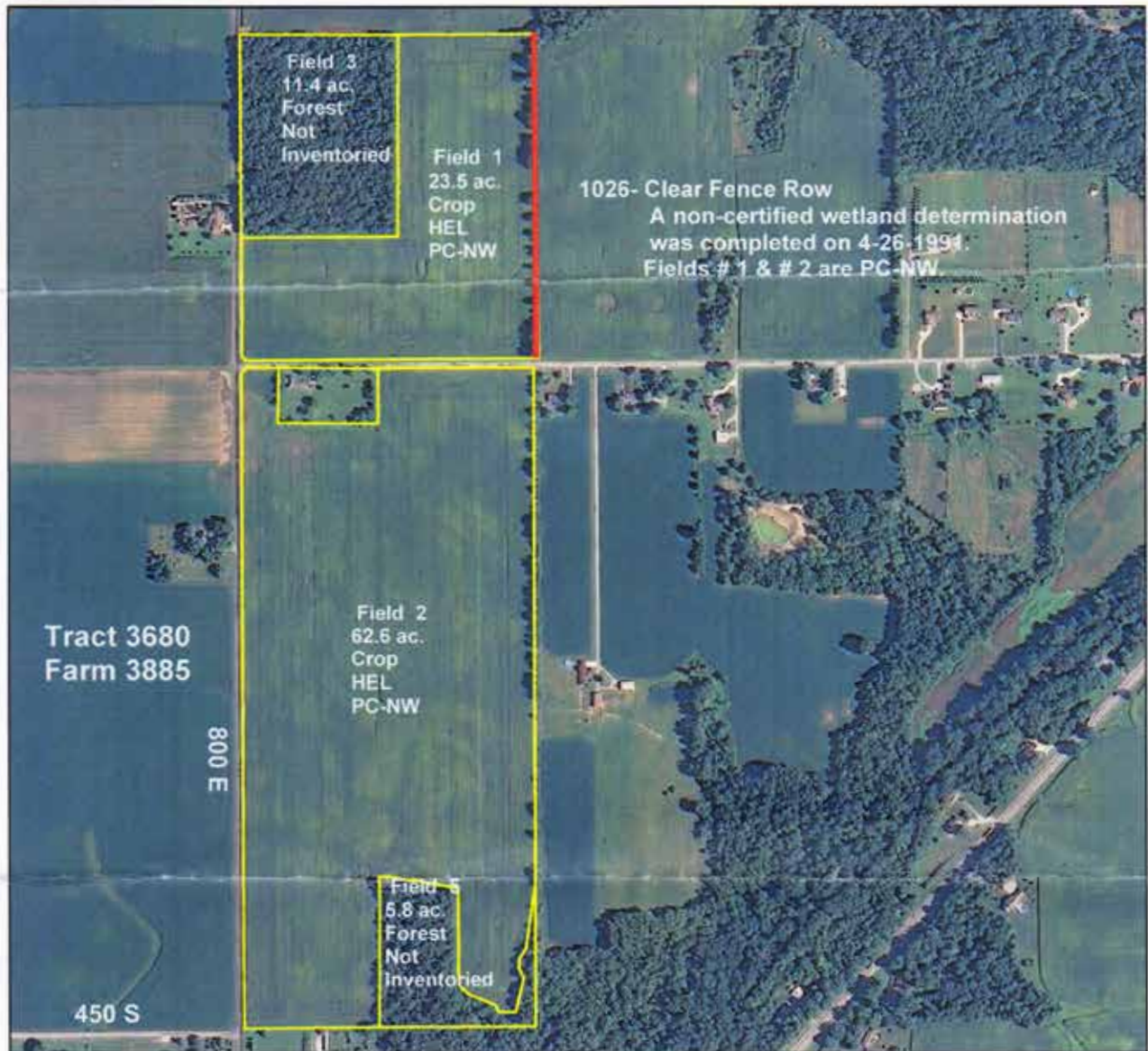
Determination Request Map

Date: 2/27/2012

Customer(s): RULON ENTERPRISES
District: TIPTON COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: TIPTON SERVICE CENTER
Agency: NRCS
Assisted By: WILLIAM VENABLE

Legal Description: Madison Co.; Pipe Creek Twp; Sect 28, Twp 21 N, R 6 E



Legend

 Consplan_T-3680





— TRACT 4 —

TAX SUMMARY

TAX SUMMARY

CULLISON FARMS TAX SUMMARY

AUCTION TRACT

4

2018 DUE 2019 R.E. TAXES

\$2,164.00/yr.

2019 DITCH TAX

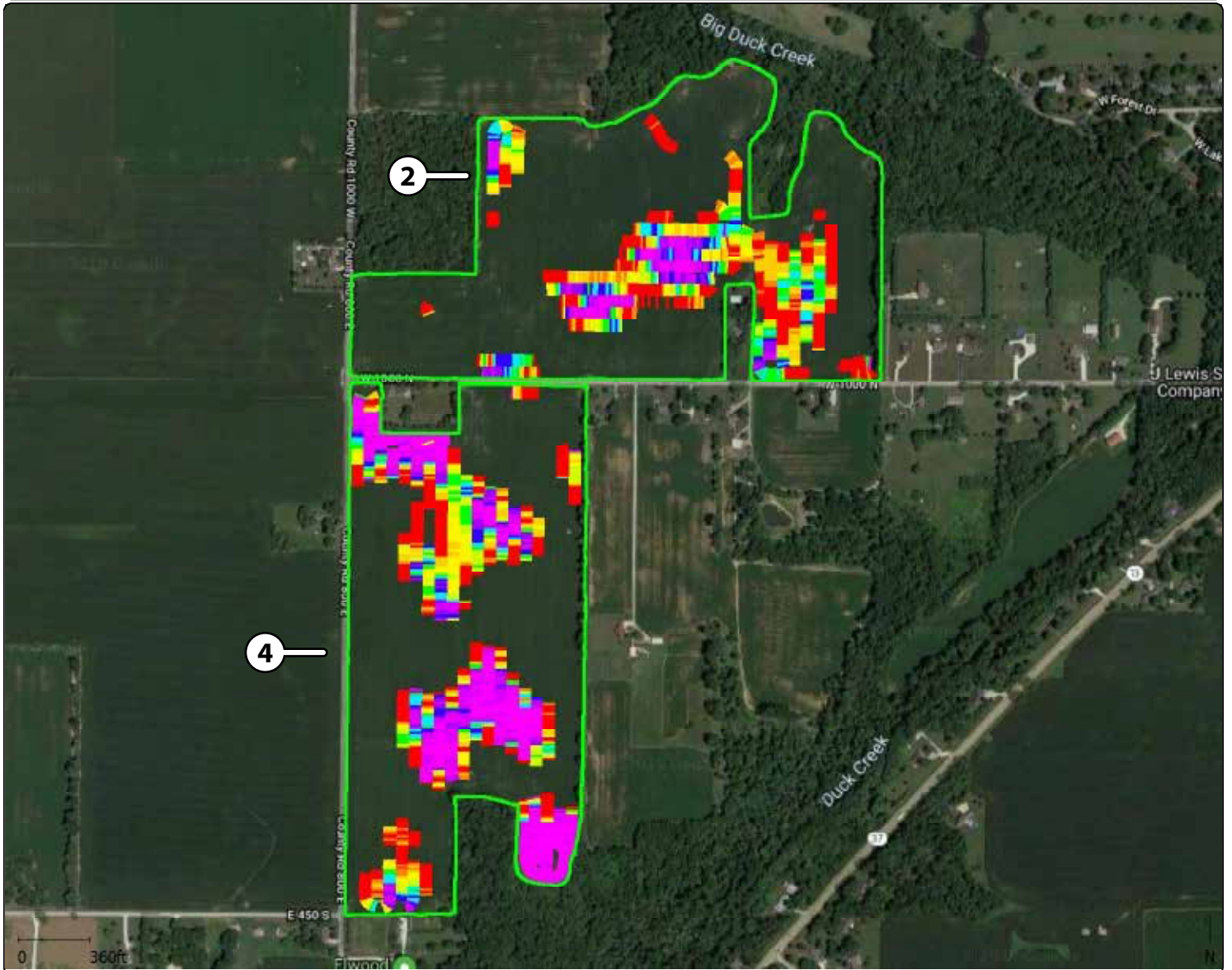
\$70.56/yr.

The above information was obtained from the Madison County government website.

— TRACT 4 —
SOIL FERTILITY
RECORDS

LIME MAP

Applied in Fall of 2019



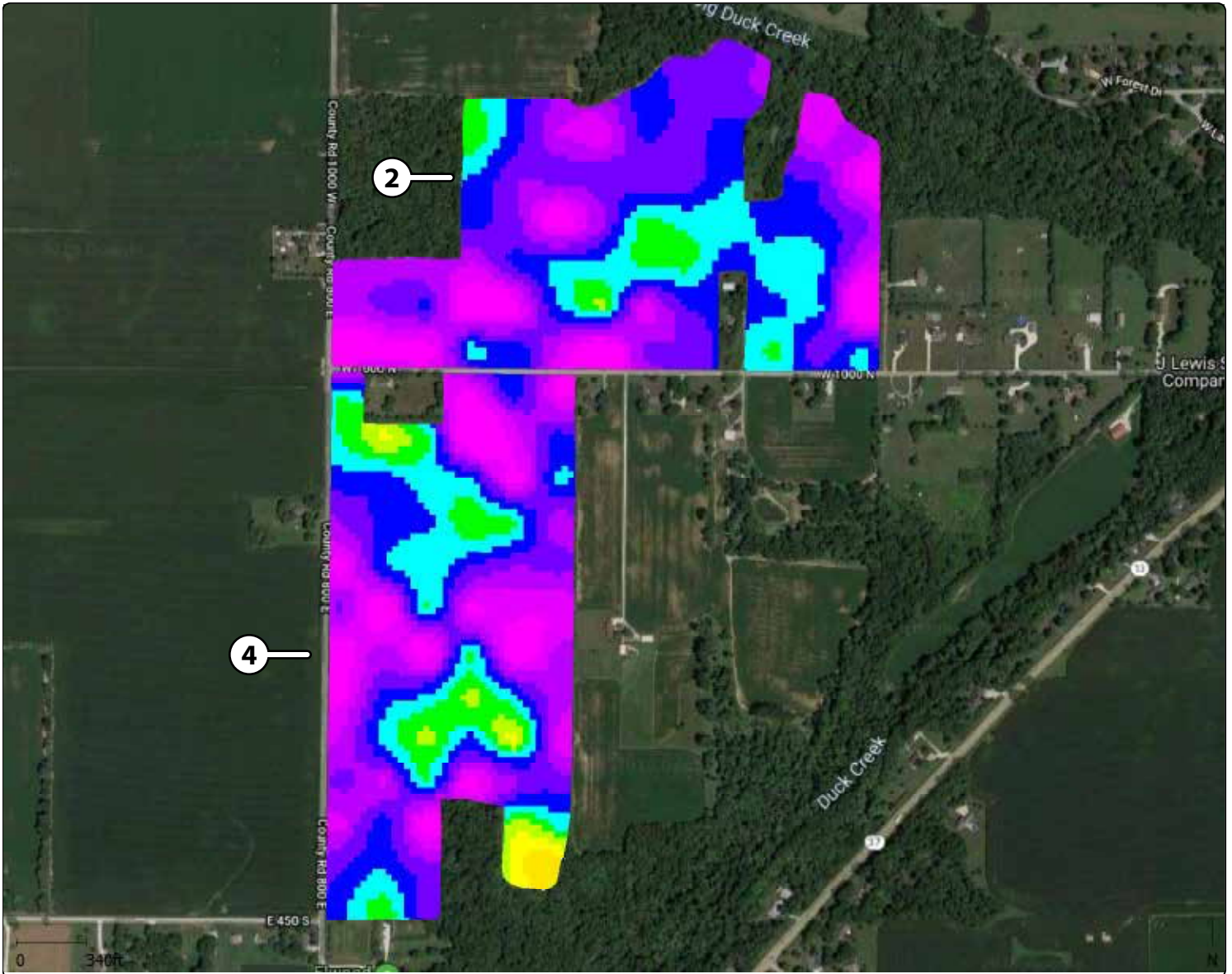
Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57East + Simms
Year : 2019
Operation : Fertilizing (Dry)
Crop / Product : Ag Lime
Op. Instance : Fertilizing - 1
Area : 41.15 ac
Est. Amount : 106,289 lb
Avg. Rate : 2,582.7 lb/ac
Start Date : 10/24/2019
End Date : 10/24/2019
Working Time : 0.681 h
Avg. Productivity : 60.40 ac/h
GPS Count : 2453



Rate (Mass)	
(ton(US)/ac)	
2.40 - 5.00	(6.195 ac)
2.00 - 2.40	(4.318 ac)
1.80 - 2.00	(1.845 ac)
1.60 - 1.80	(1.981 ac)
1.40 - 1.60	(2.506 ac)
1.20 - 1.40	(2.703 ac)
1.00 - 1.20	(2.876 ac)
0.80 - 1.00	(3.105 ac)
0.60 - 0.80	(3.314 ac)
0.49 - 0.60	(1.847 ac)
0.00 - 0.49	(10.310 ac)

PH MAP

1 Acre Grid Sampled (2015)



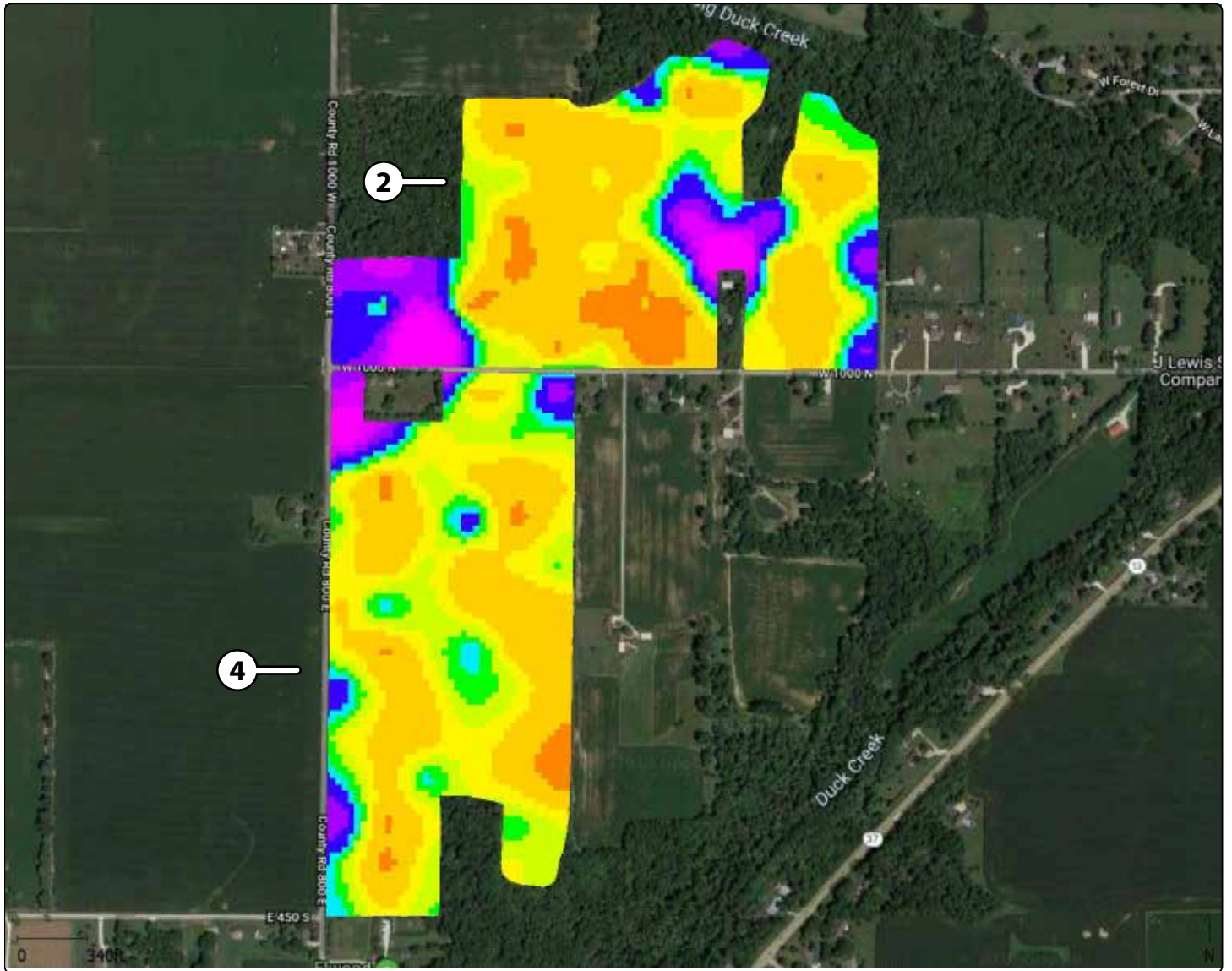
Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57East + Simms
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.394 %
Avg. Soil P1 : 13.81 ppm
Avg. Soil K : 114.64 ppm
Avg. Soil CA : 1,876.4 ppm
Avg. Soil pH : 6.571 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 140



Soil pH	
((1))	
7.10 - 10.30	(486)
6.90 - 7.10	(752)
6.70 - 6.90	(1,133)
6.50 - 6.70	(1,447)
6.30 - 6.50	(1,222)
6.10 - 6.30	(919)
5.90 - 6.10	(411)
5.70 - 5.90	(95)
5.50 - 5.70	(43)
5.30 - 5.50	(35)
5.10 - 5.30	(0)
4.90 - 5.10	(0)
1.70 - 4.90	(0)

SOIL K MAP

1 Acre Grid Sampled (2015)



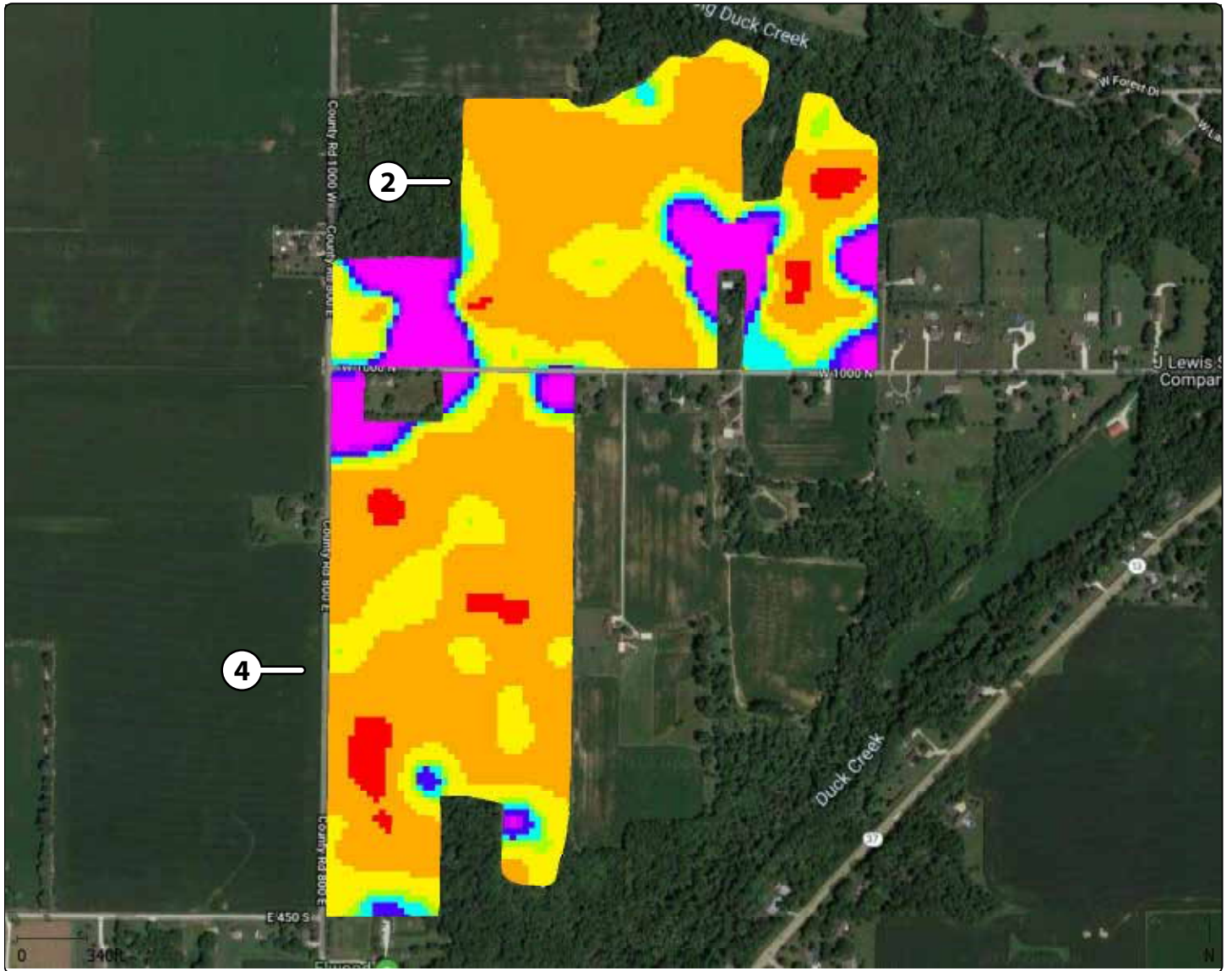
Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57East + Simms
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.394 %
Avg. Soil P1 : 13.81 ppm
Avg. Soil K : 114.64 ppm
Avg. Soil CA : 1,876.4 ppm
Avg. Soil pH : 6.571 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 140



Soil K (ppm)	
200 - 1,000	(161)
180 - 200	(140)
160 - 180	(283)
140 - 160	(418)
130 - 140	(299)
120 - 130	(477)
110 - 120	(982)
100 - 110	(1,249)
80 - 100	(2,240)
40 - 80	(294)
0 - 40	(0)

SOIL P1 MAP

1 Acre Grid Sampled (2015)



Grower : Rulon Enterprises LLC
Farm : 57Cullison
Field : 57East + Simms
Year : NO Year
Operation : Soil Sampling
Crop / Product : NO Product
Op. Instance : Current Sample
Avg. Soil OM : 2.394 %
Avg. Soil P1 : 13.81 ppm
Avg. Soil K : 114.64 ppm
Avg. Soil CA : 1,876.4 ppm
Avg. Soil pH : 6.571 (1)
Avg. Soil BpH : 0.00 (1)
Avg. Soil CEC : 0.00 meq/100g
Avg. Soil Nitrate : 0.00 ppm
GPS Count : 140



Soil P1 (ppm)	
Magenta	29.00 - 1,000.00 (535)
Purple	26.00 - 29.00 (106)
Blue	22.00 - 26.00 (197)
Cyan	19.00 - 22.00 (243)
Light Green	17.00 - 19.00 (244)
Yellow	11.00 - 17.00 (1,555)
Orange	5.00 - 11.00 (3,455)
Red	0.00 - 5.00 (208)



— TRACT 4 —

**INVOICES FOR LIME/
COVER CROP**

INVOICE FOR LIME (TRACTS 2 & 4)

2019 FALL CROP EXPENSES

FARM: CULLISON FARMS - EAST FARM + GUN CLUB

DATE: 12/15/19

FERTILITY APPLIED FALL 2019

TONS	PRICE	APPLY	TOTAL
52.26	\$17.50	\$7.00	\$1,280.37

Note: Buyer shall reimburse the prior tenant, Rulon Enterprises, at closing for the Lime applied. \$1,280.37 shall be shared proportionately based on tillable acres between Tracts 2 & 4, if Tracts 2 & 4 sell separately.

— TRACT 4 —

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

