

# *Spectacular* **REAL ESTATE AUCTION**

*Wednesday,  
March 4  
at 11am EST*

# 1,122<sup>±</sup> *acres*

OFFERED IN 24 TRACTS

HANCOCK COUNTY  
Adjoining the west side of  
Greenfield, IN

• Product:

# INFORMATION BOOKLET



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



In Cooperation with

**CUSHMAN &  
WAKEFIELD**

Call or Visit Website for more information

**877-747-0212 • [SchraderAuction.com](http://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.

OWNERS: Elanco US Inc.

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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**Note: Title Commitment from First American Title will be available for all tracts prior to auction. Interested parties can contact auction company to receive when available.**

# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, MARCH 4, 2020**

**1122 ACRES – GREENFIELD, 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, February 26,  
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**  
**1122± Acres • Hancock County, Indiana**  
**Wednesday, March 4, 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 Wednesday, March 4, 2020 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, February 26, 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.



# **- NOTICE -**

**Prospective bidders may enter upon the Property only at the advertised times on the scheduled inspection dates or by special appointment.**

**No person shall enter upon the Property without first executing an approved form of Waiver and Release.**



# INSPECTION NOTICE

## WAIVER AND RELEASE

In exchange for being allowed to enter the premises owned by Elanco US Inc. for inspection and other purposes (“Activity”):

1. Waiver and Release. I hereby release Elanco US Inc., Schrader Real Estate and Auction Company, Inc., and Cushman & Wakefield U.S., Inc., including any of their related entities, members, officers, directors, employees, agents, successors, or assigns (collectively, the “Released Parties”), from all liability, and waive all claims against any of the Released Parties, for injury, loss, expense, or damage, in any way arising out of or relating to the Activity, *regardless of whether it is caused in whole or part by the negligence or other misconduct of any of the Released Parties.*

2. Risks. I understand that the Activity involves risk of injury and loss, both to person and to property. I understand that this Waiver and Release is intended to address all risks of any kind associated with any aspect of the Activity or related in any way to entering the premises, including, particularly, such risks created by the *action, inaction, or negligence* on the part of any party, *including any of the Released Parties*, including without limitation risks created by the failure to maintain the premises in any specific condition.

3. Assumption of Risk. I assume all risks, known and unknown, foreseeable and unforeseeable, in any way connected with the Activity. I accept personal responsibility for any liability, injury, loss, or damage in any way connected with the Activity.

*I have read this Waiver and Release. I understand that I have given up substantial rights by signing it. I am signing this Waiver and Release voluntarily.*

Dated: \_\_\_\_\_

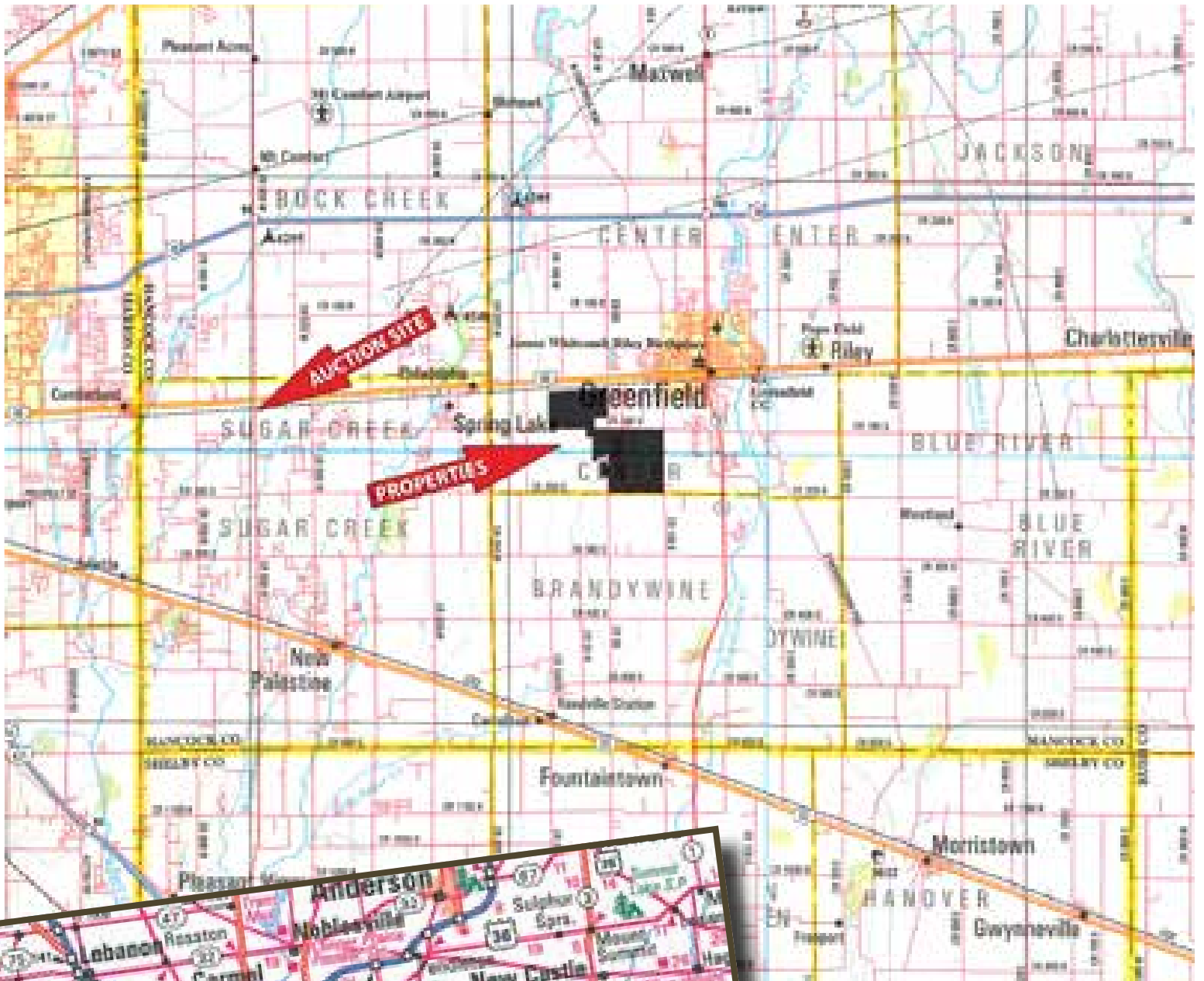
Signature: \_\_\_\_\_

Printed: \_\_\_\_\_



# **LOCATION & AERIAL TRACT MAPS**

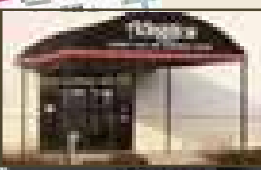
# LOCATION MAP



*\*Adjoins Greenfield, IN and 7 miles east of City of Indianapolis*

**AUCTION and INSPECTION SITE:  
Adaggios Banquet Hall and Conference Center.**

5999 Memory Lane, Greenfield, IN 46140.  
Just south of intersection of Mt. Comfort Rd. & Hwy. 40.



**AUCTION/INSPECTION SITE**

# AERIAL MAP

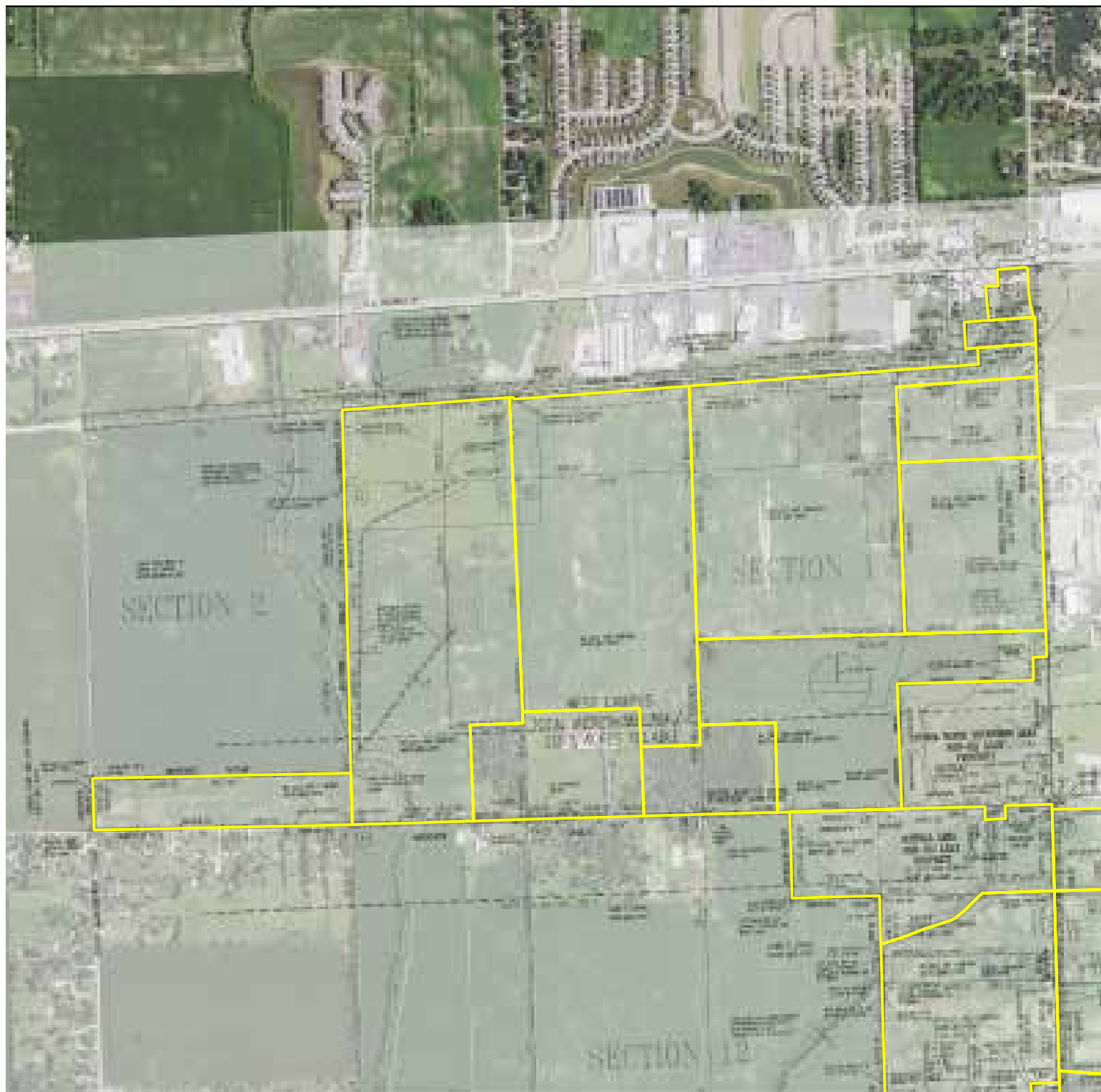




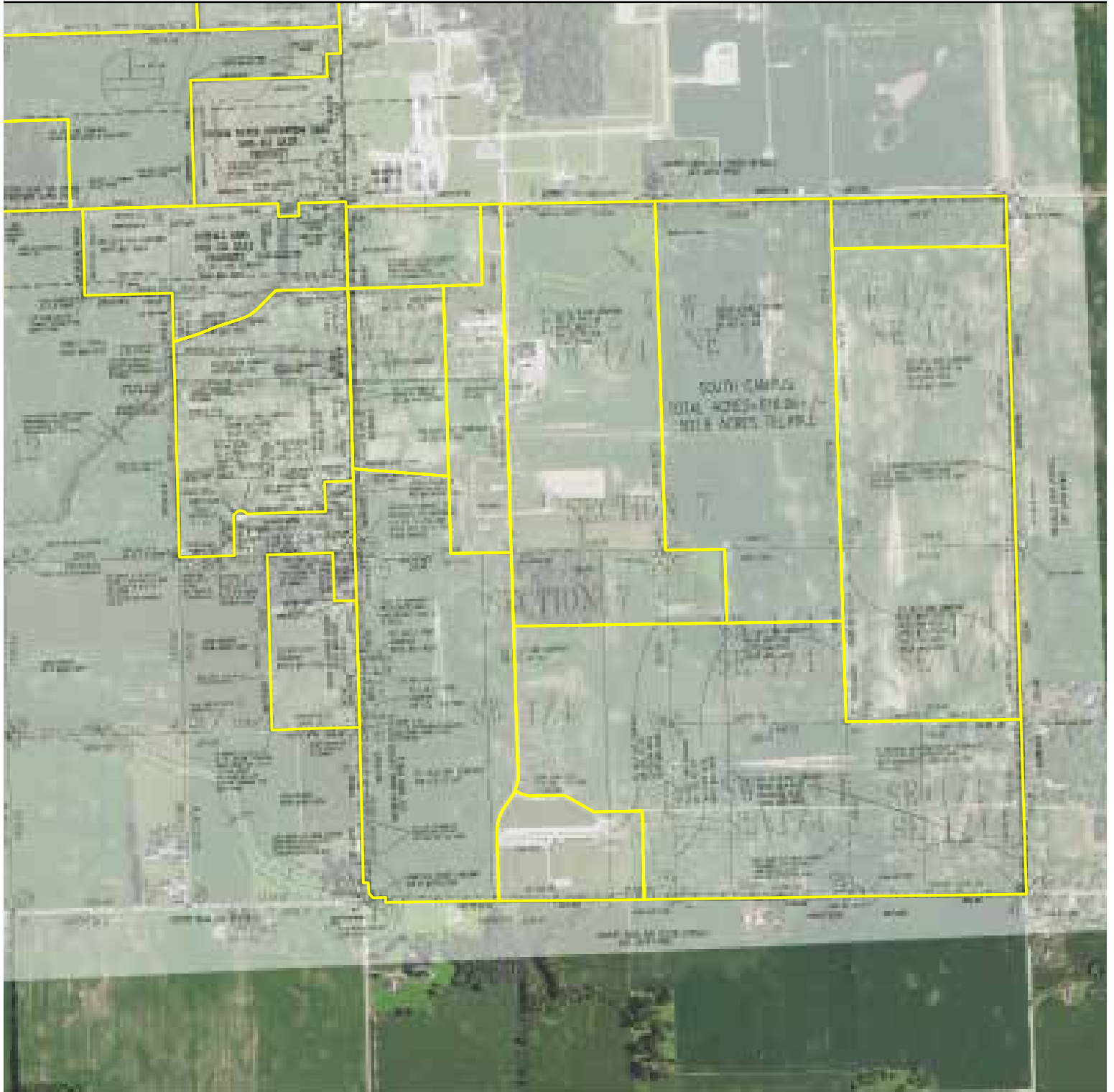


# **SURVEY MAPS**

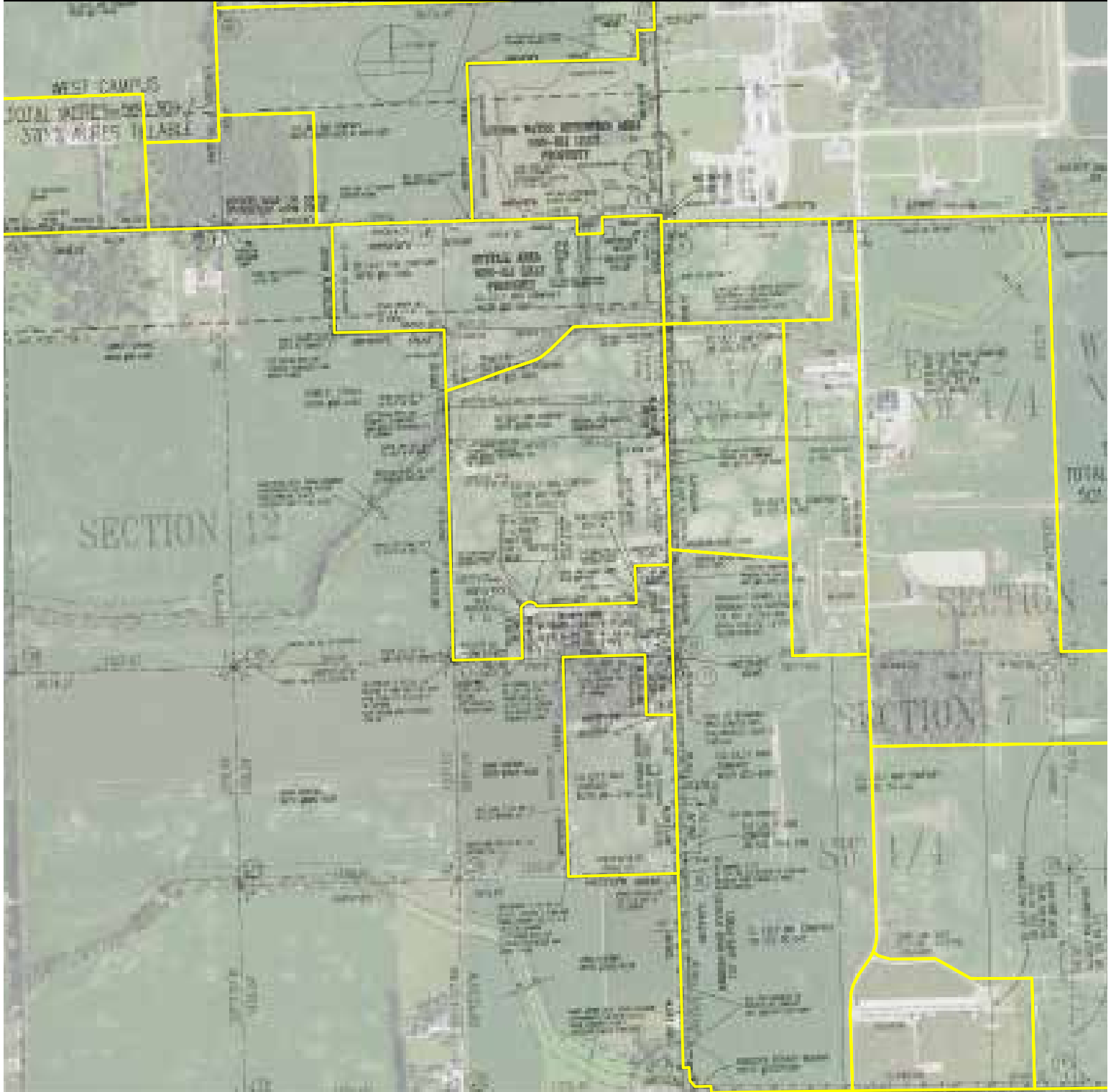
# SURVEY MAP - FARM A - (Tracts 1-11)



# SURVEY MAP - FARM B - (Tracts 12-21)



# SURVEY MAP - FARM C - (Tracts 22-24)

























# ZONING INFORMATION AND MAPS

# ZONING INFORMATION & MAP

## USES ALLOWED BY DISTRICT

P – Permitted Use

C – Conditional Use (Board of Zoning Appeals)

D- Development Plan (Plan Commission)

Not Permitted

### RESIDENTIAL USES

Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP
Detached Single-Unit		P	P	P		P					
Attached Single-Unit		C	P	P		C			P		
Two-Unit		C	P	P		P			C		
Dwelling Unit Accessory to a Business Use				C	P	P			P		
Mixed-Use Multi-Unit Residential with Commercial Uses				C	P	C			C		DTP
Multi-Unit (3 or more Units)			C	C	P	C	P	P	P	D	D
Assisted Living or Nursing Homes		C	P	C	C	C	P	P	P		
Group Homes (Multi-Unit Developments only in IM and BP)		P	P	D	P	P	P	P	P	C	C
Dormitory		D	D	D	D	D	D	D	D	D	D
Accessory Dwelling Units		C	C	C		C					

\*\*See District For Additional Requirements and Uses

### COMMERCIAL USES

Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP
All Non-Residential Developments over 50,000 Square Feet Require Development Plan Approval											
Neighborhood Scale Retail, Grocery, or Food Markets (Under 10,000 Square Feet)					P	P	P	P	P		D
Corridor Scale Retail, Grocery, or Food Markets (10,000 Square Feet or Larger)					D		P	P	P		D
Restaurants, No Drive-Thru					P	C	P	P	P		
Restaurants With Drive-Thru							P	P	C		
Brewing/Distilling With Tap or Tasting Rooms					P	C	P	P	P	D	D
Brewing/Distilling Without Tap or Tasting Rooms							P	P	C	D	D

### COMMERCIAL USES

Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP
Art and Creative Studios, Galleries, Sales					P	P	P	P	P		
Fitness and Health Studios/Gyms					P	P	P	P	P	P	P
Personal Care, Beauty, and Spa Services					P	P	P	P	P		
Garden Centers and Nurseries							P	P	C	P	

# ZONING INFORMATION & MAP

Dry-Cleaning				P	P	P	P	P			
Neighborhood Scale Professional Offices (6,000 Square Feet or Under)				P	P	P	P	P			
Corridor Scale Professional Offices (Larger than 6,000 Square Feet)				P	C	P	P	C	P	P	
Financial Services Without Drive-Thru				P	P	P	P	P			
Financial Services With Drive-Thru						P	P	P			
Pharmacy, No Drive-Thru				P	P	P	P	P			
Pharmacy With Drive-Thru						P	P	P			
Convenience Store With Gasoline Sales						P	P	P			
Gasoline Sales Without Convenience Store						C	C		P		
Neighborhood Scale Vehicle Sales, Services, and Repairs (10 or fewer vehicles for sale, 3500 square feet building size or smaller)							P	C	P		
Corridor Scale Vehicle Sales, Services, and Repairs (More than 10 vehicles for sale, building size over 3,500)							D		D		
Recreational Vehicle and Boat Sales							D		D		
Adult Entertainment and Sexually-Oriented Businesses						C				C	
Auction Facilities								C	C	C	
<b>TOURISM, RECREATION, AND LODGING USES</b>											
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP
Public or Private Outdoor Recreation		C	C	C	P	C	P	P	P		
Public or Private Indoor Recreation					P	P	P	P	P		
Conference, Event, and Performance Venues					D	D	D	P	P	P	P
Movie Theater and Indoor Entertainment					P	P	P	P	P		
Library, Museum, or Visual Arts Center		C	C	C	P	P	P	P	P		
Private Recreation Club					P	C	P	P	P		
Indoor Shooting Range							C	C	C	C	
Boutique Hotel					P		P	P	P		P
Hotel					P		D	P	D		P
Resort					P	C	P	P	P		
Bed and Breakfast		C	C	C	P	P	P	P	P		

# ZONING INFORMATION & MAP

INDUSTRIAL AND HEAVY USES											
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP
Small Scale Enclosed Industrial (Under 20,000 Square Feet)							P	P	C	P	D
Medium Scale Enclosed Industrial (20,000-50,000 Sq. Feet)							P	P		P	D
Large Scale Enclosed Industrial (Over 50,000 Sq. Feet)							D	D		P	D
Engineering or Research Laboratories					D		P	P	D	P	D
Data Processing and Analysis					C		P	P		P	D
Printing, Publication, and Similar Uses					C	C	P	P		P	D
Enclosed Trade, Artisan, and Vocational Schools or Fabrication Shops					C		C	C	C	C	D
Airport, Heliport, or Helipad as Primary or Accessory Uses							C	C		C	C
Public and Mass Transit Stations and Accompanying Uses					C		C	C	C	C	C
Enclosed Storage, Wholesale, and Distribution Uses							C	P		P	
Enclosed Recreational Vehicle, Boat, Automotive, or Self-Storage								C	C	C	
Unenclosed Outdoor Storage								D		D	
Storage of Commercial Gases								C		C	
Industrial Food or Beverage Production								C		C	
Enclosed Heavy Equipment Repair							C	C		C	
Communications Towers		D	D	D	D	D	D	D	D	D	D
INSTITUTIONAL, EDUCATIONAL, AND CARE USES											
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP
Hospital					C	C	C	C	C	C	C
Emergency Services					C	C	C	C	C	C	C
Outpatient Medical and Urgent Care Services					P	C	P	P	P	P	P
Psychiatric Facility					P		P	P	P	P	
Medical Clinic					P	P	P	P	P	P	P
Neighborhood Scale Medical Offices (6,000 Sq. Feet or Under)					P	P	P	P	P		P
Corridor Scale					C	C	P	P	C		P

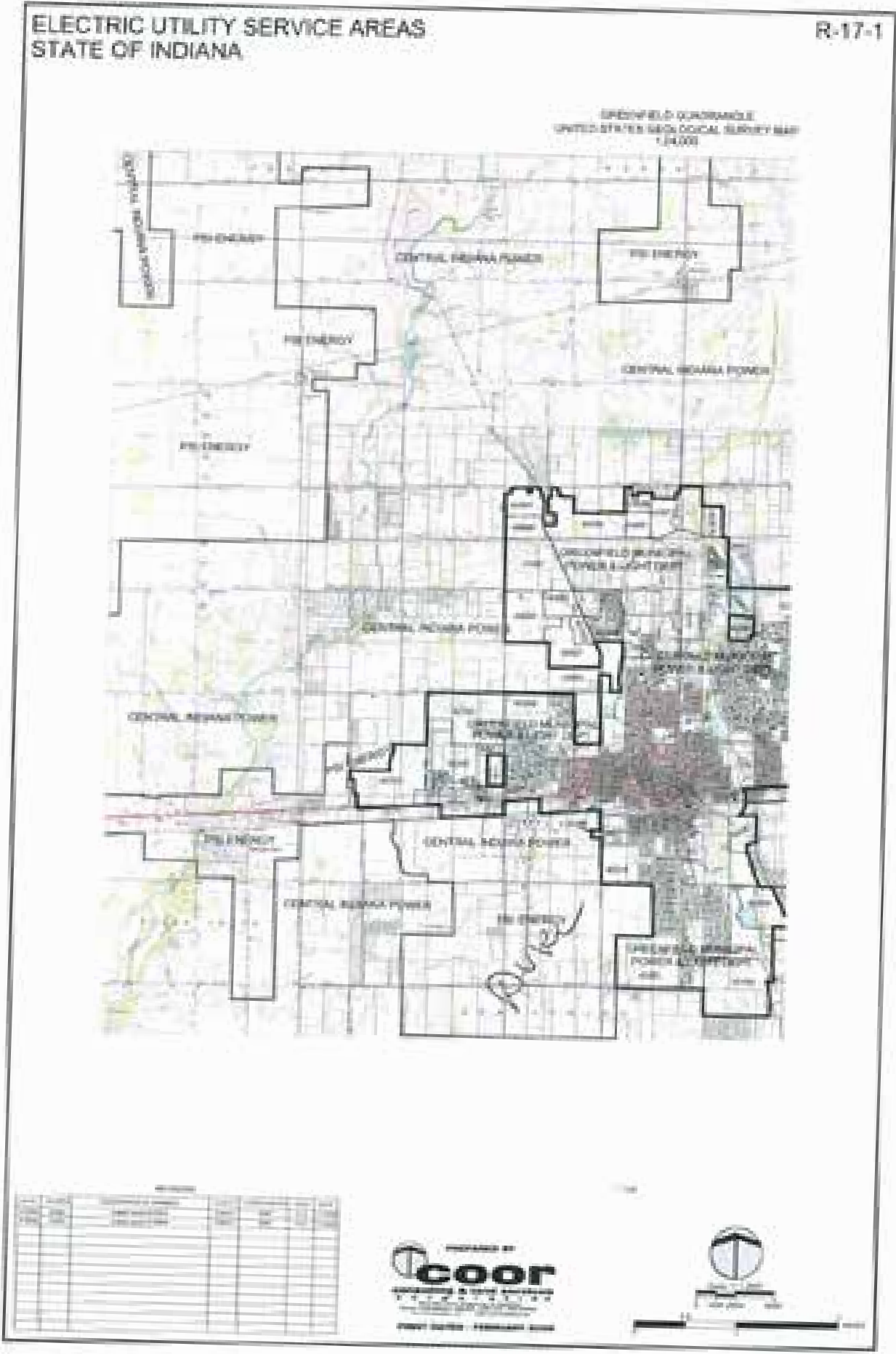


# ZONING INFORMATION & MAP

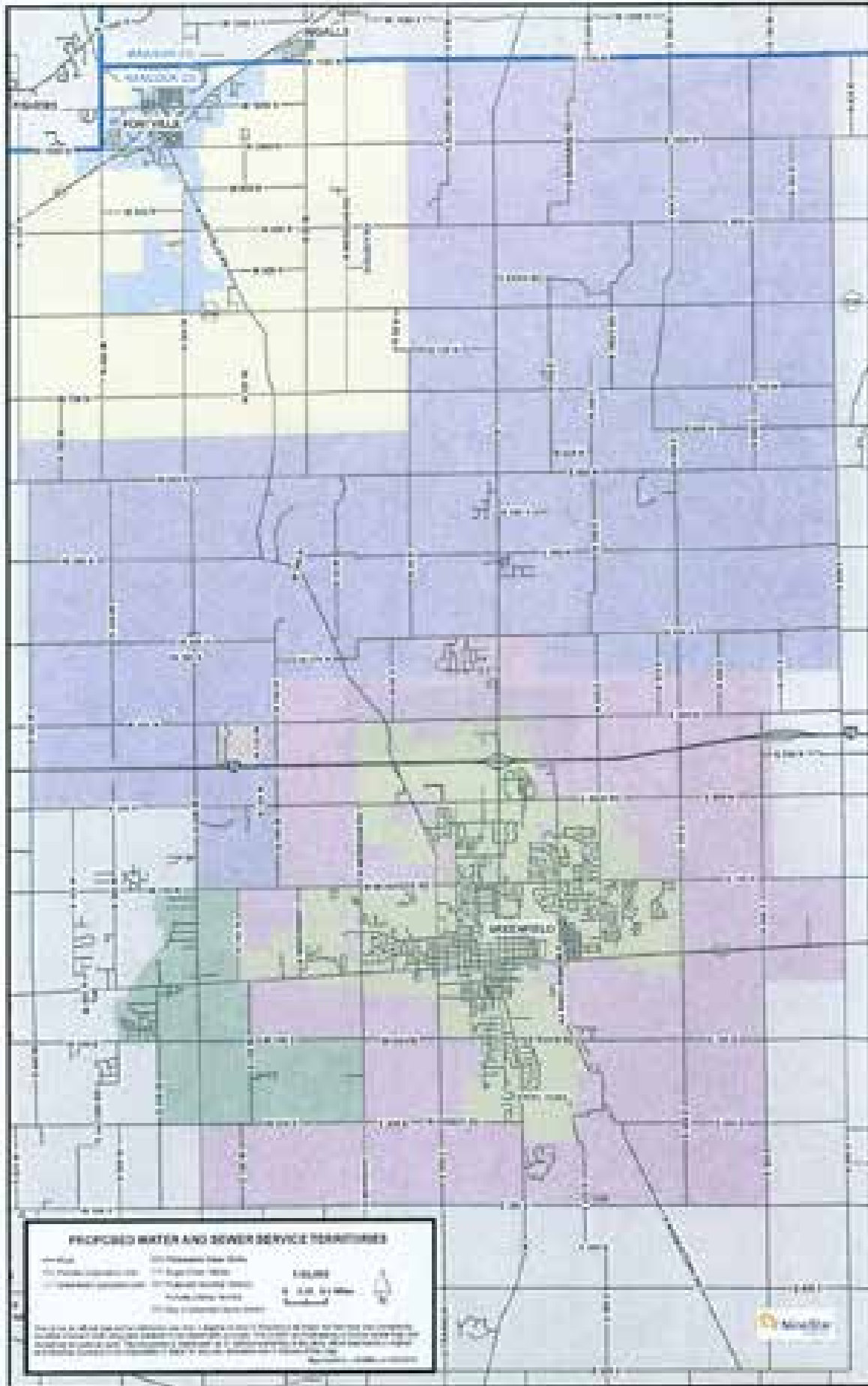
Medical Offices (Larger than 6,000 Sq. Feet)										
Veterinary without Kennel				P	P	P	P	P	P	
Veterinary With Kennel				C	C	C	C	C	C	
Boarding/Kennel						C	C	C	C	
Trade, Public, Or Private School or University	C	C	C	C	C	C	C	C	C	C
Government Administration and Courts				C	C	C	C	C	C	
Detention and Corrections Facilities							C	C	C	
Public Health and Safety Services	C	C	C	P	P	P	P	P	P	
Religious Assembly	P	P	P	C	C	C	C	C	C	
Child Daycare or Development Center	C	C	P	P	P	P	P	P	P	P
Adult Daycare	C	C	P	P	P	P	P	P	P	P

DRAFT

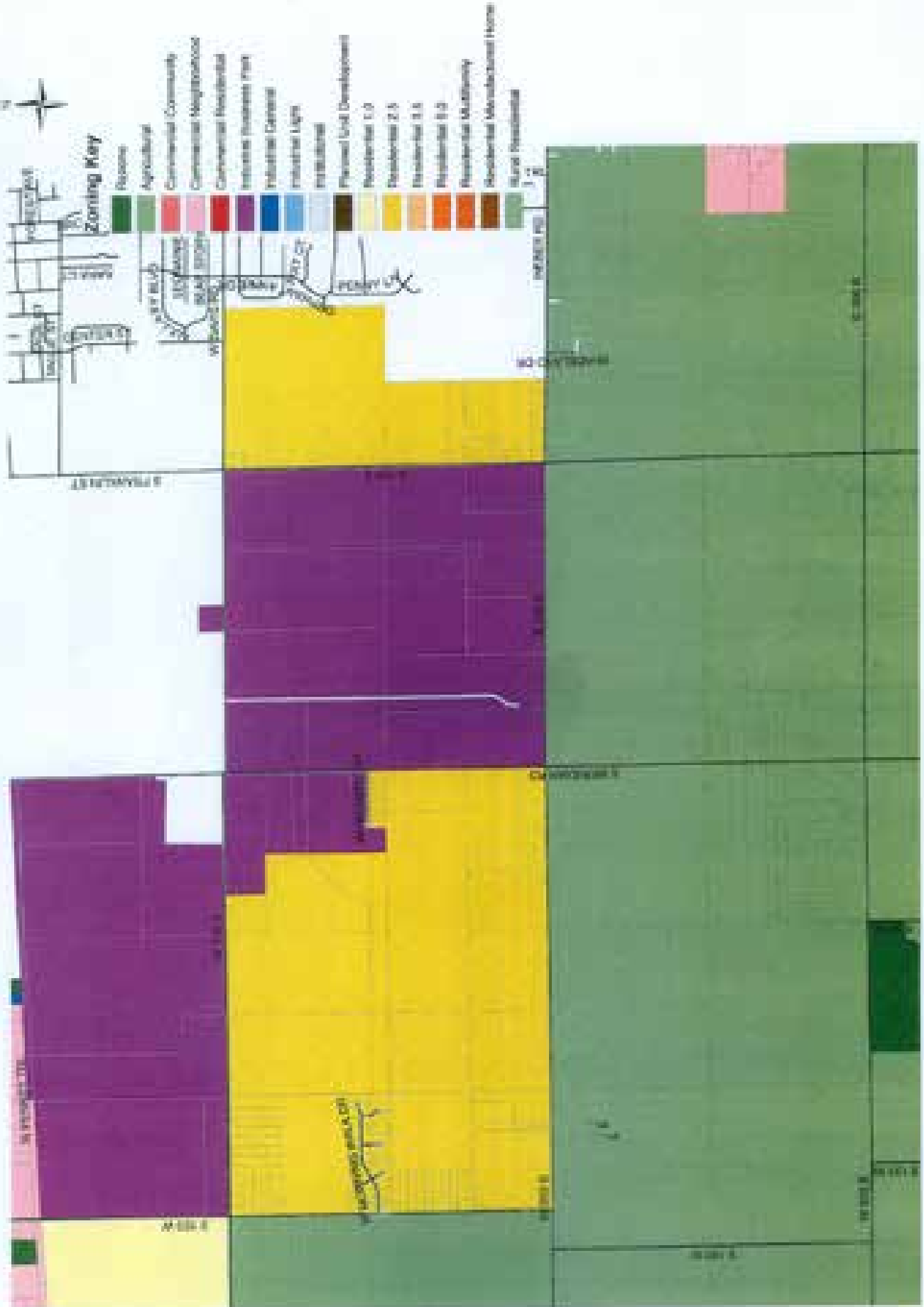
# ZONING INFORMATION & MAP



# ZONING INFORMATION & MAP

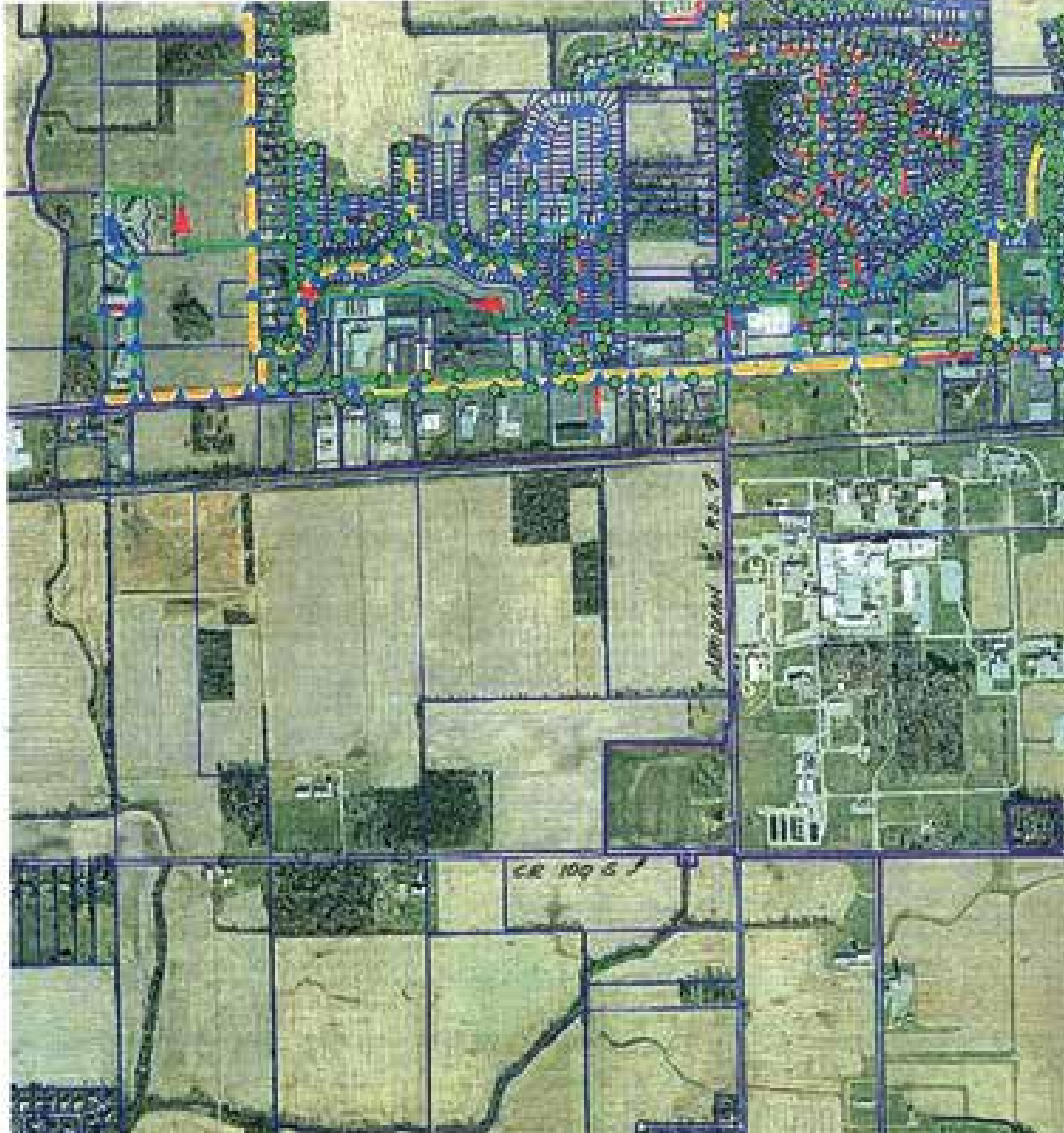


# ZONING INFORMATION & MAP



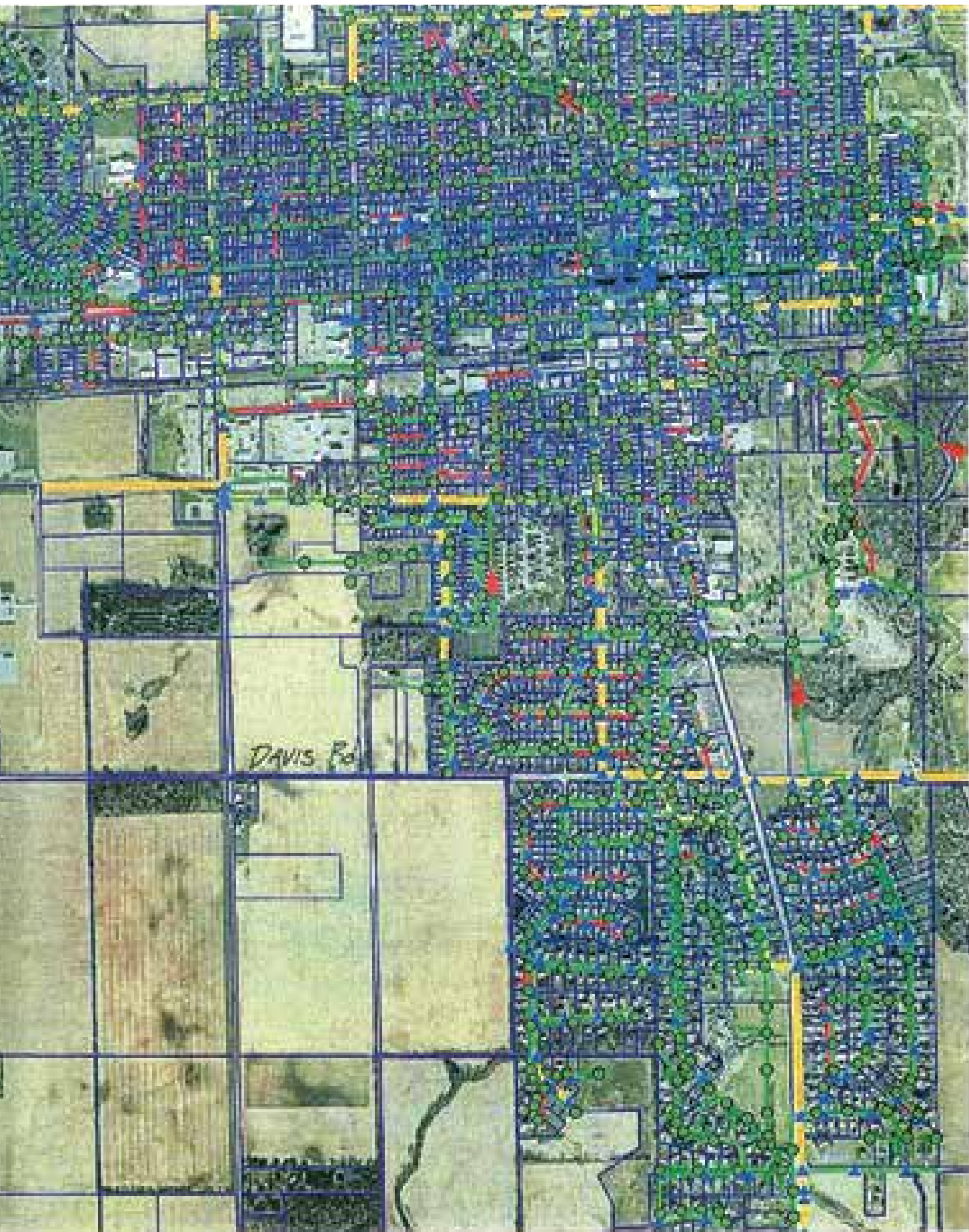
**UTILITIES:  
WATER & SEWER MAP  
Greenfield, IN**

# WATER & SEWER MAP



**Elanco Auction March 4th**  
**Greenfield, Indiana**  
**Water and Sewer Line Map 1/30/20**  
*per City Director of Utilities, Michael Fruth.*  
**Yellow = 12" waterline**

# Greenfield, IN



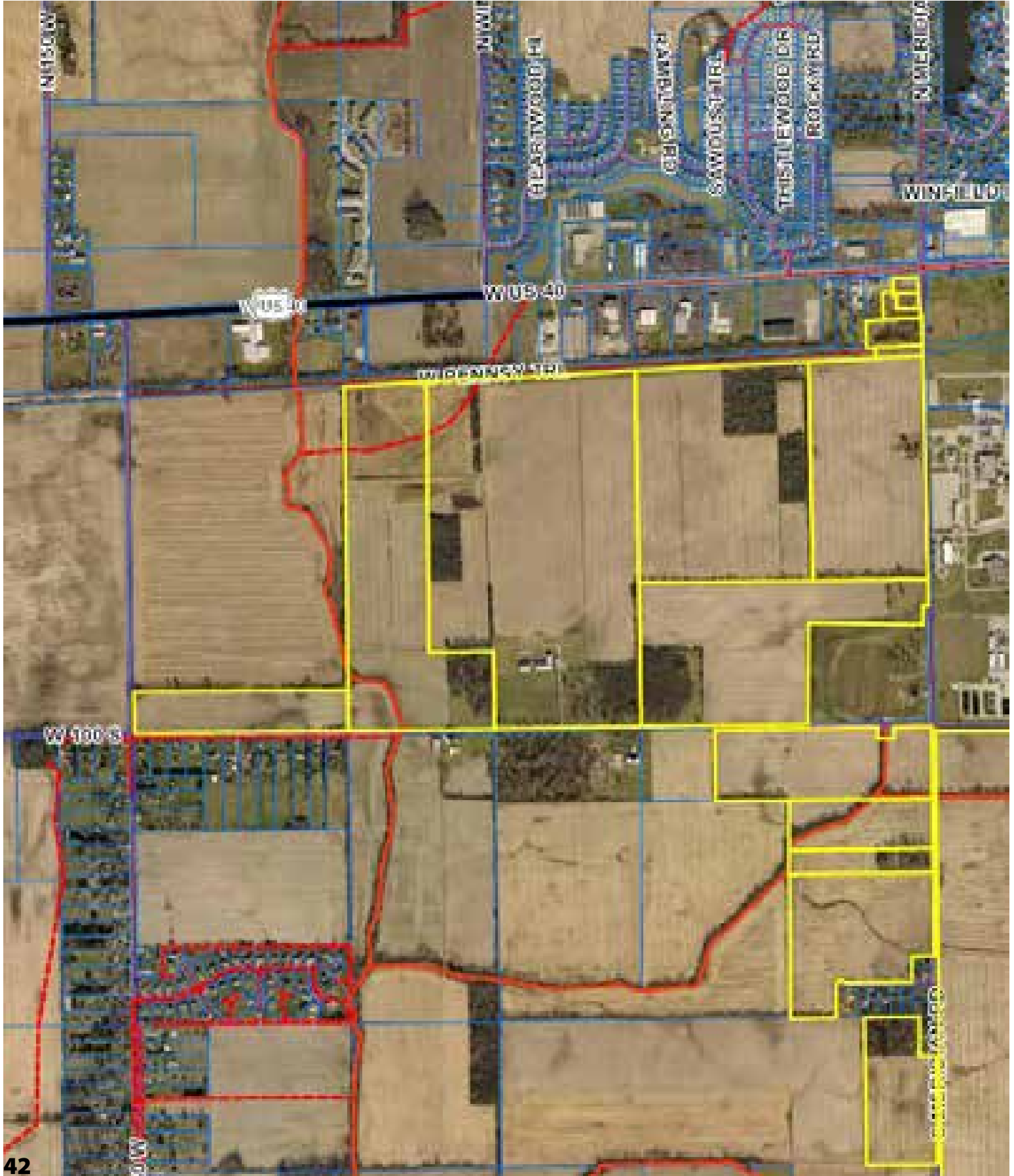




# COUNTY REGULATED DRAINS

# COUNTY REGULATED DRAINS

## FARM A - Tracts 1-11







# PHASE 1 REPORT

**To access the Phase 1 Report:**

**Visit <http://www.schraderauction.com/auctions/7649>**

➤ **Click on the Downloads Tab**

➤ **Select Phase 1**

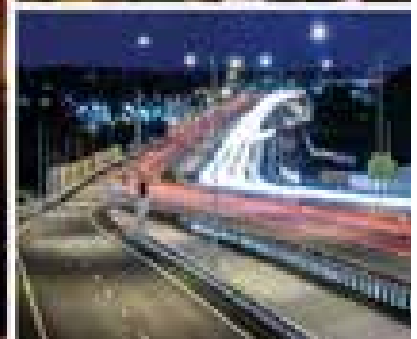
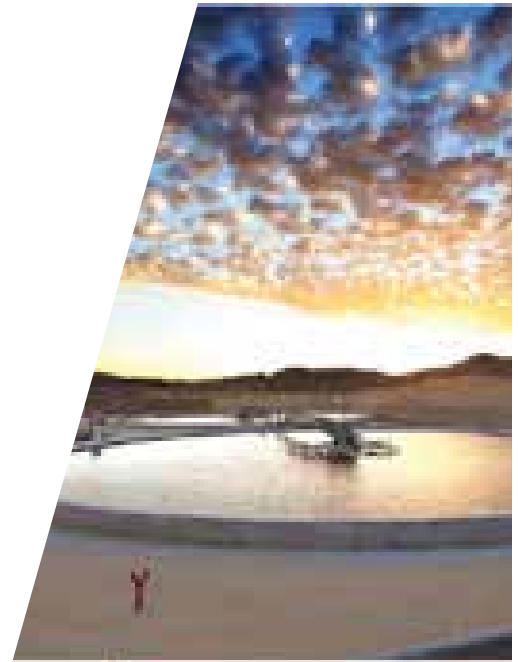
*Contact the Auction Manager with Questions*



# Phase I Environmental Site Assessment

Greenfield Farms  
Approximately 1,147-Acre Property  
Greenfield, Indiana

Prepared for:  
Elanco Animal Health







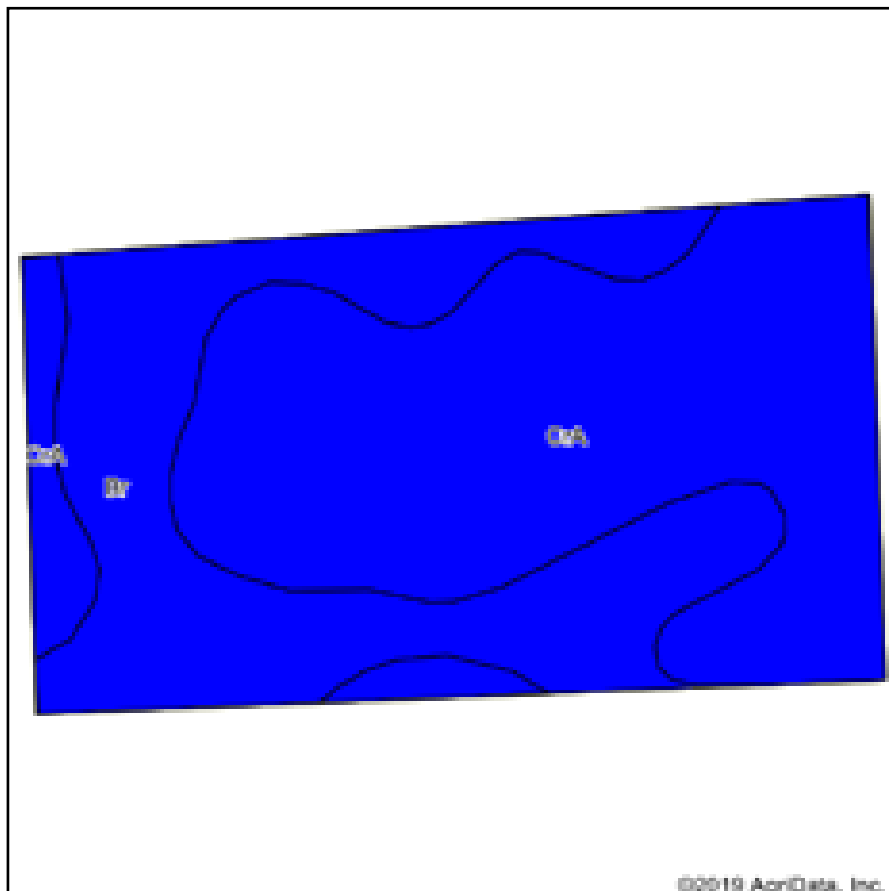
# SOIL INFORMATION

# SOIL MAP - TRACT 3

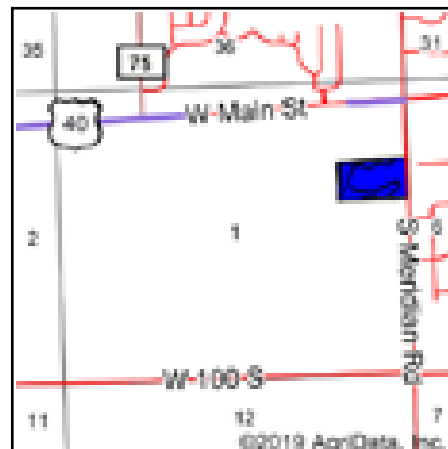


# SOIL MAP - TRACT 3

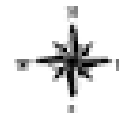
## Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Hancock**  
 Location: **1-15N-6E**  
 Township: **Center**  
 Acres: **14.82**  
 Date: **1/28/2020**



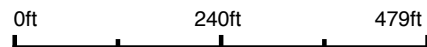
Area Symbol: IN059. Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	9.17	61.9%		llw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	5.65	38.1%		llw	173	70	51	12	6
<b>Weighted Average</b>						<b>151.3</b>	<b>65</b>	<b>47.9</b>	<b>10.1</b>	<b>5.4</b>

Soils data provided by USDA and NRCS.

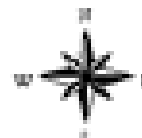
# TOPOGRAPHY MAP - TRACT 3



map center: 39° 46' 49.24, -85° 48' 13.31

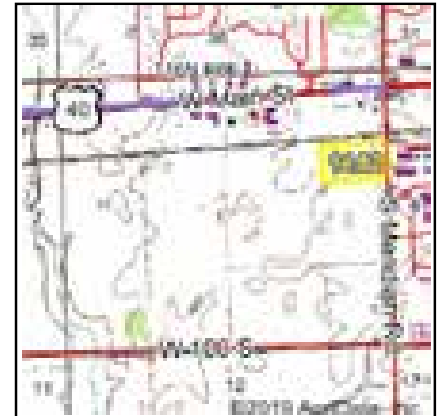


**1-15N-6E**  
**Hancock County**  
**Indiana**

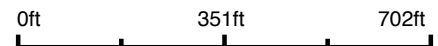
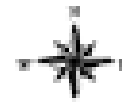


1/28/2020

# WETLANDS MAP - TRACT 3



State: **Indiana**  
 Location: **1-15N-6E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/28/2020**



Classification Code	Type	Acres
		Total Acres 0.00

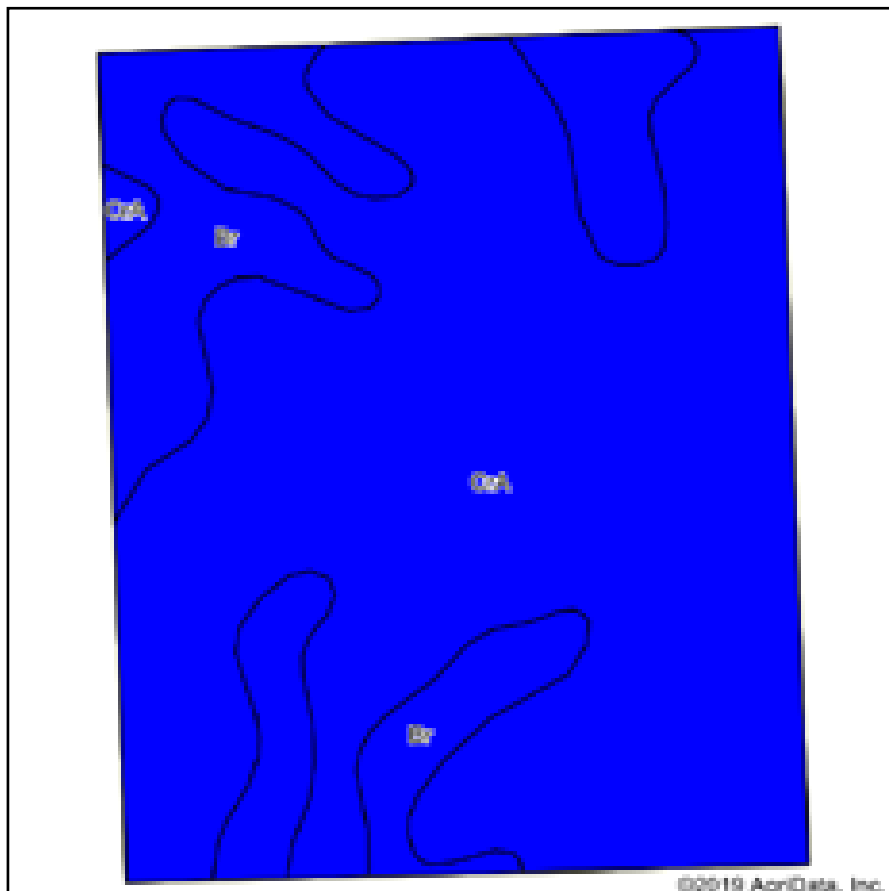
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# SOIL MAP - TRACT 4

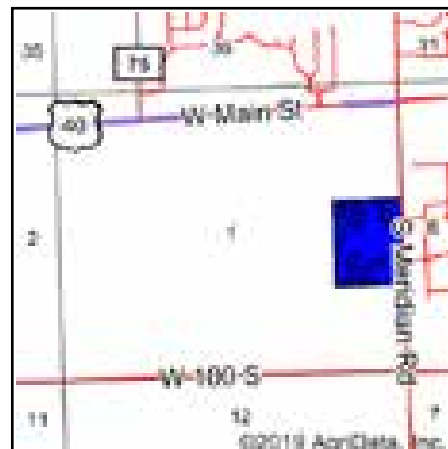


# SOIL MAP - TRACT 4

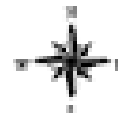
## Soils Map



Soils data provided by USDA and NRCS.



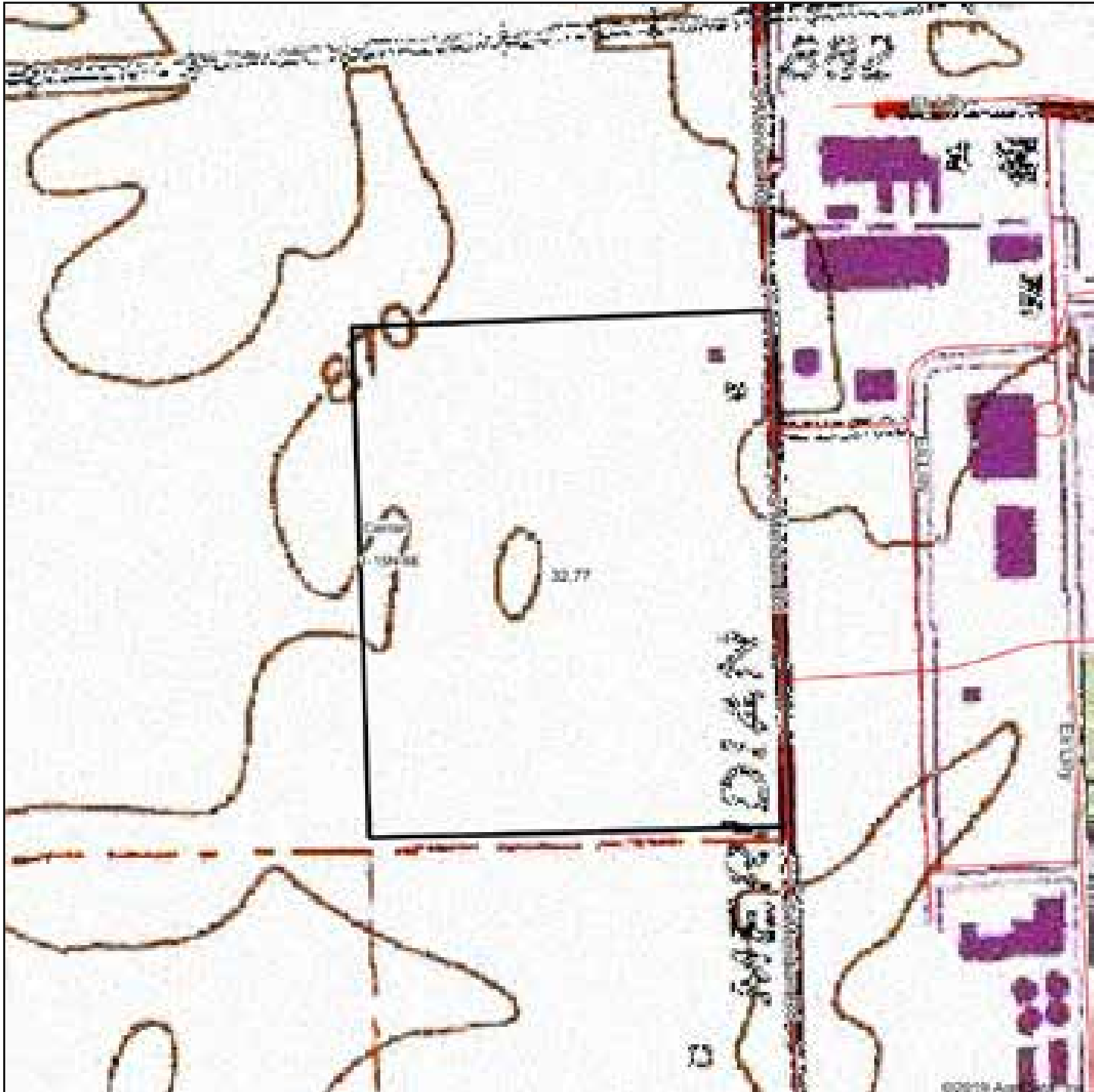
State: **Indiana**  
 County: **Hancock**  
 Location: **1-15N-6E**  
 Township: **Center**  
 Acres: **32.77**  
 Date: **1/28/2020**



Area Symbol: IN059. Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	25.33	77.3%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	7.44	22.7%		Ilw	173	70	51	12	6
<b>Weighted Average</b>						<b>145.9</b>	<b>63.8</b>	<b>47.1</b>	<b>9.7</b>	<b>5.2</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 4



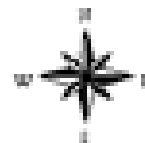
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 46' 40.22, -85° 48' 13.57

0ft 400ft 801ft

Map Provided by  
**surety**  
© Surety, Inc. 2018 www.AgriSurety.com

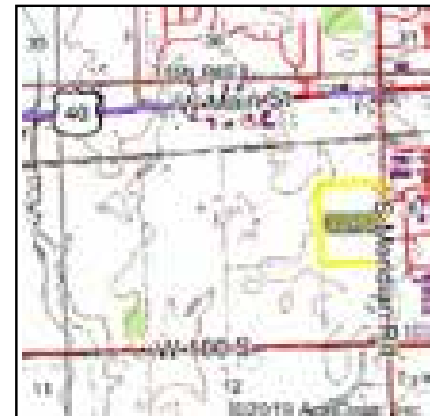
**1-15N-6E**  
**Hancock County**  
**Indiana**



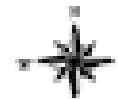
1/28/2020



# WETLANDS MAP - TRACT 4



State: **Indiana**  
 Location: **1-15N-6E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/28/2020**



0ft                      584ft                      1168ft

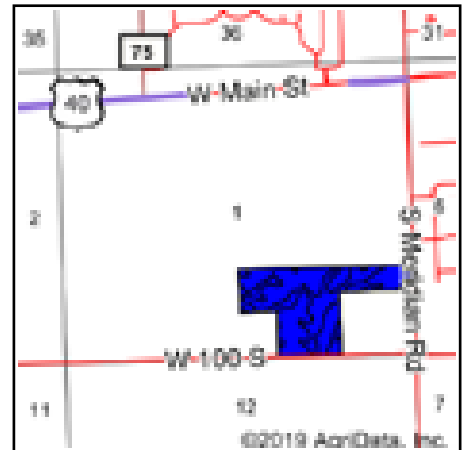
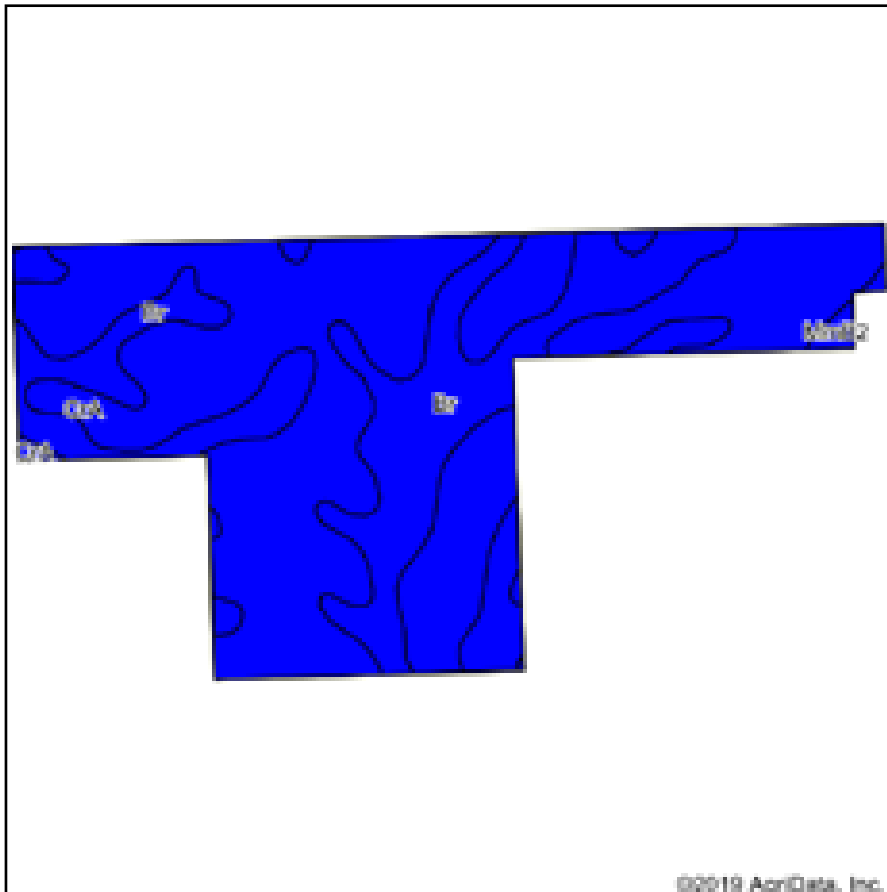
Classification Code	Type	Acres
Total Acres		0.00

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

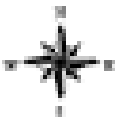


# SOIL MAP - TRACT 5

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **1-15N-6E**  
 Township: **Center**  
 Acres: **47.4**  
 Date: **1/28/2020**

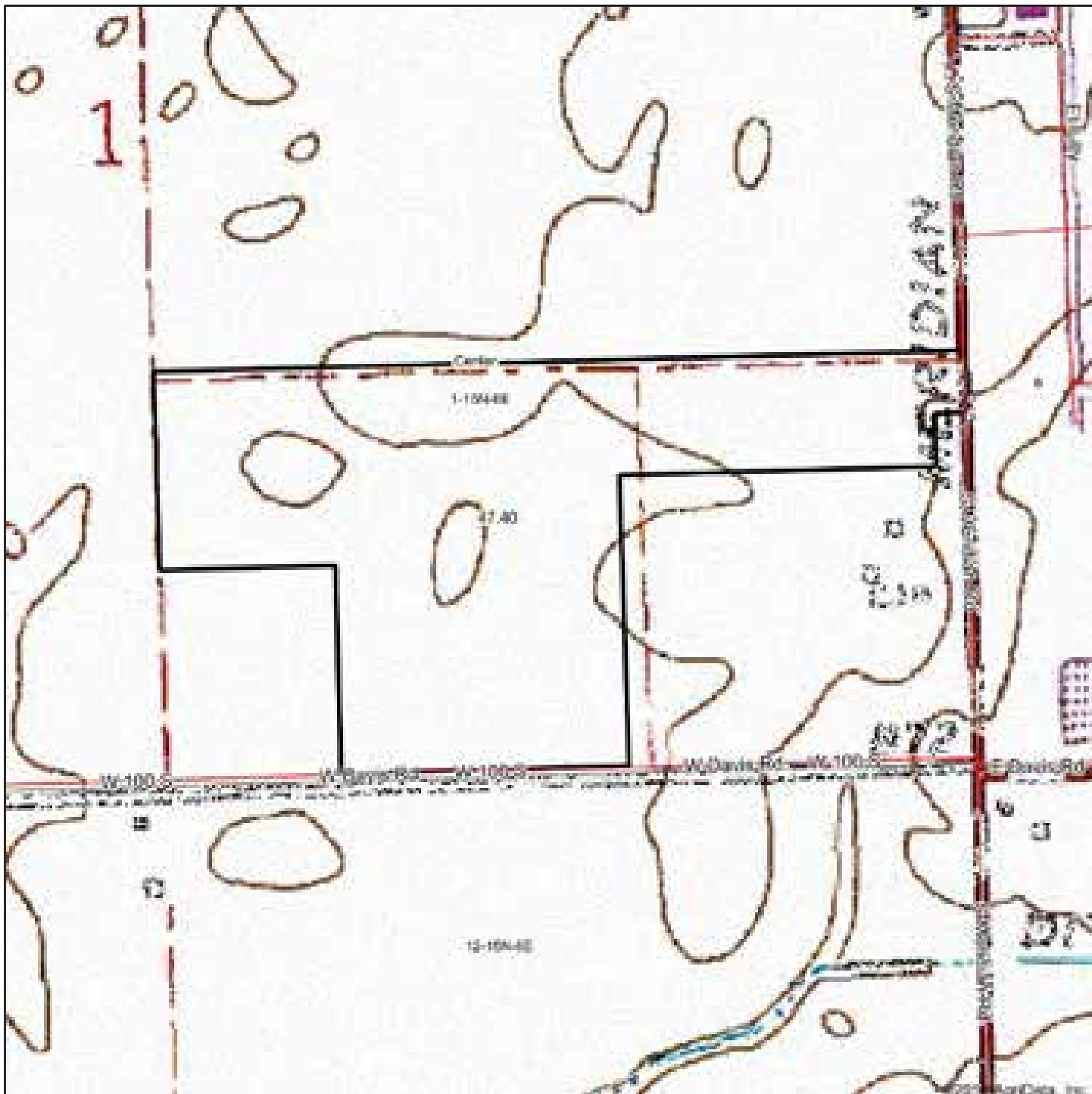


Soils data provided by USDA and NRCS.

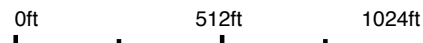
Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	31.38	66.2%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	15.65	33.0%		Ilw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.37	0.8%		Ile	142	63	49	9	5
<b>Weighted Average</b>						<b>149.6</b>	<b>64.6</b>	<b>47.7</b>	<b>10</b>	<b>5.3</b>

Soils data provided by USDA and NRCS.

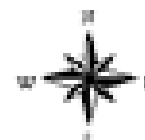
# TOPOGRAPHY MAP - TRACT 5



map center: 39° 46' 26.71, -85° 48' 23.4



1-15N-6E  
Hancock County  
Indiana



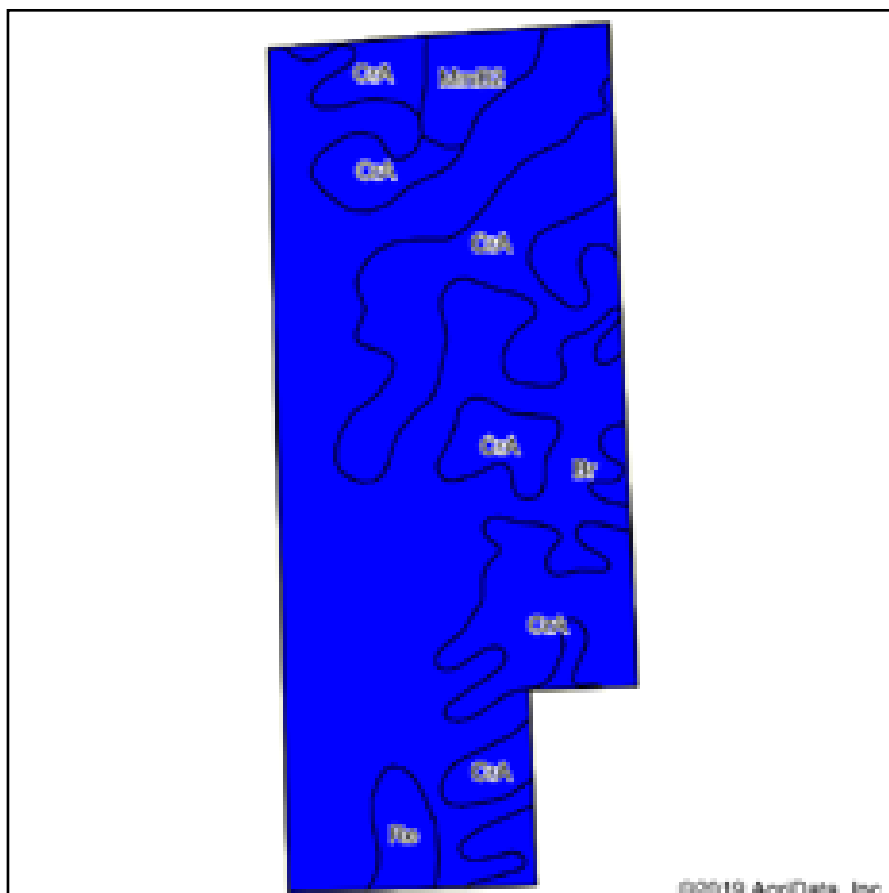
1/28/2020



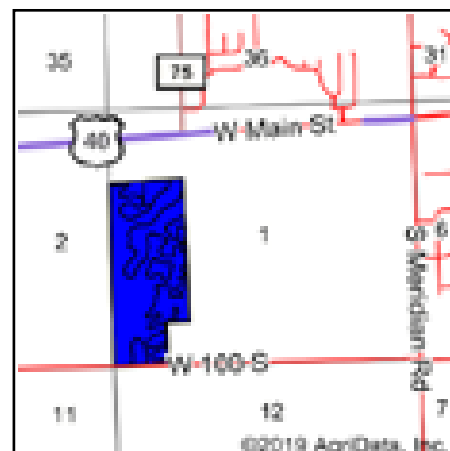


# SOIL MAP - TRACT 8

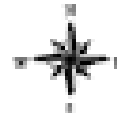
## Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Hancock**  
 Location: **1-15N-6E**  
 Township: **Center**  
 Acres: **89.79**  
 Date: **1/28/2020**

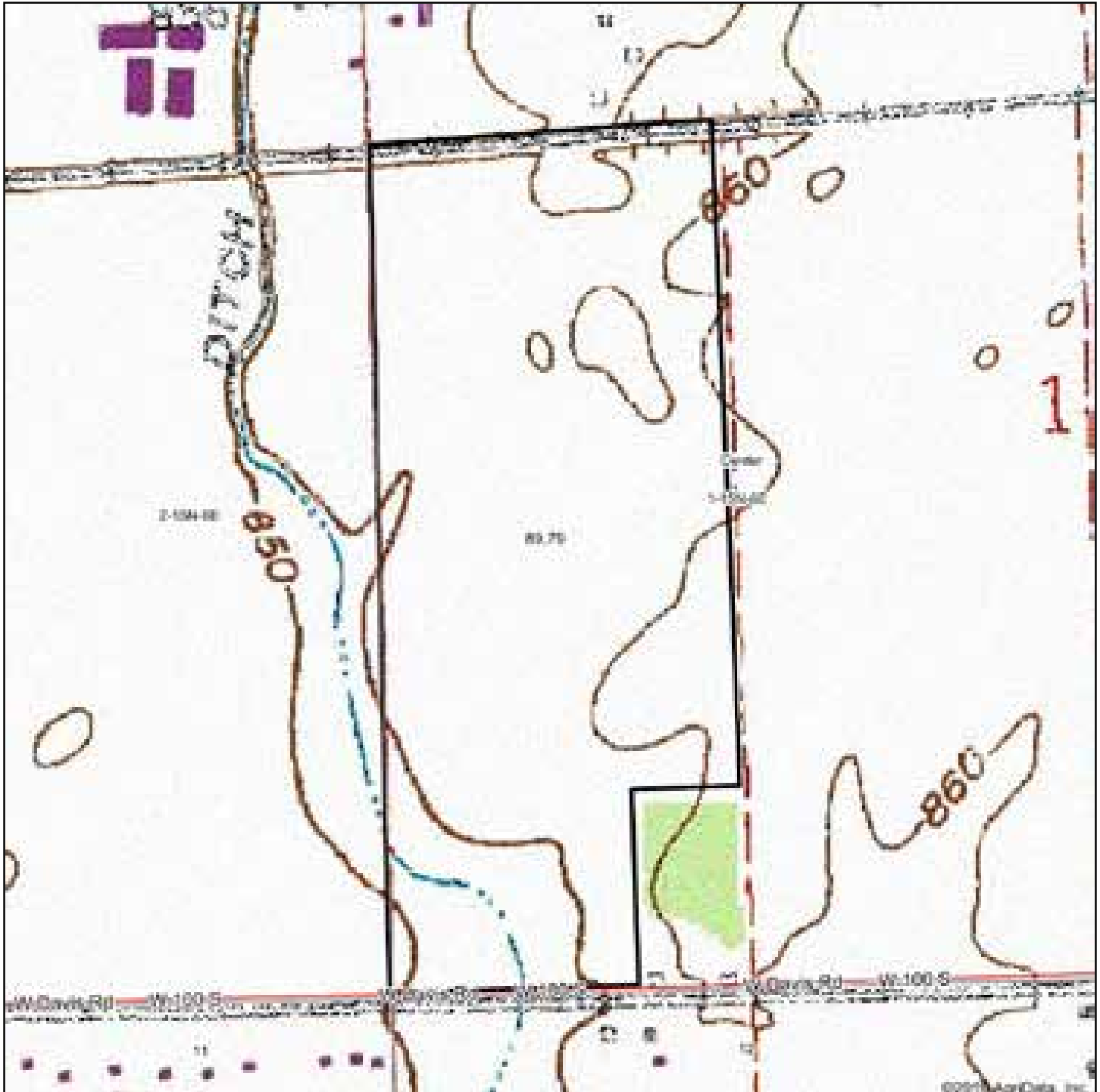


Area Symbol: IN059, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
Br	Brookston silty clay loam, 0 to 2 percent slopes	54.60	60.8%		llw	173	70	51	12	6
CrA	Crosby silt loam, 0 to 2 percent slopes	30.01	33.4%		llw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.03	3.4%		lle	142	63	49	9	5
Re	Rensselaer silty clay loam	2.15	2.4%		llw	175	70	49	12	6
<b>Weighted Average</b>						<b>160.3</b>	<b>67.1</b>	<b>49.2</b>	<b>10.9</b>	<b>5.6</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 8



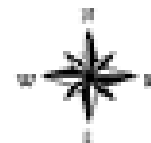
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 46' 35.4, -85° 49' 6.21

0ft 584ft 1168ft

Map Provided by  
**surety**  
© AgriData, Inc. 2019 www.AgriData.com

**1-15N-6E**  
**Hancock County**  
**Indiana**



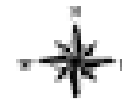
1/28/2020



# WETLANDS MAP - TRACT 8



State: **Indiana**  
 Location: **1-15N-6E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/28/2020**



0ft                      846ft                      1693ft

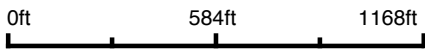
Classification Code	Type	Acres
R4SBC	Riverine	0.38
Total Acres		0.38

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

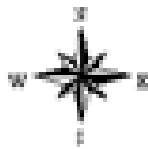
# FLOOD ZONE MAP - TRACT 8



Map Center: 39° 46' 35.4, -85° 49' 6.21



**1-15N-6E**  
**Hancock County**  
**Indiana**



1/28/2020

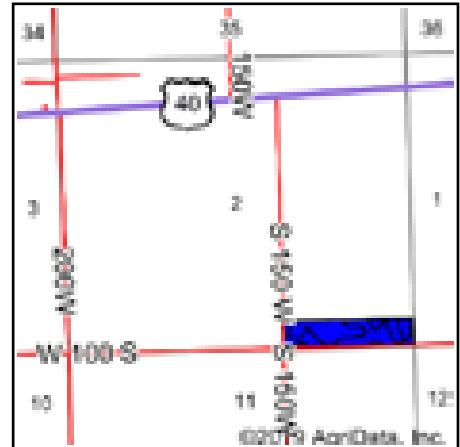
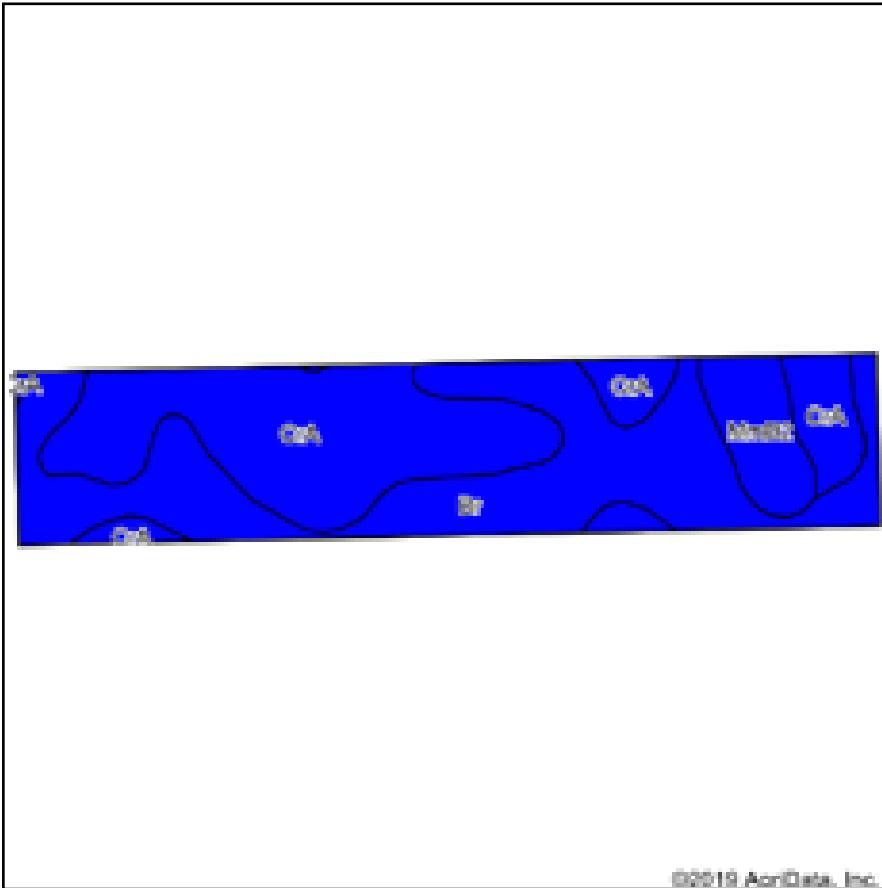


# SOIL MAP - TRACT 9

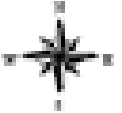


# SOIL MAP - TRACT 9

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **2-15N-6E**  
 Township: **Center**  
 Acres: **18**  
 Date: **1/28/2020**

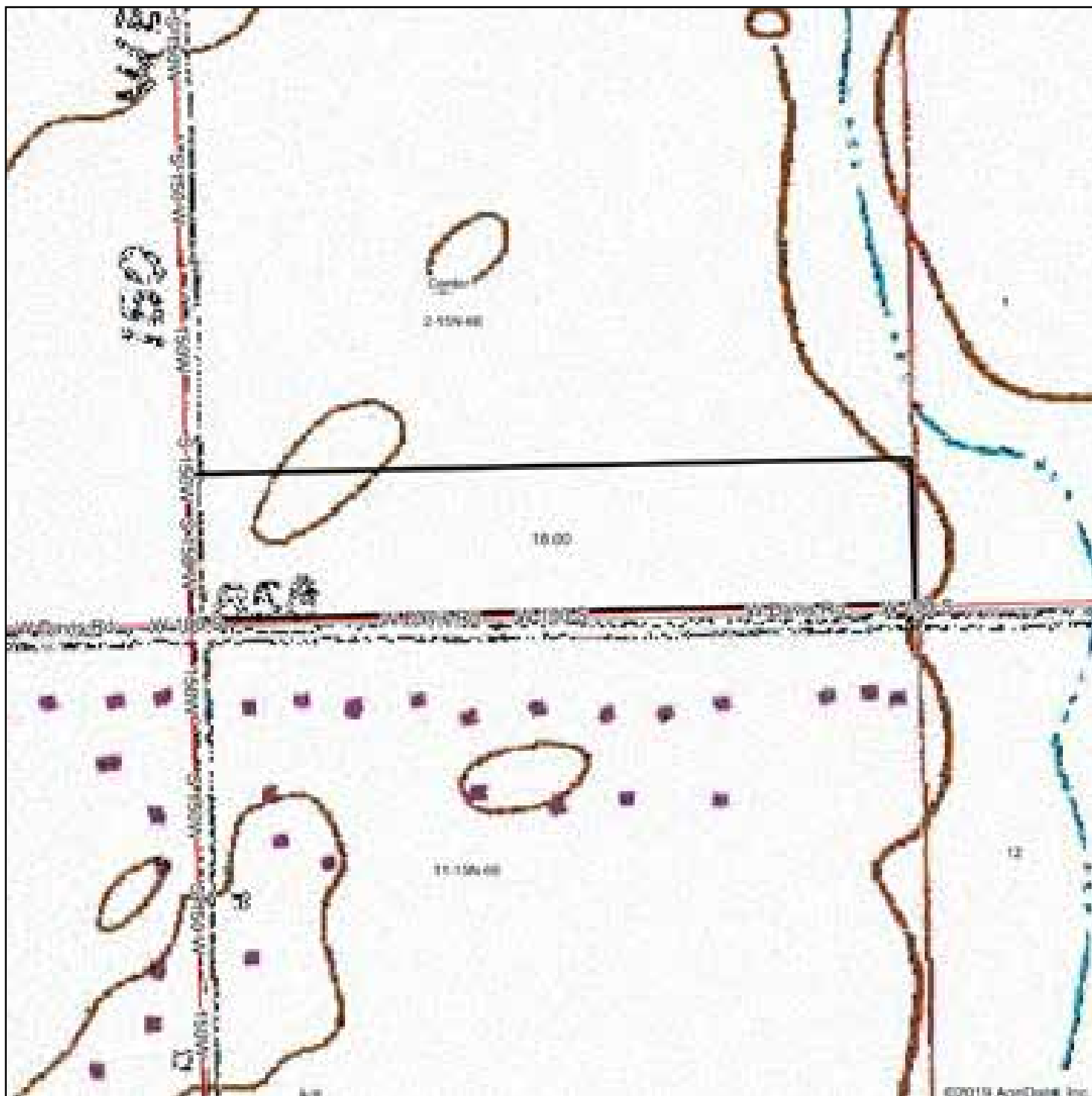


Soils data provided by USDA and NRCS.

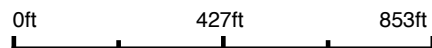
Area Symbol: IN059_Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
Br	Brookston silty clay loam, 0 to 2 percent slopes	8.33	46.3%		Ilw	173	70	51	12	6
CrA	Crosby silt loam, 0 to 2 percent slopes	8.21	45.6%		Ilw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.46	8.1%		Ile	142	63	49	9	5
<b>Weighted Average</b>						<b>154.5</b>	<b>65.8</b>	<b>48.6</b>	<b>10.4</b>	<b>5.5</b>

Soils data provided by USDA and NRCS.

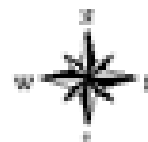
# TOPOGRAPHY MAP - TRACT 9



map center: 39° 46' 20.53, -85° 49' 26.85



**2-15N-6E**  
**Hancock County**  
**Indiana**



1/28/2020



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

# WETLANDS MAP - TRACT 9



State: **Indiana**  
 Location: **2-15N-6E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/28/2020**



0ft 620ft 1240ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	0.15
	Total Acres	0.15

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

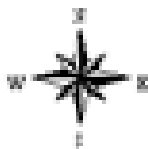
# FLOOD ZONE MAP - TRACT 9



Map Center: 39° 46' 20.53, -85° 49' 26.85



2-15N-6E  
Hancock County  
Indiana



1/28/2020



Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

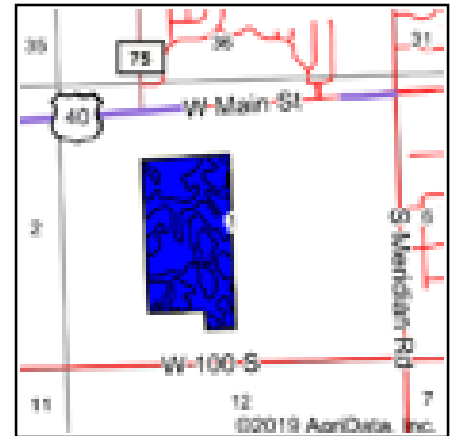
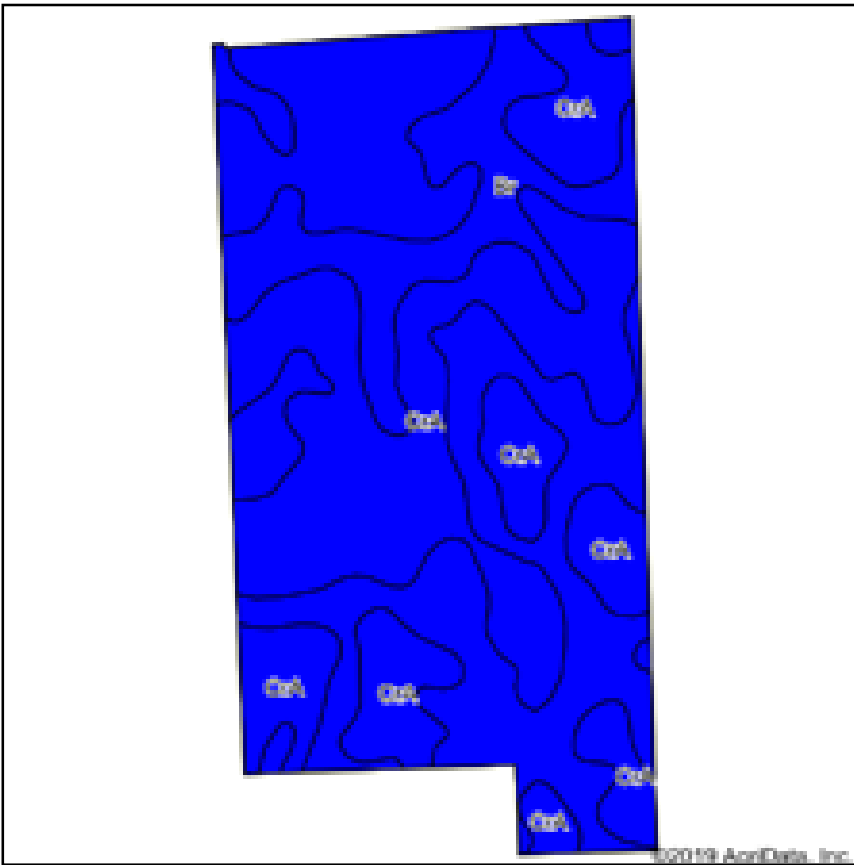
# SOIL MAP - TRACT 10



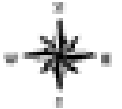


# SOIL MAP - TRACT 10

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **1-15N-6E**  
 Township: **Center**  
 Acres: **79.23**  
 Date: **1/29/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	47.66	60.2%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	31.57	39.8%		Ilw	173	70	51	12	6
<b>Weighted Average</b>						<b>151.9</b>	<b>65.2</b>	<b>48</b>	<b>10.2</b>	<b>5.4</b>

Soils data provided by USDA and NRCS.

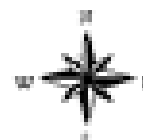
# TOPOGRAPHY MAP - TRACT 10



map center: 39° 46' 38.7, -85° 48' 48.47



1-15N-6E  
Hancock County  
Indiana

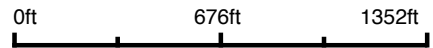
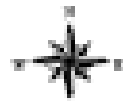


1/29/2020

# WETLANDS MAP - TRACT 10



State: **Indiana**  
 Location: **1-15N-6E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**



Classification Code	Type	Acres
Total Acres		0.00

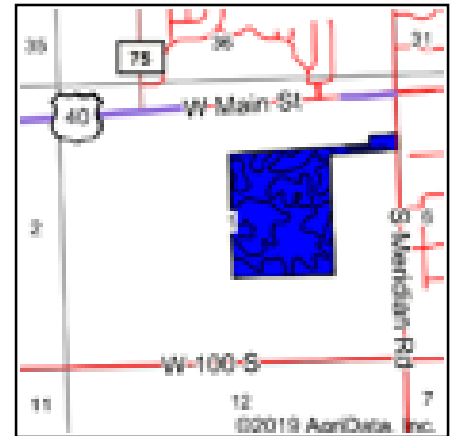
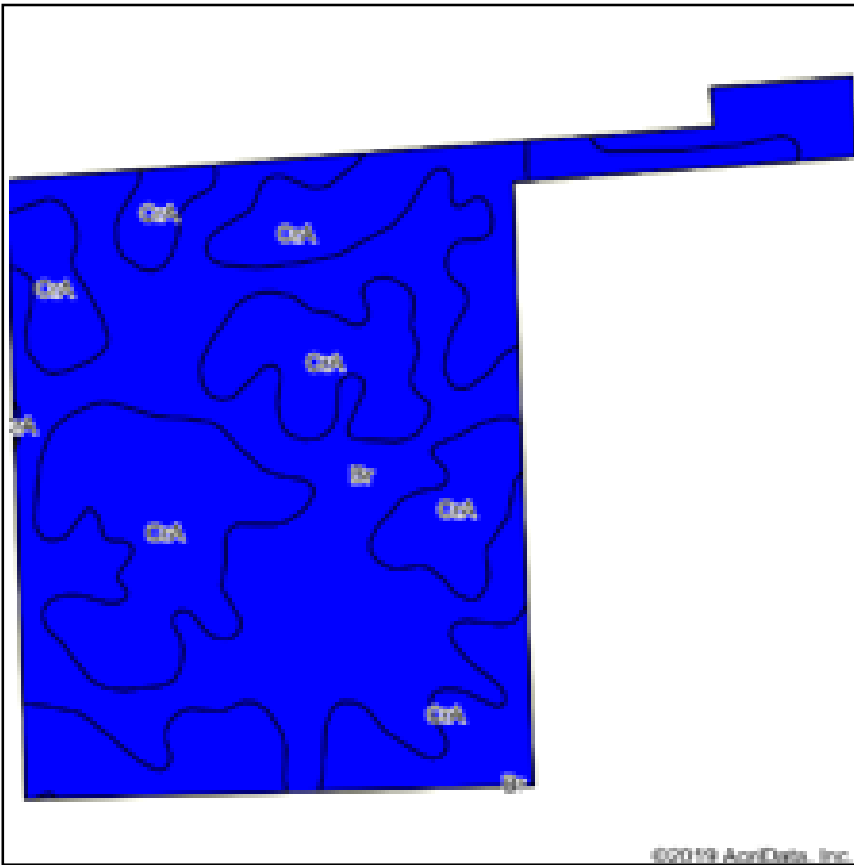
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# SOIL MAP - TRACT 11

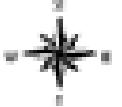


# SOIL MAP - TRACT 11

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **1-15N-6E**  
 Township: **Center**  
 Acres: **76.77**  
 Date: **1/29/2020**

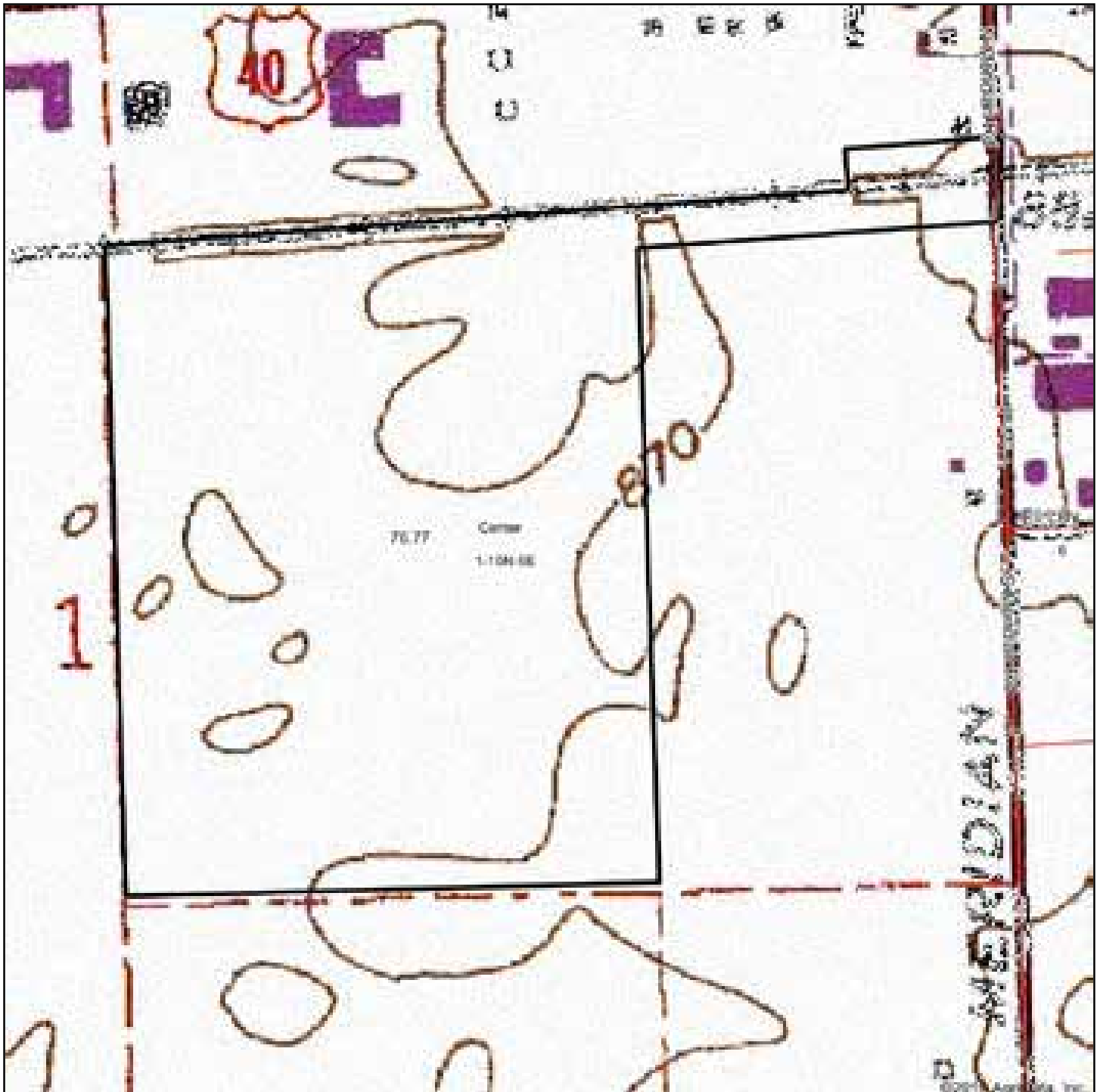


Soils data provided by USDA and NRCS.

Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	40.66	53.0%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	36.11	47.0%		Ilw	173	70	51	12	6
<b>Weighted Average</b>						<b>154.5</b>	<b>65.8</b>	<b>48.4</b>	<b>10.4</b>	<b>5.5</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 11



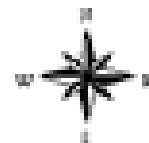
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 46' 42.8, -85° 48' 23.69

0ft 466ft 932ft

Map Provided by  
**surety**  
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**1-15N-6E**  
Hancock County  
Indiana

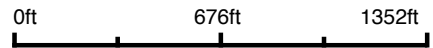
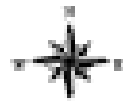


1/29/2020

# WETLANDS MAP - TRACT 11



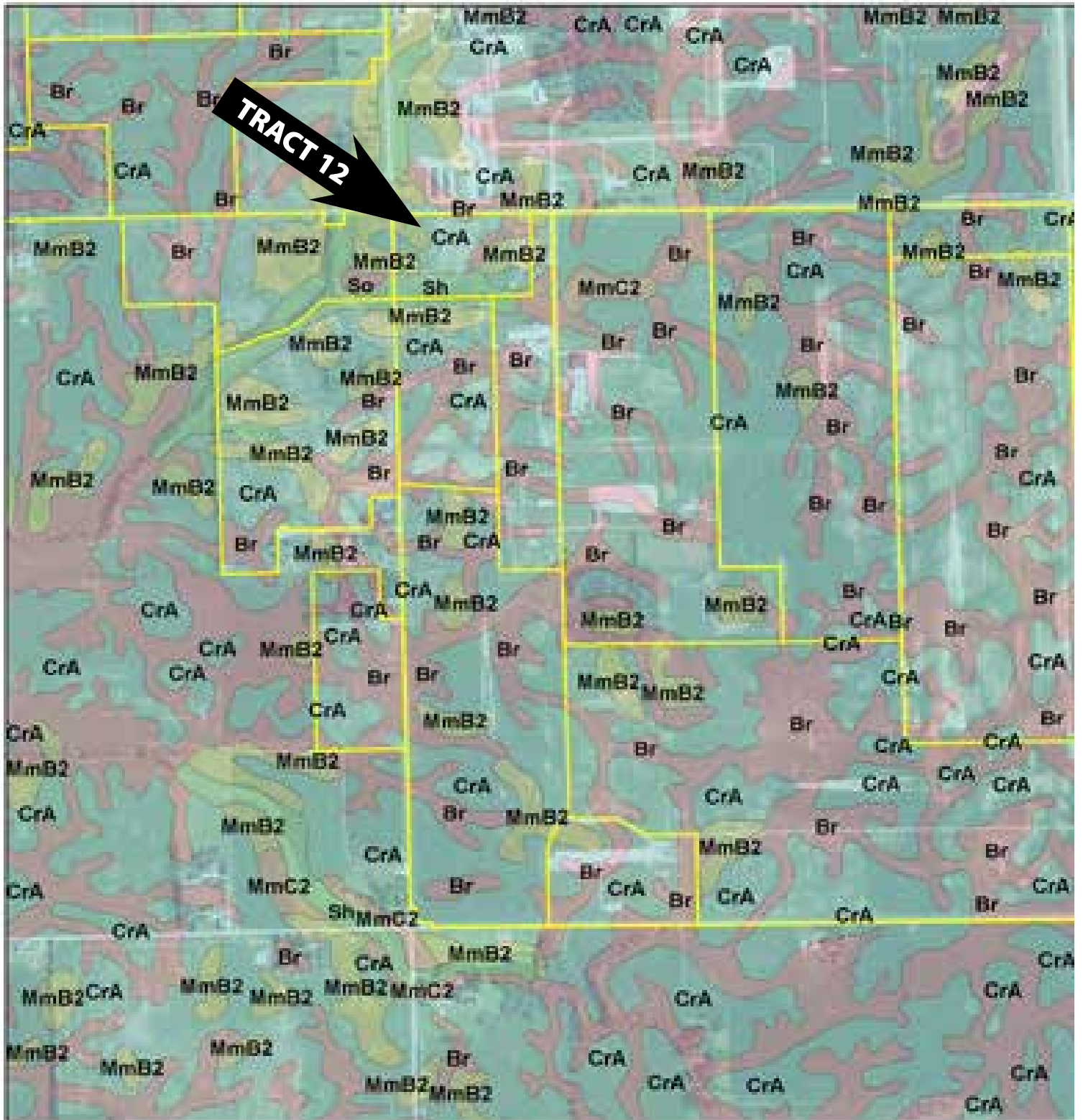
State: **Indiana**  
 Location: **1-15N-6E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**



Classification Code	Type	Acres
		Total Acres 0.00

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

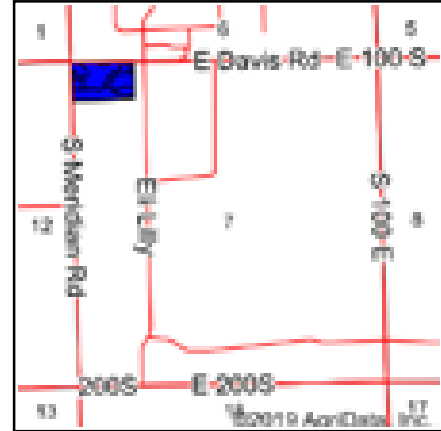
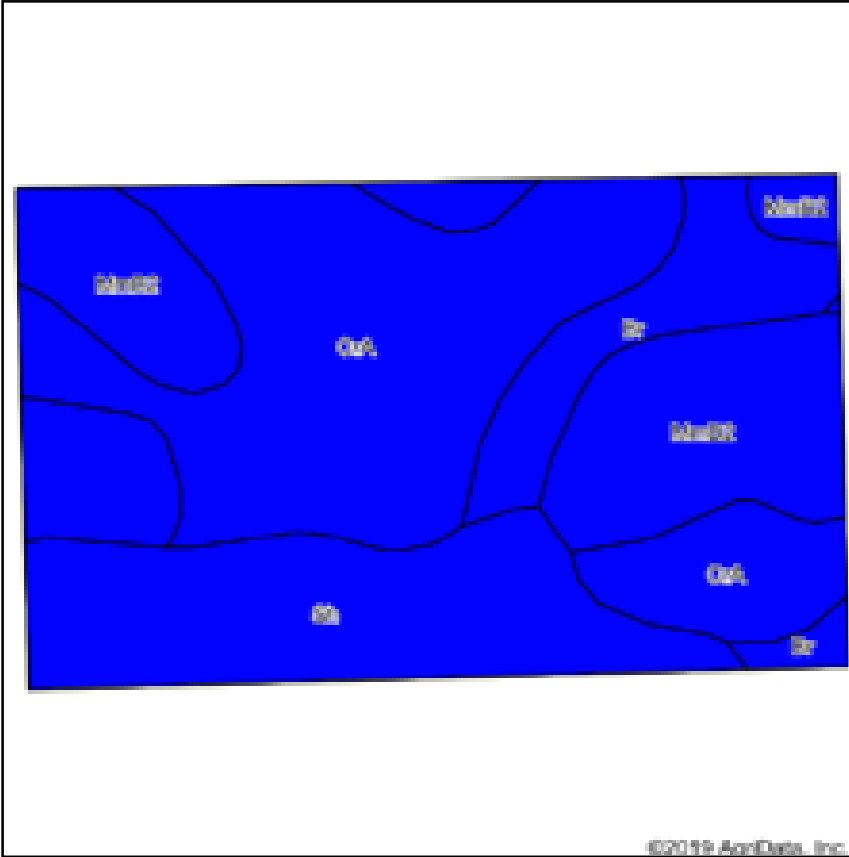
# SOIL MAP - TRACT 12



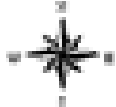


# SOIL MAP - TRACT 12

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **7-15N-7E**  
 Township: **Center**  
 Acres: **14.57**  
 Date: **1/29/2020**



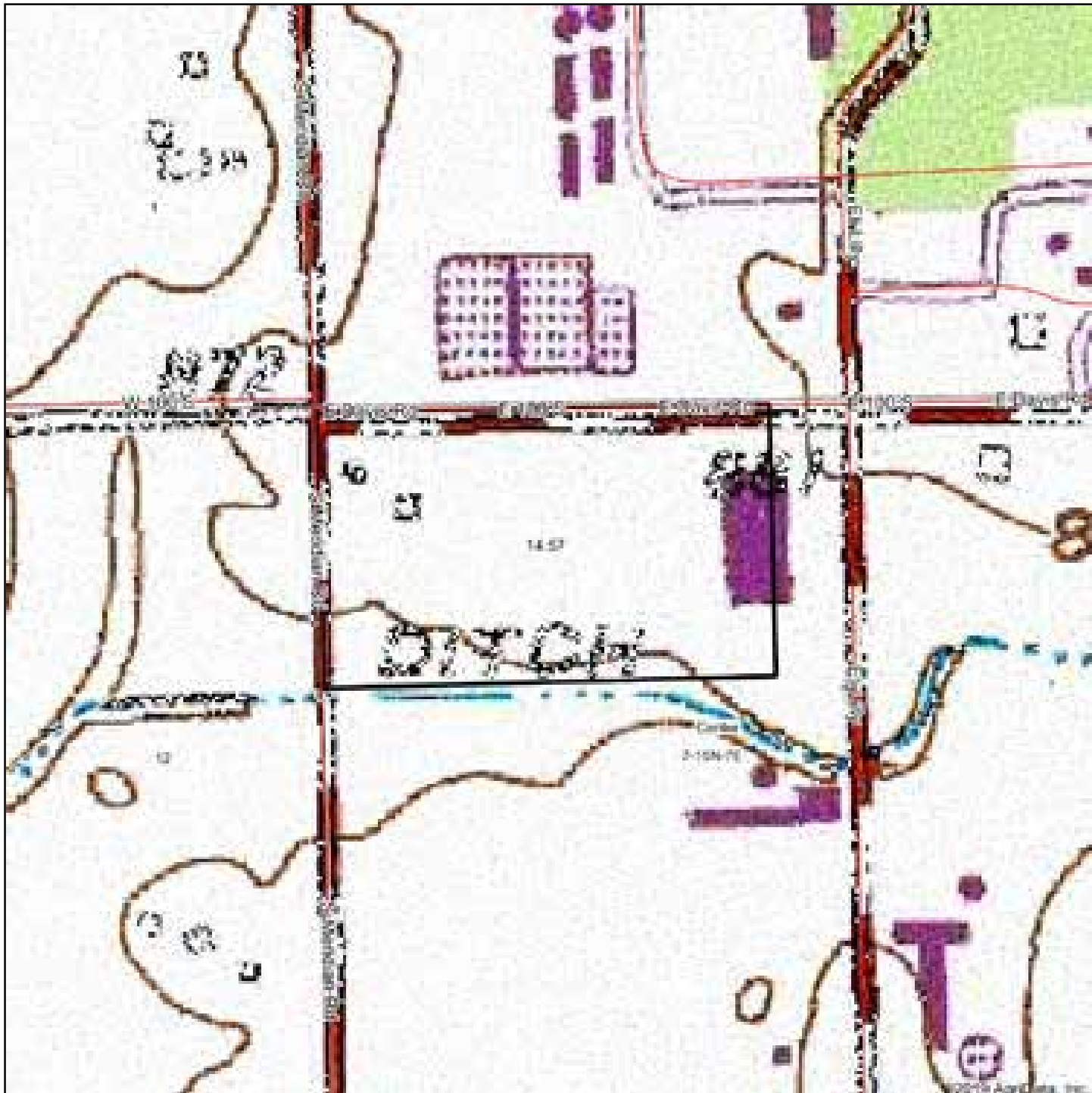
Soils data provided by USDA and NRCS.

Area Symbol: IN059, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	5.87	40.3%		Ilw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.88	26.6%		Ile	142	63	49	9	5
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	3.13	21.5%		Ilw	129	3	42	1	
Br	Brookston silty clay loam, 0 to 2 percent slopes	1.69	11.6%		Ilw	173	70	51	12	6
<b>Weighted Average</b>						<b>141.2</b>	<b>50.5</b>	<b>46.5</b>	<b>7.6</b>	<b>4</b>

Soils data provided by USDA and NRCS.

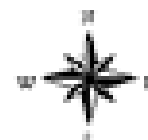
# TOPOGRAPHY MAP - TRACT 12



map center: 39° 46' 16.34, -85° 47' 58.69

0ft 351ft 702ft

7-15N-7E  
Hancock County  
Indiana

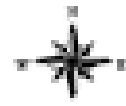


1/29/2020

# WETLANDS MAP - TRACT 12



State: **Indiana**  
 Location: **7-15N-7E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**

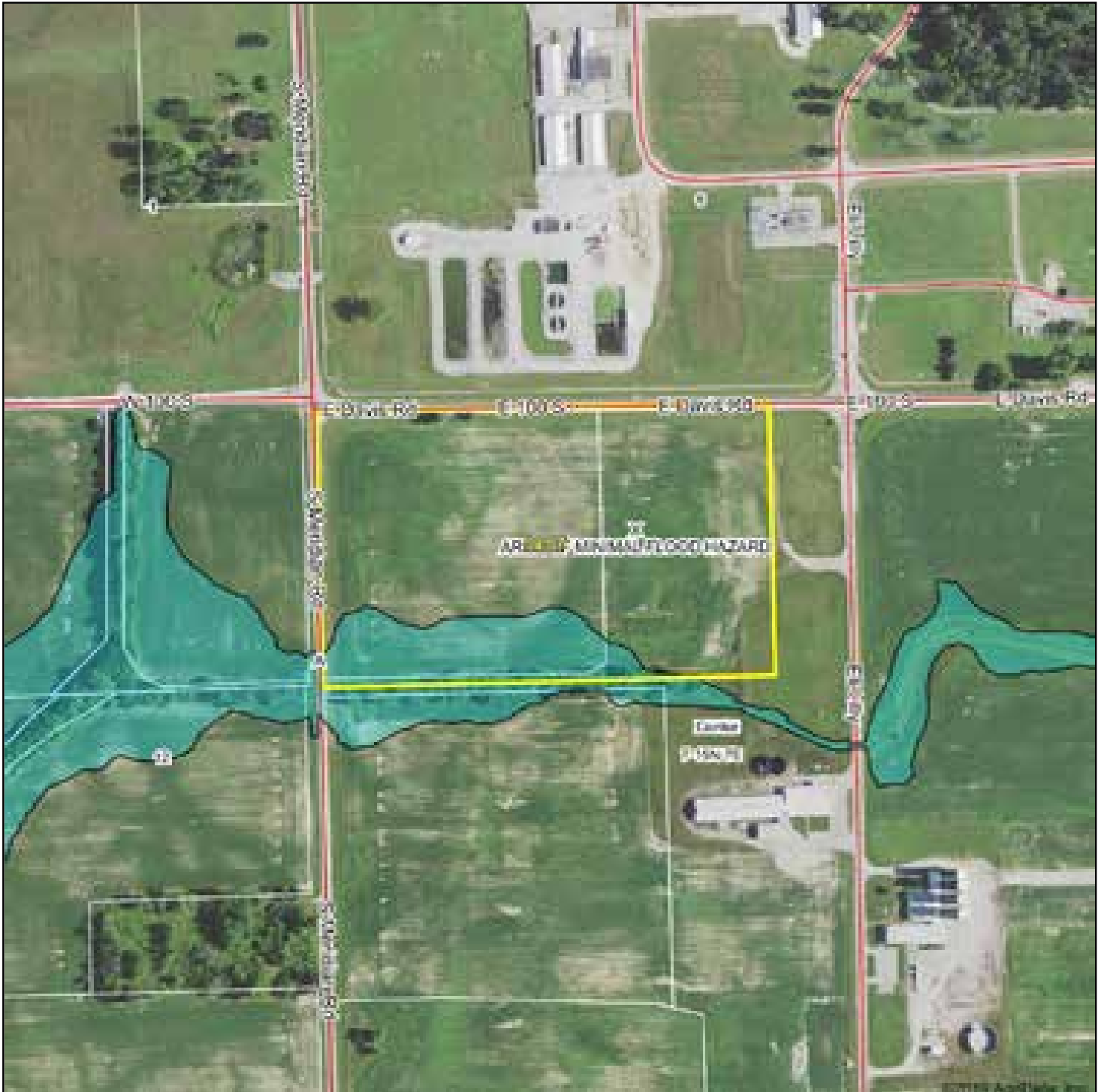


0ft                      512ft                      1024ft

Classification Code	Type	Acres
R4SBC	Riverine	0.23
Total Acres		0.23

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

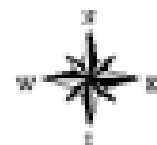
# FLOOD ZONE MAP - TRACT 12



Map Center: 39° 46' 16.34, -85° 47' 58.69



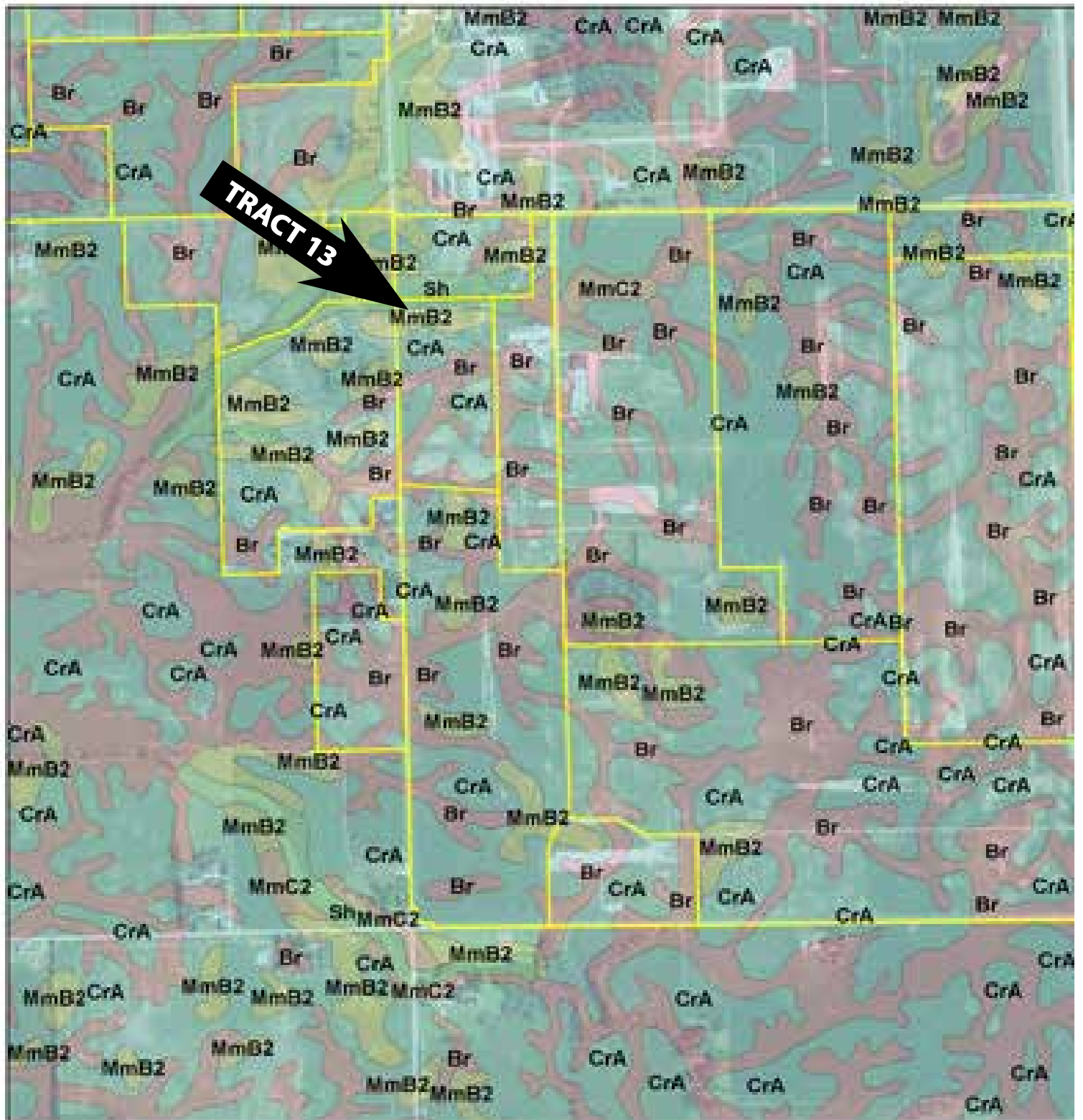
7-15N-7E  
Hancock County  
Indiana



1/29/2020

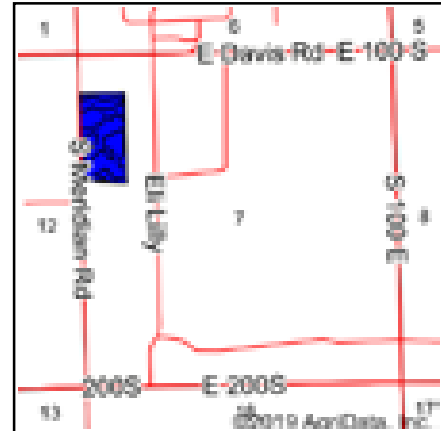
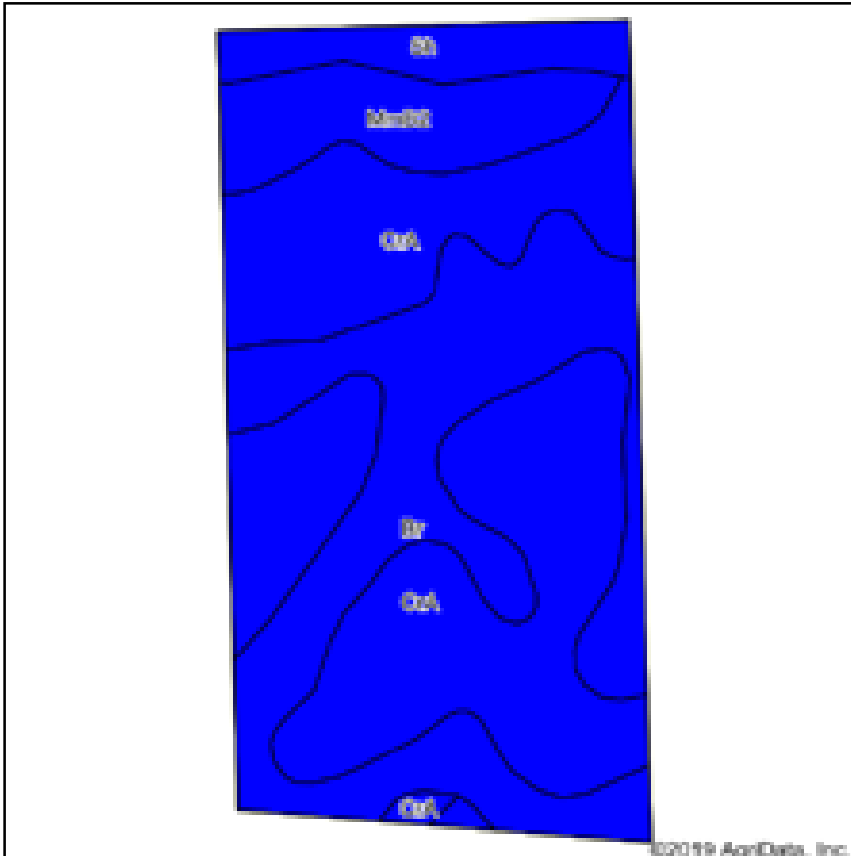


# SOIL MAP - TRACT 13

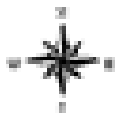


# SOIL MAP - TRACT 13

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **7-15N-7E**  
 Township: **Center**  
 Acres: **23.68**  
 Date: **1/29/2020**

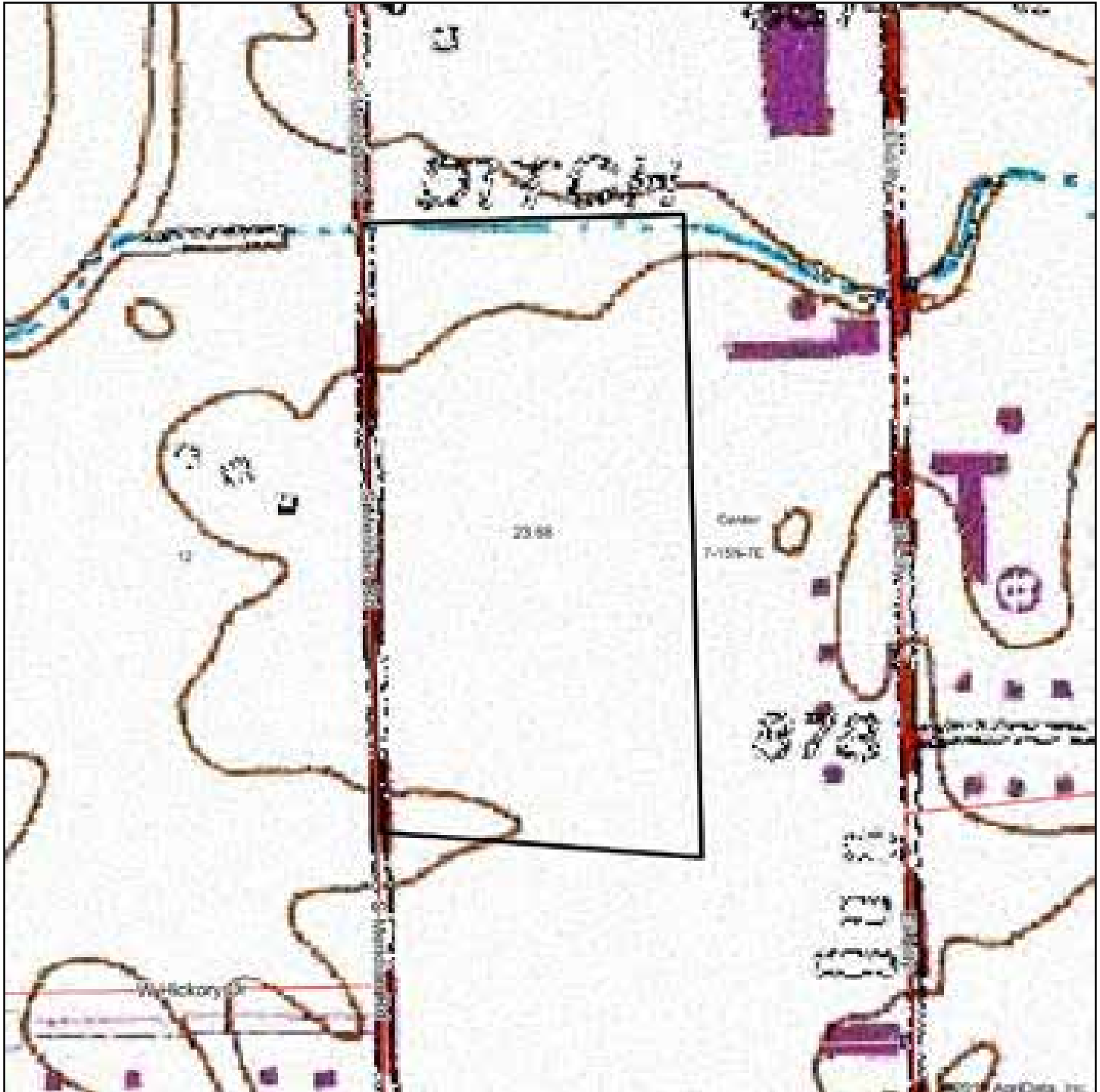


Soils data provided by USDA and NRCS.

Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	11.97	50.5%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	7.79	32.9%		Ilw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.51	10.6%		Ile	142	63	49	9	5
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	1.41	6.0%		Ilw	129	3	42	1	
<b>Weighted Average</b>						<b>149.4</b>	<b>61.2</b>	<b>47.7</b>	<b>9.5</b>	<b>5</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 13

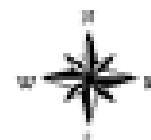


**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 46' 5.99, -85° 48' 0

0ft 351ft 702ft

**7-15N-7E**  
Hancock County  
Indiana



1/29/2020

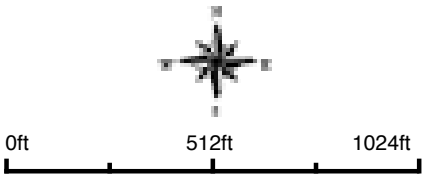
Map Provided by  
**surety**  
© AgriData, Inc. 2019 www.AgriData.com

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

# WETLANDS MAP - TRACT 13



State: **Indiana**  
 Location: **7-15N-7E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**

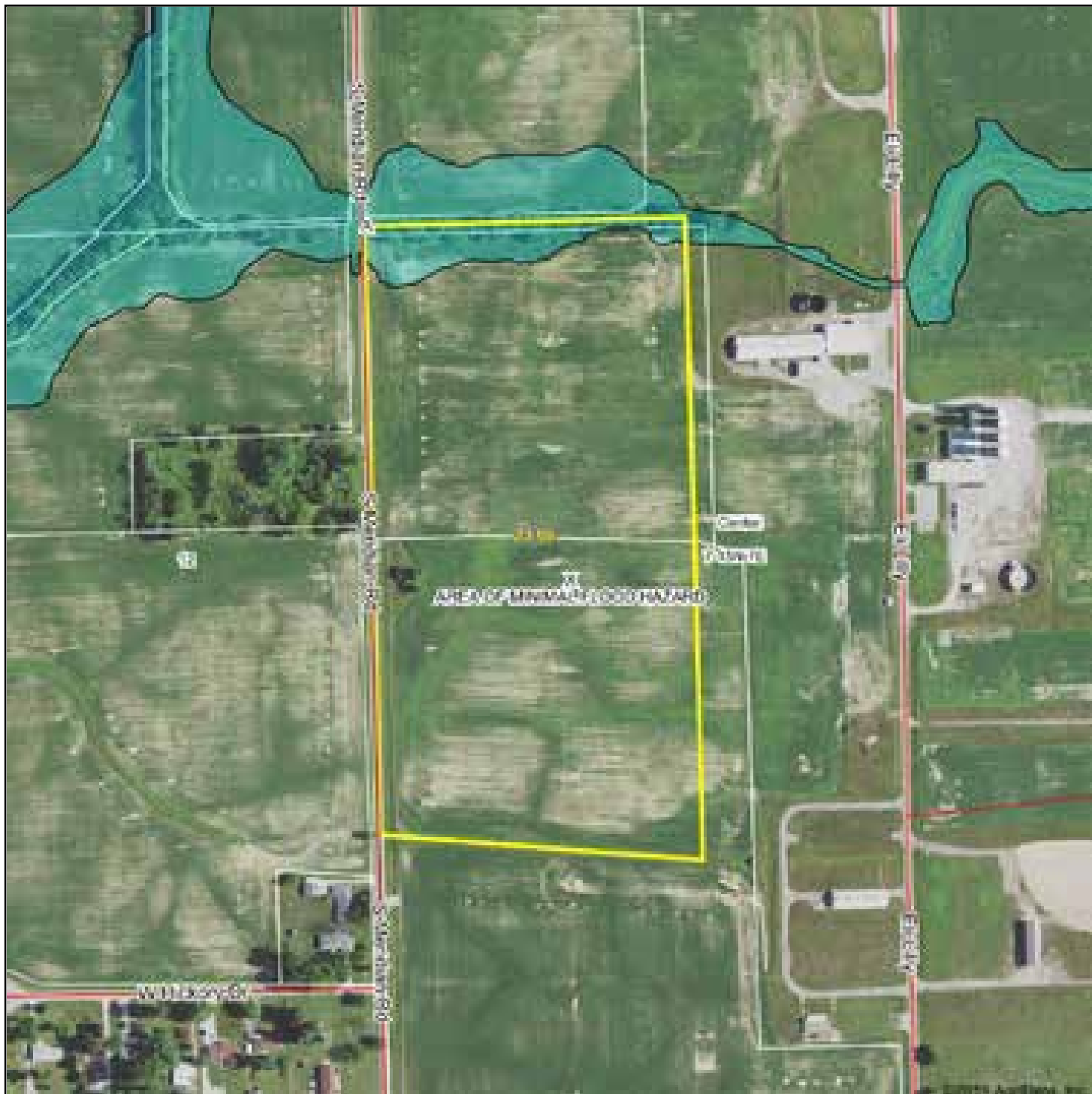


Classification Code	Type	Acres
R4SBC	Riverine	0.10
Total Acres		0.10

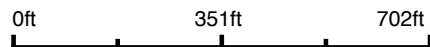
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



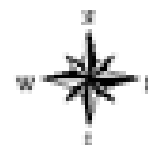
# FLOOD ZONE MAP - TRACT 13



Map Center: 39° 46' 5.99, -85° 48' 0



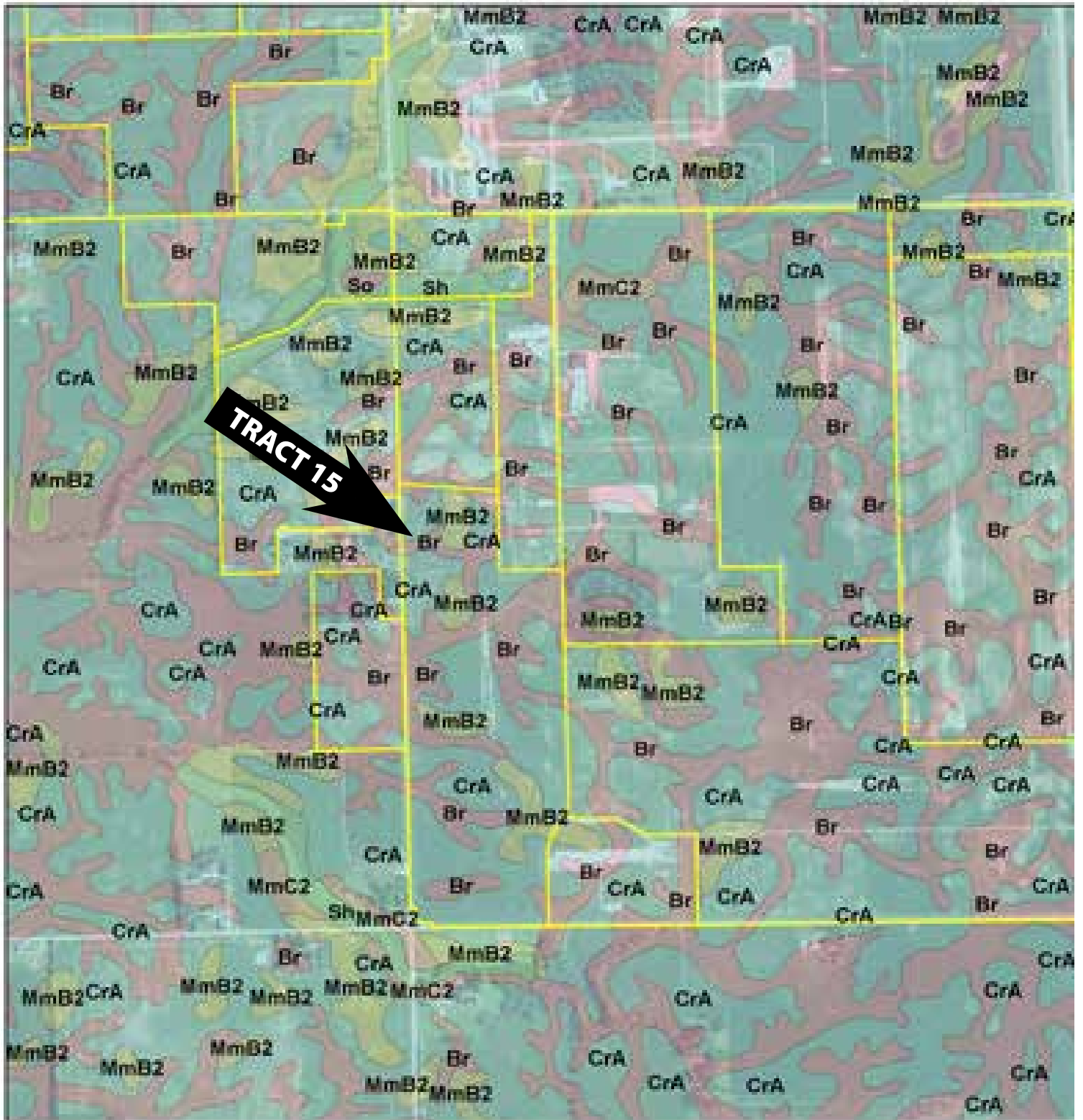
7-15N-7E  
Hancock County  
Indiana



1/29/2020

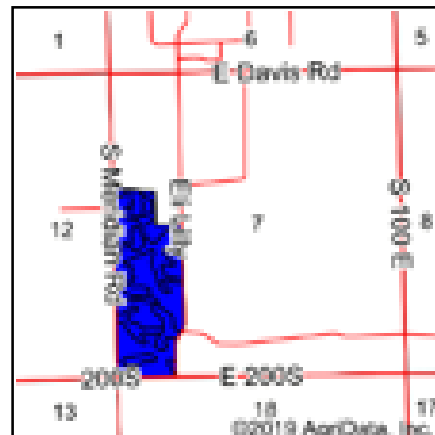
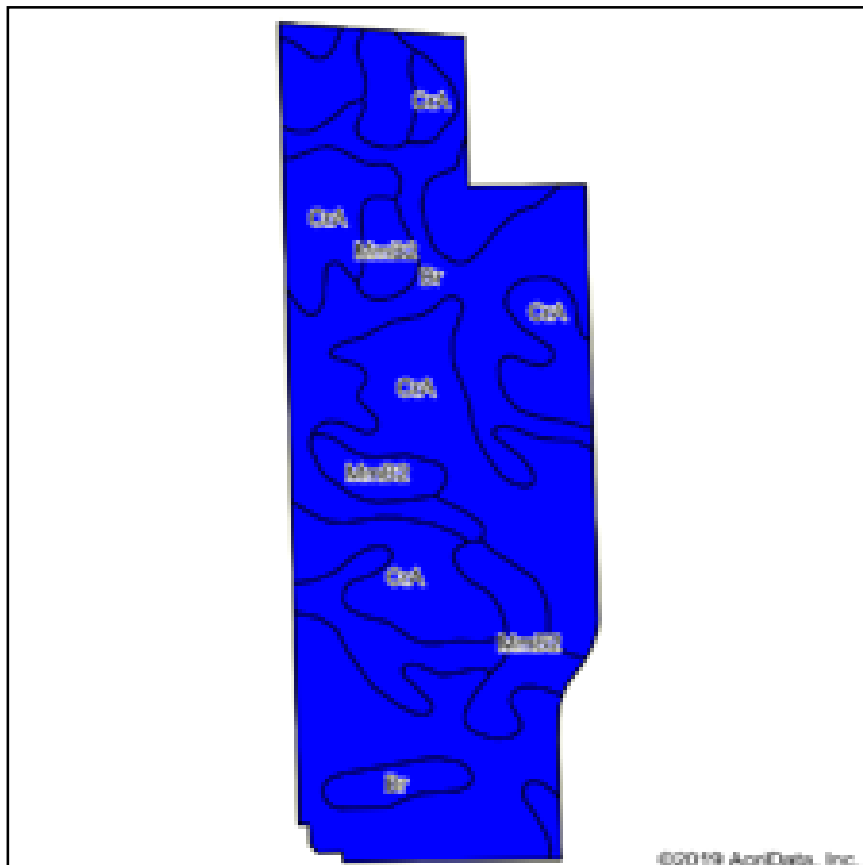


# SOIL MAP - TRACT 15

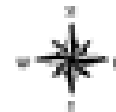


# SOIL MAP - TRACT 15

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **7-15N-7E**  
 Township: **Center**  
 Acres: **80.32**  
 Date: **1/29/2020**

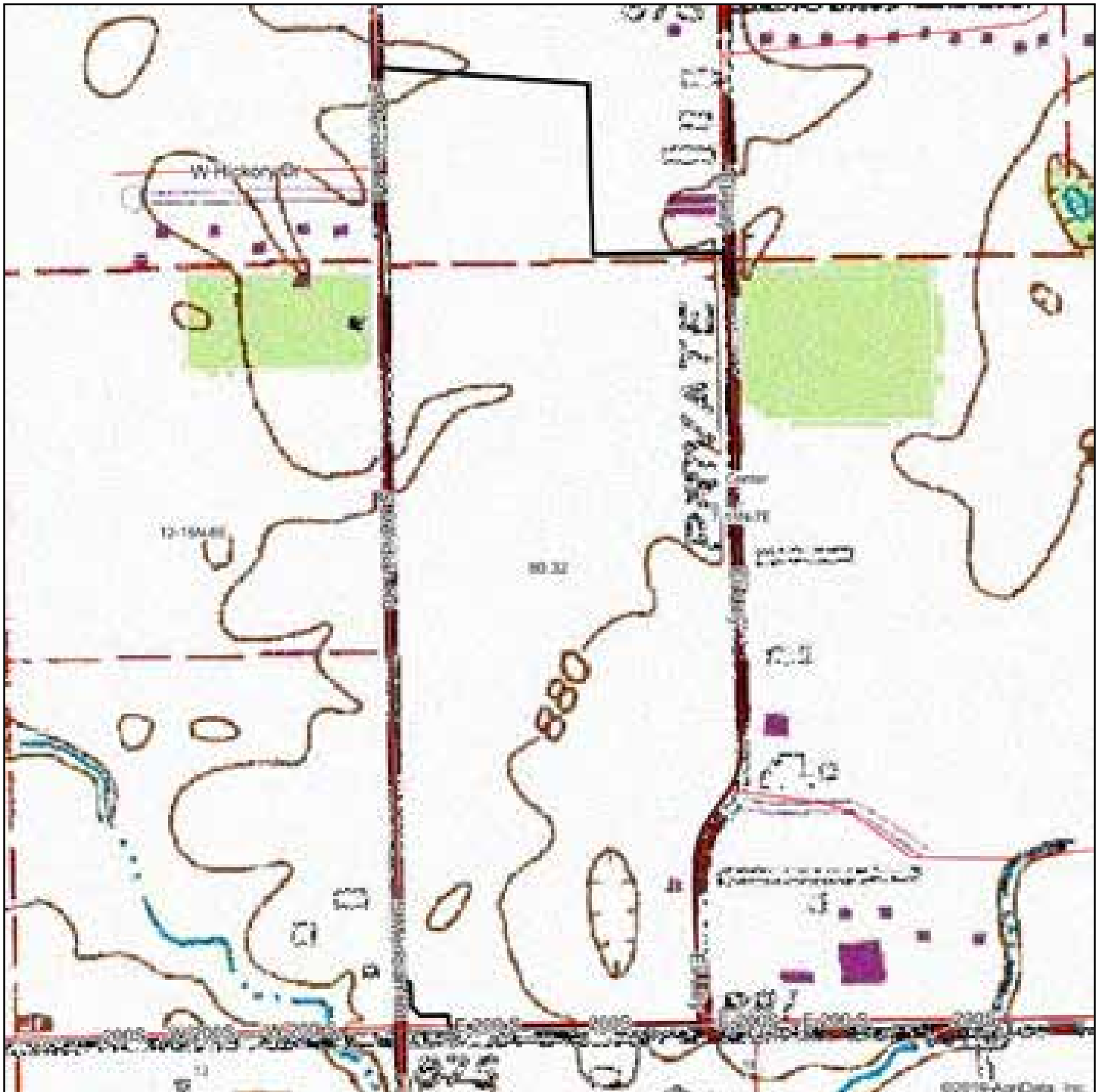


Soils data provided by USDA and NRCS.

Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	46.14	57.4%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	24.72	30.8%		Ilw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	9.46	11.8%		Ile	142	63	49	9	5
<b>Weighted Average</b>						<b>149.2</b>	<b>64.6</b>	<b>47.9</b>	<b>9.9</b>	<b>5.3</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 15



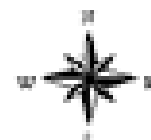
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 45' 43.18, -85° 47' 57.7

0ft 538ft 1076ft

Map Provided by  
**surety**  
© AgriData, Inc. 2019 www.AgriData.com

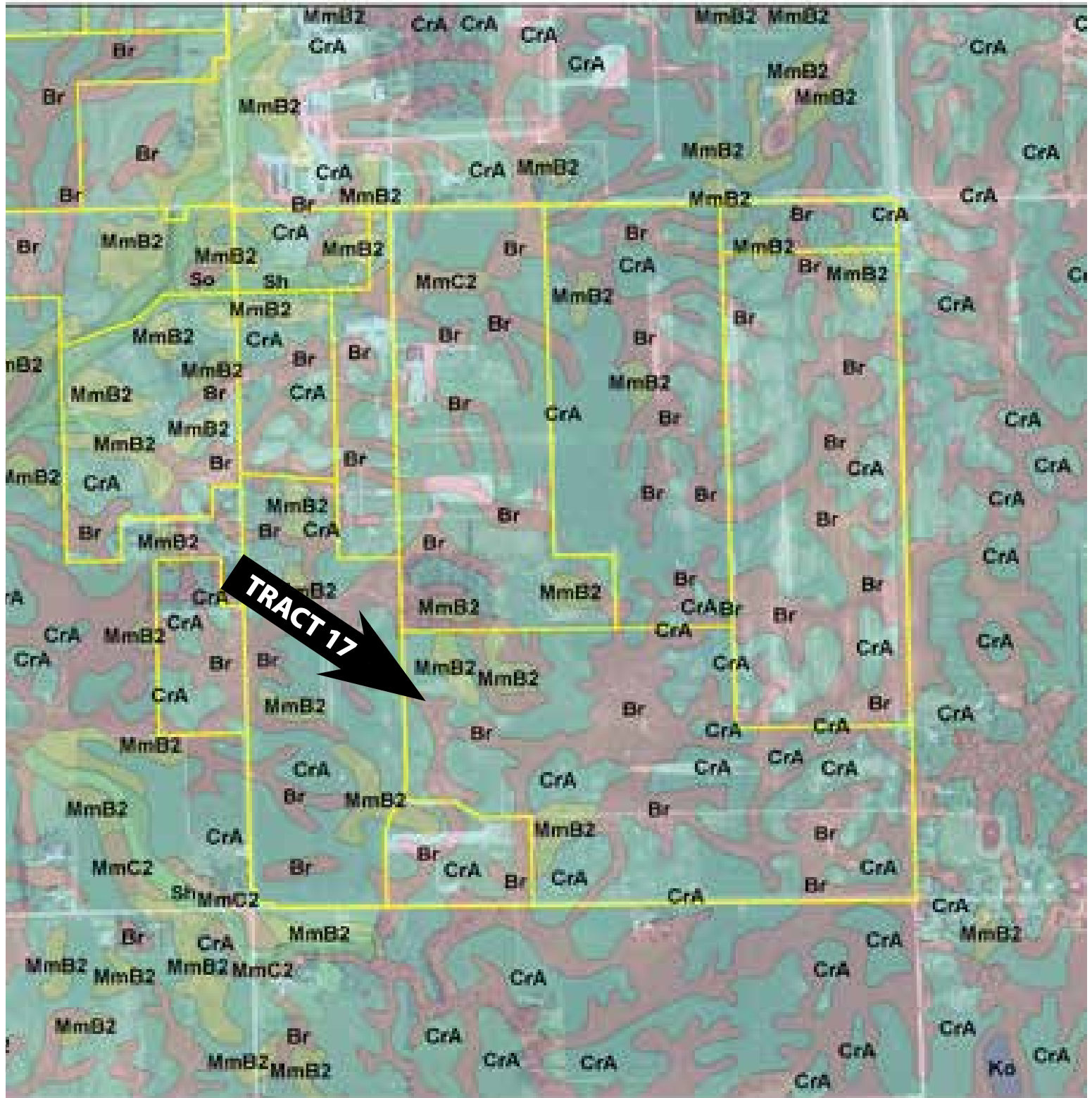
**7-15N-7E**  
Hancock County  
Indiana



1/29/2020

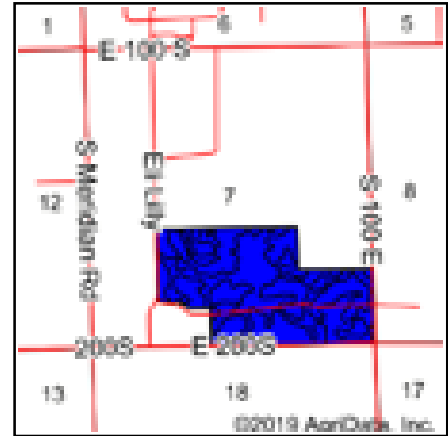
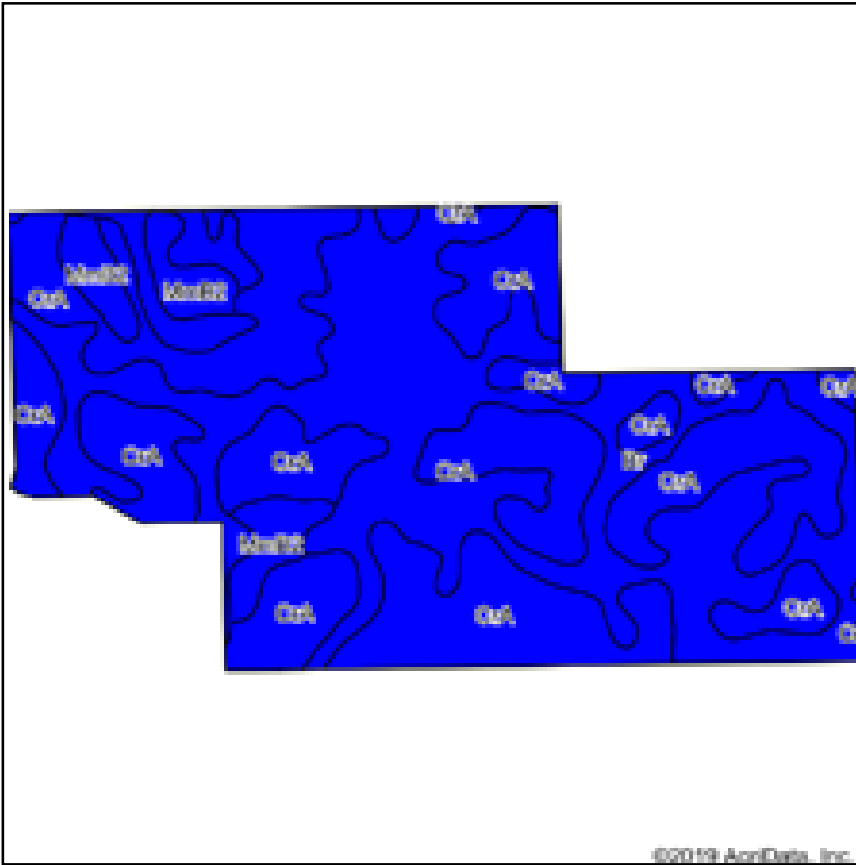


# SOIL MAP - TRACT 17



# SOIL MAP - TRACT 17

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **7-15N-7E**  
 Township: **Center**  
 Acres: **146.25**  
 Date: **1/29/2020**

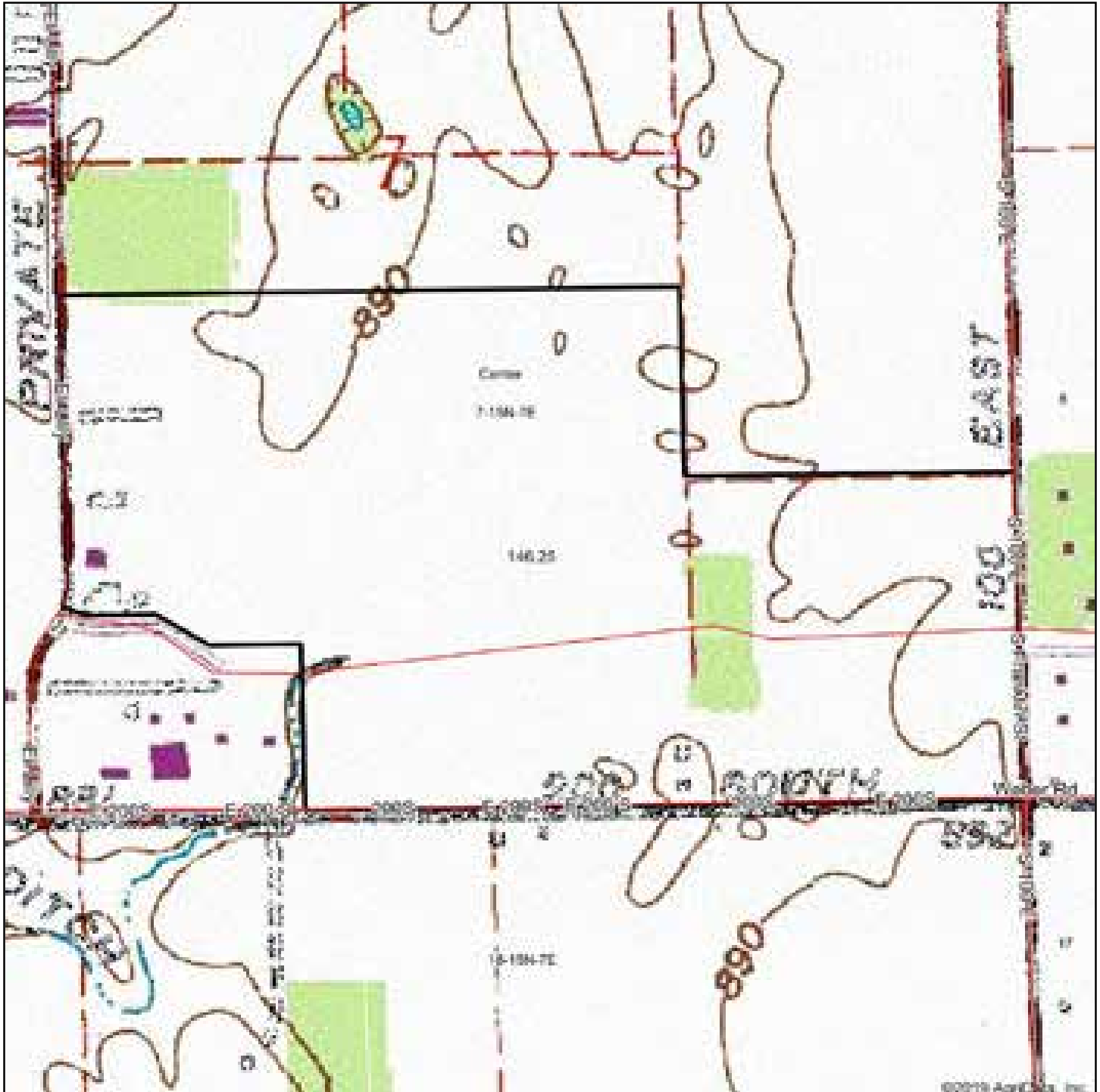


Soils data provided by USDA and NRCS.

Area Symbol: IN059_Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	77.17	52.8%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	61.04	41.7%		Ilw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	8.04	5.5%		Ile	142	63	49	9	5
<b>Weighted Average</b>						<b>152.8</b>	<b>65.4</b>	<b>48.3</b>	<b>10.3</b>	<b>5.4</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 17



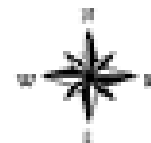
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 45' 37.27, -85° 47' 24.26

0ft 633ft 1266ft

Map Provided by  
**surety**  
© AgriData, Inc. 2019 www.AgriData.com

**7-15N-7E**  
Hancock County  
Indiana



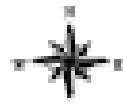
1/29/2020



# WETLANDS MAP - TRACT 17



State: **Indiana**  
 Location: **7-15N-7E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**

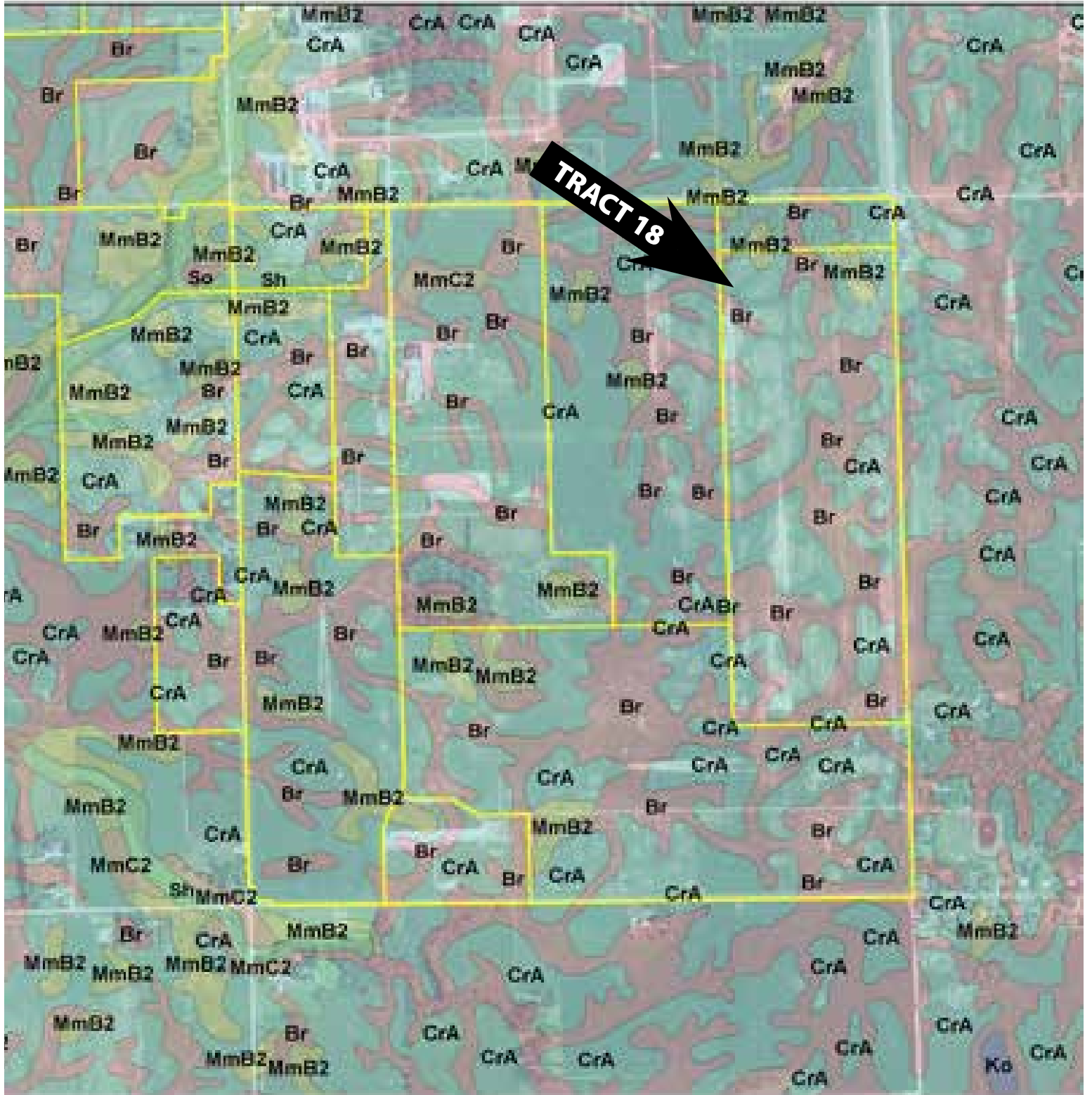


0ft                      919ft                      1837ft

Classification Code	Type	Acres
R4SBC	Riverine	0.10
Total Acres		0.10

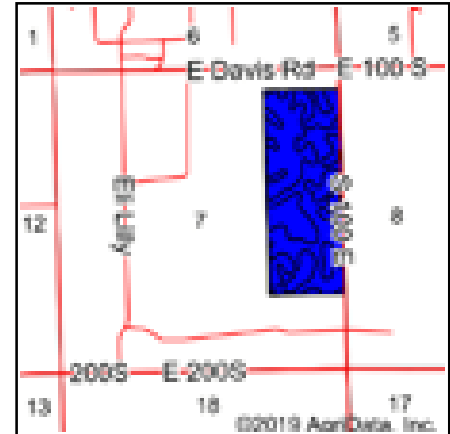
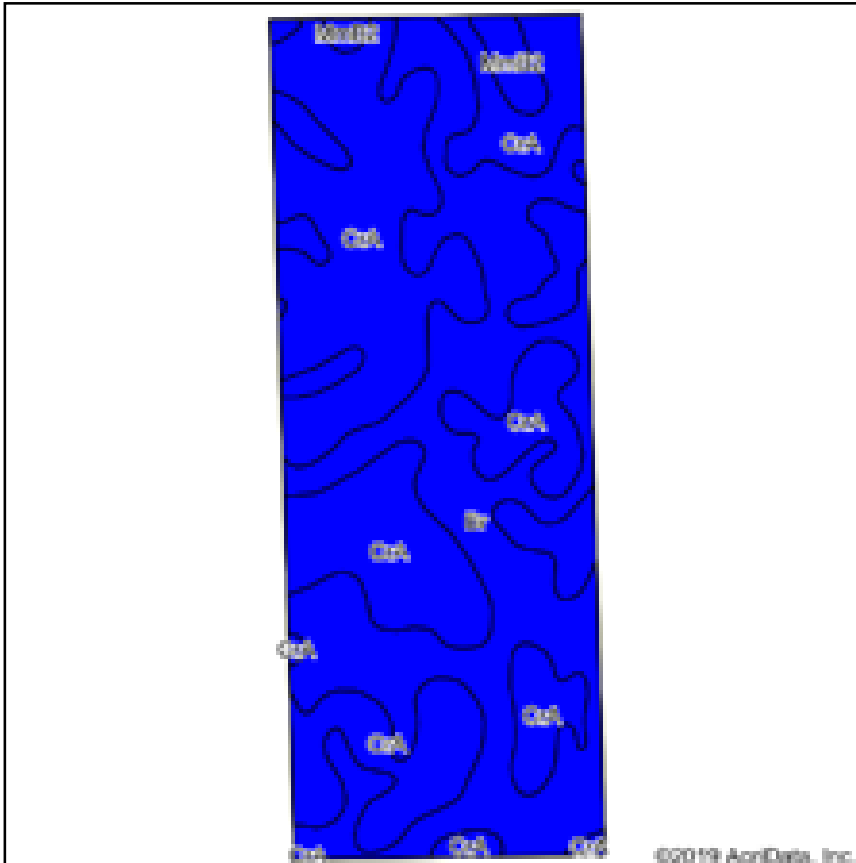
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# SOIL MAP - TRACT 18

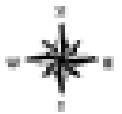


# SOIL MAP - TRACT 18

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **7-15N-7E**  
 Township: **Center**  
 Acres: **110.94**  
 Date: **1/29/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	61.55	55.5%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	47.07	42.4%		Ilw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.32	2.1%		Ile	142	63	49	9	5
<b>Weighted Average</b>						<b>152.9</b>	<b>65.4</b>	<b>48.2</b>	<b>10.3</b>	<b>5.4</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 18



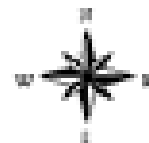
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 45' 57.69, -85° 47' 9.28

0ft 633ft 1266ft

Map Provided by  
**surety**  
© AgriData, Inc. 2019 www.AgriData.com

**7-15N-7E**  
Hancock County  
Indiana

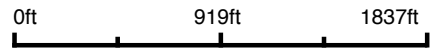
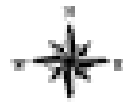


1/29/2020

# WETLANDS MAP - TRACT 18



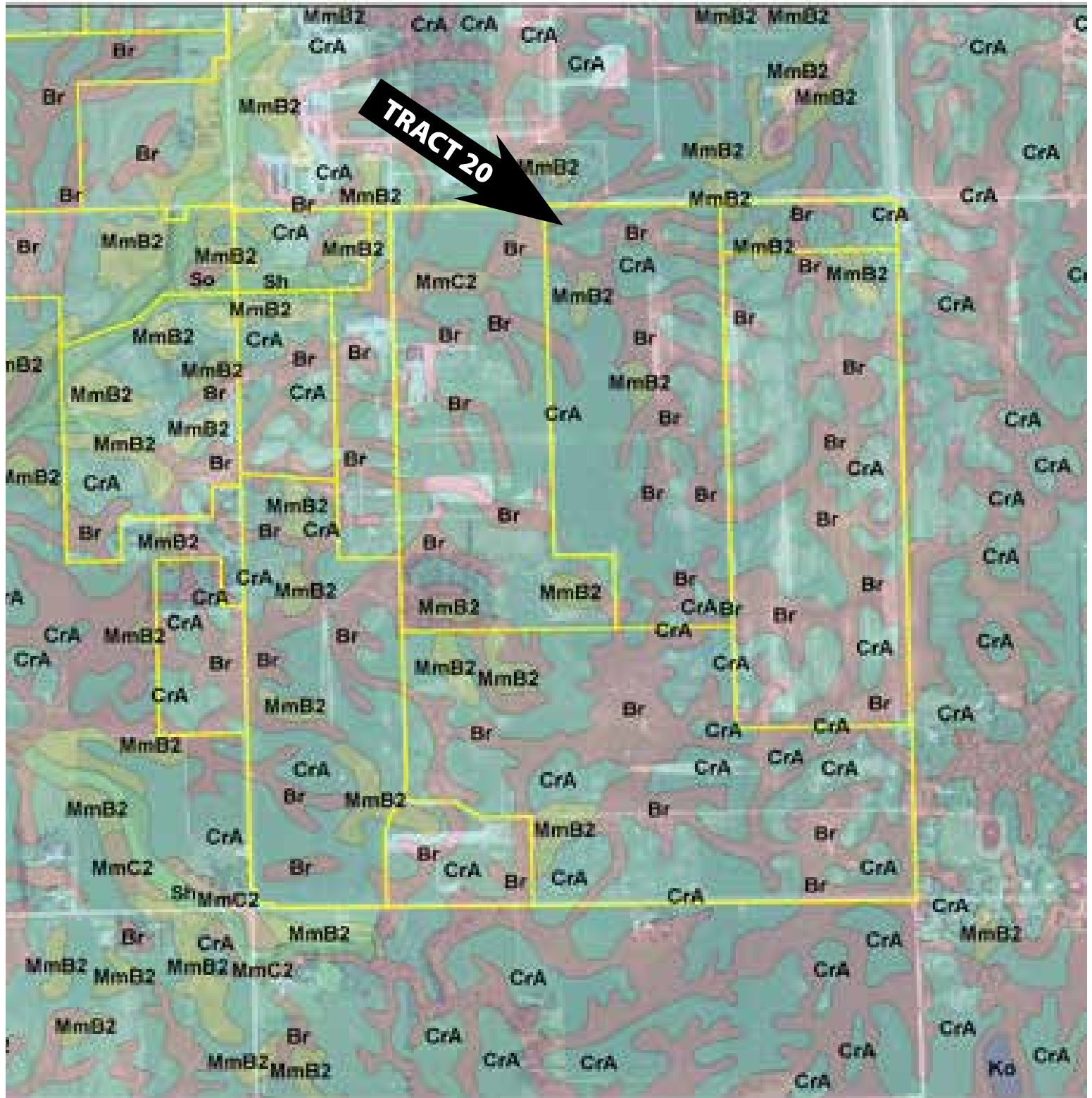
State: **Indiana**  
 Location: **7-15N-7E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**



Classification Code	Type	Acres
		Total Acres 0.00

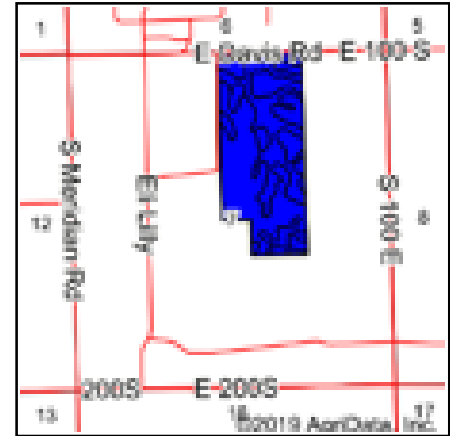
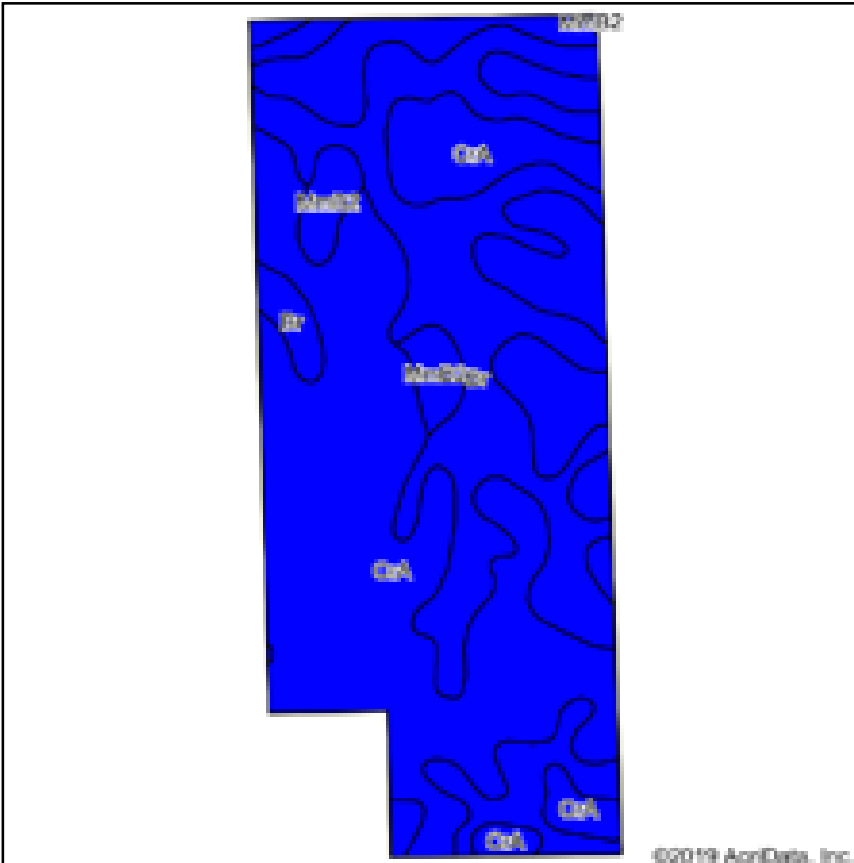
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# SOIL MAP - TRACT 20

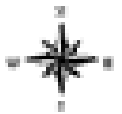


# SOIL MAP - TRACT 20

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **7-15N-7E**  
 Township: **Center**  
 Acres: **93.29**  
 Date: **1/29/2020**

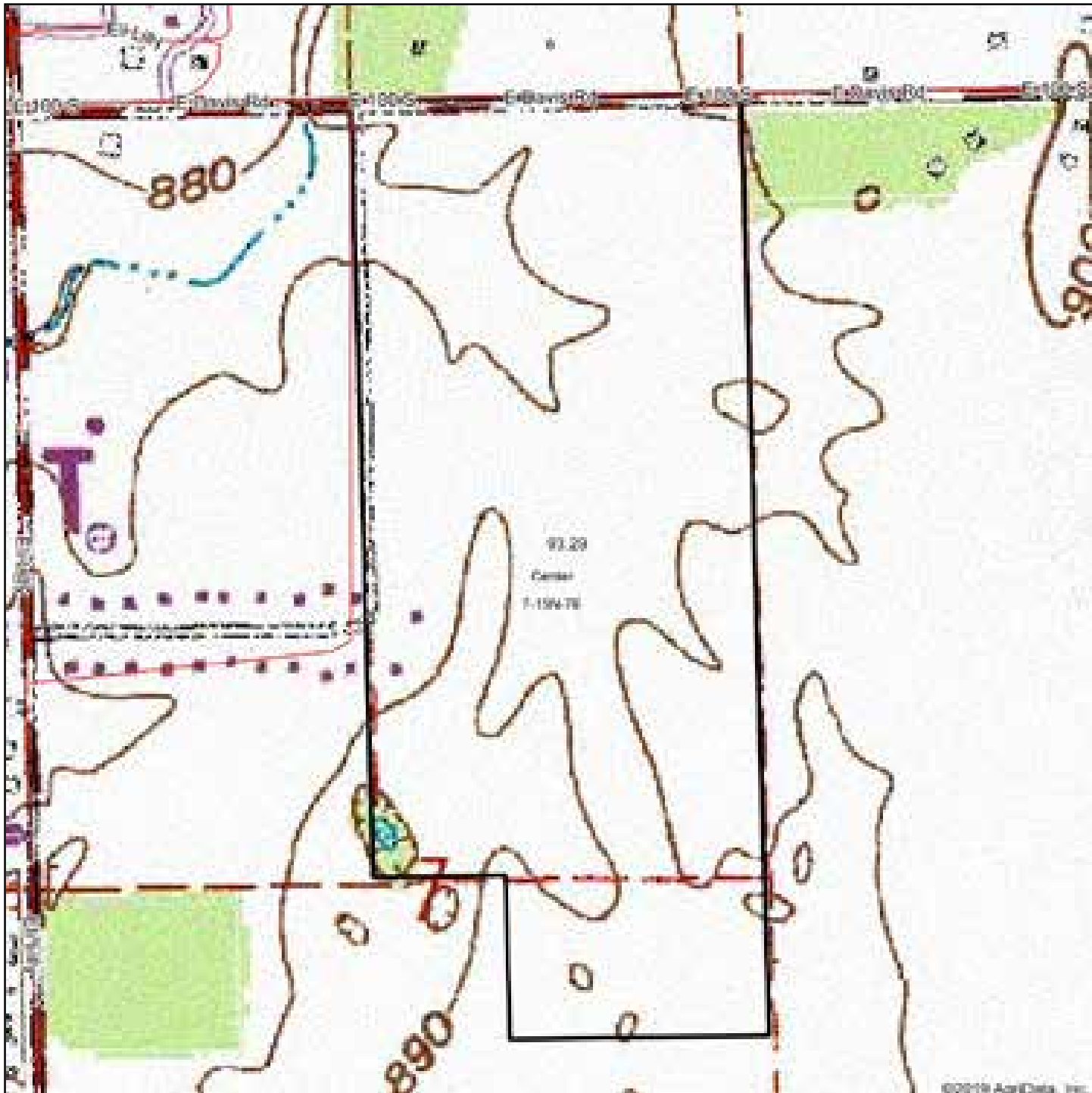


Soils data provided by USDA and NRCS.

Area Symbol: IN059_Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	58.93	63.2%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	31.18	33.4%		Ilw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.18	3.4%		Ile	142	63	49	9	5
<b>Weighted Average</b>						<b>149.8</b>	<b>64.7</b>	<b>47.8</b>	<b>10</b>	<b>5.3</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 20



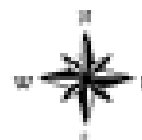
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 46' 4.25, -85° 47' 26.67

0ft 535ft 1070ft

Map Provided by  
**surety**  
© Surety, Inc. 2019 www.AgiSystems.com

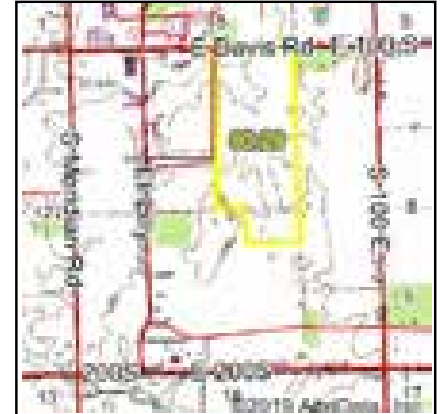
**7-15N-7E**  
Hancock County  
Indiana



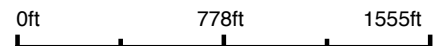
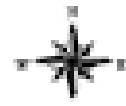
1/29/2020



# WETLANDS MAP - TRACT 20



State: **Indiana**  
 Location: **7-15N-7E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**



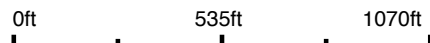
Classification Code	Type	Acres
PUBFx	Freshwater Pond	0.13
Total Acres		0.13

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

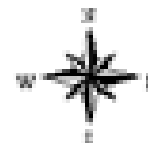
# FLOOD ZONE MAP - TRACT 20



Map Center: 39° 46' 4.25, -85° 47' 26.67

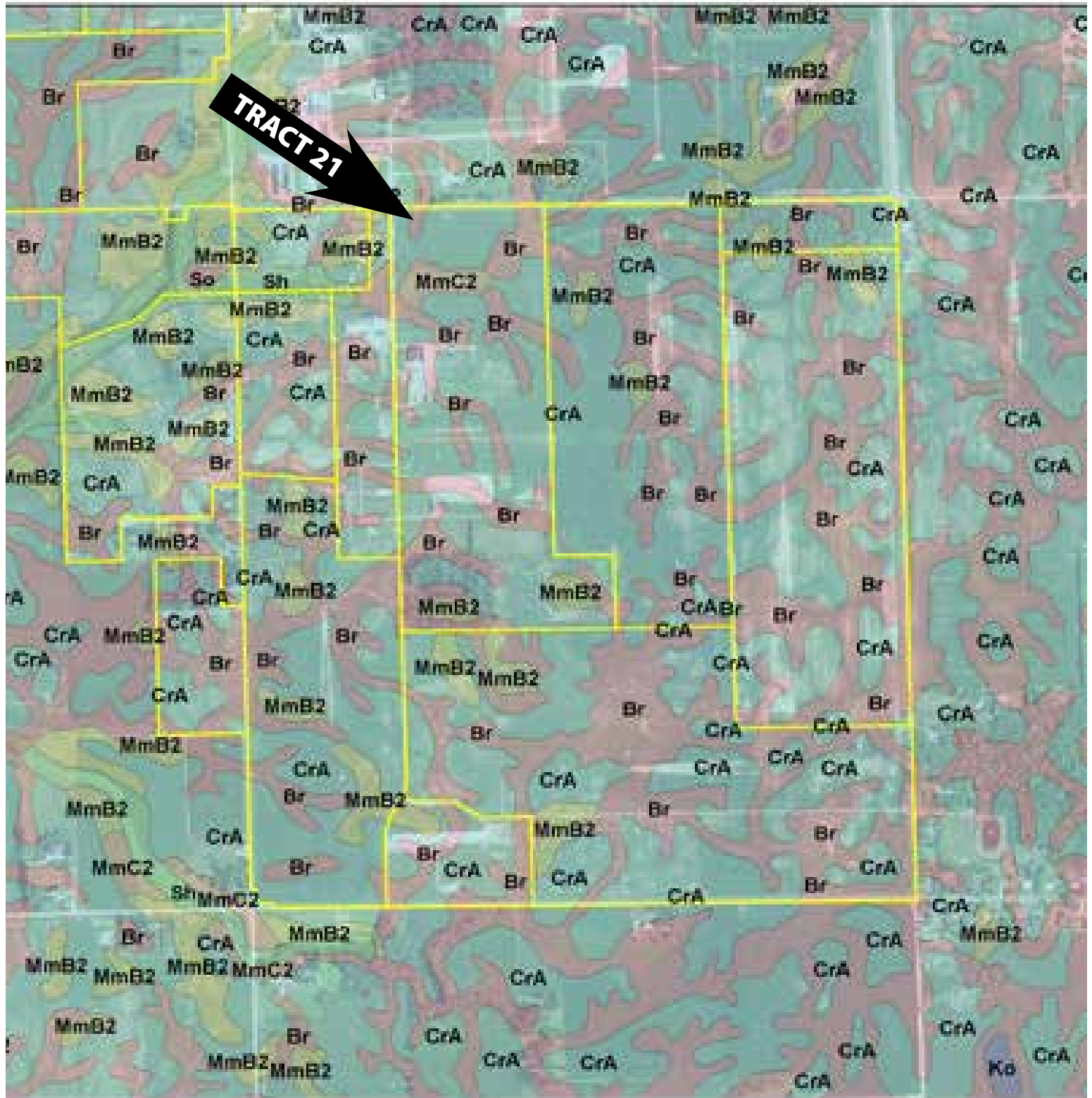


7-15N-7E  
Hancock County  
Indiana



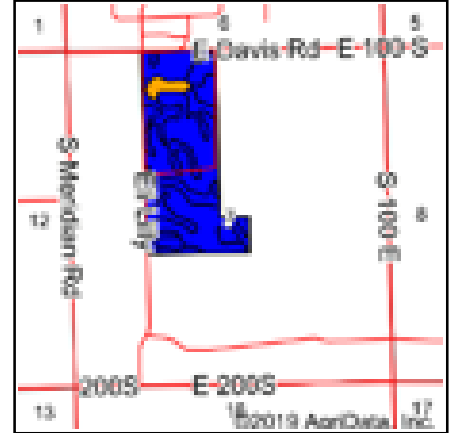
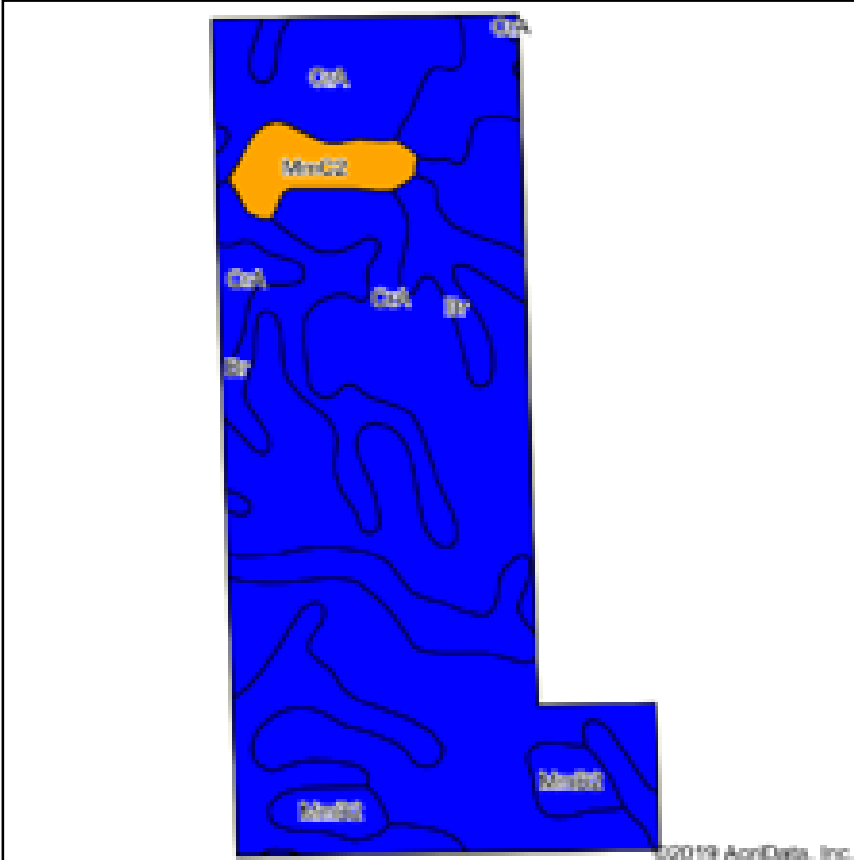
1/29/2020

# SOIL MAP - TRACT 21

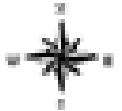


# SOIL MAP - TRACT 21

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **7-15N-7E**  
 Township: **Center**  
 Acres: **93.01**  
 Date: **1/29/2020**

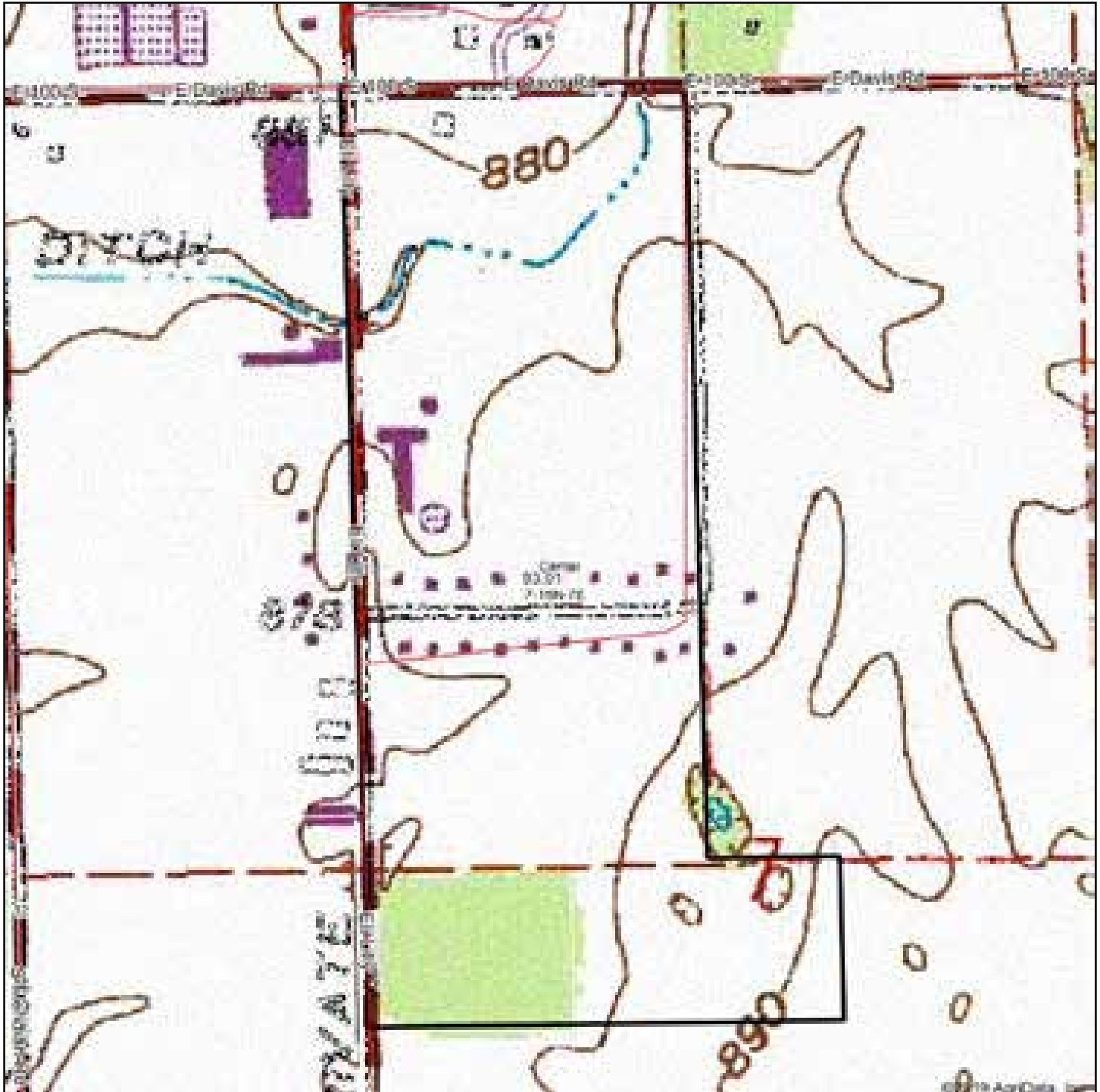


Area Symbol: IN059, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	58.17	62.5%		Ilw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	27.89	30.0%		Ilw	173	70	51	12	6
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	3.50	3.8%		Ille	133	58	47	9	4
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.45	3.7%		Ile	142	63	49	9	5
<b>Weighted Average</b>						<b>148.5</b>	<b>64.3</b>	<b>47.6</b>	<b>9.9</b>	<b>5.3</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACT 21



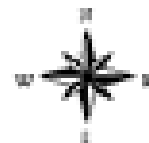
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 39° 46' 3.79, -85° 47' 41.37

0ft 535ft 1070ft

Map Provided by  
**surety**  
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7-15N-7E  
Hancock County  
Indiana



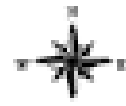
1/29/2020

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

# WETLANDS MAP - TRACT 21



State: **Indiana**  
 Location: **7-15N-7E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**



0ft                      778ft                      1555ft

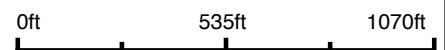
Classification Code	Type	Acres
R4SBC	Riverine	0.69
Total Acres		0.69

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

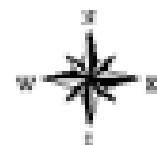
# FLOOD ZONE MAP - TRACT 21



Map Center: 39° 46' 3.79, -85° 47' 41.37



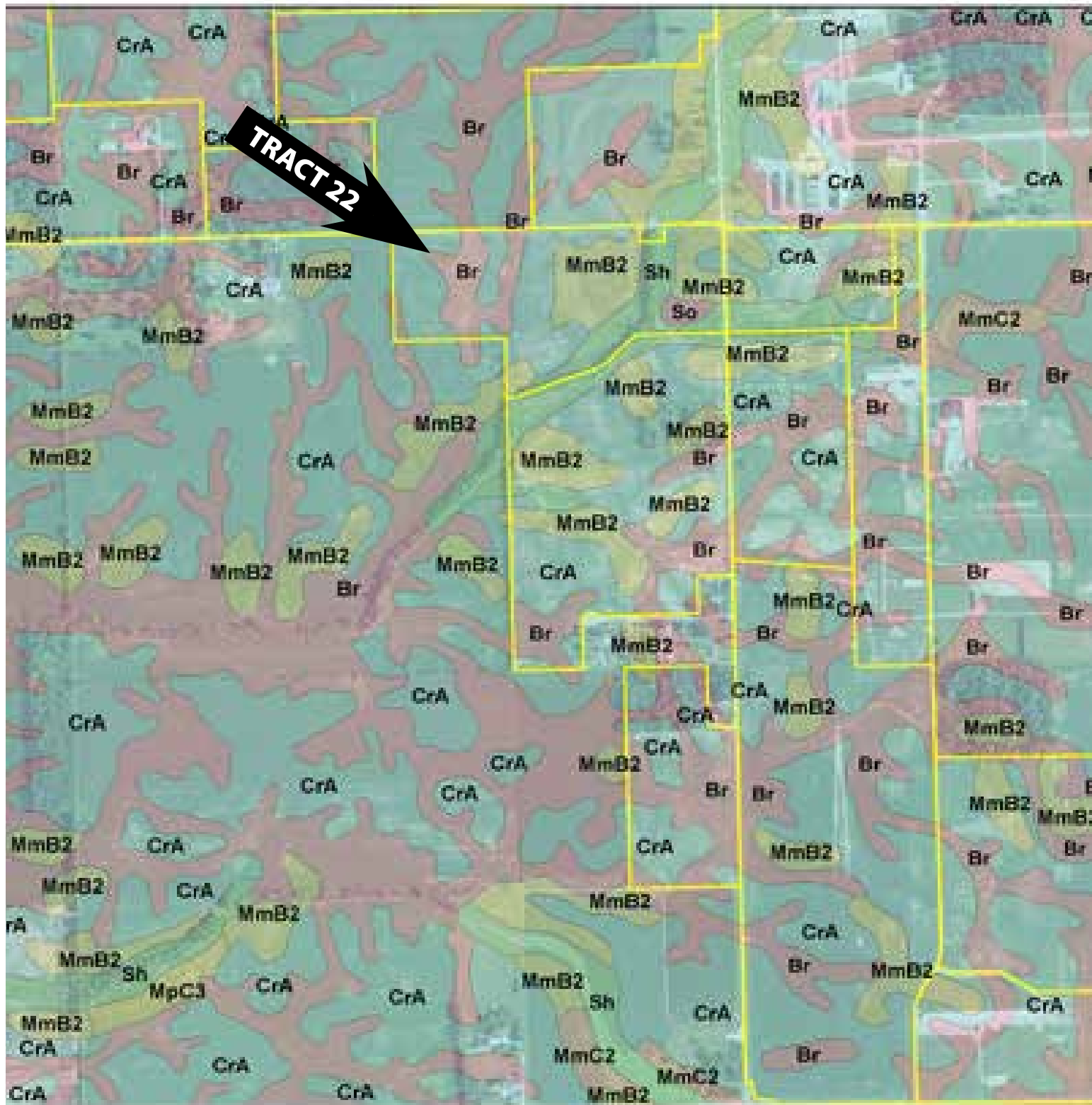
7-15N-7E  
Hancock County  
Indiana



1/29/2020



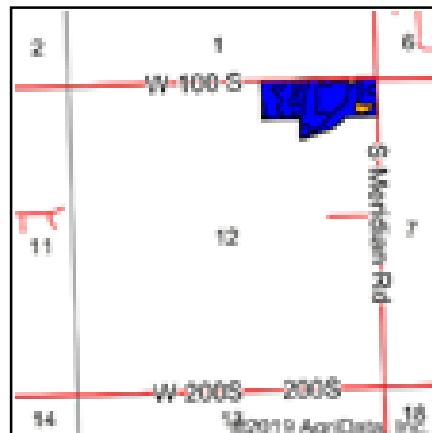
# SOIL MAP - TRACT 22



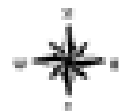


# SOIL MAP - TRACT 22

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **12-15N-6E**  
 Township: **Center**  
 Acres: **34.39**  
 Date: **1/29/2020**

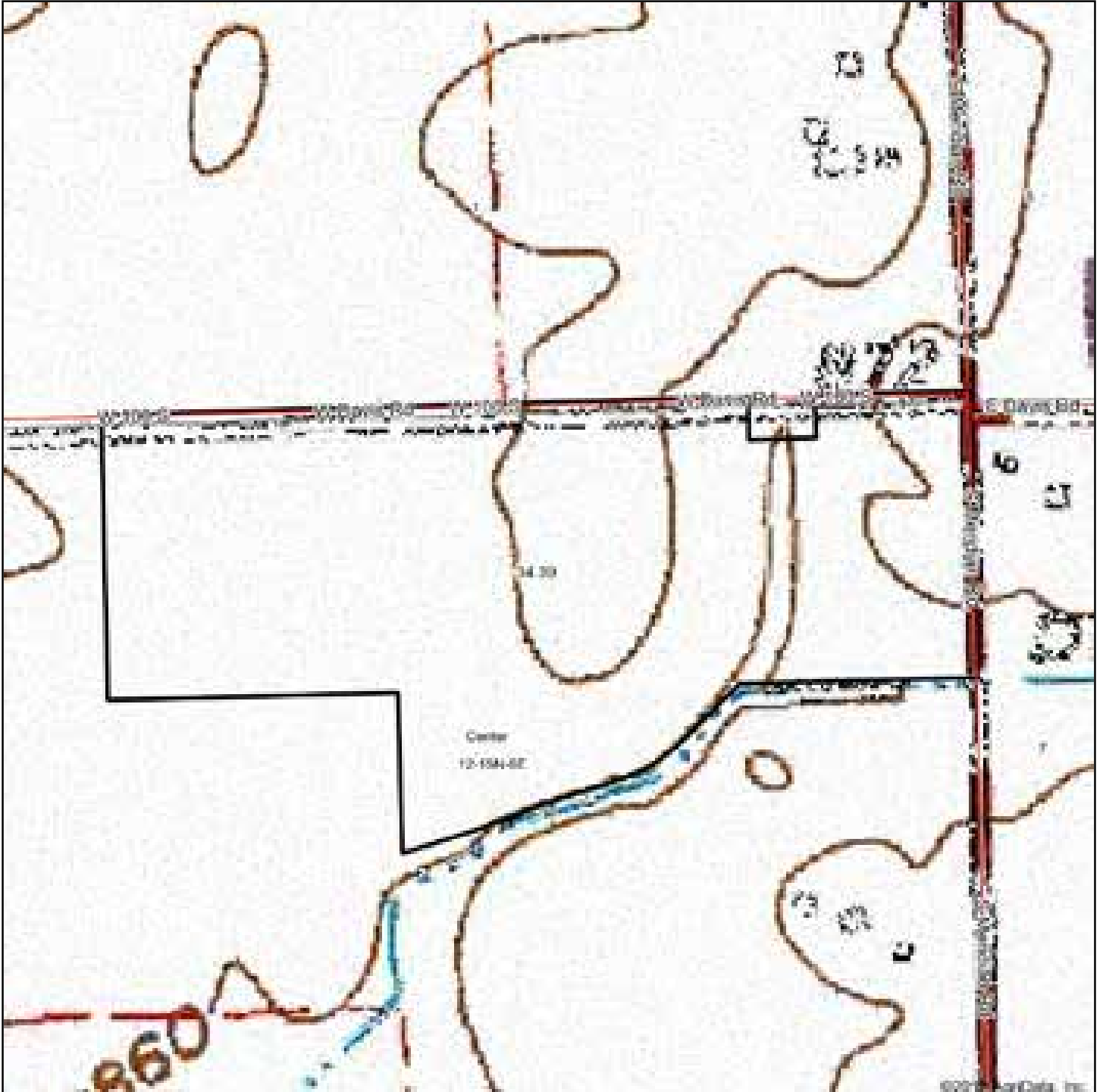


Soils data provided by USDA and NRCS.

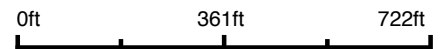
Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	12.93	37.6%		IIw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	9.02	26.2%		Ile	142	63	49	9	5
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	6.07	17.7%		IIw	129	3	42	1	
Br	Brookston silty clay loam, 0 to 2 percent slopes	5.41	15.7%		IIw	173	70	51	12	6
So	Sloan silty clay loam	0.96	2.8%		IIIw	150		40		
<b>Weighted Average</b>						<b>143.3</b>	<b>51.4</b>	<b>46.7</b>	<b>7.8</b>	<b>4.1</b>

Soils data provided by USDA and NRCS.

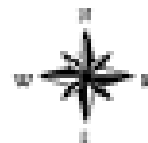
# TOPOGRAPHY MAP - TRACT 22



map center: 39° 46' 16.42, -85° 48' 17.97

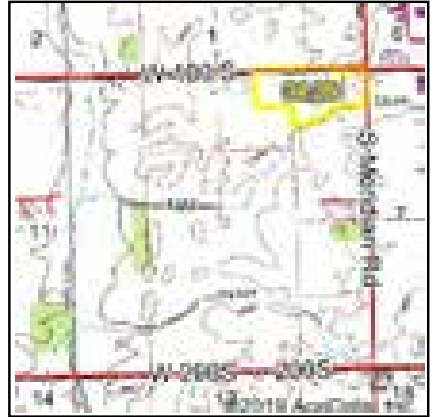


12-15N-6E  
Hancock County  
Indiana

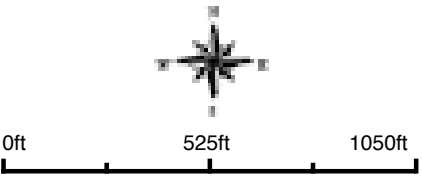


1/29/2020

# WETLANDS MAP - TRACT 22



State: **Indiana**  
 Location: **12-15N-6E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**



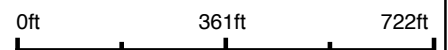
Classification Code	Type	Acres
R4SBC	Riverine	0.31
Total Acres		0.31

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

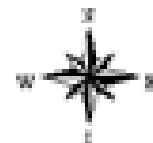
# FLOOD ZONE MAP - TRACT 22



Map Center: 39° 46' 16.42, -85° 48' 17.97



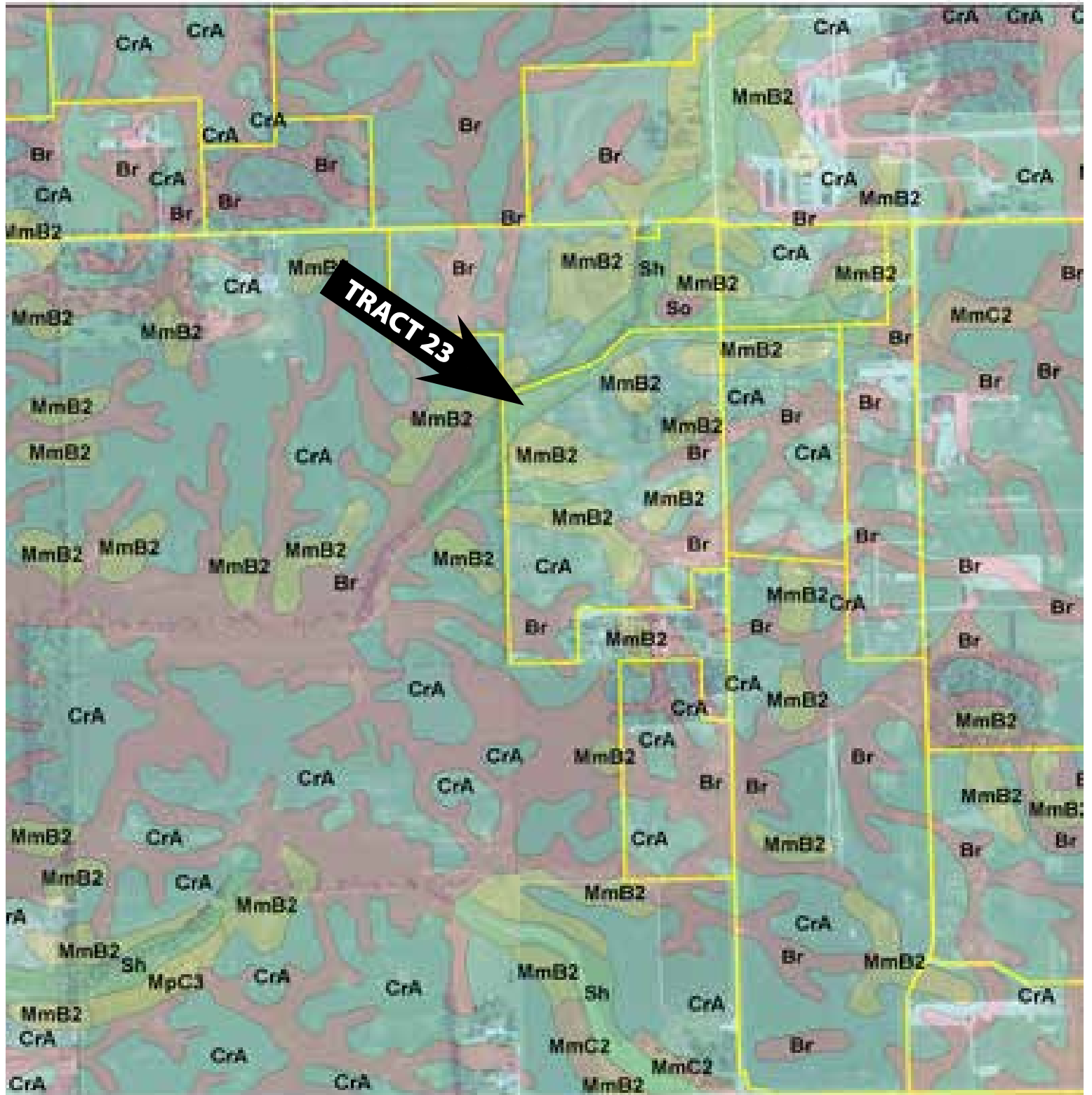
12-15N-6E  
Hancock County  
Indiana



1/29/2020

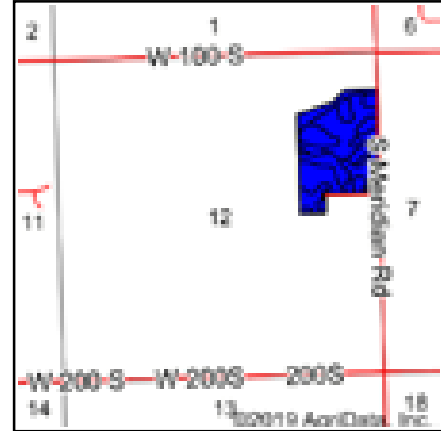
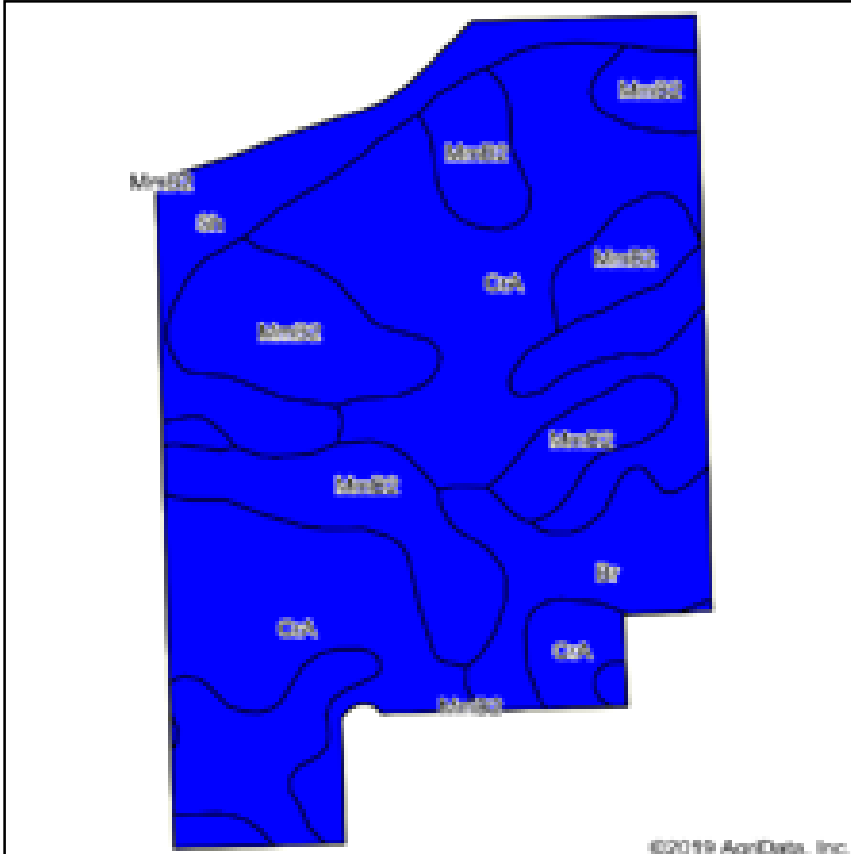


# SOIL MAP - TRACT 23

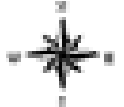


# SOIL MAP - TRACT 23

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **12-15N-6E**  
 Township: **Center**  
 Acres: **49.92**  
 Date: **1/29/2020**



Soils data provided by USDA and NRCS.

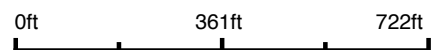
Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	22.08	44.2%		Ilw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	13.79	27.6%		Ile	142	63	49	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	8.70	17.4%		Ilw	173	70	51	12	6
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	5.35	10.7%		Ilw	129	3	42	1	
<b>Weighted Average</b>						<b>144.2</b>	<b>57.3</b>	<b>47.3</b>	<b>8.7</b>	<b>4.6</b>

Soils data provided by USDA and NRCS.

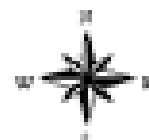
# TOPOGRAPHY MAP - TRACT 23



map center: 39° 46' 3.52, -85° 48' 13.97



**12-15N-6E**  
**Hancock County**  
**Indiana**



1/29/2020

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

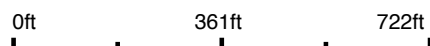




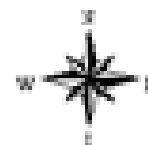
# FLOOD ZONE MAP - TRACT 23



Map Center: 39° 46' 3.52, -85° 48' 13.97

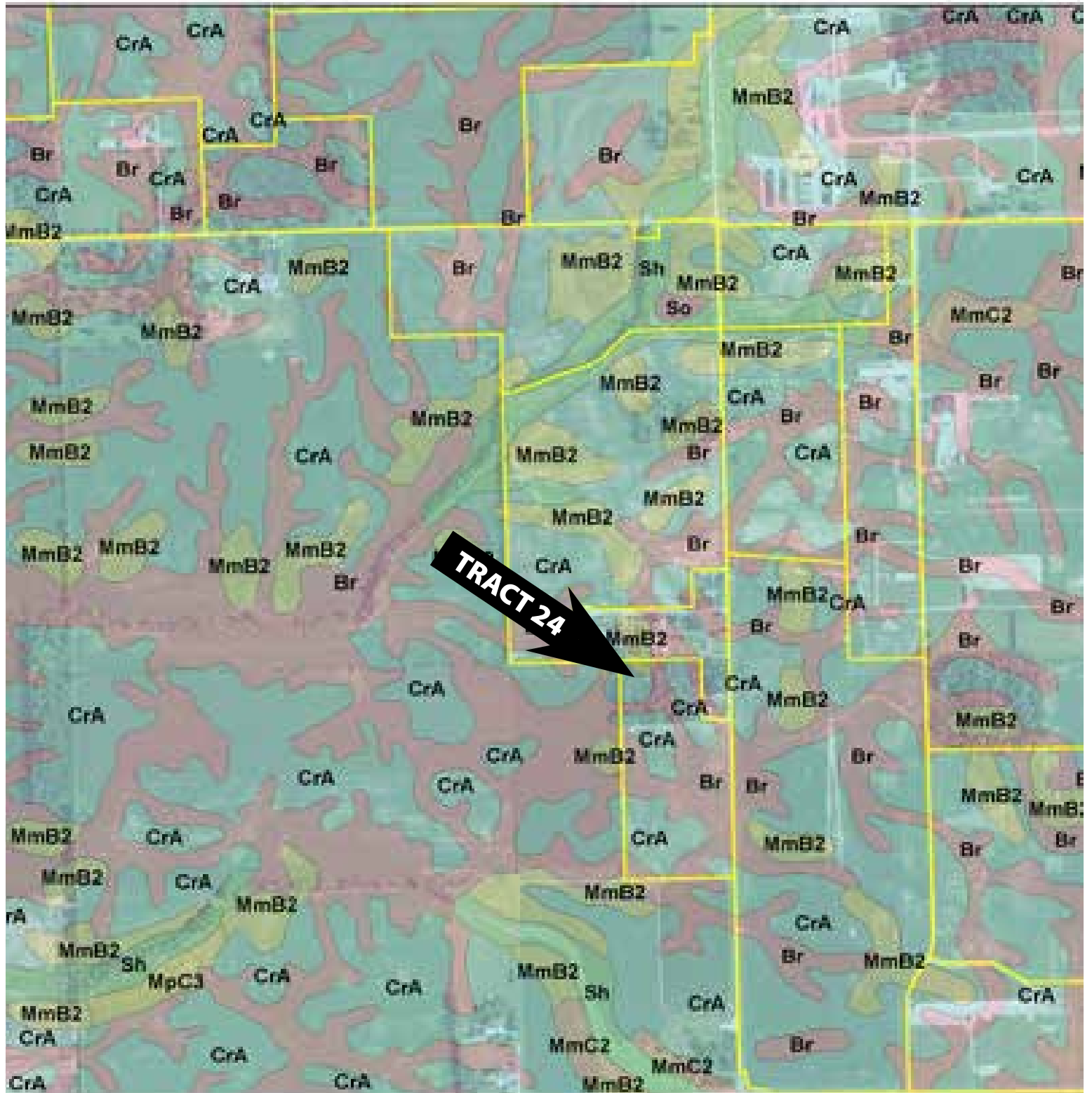


12-15N-6E  
Hancock County  
Indiana



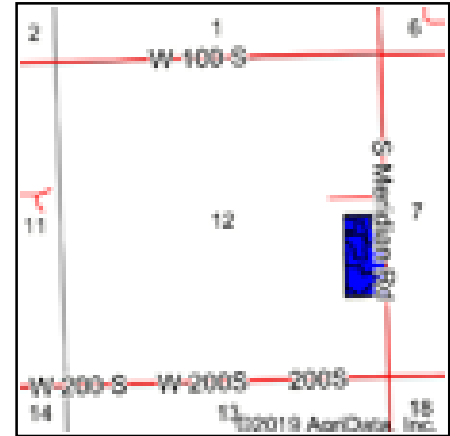
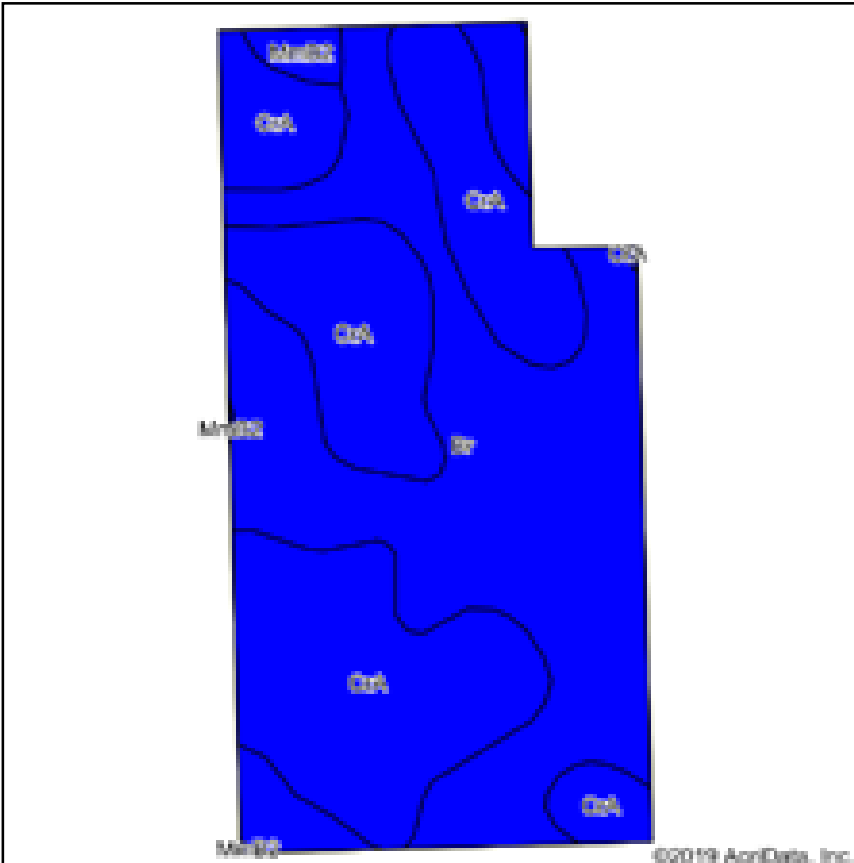
1/29/2020

# SOIL MAP - TRACT 24

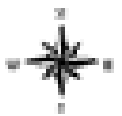


# SOIL MAP - TRACT 24

## Soils Map



State: **Indiana**  
 County: **Hancock**  
 Location: **12-15N-6E**  
 Township: **Center**  
 Acres: **19.16**  
 Date: **1/29/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
Br	Brookston silty clay loam, 0 to 2 percent slopes	9.73	50.8%		Ilw	173	70	51	12	6
CrA	Crosby silt loam, 0 to 2 percent slopes	9.15	47.8%		Ilw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.28	1.5%		Ile	142	63	49	9	5
<b>Weighted Average</b>						<b>155.8</b>	<b>66.1</b>	<b>48.6</b>	<b>10.5</b>	<b>5.5</b>

Soils data provided by USDA and NRCS.

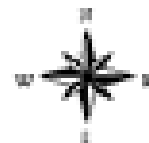
# TOPOGRAPHY MAP - TRACT 24



map center: 39° 45' 46.62, -85° 48' 9.2

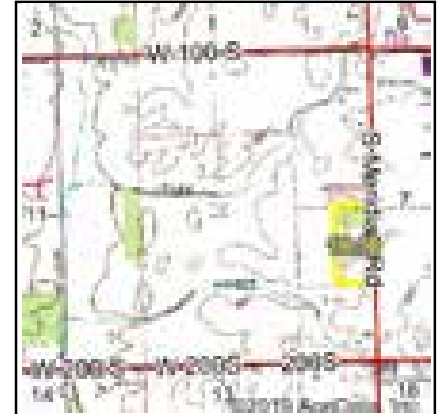


**12-15N-6E**  
**Hancock County**  
**Indiana**

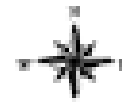


1/29/2020

# WETLANDS MAP - TRACT 24



State: **Indiana**  
 Location: **12-15N-6E**  
 County: **Hancock**  
 Township: **Center**  
 Date: **1/29/2020**



0ft 358ft 715ft

Classification Code	Type	Acres
Total Acres		0.00

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



# **FSA INFORMATION & MAPS**

# FSA INFORMATION

INDIANA  
HANCOCK  
Form: FSA-1562Z  
See Page 2 for non-discriminatory Statement



### Abbreviated 156 Farm Record

FARM : 5399  
Prepared : Jan 11, 2020  
Crop Year : 2020

Operator Name : ██████████  
 Farms Associated with Operator : 18-059-42, 18-059-85, 18-059-176, 18-059-329, 18-059-728, 18-059-788, 18-059-3723, 18-059-4914, 18-059-8235, 18-059-5289, 18-059-5739, 18-059-5740, 18-059-6014, 18-059-4488, 18-059-6662  
 CRP Contract Number(s) : None  
 Reason ID : None  
 ARC/PLC GRP Eligibility : Eligible

Farm Land Data									
Farm Land	Cropland	DCP Cropland	WSP	WSP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,111.98	811.38	811.38	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acres Elected	DWP	DCP Ag. Rel. Activity	Broken From Native Soil
0.00	0.00	811.38	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, SOYBE	None

DCP Crop Data				
Crop Name	Base Acres	CCC-595 CRP Reduction Acres	PLC Yield	HP
Corn	309.88	0.00	128	
Soybeans	501.51	0.00	48	
<b>TOTAL</b>	<b>808.68</b>	<b>0.00</b>		

NOTES

Traut Number : 985

Description : E215 S1 T 15N R 6E 1500 & MERIDIAN RD

FSA Physical Location : INDIANAHANCOCK

ARS Physical Location : INDIANAHANCOCK

BIA Unit Range Number :

HEL Status : None. No agricultural commodity planted on undetermined fields.

Wetland Status : Wetland determinations not complete.

WL Violations : None

Owners : ELI LILLY CO

Other Producers : None

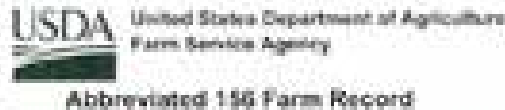
Reason ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WSP	WSP	CRP	GRP	Sugarcane
E215	85.40	85.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	DWP	DCP Ag. Rel. Activity	Broken From Native Soil
0.00	0.00	85.40	0.00	0.00	0.00	0.00	0.00



# FSA INFORMATION

INDIANA  
HAMCOCK  
Farm: FSA-1962



FARM : 5399  
Prepared : Jan 13, 2009  
Crop Year : 2020

## DCP Crop Data

Tract 995 Continued ...

Crop Name	Base Acres	CCC-805 CRP Reduction Acres	PLC Yield
Corn	19.98	0.00	128
Soybeans	18.56	0.00	48
<b>TOTAL</b>	<b>32.54</b>	<b>0.00</b>	

## NOTES

Tract Number : 1000

Description : E718 S 12 T 15N R 6E MERIDIAN RD S OF 1000  
 FSA Physical Location : INDIANA/HAMCOCK  
 ANS Physical Location : INDIANA/HAMCOCK  
 BSA Unit Range Number :  
 HEL Status : WHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : ELI LALLY CO  
 Other Producers : None  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WSP	WSP	CRP	GRP	Sugarcane
48.01	45.90	45.90	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Ret Activity	Broken From Native Sod
0.00	0.00	45.90	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-805 CRP Reduction Acres	PLC Yield
Corn	18.71	0.00	128
Soybeans	16.72	0.00	48
<b>TOTAL</b>	<b>32.85</b>	<b>0.00</b>	

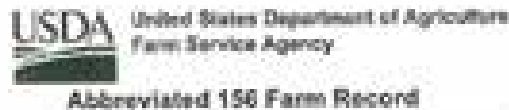
## NOTES

Tract Number : 1001

Description : E718 S 12 T 15N R 6E MERIDIAN RD S OF 1000  
 FSA Physical Location : INDIANA/HAMCOCK  
 ANS Physical Location : INDIANA/HAMCOCK  
 BSA Unit Range Number :  
 HEL Status : HEL: determinations not completed for all fields on the tract  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None

# FSA INFORMATION

INDIANA  
HAMCOCK  
Form: FSA-156EZ



FARM : 5399  
Prepared : Jan 13, 2020  
Crop Year : 2020

**Tract 1001 Continued ...**

Owners : ELLIOTT CO  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WSP	WRP	CRP	GRP	Sugarcane
24.16	32.92	32.92	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	ERP	DCP Ag. Rel Activity	Broken From Native Soil
0.00	0.00	32.92	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-set CRP Reduction Acres	PLC Yield
Corn	11.56	0.00	128
Soybeans	12.00	0.00	45
<b>TOTAL</b>	<b>23.56</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 1002**

Description : E1718 S 12 T 15N R 08  
FSA Physical Location : INDIANAHAMCOCK  
ANSI Physical Location : INDIANAHAMCOCK  
BLA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ELLIOTT CO  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WSP	WRP	CRP	GRP	Sugarcane
20.45	14.48	14.48	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	ERP	DCP Ag. Rel Activity	Broken From Native Soil
0.00	0.00	14.48	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-set CRP Reduction Acres	PLC Yield
Corn	0.08	0.00	128
Soybeans	0.26	0.00	48
<b>TOTAL</b>	<b>10.34</b>	<b>0.00</b>	

**NOTES**

# FSA INFORMATION

INDIANA  
HARRISBURG  
Farm: FSA-10422



## Abbreviated 156 Farm Record

FARM : 5399  
Prepared : Jan 11, 2020  
Crop Year : 2020

### Tract Number : 5715

Description : 8.1 THRU R1E & 8.2 THRU R1E  
FSA Physical Location : IN0044/HARRISBURG  
ANSI Physical Location : IN0044/HARRISBURG  
BIA Unit Range Number :  
HEL Status : HEL (No agricultural commodity planted on undetermined fields)  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ELI LULLY CO  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WSP	WRP	CRP	ORP	Sagebrush
136.81	135.58	135.58	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWIP	DCP Ag. Ret Activity	Broken From Native Sod
0.00	0.00	135.58	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	69.90	0.00	128
Soybeans	65.68	0.00	43
<b>TOTAL</b>	<b>135.58</b>	<b>0.00</b>	

#### NOTES

### Tract Number : 8709

Description : 8.7 T. 104 R 1E  
FSA Physical Location : IN0044/HARRISBURG  
ANSI Physical Location : IN0044/HARRISBURG  
BIA Unit Range Number :  
HEL Status : HEL (determinations not completed for all fields on the tract)  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ELI LULLY CO  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WSP	WRP	CRP	ORP	Sagebrush
416.18	411.84	411.84	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWIP	DCP Ag. Ret Activity	Broken From Native Sod
0.00	0.00	411.84	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

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

# FSA INFORMATION

INDIANA  
HANCOCK  
Form: FSA-1582

**USDA** United States Department of Agriculture  
Farm Service Agency  
**Abbreviated 158 Farm Record**

**FARM : 5399**  
Prepared : Jan 13, 2020  
Crop Year : 2020

**Tract 6709 Continued ...**

Corn	131.87	0.00	128
Soybeans	136.74	0.00	45
<b>TOTAL</b>	<b>268.61</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 0711**

**Description :** S T T 15N R 7E  
**FSA Physical Location :** INDIANA/HANCOCK  
**ANSI Physical Location :** INDIANA/HANCOCK  
**BA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields.  
**Wetland Status :** Wetland determinations not complete.  
**EL Violations :** None  
**Owners :** BILBLY CO  
**Other Producers :** None  
**Revol ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WSP	WRP	CRP	ORP	Sugarcane
127.80	106.10	106.10	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	SWP	DCP Ag. Ref Activity	Broken From Native Seed
0.00	0.00	106.10	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-SRS ORP Reduction Acres	PLC Yield
Corn	38.05	0.00	128
Soybeans	48.47	0.00	45
<b>TOTAL</b>	<b>76.52</b>	<b>0.00</b>	

**NOTES**

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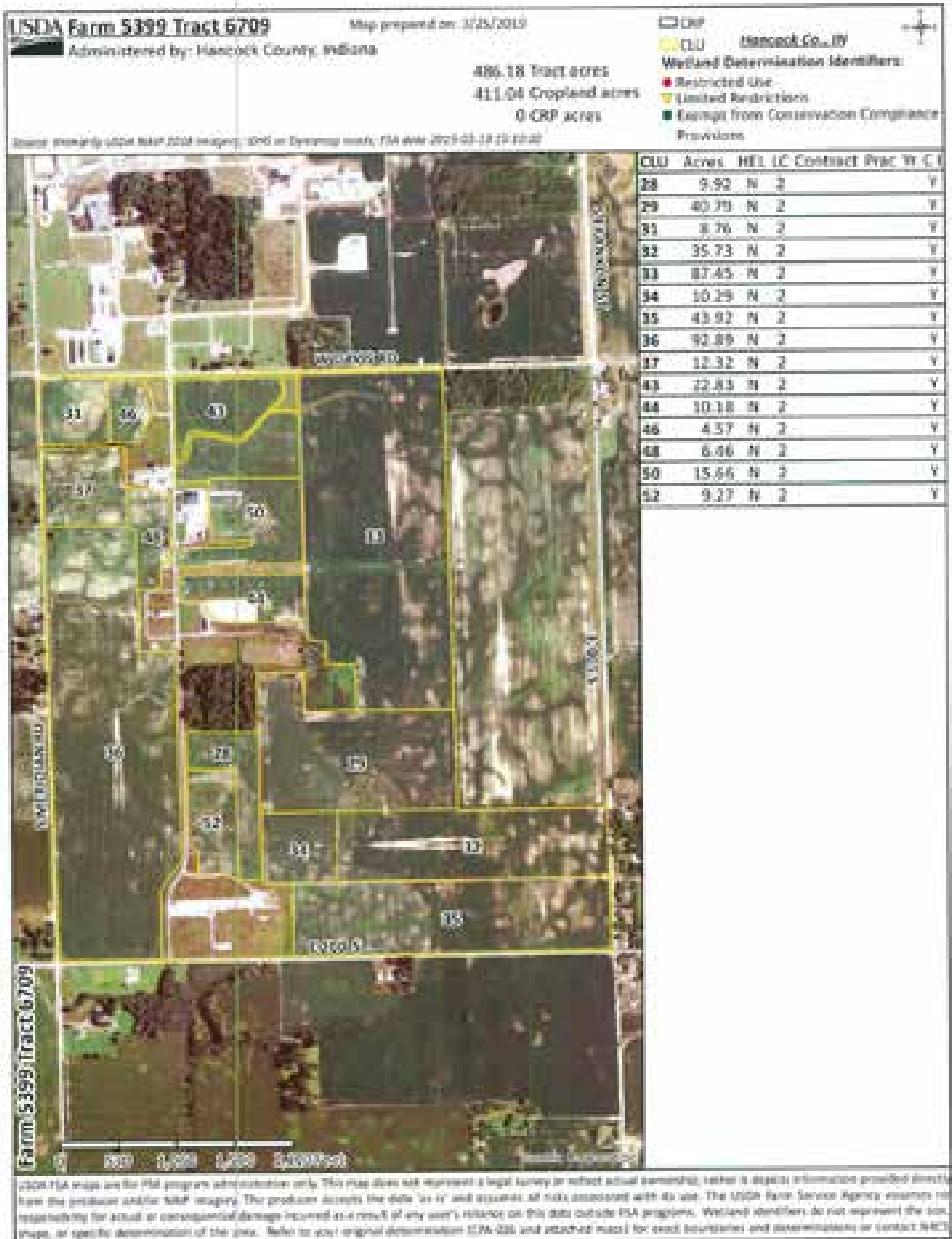
# FSA MAP



# FSA MAP



# FSA MAP



# FSA MAP





# FSA MAP

**USDA Farm 5399 Tract 6711**

Map prepared on: 11/1/2018

Administered by: Hancock County, Indiana

321.8 Tract acres  
106.1 Cropland acres  
0 CRP acres

- CRP
- CLU Hancock Co., IN
- Wetland Determination Identifiers:**
  - Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2018 Imagery; 10M or Dynamic relief; FSA data 2018-04-29 16:24:29



CLU	Acres	HEL	Contract	Prac	Yr	C
41	106.1	N				Y

Farm 5399 (Tract 6711)

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# FSA MAP



# FSA MAP

## USDA Farm 5399 Tract 1002

Map prepared on: 3/1/2018

Administered by: Hancock County, Indiana

20.45 Tract acres

14.46 Cropland acres

0 CRP acres

CRP

CLU Hancock Co., IN

Wetland Determination Identifiers:

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAMP 2018 imagery; USDA or Sentinelmap maps; FSA data 2018-07-20 16:04:07



CLU	Acres	HEL	Contract	Prac	Tr.	C	I
14	14.46	N					Y

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## SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in a new company-owned office facility, built in 1998 with 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma, Illinois and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
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