

FRIDAY, OCTOBER 30 • 10:00 AM EASTERN



*Major land* **962± acres**  
**AUCTION**



Cass and White Counties, IN • 15± miles northwest of Logansport, IN

**INFORMATION BOOKLET**

*Open to Investors!*

- LARGE TRACTS
- PRODUCTIVE CROPLAND
- IRRIGATED TRACTS
- 132,500± BUSHELS OF GRAIN STORAGE
- SOME PATTERN TILE
- 47± ACRE WOODED TRACT
- PRE - CLOSING HUNTING PRIVILEGES AVAILABLE



**TIMED ONLINE ONLY**

**VIRTUAL**

**LIVE WITH ONLINE**

*Auction held at Rogers Event Center - Royal Center, IN*

*2% Buyer's Premium*

**THE ORIGINAL MULTI-TRACT AUCTIONS**

**SchraderAuction.com • 800.451.2709**

## 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.

**OWNER: Midwest Farms, LLC**

**AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.**

**AUCTION MANAGERS: Jim Hayworth, 765-427-1913 (cell), 888-808-8680 (office)**

• **Matt Wiseman, 219-689-4373 (cell), 866-419-7223 (office)**

• **Dean Retherford, 765-427-1244 (cell), 765-296-8475 (office)**

• **Jimmy Hayworth, 219-869-0329**



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

### TERMS AND CONDITIONS:

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts and as a total 962± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete.

**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All final bid prices are subject to the Seller's acceptance or rejection. All successful Bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Special Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date is December 15, 2020. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession is at closing subject to tenant rights for the 2020 crop. The lease expires December 31, 2020.

**REAL ESTATE TAXES:** Seller shall pay all 2020 real estate taxes due and payable in 2021. Buyer shall assume any taxes thereafter. Buyer will pay all other assessments including drainage assessments, if any, that are last payable without a penalty after the date of closing.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county GIS and/or aerial mapping.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful Bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres, except with respect to Tract 4 or any combination that includes Tract 4.

**CONSERVATION RESERVE PROGRAM (CRP):** Tracts 1, 2, 5 & 6 are subject to existing CRP contracts. The respective Buyer(s) of these tracts shall assume the obligations of the participant under the CRP contracts (to the extent such obligations pertain to the purchased tract(s) and shall timely sign all documents required by the FSA office in connection with such assumption. Any penalty, repayment and/or interest assessed due to termination, non-compliance and/or owner-ineligibility after closing shall be the responsibility of the Buyer. Buyer shall receive the CRP payments due in 2021 and thereafter. Any allocation of the annual contract payment between split

parcels shall be determined by the FSA office.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**EASEMENTS:** Subject to any and all existing easements.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

# BOOKLET INDEX

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**FRIDAY, OCTOBER 30, 2020**

**962 ACRES – WHITE & CASS COUNTY, 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 Friday, October 23, 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**  
**962± Acres • White & Cass County, Indiana**  
**Friday, October 30, 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 Friday, October 30, 2020 at 10:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](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, Friday, October 23, 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 260-244-7606.



# **LOCATION & AERIAL TRACT MAPS**

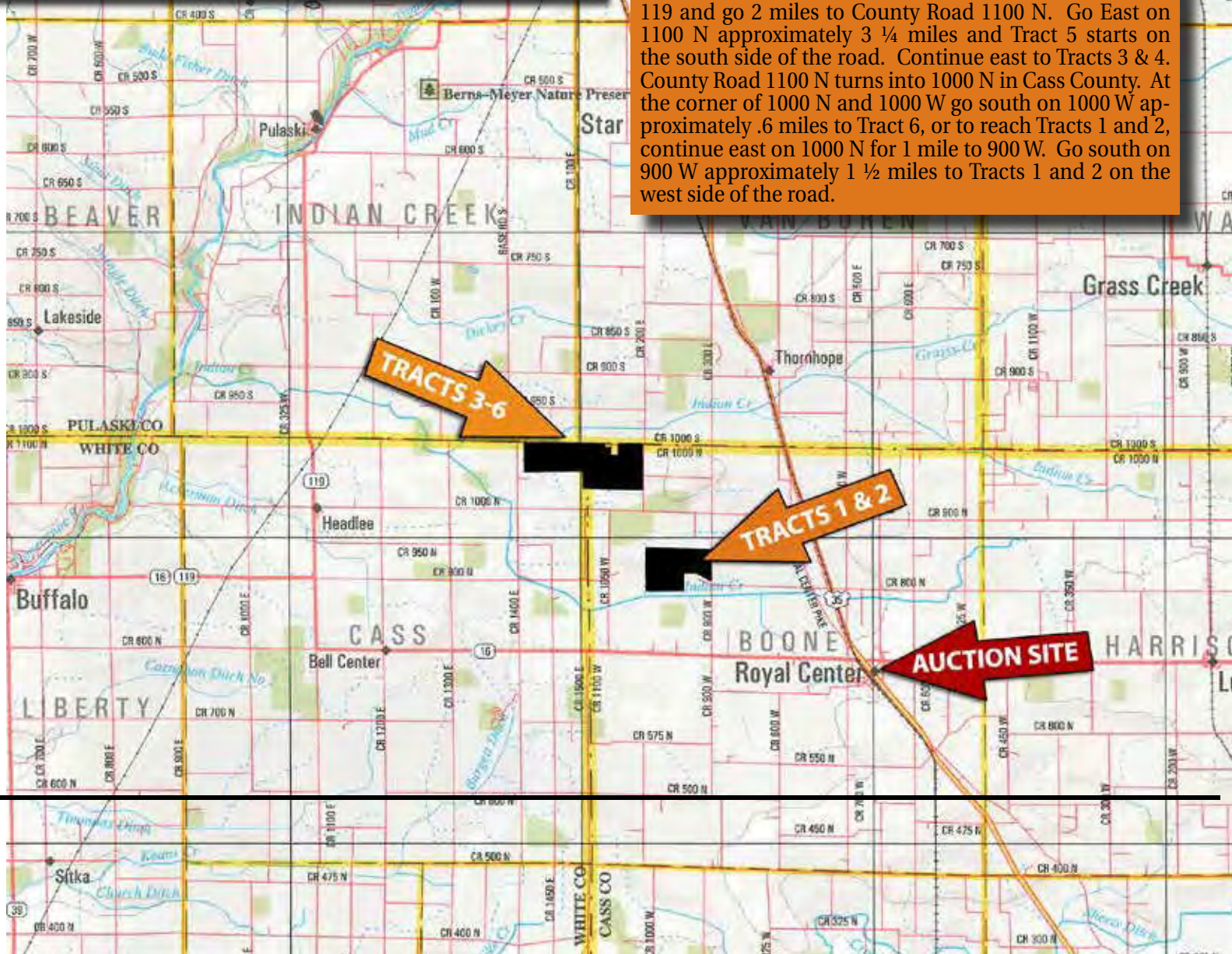
# LOCATION MAP



**AUCTION SITE:** Rogers Event Center, 109 W. North St. Royal Center, IN. On U.S. 35, at Community State Bank, go west one block on North St. to 109 W. North St.

**PROPERTY LOCATION:** From Royal Center at the intersection of U.S. 35 and State Road 16, go west on St. Rd. 16 for 2 ¼ miles to County Road 900 W. Go north on 900 W approximately 1 mile to Tract 1 on the west side of the road. Tract 2 is on the north side of Tract 1. From Tract 2 continue north on 900 W approximately 1 ½ miles to 1000 N. Turn west on 1000 N and go 1 mile to 1000 W. Tract 3 is at the southwest corner of 1000 N and 1000 W. From there go south approximately .6 mile to Tract 6, or from 1000 N and 1000 W continue west on 1000 N to Tracts 4 & 5. County Road 1000 N turns into 1100 N in White County.

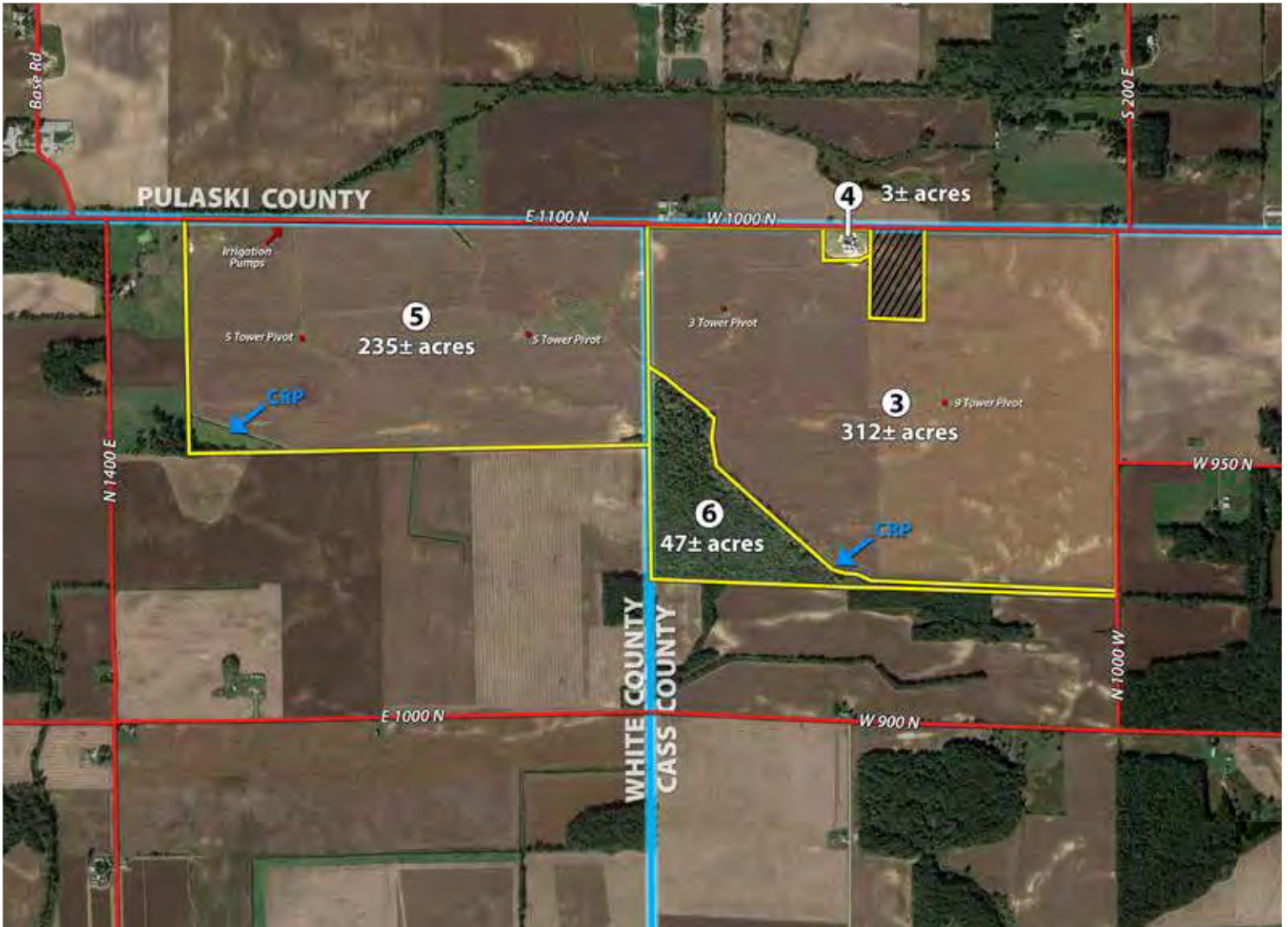
From Buffalo at the intersection of St. Rd. 39 and St. Rd. 16 go east on St. Rd. 16 4 ½ miles to the east junction of St. Rds. 16 and 119. Follow curve to the north on St. Rd. 119 and go 2 miles to County Road 1100 N. Go East on 1100 N approximately 3 ¼ miles and Tract 5 starts on the south side of the road. Continue east to Tracts 3 & 4. County Road 1100 N turns into 1000 N in Cass County. At the corner of 1000 N and 1000 W go south on 1000 W approximately .6 miles to Tract 6, or to reach Tracts 1 and 2, continue east on 1000 N for 1 mile to 900 W. Go south on 900 W approximately 1 ½ miles to Tracts 1 and 2 on the west side of the road.



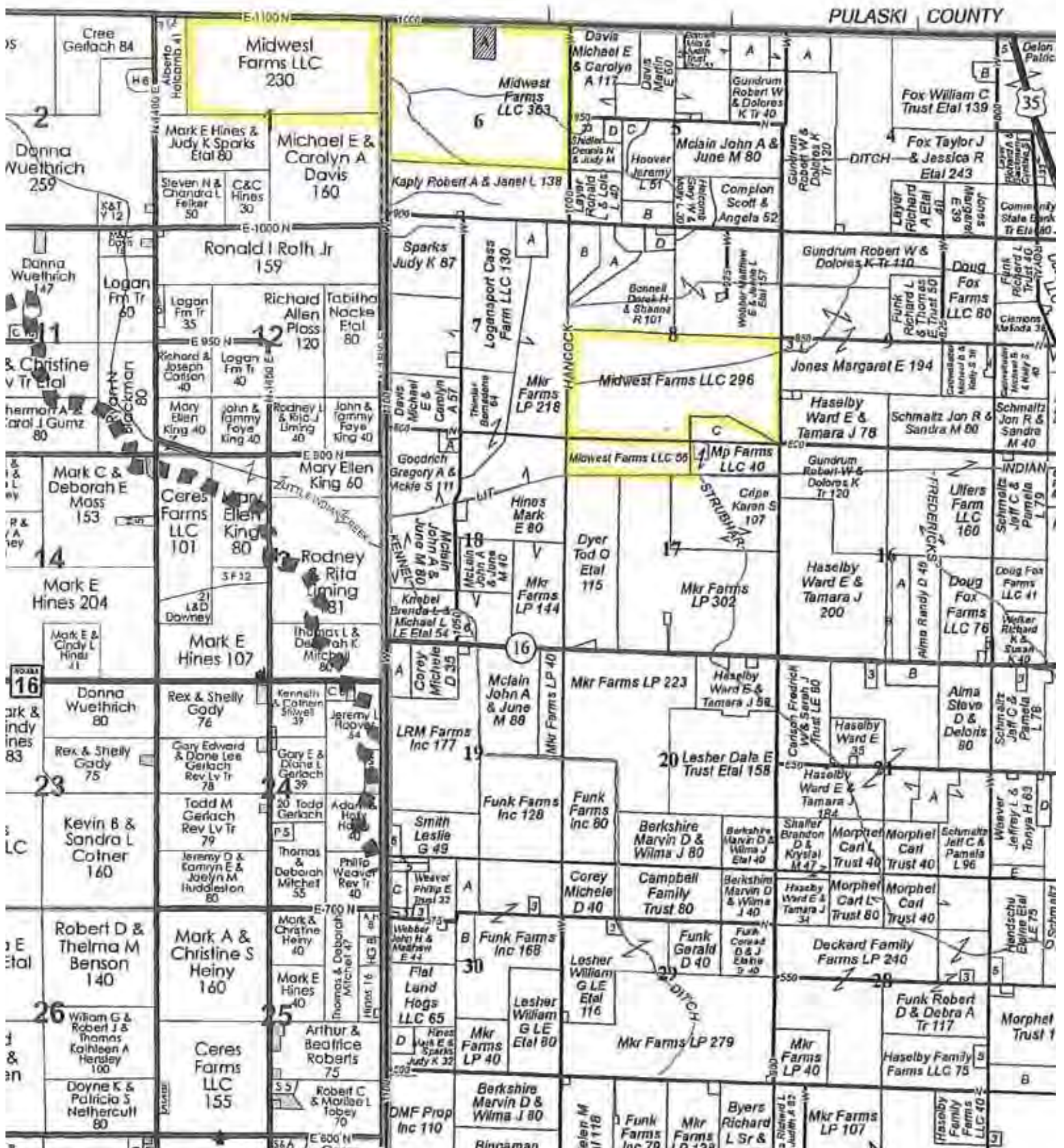
# AERIAL MAP - TRACTS 1 & 2



# AERIAL MAP - TRACTS 3-6



# PLAT MAP

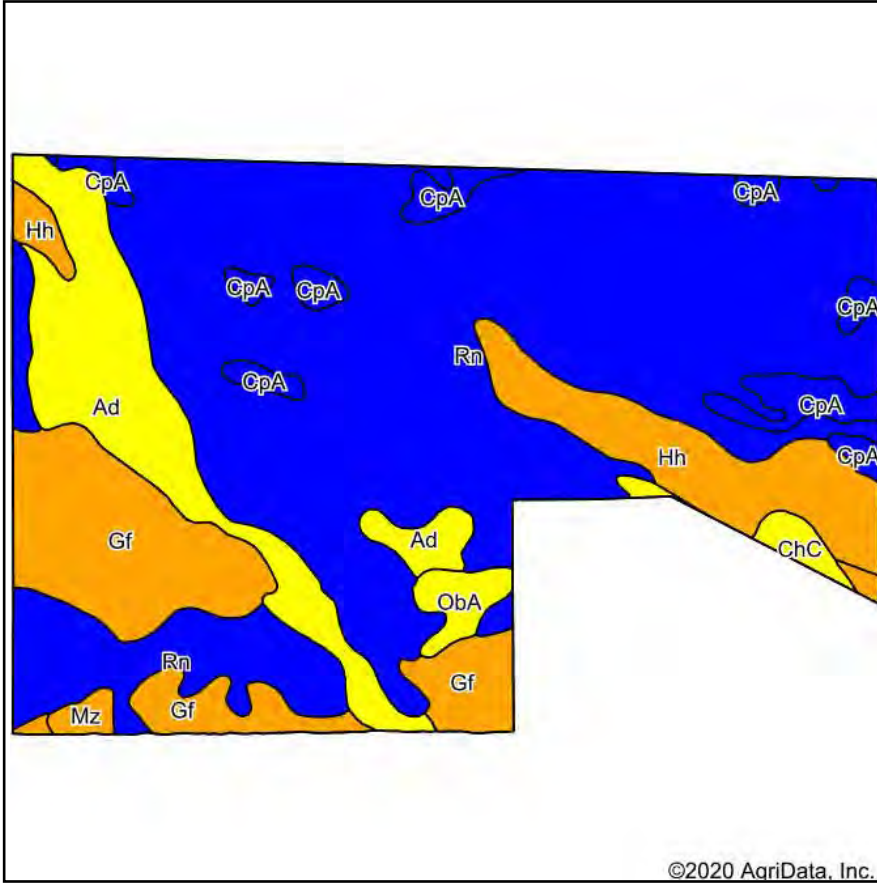




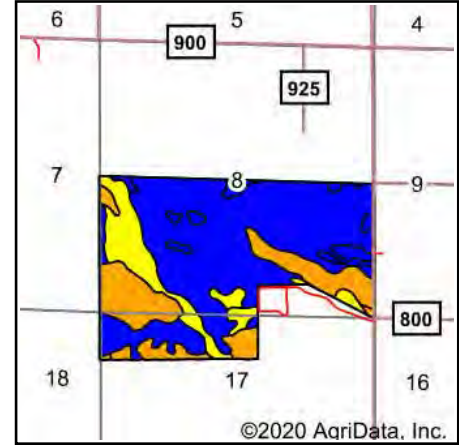
**TRACT 1**

# SOIL INFORMATION

# SOIL MAP - TRACTS 1 & 2



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Cass**  
 Location: **8-28N-1W**  
 Township: **Boone**  
 Acres: **364.44**  
 Date: **9/14/2020**

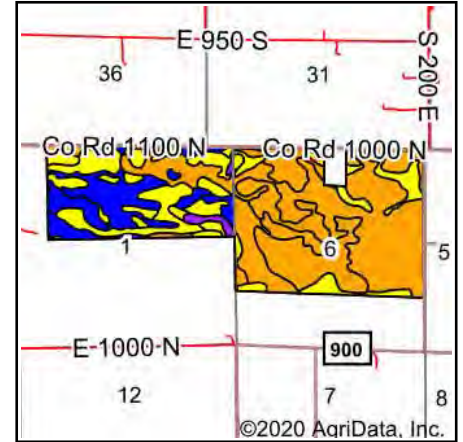
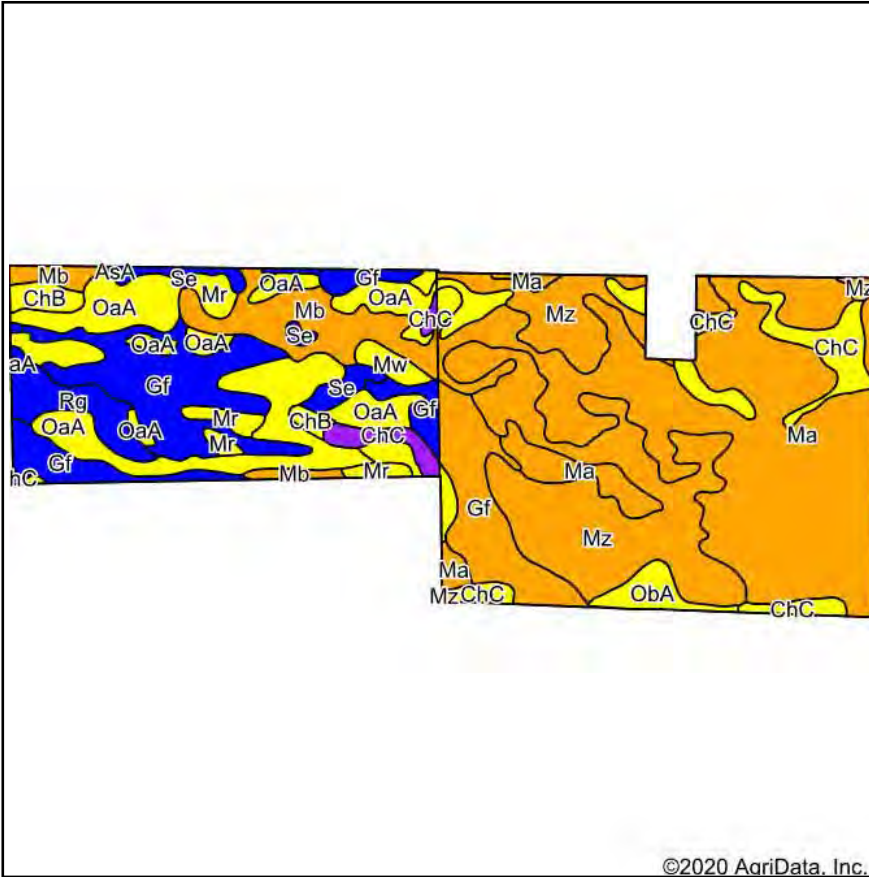


Area Symbol: IN017, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Rn	Rensselaer loam, till substratum	221.92	60.9%		IIw	175	6	12	49	70
Gf	Gilford sandy loam, till plain, 0 to 2 percent slopes	46.26	12.7%		IIIw	146	5	10	33	59
Ad	Ackerman muck, drained	41.42	11.4%		IVw	144	5	10	35	58
Hh	Houghton muck, drained	27.72	7.6%		IIIw	159	5	11	42	64
CpA	Crosier loam, 0 to 3 percent slopes	17.04	4.7%		IIw	150	5	10	49	68
ObA	Oakville loamy fine sand, 0 to 3 percent slopes	4.59	1.3%		IVs	85	3	6	30	38
ChC	Chelsea loamy fine sand, 4 to 12 percent slopes	3.50	1.0%		IVe	75	3	5	26	34
Mz	Morocco loamy fine sand, 0 to 2 percent slopes	1.99	0.5%		IIIs	102	3	7	36	41
<b>Weighted Average</b>						<b>162.9</b>	<b>5.6</b>	<b>11.2</b>	<b>44.3</b>	<b>65.8</b>

Soils data provided by USDA and NRCS.



# SOIL MAP - TRACTS 3-6



State: **Indiana**  
 County: **Cass**  
 Location: **6-28N-1W**  
 Township: **Boone**  
 Acres: **596.55**  
 Date: **9/14/2020**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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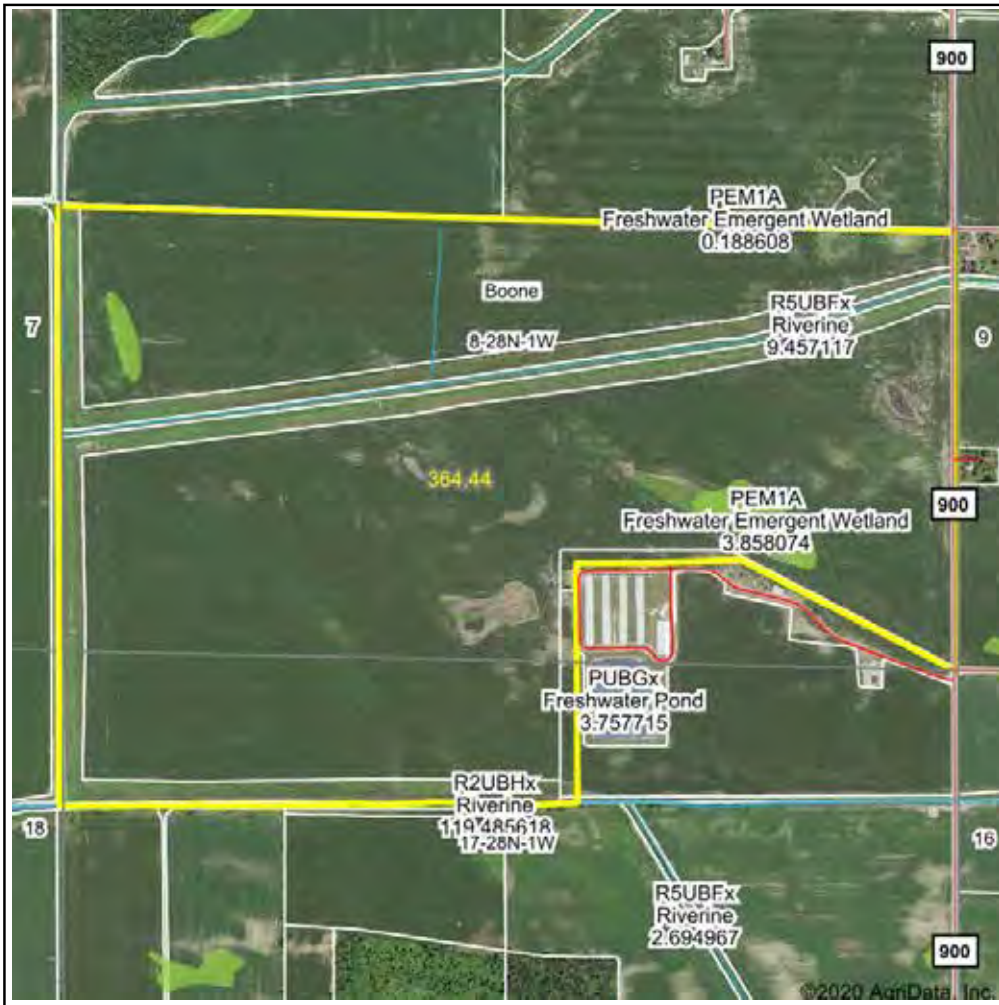
Soils data provided by USDA and NRCS.

Area Symbol: IN017, Soil Area Version: 25  
 Area Symbol: IN181, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn n	Corn Irrigated	Grass legume hay	Pasture	Soybeans	Winter wheat
Ma	Maumee loamy fine sand, 0 to 1 percent slopes	178.08	29.9%		Illw	134		5	9	47	54
Mz	Morocco loamy fine sand, 0 to 2 percent slopes	109.99	18.4%		Ills	102		3	7	36	41
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	77.17	12.9%		IVs	82		3	6	29	42
Gf	Gilford fine sandy loam	62.98	10.6%		Ilw	148	6	5	10	33	59
Mb	Maumee loamy fine sand, 0 to 1 percent slopes	34.27	5.7%		Illw	134		5	9	47	54
ChC	Chelsea loamy fine sand, 4 to 12 percent slopes	31.87	5.3%		IVe	75		3	5	26	34
Gf	Gilford sandy loam, till plain, 0 to 2 percent slopes	30.63	5.1%		Illw	146		5	10	33	59
Rg	Rensselaer loam, sandy substratum	14.89	2.5%		Ilw	175		6	12	49	70
ObA	Oakville loamy fine sand, 0 to 3 percent slopes	12.39	2.1%		IVs	85		3	6	30	38
Mr	Morocco fine sand	12.15	2.0%		IVs	97		3	7	27	44
ChB	Chelsea fine sand, 2 to 6 percent slopes	10.19	1.7%		IVs	91		3	6	32	41
Se	Seafield fine sandy loam	10.13	1.7%		Ilw	122		4	8	35	55
ChC	Chelsea fine sand, 6 to 12 percent slopes	6.90	1.2%		VIIs	82		3	5	29	37
Mw	Muskego muck	4.49	0.8%		IVw	138		5	9	36	55
AsA	Alvin fine sandy loam, 0 to 2 percent slopes	0.42	0.1%		Ills	110		4	7	39	55
<b>Weighted Average</b>						<b>118</b>	<b>0.6</b>	<b>4.1</b>	<b>8</b>	<b>37.9</b>	<b>49.2</b>

Soils data provided by USDA and NRCS.

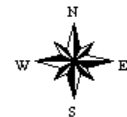
# WETLANDS MAP - TRACTS 1 & 2



State: **Indiana**  
 Location: **8-28N-1W**  
 County: **Cass**  
 Township: **Boone**  
 Date: **9/14/2020**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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0ft 1232ft 2464ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	5.22
R5UBFx	Riverine	3.00
R2UBHx	Riverine	0.81
Total Acres		9.03

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

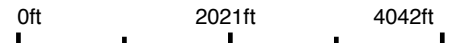
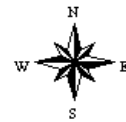
# WETLANDS MAP - TRACTS 3-6



State: **Indiana**  
 Location: **6-28N-1W**  
 County: **Cass**  
 Township: **Boone**  
 Date: **9/14/2020**



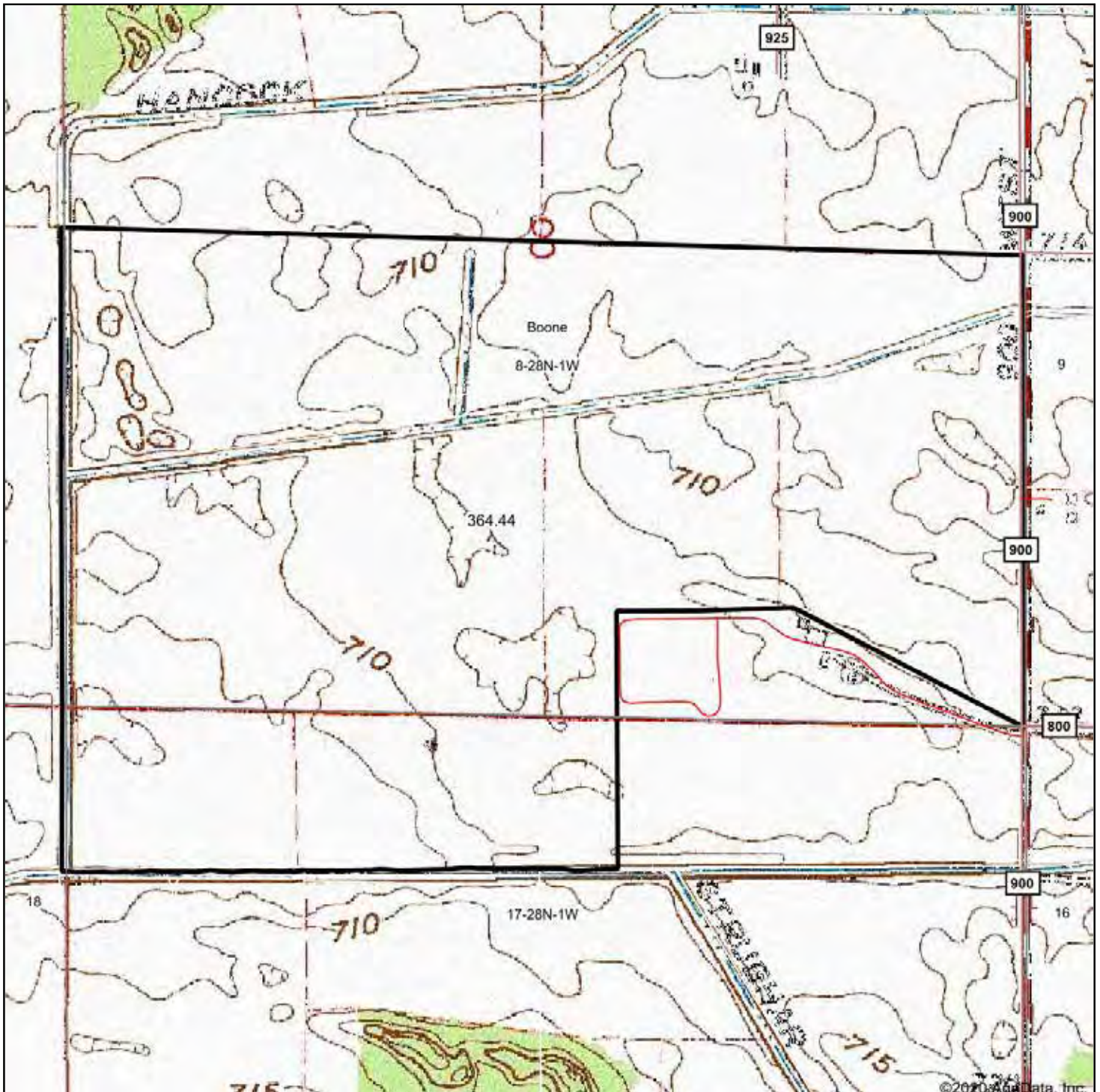
Maps Provided By:



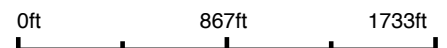
Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	20.22
PEM1A	Freshwater Emergent Wetland	5.89
R5UBFx	Riverine	4.04
PEM1Ad	Freshwater Emergent Wetland	0.50
	Total Acres	30.65

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

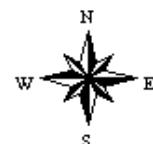
# TOPOGRAPHY MAP - TRACTS 1 & 2



map center: 40° 53' 5.64, -86° 33' 17.85



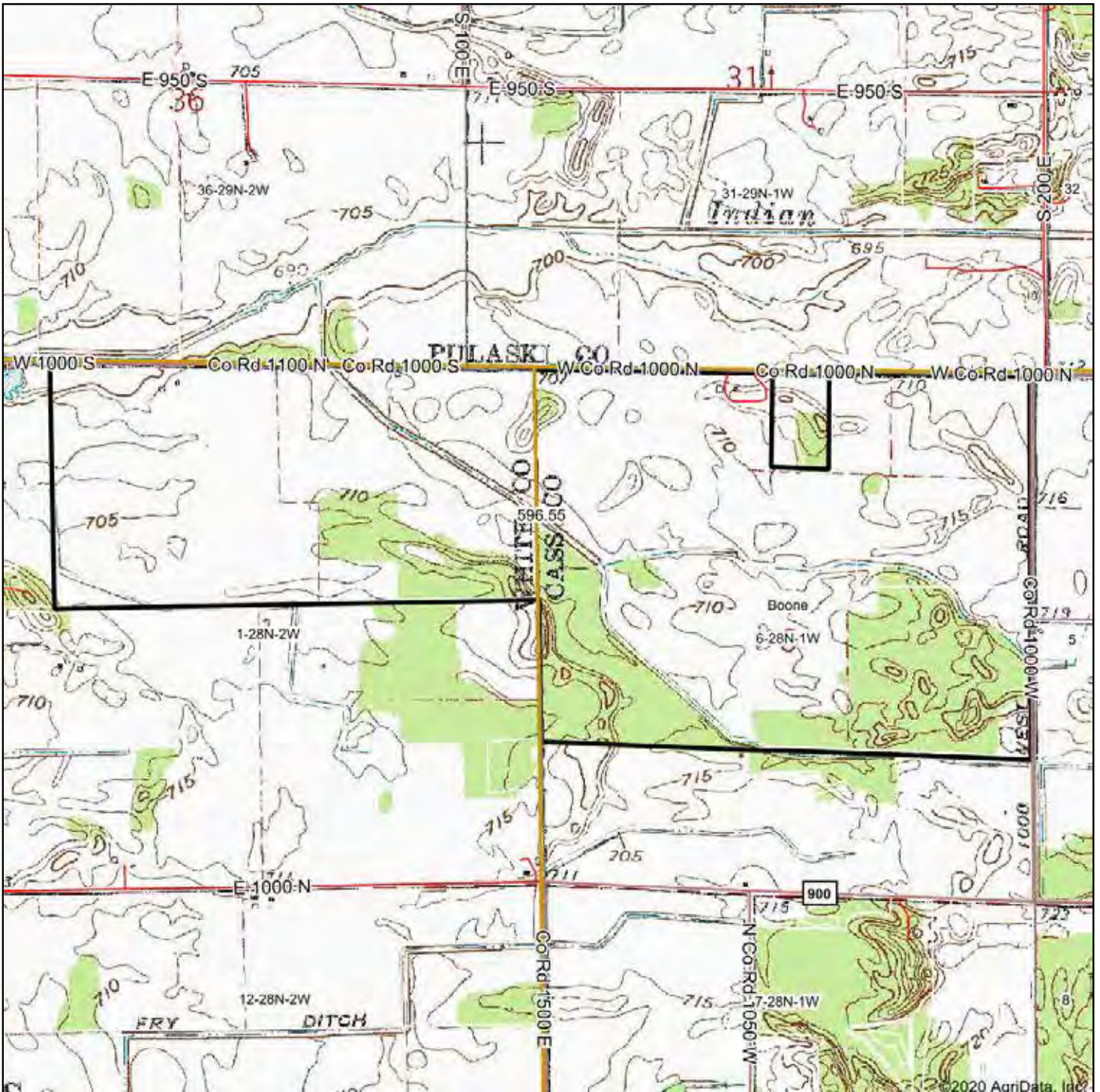
**8-28N-1W**  
**Cass County**  
**Indiana**



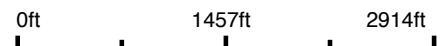
9/14/2020



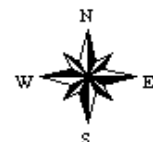
# TOPOGRAPHY MAP - TRACTS 3-6



map center: 40° 54' 22.47, -86° 34' 51.98



**6-28N-1W**  
**Cass County**  
**Indiana**



9/14/2020

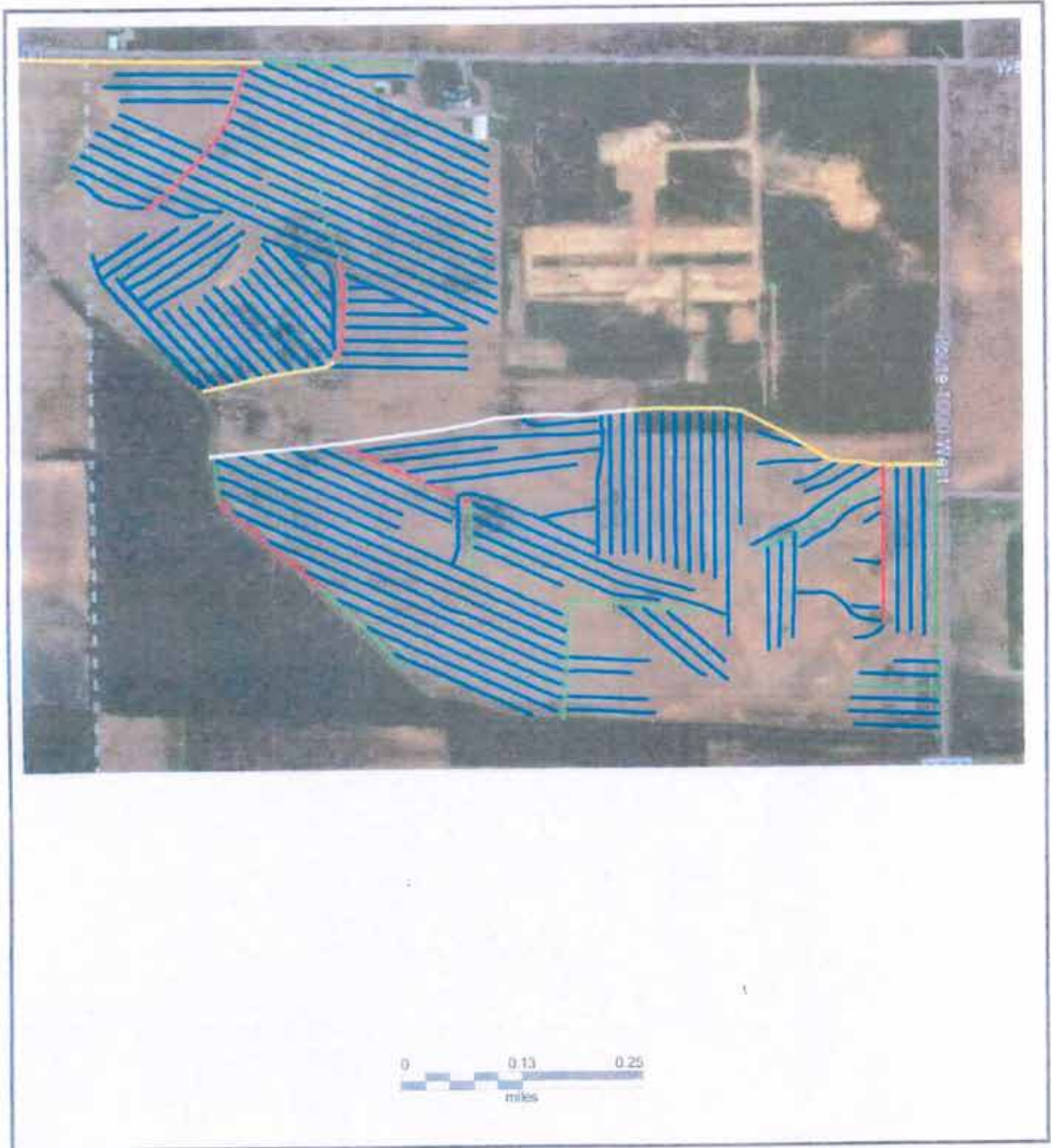




**TRACT 3**

# **TILE MAP & IRRIGATION INFORMATION**

# TILE MAP - TRACT 3



- 12 in
- 10 in
- 8 in
- 6 in
- 4 in



**DeYoung**  
Drainage & Excavating, LLC  
Drain, Tile, Ballast, & Excavating

Matt DeYoung 2400 S. 200 E.  
219-394-2124 Morisco, IN 47963  
Cell: 765-490-6730



# IRRIGATION INFORMATION

## **TRACT 3:**

**Zimmatic - Aims Basic**

**3 Tower - July 2000**

***Serial # L64028, Hrs. 7176.17***

**Zimmatic - Aims Basic**

**9 Tower - October 1999**

***Serial # L68318, Hrs. 10,526.81***

## **TRACT 5:**

**Zimmatic - Aims Basic**

**5 Tower - 1998**

***Serial # L64058, Hrs. 9037.10***

**Zimmatic - Aims Basic**

**5 Tower - 1998**


***Serial # L64027, Hrs. 8808.39***



**TRACT 3**

# **PRELIMINARY TITLE**

# PRELIMINARY TITLE

 <b>Commitment</b>	<b>ALTA Commitment for Title Insurance</b> ISSUED BY <b>First American Title Insurance Company</b> File No: NCS-1028112-WA1
--	--

## COMMITMENT FOR TITLE INSURANCE

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**First American Title Insurance Company**



Dennis J. Gilmore, President



Greg L. Smith, Secretary

**If this jacket was created electronically, it constitutes an original document.**

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

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# PRELIMINARY TITLE

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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# PRELIMINARY TITLE

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

## 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

## 9. ARBITRATION


The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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# PRELIMINARY TITLE

 <b>Schedule A</b>	<b>ALTA Commitment for Title Insurance</b> ISSUED BY <b>First American Title Insurance Company</b> File No: NCS-1028112-WA1
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**Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company National Commercial Services  
Office Phone: (206)615-3150  
Property Address: Multiple APN's, , IN  
Revision No.:

Issuing Office: 920 Fifth Avenue, Suite 1200, Seattle, WA 98104  
Issuing Office File No.: NCS-1028112-WA1  
Escrow Officer/Assistant: Beth Peterson/Jessica Fossum  
Phone: (206)615-3260/(206)615-3049  
Email:  
bethpeterson@firstam.com/JFossum@firstam.com  
Title Officer/Assistant: Jen Modjeska/Terri Nugent  
Phone: (206)615-3270/(206)615-3041  
Email: jmodjeska@firstam.com/tnugent@firstam.com

## SCHEDULE A

1. Commitment Date: September 4, 2020 at 7:30 AM
2. Policy to be issued:
  - (a)  2006 ALTA® Owner Policy  
Proposed Insured: To Be Determined  
Proposed Policy Amount: \$1,000.00
  - (b)  2006 ALTA® Loan Policy  
Proposed Insured:None  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is  
**Fee Simple**
4. The Title is, at the Commitment Date, vested in:  
Midwest Farms, LLC, a Washington limited liability company
5. The Land is described as follows:


**See Exhibit "A" attached hereto and made a part hereof**

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# PRELIMINARY TITLE

 <b>Schedule BI</b>	<b>ALTA Commitment for Title Insurance</b> ISSUED BY <b>First American Title Insurance Company</b> File No: NCS-1028112-WA1
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Commitment No.: NCS-1028112-WA1

## SCHEDULE B, PART I

### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
3. Pay us the premiums, fees and charges for the Policy.
4. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exception.
6. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
7. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
8. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
9. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
10. NEW CONSTRUCTION : You must advise us if construction has taken place on the Land within the past ninety (90) days, or constructions is being contemplated or will occur on the property – additional information will be required before waiving or adding construction related coverages.


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# PRELIMINARY TITLE

 <b>Schedule BI (Cont.)</b>	<b>ALTA Commitment for Title Insurance</b> ISSUED BY <b>First American Title Insurance Company</b> File No: NCS-1028112-WA1
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Commitment No.: NCS-1028112-WA1

## SCHEDULE B, PART I (Continued)

### Requirements (Continued)

11. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
12. By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
13. **Note:** Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
14. **Note:** Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
15. You must supply the Company with the written approval from the Office of the County Auditor and from appropriate Planning/Zoning Department when the transaction being insured will create a split/change of the current tax parcel legal description. The approval must state if prior to the deed being accepted for recording and for transfer of tax ownership whether or not any other action must be completed to the satisfaction of the governmental entity. The Company reserves the right to make further requirements and/or exceptions based on examination of the same.
16. Submit to the Company documentary evidence issued by the appropriate office in its state of domicile that Midwest Farms, LLC is a duly registered legal entity in good standing.
17. Submit to the Company the Operating Agreement, including any amendments thereto, of Midwest Farms, LLC, and the Certificate from the appropriate office in its state of domicile evidencing proper filing of the Articles of Organization.

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Form 50004718 (8-23-18)	Page 6 of 17	ALTA Commitment for Title Insurance (8-1-16) Indiana
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# PRELIMINARY TITLE

The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.


18. If the Articles of Organization do not appoint a Manager, we require a resolution signed by all members approving the execution of the Limited Liability Company Warranty Deed and appointing an individual to sign the Limited Liability Company Warranty Deed.
19. Documents satisfactory to the Company that convey the Title or create the interest to the insured, or both, must be properly authorized, executed, acknowledged, proved by a subscribing witness before a notarial officer pursuant to IC 32-21-2-3(a) effective July 1, 2020, and recorded in the Public Records.
20. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

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# PRELIMINARY TITLE

 <b>Schedule BII</b>	<b>ALTA Commitment for Title Insurance</b> ISSUED BY <b>First American Title Insurance Company</b> File No: NCS-1028112-WA1
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Commitment No.: NCS-1028112-WA1

## SCHEDULE B, PART II

### Exceptions

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

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

#### Part One:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.


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Form 50004718 (8-23-18)	Page 8 of 17	ALTA Commitment for Title Insurance (8-1-16) Indiana
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# PRELIMINARY TITLE

 <p><b>Schedule BII (Cont.)</b></p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p><b>First American Title Insurance Company</b></p> <p>File No: NCS-1028112-WA1</p>
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Commitment No.: NCS-1028112-WA1

## SCHEDULE B, PART II (Continued)

### Exceptions (Continued)

#### Part Two:

1. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-006-004 / State ID #: 09-04-06-400-004.000-003  
Taxing Unit and Code: Boone  
Land: \$95,700.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$874.72 Paid  
Second installment of: \$874.72 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$68.00, Paid. 2nd installment in the amount of \$68.00, Paid.

(Affects a portion of Tract 1, Parcel 1)

2. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-006-006 / State ID #: 09-04-06-200-006.000-003  
Taxing Unit and Code: Boone  
Land: \$66,300.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$605.99 Paid  
Second installment of: \$605.99 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$50.15, Paid. 2nd installment in the amount of \$50.15, Paid.

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# PRELIMINARY TITLE

(Affects a portion of Tract 1, Parcel 1)

3. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-006-009 / State ID #: 09-04-06-200-009.000-003  
Taxing Unit and Code: Boone  
Land: \$43,400.00  
Improvements: \$27,800.00  
Exemptions: \$0.0  
First installment of: \$650.78 Paid  
Second installment of: \$650.78 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$33.15, Paid. 2nd installment in the amount of \$33.15, Paid.

(Affects a portion of Tract 1, Parcel 1)

4. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-006-008 / State ID #: 09-04-06-300-008.000-003  
Taxing Unit and Code: Boone  
Land: \$30,700.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$280.60 Paid  
Second installment of: \$280.60 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$50.15, Paid. 2nd installment in the amount of \$50.15, Paid.

(Affects a portion of Tract 1, Parcel 1)

5. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-006-011 / State ID #: 09-04-06-100-007.001-003  
Taxing Unit and Code: Boone  
Land: \$4,000.00  
Improvements: \$58,400.00  
Exemptions: \$0.0  
First installment of: \$570.34 Paid  
Second installment of: \$570.34 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$3.81, Paid. 2nd installment in the amount of \$3.81, Paid.

(Affects a portion of Tract 1, Parcel 1)

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# PRELIMINARY TITLE

6. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-006-012 / State ID #: 09-04-06-100-005.001-003  
Taxing Unit and Code: Boone  
Land: \$39,400.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$360.12 Paid  
Second installment of: \$360.12 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$25.30, Paid. 2nd installment in the amount of \$25.30, Paid.

(Affects remainder of Tract 1, Parcel 1)

7. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-017-011 / State ID #: 09-04-17-500-011.000-003  
Taxing Unit and Code: Boone  
Land: \$81,800.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$747.66 Paid  
Second installment of: \$747.66 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$27.88, Paid. 2nd installment in the amount of \$27.88, Paid.

b. 2020 Conn Blackburn Open (62) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$27.88, Paid. 2nd installment in the amount of \$27.88, Paid.

c. 2020 Hancock-Oswalt (88) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$20.67, Paid. 2nd installment in the amount of \$20.67, Paid.

(Affects a portion of Tract 1, Parcel 2)

8. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-008-005 / State ID #: 09-04-08-700-005.000-003  
Taxing Unit and Code: Boone  
Land: \$474,300.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$4,335.18 Paid  
Second installment of: \$4,335.18 Paid

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# PRELIMINARY TITLE

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$147.72, Paid. 2nd installment in the amount of \$147.72, Paid.

b. 2020 Conn Blackburn Open (62) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$147.72, Paid. 2nd installment in the amount of \$147.72, Paid.

c. 2020 Hancock-Oswalt (88) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$406.19, Paid. 2nd installment in the amount of \$406.19, Paid.

(Affects remainder of Tract 1, Parcel 2)

9. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-006-005 / State ID #: 09-04-06-100-005.000-003  
Taxing Unit and Code: Boone  
Land: \$68,000.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$621.53 Paid  
Second installment of: \$621.53 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$42.70, Paid. 2nd installment in the amount of \$42.70, Paid.

(Affects a portion of Tract 1, Parcel 3)

10. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 003-02-006-013 / State ID #: 09-04-06-100-007.002-003  
Taxing Unit and Code: Boone  
Land: \$50,400.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$460.66 Paid  
Second installment of: \$460.66 Paid

a. 2020 Indian Creek (121) Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$35.05, Paid. 2nd installment in the amount of \$35.05, Paid.

(Affects remainder of Tract 1, Parcel 3)

11. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 002-08460-00 / State ID #: 91-82-01-000-000.500-003  
Taxing Unit and Code: Cass Pioneer  
Land: \$117,000.00  
Improvements: \$0.0

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# PRELIMINARY TITLE

Exemptions: \$0.0  
First installment of: \$827.66 Paid  
Second installment of: \$827.66 Paid

a. 2020 622-E.F. Fry Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$35.50, Paid. 2nd installment in the amount of \$35.50, Paid.

b. 2020 736-Indian Creek Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$81.69, Paid. 2nd installment in the amount of \$81.69, Paid.

(Affects a portion of Tract 2)

12. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Midwest Farms LLC  
Parcel No.: 002-08470-00 / State ID #: 91-82-01-000-000.600-003  
Taxing Unit and Code: Cass Pioneer  
Land: \$141,700.00  
Improvements: \$0.0  
Exemptions: \$0.0  
First installment of: \$1,002.38 Paid  
Second installment of: \$1,002.38 Paid

a. 2020 622-E.F. Fry Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$18.00, Paid. 2nd installment in the amount of \$18.00, Paid.

b. 2020 736-Indian Creek Assessment to be paid with Real Estate Taxes: 1st installment in the amount of \$111.95, Paid. 2nd installment in the amount of \$111.95, Paid.

(Affects remainder of Tract 2)

13. Real Estate Taxes for the year(s) 2020, (payable 2021) are a lien but not yet due and payable.
14. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Indian Creek, a legal drain established in accordance with I.C. 36-9-27-33.

(Affects Tracts 1 and 2)

15. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Conn Blackburn Open, a legal drain established in accordance with I.C. 36-9-27-33.

(Affects Tract 1)

16. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Hancock-Oswalt, a legal drain established in accordance with I.C. 36-9-27-33.

(Affects Tract 1)

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# PRELIMINARY TITLE

17. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the E.F. Fry, a legal drain established in accordance with I.C. 36-9-27-33.

(Affects Tract 2)

18. Easement for ingress and egress and right of way to deposit and spread animal waste as contained in Warranty Deed from Michael T. Schuler to Midwest Farms, LLC, recorded January 23, 2007 as Instrument 200700000444.

(Affects Tract 1, Parcel 2)

19. Rights of the Public, the State of Indiana and the Municipality in and to that part of the land, if any, taken and used for road purposes, including utility rights of way.

20. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

21. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

22. The acreage stated in the legal description of the land is for description purposes only. The quantity of the land is not insured.

End of Schedule B

JM

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# PRELIMINARY TITLE



*First American*

Exhibit A

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1028112-WA1

File No.: NCS-1028112-WA1

The Land referred to herein below is situated in the County of Cass, State of Indiana, and is described as follows:

Tract 1:

Parcel 1:

That portion of land situate being the north half of fractional Section number 6 and the north half of the south half of fractional Section number 6 in Township 28 North, Range 1 West of the Second Principal Meridian, in Cass County, Indiana, being more particularly described as follows:

Considering the south line of the Southeast quarter of Section number 31, Township 29 North, Range 1 West, as bearing South 88 degrees 51 '18" East with all other bearings herein contained relative thereto; Commencing at the northeast corner of said Section number 6, South 00 degrees 08'41" West 1.10 feet from a stone found; thence on the east line of said Northeast quarter, South 00 degrees 08'41" West 2000.00 feet to set rebar at the PLACE OF BEGINNING; thence continuing on said east line, South 00 degrees 08'41" West 291.73 feet to a found railroad spike at the southeast corner of the fractional northeast quarter of said Section number 6; thence on the east line of the southeast quarter of said Section number 6, South 00 degrees 08'33" West 1320.03 feet to a set rebar of the southeast corner of the north half of said southeast quarter; thence on the south line of the north half of said southeast quarter, North 87 degrees 19'07" West 4601.87 feet to a set rebar of the southwest corner of the north half of the fractional southwest quarter of said Section number 6; thence on the west line of the fractional southwest quarter of said Section number 6, North 00 degrees 47'53" West 1326.85 feet to a found wood corner post at the northwest corner of said fractional southwest quarter; thence on the west line of the fractional northwest quarter of said Section number 6, North 00 degrees 04' 12" West 2161.14 feet to the South line of the Southwest quarter of said Section number 31; thence on said south quarter Section line, South 88 degrees 53'09" East 2004.74 feet to a found railroad spike at the southwest corner of the southeast quarter of said Section number 31; thence on the south line of the southeast quarter of said Section number 31, South 88 degrees 51'18" East 217.43 feet to a set mag nail; thence South 00 degrees 08'41" West 1680.13 feet to a set rebar; thence South 88 degrees 51 '18" East 737.40 feet to a set rebar; thence South 00 degrees 08'41" West 319.87 feet to a set rebar, thence South 88 degrees 51'18" East 1668.37 to PLACE OF BEGINNING. Containing 271.24 acres.

Parcel 2:

The South 1/2 of Section 8, Township 28 North, Range 1 West, Boone Township, Cass County, Indiana, containing 320 acres more or less.

ALSO

All that part of Section 17, Township 28 North, Range 1 West, lying North of the Middle of Little Indiana Creek, Boone Township, Cass County, Indiana, containing 97 acres, more or less,

EXCEPTING THEREFROM

A fractional part of the South 1/2 of Section 8, Township 28 North, Range 1 West and also all that part of Section 17, Township 28 North, Range 1 West, lying North of the Middle of Little Indian Creek, Boone Township, Cass County, Indiana, more fully described as follows, to-wit:

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# PRELIMINARY TITLE

Commencing at a R.R. Spike found marking the Southeast Corner of Section 8, said spike also marking the Northeast Corner of Section 17 said spike tying in the intersection of County Roads 800 North and 900 West; thence North 62 degrees 31 minutes 38 seconds West 1453.40 feet; thence North 90 degrees 00 minutes 00 seconds West, 501.40 feet to the Place of Beginning; thence North 90 degrees 00 minutes 00 seconds West, 448.60 feet; thence South 00 degrees 00 minutes 00 seconds West, 1457.85 feet to the middle of Little Indian Creek; thence North 89 degrees 44 minutes 52 seconds East, 448.60 feet along said middle of said Creek; thence North 00 degrees 00 minutes 00 seconds East, 1455.88 feet to the Place of Beginning, containing 15.003 acres, more or less (8.098 acres in Section 17 and 6.905 acres in Section 8).

Together with a 30 foot wide easement for ingress and egress, said easement lying 15 feet on each side of the following described centerline:

Commencing at a R.R. Spike found marking the Southeast Corner of Section 8, said spike also marking the Northeast Corner of Section 17, said spike lying in the intersection Of County Roads 800 North and 900 West; thence South 00 degrees 04 minutes 04 seconds East 16.92 feet to the centerline of said Easement, being the Place of Beginning; thence North 62 degrees 31 minutes 38 seconds West, 1457.55 feet along said centerline of said Easement; thence North 90 degrees 00 minutes 00 seconds West, 497.73 feet along said centerline of said Easement the termination of said easement. Which said real estate is described as "TRACT NUMBERED TWO (2)" in the Plat of Land Title Survey prepared by Thomas L. Newport, Registered Land Surveyor, Indiana Registration No. S0123, dated June 4, 1992, a copy of which said Survey is recorded in the Office of the Recorder of Cass County, Indiana on October 29, 1992 in Record Number 131 , Page 182.

Also an easement and right of way to deposit and spread animal waste produced by Grantee's hog raising facilities to be constructed upon real property acquired from Grantor's for a term of 20 years upon, over and across the following described real estate located in Cass County, Indiana:

The South 1/2 of Section 8, Township 28 North, Range 1 West, and all that part of Section 17, Township 28 North, Range 1 West, lying North of the Middle of Little Indian Creek, excepting therefrom said real property hereby conveyed.

## ALSO EXCEPTING THEREFROM

A fractional part of the South 1/2 of Section 8. Township 28 North, Range 1 West, and also that part of Section 17, Township 28 North, Range 1 West, lying North of the middle of Little Indiana Creek, Boone Township, Cass County, Indiana, more fully described as follows, to-wit:

Beginning at a R.R. Spike found marking the Southeast corner of Section 8, said spike also marking the Northeast Corner of Section, said spike lying in the intersection of County Road 800 North and 900 West; thence South 00 degrees 04 minutes 04 seconds East 777.50 feet along the East line of Section 17 and along said County Road 900 West to the middle of Little Indian Creek; thence South 89 degrees 44 minutes 52 seconds West, 1791.84 feet along said middle of said Creek; thence North 00 degrees 00 minutes 00 seconds East, 1455.88 feet; thence South 90 degrees 00 minutes 00 seconds East 501.40 feet; thence South 52 degrees 31 minutes 38 seconds East, 1453.40 feet to the Place of Beginning, containing 49.778 acres more or less (32.136 acres in Section 17 and 17.642 acres in Section 8).

Together with a 30 foot wide easement for ingress and egress, said easement tying 15 feet on each side of the following described centerline:

Commencing at a R.R. Spike found marking the Southeast Corner of Section 8, said spike also marking the Northeast Corner of Section 17, said spike lying in the intersection of County Roads 800 North and 900 West; thence South 00 degrees 04 minutes 04 seconds East 16.92 feet to the centerline of said Easement, being the Place of Beginning; thence North 62 degrees 31 minutes 38 seconds West, 1457.55 feet along said centerline of said Easement; thence North 90 degrees 00 minutes 00 seconds West, 497.73 feet along said centerline of said Easement the termination of said easement which said real estate is described as "TRACT NUMBERED ONE(1)" in the Plat of Land Title Survey prepared by Thomas L. Newport, Registered Land Surveyor, Indiana Registration No. S0123, dated June 4, 1992, a copy of which said Survey is recorded in the Office of the Recorder Of Cass County, Indiana, on October 29, 1992 in Record Number 131, Page 182.

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# PRELIMINARY TITLE

Also an easement and right of way to deposit and spread animal waste produced by Grantee's hog raising facilities to be constructed upon real property acquired from Grantor's for a term of 20 years upon, over and across the following described real estate located in Cass County, Indiana:

The South 1/2 of Section 8, Township 28 North, Range 1 West, and all that part of Section 17. Township 28 North, Range 1 West, lying North of the middle of Little Indian Creek, excepting therefrom said real property hereby conveyed.

Parcel 3:

That portion of land situate in the fractional North Half of Section 6, Township 28 North, Range 1 West of the Second Principal Meridian, in Cass County, Indiana being described as follows:

Considering the South line of the Southeast Quarter of Section 31, Township 29 North, Range 1 West as bearing South 88 degrees 51' 18" East with all other bearings herein contained relative thereto; Beginning at the Northeast corner of said Section 6, South 00 degrees 08' 41" West 1.10 feet from a stone found; thence on the East line of the Northeast Quarter of said Section 6, South 00 degrees 08' 41" West 2000.00 feet to a set rebar on the South line of a 105.03 acre tract of land described in Instrument #201200000398; thence on said South line, North 88 degrees 51' 18" West 1668.37 feet to a set rebar, thence continuing on said South line, North 00 degrees 08' 41" East 319.87 feet to a set rebar; thence continuing on said South line, North 88 degrees 51' 18" West 737.40 feet to a set rebar on the West line of said Instrument #201200000398; thence on said West line, North 00 degrees 08' 41" East 835.13 feet to a set rebar; thence leaving said West line, South 88 degrees 51' 18" East 530.00 feet to a set rebar; thence North 00 degrees 08' 41" East 845.00 feet to a found mag nail on the North line of the Northeast Quarter of said Section 6; thence on said North line, South 88 degrees 51' 18" East 1875.77 feet to the PLACE OF BEGINNING. Containing 94.75 acres

Tract 2:

The North half of fractional Section number 1 in Township 28 North, Range 2 West of the Second Principal Meridian in White County, Indiana, except the West 41 acres thereof.

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# **FSA INFORMATION CRP MAPS**

# FSA INFORMATION

INDIANA  
CASS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7163  
Prepared : 9/1/20 1:50 PM  
Crop Year : 2020

See Page 4 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : 10075B, 11091B, 11188  
Recon ID : 18-017-2016-113  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
949.58	894.36	894.36	0.00	0.00	54.50	0.00	0.00	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	839.86	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	638.73	0.00	158	
Soybeans	183.47	0.00	48	
<b>TOTAL</b>	<b>822.20</b>	<b>0.00</b>		

### NOTES

Tract Number : 18718  
Description : 850N AND 1000W  
FSA Physical Location : INDIANA/CASS  
ANSI Physical Location : INDIANA/CASS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MIDWEST FARMS LLC  
Other Producers : MICHAEL T SCHULER  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
356.94	350.39	350.39	0.00	0.00	46.90	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	303.49	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

INDIANA  
CASS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7163  
Prepared : 9/1/20 1:50 PM  
Crop Year : 2020

### DCP Crop Data

Tract 18718 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	223.19	0.00	158
Soybeans	74.43	0.00	48
<b>TOTAL</b>	<b>297.62</b>	<b>0.00</b>	

### NOTES

Tract Number : 20890

Description : 1000N AND 1000W

FSA Physical Location : INDIANA/CASS

ANSI Physical Location : INDIANA/CASS

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MIDWEST FARMS LLC

Other Producers : None

Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
91.80	91.80	91.80	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	91.80	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	88.60	0.00	158
<b>TOTAL</b>	<b>88.60</b>	<b>0.00</b>	

### NOTES

Tract Number : 21551

Description : 1000N AND 1000W

FSA Physical Location : INDIANA/CASS

ANSI Physical Location : INDIANA/CASS

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 : MIDWEST FARMS LLC

# FSA INFORMATION

INDIANA  
CASS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 7163**  
Prepared : 9/1/20 1:50 PM  
Crop Year : 2020

**Tract 21551 Continued ...**

Other Producers : MICHAEL T SCHULER  
Recon ID : 18-017-2019-66

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
270.88	223.41	223.41	0.00	0.00	3.70	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	219.71	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	161.58	0.00	158
Soybeans	53.89	0.00	48
<b>TOTAL</b>	<b>215.47</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 21552**

Description : 1000S AND 1100W (WHITE CO)  
 FSA Physical Location : INDIANA/WHITE  
 ANSI Physical Location : INDIANA/WHITE  
 BIA Unit Range Number :  
 HEL Status : HEL determinigations not completed for all fields on the tract  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : MIDWEST FARMS LLC  
 Other Producers : MICHAEL T SCHULER  
 Recon ID : 18-017-2019-66

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
229.96	228.76	228.76	0.00	0.00	3.90	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	224.86	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	165.36	0.00	158
Soybeans	55.15	0.00	48
<b>TOTAL</b>	<b>220.51</b>	<b>0.00</b>	

**NOTES**



# FSA INFORMATION

INDIANA  
CASS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7163  
Prepared : 9/1/20 1:50 PM  
Crop Year : 2020

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# FSA AERIAL & CRP MAP - TRACTS 1 & 2

**USDA Farm 7163 Tract 18718**  
 Administered by: Cass County, Indiana

Map prepared on: 5/16/2019  
 356.94 Tract acres  
 350.39 Cropland acres  
 46.9 CRP acres

Source: Primarily USDA NAPP 2018 Imagery; IHS or Dynamap roads; FSA data 2019-05-16 14:37:27

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

CLU	Acres	HEL	LC	Contract	Pac	Yr	Cl
1	17.4	N	2	11188	21	26	Y
2	29.5	N	2	11188	21	26	Y
4	210.95	N	2				Y
5	92.54	N	2				Y

*\$13,844  
 Annual CRP  
 Payment*



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 NAPP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# FSA AERIAL & CRP MAP - TRACT 5

**USDA Farm 7163 Tract 21552**  
 Administered by: Cass County, Indiana

Map prepared on: 9/3/2019  
 229.96 Tract acres  
 228.76 Cropland acres  
 3.9 CRP acres

Wetland Determination Identifiers:  
 ● Restricted Use  
 ▼ Limited Restrictions **White Co., IN**  
 ■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 Imagery, LHS or Dynamap roads; FSA data 2019-09-03 08:45:13



CU	Acres	HEL	LC	Contract	Prac	Yr	CI
4	3.9	N	2	11091A	21	25	Y
7	0.45	U	10				N
12	0.34	N	10				N
16	0.41	U	10				N
20	224.86	U	2				Y

*\$1,132  
 Annual  
 CRP  
 Payment*

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 NRC5.

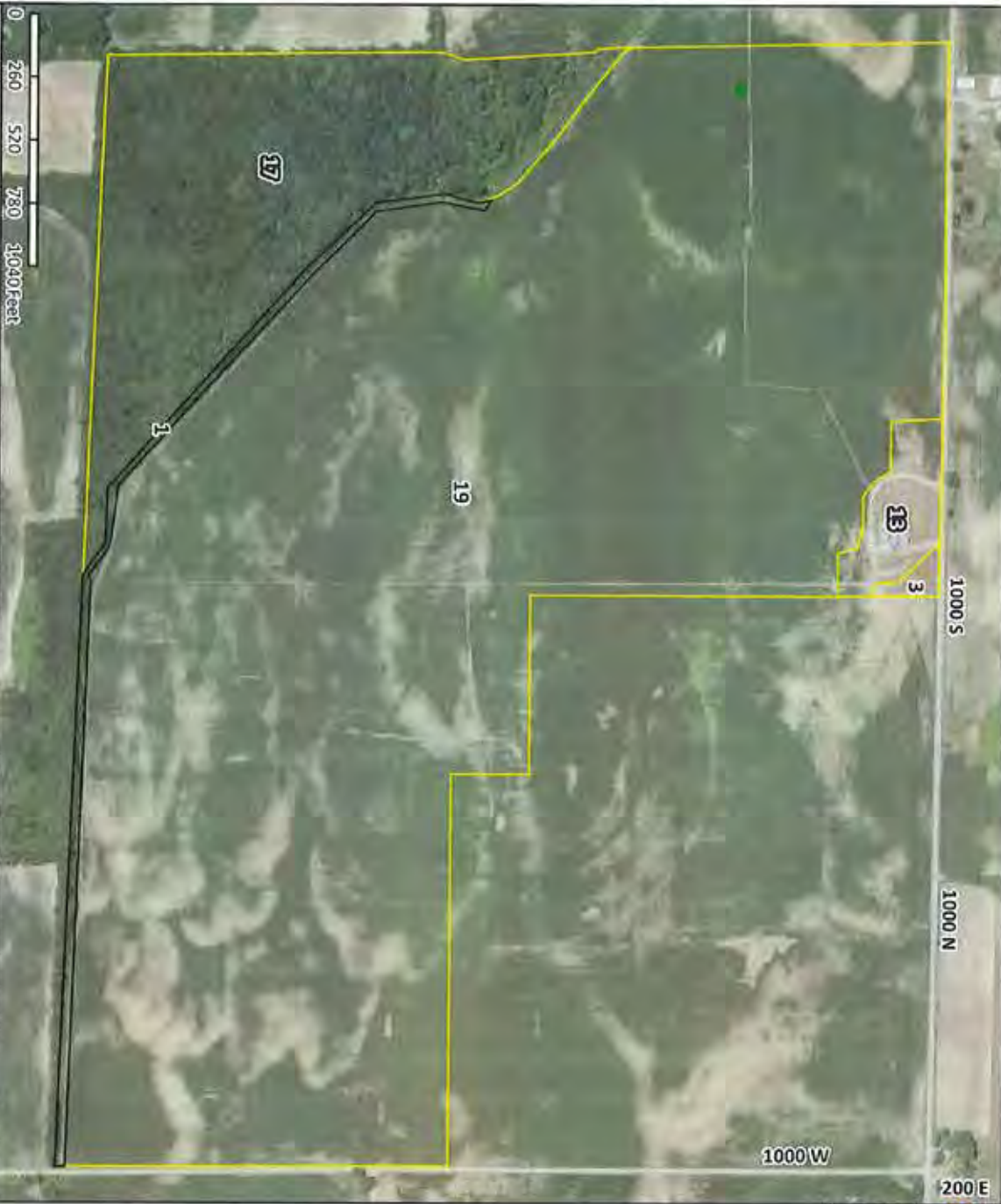
# FSA AERIAL & CRP MAP - TRACTS 3, 4 & 6

**USDA Farm 7163 Tract 21551**  
 Administered by: Cass County, Indiana

Source: Primarily USDA NAIP 2018 Imagery; IDHS or Dynamap roads; FSA data 2019-09-03 08:45:13

Map prepared on: 9/3/2019  
 270.88 Tract acres  
 223.41 Cropland acres  
 3.7 CRP acres

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



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	3.7 N	2	10075A	21	23	Y	
3	0.67 N	2				Y	
13	4.5 U	10				N	
17	42.97 U	10				N	
19	219.04 U	2				Y	

\$894  
 Annual  
 CRP  
 Payment

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# FSA AERIAL - TRACT 3



**Farm 7163 Tract 20890**

Administered by: Cass County, Indiana

Map prepared on: 5/16/2019

91.8 Tract acres

91.8 Cropland acres

0 CRP acres

CRP  
 CLU

**Wetland Determination Identifiers:**

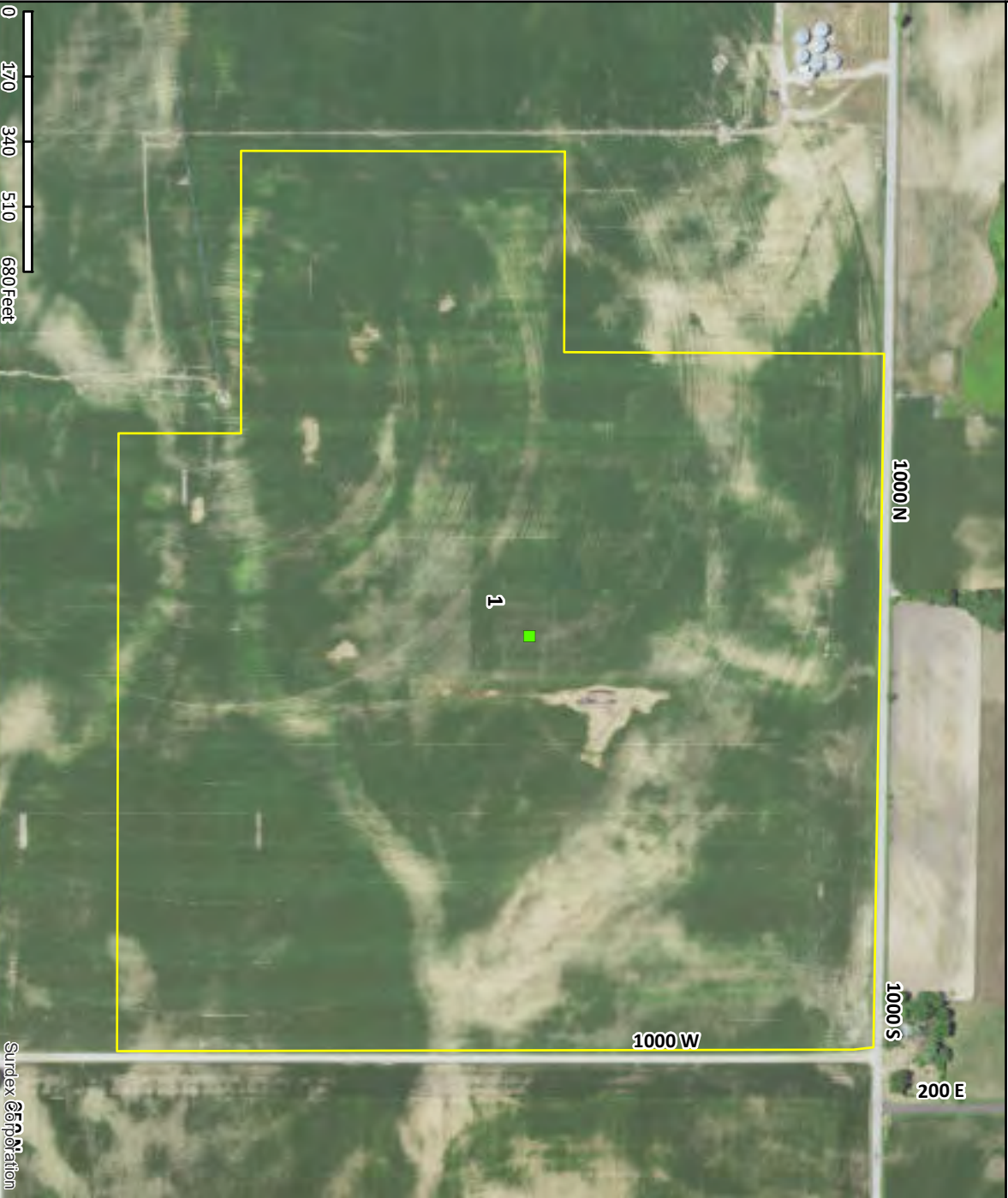
● Restricted Use

▼ Limited Restrictions Cass Co., IN

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAMP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-05-16 14:37:27



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	91.8	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 NAMP 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.



# **ASSESSOR INFORMATION**

# ASSESSOR INFORMATION - TRACTS 1 & 2

09-04-08-700-005,000-003  
 General Information  
 Parcel Number 09-04-08-700-005,000-003  
 Local Parcel Number 003-02-006-005  
 Tax ID:

Midwest Farms, LLC  
 Ownership  
 Midwest Farms, LLC

900 W  
 100, Vacant Land  
 Date 01/23/2007  
 Owner Midwest Farms, LLC  
 Doc ID Code Book/Page Adf Sale Price V/L  
 01/23/2007 SCHULTE MICHAEL V/L WR \$1,200,000  
 03/17/1999 WILLIAMSON FARMS V-V WR \$750,000  
 01/01/1900 COMMONWEALTH V-V WR \$0

Boone Township / 1/2  
 Notes  
 1/23/07 HAZARDOUS - GAS WELLS  
 1/11/90 1985 - EDITED LAND

Routing Number 04-08-000-003  
 Property Class 100  
 Vacant Land  
 Year: 2021

2021  
 WAP  
 Reason For Change As Of Date  
 Valuation Method Indiana Cost Mod  
 Equalization Factor 1.0000  
 Metrics Required

Valuation Records (Work In Progress Values are not certified values and are subject to change)  
 Assessment Year 2020  
 Trending 2019  
 Trending 2018  
 Trending 2017  
 Trending 2016

Boone Township  
 Boone Township  
 Boone Township

District 003 (Local 003)  
 BOONE TOWNSHIP  
 School Corp 0775  
 PIONEER REGIONAL  
 Neighborhood 9030001-003  
 Boone Township  
 Section/Plat 0008  
 Location Address (1)  
 900 W  
 ROYAL CENTER, IN 46978

Land Pricing	Soil	Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market	Value
4	A	Ad	34,8300	0.77	\$1,280	\$986	\$34,342	0%	0%	1.0000	\$34,340
4	A	CHC	3,3500	0.50	\$1,280	\$640	\$2,194	0%	0%	1.0000	\$2,190
4	A	CPA	16,5390	1.02	\$1,280	\$1,306	\$21,600	0%	0%	1.0000	\$21,600
4	A	GI	25,3330	1.02	\$1,280	\$1,306	\$33,085	0%	0%	1.0000	\$33,080
4	A	Hh	26,9730	1.11	\$1,280	\$1,421	\$38,329	0%	0%	1.0000	\$38,330
4	A	OPk	2,2130	0.51	\$1,280	\$653	\$1,445	0%	0%	1.0000	\$1,450
4	A	Rn	186,2150	1.23	\$1,280	\$1,574	\$293,102	0%	0%	1.0000	\$293,100
81	A	H2O	23,3540	0.50	\$1,280	\$640	\$14,947	100%	0%	1.0000	\$0
82	A	H2O	0	0.50	\$1,280	\$640	\$0	100%	0%	1.0000	\$0

Land Computations

Calculated Acreage	319.71
Actual Frontage	0
Developer Discount	0
Parcel/acreage	295.45
61 Legal Drain NV	23.35
82 Public Roads NV	0.90
83 UT Towers NV	0.00
3 Hh/Res	0.00
91/92 Acres	0.00
Total Acres Farmland	271.26
Farmland Value	\$424,040
Measured Acreage	295.45
Avg Farmland Value/Acre	1435
Value of Farmland	\$389,170
Classified Total	\$0
Farm (Classified) Value	\$389,200
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
GAP 1 Value	\$0
GAP 2 Value	\$389,200
GAP 3 Value	\$0
Total Value	\$389,200

Zoning  
 Subdivision  
 Lot  
 Market Model  
 9030001 - Res  
 Characteristics  
 Topography Flood Hazard  
 Level  
 Public Utilities  
 Electricity  
 Streets or Roads  
 Paved  
 Neighborhood Life Cycle Stage

2021  
 WAP  
 Reason For Change As Of Date  
 Valuation Method Indiana Cost Mod  
 Equalization Factor 1.0000  
 Metrics Required

Valuation Records (Work In Progress Values are not certified values and are subject to change)  
 Assessment Year 2020  
 Trending 2019  
 Trending 2018  
 Trending 2017  
 Trending 2016

Boone Township  
 Boone Township  
 Boone Township

Tuesday, September 01, 2020  
 Review Group 2014

Data Source N/A

Collector 08/02/2018 KM

Appraiser 01/01/1900

Boone Township  
 Boone Township  
 Boone Township



# ASSESSOR INFORMATION - TRACTS 1 & 2

09-04-17-500-011 000-003

General Information

Parcel Number 09-04-17-500-011 000-003  
 Local Parcel Number 003-02-017-011  
 Tax ID:

Routing Number 04-17-000-005  
 Property Class 100  
 Vacant Land

Year: 2021

Location Information

County Cass  
 Township BOONE TOWNSHIP  
 District 003 (Local 003)  
 BOONE TOWNSHIP  
 School Corp 0775  
 PIONEER REGIONAL  
 Neighborhood 9030001-003  
 Boone Township

Section/Plat 0017

Location Address (1)  
 1050 W  
 ROYAL CENTER, IN 46878

Zoning

Subdivision

Lot

Market Model 9030001 - Res

Characteristics  
 Topography Flood Hazard  
 Level  
 Public Utilities  
 Electricity  
 Streets or Roads  
 Paved  
 Neighborhood Life Cycle Stage  
 Static  
 Printed Tuesday, September 01, 2020  
 Review Group 2014

Midwest Farms, LLC  
 1050 W

Ownership  
 Midwest Farms, LLC

Legal  
 PT N 02 T 23 R W 55 T85A

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book	Page	Adj Sale Price	VA
01/23/2007	Midwest Farms, LLC	V-1	WR			\$1,285,008	
01/23/2007	SCHULTE, MICHAEL	V-1	WR			\$1,290,000	
03/17/1999	WILLIAMSON FARMS	V-V	WR			\$0	
01/01/1900	COMMONWEALTH U	WR				\$0	



Valuation Records (Work in Progress; values are not certified values and are subject to change)

Year	Assessment Year	Reason For Change	As Of Date	Evaluation Method	Notice Required	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Total	Rate	Adj. Rate	Ext. Value	Int. %	Elig %	Res Factor	Market Value
2021	2028	Trending	04/06/2028	Indiana Cost Mod		\$67,100	\$0	\$0	\$0	\$0	\$0	\$0	\$67,100	\$81,800	\$0	\$0	\$81,800	\$90,400	\$986	\$4,029	0%	0%	1.0000	\$4,030
2020	2019	Trending	04/16/2019	Indiana Cost Mod		\$67,100	\$0	\$0	\$0	\$0	\$0	\$0	\$67,100	\$81,800	\$0	\$0	\$81,800	\$90,400	\$986	\$4,029	0%	0%	1.0000	\$4,030
2017	2017	Trending	01/07/2017	Indiana Cost Mod		\$67,100	\$0	\$0	\$0	\$0	\$0	\$0	\$67,100	\$81,800	\$0	\$0	\$81,800	\$90,400	\$986	\$4,029	0%	0%	1.0000	\$4,030
2016	2016	Trending	01/01/2016	Indiana Cost Mod		\$67,100	\$0	\$0	\$0	\$0	\$0	\$0	\$67,100	\$81,800	\$0	\$0	\$81,800	\$90,400	\$986	\$4,029	0%	0%	1.0000	\$4,030

Agricultural

Boone Township / 112

Notes

3/17/2016 10:35:03 AM EDITED DAND USE

Land Considerations  
 Calculated Average 57.32  
 Actual Frontage 0  
 Developer Discount  
 Parcel Acreage 55.77  
 81 Legal Drain NV 1.55  
 82 Public Roads NV 0.00  
 83 UT Towns NV 0.00  
 91 Homesite 0.00  
 91/92 Acres 0.00  
 Total Acres Farmland 54.22  
 Farmland Value \$68,990  
 Measured Acreage 55.77  
 Avg Farmland Value/Acre 1237  
 Value of Farmland \$67,070  
 Classified Total \$0  
 Farm/Classified Value \$67,100  
 Homesite(s) Value \$0  
 \$1/92 Value \$0  
 Supp. Page Land Value \$0  
 CAP 1 Value \$0  
 CAP 2 Value \$67,100  
 CAP 3 Value \$0  
 Total Value \$67,100

Data Source N/A

Collector 08/07/2018 KM

Appraiser 01/01/1900

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-400-004-000-003

**General Information**

Parcel Number 09-04-06-400-004-000-003  
 Local Parcel Number 003-02-005-004  
 Tax ID:  
 Routing Number 04-05-000-006  
 Property Class 100  
 Vacant Land

Year: 2021

**Location Information**

County Cass  
 Township BOONE TOWNSHIP  
 District 003 (Local 003)  
 BOONE TOWNSHIP  
 School Corp 0775  
 PIONEER REGIONAL  
 Neighborhood 9030001-003  
 Boone Township  
 Section/Plat 0006  
 Location Address (1)  
 1000 W LOGANSPORT, IN 46947

Midwest Farms LLC

**Ownership**

Midwest Farms LLC  
 Date 01/09/2007  
 Owner Midwest Farms LLC  
 Date 04/20/2006  
 Owner SCHILLER, MICHAEL  
 Date 04/15/1998  
 Owner WILLIAMSON FARMS  
 Date 01/01/1900  
 Owner WATT, DONALD G & S

1000 W

**Transfer of Ownership**

Doc ID Code Book/Page Adj Sale Price VI  
 V-L WR / / \$1,899,532  
 V-L WR / / \$1,600,000  
 I L WR / / \$0  
 WR / / \$0

100, Vacant Land

Boone Township / 1/2

**Notes**

4/20/2007 0785: CORRECTED WOODS  
 1/12/1900 189S: ELEVATE LAND USE



Agricultural

Valuation Records Work In Progress: values are not certified values and are subject to change!

Assessment Year	Reason For Change	Assessment Year	Reason For Change	Assessment Year	Reason For Change	Assessment Year	Reason For Change	Assessment Year	Reason For Change
2021	WIP	2020	Trending	2019	Trending	2018	Trending	2017	Trending
07/01/2020	As Of Date	04/09/2020	04/18/2019	01/01/2018	01/01/2017	01/01/2016	01/01/2016	01/01/2016	01/01/2016
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1,00000	Equalization Factor	1,00000	1,00000	1,00000	1,00000	1,00000	1,00000	1,00000	1,00000
	Notice Required								
\$78,500	Land Res (1)	\$78,500	\$95,700	\$94,300	\$108,400	\$114,800	\$114,800	\$114,800	\$114,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$78,500	Land Non Res (3)	\$78,500	\$95,700	\$94,300	\$108,400	\$114,800	\$114,800	\$114,800	\$114,800
\$0	Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$78,500	Total	\$78,500	\$95,700	\$94,300	\$108,400	\$114,800	\$114,800	\$114,800	\$114,800
\$0	Total Non Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$78,500	Total Non Res (2)	\$78,500	\$95,700	\$94,300	\$108,400	\$114,800	\$114,800	\$114,800	\$114,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Output: Res: 120, Cl: 120) Base Loc: Res: 0, X: 0, Cl: 0, X: 0

Land Pricing Method	Soil	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4 A	Chc	0	3.4690	\$1,280	\$640	\$2,220	0%	0%	1.0000	\$2,220
4 A	Ma	0	48.9340	\$1,280	\$1,203	\$58,868	0%	0%	1.0000	\$58,870
4 A	Mz	0	21.3110	\$1,280	\$870	\$18,541	0%	0%	1.0000	\$18,540
4 A	OBA	0	6.3160	\$1,280	\$653	\$4,124	0%	0%	1.0000	\$4,120
81 A	H20	0	4.5153	\$1,280	\$640	\$2,890	-100%	0%	1.0000	\$0
82 A	H20	0	0.4539	\$1,280	\$640	\$230	-100%	0%	1.0000	\$0

**Land Computations**

Calculated Acreage	85.00
Actual Frontage	0
Developer Discount	
Parcel Acreage	80.00
81 Legal Drain NV	4.52
82 Public Roads NV	0.45
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	75.03
Farmland Value	\$63,750
Measured Acreage	80.03
Avg Farmland Value/Acre	1046
Value of Farmland	\$78,480
Classified Total	\$0
Farm / Classified Value	\$78,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$78,500
CAP 3 Value	\$0
Total Value	\$78,500

**Characteristics**  
 Topography  Flood Hazard Level   
 Public Utilities  ERA   
 Electricity   
 Streets or Roads  TIF   
 Unpaved   
 Neighborhood Life Cycle Stage:   
 Static   
 Printed Tuesday, September 01, 2020  
 Review Group 2014

Data Source N/A Collector 09/02/2018 KM Appraiser 01/01/1900

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-200-006,000-003

Midwest Farms LLC

CR 1000 N

100, Vacant Land

Boone Township / 1/2

Parcel Number  
09-04-06-200-006,000-003

Midwest Farms LLC

Date  
01/09/2007

Owner  
Midwest Farms LLC

Doc ID Code Book/Page Adj Sale Price VII  
V-L WR / \$1,888,532

Local Parcel Number  
003-02-006-006

04/20/2006 SCHULER, MICHAEL

04/15/1998 WILLIAMSON FARMS

V-L WR / \$1,600,000

IL WR / \$0

Tax ID:

01/01/1900

WAT, DONALD G & S

WR /

WR / \$0

Routing Number  
04-06-000-013

Property Class 100  
Vacant Land

Year: 2021

Valuation Records (Work in Progress values are not certified values and are subject to change)



Agricultural

County  
Cass

Township  
BOONE TOWNSHIP

District 003 (Local 003)

School Corp 0775

PIONEER REGIONAL

Neighborhood 9030001-003

Boone Township

Section/Plat  
0006

Location Address (1)  
CR 1000 N

ROYAL CENTER, IN 46978

Year	Assessment Year	Reason For Change	Valuation Method	Equalization Factor	Notice Required	2021	2020	2019	2018	2017	2016
2021	W/P	As Of Date	Indiana Cost Mod	1.0000		\$54,400	Trending	Trending	Trending	Trending	Trending
2020	W/P	As Of Date	Indiana Cost Mod	1.0000		\$54,400	Trending	Trending	Trending	Trending	Trending
2019	W/P	As Of Date	Indiana Cost Mod	1.0000		\$54,400	Trending	Trending	Trending	Trending	Trending
2018	W/P	As Of Date	Indiana Cost Mod	1.0000		\$54,400	Trending	Trending	Trending	Trending	Trending
2017	W/P	As Of Date	Indiana Cost Mod	1.0000		\$54,400	Trending	Trending	Trending	Trending	Trending
2016	W/P	As Of Date	Indiana Cost Mod	1.0000		\$54,400	Trending	Trending	Trending	Trending	Trending

Land Pricing Method	Soil	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4	A	Mz	23,4300	0.68	\$1,380	\$870	\$20,384	0%	0%	1,0000	\$20,380
4	A	Gf	5,1470	1.02	\$1,380	\$1,306	\$6,722	0%	0%	1,0000	\$6,720
4	A	Ma	24,4240	0.94	\$1,380	\$1,203	\$29,382	0%	0%	1,0000	\$29,380
4	A	Chc	0,0130	0.50	\$1,380	\$640	\$08	0%	0%	1,0000	\$10
6	A	Chc	0,1010	0.50	\$1,380	\$840	\$65	-80%	0%	1,0000	\$10
6	A	Mz	0,6020	0.68	\$1,380	\$870	\$524	-80%	0%	1,0000	\$100
6	A	Gf	5,2620	1.02	\$1,380	\$1,306	\$6,898	-80%	0%	1,0000	\$1,380
81	A	H2O	3,7022	0.50	\$1,380	\$640	\$2,369	-100%	0%	1,0000	\$00

Land Computations	Actual Frontage	Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	8 Homelite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm / Classified Value	Homestead(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
62.70	0		59.00	3.70	0.00	0.00	0.00	0.00	55.30	\$57,880	59.00	983	\$54,360	\$0	\$54,400	\$0	\$0	\$0	\$54,400	\$0	\$0	\$54,400

Topography  
 Rolling  
 Flood Hazard  
 Public Utilities  
 Electricity  
 Streets or Roads  
 Unimproved  
 Neighborhood Life Cycle Stage  
 Static  
 Printed  
 Tuesday, September 01, 2020  
 Review Group 2014  
 Data Source N/A  
 Collector 08/02/2018  
 KM  
 Appraiser 01/01/1900

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-100-007-002-003

**General Information**

Parcel Number 09-04-06-100-007-002-003  
 Local Parcel Number 003-02-006-013

Midwest Farms, LLC

**Township**

Midwest Farms, LLC

CR 1000 N

**Transfer of Ownership**

Date 08/16/2012  
 Owner Midwest Farms, LLC  
 01/01/1900 Schwler, Mitchell T

100, Vacant Land

**Notes**

1222004 13SP- SPLIT 41.24 ACRES FROM 030200007  
 1/1/1900 198S- ELEVATE LAND USE

Boone Township / 1/2

**Tax ID:**

Routing Number 04-06-000-009  
 Property Class 100  
 Vacant Land



Legal  
 P1 N 1/2 NE 1/4 S 20 T4 R 41 S 24

Agricultural

**Year: 2021**

**Location Information**

County Cass  
 Township BOONE TOWNSHIP  
 District 003 (Local 003)  
 BOONE TOWNSHIP  
 School Corp 0775  
 PIONEER REGIONAL  
 Neighborhood 9030001-003  
 Boone Township  
 Section/Plat 0006

2021 WIP  
 Reason For Change As Of Date  
 Valuation Method Indiana Cost Mod  
 Equalization Factor 1.0000  
 Notice Required

Valuation Records (Work In Progress; values are not certified; values and are subject to change)

Location Address (1)  
 CR 1000 N  
 ROYAL CENTER, IN 46978

Assessment Year	2021	2020	2019	2018	2017	2016
Land Res (1)	\$41,400	\$41,400	\$50,400	\$49,800	\$57,300	\$60,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$41,400	\$41,400	\$50,400	\$49,800	\$57,300	\$60,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$41,400	\$41,400	\$50,400	\$49,800	\$57,300	\$60,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

**Land Computations**

Land Pricing Soil Type Method ID  
 4 A Mz  
 4 A CHC  
 4 A Ma  
 82 A H2O

Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
0	3,6070	0.58	\$1,280	\$870	\$3,138	0%	0%	1,0000	\$3,140
0	11,9210	0.50	\$1,280	\$640	\$7,629	0%	0%	1,0000	\$7,630
0	25,7170	0.94	\$1,280	\$1,203	\$30,938	0%	0%	1,0000	\$30,940
0	0.3297	0.50	\$1,280	\$640	\$211	-100%	0%	1,0000	\$00

Calculated Acreage	41.57
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	41.24
81 Legal Drain NV	0.00
82 Public Roads NV	0.33
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	40.91
Farmland Value	\$41,710
Measured Acreage	41.25
Avg Farmland Value/Acre	1011
Value of Farmland	\$41,360
Classified Total	\$0
Farm / Classified Value	\$41,400
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$41,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$41,400

**Market Model**

9030001 - Res

Characteristics  
 Topography  Flood Hazard  
 Public Utilities  ERA  
 Streets or Roads  TIF

**Neighborhood Life Cycle Stage**

Stable  
 Tuesday, September 04, 2020  
 Printed  
 Review Group 2014

**Data Source**

N/A

**Collector**

**Appraiser**

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-100-005.001-003

**General Information**

Parcel Number 09-04-06-100-005.001-003  
 Local Parcel Number 003-02-006-012  
 Tax ID:

Midwest Farms LLC

**Ownership**

Midwest Farms LLC  
 Date 01/09/2007  
 Owner Midwest Farms LLC  
 Date 01/01/1900  
 Owner SCHULER, MICHAEL

100, Vacant Land

**Transfer of Ownership**

Doc ID Code Book/Page Adj Sale Price V/L  
 01/01/2018 WR \$1,889,532  
 01/01/1900 WR \$0

Boone Township

**Notes**

11/8/2007 0739- SPLIT FROM 030200003  
 11/1900 170L APPL'D LAND USE LAYER

Routing Number 04-06-000-007  
 Property Class 100  
 Vacant Land

Year: 2021

Location Information

County Cass  
 Township BOONE TOWNSHIP  
 District 003 (Local 003)  
 BOONE TOWNSHIP  
 School Corp 0775  
 PIONEER REGIONAL  
 Neighborhood 9030001-003  
 Boone Township  
 Section/Plat 0006  
 Location Address (1)  
 1000 W  
 ROYAL CENTER, IN 46978

Valuation Records (Work In Progress values are not confirmed values and are subject to change)

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2016	2017	2018	2019
2021	2020	WIP	07/01/2020	Indiana Cost Mod	1.0000					
2020	2019	Trending	04/08/2020	Indiana Cost Mod	1.0000					
2019	2018	Trending	04/18/2019	Indiana Cost Mod	1.0000					
2018	2017	Trending	01/01/2018	Indiana Cost Mod	1.0000					
2017	2016	Trending	01/01/2017	Indiana Cost Mod	1.0000					

Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
\$32,300	\$0	\$32,300	\$0	\$0	\$0	\$0	\$0	\$32,300	\$0	\$32,300	\$0
\$39,400	\$0	\$39,400	\$0	\$0	\$0	\$0	\$0	\$39,400	\$0	\$39,400	\$0
\$40,700	\$0	\$40,700	\$0	\$0	\$0	\$0	\$0	\$40,700	\$0	\$40,700	\$0
\$46,700	\$0	\$46,700	\$0	\$0	\$0	\$0	\$0	\$46,700	\$0	\$46,700	\$0
\$49,000	\$0	\$49,000	\$0	\$0	\$0	\$0	\$0	\$49,000	\$0	\$49,000	\$0

Land Pricing Soil	Act	Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4	A	0	19,5640	0.94	\$1,390	\$1,203	\$23,535	0%	0%	1.0000	\$23,540
4	A	0	10,2320	0.88	\$1,380	\$870	\$8,902	0%	0%	1.0000	\$8,900
82	A	0	0.0944	0.50	\$1,390	\$640	\$60	-1.00%	0%	1.0000	\$00

Land Data (Standard Depth - Res (1) 20' - Cl 120' Base Lot = Res 0' X 0' Cl 0' X 0')	Calculated Acreage	Actual Frontage	Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homestead	91/92 Acres	Total Acres Farmland
	29.89	0		29.76	0.00	0.09	0.00	0.00	0.00	29.57
				0.00						\$32,440
										29.80
										1089
										\$32,310
										\$0
										\$32,300
										\$0
										\$0
										\$32,300
										\$0
										\$0
										\$32,300
										\$0
										\$0
										\$32,300

Market Model 9030001 - Res  
 Characteristics  
 Topography  Flood Hazard  
 Rolling   
 Public Utilities  ERA  
 Electricity   
 Streets or Roads  TIF  
 Paved   
 Neighborhood Life Cycle Stage  
 Static  
 Printed Tuesday, September 01, 2020  
 Review Group 2014

Data Source N/A  
 Collector 08/02/2018 KM  
 Appraiser 01/01/1900

Supp Page Land Value \$0  
 CAP 1 Value \$32,300  
 CAP 2 Value \$0  
 CAP 3 Value \$0  
 Total Value \$32,300

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-100-005-000-003

**General Information**

Parcel Number 09-04-06-100-005-000-003  
 Local Parcel Number 003-02-006-005  
 Tax ID:  
 Routing Number 04-06-000-006  
 Property Class 100  
 Vacant Land

Midwest Farms, LLC

**Dominance**

Midwest Farms, LLC  
 Date 08/16/2012  
 Owner Midwest Farms, LLC  
 Date 01/24/2012  
 Owner Schulz, Michael T  
 Date 08/17/2011  
 Owner Citizens National Bank  
 Date 11/01/2007  
 Owner Midwest Ag Investment  
 Date 04/20/2006  
 Owner SCHULER, MICHAEL  
 Date 04/15/1998  
 Owner WILLIAMSON FARMS

1000 W

**Transfer of Ownership**

Doc ID Code Book/Page Adj Sale Price V/L  
 08/16/2012 W/R / \$639,563 /  
 01/24/2012 W/R / \$335,000 /  
 08/17/2011 W/R / \$580,000 /  
 11/01/2007 W/R / \$545,158 /  
 04/20/2006 V-L W/R / \$1,600,000 /  
 04/15/1998 W/L W/R / \$0 /

100, Vacant Land

**Boone Township**

2021 Assessment Year 2020 2019 2018 2017 2016  
 Reason For Change W/P Trending Trending Trending Trending Trending  
 As Of Date 07/01/2020 04/06/2020 04/18/2019 01/01/2018 01/01/2017 01/01/2016  
 Valuation Method Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod  
 Equalization Factor 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000  
 Notice Required

2020/12-07SP-3P/UT-29764 TO PARCEL 0302005005  
 1/1/1900 1993- ELUVATE LAND USE

**Location Information**

County Cass  
 Township BOONE TOWNSHIP  
 District 003 (Local 003)  
 BOONE TOWNSHIP  
 School Corp 0775  
 PIONEER REGIONAL  
 Neighborhood 9030001-003  
 Boone Township  
 Section/Plat 0006  
 Location Address (1)  
 1000 W  
 LOGANSPORT, IN 46947

**Valuation Records (Work In Progress values are not certified values and are subject to change)**

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land Res (1)	Land Res (2)	Land Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)	Land Value
2021	2020	W/P	07/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$55,800	\$55,800	\$0	\$0	\$0	\$0	\$0	\$55,800	\$0	\$0	\$0	\$55,800
2020	2019	Trending	04/06/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$55,800	\$55,800	\$0	\$0	\$0	\$0	\$0	\$55,800	\$0	\$0	\$0	\$55,800
2019	2018	Trending	04/18/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$55,800	\$55,800	\$0	\$0	\$0	\$0	\$0	\$55,800	\$0	\$0	\$0	\$55,800
2018	2017	Trending	01/01/2018	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$55,800	\$55,800	\$0	\$0	\$0	\$0	\$0	\$55,800	\$0	\$0	\$0	\$55,800
2017	2016	Trending	01/01/2017	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$55,800	\$55,800	\$0	\$0	\$0	\$0	\$0	\$55,800	\$0	\$0	\$0	\$55,800
2016	2015	Trending	01/01/2016	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$55,800	\$55,800	\$0	\$0	\$0	\$0	\$0	\$55,800	\$0	\$0	\$0	\$55,800

**Land Computations**

Calculated Acreage	50.60
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	50.24
81 Legal Drain NV	0.00
82 Public Roads NV	0.37
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	49.87
Farmland Value	\$56,200
Measured Acreage	50.24
Avg Farmland Value/Acre	1119
Value of Farmland	\$55,810
Classified Total	\$0
Farm / Classified Value	\$55,800
Homestead(s) Value	\$0
91/92 Value	\$0
Supp Page Land Value	\$0
CAP 1 Value	\$55,800
CAP 2 Value	\$55,800
CAP 3 Value	\$0
Total Value	\$55,800

**Characteristics**

Topography  Flood Hazard   
 Rolling   
 Public Utilities  ERA   
 Electricity   
 Streets or Roads  TIF   
 Unpaved   
 Neighborhood Life Cycle Stage

Market Model 9030001 - Res

Land Pricing Soil Type Method ID Front Act Size Factor Rate Rate Adj. Value Ext. Impl. % Res Market Value

Printed Tuesday, September 01, 2020  
 Review Group 2014  
 Data Source N/A  
 Collector 08/02/2018 KM  
 Appraiser 01/01/1900

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-300-008,000-003

**General Information**

Parcel Number  
09-04-06-300-008,000-003  
Local Parcel Number  
003-02-006-008  
Tax ID:

Routing Number  
04-06-000-002  
Property Class 100  
Vacant Land

Year: 2021

**Location Information**

County  
Cass  
Township  
BOONE TOWNSHIP  
District 003 (Local 003)  
BOONE TOWNSHIP  
School Corp 0775  
PIONEER REGIONAL  
Neighborhood 9030001-003  
Boone Township  
Section/Plat  
0006  
Location Address (1)  
CR 1000 N  
LOGANSPORT, IN 46947

Midwest Farms LLC

**Ownership**

Midwest Farms LLC  
Date  
01/09/2007  
04/20/2006  
04/15/1998  
01/01/1900

Owner  
Midwest Farms LLC  
SCHULER, MICHAEL  
WILLIAMSON FARMS  
WATT, DONALD G

CR 1000 N

100, Vacant Land

Boone Township

1/2



Valuation Reason: (Work In Progress) Values are subject to change

**Agricultural**

Assessment Year	2021	2020	2019	2018	2017	2016
Reason For Change	WIP	Trending	Trending	Trending	Trending	Trending
As Of Date	07/01/2020	04/08/2020	04/18/2018	01/01/2018	01/01/2017	01/01/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Res (1)	\$25,200	\$25,200	\$30,700	\$35,800	\$41,100	\$43,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$25,200	\$25,200	\$30,700	\$35,800	\$41,100	\$43,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$25,200	\$25,200	\$30,700	\$35,800	\$41,100	\$43,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Est. Value	Infl. %	Elig %	Ris Factor	Market Value
4 A Ma	0	1.7120	\$1,280	\$1,203	\$2,060	0%	0%	1.0000	\$2,060
4 A OBA	0	0.4880	\$1,380	\$653	\$319	0%	0%	1.0000	\$320
4 A Mz	0	21.0780	\$1,380	\$870	\$18,336	0%	0%	1.0000	\$18,340
6 A Ma	0	2.5510	\$1,280	\$1,203	\$3,069	-80%	0%	1.0000	\$610
6 A ChC	0	5.0330	\$1,280	\$640	\$3,221	-80%	0%	1.0000	\$640
6 A Gf	0	19.2480	\$1,280	\$1,306	\$25,138	-80%	0%	1.0000	\$5,030
6 A Mz	0	7.8700	\$1,280	\$870	\$8,847	-80%	0%	1.0000	\$1,370
6 A OBA	0	1.0220	\$1,380	\$653	\$667	-80%	0%	1.0000	\$130
81 A H2O	0	6.8698	\$1,280	\$640	\$4,397	-100%	0%	1.0000	\$00

**Land Computations**

Calculated Acreage 65.87

Actual Frontage 0

Developer Discount

Parcel Acreage 59.00

81 Legal Drain NV 6.87

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homestead 0.00

91/92 Acres 0.00

Total Acres Farmland 52.13

Farmland Value \$28,500

Massured Acreage 59.00

Avg Farmland Value/Acre 483

Value of Farmland \$25,180

Classified Total \$0

Farm / Classified Value \$25,200

Homestead(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$25,200

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$25,200

Topography  Flood Hazard

Rolling

Public Utilities  ERA

Electricity

Streets or Roads  TIF

Unpaved

Neighborhood Life Cycle Stage

Static

Fronted

Tuesday, September 01, 2020  
Review Group 2014

Data Source N/A

Collector 08/02/2018 KM

Appraiser 01/01/1900

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-200-009,000-003

General Information

Parcel Number 09-04-06-200-009,000-003  
 Local Parcel Number 003-02-006-009  
 Tax ID:

Routing Number 04-06-000-012  
 Property Class 199  
 Other Agricultural Use

Year: 2021

Location Information

County Cass  
 Township BOONE TOWNSHIP  
 District 003 (Local 003)  
 BOONE TOWNSHIP  
 School Corp 0775  
 PIONEER REGIONAL  
 Neighborhood 9030001-003  
 Boone Township  
 Section/Plat 0006  
 Location Address (1)  
 CR 1000 N  
 ROYAL CENTER, IN 46978

Midwest Farms LLC

Ownership

Midwest Farms LLC  
 Date 01/09/2007  
 Owner Midwest Farms LLC  
 Date 04/20/2006  
 Owner SCHULLER, MICHAEL  
 Date 04/15/1998  
 Owner WILLIAMSON FARMS  
 Date 01/01/1900  
 Owner WATT, DONALD G.

CR 1000 N

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I  
 V-L WR / \$1,889,532 /  
 V-L WR / \$1,600,000 /  
 IL WR / \$652,750 /  
 WR / \$0 /

199, Other Agricultural Use

Agricultural

Boone Township

Notes 4332007 0785:  
 1/1/1900 1985: REMOVE 7718 & FLOODING LAYER  
 1/1/1900 1798: ADJUSTED LAND - LAND USE LAYER  
 1/1/1900 HYLA: adjusted land. are sd

PT N 42 NW 1/4 S 28 1W 20A



Validation Records (Work in Progress; values are not certified values and are subject to change)

Year: 2021	2021	2020	2019	2018	2017	2016
Assessment Year	2021	2020	2019	2018	2017	2016
Reason For Change	WIP	Trending	Trending	Trending	Trending	Trending
As Of Date	07/01/2020	06/08/2020	04/18/2019	01/01/2018	01/01/2017	01/01/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required						

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Impr. %	Elig %	Res Market Factor	Value
4 A ChnC	0	2.2710	\$1,380	\$640	\$1,453	0%	0%	1.0000	\$1,450
4 A Ma	0	11.9200	\$1,280	\$1,203	\$14,340	0%	0%	1.0000	\$14,340
4 A Mz	0	20.0540	\$1,280	\$870	\$17,447	0%	0%	1.0000	\$17,450
4 A OBA	0	4.4530	\$1,280	\$653	\$2,908	0%	0%	1.0000	\$2,910
71 A ChnC	0	0.2670	\$1,280	\$640	\$171	-40%	0%	1.0000	\$100
71 A Mz	0	0.0350	\$1,280	\$870	\$30	-40%	0%	1.0000	\$20
H2 A H2O	0	0.8860	\$1,280	\$640	\$439	-100%	0%	1.0000	\$00

Land Data (Standard Depth - Res: 120', Cl: 120', Base Etc: Res: 0', X: 0', Cl: 0', X: 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Impr. %	Elig %	Res Market Factor	Value
4 A ChnC	0	2.2710	\$1,380	\$640	\$1,453	0%	0%	1.0000	\$1,450
4 A Ma	0	11.9200	\$1,280	\$1,203	\$14,340	0%	0%	1.0000	\$14,340
4 A Mz	0	20.0540	\$1,280	\$870	\$17,447	0%	0%	1.0000	\$17,450
4 A OBA	0	4.4530	\$1,280	\$653	\$2,908	0%	0%	1.0000	\$2,910
71 A ChnC	0	0.2670	\$1,280	\$640	\$171	-40%	0%	1.0000	\$100
71 A Mz	0	0.0350	\$1,280	\$870	\$30	-40%	0%	1.0000	\$20
H2 A H2O	0	0.8860	\$1,280	\$640	\$439	-100%	0%	1.0000	\$00

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Impr. %	Elig %	Res Market Factor	Value
4 A ChnC	0	2.2710	\$1,380	\$640	\$1,453	0%	0%	1.0000	\$1,450
4 A Ma	0	11.9200	\$1,280	\$1,203	\$14,340	0%	0%	1.0000	\$14,340
4 A Mz	0	20.0540	\$1,280	\$870	\$17,447	0%	0%	1.0000	\$17,450
4 A OBA	0	4.4530	\$1,280	\$653	\$2,908	0%	0%	1.0000	\$2,910
71 A ChnC	0	0.2670	\$1,280	\$640	\$171	-40%	0%	1.0000	\$100
71 A Mz	0	0.0350	\$1,280	\$870	\$30	-40%	0%	1.0000	\$20
H2 A H2O	0	0.8860	\$1,280	\$640	\$439	-100%	0%	1.0000	\$00

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Impr. %	Elig %	Res Market Factor	Value
4 A ChnC	0	2.2710	\$1,380	\$640	\$1,453	0%	0%	1.0000	\$1,450
4 A Ma	0	11.9200	\$1,280	\$1,203	\$14,340	0%	0%	1.0000	\$14,340
4 A Mz	0	20.0540	\$1,280	\$870	\$17,447	0%	0%	1.0000	\$17,450
4 A OBA	0	4.4530	\$1,280	\$653	\$2,908	0%	0%	1.0000	\$2,910
71 A ChnC	0	0.2670	\$1,280	\$640	\$171	-40%	0%	1.0000	\$100
71 A Mz	0	0.0350	\$1,280	\$870	\$30	-40%	0%	1.0000	\$20
H2 A H2O	0	0.8860	\$1,280	\$640	\$439	-100%	0%	1.0000	\$00

Market Model 9030001 - Res

Characteristics	Flood Hazard
Topography	<input type="checkbox"/>
Rolling	<input type="checkbox"/>
Public Utilities	ERA <input type="checkbox"/>
Electricity	<input type="checkbox"/>
Streets or Roads	TIF <input type="checkbox"/>
Unpaved	<input type="checkbox"/>
Neighborhood Life Cycle Stage	
Static	
Dynamic	

Tax Year: 2020  
 Printed: Tuesday, September 01, 2020  
 Review Group: 2014  
 Data Source: N/A  
 Collector: 09/02/2018  
 KM  
 Appraiser: 01/01/1900

Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland Classified Total	Farm / Classified Value	Homestead(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
	39.00	0.00	0.69	0.00	0.00	0.00	38.31	\$35,270	39.00	930	\$35,630	\$0	\$0	\$0	\$0	\$35,630	\$0	\$0	\$35,630



# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-200-009,000-003

Midwest Farms LLC

CR 1000 N

199, Other Agricultural Use

Boone Township

1 / 2/2

**General Information**

**Plumbing**

**Cost Leader**

Occupancy: Steel Grain Bin  
 Description: Steel Grain Bin R 01  
 Story Height: 0  
 Style: N/A  
 Finished Area: Kitchen Sinks, Water Heaters  
 Make: Add Fixtures, Total

Floor Finish: Total

Accommodations: Bedrooms, Living Rooms, Dining Rooms, Family Rooms, Total Rooms

Wall Finish: Plaster/Drywall, Paneling, Fiberboard, Unfinished, Other

Roofing: Built-Up, Metal, Wood Shingle, Asphalt, Slate, Tile, Other

Exterior Features: Area, Value

Specialty Plumbing: Description, Count, Value

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments: Unfin Int (-), Ex Liv Units (+), Rec Room (+), Loft (+), Fireplace (+), No Heating (-), A/C (+), No Elec (-), Plumbing (+/-), Spec Plumb (+), Elevator (+)

Total Base  
 Row Type Adj.

Description	Count	Value
Sub-Total, One Unit		\$0
Sub-Total, 1 Units		\$0
Exterior Features (+)		\$0
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		0.88
Location Multiplier		
Replacement Cost		\$27,837

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt	Improv Value
1: Steel Grain Bin R 01	0%	1	C	1999	1999	21	A		0.88			36' x 25'	\$27,837	55%	\$12,530	0%	100%	1,000	\$12,500
2: Steel Grain Bin R 01	0%	1	C	1999	1999	21	A		0.88			36' x 25'	\$27,837	55%	\$12,530	0%	100%	1,000	\$12,500

Total all pages

\$26,000

Total this page

\$26,000

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-100-007-001-003

Midwest Farms LLC

199, Other Agricultural Use

Boone Township / 1/2

**General Information**

Parcel Number 09-04-06-100-007-001-003  
 Local Parcel Number 003-02-006-011  
 Tax ID:

**Dwship**

Midwest Farms LLC  
 Date 01/09/2007  
 Owner Midwest Farms LLC  
 Date 01/01/1900  
 SCHULER, MICHAEL

**Transfer of Ownership**

Doc ID Code Book/Page Adj Sale Price V/I  
 01/09/2007 W/R \$1,899,532  
 01/01/1900 W/R \$0

**Notes**

11/2018 199S: REMOVE TAX120 TRAW  
 11/2017 178L: ADJUSTED LAND - LAND USE  
 LAYER  
 5/1/2013 HYLAR: updated local ave. wd  
 5/1/2013 078S: CORRECTED DEGRAS  
 5/1/2013 073P: SPLIT FROM 0320009007

Routing Number 04-06-000-011  
 Property Class 199  
 Other Agricultural Use

Year: 2021

**Location Information**

County Cass  
 Township BOONE TOWNSHIP  
 District 003 (Local 003)  
 BOONE TOWNSHIP  
 School Corp 0775  
 PIONEER REGIONAL  
 Neighborhood 9030001-003  
 Boone Township  
 Section/Plat 0006  
 Location Address (1)  
 1000 N  
 ROYAL CENTER, IN 46976



Agricultural

Valuation Records (Work in Progress; values are not certified values and are subject to change)

Assessment Year	2021	2020	2019	2018	2017	2016
Reason For Change	WIP	Trending	Trending	Trending	Trending	Trending
As Of Date	07/01/2020	04/09/2020	04/18/2019	01/10/2018	07/01/2017	01/10/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Res (1)	\$3,300	\$3,300	\$4,000	\$4,200	\$4,800	\$3,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$3,300	\$3,300	\$4,000	\$4,200	\$4,800	\$3,700
Improvement	\$53,000	\$53,000	\$58,400	\$140,200	\$136,300	\$136,100
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$53,000	\$53,000	\$58,400	\$140,200	\$136,300	\$136,100
Total	\$56,300	\$56,300	\$62,400	\$144,400	\$141,100	\$139,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$3,300	\$3,300	\$4,000	\$4,200	\$4,800	\$3,700
Total Non Res (3)	\$53,000	\$53,000	\$58,400	\$140,200	\$136,300	\$136,100

**Land Computations**

Calculated Acreage	4.56
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.48
81 Legal Drain NV	0.00
82 Public Roads NV	0.07
83 UT Towers NV	0.00
9 Homeste	0.00
91/92 Acres	0.00
Total Acres Farmland	4.41
Farmland Value	\$3,380
Measured Acreage	4.48
Avg Farmland Value/Acre	754
Value of Farmland	\$3,320
Classified Total	\$0
Farm / Classified Value	\$3,300
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$3,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,300

**Characteristics**

Topography  Flood Hazard  
 Rolling   
 Public Utilities  ERA  
 Electricity   
 Streets or Roads  TIF  
 Unpaved   
 Neighborhood Life Cycle Stage  
 Static  
 Printed Tuesday, September 01, 2020  
 Review Group 2014

Data Source N/A

Collector 08/02/2018 KM

Appraiser 01/01/1900

# ASSESSOR INFORMATION - Part of Tracts 3, 4 & 6

09-04-06-100-007.001-003 Midwest Farms LLC 1000 N 199, Other Agricultural Use Boone Township / 22

General Information		Plumbing		Cost Breakdown	
Occupancy	Barn, Pole (T3)	Full Bath	#	TF	
Description	Barn, Pole (T3) R 01	Half Bath			
Story Height	0	Kitchen Sinks			
Style	N/A	Water Heaters			
Finished Area		Add Fixtures			
Make		Total			
Floor Finish		Accommodations		Total Base	
<input type="checkbox"/> Earth <input type="checkbox"/> Tile	<input type="checkbox"/> Carpet	Bedrooms		Row Type Adj.	
<input type="checkbox"/> Slab <input type="checkbox"/> Carpet	<input type="checkbox"/> Unfinished	Living Rooms			
<input type="checkbox"/> Sub & Joint <input type="checkbox"/> Other	<input type="checkbox"/> Other	Dining Rooms			
<input type="checkbox"/> Wood <input type="checkbox"/> Other		Family Rooms			
<input type="checkbox"/> Parquet		Total Rooms			
Wall Finish		Heat Type		Adjustments	
<input type="checkbox"/> Plaster/Drywall <input type="checkbox"/> Unfinished	<input type="checkbox"/> Other			Unfin Int (-)	
<input type="checkbox"/> Paneling <input type="checkbox"/> Other				Ex Liv Units (+)	
<input type="checkbox"/> Fiberboard				Rac Room (+)	
Roofing				Loft (+)	
<input type="checkbox"/> Built-Up <input type="checkbox"/> Metal <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile	<input type="checkbox"/> Other			Fireplace (+)	
<input type="checkbox"/> Wood Shingle				No Heating (-)	
Exterior Features				A/C (+)	
				No Elec (-)	
				Plumbing (+/-)	
				Spec Plumb (+)	
				Elevator (+)	

Description	Count	Value
Specially Plumbing	4	

Description	Sub-Total, One Unit	Sub-Total, 1 Units	Exterior Features (+)	Garages (+) 0 sqft	Quality and Design Factor (Grade)	Location Multiplier	Replacement Cost
	\$0	\$0	\$0	\$0		0.88	\$8,431

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt	Improv Value	
1: Barn, Pole (T3) R 01	0%	1	TA/W	C	1999	1999	21	VP	\$11,48	0.88	\$11.98	20' x 40' x 18'	\$8,431	55%	\$3,790	0%	100%	1,000	1,000	\$3,800
2: Steel Grain Bin R 01	0%	1		C	1999	1999	21	A		0.88		36' x 25'	\$27,837	55%	\$12,590	0%	100%	1,000	1,000	\$12,500
3: Steel Grain Bin R 01	0%	1		C	1999	1999	21	A		0.88		36' x 25'	\$27,837	55%	\$12,590	0%	100%	1,000	1,000	\$12,500
4: Steel Grain Bin R 01	0%	1		C	1999	1999	21	A		0.88		36' x 21'	\$24,209	55%	\$10,890	0%	100%	1,000	1,000	\$10,900
5: Steel Grain Bin R 01	0%	1		C	1999	1999	21	A		0.88		36' x 25'	\$27,837	55%	\$12,590	0%	100%	1,000	1,000	\$12,500
6: Utility Shed R 01	0%	1		C-1	1999	1999	21	A	\$20.85	0.88	\$20.85	8'x12'	\$1,673	55%	\$750	0%	100%	1,000	1,000	\$800

Total all pages: \$53,000      Total this page: \$53,000

# ASSESSOR INFORMATION - TRACT 5

91-82-01-000-000.600-003

Midwest Farms Llc

1100 NORTH

Printed 09/04/2020 Card No. 1 of 1

10C

**ADMINISTRATIVE INFORMATION**

PARCEL NUMBER  
91-82-01-000-000.600-003  
Parent Parcel Number

OWNERSHIP  
Midwest Farms Llc

Tax ID 002-08470-00  
TRANSFER OF OWNERSHIP

Date

01/09/2007	SCHULER, MICHAEL T	Doc # 079100146	\$1885537
04/21/2006	WILLIAMSON FARMS	Doc # 060401929	\$1600000
04/15/1998	WATT, DONALD G	BR/Pg 4804, 1931	\$402290
04/15/1996	WILLIAMSON, JOHN D	BR/Pg 9904, 1933	\$0
11/06/1982	FROM ODLE, HARRDORIE		\$0

## AGRICULTURAL

**VALUATION RECORD**

Assessment Year	03/01/2014	07/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020
Reason for Change							
VALUATION	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING
Appraise Value	186200	186200	178000	168000	146200	141700	116200
VALUATION	T	B	T	T	T	T	T
True Tax Value	186200	186200	178000	168000	146200	141700	116200
Level	T	B	T	T	T	T	T

**LAND DATA AND CALCULATIONS**

Rating	Measured	Table	Prod. Factor	Base	Adjustment	Extended	Influence	Value
Soil ID	Average	Depth	Factor	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Depth	Rate	Rate	Value	Factor	
Franchise	Franchise	Franchise	Franchise	Rate	Rate	Value	Factor	
1 LEGAL DTCCU	AB	1.0500	1.00	1290.00	1290.00	1340 0 -1001		0
2 PUBLIC ROAD/ROW	AB	1.2940	1.00	1290.00	1290.00	1660 0 -1001		0
3 TILLABLE LAND	CHB	2.2400	0.55	1290.00	702.00	1590		1580
4 TILLABLE LAND	CHC	1.3300	0.50	1290.00	640.00	850		850
5 TILLABLE LAND	CF	26.6700	1.02	1290.00	1306.00	34630		34630
6 TILLABLE LAND	HB	24.0000	0.94	1290.00	1203.00	28870		28870
7 TILLABLE LAND	HR	9.3300	0.66	1290.00	470.00	8120		8120
8 TILLABLE LAND	HW	4.0000	0.42	1290.00	103.00	4810		4810
9 TILLABLE LAND	QSA	42.6700	0.75	1290.00	704.00	30040		30040
10 TILLABLE LAND	36	6.6700	0.81	1290.00	107.00	6950		6950
11 WOODLAND	CDA	6.6700	0.55	1290.00	704.00	4700 0 -808		940
12 WOODLAND	TIC	2.6700	0.50	1290.00	640.00	1710 0 -808		340
13 WOODLAND	RK	2.6700	0.68	1290.00	876.00	2320 0 -808		460
14 WOODLAND	QVA	4.0000	0.55	1290.00	704.00	2820 0 -808		560

AMR-09-01

**Supplemental Cards**

MEASURED AVERAGE 13.9200

**FARMLAND CONTRIBUTIONS:**

Parcel Acctg	Measured Acreage	Average True Tax Value/Acre	Supplemental Cards
B1 Legal Drains pp	1.0500	130.9710	137.9700
B2 Public Drains pp	1.2940	1197.00	890
B3 UT Towers pp	1.3300		116210
B4 Homestead			
B5 Homestead			
B6 Excess Acreage			
TOTAL ACRES FARMLAND	130.9710		
TRUE TAX VALUE	1197.00		116210

# ASSESSOR INFORMATION - TRACT 5

91-82-01-000-000,500-003

Midwest Farms Llc

110 NORTH

Printed 09/03/2020

**ADMINISTRATIVE INFORMATION**

PARCEL NUMBER  
91-82-01-000-000,500-003  
Parent Parcel Number

OWNER(S)  
Midwest Farms Llc

Tax ID 002-08460-00

TRANSFER OF OWNERSHIP

Doc # 1

Property Address  
110 NORTH

Parcel Number  
910103

Property Class  
199 Agri Other agricultural use

TAXING DISTRICT INFORMATION  
Jurisdiction 91 WHITE

Area 002 CASS

Corporation N CASS PIONEER

District 003

Section & Plat 01  
Routing Number 3,000

**Site Description**

Topography:  
Level

Public Utilities:  
Electric

Street or Road:  
Private, Impassable

Highway or  
State

Zoning:

Legal Acres:  
96.4600

Admin Level:  
96.4600

## AGRICULTURAL

**VALUATION RECORD**

Assessment Year	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020
VALUATION	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING
Appraisal Value	153800	153800	147000	138800	120800	117000	96100
VALUATION	T	D	T	T	T	T	T
True Tax Value	154600	154700	147900	138800	120800	117000	96100
	T	B	T	T	T	T	T
	154600	154700	147900	138800	120800	117000	96100

**LAND DATA AND CALCULATIONS**

Land Type	Rolling Measure Soil ID	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage	Actual Effective Frontage
1 UPRCL OTCH	AD	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690
2 TILLABLE LAND	AD	0.4386	0.4386	0.4386	0.4386	0.4386	0.4386	0.4386	0.4386	0.4386	0.4386	0.4386
3 TILLABLE LAND	AD	2.6700	2.6700	2.6700	2.6700	2.6700	2.6700	2.6700	2.6700	2.6700	2.6700	2.6700
4 TILLABLE LAND	AD	32.0000	32.0000	32.0000	32.0000	32.0000	32.0000	32.0000	32.0000	32.0000	32.0000	32.0000
5 TILLABLE LAND	AD	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000
6 TILLABLE LAND	AD	37.3300	37.3300	37.3300	37.3300	37.3300	37.3300	37.3300	37.3300	37.3300	37.3300	37.3300
7 TILLABLE LAND	AD	1.9400	1.9400	1.9400	1.9400	1.9400	1.9400	1.9400	1.9400	1.9400	1.9400	1.9400
8 TILLABLE LAND	AD	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690	1.4690
9 WOODLAND	AD	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300
10 WOODLAND	AD	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300	1.2300
11 FARM ROAD	AD	2.8700	2.8700	2.8700	2.8700	2.8700	2.8700	2.8700	2.8700	2.8700	2.8700	2.8700

AMAS 00001

**Supplemental CARGS**

REACQUIRED INCREASE

FARMLAND COMPENSATIONS

Parcel Rctdage

El Legal Drain Inv

El Public Roads Inv

El Of Towns Inv

El Homestead

El Excise Increase

TOTAL ACRES FARMLAND

**Supplemental CARGS**

TRADE TAX VALUE

Average True Tax Value/Acre

Classified Land Total

Excise Increase Value

Supplemental CARGS

TOTAL LAND VALUE

96480

1018

96950

96480

1018

96950

96480

# ASSESSOR INFORMATION - TRACT 5

**PHYSICAL CHARACTERISTICS**

**IMPROVEMENT DATA**

11-14-11-000-1000-000-000 Property Class: 194  
110 NORTH

SPECIAL FEATURES		SUMMARY OF IMPROVEMENTS																
Description	Value	ID	Use	Sty	Const	Year	Fit	Base	Rate	Full-Adj	Size of	Compar	Phys	Depr	Adj	Comp	Value	

Date Collector/Data

Appraiser/Data

Neighborhood

Supplemental Cards

11-14-11-000-1000-000-000

AV

TOTAL IMPROVEMENT VALUE

# **TAX INFORMATION**

# TAX INFORMATION - TRACTS 1 & 2

Property Profile Report for Property ID 1758 / Parcel Nbr 09-04-08-700-005,000-003 Payable 2020

Case

Tax ID Number: 003-02-008-005  
Parcel Number: 09-04-08-700-005,000-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms, LLC

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
S 1/2 8 28 1w 295.453a

Mailing Address

Property Address  
900 W  
Royal Center IN 46578

Legal Information  
Section: 0006 Parcel Acres: 295.453  
Township: 0028 Lot Number:  
Range: 1w Block/Sudiv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Billing Information

Balance Due

Assessed Values	474,300
Assd Land Value:	474,300
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	474,300
Non-HMST Improvements:	0
Total Assd Value:	474,300
Total Exemptions/Deductions:	0
Net Assessment:	474,300

	Tax Bill	Adjustments	Balance
Spring Tax:	4,335.18	0.00	4,335.18
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	4,335.18	0.00	4,335.18
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Asses:	1,403.26	0.00	1,403.26

Tax & Penalty:	8,670.36
Other Assessments (+):	1,403.26
Fees (+):	0.00
Subtotal:	10,073.62
Receipts:	10,073.62
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

Exemptions/Deductions

Advert Fee: 0.00  
Tax Sale Fee: 0.00  
NSF Fee: 0.00

To Whom Bill Was Sent  
Midwest Farms, LLC

Amount

LIT Credits:	1,676.50	0.00	1,676.50
Circuit Breaker:	0.00	0.00	0.00
Over 85 CB:	0.00	0.00	0.00

E-mail:  
Mtg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms, LLC



# TAX INFORMATION - TRACTS 1 & 2

Property Profile Report for Property ID 19652 / Parcel Nbr 09-04-17-500-011,000-003 Payable 2020

Case

Tax ID Number: 003-02-017-011  
Parcel Number: 09-04-17-500-011,000-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms, LLC

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
Pt N 1/2 17 28 1W 25.766a

Mailing Address

Property Address  
1050 W  
Royal Center IN 45978

Legal Information  
Section: 0017 Parcel Acres: 55.766  
Township: 0028 Lot Number:  
Range: 1W Block/Stdv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value:	81,800
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	81,800
Non-HMST Improvements:	0
Total Assd Value:	81,800
Total Exemptions/Deductions:	0
Net Assessment:	81,800

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	747.66	0.00	747.66
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	747.66	0.00	747.66
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Asses:	152.86	0.00	152.86
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	289.14	0.00	289.14
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	1,495.32
Other Assessments (+):	152.86
Fees (+):	0.00
Subtotal:	1,648.18
Receipts:	1,648.18
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

To Whom Bill Was Sent

Midwest Farms, LLC

E-mail:  
Mtg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms, LLC

Exemptions/Deductions

Amount

Description	Amount

# TAX INFORMATION - Part of TRACTS 3, 4 & 6

Property Profile Report for Property ID 1745 / Parcel Nbr 09-04-06-400-004,000-003 Payable 2020

Cass

Tax ID Number: 003-02-006-004  
Parcel Number: 09-04-06-400-004,000-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms LLC

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
N 1/2 Se 1/4 6 28 1w 80s

Mailing Address

Property Address  
1000 W  
Logansport IN 46947

Legal Information  
Section: 0006 Parcel Acres: 80  
Township: 0028 Lot Number:  
Range: 1w Block/Sudlv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value:	95,700
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	95,700
Non-HMST Improvements:	0
Total Assd Value:	95,700
Total Exemptions/Deductions:	0
Net Assessment:	95,700

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	874.72	0.00	874.72
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	874.72	0.00	874.72
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Asses:	136.00	0.00	136.00
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	338.27	0.00	338.27
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	1,749.44
Other Assessments (+):	136.00
Fees (+):	0.00
Subtotal:	1,885.44
Receipts:	1,885.44
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

Exemptions/Deductions

Amount

To Whom Bill Was Sent

Midwest Farms LLC

E-mail:  
Mfg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms LLC

# TAX INFORMATION - Part of TRACTS 3, 4 & 6

Property Profile Report for Property ID 1747 / Parcel Nbr 09-04-05-200-006,000-003 Payable 2020

Cass

Tax ID Number: 003-02-006-006  
Parcel Number: 09-04-08-200-006,000-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms LLC

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
S 1/2 NW 1/4 6 28 1w 59a

Mailing Address

Property Address  
Cr 1000 N  
Royal Center IN 49578

Legal Information  
Section: 0006  
Township: 0028  
Range: 1w  
Parcel Acres: 59  
Lot Number:  
Block/Sudiv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value:	56,300
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	56,300
Non-HMST Improvements:	0
Total Assd Value:	56,300
Total Exemptions/Deductions:	0
Net Assessment:	56,300

Exemptions/Deductions

Description

Amount

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	605.99	0.00	605.99
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	805.99	0.00	805.99
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Assess:	100.30	0.00	100.30
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	234.35	0.00	234.35
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	1,211.98
Other Assessments (+):	100.30
Fees (+):	0.00
Subtotal:	1,312.28
Receipts:	1,312.28
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

To Whom Bill Was Sent

Midwest Farms LLC  
E-mail:  
Mtg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms LLC

# TAX INFORMATION - Part of TRACTS 3, 4 & 6

Property Profile Report for Property ID 8804036 / Parcel Nbr 09-04-06-100-007.002-003 Payable 2020

Case

Tax ID Number: 003-02-006-013  
Parcel Number: 09-04-06-100-007.002-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms, LLC

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
Pt N 1/2 NE 1/4 6 28 1w 41.24A

Mailing Address

Property Address  
Cr 1000 N  
Royal Center IN 46978

Legal Information  
Section: 0006 Parcel Acres: 41.24  
Township: 0028 Lot Number:  
Range: 1w Block/Studv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values	Amount
Assd Land Value:	50,400
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	50,400
Non-HMST Improvements:	0
Total Assd Value:	50,400
Total Exemptions/Deductions:	0
Net Assessment:	50,400

Exemptions/Deductions

Description

Amount

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	450.66	0.00	450.66
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	460.66	0.00	460.66
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Assess:	70.10	0.00	70.10
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	178.15	0.00	178.15
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	921.32
Other Assessments (+):	70.10
Fees (+):	0.00
Subtotal:	991.42
Receipts:	991.42
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

To Whom Bill Was Sent

Midwest Farms, LLC

E-mail:  
Mtg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms, LLC

# TAX INFORMATION - Part of TRACTS 3, 4 & 6

Property Profile Report for Property ID 3719439 / Parcel Nbr 09-04-06-100-005.001-003 Payable 2020

Cass

Tax ID Number: 003-02-006-012  
Parcel Number: 09-04-06-100-005.001-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms LLC

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
Pt NE 1/4 S 28 1W 29.75A

Mailing Address

Property Address  
1000 N  
Royal Center IN 45978

Legal Information  
Section: 0005 Parcel Acres: 29.76  
Township: 0028 Lot Number:  
Range: 1W Block/Sudiv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value:	39,400
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	39,400
Non-HMST Improvements:	0
Total Assd Value:	39,400
Total Exemptions/Deductions:	0
Net Assessment:	39,400

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	360.12	0.00	360.12
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	360.12	0.00	360.12
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Asses:	50.60	0.00	50.60
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	139.27	0.00	139.27
Circuit Breaker:	0.00	0.00	0.00
Over 55 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	720.24
Other Assessments (+):	50.60
Fees (+):	0.00
Subtotal:	770.84
Receipts:	770.84
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

To Whom Bill Was Sent

Midwest Farms LLC  
E-mail:  
Mtg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms LLC

Description

Amount

# TAX INFORMATION - Part of TRACTS 3, 4 & 6

Property Profile Report for Property ID 1746 / Parcel Nbr 09-04-06-100-005.000-003 Payable 2020

Cass

Tax ID Number: 003-02-006-005  
Parcel Number: 09-04-06-100-005.000-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms, LLC

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
S 1/2 Ne 1/4 6 28 1w S0.24A

Mailing Address

Property Address  
1000 W  
Logansport IN 45947

Legal Information

Section: 0006 Parcel Acres: 50.24  
Township: 0028 Lot Number:  
Range: 1w Block/Subdiv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value: 58,000  
Assd Improvements: 0  
HMST Land Value: 0  
HMST Improvements: 0  
Non-HMST Land Value: 68,000  
Non-HMST Improvements: 0  
Total Assd Value: 68,000  
Total Exemptions/Deductions: 0  
Net Assessment: 68,000

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	621.53	0.00	621.53
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	621.53	0.00	621.53
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Assess:	85.40	0.00	85.40

Balance Due

Tax & Penalty: 1,243.06  
Other Assessments (+): 85.40  
Fees (+): 0.00  
Subtotal: 1,328.46  
Receipts: 1,328.46  
Total Due: 0.00  
Surplus Transfer: 0.00  
Account Balance: 0.00

Exemptions/Deductions

Amount

Description	Amount
Advert Fee:	0.00
Tax Sale Fee:	0.00
NSF Fee:	0.00
LIT Credits:	240.36
Circuit Breaker:	0.00
Over 65 CB:	0.00

To Whom Bill Was Sent

Midwest Farms, LLC  
E-mail:  
Mtg Comp:

Owner(s) of Record Payable 2022

Midwest Farms, LLC

# TAX INFORMATION - Part of TRACTS 3, 4 & 6

**Property Profile Report for Property ID 3719425 / Parcel Nbr 09-04-06-100-007.001-003 Payable 2020**

Case

Tax ID Number: 003-02-006-011  
Parcel Number: 09-04-06-100-007.001-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms LLC

Property Class/Description  
199 - AGRICULTURAL - OTHER AGRICULTURAL USE

Legal Description  
Pt NE 1/4 6 28 1w 4,48A

Mailing Address

Property Address  
10603 W 1000 N  
Royal Center IN 46978

Legal Information  
Section: 0006 Parcel Acres: 4.48  
Township: 0028 Lot Number:  
Range: 1w Block/Sudlv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Billing Information

Balance Due

Assessed Values	
Assd Land Value:	4,000
Assd Improvements:	52,400
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	4,000
Non-HMST Improvements:	52,400
Total Assd Value:	62,400
Total Exemptions/Deductions:	0
Net Assessment:	62,400

	Tax Bill	Adjustments	Balance
Spring Tax:	570.34	0.00	570.34
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	570.34	0.00	570.34
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Assess:	7.62	0.00	7.62
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	220.57	0.00	220.57
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Tax & Penalty:	1,140.68
Other Assessments (+):	7.62
Fees (+):	0.00
Subtotal:	1,148.30
Receipts:	1,148.30
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

Exemptions/Deductions

Amount

To Whom Bill Was Sent

Midwest Farms LLC

E-mail:

Mtg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms LLC

# TAX INFORMATION - Part of TRACTS 3, 4 & 6

Property Profile Report for Property ID 1750 / Parcel Nbr 09-04-06-200-009,000-003 Payable 2020

Cass

Tax ID Number: 003-02-006-009  
Parcel Number: 09-04-06-200-009,000-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms LLC

Property Class/Description  
199 - AGRICULTURAL - OTHER AGRICULTURAL USE

Legal Description  
Pt N 1/2 Nw 1/4 S 28 T1w 38a

Mailing Address

Property Address  
Ct 1000 N  
Royal Center IN 46976

Legal Information  
Section: 0006 Parcel Acres: 39  
Township: 0028 Lot Number:  
Range: 1w Block/Sudiv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value:	43,400
Assd Improvements:	27,800
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	43,400
Non-HMST Improvements:	27,800
Total Assd Value:	71,200
Total Exemptions/Deductions:	0
Net Assessment:	71,200

Exemptions/Deductions

Description	Amount
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Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	650.78	0.00	650.78
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	650.78	0.00	650.78
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Assess:	66.30	0.00	66.30
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	251.67	0.00	251.67
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	1,301.56
Other Assessments (+):	66.30
Fees (+):	0.00
Subtotal:	1,367.86
Receipts:	1,367.86
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

To Whom Bill Was Sent

Midwest Farms LLC

E-mail:  
Mfg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms LLC



# TAX INFORMATION - Part of TRACTS 3, 4 & 6

Property Profile Report for Property ID 1749 / Parcel Nbr 09-04-06-300-008,000-003 Payable 2020

Cass

Tax ID Number: 003-02-006-008  
Parcel Number: 09-04-06-300-008,000-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Boone  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms LLC

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
N 1/2 SW 1/4 S 28 T 1W S 9a

Mailing Address

Property Address  
Cr-1000 N  
Logansport IN 46947

Legal Information

Section: 0006 Parcel Acres: 59  
Township: 0028 Lot Number:  
Range: 1W Block/Study:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value:	30,700
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	30,700
Non-HMST Improvements:	0
Total Assd Value:	30,700
Total Exemptions/Deductions:	0
Net Assessment:	30,700

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	280.60	0.00	280.60
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	280.60	0.00	280.60
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Assess:	100.30	0.00	100.30
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	108.51	0.00	108.51
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	561.20
Other Assessments (+):	100.30
Fees (+):	0.00
Subtotal:	661.50
Receipts:	661.50
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

Exemptions/Deductions

Description

Amount

To Whom Bill Was Sent

Midwest Farms LLC

E-mail:  
Mtg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms LLC

# TAX INFORMATION - TRACT 5

Property Profile Report for Property ID 1091210 / Parcel Nbr 91-82-01-000-000-600-003 Payable 2020

While

Tax ID Number: 002-08470-00  
Parcel Number: 91-82-01-000-000-600-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Cass Township Pioneer Regional  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms Llc

Property Class/Description  
100 - AGRICULTURAL - VACANT LAND

Legal Description  
NE 1-28-2 132.92 622 736

Mailing Address

Property Address  
1100 North  
Royal Center IN 48978

Legal Information

Section: 01 Parcel Acres: 132.92  
Township: 28N Lot Number:  
Range: 02 Block/Stdiv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value:	141,700
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	141,700
Non-HMST Improvements:	0
Total Assd Value:	141,700
Total Exemptions/Deductions:	0
Net Assessment:	141,700

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	1,002.38	0.00	1,002.38
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	1,002.38	0.00	1,002.38
Fall Penalty:	0.00	0.00	0.00
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Asses:	259.90	0.00	259.90
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LIT Credits:	0.00	0.00	0.00
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	2,004.76
Other Assessments (+):	259.90
Fees (+):	0.00
Subtotal:	2,264.66
Receipts:	2,264.66
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

To Whom Bill Was Sent

Midwest Farms Llc  
E-mail:  
Mtg Comp:

Owner(s) of Record Payable 2022  
Midwest Farms Llc

Exemptions/Deductions

Description	Amount

# TAX INFORMATION - TRACT 5

Property Profile Report for Property ID 1091208 / Parcel Nbr 91-92-01-000-500-003 Payable 2020

White

Tax ID Number: 002-09460-00  
Parcel Number: 91-92-01-000-000-500-003

Tax Type: Real  
Property Type: Agricultural

Tax Unit/Description: 3 - Cass Township Pioneer Regional  
Government Owned: False

Status: Active

Owner(s) of Record  
Midwest Farms Llc

Property Class/Description  
199 - AGRICULTURAL - OTHER AGRICULTURAL USE

Legal Description  
E/S NW 1-28-2 96.96 622 736

Mailing Address

Property Address  
110 E North St  
Royal Center IN 46978-7014

Legal Information

Section: 01 Parcel Acres: 96.96  
Township: 28N Lot Number:  
Range: 02 Block/Subdiv:

Contract Buyer(s) of Record

Contract Mailing Address

Contract Notes

Send Bill to Contract Buyer:

Assessed Values

Assd Land Value:	117,000
Assd Improvements:	0
HMST Land Value:	0
HMST Improvements:	0
Non-HMST Land Value:	117,000
Non-HMST Improvements:	0
Total Assd Value:	117,000
Total Exemptions/Deductions:	0
Net Assessment:	117,000

Billing Information

	Tax Bill	Adjustments	Balance
Spring Tax:	827.66	0.00	827.66
Spring Penalty:	0.00	0.00	0.00
Spring Annual:	0.00	0.00	0.00
Fall Tax:	827.66	0.00	827.66
Fall Annual:	0.00	0.00	0.00
Delq NTS Tax:	0.00	0.00	0.00
Delq NTS Pen:	0.00	0.00	0.00
Delq TS Tax:	0.00	0.00	0.00
Delq TS Pen:	0.00	0.00	0.00
Other Asses:	234.36	0.00	234.36
Advert Fee:	0.00	0.00	0.00
Tax Sale Fee:	0.00	0.00	0.00
NSF Fee:	0.00	0.00	0.00
LT Credits:	0.00	0.00	0.00
Circuit Breaker:	0.00	0.00	0.00
Over 65 CB:	0.00	0.00	0.00

Balance Due

Tax & Penalty:	1,655.32
Other Assessments (+):	294.36
Fees (+):	0.00
Subtotal:	1,949.70
Receipts:	1,889.70
Total Due:	0.00
Surplus Transfer:	0.00
Account Balance:	0.00

Exemptions/Deductions

Description	Amount

To Whom Bill Was Sent

Midwest Farms Llc  
E-mail:  
Mtg Comp:  
Owner(s) of Record Payable 2022  
Midwest Farms Llc



**TRACTS 1 & 2**

**PHOTOS**

# PHOTOS



**TRACTS 1 & 2**



**TRACTS 1 & 2**

# PHOTOS

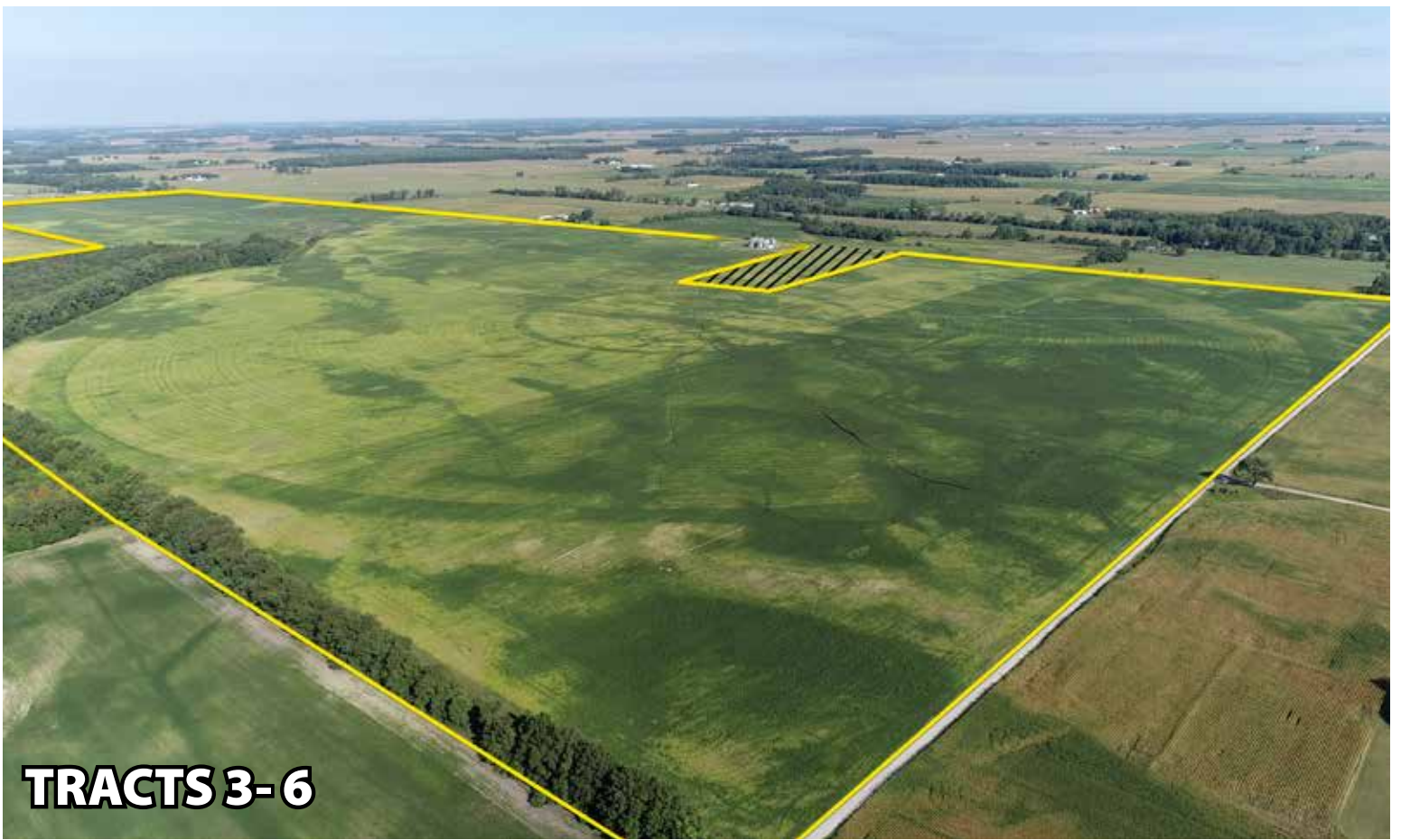


**TRACT 1**



**TRACT 1**

# PHOTOS





# PHOTOS



**TRACT 3**



**IRRIGATION LINES INTO INDIAN CREEK**

# PHOTOS



**TRACT 4**



**TRACT 5**

# PHOTOS



**TRACTS 3 & 6**



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

