



Jay County, Indiana

# REAL ESTATE AUCTION

Wednesday, March 3 • 6pm | Held at Lions Club Civic Center in Portland, IN

## INFORMATION BOOKLET

2021 Crop Rights for the Buyer!

- East Central Indiana
- Just 30 Minutes from Fort Wayne, Indiana
- Pastures and Fencing, Perfect for Livestock, Horses or Other Animals
- Mostly Tillable with Rolling Land and Woods
- Mostly Pattern Tiled
- Beautiful Potential Building Sites
- Plenty of Road Frontage

**447<sup>±</sup> Acres**  
Offered in 12 Tracts  
& Combinations

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

 ONLINE BIDDING AVAILABLE

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

## DISCLAIMER:

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

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Owner: Estate of John Hanlin



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

### TERMS & CONDITIONS

**PROCEDURE:** Property will be offered in 12 individual tracts, any combination of tracts & as a total 447± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**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, & are capable of paying cash at closing.

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

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The targeted closing date will be approx. 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller shall pay all 2020 real estate taxes due & payable in 2021. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/auction personnel. Further, Seller disclaims any & 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.

**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

**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. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination

purchases will receive a perimeter survey only.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, MARCH 3, 2021**  
**447 ACRES – PENNVILLE, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, February 24,  
2021.

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**  
**447± Acres • Jay County, Indiana**  
**Wednesday, March 3, 2021**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

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

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, March 3, 2021 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, February 24, 2021**. 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:**

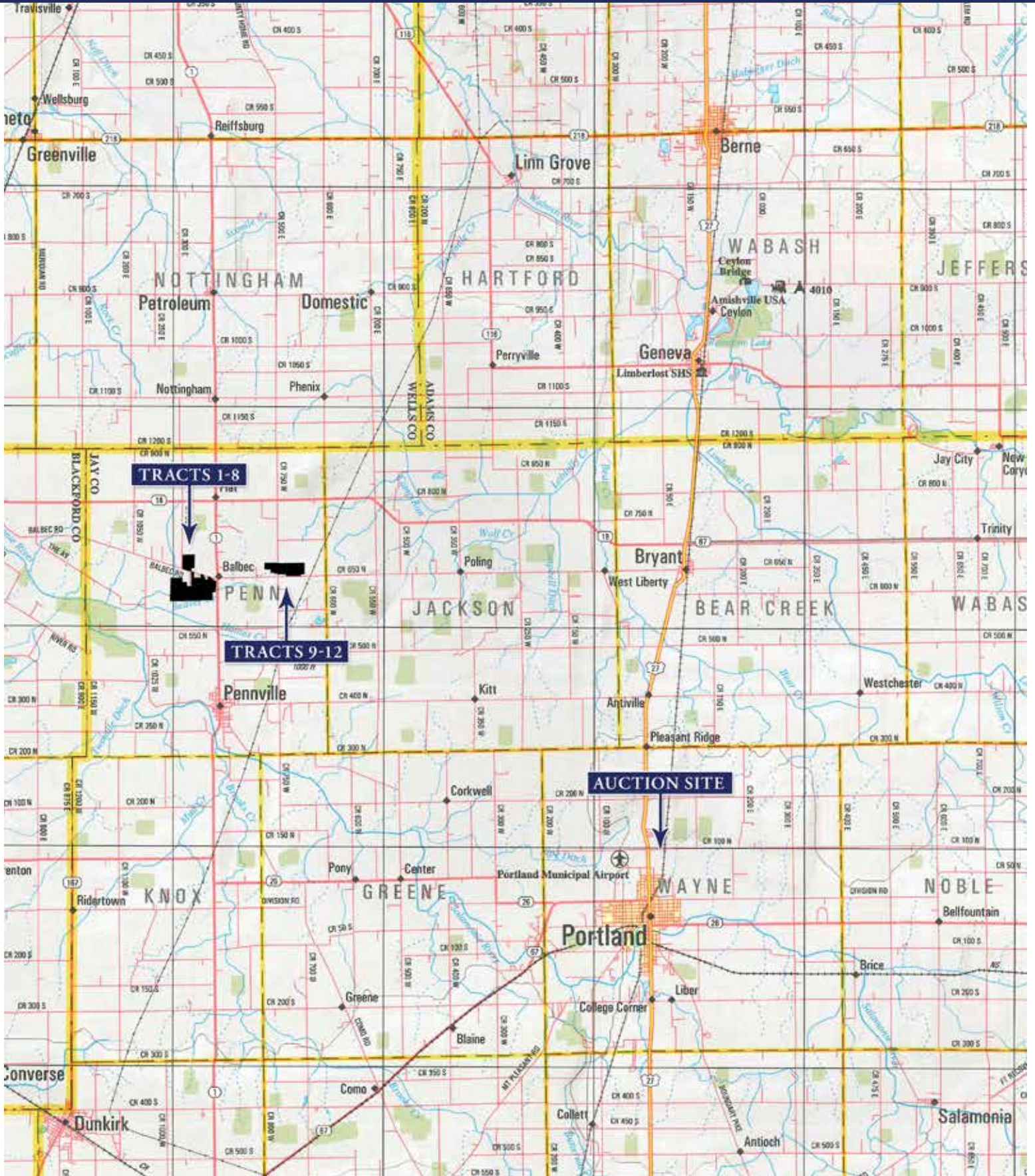
E-mail address of registered bidder: \_\_\_\_\_

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 & TRACT MAPS**

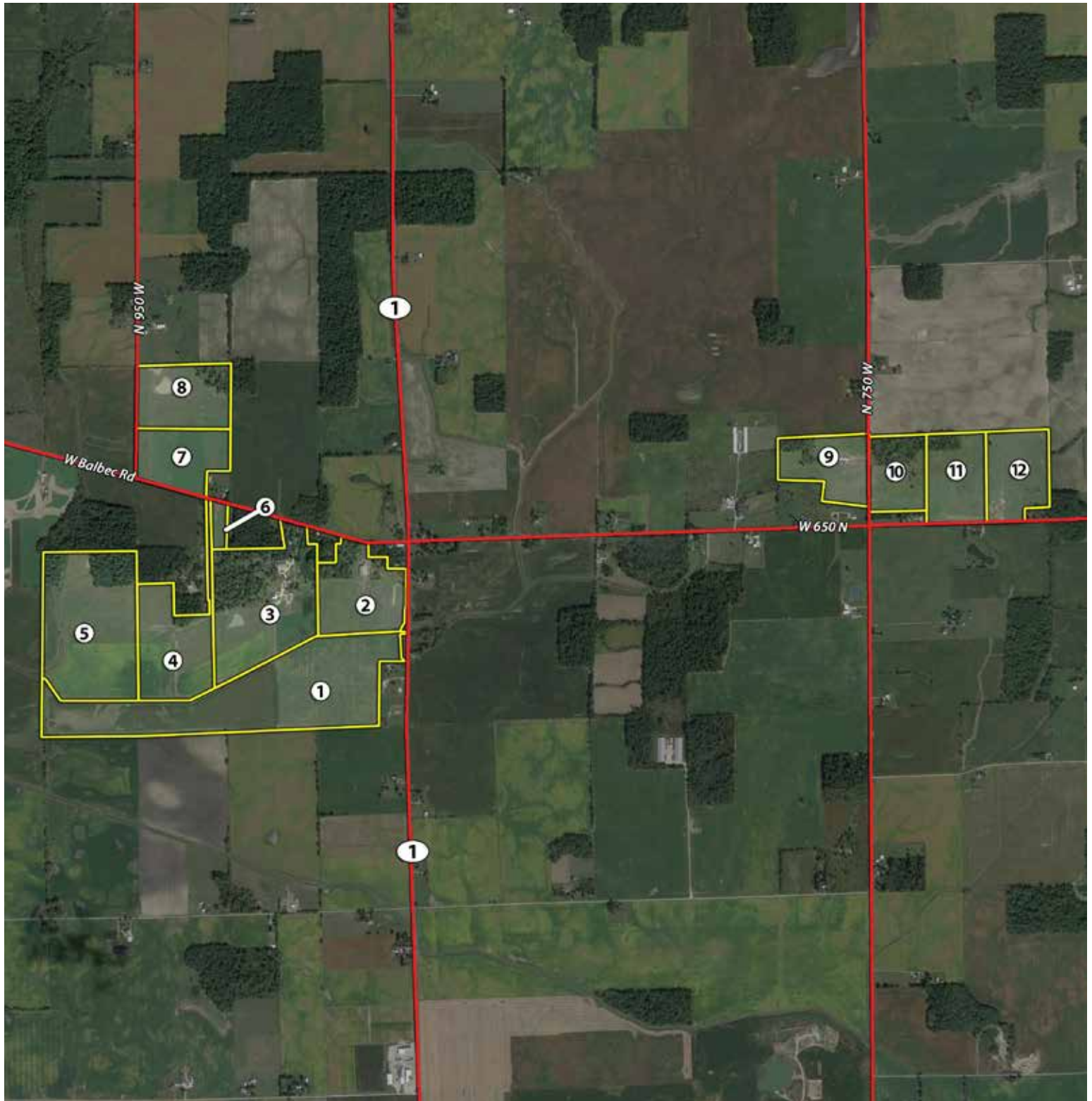
# LOCATION & TRACT MAPS



*Auction Location:* Lions Club Civic Center • 307 E 100 N Portland, IN 47371 *Property Location:* 9089 W Balbec Rd Pennville, IN 47369  
• From SR #1 go East on W Balbec Rd & West on 650 N in Jay County to properties.

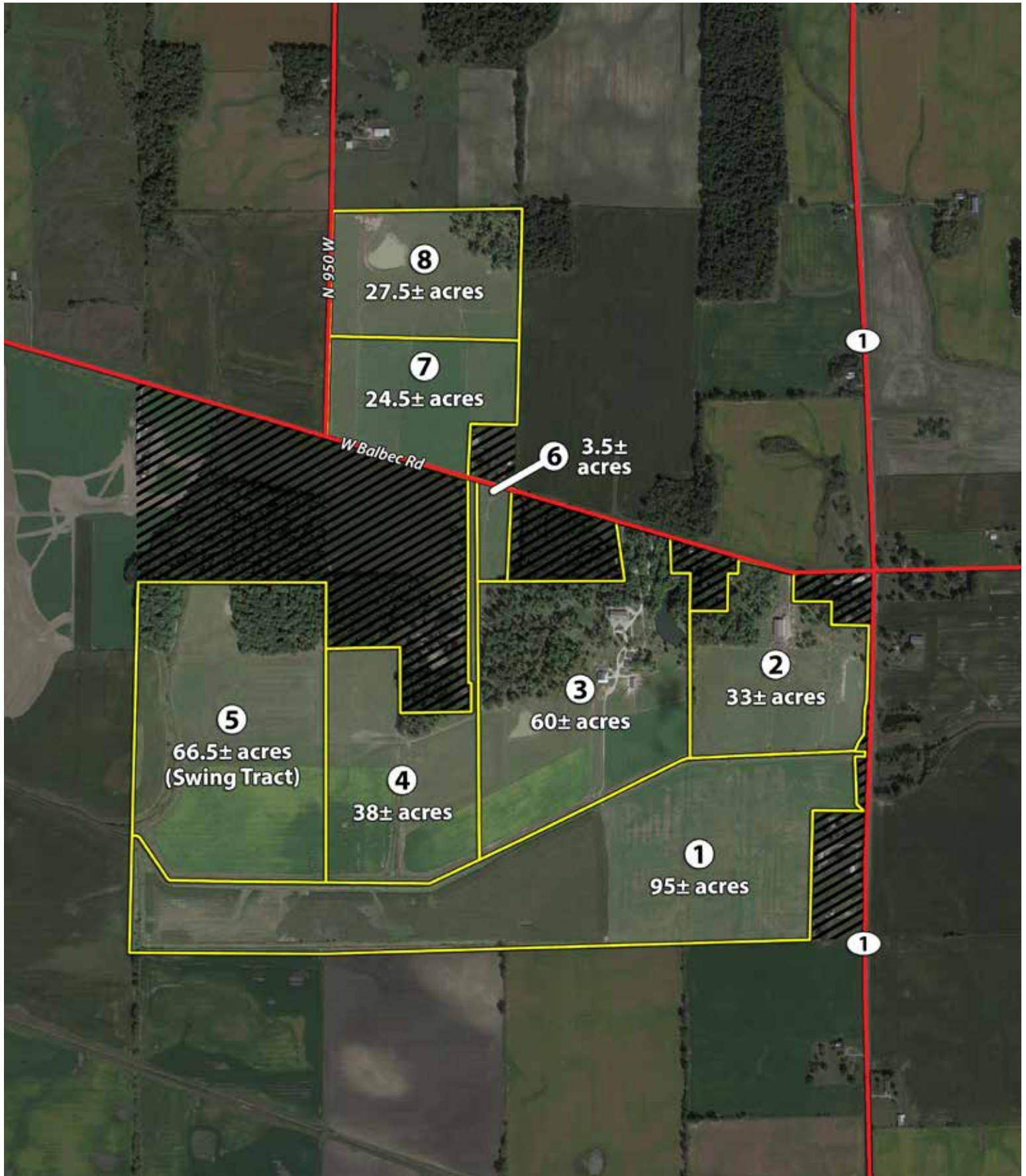
# LOCATION & TRACT MAPS

## Tracts 1-12



# LOCATION & TRACT MAPS

## Tracts 1-8



# LOCATION & TRACT MAPS

## Tracts 9-12



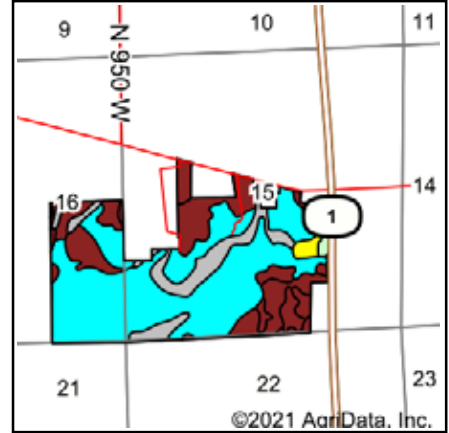
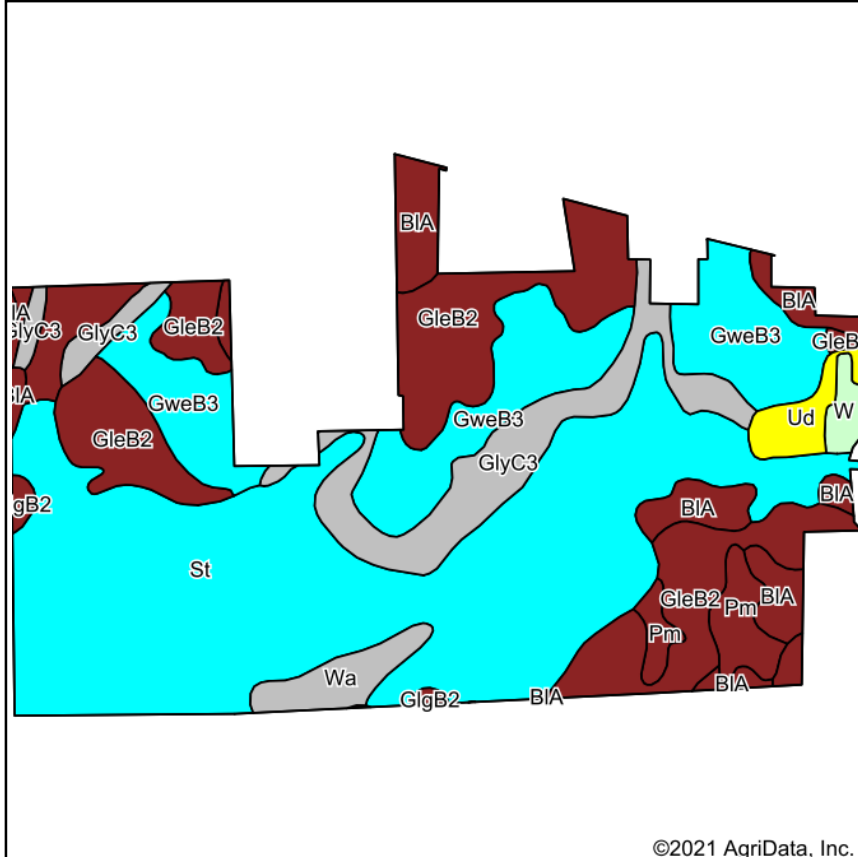


**MAPS**

# SURETY SOILS MAP

## Tracts 1-6

### Soils Map



State: **Indiana**  
 County: **Jay**  
 Location: **15-24N-12E**  
 Township: **Penn**  
 Acres: **287.53**  
 Date: **1/20/2021**



Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
St	Saranac silty clay, 0 to 2 percent slopes, frequently flooded	122.94	42.8%		IIIw	128		45	73	72	71
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	52.75	18.3%		IIe	123		42	48	48	38
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	43.08	15.0%		IIIe	120		40	42	42	29
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	25.00	8.7%		IVe	105		27	40	40	25
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	17.66	6.1%		IIw	131	9	44	54	54	45
Pm	Pewamo silty clay, 0 to 2 percent slopes	12.23	4.3%		IIw	153		43	75	75	66
Wa	Walkill variant silty clay, frequently flooded	5.86	2.0%		IVw	145	10	42	81	46	81
Ud	Udorthents, loamy	4.46	1.6%		VIII						
W	Water	2.25	0.8%								
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	1.30	0.5%		IIe	123		42	48	48	38
<b>Weighted Average</b>						<b>122.5</b>	<b>0.8</b>	<b>40.9</b>	<b>*n 58.2</b>	<b>*n 57</b>	<b>*n 51.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

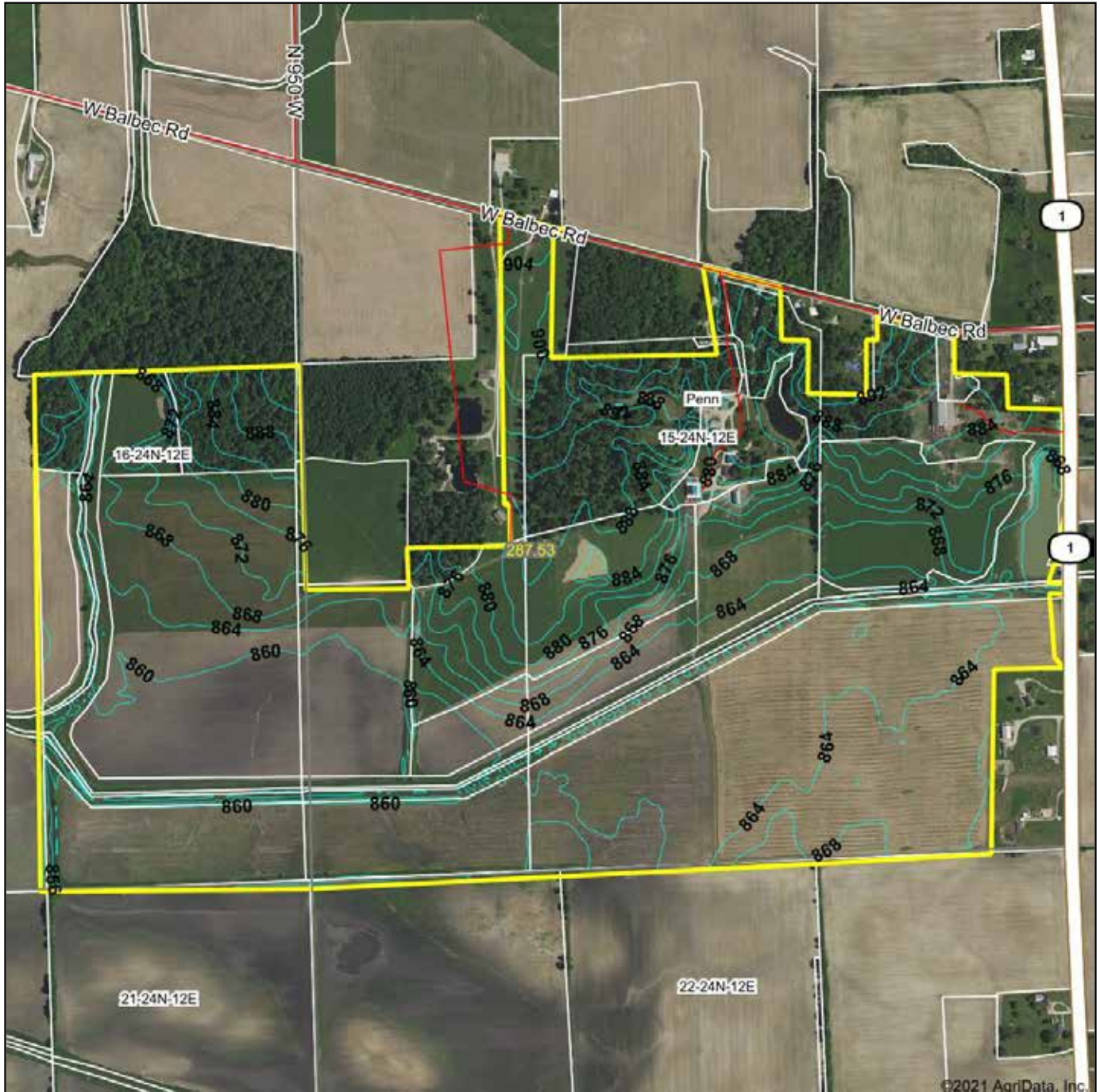
Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP

## Tracts 1-6

### Topography Contours



©2021 AgriData, Inc.



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

Source: USGS 10 meter dem  
Interval(ft): 4.0  
Min: 853.2  
Max: 907.9  
Range: 54.7  
Average: 869.5  
Standard Deviation: 12.04 ft

0ft 794ft 1588ft



1/20/2021

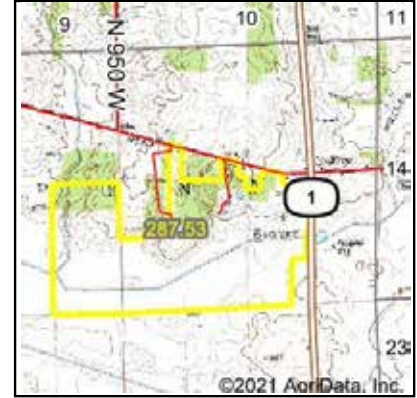
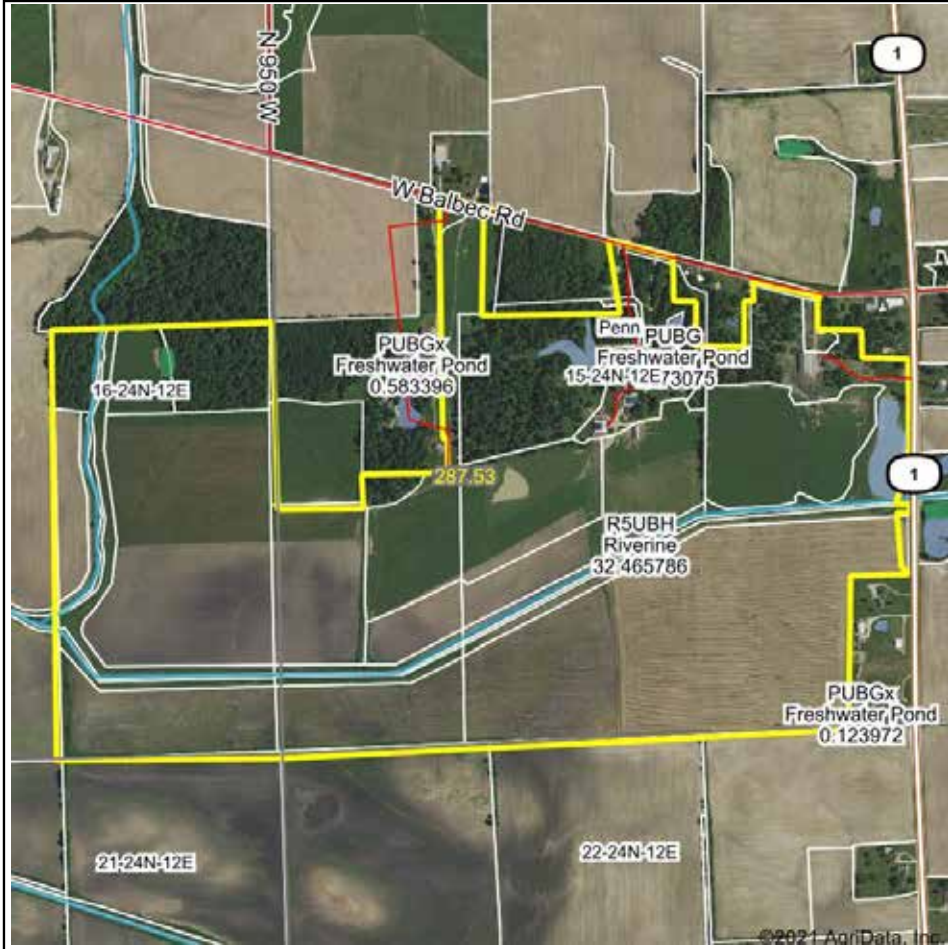
15-24N-12E  
Jay County  
Indiana

Map Center: 40° 31' 38.18, -85° 9' 30.51

# WETLANDS MAP

## Tracts 1-6

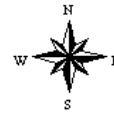
### Wetlands Map



State: **Indiana**  
 Location: **15-24N-12E**  
 County: **Jay**  
 Township: **Penn**  
 Date: **1/20/2021**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgrDataInc.com



0ft 1199ft 2398ft

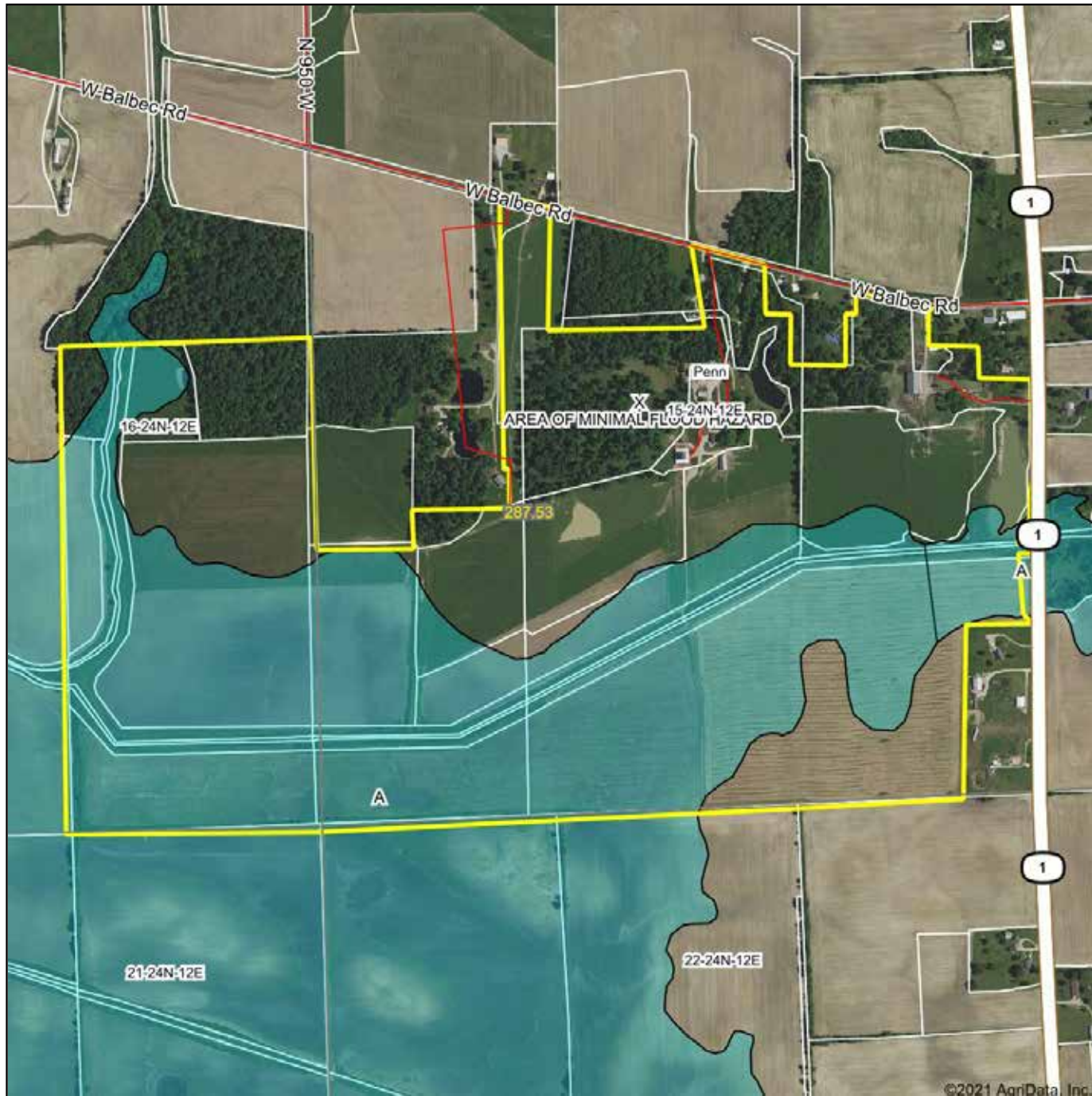
Classification Code	Type	Acres
R5UBH	Riverine	4.45
PUBGx	Freshwater Pond	2.47
PUBG	Freshwater Pond	2.15
PFO1A	Freshwater Forested/Shrub Wetland	0.33
	Total Acres	9.40

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

# FLOODZONE MAP

## Tracts 1-6

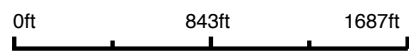
### Aerial Map



©2021 AgriData, Inc.



Map Center: 40° 31' 38.18, -85° 9' 30.51



**15-24N-12E**  
**Jay County**  
**Indiana**



1/20/2021

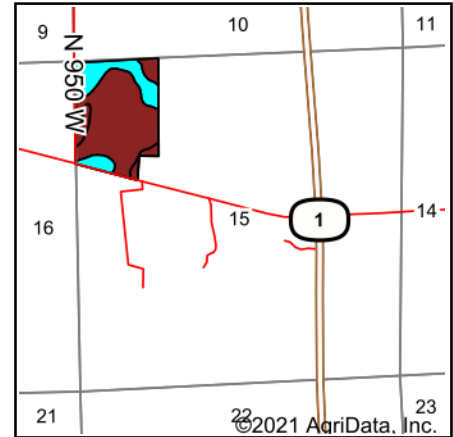
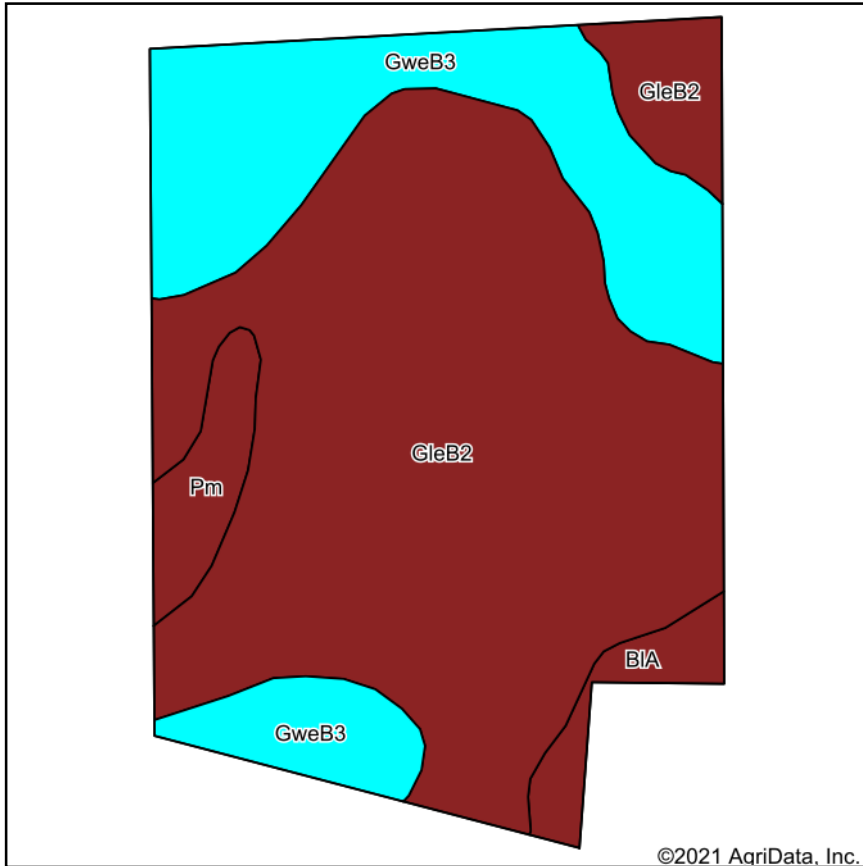
Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

# SURETY SOILS MAP

## Tracts 7 & 8

### Soils Map



State: **Indiana**  
 County: **Jay**  
 Location: **15-24N-12E**  
 Township: **Penn**  
 Acres: **53.97**  
 Date: **1/20/2021**



Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	36.47	67.6%		Ile	123		42	48	48	38
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	13.64	25.3%		IIle	120		40	42	42	29
Pm	Pewamo silty clay, 0 to 2 percent slopes	2.13	3.9%		IIw	153		43	75	75	66
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	1.73	3.2%		IIw	131	9	44	54	54	45
<b>Weighted Average</b>						<b>123.7</b>	<b>0.3</b>	<b>41.6</b>	<b>*n 47.7</b>	<b>*n 47.7</b>	<b>*n 37.1</b>

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

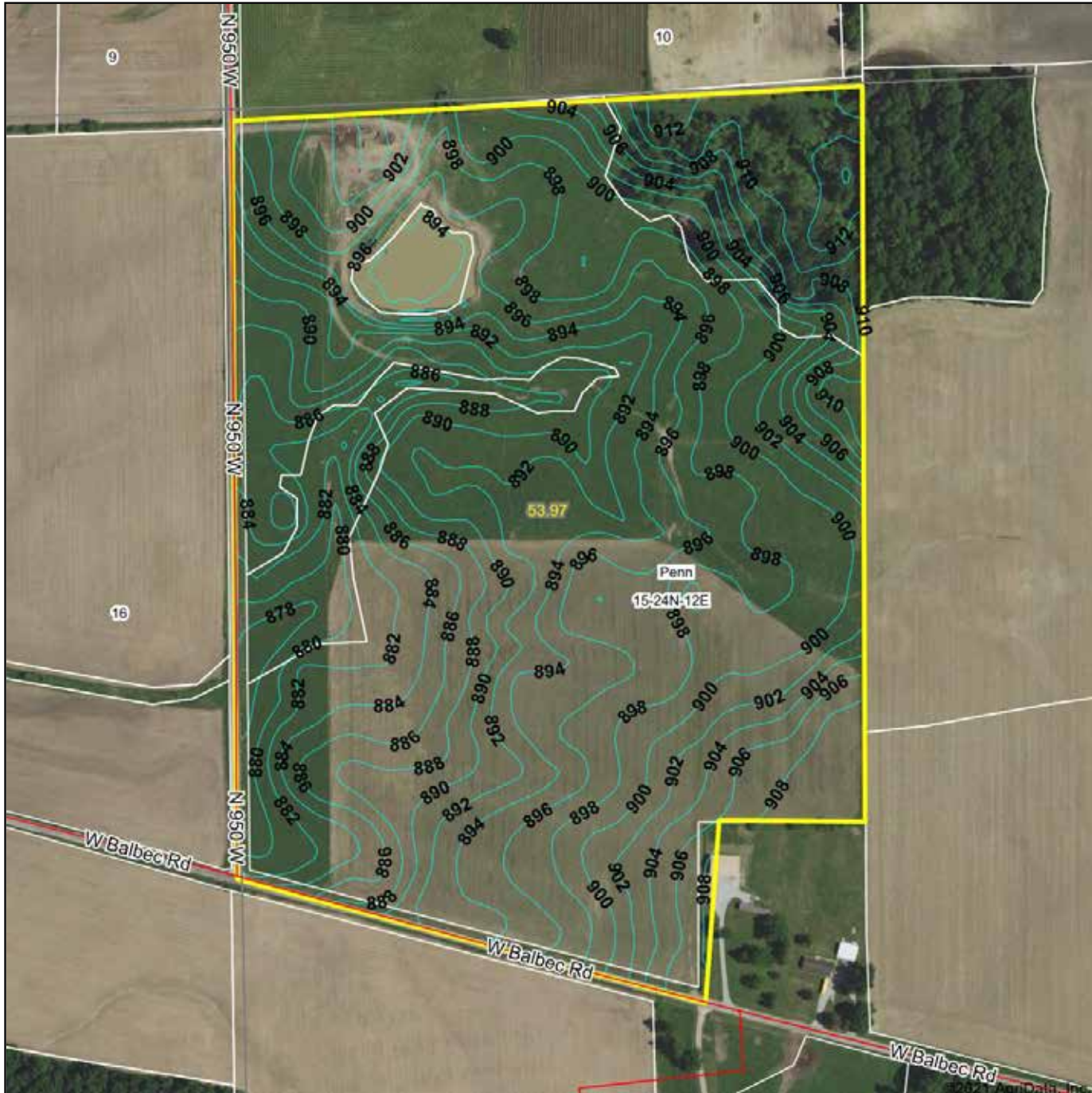
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP

## Tracts 7 & 8

### Topography Contours



Source: USGS 10 meter dem  
Interval(ft): 2.0  
Min: 876.5  
Max: 914.5  
Range: 38.0  
Average: 895.2  
Standard Deviation: 7.91 ft

0ft 335ft 671ft



1/20/2021

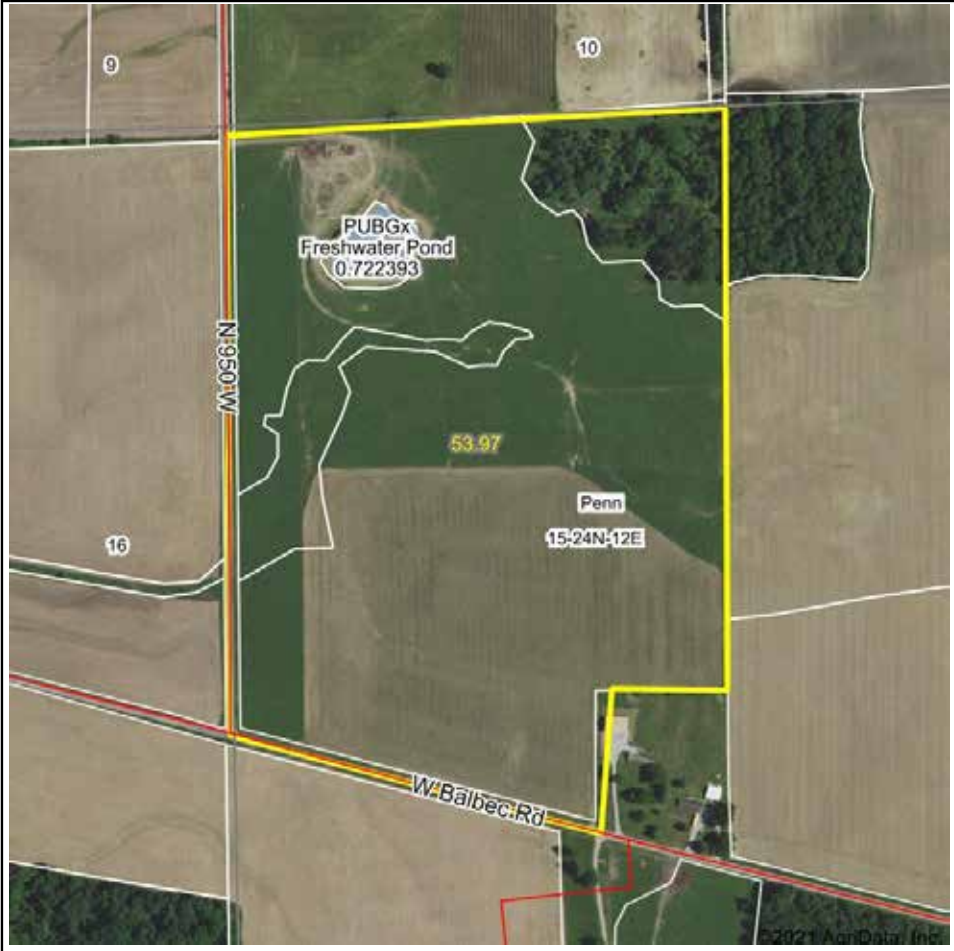
15-24N-12E  
Jay County  
Indiana

Map Center: 40° 32' 7.71, -85° 9' 38.62

# WETLANDS MAP

## Tracts 7 & 8

### Wetlands Map



State: **Indiana**  
 Location: **15-24N-12E**  
 County: **Jay**  
 Township: **Penn**  
 Date: **1/20/2021**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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0ft 532ft 1063ft

Classification Code	Type	Acres
PUBGx	Freshwater Pond	0.72
Total Acres		0.72

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

# FLOODZONE MAP

## Tracts 7 & 8

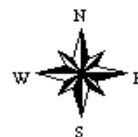
### Aerial Map



Map Center: 40° 32' 7.71, -85° 9' 38.62



15-24N-12E  
Jay County  
Indiana



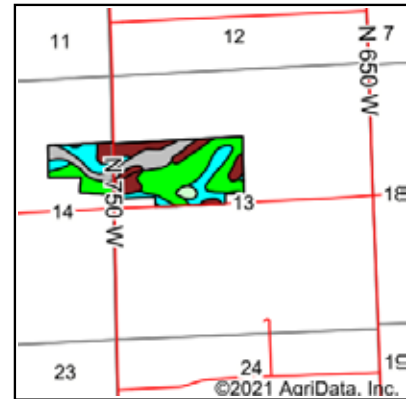
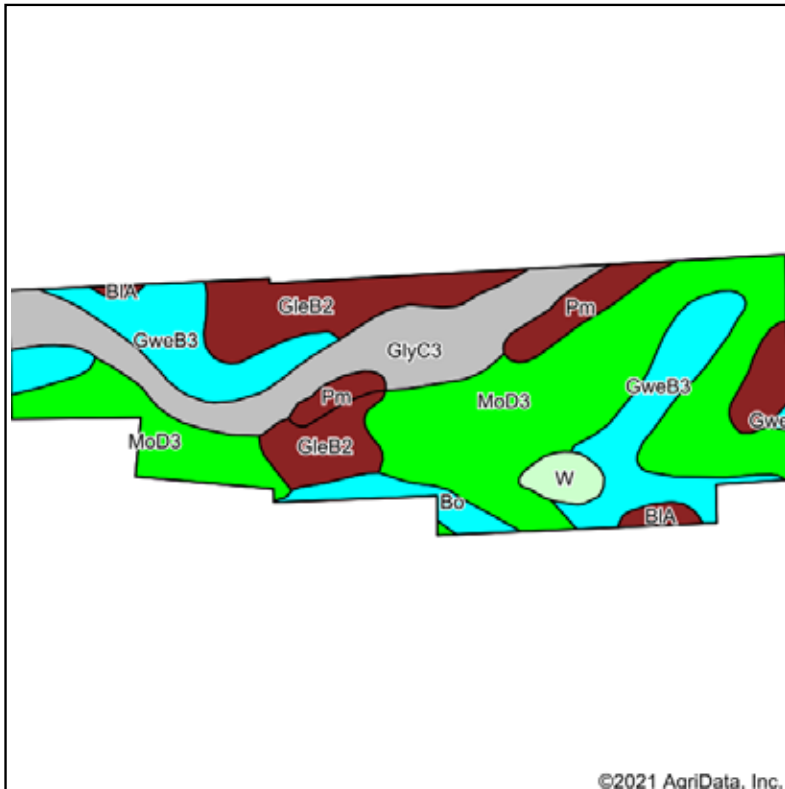
1/20/2021



# SURETY SOILS MAP

## Tracts 9-12

### Soils Map



State: **Indiana**  
 County: **Jay**  
 Location: **13-24N-12E**  
 Township: **Penn**  
 Acres: **98.61**  
 Date: **1/20/2021**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
MoD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	38.23	38.8%		Vle	92		32	45	45	33
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	16.96	17.2%		IIle	120		40	42	42	29
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	16.43	16.7%		IVe	105		27	40	40	25
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	12.65	12.8%		Ile	123		42	48	48	38
Pm	Pewamo silty clay, 0 to 2 percent slopes	6.85	6.9%		IIlw	153		43	75	75	66
Bo	Bono silty clay	4.47	4.5%		IIIw	150	10	40	63	58	63
W	Water	1.90	1.9%								
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	1.12	1.1%		IIlw	131	9	44	54	54	45
<b>Weighted Average</b>						<b>108.5</b>	<b>0.6</b>	<b>34.5</b>	<b>*n 46.2</b>	<b>*n 45.9</b>	<b>*n 34.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



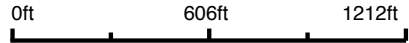
# TOPOGRAPHY MAP

## Tracts 9-12

### Topography Contours



Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 876.1  
Max: 936.3  
Range: 60.2  
Average: 910.5  
Standard Deviation: 12.6 ft



1/20/2021

13-24N-12E  
Jay County  
Indiana

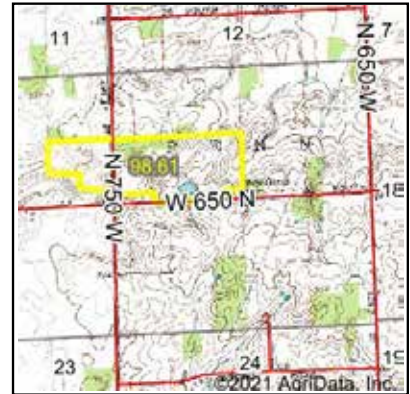
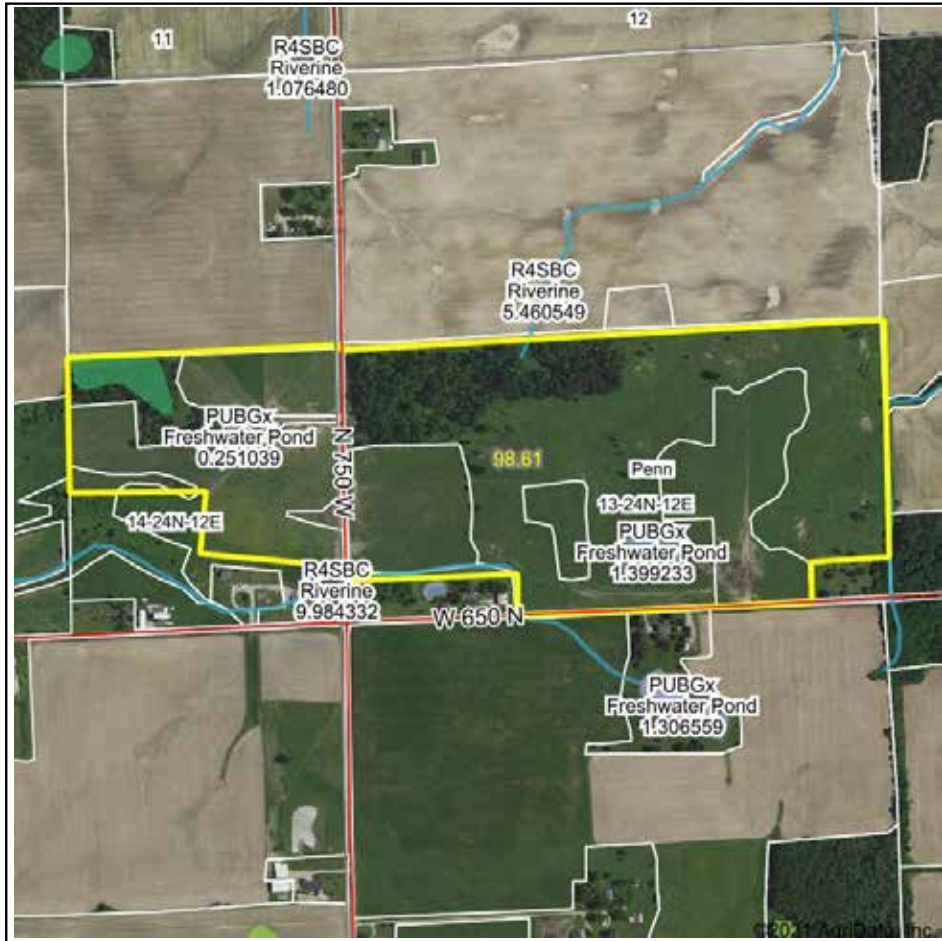
Map Center: 40° 31' 59.68, -85° 7' 20.46

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

# WETLANDS MAP

## Tracts 9-12

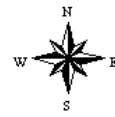
### Wetlands Map



State: **Indiana**  
 Location: **13-24N-12E**  
 County: **Jay**  
 Township: **Penn**  
 Date: **1/20/2021**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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0ft 925ft 1851ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.71
PUBGx	Freshwater Pond	1.65
R4SBC	Riverine	0.50
Total Acres		3.86

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

# FLOODZONE MAP

## Tracts 9-12

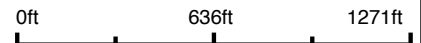
### Aerial Map



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Map Center: 40° 31' 59.68, -85° 7' 20.46



**13-24N-12E**  
**Jay County**  
**Indiana**



1/20/2021





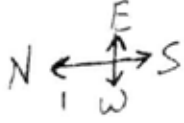
# TILE MAPS



# TILE MAPS

## Tract 5

John Hanlin West 80



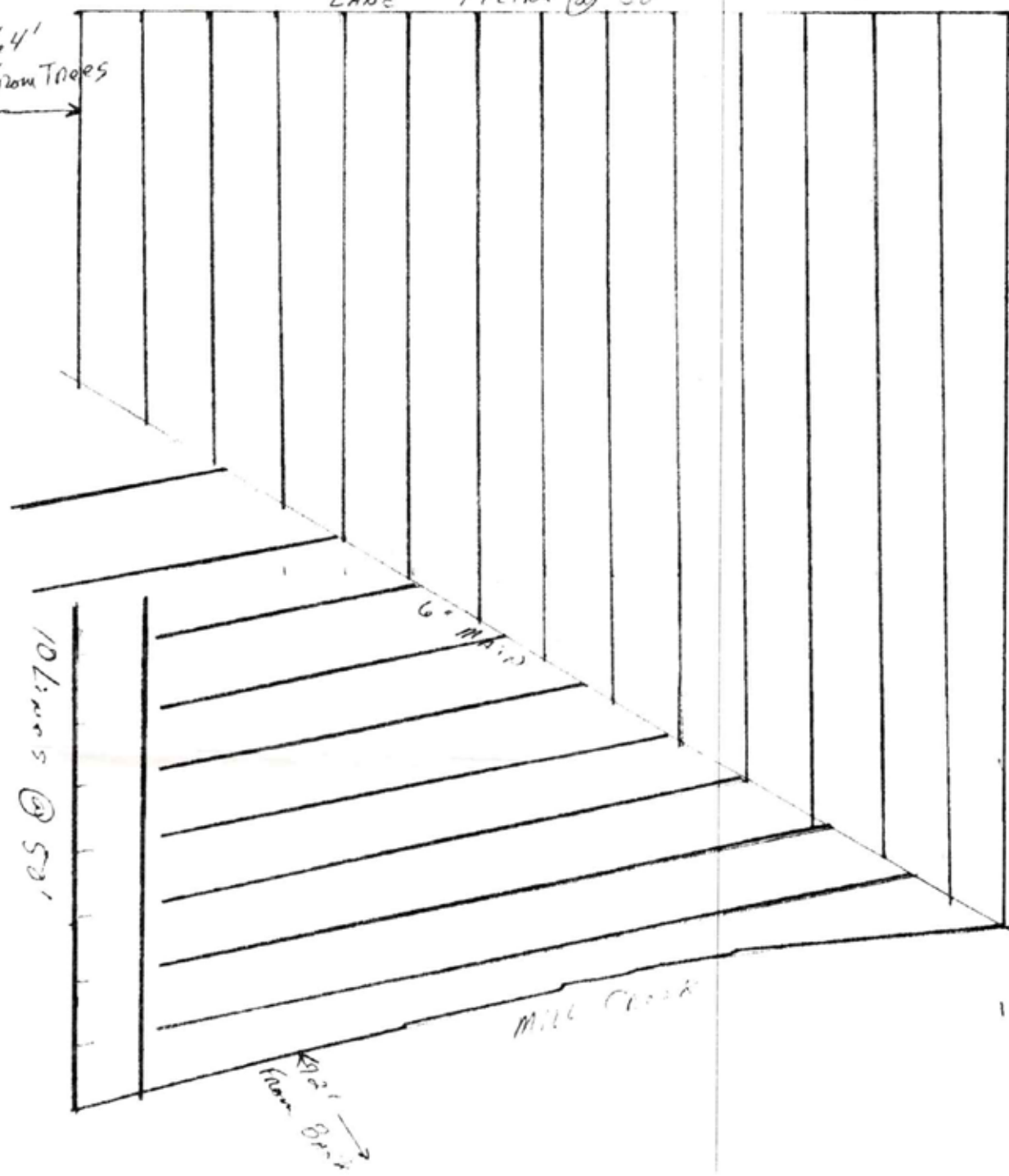
North  
18 acres

Top of Dike

LANE 14 Lines @ 30'

4'  
from Trees

10'





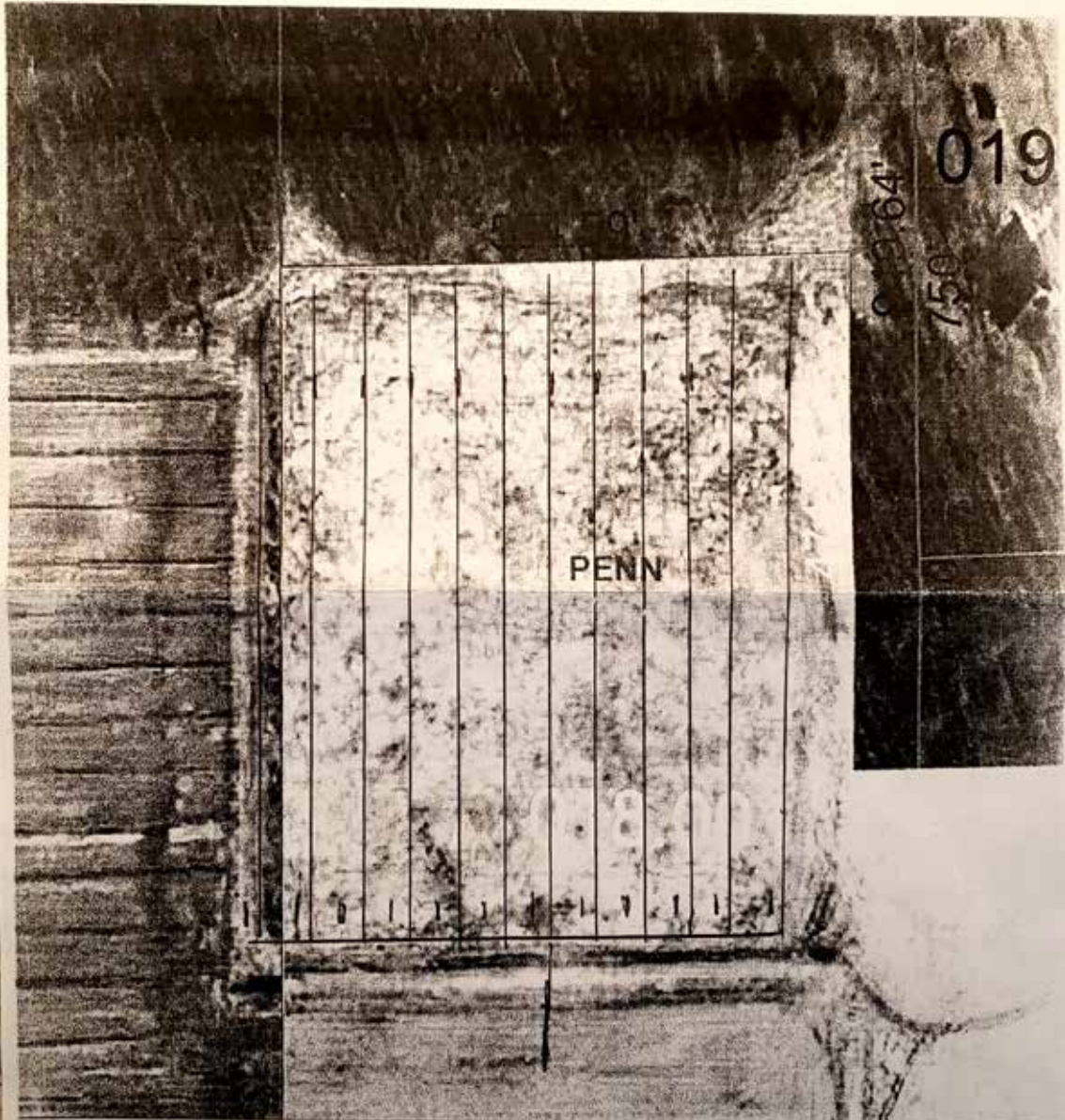


# TILE MAPS

## Part of Tract 4

Summer 2005

West of Edmondson woods  
12 strings 50' apart  
west string is in waterway between Edmondson  
& Prairie. ~~7th string from west pond under dike~~



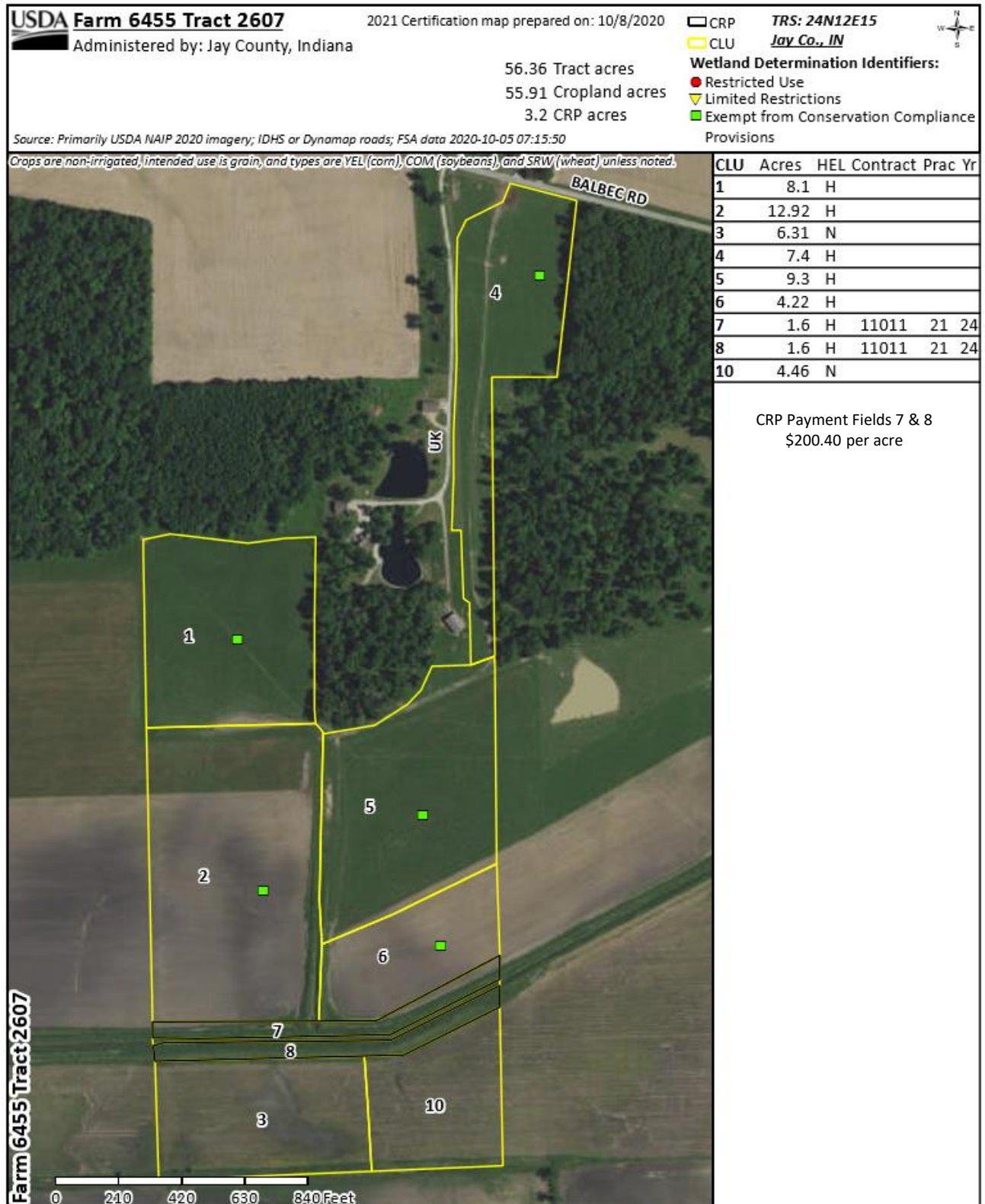
tile under dike is between 6th & 7th  
string from the west



# **FSA INFORMATION**

# FSA INFORMATION

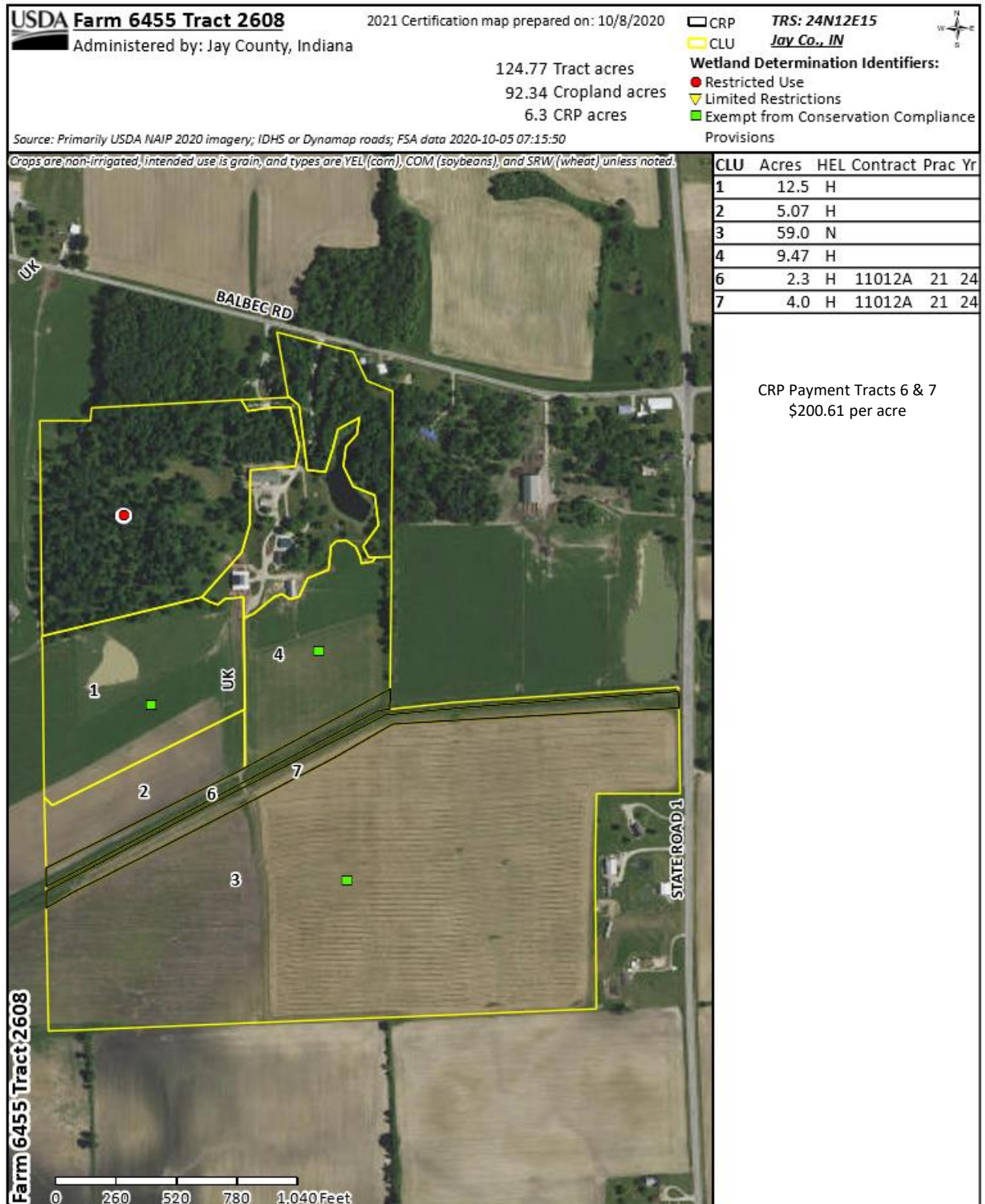
## Part of Tract 1 & Tract 4 & 6



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# FSA INFORMATION

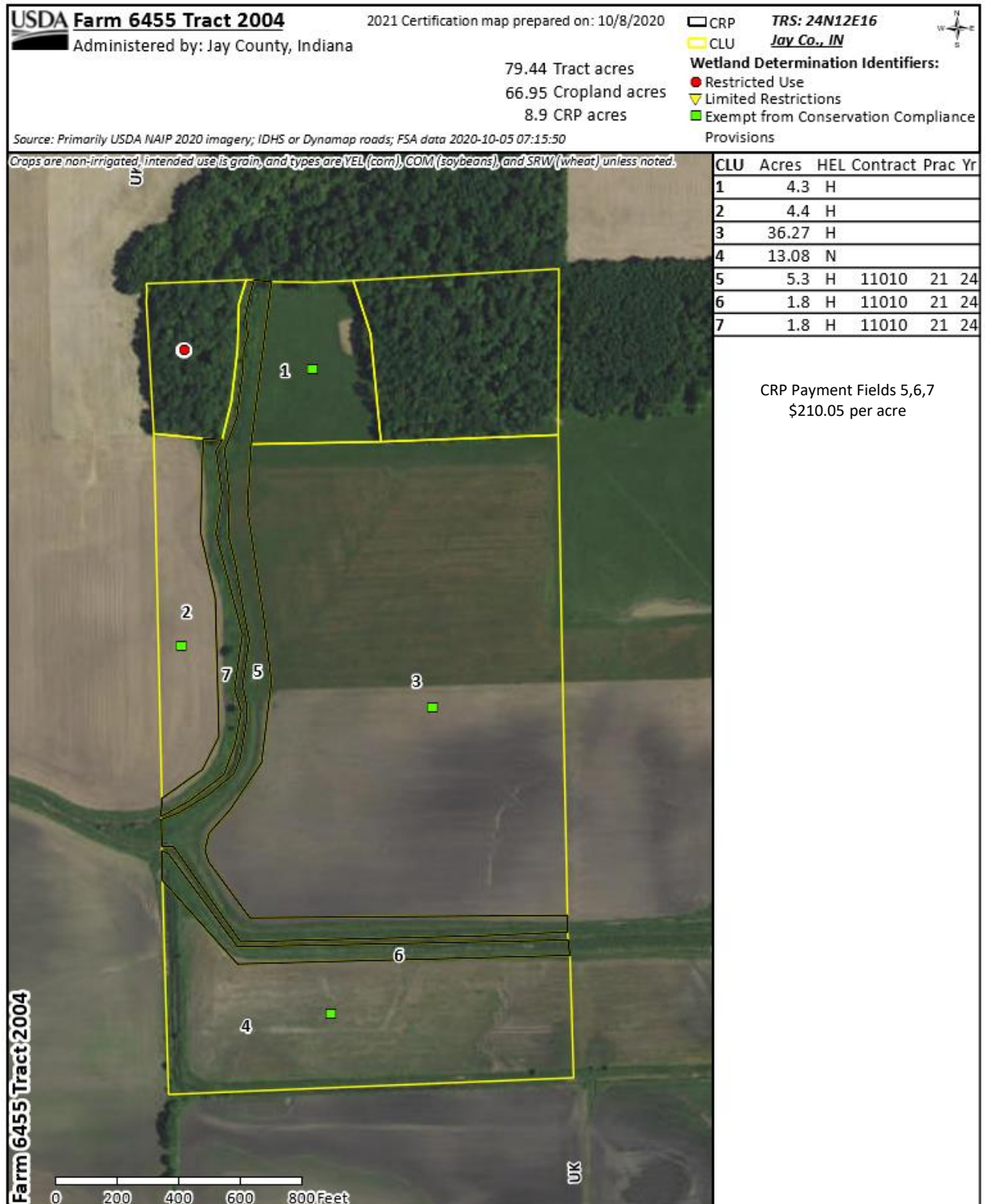
## Part of Tract 1 & Tract 3



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# FSA INFORMATION

## Part of Tract 1 & Tract 5



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# FSA INFORMATION

## Tract 2

**USDA Farm 6455 Tract 2028**

2021 Certification map prepared on: 10/8/2020

Administered by: Jay County, Indiana

CRP

TRS: 24N12E15

CLU

Jay Co., IN



31.08 Tract acres

16.34 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

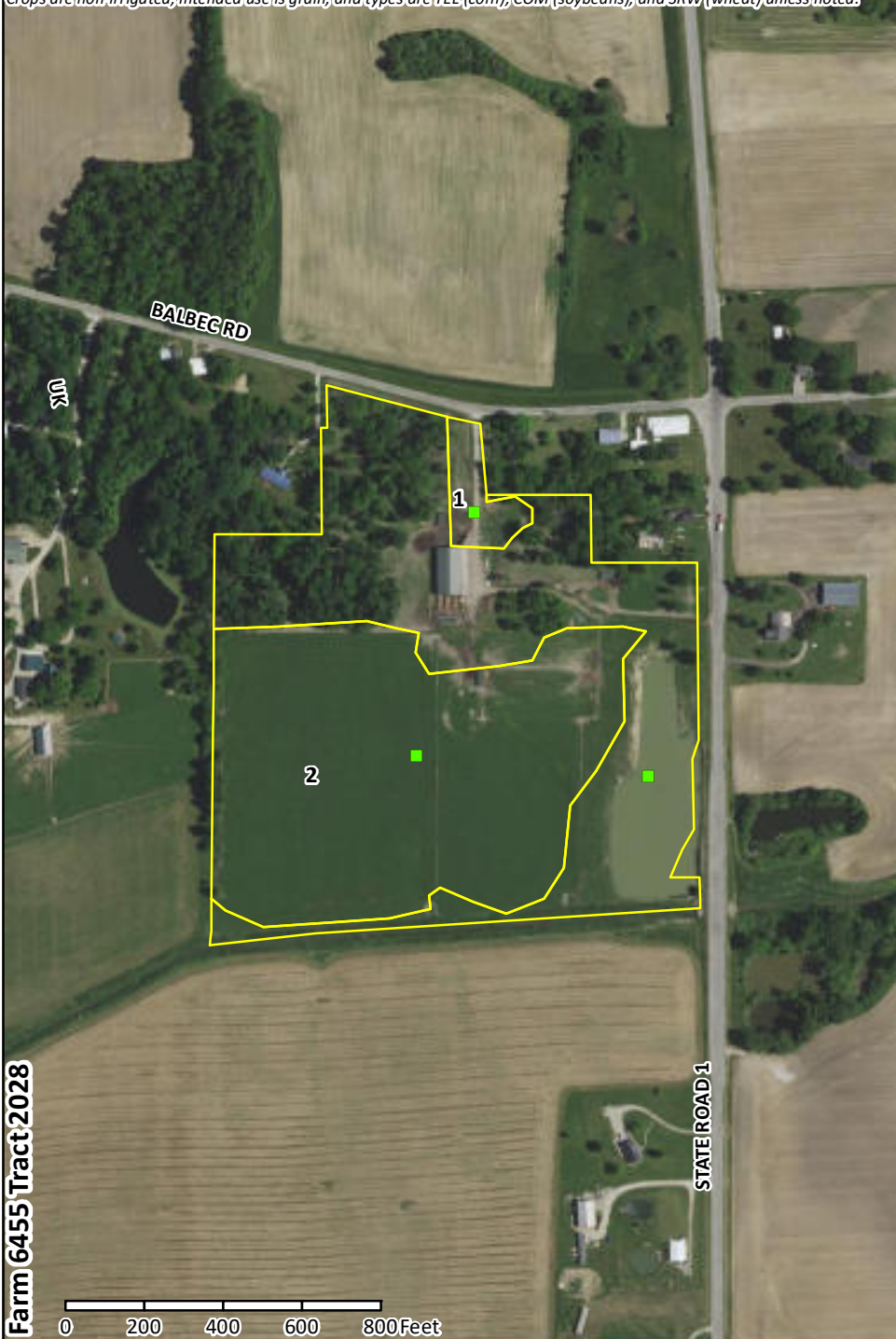
▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2020-10-05 07:15:50

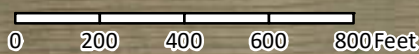
Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	Contract	Prac	Yr
1	0.92	H			
2	15.42	H			



Farm 6455 Tract 2028

STATE ROAD 1



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# FSA INFORMATION

## Tract 7 & 8

**USDA Farm 6455 Tract 4021**

2021 Certification map prepared on: 10/8/2020

Administered by: Jay County, Indiana

CRP

TRS: 24N12E15

CLU

Jay Co., IN



52.52 Tract acres

46.41 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2020-10-05 07:15:50

*Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.*

CLU	Acres	HEL	Contract	Prac	Yr
1	46.41	H			



Farm 6455 Tract 4021

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# FSA INFORMATION

## Tract 9

**USDA Farm 6487 Tract 5409**

2021 Certification map prepared on: 10/8/2020

Administered by: Jay County, Indiana

CRP

TRS: 24N12E14

CLU

Jay Co., IN



24.25 Tract acres

16.76 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

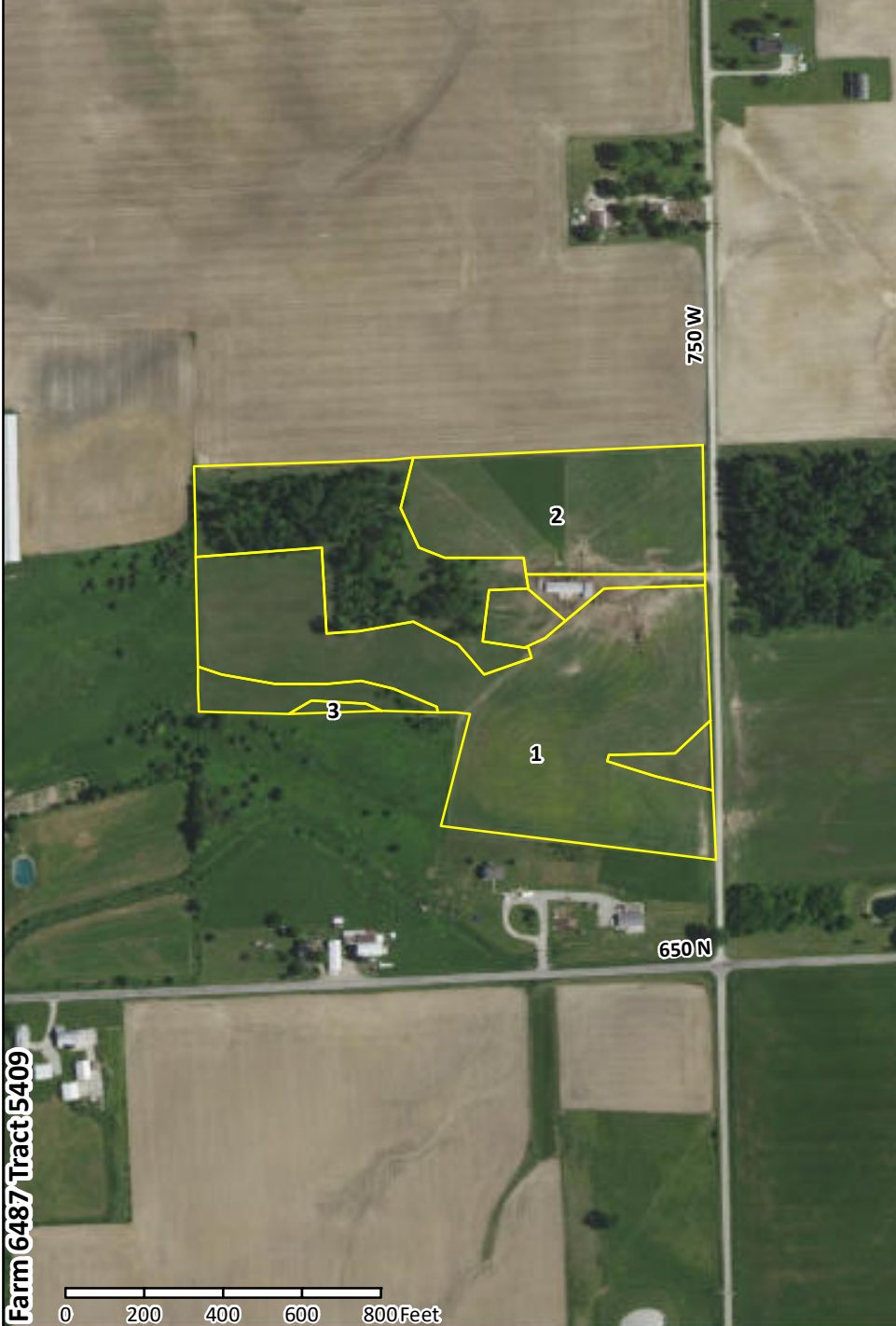
▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

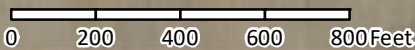
Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2020-10-05 07:15:50

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	Contract	Prac	Yr
1	11.63	H			
2	5.02	H			
3	0.11	H			



Farm 6487 Tract 5409



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# FSA INFORMATION

## Tracts 10-12

**USDA Farm 1203 Tract 2049**

2021 Certification map prepared on: 10/8/2020

Administered by: Jay County, Indiana

CRP

TRS: 24N12E13

CLU

Jay Co., IN



78.99 Tract acres

27.79 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2020-10-05 07:15:50

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	Contract	Prac	Yr
1	8.14	N			
2	19.65	N			



Farm 1203 Tract 2049

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# FSA INFORMATION

INDIANA

JAY

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6455

Prepared : 2/8/21 9:33 AM

Crop Year : 2021

Operator Name : JOHN E HANLIN  
 Farms Associated with Operator : 18-075-1203, 18-075-6455, 18-075-6487  
 CRP Contract Number(s) : 11010, 11011, 11012A  
 Recon ID : 18-075-2014-92  
 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
344.17	277.95	277.95	0.00	0.00	18.40	0.00	0.00	Active	5
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	259.55	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	41.50	0.00	58	
Corn	125.90	0.00	105	
Soybeans	9.50	0.00	39	
<b>TOTAL</b>	<b>176.90</b>	<b>0.00</b>		

### NOTES

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Tract Number : 2004

Description : B2/2B S16 T24N R12E  
 FSA Physical Location : INDIANA/JAY  
 ANSI Physical Location : INDIANA/JAY  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : JOHN E HANLIN  
 Other Producers : JEFFREY ALLEN FEAR  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.44	66.95	66.95	0.00	0.00	8.90	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	58.05	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

INDIANA  
JAY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6455  
Prepared : 2/8/21 9:33 AM  
Crop Year : 2021

## Abbreviated 156 Farm Record

### DCP Crop Data

Tract 2004 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.00	0.00	58
Corn	34.90	0.00	105
Soybeans	1.80	0.00	39
<b>TOTAL</b>	<b>48.70</b>	<b>0.00</b>	

### NOTES

Tract Number : 2028

Description : C2/1B S15 T24N R12E  
 FSA Physical Location : INDIANA/JAY  
 ANSI Physical Location : INDIANA/JAY  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : JOHN E HANLIN  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
31.08	16.34	16.34	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	16.34	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	3.30	0.00	154
Soybeans	3.30	0.00	39
<b>TOTAL</b>	<b>6.60</b>	<b>0.00</b>	

### NOTES

Tract Number : 2607

Description : B2/2B S15 T24N R12E  
 FSA Physical Location : INDIANA/JAY  
 ANSI Physical Location : INDIANA/JAY  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete

# FSA INFORMATION

INDIANA  
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Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6455  
Prepared : 2/8/21 9:33 AM  
Crop Year : 2021

### Tract 2607 Continued ...

WL Violations : None  
Owners : JOHN E HANLIN  
Other Producers : JEFFREY ALLEN FEAR  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
56.36	55.91	55.91	0.00	0.00	3.20	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	52.71	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.70	0.00	58
Corn	20.90	0.00	105
Soybeans	0.20	0.00	39
<b>TOTAL</b>	<b>27.80</b>	<b>0.00</b>	

#### NOTES

Tract Number : 2608

Description : B2/2B S15 T24N R12E  
FSA Physical Location : INDIANA/JAY  
ANSI Physical Location : INDIANA/JAY  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : EDMUNDSON HOMESTEAD FARM LLC  
Other Producers : JEFFREY ALLEN FEAR  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
124.77	92.34	92.34	0.00	0.00	6.30	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	86.04	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	17.50	0.00	58
Corn	56.60	0.00	105
<b>TOTAL</b>	<b>74.10</b>	<b>0.00</b>	

# FSA INFORMATION

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United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6455  
Prepared : 2/8/21 9:33 AM  
Crop Year : 2021

Tract 2608 Continued ...

### NOTES

Tract Number : 4021

Description : B2/2A S15 T24N R12E  
FSA Physical Location : INDIANA/JAY  
ANSI Physical Location : INDIANA/JAY  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : JOHN E HANLIN  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
52.52	46.41	46.41	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	46.41	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.30	0.00	58
Corn	10.20	0.00	92
Soybeans	4.20	0.00	39
<b>TOTAL</b>	<b>19.70</b>	<b>0.00</b>	

### NOTES

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# FSA INFORMATION

INDIANA

JAY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6487

Prepared : 2/8/21 9:34 AM

Crop Year : 2021

Operator Name : JOHN E HANLIN  
 Farms Associated with Operator : 18-075-1203, 18-075-6455, 18-075-6487  
 CRP Contract Number(s) : None  
 Recon ID : 18-075-2014-103  
 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
24.25	16.76	16.76	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	16.76	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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### NOTES

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Tract Number : 5409

Description : S14 T24N R12E  
 FSA Physical Location : INDIANA/JAY  
 ANSI Physical Location : INDIANA/JAY  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : JOHN E HANLIN  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
24.25	16.76	16.76	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	16.76	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

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

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# FSA INFORMATION

INDIANA

JAY

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6487

Prepared : 2/8/21 9:34 AM

Crop Year : 2021

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# FSA INFORMATION

INDIANA

JAY

Form: FSA-156EZ

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United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1203

Prepared : 2/8/21 9:32 AM

Crop Year : 2021

Operator Name : JOHN E HANLIN  
 Farms Associated with Operator : 18-075-1203, 18-075-6455, 18-075-6487  
 CRP Contract Number(s) : None  
 Recon ID : None  
 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
78.99	27.79	27.79	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	27.79	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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### NOTES

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Tract Number : 2049  
 Description : D2/1B S13 T24N R12E  
 FSA Physical Location : INDIANA/JAY  
 ANSI Physical Location : INDIANA/JAY  
 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 : JOHN E HANLIN, WEST GROVE CHURCH & CEMETERY  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.99	27.79	27.79	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	27.79	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

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

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# FSA INFORMATION

INDIANA

JAY

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1203

Prepared : 2/8/21 9:32 AM

Crop Year : 2021

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# **ASSESSMENT CARDS**

# ASSESSMENT CARDS

## Part of Tract 1

38-01-15-400-025.000-010

EDMUNDSON HOMESTEAD FAR

N 1 HWY

100, Vacant Land

PENN TOWNSHIP RESIDE

1/2

**General Information**  
**Parcel Number** 38-01-15-400-025.000-010  
**Local Parcel Number** 041540002500009  
**Tax ID:**

**Ownership**  
**Owner** EDMUNDSON HOME  
**Date** 12/22/2014  
**Doc ID** 201403496  
**Code** QC  
**Page** /  
**Book** /  
**Adj Sale Price** \$0  
**Price** \$0  
**VI** I

**Transfer of Ownership**  
**Owner** HANLIN JOHN  
**Date** 01/01/1900  
**Doc ID** 201403496  
**Code** WD  
**Page** /  
**Book** /  
**Adj Sale Price** \$0  
**Price** \$0  
**VI** I

**Routing Number** M15- R016  
**Property Class** 100  
**Vacant Land**

**Notes**  
 1/1/1900 RESS: 2012- Re-Assessment soils

**Legal**  
 PT,W 1/2 SW 1/4 SE 1/4 T001 S30.534A S15 T24 R12

**Assessment Year** 2020  
**Reason For Change** AA  
**As Of Date** 03/04/2020  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2019  
**Reason For Change** AA  
**As Of Date** 01/01/2019  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2018  
**Reason For Change** CR  
**As Of Date** 04/11/2018  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2016  
**Reason For Change** AA  
**As Of Date** 06/11/2016  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Location Information**  
**County** Jay  
**Township** PENN TOWNSHIP  
**District 010 (Local 010)**  
**PENN TOWNSHIP**  
**SCHOOL CORP 3945**  
**JAY COUNTY**  
**Neighborhood 3810001-010**  
**PENN TOWNSHIP RESIDENTIAL**  
**Section/Plat** 15  
**Location Address (1)**  
 N 1 HWY  
 PENNVILLE, IN 47369

**Land**  
 Land Res (1) \$0  
 Land Non Res (2) \$28,500  
 Land Non Res (3) \$0  
**Improvement**  
 Imp Res (1) \$0  
 Imp Non Res (2) \$0  
 Imp Non Res (3) \$0  
**Total** \$28,500  
 Total Res (1) \$0  
 Total Non Res (2) \$28,500  
 Total Non Res (3) \$0

**Land**  
 Land Res (1) \$34,700  
 Land Non Res (2) \$34,700  
 Land Non Res (3) \$0  
**Improvement**  
 Imp Res (1) \$0  
 Imp Non Res (2) \$0  
 Imp Non Res (3) \$0  
**Total** \$34,700  
 Total Res (1) \$0  
 Total Non Res (2) \$34,700  
 Total Non Res (3) \$0

**Land**  
 Land Res (1) \$35,900  
 Land Non Res (2) \$35,900  
 Land Non Res (3) \$0  
**Improvement**  
 Imp Res (1) \$0  
 Imp Non Res (2) \$0  
 Imp Non Res (3) \$0  
**Total** \$35,900  
 Total Res (1) \$0  
 Total Non Res (2) \$35,900  
 Total Non Res (3) \$0

**Land**  
 Land Res (1) \$41,200  
 Land Non Res (2) \$41,200  
 Land Non Res (3) \$0  
**Improvement**  
 Imp Res (1) \$0  
 Imp Non Res (2) \$0  
 Imp Non Res (3) \$0  
**Total** \$41,200  
 Total Res (1) \$0  
 Total Non Res (2) \$41,200  
 Total Non Res (3) \$0

**Land Pricing**  
**Type** 4  
**Method** A  
**Soil** BLA  
**Act Front** 0  
**Size** 8.1930  
**Factor** 0.85  
**Rate** \$1,280  
**Rate** \$1,088  
**Rate** \$1,306  
**Rate** \$1,280  
**Rate** \$1,357  
**Rate** \$1,280  
**Rate** \$1,088

**Land Pricing**  
**Type** 4  
**Method** A  
**Soil** ST  
**Act Front** 0  
**Size** 2.4510  
**Factor** 1.02  
**Rate** \$1,280  
**Rate** \$1,088  
**Rate** \$1,306  
**Rate** \$1,280  
**Rate** \$1,357  
**Rate** \$1,280  
**Rate** \$1,088

**Land Pricing**  
**Type** 4  
**Method** A  
**Soil** PM  
**Act Front** 0  
**Size** 5.6930  
**Factor** 1.06  
**Rate** \$1,280  
**Rate** \$1,088  
**Rate** \$1,306  
**Rate** \$1,280  
**Rate** \$1,357  
**Rate** \$1,280  
**Rate** \$1,088

**Land Pricing**  
**Type** 81  
**Method** A  
**Soil** BLA  
**Act Front** 0  
**Size** 1.9030  
**Factor** 0.85  
**Rate** \$1,280  
**Rate** \$1,088  
**Rate** \$1,306  
**Rate** \$1,280  
**Rate** \$1,357  
**Rate** \$1,280  
**Rate** \$1,088

**Land Pricing**  
**Type** 81  
**Method** A  
**Soil** BLA  
**Act Front** 0  
**Size** 1.9030  
**Factor** 0.85  
**Rate** \$1,280  
**Rate** \$1,088  
**Rate** \$1,306  
**Rate** \$1,280  
**Rate** \$1,357  
**Rate** \$1,280  
**Rate** \$1,088

**Market Model**  
 3810001-010

**Market Model**  
 3810001-010

**Market Model**  
 3810001-010

**Market Model**  
 3810001-010

**Market Model**  
 3810001-010

**Topography**  
 Low, Rolling

**Public Utilities**  
 Electricity

**Streets or Roads**  
 Paved

**Neighborhood Life Cycle Stage**  
 Other

**Neighborhood Life Cycle Stage**  
 Other

**Characteristics**  
**Flood Hazard**

**ERA**

**TIF**

**Neighborhood Life Cycle Stage**  
 Other

**Neighborhood Life Cycle Stage**  
 Other

**Printed** Thursday, July 9, 2020

**Printed** Thursday, July 9, 2020

**Printed** Thursday, July 9, 2020

**Printed** Thursday, July 9, 2020

**Printed** Thursday, July 9, 2020

**Review Group** 2022

**Review Group** 2022

**Review Group** 2022

**Review Group** 2022

**Review Group** 2022

**Data Source** N/A

**Data Source** N/A

**Data Source** N/A

**Data Source** N/A

**Data Source** N/A

**Collector**

**Collector**

**Collector**

**Collector**

**Collector**

**Appraiser**

**Appraiser**

**Appraiser**

**Appraiser**

**Appraiser**

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

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**Land Computations**

**Land Computations**

**Land Computations**

**Land Computations**

**Land Computations**

Calculated Acreage 30.53

Actual Frontage 0

Developer Discount

Parcel Acreage 30.53

81 Legal Drain NV 1.90

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 28.63

Farmland Value \$28,490

Measured Acreage 28.63

Avg Farmland Value/Acre 995

Value of Farmland \$28,490

Classified Total \$0

Farm / Classified Value \$28,500

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$0

CAP 2 Value \$28,500

CAP 3 Value \$0

**Total Value** \$28,500

**Total Value** \$28,500

**Total Value** \$28,500



# ASSESSMENT CARDS

## Part of Tract 1 & Tract 3

2/6

PENN TOWNSHIP RESIDENTI

Supplemental Land Page

9089 W BALBEC RD

EDMUNDSON HOMESTEAD FARM L

38-01-15-600-020.000-010

Land Pricing		Soil		Act		Size		Rate		Adj.		Ext.		Res		Market		Value	
Type	Method	ID	BLA	BLA	0	0	5.6320	0.85	\$1,280	\$1,088	Rate	Value	Infl.	%	Elig	%	Factor	Factor	Value
81	A	BLA			0	0	5.6320	0.85	\$1,280	\$1,088		\$6,128	-100%	100%	0%	0%	1.0000		\$00
82	A	BLA			0	0	0.1780	0.85	\$1,280	\$1,088		\$194	-100%	100%	0%	0%	1.0000		\$00

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')









# ASSESSMENT CARDS

## Part of Tract 1 & Tract 4

38-01-15-300-018.001-010

HANLIN JOHN E

W BALBEC RD

100, Vacant Land

PENN TOWNSHIP RESIDE 1/2

**General Information**  
**Parcel Number** 38-01-15-300-018.001-010  
**Local Parcel Number** 041530001800109  
**Tax ID:**

**Ownership**  
 HANLIN JOHN E  
 9089 W BALBEC RD  
 PENNVILLE, IN 47369

**Transfer of Ownership**  
**Date** 01/01/1900  
**Owner** HANLIN JOHN E  
**Doc ID** /  
**Code** WD  
**Book/Page** /  
**Adj Sale Price** \$0  
**VII** \$0

**Notes**  
 2/25/2010 M001: Plexis Conv. Note 04/24/2003 Parcel SP 7.41 A TO NAPIER DAVID L -018.002- 2/11/03  
 2/25/2010 NP01: Plexis Conv. Note 11/13/2000 Split SP : 2000/01 TO HANLIN LINDA -018.000 10/9/00  
 1/1/1900 RESS: 2012-Re-Assessment: soils

**Routing Number** M15. -R24.1

**Property Class** 100  
 Vacant Land

**Year: 2020**

**Location Information**  
**County** Jay  
**Township** PENN TOWNSHIP  
**District 010 (Local 010)**  
 PENN TOWNSHIP  
**School Corp** 3945  
 JAY COUNTY  
**Neighborhood** 3810001-010  
 PENN TOWNSHIP RESIDENTIAL

**Section/Plat** 15  
**Location Address (1)** W BALBEC Rd  
 PENNVILLE, IN 47369

**Zoning**  
**Subdivision**  
**Lot**  
**Market Model** 3810001-010  
**Topography** Low, Rolling  
**Public Utilities** Electricity  
**Streets or Roads** Paved  
**Neighborhood Life Cycle Stage** Other  
 Printed Thursday, July 9, 2020  
**Review Group** 2022

**Legal**  
 PT SW 1/4 & RIGHT OF WAY S15 T24 R12 Total 53.14 A



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

Assessment Year	2020	2019	2018	2017	2016
<b>Reason For Change</b>	AA	AA	CR	AA	AA
<b>As Of Date</b>	03/04/2020	01/01/2019	04/11/2018	05/12/2017	06/11/2016
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$46,900	\$57,100	\$58,900	\$67,700	\$71,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$46,900	\$57,100	\$58,900	\$67,700	\$71,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$46,900	\$57,100	\$58,900	\$67,700	\$71,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$46,900	\$57,100	\$58,900	\$67,700	\$71,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	BLA	0	1.5330	0.85	\$1,280	\$1,088	\$1,668	0%	0%	1.0000	\$1,670
4	A	GSB3	0	11.1970	0.55	\$1,280	\$704	\$7,883	0%	0%	1.0000	\$7,880
4	A	GSC3	0	5.7470	0.50	\$1,280	\$640	\$3,678	0%	0%	1.0000	\$3,680
4	A	WA	0	5.9590	0.68	\$1,280	\$870	\$5,184	0%	0%	1.0000	\$5,180
4	A	ST	0	21.0950	1.02	\$1,280	\$1,306	\$27,550	0%	0%	1.0000	\$27,550
5	A	GSB3	0	1.1660	0.55	\$1,280	\$704	\$821	-60%	0%	1.0000	\$330
5	A	BLA	0	0.1330	0.85	\$1,280	\$1,088	\$145	-60%	0%	1.0000	\$60
6	A	BLA	0	0.0790	0.85	\$1,280	\$1,088	\$86	-80%	0%	1.0000	\$20
6	A	GSB3	0	0.2870	0.55	\$1,280	\$704	\$202	-80%	0%	1.0000	\$40
6	A	GSC3	0	0.6210	0.50	\$1,280	\$640	\$397	-80%	0%	1.0000	\$80
6	A	ST	0	0.7610	1.02	\$1,280	\$1,306	\$994	-80%	0%	1.0000	\$200
72	A	ST	0	0.4430	0.50	\$1,280	\$640	\$284	-40%	0%	1.0000	\$170
81	A	BLA	0	4.1200	0.85	\$1,280	\$1,088	\$4,483	-100%	0%	1.0000	\$00

**Land Computations**

Calculated Acreage	53.14
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	53.14
81 Legal Drain NV	4.12
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	49.02
Farmland Value	\$46,860
Measured Acreage	49.02
Avg Farmland Value/Acre	956
Value of Farmland	\$46,860
Classified Total	\$0
Farm / Classified Value	\$46,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$46,900
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$46,900</b>

**Appraiser**  
**Collector**  
**Data Source** N/A  
**Review Group** 2022





# ASSESSMENT CARDS

## Tract 2

2/4

PENN TOWNSHIP RESIDENTI

Supplemental Land Page

6366 N 1 HWY

EDMUNDSON HOMESTEAD FARM L

38-01-15-402-002.000-010

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')											
Land Pricing Method ID	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
72	A ST	0	1.9800	0.50	\$1,280	\$640	\$1,267	-40%	0%	1.0000	\$760
81	A BLA	0	2.2490	0.85	\$1,280	\$1,088	\$2,447	-100%	0%	1.0000	\$00
82	A BLA	0	0.0310	0.85	\$1,280	\$1,088	\$34	-100%	0%	1.0000	\$00



# ASSESSMENT CARDS

## Tract 6

38-01-15-200-011.000-010

HANLIN JOHN E

W BALBEC Rd

100, Vacant Land

PENN TOWNSHIP RESIDE

1/2

**General Information**  
**Parcel Number**  
 38-01-15-200-011.000-010  
**Local Parcel Number**  
 041520001100009

**Ownership**  
 HANLIN JOHN E  
 9089 W BALBEC RD  
 PENNVILLE, IN 47369

**Transfer of Ownership**  
**Date**  
 01/01/1900  
**Owner**  
 HANLIN JOHN E

**Notes**  
 2/25/2010 NP01: Plexis Conv. Note 11/13/2000 Split  
 SP - 2000/01 TO HANLIN LINDA -011.001-  
 10/9/2000

**Routing Number**  
 M15. -R022

**Property Class**  
 Vacant Land

**Year: 2020**

**Location Information**  
**County**  
 Jay  
**Township**  
 PENN TOWNSHIP  
**District 010 (Local 010)**  
 PENN TOWNSHIP  
**School Corp 3945**  
 JAY COUNTY  
**Neighborhood 3810001-010**  
 PENN TOWNSHIP RESIDENTIAL  
**Section/Plat**  
 15  
**Location Address (1)**  
 W BALBEC Rd  
 PENNVILLE, IN 47369

**Legal**  
 MID PT SE 1/4 NW 1/4 S15T24 R12 T6bl 5.88A  
 BY SURVEY

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

Assessment Year	2020	2019	2018	2017	2016
Reason For Change	WIP	AA	CR	AA	AA
As Of Date	02/17/2020	03/04/2020	04/11/2018	05/12/2017	06/11/2016
Valuation Method	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
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$6,100	\$7,500	\$7,700	\$8,900	\$9,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$6,100	\$7,500	\$7,700	\$8,900	\$9,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$6,100	\$7,500	\$7,700	\$8,900	\$9,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$6,100	\$7,500	\$7,700	\$8,900	\$9,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 100', Cl 100', Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig % Factor	Value
4 A BLA	0	4.6700	0.85	\$1,280	\$5,081	0%	0%	\$5,080
4 A GSB3	0	0.2200	0.55	\$1,280	\$704	0%	0%	\$150
82 A BLA	0	0.1500	0.85	\$1,280	\$163	-100%	0%	\$00

**Market Model**  
 3810001-010

**Characteristics**

**Topography**  
 Rolling  Flood Hazard   
**Public Utilities**  
 Electricity  ERA   
**Streets or Roads**  
 Paved  TIF   
**Neighborhood Life Cycle Stage**  
 Other   
 Printed Thursday, July 9, 2020

**Review Group** 2022

**Data Source** N/A

**Collector**

**Appraiser**

**Land Computations**

Calculated Acreage	5.04
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.88
81 Legal Drain NV	0.00
82 Public Roads NV	0.15
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	5.73
Farmland Value	\$5,230
Measured Acreage	4.89
Avg Farmland Value/Acre	1070
Value of Farmland	\$6,130
Classified Total	\$0
Farm / Classified Value	\$6,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$6,100
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$6,100</b>

# ASSESSMENT CARDS

## Tracts 7 & 8

38-01-15-200-001.001-010

HANLIN JOHN E

W BALBEC Rd

100, Vacant Land

PENN TOWNSHIP RESIDE 1/2

### General Information

**Parcel Number**  
38-01-15-200-001.001-010  
**Local Parcel Number**  
04152000100109

### Ownership

HANLIN JOHN E  
9089 W BALBEC RD  
PENNVILLE, IN 47369

### Transfer of Ownership

**Date** 02/19/2003  
**Owner** HANLIN JOHN E  
**Doc ID** 300789  
**Code** WD  
**Book/Page** YR03/00789  
**Adj Sale Price** \$76,950  
**Vii** /

### Notes

1/29/2013 NP01: Plexis Conv. Note 02/11/1997 Split SP96: 7 2.2727 TO 001, GW 2-11-97  
1/29/2013 RESS: 2012-Re-Assessment:soils

### Tax ID:

PTW 1/2 NW 1/4 Total 51.7276A, S15 T24 R12

### Routing Number

M15, -R026

### Property Class

Vacant Land

### Year: 2020

### Location Information

**County** Jay  
**Township** PENN TOWNSHIP  
**District 010 (Local 010)** PENN TOWNSHIP  
**School Corp 3945** JAY COUNTY  
**Neighborhood 3810001-010** PENN TOWNSHIP RESIDENTIAL  
**Section/Plat** 15  
**Location Address (1)** W BALBEC Rd  
PENNVILLE, IN 47369



### Agricultural

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

Assessment Year	Reason For Change	2020	2019	2018	2017	2016
02/17/2020	WIP	AA	AA	CR	AA	AA
03/04/2020	As Of Date	01/01/2019	04/11/2018	05/12/2017	06/11/2016	
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1,0000	Equalization Factor	1,0000	1,0000	1,0000	1,0000	
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Land</b>		<b>\$34,000</b>	<b>\$41,500</b>	<b>\$42,800</b>	<b>\$49,200</b>	<b>\$52,100</b>
Land Res (1)		\$0	\$0	\$0	\$0	\$0
Land Non Res (2)		\$34,000	\$41,500	\$42,800	\$49,200	\$52,100
Land Non Res (3)		\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Imp Res (1)		\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)		\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)		\$0	\$0	\$0	\$0	\$0
<b>Total</b>		<b>\$34,000</b>	<b>\$41,500</b>	<b>\$42,800</b>	<b>\$49,200</b>	<b>\$52,100</b>
Total Res (1)		\$0	\$0	\$0	\$0	\$0
Total Non Res (2)		\$34,000	\$41,500	\$42,800	\$49,200	\$52,100
Total Non Res (3)		\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4 A PM	0	1.7250	1.06	\$1,280	\$2,341	0%	0%	1.0000	\$2,340
4 A BLA	0	1.4020	0.85	\$1,280	\$1,525	0%	0%	1.0000	\$1,530
4 A GSB3	0	41.1680	0.55	\$1,280	\$28,982	0%	0%	1.0000	\$28,980
5 A BLA	0	0.1310	0.85	\$1,280	\$143	-60%	0%	1.0000	\$60
6 A GSB3	0	4.5800	0.55	\$1,280	\$3,224	-80%	0%	1.0000	\$640
72 A PM	0	1.2650	0.50	\$1,280	\$810	-40%	0%	1.0000	\$490
82 A BLA	0	1.4550	0.85	\$1,280	\$1,583	-100%	0%	1.0000	\$00

### Land Computations

Calculated Acreage	51.73
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	51.73
81 Legal Drain NV	0.00
82 Public Roads NV	1.46
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	50.27
Farmland Value	\$34,040
Measured Acreage	50.27
Avg Farmland Value/Acre	677
Value of Farmland	\$34,030
Classified Total	\$0
Farm / Classified Value	\$34,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$34,000
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$34,000</b>

### Characteristics

**Topography** High, Low, Rolling   
**Flood Hazard** ERA   
**Public Utilities** Electricity   
**Streets or Roads** Paved   
**TIF**   
**Neighborhood Life Cycle Stage** Other

Printed Thursday, July 9, 2020

Review Group 2022

Data Source N/A

Collector

Appraiser



# ASSESSMENT CARDS

## Tract 9

38-01-14-100-006.001-010

HANLIN, JOHN E

750 W

HANLIN, JOHN E

111, Beef Farm

PENN TOWNSHIP RESIDE

1/4

**General Information**  
**Parcel Number** 38-01-14-100-006.001-010  
**Local Parcel Number**

**Ownership**  
 HANLIN, JOHN E  
 9089 BALBEC RD  
 PENNVILLE, IN 47369

**Transfer of Ownership**  
**Date** 03/07/2013  
**Owner** HANLIN, JOHN E  
**Doc ID** 201300679  
**Code** WD  
**Book/Page** /  
**Adj Sale Price** \$93,856  
**Vl** /  
 02/21/2013 ASHLEY DAVID S  
 201300504 WD / \$93,856  
 01/01/1900 SCHLICHTER CHAD WD / \$0

**Notes**  
 8/21/2017 NOTE: add well for livestock here  
 1/1/1900 SPLIT: Split: 2013 received 24.69 ac & hogbid 38-01-14-100-006.04/03/13

**Tax ID:**

**Routing Number**

**Legal**  
 SE 1/4 NE 1/4 S14 T24 R12 Total: 24.69A

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

**Property Class 111**  
 Beef Farm

**Year: 2020**

**Location Information**

**Assessment Year** 2020  
**Reason For Change** AA  
**As Of Date** 03/04/2020  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2019  
**Reason For Change** AA  
**As Of Date** 01/01/2019  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2018  
**Reason For Change** CR  
**As Of Date** 04/11/2018  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2016  
**Reason For Change** AA  
**As Of Date** 06/11/2016  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**District 010 (Local 010)**

**Section/Plat** 14

**Location Address (1)**  
 750 W  
 BRYANT, IN 47326

**Land Pricing Soil**  
**Type Method ID** 11 A  
**Act Front** 0  
**Size Factor** 1.00  
**Rate** \$11,600  
**Adj. Rate** \$11,600  
**Ext. Value** \$11,600  
**Infli. %** -50%  
**Elig % Factor** 0%  
**Res Market Value** \$5,800

**Land Pricing Soil**  
**Type Method ID** 4 A  
**Act Front** 0  
**Size Factor** 0.0730  
**Rate** \$1,280  
**Adj. Rate** \$1,088  
**Ext. Value** \$79  
**Infli. %** 0%  
**Elig % Factor** 0%  
**Res Market Value** \$80

**Land Pricing Soil**  
**Type Method ID** 4 A  
**Act Front** 0  
**Size Factor** 1.6020  
**Rate** \$1,280  
**Adj. Rate** \$1,306  
**Ext. Value** \$2,092  
**Infli. %** 0%  
**Elig % Factor** 0%  
**Res Market Value** \$2,090

**Subdivision**

**Lot**

**Market Model**  
 3810001-010

**Market Model**  
 3810001-010

**Market Model**  
 3810001-010

**Market Model**  
 3810001-010

**Topography**

**Public Utilities**

**Streets or Roads**

**Neighborhood Life Cycle Stage**  
 Other

**Neighborhood Life Cycle Stage**  
 Other

**Neighborhood Life Cycle Stage**  
 Other

**Characteristics**

**Flood Hazard**

**ERA**   
**TIF**

**ERA**   
**TIF**

**ERA**   
**TIF**

**ERA**   
**TIF**

**Data Source**

**Owner**

**Collector** 08/21/2017

**Appraiser** 08/21/2017

**Appraiser** 08/21/2017

**Appraiser** 08/21/2017

**Printed**

**Thursday, July 9, 2020**

**Review Group** 2022

**Review Group** 2022

**Review Group** 2022

**Review Group** 2022

**Calculated Acreage**

**Actual Frontage**

**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**

**Farmland Value**

**Measured Acreage**

**Avg Farmland Value/Acre**

**Value of Farmland**

**Classified Total**

**Farm / Classified Value**

**Homesite(s) Value**

**91/92 Value**

**Supp. Page Land Value**

**CAP 1 Value**

**CAP 2 Value**

**CAP 3 Value**

**Total Value**

**24.71**

**0**

**24.70**

**0.32**

**0.50**

**0.00**

**0.00**

**0.00**

**23.88**

**\$12,270**

**22.89**

**536**

**\$12,800**

**\$0**

**\$12,800**

**\$0**

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# ASSESSMENT CARDS

## Tract 9

2/4

PENN TOWNSHIP RESIDENTI

Supplemental Land Page

750 W

HANLIN, JOHN E

38-01-14-100-006.001-010

Land Pricing Soil		Land Data (Standard Depth: Res 100', CI 100'		Base Lot: Res 0' X 0', CI 0' X 0')		Supplemental Land Page						
Type	Method ID	Act Front:	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value	
82	A	GSC3	0	0.5010	0.50	\$1,280	\$640	\$321	-100%	0%	1.0000	\$00

# ASSESSMENT CARDS

## Tract 9

38-01-14-100-006.001-010

HANLIN, JOHN E

750 W

111, Beef Farm

PENN TOWNSHIP RESIDE

3/4

General Information		Plumbing		# TF	
Occupancy	Confinement Facility, cattle R 01	Full Bath			
Description		Half Bath			
Story Height	0	Kitchen Sinks			
Style	N/A	Water Heaters			
Finished Area		Add Fixtures			
Make		Total			

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	
<input type="checkbox"/> Parquet		Total Rooms	

Wall Finish		Roofing	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features		Area	
Description		Area	Value

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

Adjustments		Total Base	
Unfin Int (-)		Row Type Adj.	
Ex Liv Units (+)			
Rec Room (+)			
Loft (+)			
Fireplace (+)			
No Heating (-)			
A/C (+)			
No Elec (-)			
Plumbing (+/-)			
Spec Plumb (+)			
Elevator (+)			

Sub-Total, One Unit		Sub-Total, 1 Units	
Exterior Features (+)	\$0	Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0	Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)		Quality and Design Factor (Grade)	
Location Multiplier	0.88	Location Multiplier	0.88
Replacement Cost	\$39,750	Replacement Cost	\$39,750

Summary of Improvements					
Res Eligibl	0%	Story Height	1	Year Built	1995
Construction	Wood Frame	Grade	C	Eff Age	25
Year	1995	Eff Co	F	Base Rate	\$45.12
Year	1995	Adj Rate	\$13.78	LCM	0.88
Year	1995	Size	26'x118'	R CN	\$39,750
Year	1995	Norm Dep	60%	Abn Obs	\$15,900
Year	1995	PC Nbhd	1.000	Mrkt	0.8000
Year	1995	Improv Value	\$2,500		

Description		Count		Value	
Specialty Plumbing					

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# ASSESSMENT CARDS

## Tracts 10, 11 & 12

2/2

PENN TOWNSHIP RESIDENTI

Supplemental Land Page

650 N

HANLIN JOHN E

38-01-13-200-005.001-010

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')												
Land Type	Pricing Method ID	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
6	A	MOD3	0	0.017	0.50	\$1,280	\$640	\$11	-80%	0%	1.0000	\$00
72	A	PM	0	1.787	0.50	\$1,280	\$640	\$1,144	-40%	0%	1.0000	\$690
81	A	BLA	0	1.043	0.85	\$1,280	\$1,088	\$1,135	-100%	0%	1.0000	\$00
82	A	BLA	0	1.168	0.85	\$1,280	\$1,088	\$1,271	-100%	0%	1.0000	\$00



# **TAX INFORMATION**

# TAX INFORMATION

## *Estimated Tax*

### ESTIMATED REAL ESTATE TAXES PER AUCTION TRACT

As Per Jay County Treasurer's Office

TRACT #	ACRES	ESTIMATED TAXES	
1	95±	\$	1,628.94
2	33±	\$	1,478.04
3	60±	\$	3,918.60 (No exemptions)
4	38±	\$	651.96
5	66.5±	\$	1,139.48
6	3.5±	\$	59.98
7	24.5±	\$	411.02
8	27.5±	\$	472.38
9	25±	\$	345.92
10	21±	\$	126.46
11	26.5±	\$	161.80
12	26.5±	\$	167.34
<hr/>			
TOTAL		\$	10,561.92



# TAX INFORMATION

## *Tax Summary*

### TAX SUMMARY

John E. Hanlin Farm

Tax Parcel #	2019/2020 RE Taxes	2020 Ditch Taxes	Ditch	Part of Auction Tract
38-01-16-400-009.000-010	\$ 1,557.36	\$ 141.18	F. Grissell	1,5
38-01-15-300-018.001-010	\$ 1,104.66	\$ 200.26	F. Grissell	1,4
38-01-15-600-020.000-010	\$ 3,699.54	\$ 322.25	F. Grissell	1,3
38-01-15-400-025.000-010	\$ 671.30	\$ 89.60	F. Grissell	1
38-01-15-402-002.000-010	\$ 1,269.10	\$ 101.99	F. Grissell	2
38-01-15-200-011.000-010	\$ 145.10	\$ 27.22	F. Grissell	4,6
38-01-15-200-001.001-010	\$ 802.86	\$ 103.22	F. Grissell	7,8
38-01-14-100-006.001-010	\$ 460.04	\$ 55.82	F. Grissell	9
38-01-13-200-005.001-010	\$ 578.44	\$ 118.80	Loblolly	10,11,12
		\$ 60.97	F. Grissell	10,11,12
TOTALS	\$ 10,288.40	\$ 1,221.31		



**PRELIMINARY TITLE**

# PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

**COMMITMENT FOR TITLE INSURANCE  
ISSUED BY  
CHICAGO 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, Chicago Title Insurance Company, a Florida 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 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**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.

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ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

- (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; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
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.

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

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

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

Countersigned:

*Tina A. Marbach*

Tina Marbach  
Sprunger Title  
112 North Meridian Street  
Portland, IN 47371

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

VP/ESI

President

*[Signature]*

Secretary

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ALTA Commitment for Title Insurance 8-1-16



# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

### *Transaction Identification Data for reference only:*

Issuing Agent: Sprunger Title  
Issuing Office: 112 North Meridian Street, Portland, IN 47371  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: Pre-8-2021  
Issuing Office File Number: Pre-8-2021  
Revision Number:  
Property Address: N Hwy 1, Pennville, IN 47369

### SCHEDULE A

1. Commitment Date: 02/08/2021 at 8:00 AM
2. Policy to be issued:
  - (a) 2013 ALTA® Homeowner's Policy  
Proposed Insured:  
Proposed Policy Amount: \$
  - (b) 2006 ALTA® Loan Policy  
Proposed Insured:  
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.
4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:  
TRACT A, C. D. E & F: Devises under the Last Will and Testament of John E. Hanlin, deceased  
TRACT B & PARCELS 1 & 2: Edmundson Homestead Farm LLC
5. The Land is described as follows:  
Property description set forth in "Exhibit A" attached hereto and made a part hereof.

**CHICAGO TITLE INSURANCE COMPANY**  
By its Issuing Agent Sprunger Title

*Tina A. Marbach*

Tina Marbach, License #: 815048  
Authorized Signatory

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# PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

## 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 amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Release of real estate mortgage dated and recorded March 9, 2016 at 3:24 P.M. as Document Number 201600643, pages 1-17 in the principal amount of \$1,844,000.00 from John E. Hanlin to Merchants Bank of Indiana. (TRACTS A, B, C, D, E & F)
6. Release of real estate mortgage dated and recorded March 9, 2016 at 3:24 P.M. as Document Number 201600644, pages 1-17 in the principal amount of \$240,000.00 from John E. Hanlin to Merchants Bank of Indiana. (TRACTS A, B, C, D, E & F)
7. Release of real estate mortgage dated and recorded March 9, 2016 at 3:24 P.M. as Document Number 201600645, pages 1-14 in the principal amount of \$1,844,000.00 from Edmundson Homestead Farm LLC to Merchants Bank of Indiana. (PARCELS 1 & 2)
8. Release of Real estate mortgage dated and recorded March 9, 2016 at 3:24 P.M. as Document Number 201600646, pages 1-14 in the principal amount of \$240,000.00 from Edmundson Homestead Farm LLC to Merchants Bank of Indiana. (PARCELS 1 & 2)
9. Real estate mortgage dated August 2, 2019 and recorded August 30, 2019 at 3:12 P.M. as Document Number 201902222, pages 1-11 in the principal amount of \$150,000.00 from John E. Hanlin and Edmundson Homestead Farms LLC to David A. Fiechter. (PARCELS A, B, C, D, E, 1 & 2)

Duly authorized and executed Deed from Tamara K. Hanlin, Personal Representative of John E. Hanlin, TO BE DETERMINED, to be executed and recorded at closing.

10. Furnish for recordation a deed as set forth below:  
Type of deed: Personal Representative Deed and/or Limited Liability Company  
Grantor(s): Fee Simple Title Holder as shown on Schedule A  
Grantee(s): Proposed Insured as shown on Schedule A
11. We require that the conveyance from Tamara K. Hanlin, the personal representative of John E. Hanlin, deceased, recite that is being executed by virtue of her power under Indiana law.
12. In regard to Edmundson Homestead Farm LLC, we must be furnished the following:
  1. File-stamped copy of the Articles of Organization filed with the Secretary of State of IN.
  2. Copy of the Operating Agreement and any amendments thereto

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ALTA Commitment for Title Insurance 8-1-16





# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

3. Proof of the authority and incumbency of the manager to execute the deed. If there is not manager, we must be furnished proof of the authority and incumbency of the member to execute the deed.
13. Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditors Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
14. Current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid, if applicable.
15. The Company should be furnished a Vendor's Affidavit.
16. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.

NOTE: Any documents that require a preparation statement and are executed or acknowledged in Indiana must contain the following affirmation statement required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. "(Name)"

17. Indiana Code 32-21-2-3(a) was changed effective 7/1/2020 to require the addition of a notarized proof in addition to a notarized acknowledgement.  
Therefore, effective July 1, 2020, any instrument that requires a notarized acknowledgement must now also include a notarized proof by an independent witness.  
If the Company is presented with instruments that do not comply with IC 32-21-2-3(a), the following exception will be added to Schedule B of the policy:  
"Any defect, lien, encumbrance, adverse claim, or other matter resulting from the failure of the instrument(s) vesting title or creating the interest insured to comply with IC 32-21-2-3(a).

NOTE: If Chicago Title Insurance Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.

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ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

## SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Real estate mortgage dated and recorded March 9, 2016 at 3:24 P.M. as Document Number 201600643, pages 1-17 in the principal amount of \$1,844,000.00 from John E. Hanlin to Merchants Bank of Indiana. (TRACTS A, B, C, D, E & F)
8. Real estate mortgage dated and recorded March 9, 2016 at 3:24 P.M. as Document Number 201600644, pages 1-17 in the principal amount of \$240,000.00 from John E. Hanlin to Merchants Bank of Indiana. (TRACTS A, B, C, D, E & F)
9. Real estate mortgage dated and recorded March 9, 2016 at 3:24 P.M. as Document Number 201600645, pages 1-14 in the principal amount of \$1,844,000.00 from Edmundson Homestead Farm LLC to Merchants Bank of Indiana. (PARCELS 1 & 2)
10. Real estate mortgage dated and recorded March 9, 2016 at 3:24 P.M. as Document Number 201600646, pages 1-14 in the principal amount of \$240,000.00 from Edmundson Homestead Farm LLC to Merchants Bank of Indiana. (PARCELS 1 & 2)
11. Real estate mortgage dated August 2, 2019 and recorded August 30, 2019 at 3:12 P.M. as Document Number 201902222, pages 1-11 in the principal amount of \$150,000.00 from John E. Hanlin and Edmundson Homestead Farms LLC to David A. Fiechter. (PARCELS A, B, C, D, E, 1 & 2)
12. Property Taxes are as follows:  
PARCEL A:

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Tax Year: 2019  
Due and Payable: 2020  
Spring Installment: \$289.22 UNPAID, plus delinquent penalty and interest of \$28.92 UNPAID  
Fall Installment: \$289.22 UNPAID, plus delinquent penalty and interest of \$28.92 UNPAID  
Name of Taxpayer: John E. Hanlin  
Land: \$24,600.00  
Tax Identification No.: 38-01-13-200-005.001-010  
Description: SW 1/4 NW 1/4.36.25A PT SE 1/4 NW 1/4 38.402A S13 T24 R12 74.652 A  
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

13. Delinquent taxes for prior years in the amount of \$287.34 UNPAID, plus delinquent penalty and interest in the amount of \$86.19 UNPAID. (Parcel #38-01-13-200-005-001-010) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

14. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

15. Annual Assessment as set forth below:  
Parcel #: 38-01-13-200-005.001-010  
Type of Assessment: Loblolly Ditch  
Spring Installment: \$59.40 UNPAID, plus delinquent penalty and interest of \$5.94 UNPAID  
Fall Installment: \$59.40 UNPAID, plus delinquent penalty and interest of \$5.94 UNPAID  
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

16. Delinquent Loblolly Ditch for prior years in the amount of \$59.40 UNPAID, plus delinquent penalty and interest in the amount of \$17.82 UNPAID. (Parcel #38-01-13-200-005-001-010) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

17. Annual Assessment as set forth below:  
Parcel #: 38-01-13-200-005.001-010  
Type of Assessment: F. Grissell Ditch  
Spring Installment: \$30.49 UNPAID, plus delinquent penalty and interest in the amount of \$3.05 UNPAID  
Fall Installment: \$30.48 UNPAID, plus delinquent penalty and interest in the amount of \$3.05 UNPAID  
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

18. Delinquent F. Grissell Ditch for prior years in the amount of \$30.48 UNPAID, plus delinquent penalty and interest in the amount of \$9.15 UNPAID. (Parcel #38-01-13-200-005-001-010)

19. Property Taxes are as follows:  
PARCEL 1:  
Tax Year: 2019  
Due and Payable: 2020  
Spring Installment: \$335.65 UNPAID, plus delinquent penalty and interest in the amount of \$33.57 UNPAID  
Fall Installment: \$335.65 UNPAID, plus delinquent penalty and interest in the amount of \$33.57 UNPAID

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Name of Taxpayer: Edmundson Homestead Farm LLC

Land: \$28,500.00

Tax Identification No.: 38-01-15-400-025.000-010

Description: PT W 1/2 SW 1/4 SE 1/4; 30.534A; S15 T24 R12

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

20. Delinquent taxes for prior years in the amount of \$333.83 UNPAID, plus delinquent penalty and interest in the amount of \$100.14 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-400-025.000-010)
21. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)  
  
Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)
22. Annual Assessment as set forth below:  
Parcel #: 38-01-15-400-025.000-010  
Type of Assessment: F. Grissell Ditch  
Spring Installment: \$44.80 UNPAID, plus delinquent penalty and interest in the amount of \$4.48 UNPAID.  
Fall Installment: 44.80 UNPAID, plus delinquent penalty and interest in the amount of \$4.48 UNPAID.  
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
23. Delinquent F. Grissell Ditch for prior years in the amount of \$44.80 UNPAID, plus delinquent penalty and interest in the amount of \$13.44 UNPAID. (PARCEL 1) (Parcel #38-01-15-400-025.000-010) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
24. Terms and provisions of an agreement, by and between Edwina Hanlin and Indiana Department of Conservation by its Division of Fish and Game, dated February 5, 1947 and recorded February 25, 1947, in Miscellaneous Record 37, pages 582-583.
25. An agreement dated March 24, 1938 and recorded June 8, 1938 in Miscellaneous Record 32, page 535 by and between The Mutual Benefit Life Insurance Company, a corporation of the State of New Jersey and Indiana General Service Company, hereby grants, bargains, sell and conveys unto the party of the second part the right and authority to erect, maintain, replace and renew 2 anchors. NOTE: The exact location of said easement cannot be ascertained. (Parcel I)
26. Property Taxes are as follows:  
Parcel 2:  
Tax Year: 2019  
Due and Payable: 2020  
Spring Installment: \$1,849.77 UNPAID, plus delinquent penalty and interest in the amount of \$184.98 UNPAID  
Fall Installment: \$1,849.77 UNPAID, plus delinquent penalty and interest in the amount of \$184.98 UNPAID  
Name of Taxpayer: Edmundson Homestead Farm LLC  
Land: \$76,900.00  
Improvements: \$180,200.00

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Deductions: \$ 45,000.00 Homestead  
Deductions: \$14,910.00 Homestead Supplemental  
Deductions: \$3,000.00 Mortgage  
Tax Identification No.: 38-01-15-600-020.000-010  
Description: PT SE 1/4 NW 1/4; 2A; PT SW 1/4; 90A; S15 T24 R12  
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

27. Delinquent taxes for prior years in the amount of \$1,776.69 UNPAID, plus delinquent penalty and interest in the amount of \$533.01 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-600-020.000-010)
28. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)
- Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)
29. Annual Assessment as set forth below:  
Parcel #: 38-01-15-600-020.000-010  
Type of Assessment: F. Grissell Ditch  
Spring Installment: \$161.13 UNPAID, plus delinquent penalty and interest in the amount of \$16.11 UNPAID  
Fall Installment: \$161.12 UNPAID, plus delinquent penalty and interest in the amount of \$16.11 UNPAID  
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
30. Delinquent F. Grissell Ditch taxes for prior years in the amount of \$161.12 UNPAID, plus delinquent penalty and interest in the amount of \$48.33 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-600-020.000-010)
31. Oil and Gas Lease from Lewis W. Edmundson and Celia H. Edmundson, his wife, Lessor, to H. L. Barnett, Lessee, dated June 19, 1924 and recorded July 21, 1924, in Miscellaneous Record 28, page 434, said Oil and Gas Lease subsequently assigned. (PARCEL 2)
32. A right-of-way easement granted to State of Indiana from Edwina D. Hanlin, an adult female, A/K/A Edwina Hanlin, dated October 30, 1990 and recorded February 27, 1991 in Deed Record 159, pages 449-450. NOTE: The exact location of said easement cannot be ascertained. (PARCEL 2)
33. Property Taxes are as follows:  
TRACT B:  
Tax Year: 2019  
Due and Payable: 2020  
Spring Installment: \$634.55 UNPAID, plus delinquent penalty and interest in the amount of \$63.46 UNPAID  
Fall Installment: \$ 634.55 UNPAID, plus delinquent penalty and interest in the amount of \$63.46 UNPAID  
Name of Taxpayer: John E. Hanlin  
Land: \$16,200.00  
Improvements: \$47,200.00  
Tax Identification No.: 38-01-15-402-002.000-010  
Description: PT W 1/2 SE 1/4; S15 T24 R12; 33.545 A

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

34. Delinquent taxes for prior years in the amount of \$642.56 UNPAID, plus delinquent penalty and interest in the amount of \$192.78 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-402-002.000-010)

35. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

36. Annual Assessment as set forth below:

Parcel #: 38-01-15-402-002.000-010

Type of Assessment: F. Grissell Ditch

Spring Installment \$51.00 UNPAID, plus delinquent penalty and interest in the amount of \$5.10 UNPAID.

Fall Installment: \$50.99 UNPAID, plus delinquent penalty and interest in the amount of \$5.10 UNPAID.

All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

37. Delinquent F. Grissell Ditch taxes for prior years in the amount of \$50.99 UNPAID, plus delinquent penalty and interest in the amount of \$15.30 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-402-002.000-010)

38. Property Taxes are as follows:

TRACT C:

Tax Year: 2019

Due and Payable: 2020

Spring Installment: \$401.43 UNPAID, plus delinquent penalty and interest in the amount of \$40.14 UNPAID.

Fall Installment: \$401.43 UNPAID, plus delinquent penalty and interest in the amount of \$40.14 UNPAID.

Name of Taxpayer: John E. Hanlin

Land: \$34,000.00

Tax Identification No.: 38-01-15-200-001.001-01

Description: PT W 1/2 NW 1/4; 51.7273A; S15 T24 R12

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

39. Delinquent taxes for prior years in the amount of \$119.40 UNPAID, plus delinquent penalty and interest in the amount of \$119.40 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.. (Parcel #38-01-15-200-001.001-010)

40. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

41. Annual Assessment as set forth below:

Parcel #: 38-01-15-200-001.001-01

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Type of Assessment: F. Grissell Ditch

Spring Installment: \$51.61 UNPAID, plus delinquent penalty and interest in the amount of \$5.16 UNPAID.

Fall Installment: \$51.61 UNPAID, plus delinquent penalty and interest in the amount of \$5.16 UNPAID. All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

42. Delinquent F. Grissell Ditch taxes for prior years in the amount of \$51.61 UNPAID, plus delinquent penalty and interest in the amount of \$15.48 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-200-001.001-010)
43. Delinquent Harris-Braner Ditch for prior years in the amount of \$38.80 UNPAID, plus delinquent penalty and interest in the amount of \$11.64 UNPAID. (Parcel #38-01-15-200-001.001-010) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (NOTE: Harris-Braner Ditch wasn't assessed in 2019.)
44. Right-of-way grant dated October 10, 1892 and recorded May 26, 1893 in Miscellaneous Record 9, page 160 by and between Clarence Harris and The Buckeye Pipe Line Company, its successors or assigns, granting the right to lay, maintain and operate a pipe line or pipe lines and appurtenances for the transportation of gas, oil or other substances which can be transported through a pipe line. NOTE: The exact location of said easement cannot be ascertained.
45. Electric line easement granted to Jay County Rural Electric Membership Corporation from Clarence C. Harris and Jennie F. Harris dated April 12, 1938 and recorded April 21, 1938 in Miscellaneous Record 32, page 464. NOTE: The exact location of said easement cannot be ascertained.
46. Terms and provisions of an Oil and Gas Lease, dated February 5, 1981 and recorded April 14, 1981 in Miscellaneous Record 66, pages 996-998 from Orville L. Miller to Denver Western Petroleum Corporation, said Oil and Gas Lease subsequently assigned.
47. Property Taxes are as follows:  
TRACT D:  
Tax Year: 2019  
Due and Payable: 2020  
Spring Installment: \$72.55 UNPAID, plus delinquent penalty and interest in the amount of \$7.26 UNPAID.  
Fall Installment: \$72.55 UNPAID, plus delinquent penalty and interest in the amount of \$7.26 UNPAID.  
Name of Taxpayer: John E. Hanlin  
Land: \$6,100.00  
Tax Identification No.: 38-01-15-200-011.000-010  
Description: MID PT SE 1/4 NW 1/4; S15 T24 R12; 5.88A BY SURVEY  
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
48. Delinquent taxes for prior years in the amount of \$71.60 UNPAID, plus delinquent penalty and interest in the amount of \$21.48 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-200-011.000-010)
49. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

50. Annual Assessment as set forth below:  
Parcel #: 38-01-15-200-011.000-010  
Type of Assessment: F. Grissell Ditch  
Spring Installment: \$13.61 UNPAID, plus delinquent penalty and interest in the amount of \$1.36 UNPAID.  
Fall Installment: \$13.61 UNPAID, plus delinquent penalty and interest in the amount of \$1.36 UNPAID.  
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
51. Delinquent F. Grissell Ditch taxes for prior years in the amount of \$13.61 UNPAID, plus delinquent penalty and interest in the amount of \$4.08 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-200-011.000-010)
52. Property Taxes are as follows:  
TRACT D:  
Tax Year: 2019  
Due and Payable: 2020  
Spring Installment: \$552.33 UNPAID, plus delinquent penalty and interest in the amount of \$55.23 UNPAID.  
Fall Installment: \$552.33 UNPAID, plus delinquent penalty and interest in the amount of \$55.23 UNPAID.  
Name of Taxpayer: John E. Hanlin  
Land: \$46,900.00  
Tax Identification No.: 38-01-15-300-018.001-010  
Description: PT SW 1/4 & RIGHT OF WAY; S15 T24 R12; 53.14 A  
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
53. Delinquent taxes for prior years in the amount of \$547.71 UNPAID, plus delinquent penalty and interest in the amount of \$164.31 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-15-300-018.001-010)
54. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)
- Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)
55. Annual Assessment as set forth below:  
Parcel #: 38-01-15-300-018.001-010  
Type of Assessment: F. Grissell Ditch  
Spring Installment: \$100.13 UNPAID, plus delinquent penalty and interest in the amount of \$10.01 UNPAID.  
Fall Installment: \$100.13 UNPAID, plus delinquent penalty and interest in the amount of \$10.01 UNPAID.  
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

56. Delinquent F. Grissell Ditch taxes for prior years in the amount of \$100.13 UNPAID, plus delinquent penalty and interest in the amount of \$30.03 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax in
57. Terms and provisions of an Oil and Gas Lease, dated July 19, 1924 and recorded July 21, 1924 in Miscellaneous Record 28, pages 434-435 from Lewis W. Edmunson and Celia H. Edmunson and H. L. Barnett, said Oil and Gas Lease subsequently assigned.
58. Property Taxes are as follows:  
TRACT E:  
Tax Year: 2019  
Due and Payable: 2020  
Spring Installment: \$778.68 UNPAID, plus delinquent penalty and interest in the amount of \$77.87 UNPAID.  
Fall Installment: \$778.68 UNPAID, plus delinquent penalty and interest in the amount of \$77.87 UNPAID.  
Name of Taxpayer: John E. Hanlin  
Land: \$66,100.00  
Tax Identification No.: 38-01-16-400-009.000-010  
Description: E 1/2 SE 1/4; S16 T24 R12; 80.00A  
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
59. Delinquent taxes for prior years in the amount of \$772.75 UNPAID, plus delinquent penalty and interest in the amount of \$231.84 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-16-400-009.000-010)
60. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)  
  
Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)
61. Annual Assessment as set forth below:  
Parcel #: 38-01-16-400-009.000-010  
Type of Assessment: F. Grissell Ditch  
Spring Installment: \$70.59 UNPAID, plus delinquent penalty and interest in the amount of \$7.06 UNPAID.  
Fall Installment: \$ 70.59 UNPAID, plus delinquent penalty and interest in the amount of \$7.06 UNPAID.  
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
62. Delinquent F. Grissell Ditch taxes for prior years in the amount of \$70.58 UNPAID, plus delinquent penalty and interest in the amount of \$21.18 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-16-400-009.000-010)
63. Terms and provisions of an Oil and Gas Lease, dated October 9, 1947 and recorded November 24, 1947 in Miscellaneous Record 38, pages 196-197 from Basil F. Harris and Nellie L. Harris, Jennie F. Harris to A. Murray Jones.
64. Property Taxes are as follows:  
TRACT F:

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Tax Year: 2019

Due and Payable: 2020

Spring Installment: \$230.02 UNPAID, plus delinquent penalty and interest in the amount of \$23.02 UNPAID.

Fall Installment: \$230.02 UNPAID, plus delinquent penalty and interest in the amount of \$23.02 UNPAID.

Name of Taxpayer: John E. Hanlin

Land: \$18,600.00

Improvements: \$2,500.00

Tax Identification No.: 38-01-14-100-006.001-010

Description: SE 1/4 NE 1/4; S14 T24 R12; 24.699A

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

65. Delinquent taxes for prior years in the amount of \$225.97 UNPAID, plus delinquent penalty and interest in the amount of \$67.80 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-14-100-006.001-010)
66. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)  
  
Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)
67. Annual Assessment as set forth below:  
Parcel #: 38-01-14-100-006.001-010  
Type of Assessment: F. Grissell Ditch  
Spring Installment: \$27.91 UNPAID, plus delinquent penalty and interest in the amount of \$2.79 UNPAID.  
Fall Installment: \$27.91 UNPAID, plus delinquent penalty and interest in the amount of \$2.79 UNPAID.  
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
68. Delinquent F. Grissell Ditch taxes for prior years in the amount of \$27.91 UNPAID, plus delinquent penalty and interest in the amount of \$8.37 UNPAID. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein. (Parcel #38-01-14-100-006.001-010)
69. Electric line easement granted to Jay County Rural Electric Membership Corporation from E. L. Hutchins, (unmarried) single, dated May 9, 1938 and recorded June 16, 1938 in Miscellaneous Record 32, page 540. NOTE: The exact location of said easement cannot be ascertained.
70. ALL TRACTS:  
Pending proceedings for a Civil Collection filed December 6, 2020, by Andy Landon, Plaintiff, against John Hanlin, Defendant, in Superior Court, Jay County, Indiana, Cause No. 38D01-CC-000182.
71. Proceedings pending in the matter of the Unsupervised Estate of John E. Hanlin, deceased, Estate No. 38C01-2102-EU-000006 of the Jay Circuit Court, wherein on February 8, 2021, Tamara K. Hanlin} was appointed and qualified to be personal representative(s). Attorney of record is Natalie Jane Booher, whose phone number is 574-643-9999.
72. Added improvements in place as of January 1, 2020 are subject to assessment which could increase the tax amounts due in 2021, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Added improvements in place as of January 1, 2021 are subject to assessment which could increase the tax amounts due in 2022, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.

73. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
74. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
75. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
76. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
77. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
78. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
79. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the Land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the Land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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# PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

## EXHIBIT A Property Description

Issuing Office File No.: Pre-8-2021

TRACT A: 38-01-13-200-005.001-010

The following described real estate in Jay County, in the State of Indiana, to-wit:

The Southwest Quarter of the Northwest Quarter of Section Thirteen (13), Township Twenty-four (24) North, Range Twelve (12) East, containing Forty (40) acres, more or less.

ALSO, the Southwest Quarter of the Northwest Quarter of Section Thirteen (13), Township Twenty-four (24) North, Range Twelve (12) East,

EXCEPTING THEREFROM the cemetery lot located in the southeast corner thereof, containing Thirty-eight and seventy-five hundredths (38.75) acres, more or less.

ALSO EXCEPTING THEREFROM: Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter of Section Thirteen (13), Township Twenty-four (24) North, Range Twelve (12) East, and running thence North One hundred ninety-eight (198) feet to a point; thence East Six hundred sixty (660) feet to a point; thence South One hundred ninety-eight (198) feet to a point; thence West on the south line of said quarter section to the place of beginning and containing Three (3) acres, more or less. Containing after said exception, Seventy-five and seventy-five hundredths (75.75) acres, more or less.

ALSO EXCEPTING THEREFROM: Commencing at the southeast corner of the Northeast Quarter of Section Thirteen (13), Township Twenty-four (24) North, Range Twelve (12) East; thence West along the south line of said Section, Eighteen (18) rods (297 feet) to the point of beginning; thence continuing West on said south line, 80 feet; thence North perpendicular to said south line, Eleven and one-half (11½) rods (189.75 feet); thence East parallel to the south line of said section, 80 feet; thence South 189.75 feet to the point of beginning. Containing .348 acre, more or less.

ALSO EXCEPTING THEREFROM: Part of the Northwest Quarter of Section Thirteen (13), Township Twenty-four (24) North, Range Twelve (12) East of the Second Principal Meridian, Penn Township, Jay County, Indiana, more particularly described as follows: Commencing at a railroad spike at the southwest corner of said Northwest Quarter; thence North 88 degrees 26 minutes 14 seconds East (GPS Grid bearing and basis of bearings to follow), a distance of 660.00 feet (deed) along the south line of said Northwest Quarter and within the right of way of County Road 650 North to a DuraNail with a "Miller" identification ring set on the east line of an existing tract described in Deed Record 161, pages 600 in the Office of the Recorder of Jay County, Indiana, said point also being the POINT OF BEGINNING of the herein described tract; thence North 00 degrees 20 minutes 50 seconds East, a distance of 198.00 feet (deed) along said east line to a 5/8 steel rebar with a "Miller Firm #0095" identification cap set; thence North 88 degrees 26 minutes 14 seconds East, a distance of 165.00 feet parallel with the south line of said Northwest Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 20 minutes 50 seconds West, a distance of 198.00 feet to a DuraNail with a "Miller" identification ring set on the south line of said Northwest Quarter; thence South 88 degrees 26 minutes 14 seconds West, a distance of 165.00 feet along said south line and within the right-of-way of County Road 650 North to the Point of Beginning.

Containing 0.750 acres, more or less.

Containing after said exceptions 74.652 acres, more or less.

PARCEL ONE: 38-01-15-400-025.000-010

Commencing at the southwest corner of the Southeast Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East for a point of beginning, running thence North 2 degrees East One thousand three hundred sixteen (1316) feet to a point, then East on the south side of John Sander's ditch a distance of One thousand three hundred (1300) feet where it meets the center line of Indiana State Highway No. 1, thence South on the center line of Highway No. 1, One thousand three hundred thirty-eight (1338) feet to a point, thence North

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Eighty-eight (88) degrees West One thousand three hundred three (1303) feet to the point of beginning, containing 39.27 acres, more or less.

EXCEPTING THEREFROM the below described parcels of real estate more specifically described as follows:

A part of the West Half of the Southeast Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East, more particularly described as follows, to-wit:

Commencing at the southeast corner of the West Half of the Southeast Quarter of Section 15, thence North 690 feet on and along the east line of said West Half to the point of beginning, thence West 400 feet to a point; thence North 225 feet parallel to the east line of said West Half to a point; thence East 400 feet to a point on the east line of said West Half; thence South 225 feet to the point of beginning, said exception containing 2.02 acres, more or less.

ALSO EXCEPTING a part of the Southwest Quarter of the Southeast Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East:

Commencing at the southeast corner of the Southwest Quarter of the Southeast Quarter for the point of beginning; thence South Eighty-nine (89) degrees, thirty-eight (38) minutes, thirty-four (34) seconds West Four hundred and fifty-four hundredths (400.54) feet on and along the south line of the Southeast Quarter to an iron pin; thence North Two (2) degrees, thirty (30) minutes, five (05) seconds East Seven hundred nine and ninety-six hundredths (709.96) feet to an iron pin; thence South Eighty seven (87) degrees, thirty (30) minutes, two (02) seconds East Four hundred (400) feet to a point on the east line of the Southwest Quarter of the Southeast Quarter, thence South Two (2) degrees, twenty-nine (29) minutes, fifty-five (55) seconds West Six hundred ninety (690) feet on and along the east line of the Southwest Quarter of the Southeast Quarter to the point of beginning. Said exception containing 6.428 acres, more or less.

ALSO EXCEPTING a part of the West Half of the Southeast Quarter of Section 15, Township 24 North, Range 12 East, Jay County, Indiana, described as follows:

Commencing at the northeast corner of said quarter section; thence South 63 degrees, 16 minutes, 12 seconds west 209.31 feet; thence South 74 degrees 26 minutes 55 seconds west 1,317.91 feet to station 58+00, Line "BrA" on Project ST-3938€ as shown on right of way plans on file with the Indiana Department of Transportation; thence South 4 degrees, 45 minutes 00 seconds West 815.54 feet along said line "BrA"; thence North 85 degrees 15 minutes, 00 seconds west 30 feet to the point of beginning of this description, which is where the south line of Beaver Ditch (John Sanders Ditch), meets the western boundary of said S. R. 1; thence South 4 degrees 45 minutes 00 seconds West 429.46 feet along the boundary of said S. R. 1; thence North 16 degrees 17 minutes, 15 seconds West 69.64 feet; thence North 4 degrees 45 minutes 00 seconds East 280 feet; thence North 37 degrees 31 minutes 25 seconds West 74.33 feet; thence North 4 degrees, 45 minutes, 00 seconds East 23.34 feet to the south line of said Beaver Ditch (John Sanders Ditch); thence South 89 degrees 54 minutes, 50 seconds east 75.25 feet along said south line to the point of beginning and containing 0.288 acres, more or less. Said parcel of real estate containing after said exceptions 30.534 acres, more or less.

PARCEL TWO: 38-01-15-600-020.000-010

The East Half of the Southwest Quarter and 10 rods wide off the entire east side of the West Half of the Southwest Quarter of Section 15, containing 90 acres, more or less, and, a tract of land in the southeast corner of the Northwest Quarter of Section 15 described as follows: Commencing at a point 10 rods west of the center of said section thence West 14 rods and 6 feet to a public road, thence North along the west side of said road, 12½ degrees West 22½ rods to the Balbec and Montpelier Pike, thence West along said road to a point due north of point of beginning, thence South 278 feet to point of beginning, containing 2 acres, more or less.

All of said tracts are situated in Township 24 North, of Range 12 East.

Subject also to a right of way of egress and ingress in favor of Harold L. Edmundson, his heirs and assigns described as follows: Starting at a point 24 rods west of the center of Section 15, Township 24 North, Range 12 East, at the east side of a public road, thence West on the north line of said quarter section 66 rods to the east line of a 70 acre tract off of land now owned by Harold L. Edmundson, thence South 2 rods, thence East 66 rods, thence North 2 rods to the place of beginning, containing .083 of an acre, more or less.

Containing in all, exclusive of said right of way, 122.534 acres, more or less.

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

TRACT B: 38-01-15-402-002.000-010

Commencing at the northwest corner of the West Half of the Southeast Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East, running thence East along the north line thereof 36 1/3 rods; thence South 12 rods; thence East 23 1/3 rods, thence South 11 13/25 rods, thence East 16 9/25 rods to the center of the Camden and Balbec Turnpike; thence South along said turnpike about 88½ rods to the south end of a strip of land sold to James Sutton; thence East 1 rod and 10 links to the east line of said half quarter section; thence South on said east line to a point 8 rods north of the southeast corner of said half quarter section, thence West 10 rods, thence South 8 rods to the south line of said half quarter section; thence West 70 rods to the southwest corner thereof; thence North to the place of beginning, containing 73.89 acres, more or less being the same premises conveyed to the party of the first part by Leon J. Wehrly, Sheriff of Jay County, Indiana, by deed dated August 12, 1932 and recorded in Book 80 of Deeds of Jay County, Indiana, page 341,

ALSO Lot "Z" in the town of Balbec, Penn Township, Jay County, Indiana, being part of the West Half of the Southeast Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East, containing One half acres of land more or less,

being the same premises conveyed by Maude Lauthers to The Mutual Benefit Life Insurance Company on May 9, 1938 and recorded in Book 83 of deed for Jay County, Indiana, page 483 containing in both tracts 74.39 acres, more or less.

ALSO, beginning at the southeast corner of the West Half of the Southeast Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East and running thence West Ten (10) rods; thence North Eight (8) rods; thence East Ten (10) rods, thence South on and along the gravel road Eight (8) rods to the place of beginning, containing ½ acre, more or less.

ALSO, beginning at a point on the half section line running east and west through the center of Section 15, Township 24 North, Range 12 East, 16½ rods east of the southwest corner of the West Half of the Northeast Quarter of Section 15, Township 24 North, Range 12 East; thence North 8 rods and 19 links to the center of the Balbec and County line turnpike, thence South 74 degrees east 20 rods and 5 links; thence West 19 rods and 5 links to the place of beginning, containing .67 of an acre.

EXCEPTING: Commencing at the southwest corner of the Southeast Quarter, Section, Township and Range aforesaid and running thence North 2 degrees east 1316 feet to a point; thence East on the south side of the John Sanders ditch a distance of 1300 feet where it meets the center line of Indiana State Highway No. 1; thence South on the center line said Highway No. 1, 1338 feet to a point; thence North 88 degrees West 1303 feet to the place of beginning, containing in said exception 39.27 acres, more or less.

ALSO EXCEPT: A part of the West Half of the Southeast Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East, more particularly described as follows, to-wit: Commencing at the northwest corner of the West Half of the Southeast Quarter, Section, Township and Range aforesaid, and running thence East on and along the north line thereof Two hundred seventy-one (271) feet; thence South parallel with the west line of said West Half of the Southeast Quarter; Two hundred and seventy-one (271) feet; thence West Two hundred and seventy-one (271) feet to a point on the west line thereof; thence North on and along the west line Two hundred and seventy-one (271) feet more or less to the place of beginning, containing 1.69 acres, more or less.

Subject to a right-of-way Sixteen (16) feet wide over the real estate lying East of and north of the above-described 1.69 acre exception, as an outlet to the road known as "The Balbec Road," which right-of-way shall run with the land and was first described in a deed recorded in Deed Record 124, page 99 in the Office of the Jay County Recorder.

Containing in all after said exceptions 33.43 acres, more or less.

ALSO EXCEPT: A part of the West Half of the Southeast Quarter of Section 15, Township 24 North, Range 12 East, Jay County, Indiana, described as follows: Commencing at the northeast corner of said quarter section; thence South 63 degrees 16 minutes 12 seconds West 209.31 feet; thence South 74 degrees 26 minutes 55 seconds West 1,317.91 feet to Station 58+00, line "BrA" on Project ST-3938(E) as shown on the right of way plans on file with the Indiana Department of Transportation; thence South 4 degrees 45 minutes 00 seconds West 440.00 feet along said Line "BrA"; thence North 85 degrees 15 minutes 00 seconds West 30.00 feet to the western boundary of said S.R.1 and the point of beginning of this description; thence South 4 degrees 45 minutes

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ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

00 seconds West 375.54 feet along said boundary to the south line of Beaver Ditch (John Sanders Ditch); thence North 89 degrees 54 minutes 50 seconds West 75.25 feet along said south line; thence North 4 degrees 45 minutes 00 seconds East 71.66 feet; thence North 49 degrees 45 minutes 00 seconds East 70.712 feet; thence North 4 degrees 45 minutes 00 seconds East 190.00 feet; thence North 24 degrees 24 minutes 14 seconds East 74.33 feet to the point of beginning and containing 0.305 acres, more or less.

TRACT C: 38-01-15-200-001.001-010

All that part of the West Half of the Northwest Quarter of Section Fifteen (15), Township Twenty-four (24) North of Range Twelve (12) East, lying and being north of the center of the Camden and Montpelier State Road, containing Fifty-five (55) acres, more or less.

EXCEPT THEREFROM: A part of the West Half of the Northwest Quarter of Section 15, Township 24 North, Range 12 East, bounded and described as follows:

Commencing at the southwest corner of the northwest quarter of said Section 15 and going north along the section line a distance of 1047.5 feet to the intersection of the center line of a county highway; thence southeasterly along the center line of said highway a distance of 1193.0 feet to an iron stake marking the place of beginning; thence north, making an angle enclosed in this tract of 102 degrees 20' a distance of 229.3 feet to an iron stake; thence southeasterly making an enclosed angle of 77 degrees 40' a distance of 190.0 feet to an iron stake; thence south, making an enclosed angle of 102 degrees 20' a distance of 229.3 feet to an iron stake in the center of said county highway; thence northwesterly along said highway center line, making an enclosed angle of 77 degrees 40' a distance of 190.0 feet to the place of beginning, containing 1.00 acre.

ALSO EXCEPT THEREFROM: A part of the West Half of the Northwest Quarter of Section 15, Township 24 North, Range 12 East in Penn Township, Jay County, Indiana and being more particularly described as follows: Commencing at the southwest corner of the Northwest Quarter of said Section 15 and going north along the section line a distance of 1047.5 feet to the intersection of the center line of a county highway; thence southeasterly along the center line of said highway a distance of 1030.65 feet to the point of beginning of this description; thence S76 degrees 30'00"E (bearing assumed) along said center line, 162.35 feet to a P.K. nail set; thence N00 degrees 00'00"E, 229.30 feet to an iron pin set; thence S76 degrees 30'00"E, 190.00 feet to an iron pin set on the east property line of parcel being surveyed; thence N00 degrees 00'40"W, 238.80 feet to an iron pin set; thence S88 degrees 40'29"W, 323.82 feet to an iron pin set on the northwest corner of parcel being surveyed; thence S02 degrees 51'00"W, 378.82 feet to the place of beginning of this description, containing in all, 2.2727 acres, more or less.

Containing after said exceptions 51.7273 acres, more or less.

TRACT D: 38-01-15-200-011.000-010 & 38-01-15-300-018.001-010

Beginning at the southeast corner of the West Half of the Northwest Quarter of Section Fifteen (15) in Township Twenty-four (24) North, Range Twelve (12); thence West Twenty-four (24) rods and (4) links; thence North Forty-five (45) rods and Fourteen (14) links to the center of the Public Highway known as the Camden, Balbec and County Line Turnpike; thence South Seventy-six and one-half (76 1/2) degrees east along the center line of the aforesaid Public Highway Twenty-six (26) rods and Five (5) links; thence South Thirty-eight (38) rods and Eleven (11) links to the place of beginning, containing Six and thirty-four hundredths (6.34) acres.

ALSO, beginning at the southwest corner of the East Half of the Northwest Quarter of Section, Township and Range aforesaid, thence North Thirty-eight (38) rods and Eleven (11) links to the center of the Camden, Balbec and County Line Turnpike; thence South Seventy-six and one-half (76 1/2) degrees east Four (4) rods and Nine (9) links; thence South Thirty-seven (37) rods and Five (5) links; thence West Four (4) rods and Six and one-half (6 1/2) links to the place of beginning, containing one (1) acre.

ALSO, the West Half of the Southwest Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East

, EXCEPT THEREFROM Ten (10) acres of even width off of the entire east side thereof, containing after said exception Seventy (70) acres, more or less, situated in Jay County, Indiana.

ALSO, a right-of-way of ingress and egress to said above described Seventy (70) acres over and along the north section of said quarter section, described as follows:

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# PRELIMINARY TITLE



## CHICAGO TITLE INSURANCE COMPANY

Starting at a point twenty-four (24) rods west of the center of Section Fifteen (15), Township Twenty-four (24) North, Range Twelve (12) East at the east side of public road and running thence West on the north line of said quarter section Sixty-six (66) rods more or less to the east side of the above described Seventy acre tract; thence South Two (2) rods; thence East Sixty-six (66) rods; thence North Two (2) rods to the place of beginning.

EXCEPTING THEREFROM: Commencing at a cornerstone at the northwest corner of the southwest quarter of Section 15, Township 24 North, Range 12 East; thence east along the north line of the southwest quarter a distance of Six hundred ten and eighty-one hundredths (610.81) feet to an iron pin for the point of beginning; thence N 89 degrees 53' 45" East along the North line of the Southwest Quarter a distance of Three hundred nineteen and forty-four hundredths (319.44) feet to an iron pin; thence S 00 degrees 52' 45" West a distance of Seven hundred fifty (750) feet to an iron pin; thence S 89 degrees 53' 45" West parallel with the north line of the SW 1/4 a distance of Three hundred nineteen and forty-four hundredths (319.44) feet to an iron pin; thence N 00 degrees 52' 45" East a distance of Seven hundred fifty (750) feet to the point of beginning.

Containing 5.49 acres, more or less.

Subject to an easement and right of way for ingress and egress to the above-described 5.49 acres exception (said easement and right of way to run with the said 5.49 acres) said easement and right of way to be over and across the following described real estate: 30 feet off the entire west side of the following tract:

Beginning at the southeast corner of the West Half of the Northwest Quarter of Section Fifteen (15) in Township Twenty-four (24) North, Range Twelve (12) East, thence West Twenty-four (24) rods and four (4) links; thence North Forty-five (45) rods and fourteen (14) links to the center of the Public Highway known as the Camden, Balbec and County Line Turnpike; thence South Seventy-six and one-half (76 1/2) degrees east along the center line of the aforesaid Public Highway Twenty-six (26) rods and five (5) links; thence South Thirty-eight (38) rods and eleven (11) links to the place of beginning, containing Six and thirty-four hundredths (6.34) acres.

ALSO EXCEPTING THEREFROM: A part of the Southwest Quarter of Section 15, Township 24 North, Range 12 East, Jay County, Indiana and described as follows, to-wit:

Commencing at a found rebar marking the northwest corner of the Southwest Quarter of Section 15, Township 24 North, Range 12 East, Jay County, Indiana thence North 89 degrees 51 minutes 43 seconds East 610.39 feet (610.81' rec) to a found pipe, thence South 00 degrees 50 minutes 43 seconds West 949.64 feet to a found rebar, thence South 89 degrees 51 minutes 00 seconds West 65.00 feet to a rebar set, thence North 00 degrees 50 minutes 36 seconds East 474.93 feet to a rebar set, thence South 89 degrees 51 minutes 30 seconds West 554.59 feet to a rebar set on the west line of said Southwest Quarter, thence North 01 degrees 57 minutes 20 seconds East 475.00 feet to the point of beginning and containing 7.41 acres, more or less.

Containing after said exception 59.02 acres, more or less.

TRACT E: 38-01-16-400-009.000-010

The East Half of the Southeast Quarter of Section Sixteen (16), Township Twenty-four (24) North, Range Twelve (12) East, containing in said entire tract Eighty (80) acres, more or less.

TRACT F: 38-01-14-100-006.001-010

Part of the Northeast Quarter of Section 14, Township 24 North, Range 12 East of the Second Principal Meridian, Penn Township in Jay County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Southeast corner of said Northeast Quarter; thence North 00 degrees 20 minutes 50 seconds East (GPS Grid bearing and basis of bearings to follow), a distance of 271.55 feet along the East line of said Northeast Quarter and within the right-of-way of County Road 750 West to a DuraNail with a "Miller" identification ring set at the POINT OF BEGINNING of the herein described tract; thence North 83 degrees 00 minutes 57 seconds West, a distance of 696.36 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 06 degrees 54 minutes 15 seconds East, a distance of 288.10 feet to a 12" wood post; thence North 88 degrees 17 minutes 16 seconds West, a distance of 655.34 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 27 minutes 35 seconds East, a distance of 618.61 feet along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the North line of the Southeast Quarter of said Northeast Quarter; thence North 88 degrees 33 minutes 28 seconds East, a distance of 1313.38 feet along said North line to a DuraNail with a "Miller" identification ring set;

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# PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

thence South 00 degrees 20 minutes 50 seconds West, a distance of 1041.94 feet along said East line and within the right-of-way of County Road 750 West to the Point of Beginning.  
Containing 24.699 Acres, more or less.

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# PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

## CHAIN OF TITLE

The only conveyances affecting said land, constituting a twenty-four (24) month chain of title, are as follows:

1. Grantor to John E. Hanlin  
Edmundson Homestead Farm LLC by deed dated and recorded on in the Official Records of the Jay  
County Recorder.

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**PHOTOS**

# PHOTOS

Tracts 7 & 8



Tracts 4 & 5



# PHOTOS

Tracts 4 & 5



Tracts 2, 3 & 6



# PHOTOS

Tract 1



Tract 1



# PHOTOS

Tract 2



Tract 3



# PHOTOS

Tract 3



Tract 3



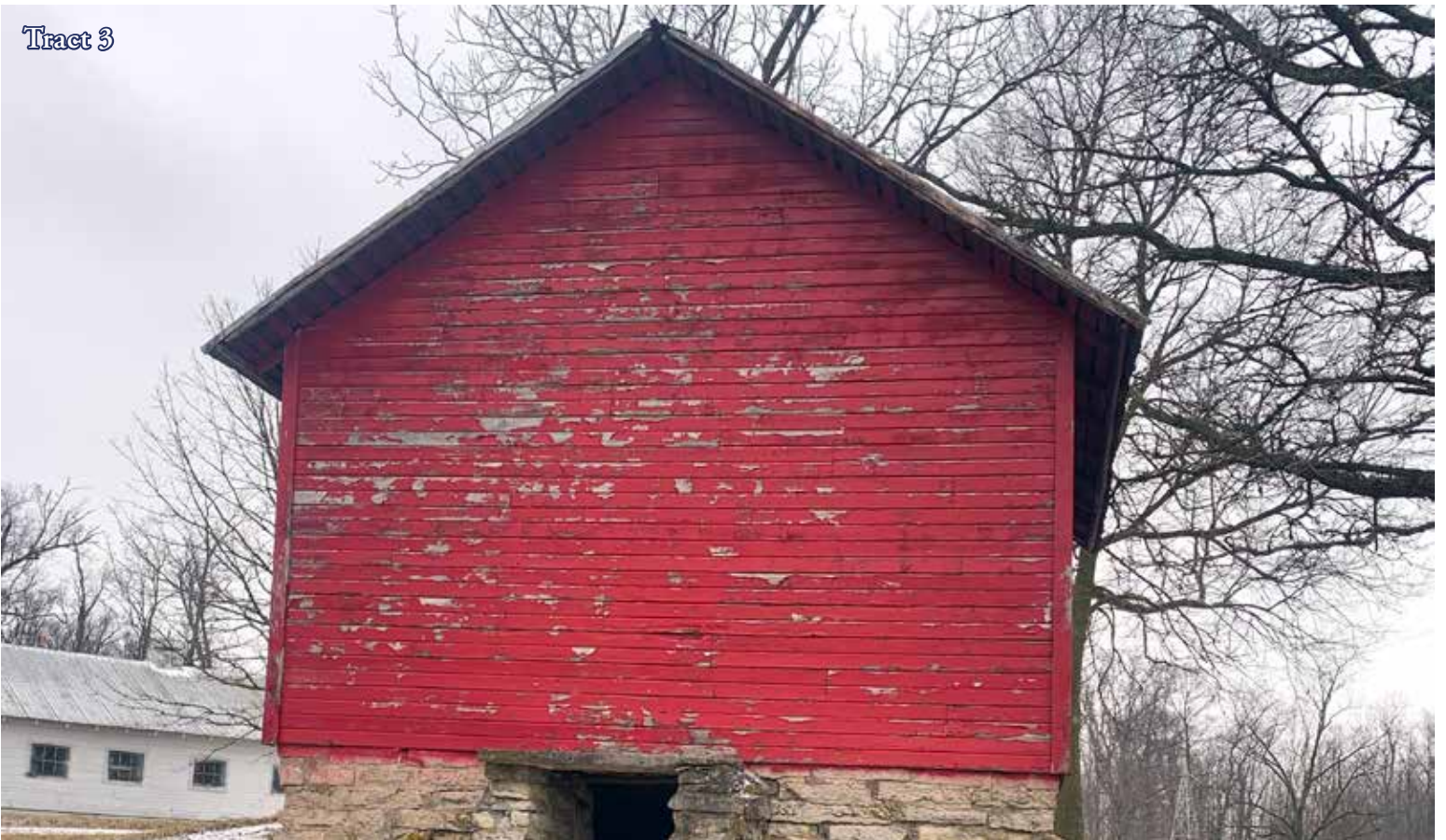


# PHOTOS

Tract 3



Tract 3



# PHOTOS



# PHOTOS



# PHOTOS

Tract 8



Tract 9



# PHOTOS

Tract 9



Tract 12



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