

LAND AUCTION

ST JOSEPH COUNTY, INDIANA

120[±] acres
Offered in 1 Tract

2021
Farming
Rights

• 10[±] Miles Southwest
of South Bend
• 12[±] Miles East of LaPorte

MONDAY, APRIL 12 • 6PM EST
held at PNA Club, New Carlisle, IN • 1/2 Mile North of St Rd 2

- 117[±] Acres Tillable per FSA
- Quality Productive Tillable Land

INFORMATION BOOKLET



800.451.2709 • SchraderAuction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION MANAGER

KEITH LINEBACK • 574.286.2622



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our Schrader iOS app:



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BIDDER PRE-REGISTRATION FORM

MONDAY, APRIL 12, 2021

120 ACRES – ST. JOSEPH COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, April 5, 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
120± Acres • St. Joseph County, Indiana
Monday, April 12, 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 Monday, April 12, 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) 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; email: auctions@schraderauction.com

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, April 5, 2021**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

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: _____

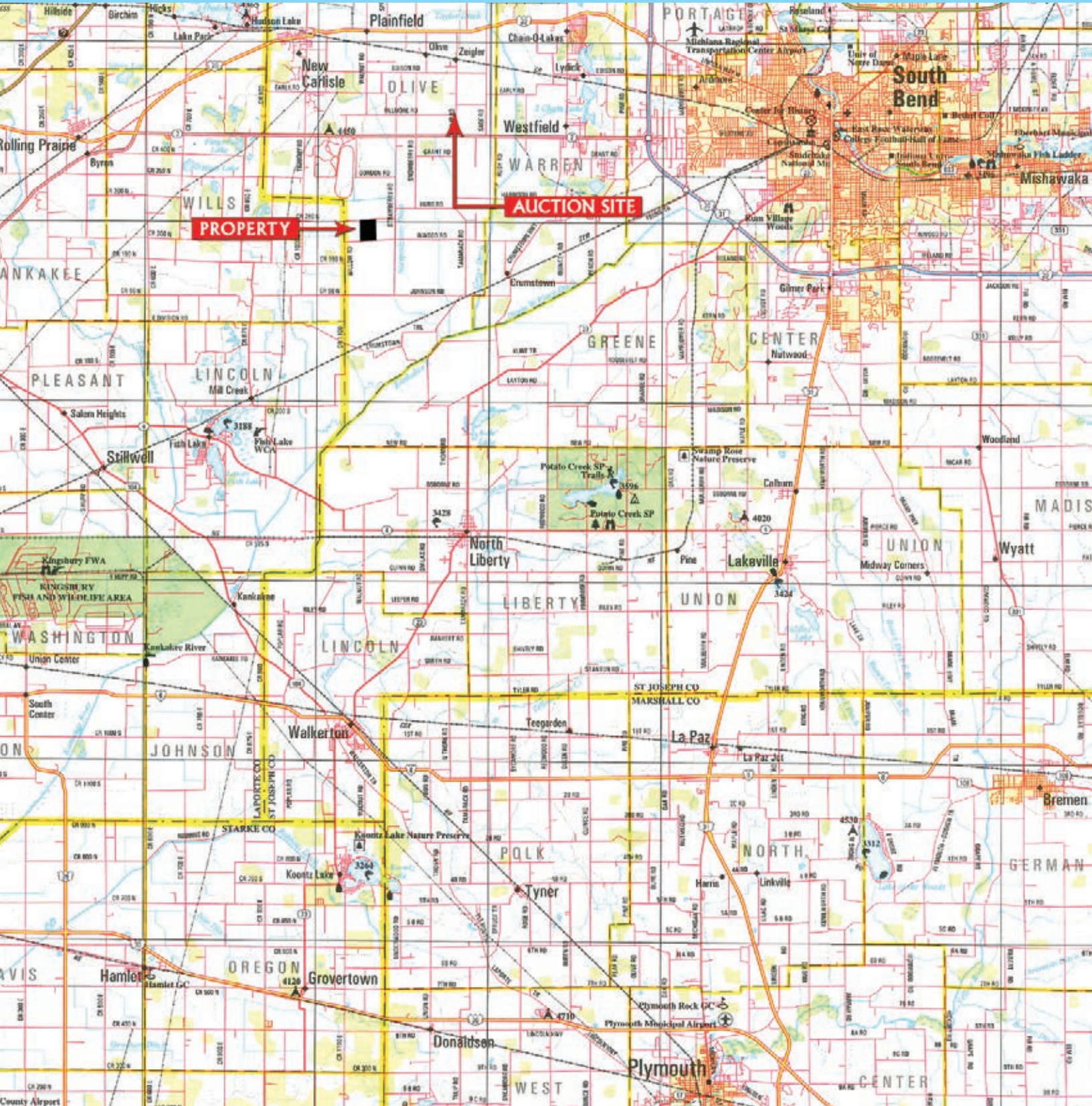
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION MAP

LOCATION MAP

PROPERTY LOCATION: From the intersection of St Rd 2 and Highway 20/31, on the west side of South Bend, travel west on St Rd 2 for 6 miles to Strawberry Rd. Turn south on Strawberry Rd and travel 2 miles to Henry Rd. Turn west on Henry Rd and travel west 1/2 mile to the property.

AUCTION LOCATION: PNA Club, 55969 Tulip Rd, New Carlisle, IN 46552. 1/2 Mile North of St Rd 2 on left side of Tulip Rd.



TRACT MAP

TRACT MAP

Walkover inspections
available via arrangement
with the auction manager.



Henry Rd

120± acres

Inwood Rd

TRACT DESCRIPTIONS

LAND AUCTION

ST JOSEPH COUNTY, INDIANA

held at PNA Club, 55969 Tulip Rd, New Carlisle, IN 46552 • 1/2 Mile North of St Rd 2 on left side of Tulip Rd

MONDAY, APRIL 12 • 6:00PM EST

120[±] acres

Offered in 1 Tract

This is a great opportunity to purchase quality tillable land in St. Joseph County. The property is currently irrigated and the tenant-owned equipment may be available for separate purchase by the buyer will be removed from the property within 45 days. Call Auction Company for details. There is a ditch on the south end of the property. Fertile Antung and Henrietta Muck soils. Check out this great investment property or farm yourself!

PROPERTY LOCATION: From the intersection of St Rd 2 and Highway 20/31, on the west side of South Bend, travel west on St Rd 2 for 6 miles to Strawberry Rd. Turn south on Strawberry Rd and travel 2 miles to Henry Rd. Turn west on Henry Rd and travel west 1/2 mile to the property.

OWNER: Sylvan Farms Inc.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 120± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

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

ACCEPTANCE OF BID PRICES: All successful bidder will be required to enter into Purchase Agreement 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 a Warranty Deed.

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

POSSESSION: Possession is at closing. Immediate/pre-closing possession for farming purposes is available. Contract the Auction Company for details.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2022 and thereafter.

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

ACREAGE: Tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey only if required for providing title insurance. Any need for a new survey shall be determined solely by the Seller. If a survey is necessary, Seller and 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 and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are

exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES:

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

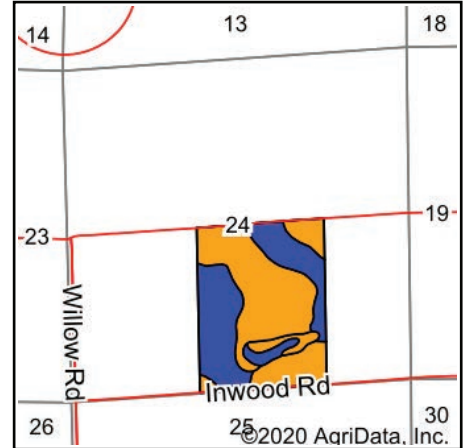
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SOILS MAP

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **St Joseph**
 Location: **24-37N-1W**
 Township: **Olive**
 Acres: **123.46**
 Date: **8/14/2020**



Area Symbol: IN141, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
ApuAN	Antung muck, drained, 0 to 1 percent slopes	47.76	38.7%		Illw	144	5	10	35	58
HfbAN	Henrietta muck, drained, 0 to 1 percent slopes	45.96	37.2%		Ilw	163	6	11	46	65
PaaAN	Palms muck, drained, 0 to 1 percent slopes	14.29	11.6%		Illw	158	5	11	43	63
HtbAN	Houghton muck, drained, 0 to 1 percent slopes	5.93	4.8%		Illw	154	5	10	54	61
GczA	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	5.92	4.8%		Illw	147	5	10	41	59
BshA	Brady sandy loam, 0 to 1 percent slopes	3.49	2.8%		Ilw	124	4	8	35	55
AbhAN	Adrian muck, drained, 0 to 1 percent slopes	0.11	0.1%		Illw	144	5	10	40	58
Weighted Average						152.8	5.3	10.4	41.2	61.3

Soils data provided by USDA and NRCS.

FSA INFORMATION

FSA INFORMATION

INDIANA
ST. JOSEPH
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 3307
Prepared : 3/17/21 12:29 PM
Crop Year : 2021

Abbreviated 156 Farm Record

Operator Name : ██████████
 Farms Associated with Operator : ██████████
 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
120.53	117.31	117.31	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	117.31	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	101.40	0.00	167	100
TOTAL	101.40	0.00		

NOTES

--

Tract Number : 9907

Description : B7/2A SEC. 24 T-37-N R-1-W Olive South Twp.
FSA Physical Location : INDIANA/ST. JOSEPH
ANSI Physical Location : INDIANA/ST. JOSEPH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SYLVAN FARMS INC
Other Producers : ██████████
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
120.53	117.31	117.31	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	117.31	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

FSA INFORMATION

INDIANA
ST. JOSEPH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3307
Prepared : 3/17/21 12:29 PM
Crop Year : 2021

Tract 9907 Continued ...

Corn	101.40	0.00	167
TOTAL	101.40	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

USDA Farm 3307 Tract 9907

Map prepared on: 1/11/2021

Administered by: St. Joseph County, Indiana

120.53 Tract acres
 117.31 Cropland acres
 0 CRP acres

□ CRP

TRS: 37N1W24

□ CLU

St. Joseph Co., IN

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-01-06 09:20:10

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	117.31	N	2					Y

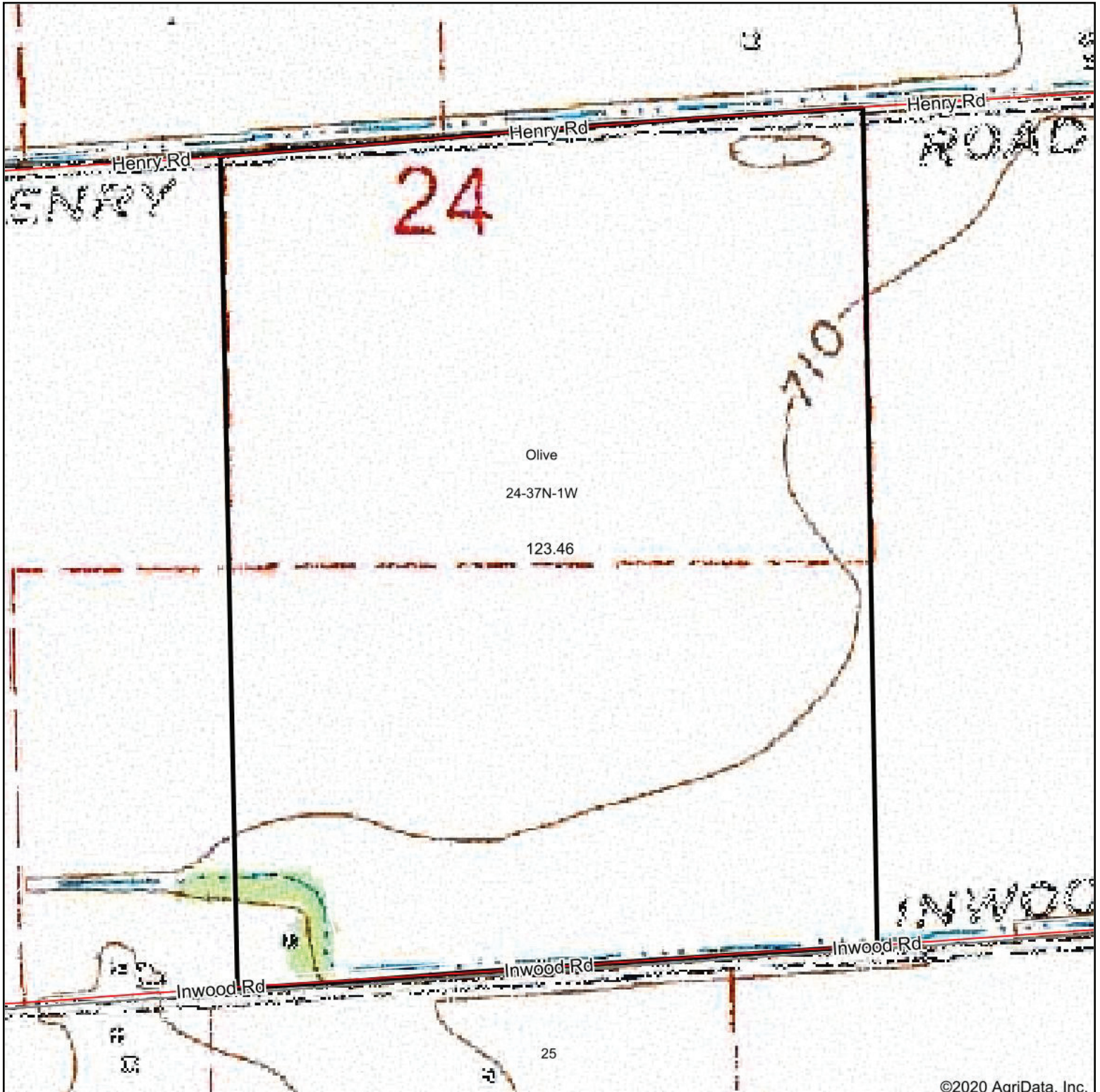


Farm 3307 Tract 9907

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

TOPOGRAPHY MAP

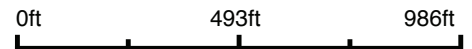
TOPOGRAPHY MAP



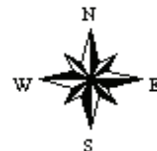
©2020 AgriData, Inc.



map center: 41° 38' 20.79, -86° 28' 33.27



24-37N-1W
St Joseph County
Indiana



8/14/2020



WETLANDS MAP & DETERMINATION

WETLANDS MAP

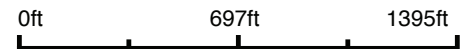
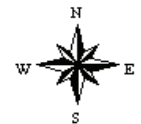


State: **Indiana**
 Location: **24-37N-1W**
 County: **St Joseph**
 Township: **Olive**
 Date: **8/14/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	2.43
R2UBFx	Riverine	1.64
Total Acres		4.07

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

WETLANDS DETERMINATION



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	[REDACTED]	Request Date:	3/18/10	County:	St. Joseph
Agency or Person Requesting Determination:	FSA	Tract No:	9907	FSA Farm No.:	3307

Section I - Highly Erodible Land

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

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

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

The Highly Erodible Land determination was completed in the-

Section II - Wetlands

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

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

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
I	PC		117.3	4/6/10	4/6/10
-	-				
-	-				
-	-				
-	-				

The wetland determination was completed in the -Office It was -mailed to the person on 4/6/10.

Remarks: Cleaning ditches as indicated to FSA is OK.
--

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

Signature Designated Conservationist	Date
<i>Deborah Knepp</i>	4/6/10

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

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

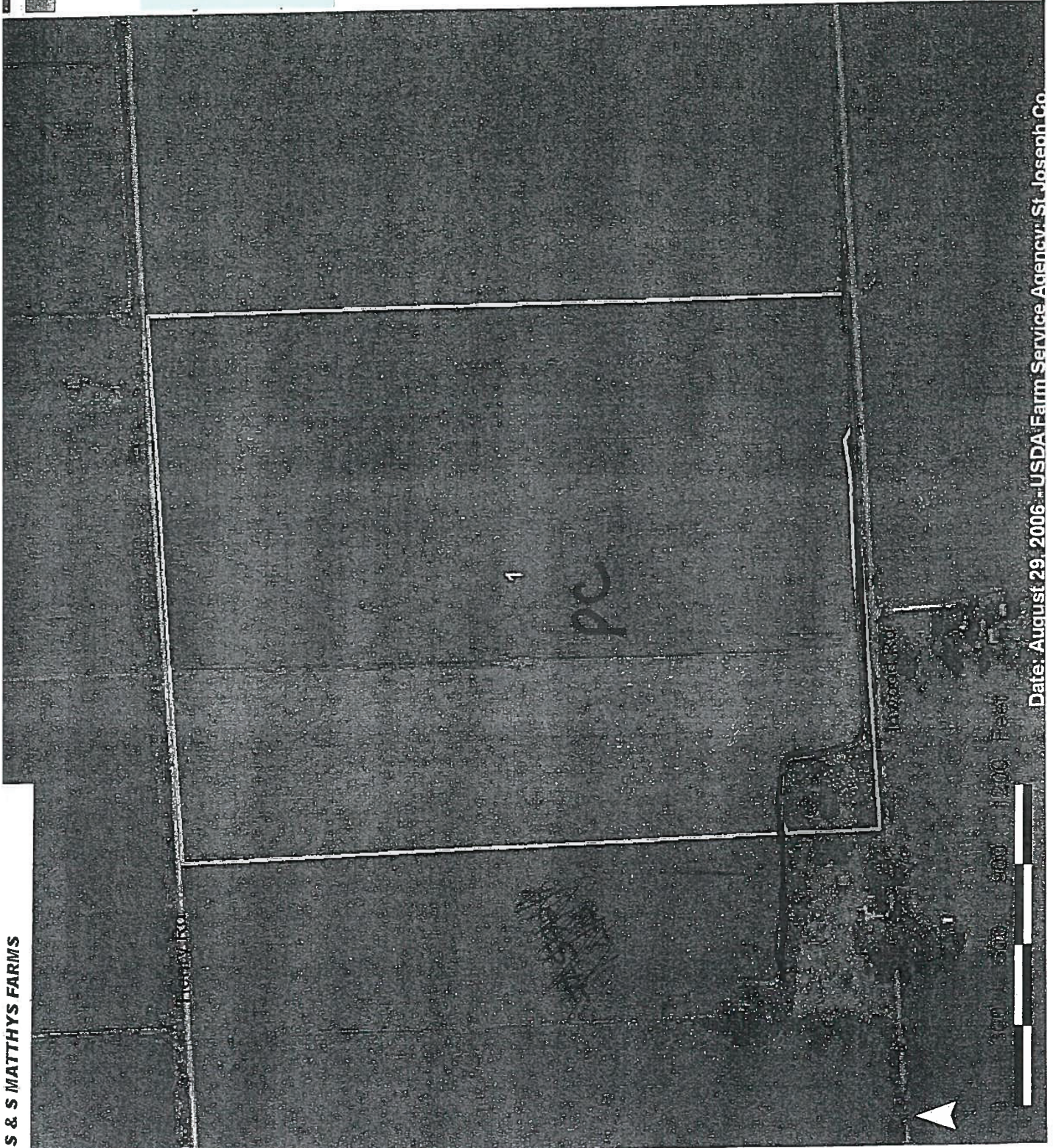
WETLANDS DETERMINATION

*DEFINITIONS OF WETLAND LABEL CODES

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

WETLANDS DETERMINATION

S & S MATTHYS FARMS



Cleaning ditch

Date: August 29, 2006 - USDA Farm Service Agency, St. Joseph Co.

Total Cropland Acr
11.5

WETLANDS DETERMINATION

United States Department of Agriculture



Natural Resources Conservation Service
5605 US 31 South, Suite 4
South Bend, IN 46614

REGISTERED MAIL: RETURN RECEIPT REQUESTED

Date: 4/06/2010

Dear Landowner:

This is to notify you that as of the date of this letter, I am making a preliminary technical determination for Farm # 5429, 3307, 4387, 5924 Tract # 755, 9907, 9617, 13672 that field(s) shown in Section II of the attached NRCS-CPA-026E, "Highly Erodible Land and Wetland Conservation Determination," form contains the following WETLAND determinations along with the labels/certifications as indicated.

I have enclosed a Preliminary Technical Determination on NRCS-CPA-026E along with aerial photo(s) that includes your HEL and/or certified wetlands determinations. This determination supersedes all previous USDA determinations and is valid as long as the land use remains in agriculture.

This HEL/Wetland determination has been conducted for the purpose of implementing the conservation provisions of the Food Security Act of 1985 as amended. This determination is not valid for identifying the extent of the Army Corps of Engineers (COE) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you must request a jurisdictional determination from the local office of the COE prior to starting the work.

Other agencies may also have jurisdiction that require permits and NRCS recommends that you contact the Indiana Department of Environmental Management and the Indiana Department of Natural Resources, Division of Water before beginning any work.

This technical determination may affect USDA program benefits. In order to maintain your USDA program eligibility with the Food Security Act and comply with the Clean Water Act, contact the Farm Service Agency and complete a new AD-1026 prior to performing the following activities:

- Land clearing
- Drainage (tile or open ditching)
- Filling, leveling, or dredging
- Land use changes

WETLANDS DETERMINATION

This preliminary technical determination will become a *Final Technical Determination* 30 days after receipt of this letter unless you request one of the following three options:

1. Request reconsideration with a field visit. You along with the local district conservationist must meet on the subject site to gather additional information, discuss the facts, and for you to provide any additional pertinent information concerning this preliminary technical determination. *or*:
2. Request mediation in an attempt to settle your concerns with the preliminary technical determination.
3. Waiver of the 30 day appeal period for the preliminary technical determination so that this determination becomes final immediately. This must be requested in writing to the State Conservationist.

The **Application for Voluntary Mediation Form** and procedures may be obtained from your local NRCS office.

In addition, you have the right to review the records concerning this determination in our office.

Once this decision becomes final you may appeal to either the Farm Service Agency County Committee (COC) or to the National Appeals Division (NAD). You must file your request in writing within 30 days of this technical determination becoming a final. You may appeal to only one of the following:

St. Joseph County FSA Committee
5605 US 31 South, Suite 5
South Bend, IN 46614

OR

Eastern Regional Office
National Appeals Division
P.O. Box 68806
Indianapolis, Indiana 46268-0806

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

If you have any questions or would like to discuss any concerns you might have, please call me at (574) 291-7444, Extension 3.

Sincerely,



Deborah Knepp
District Conservationist

Attachments

cc:

WETLANDS DETERMINATION

U.S.D.A. Soil Conservation Service HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION	SCS-CPA-026 (June 91)	1. Name and Address of Person [REDACTED] [REDACTED] [REDACTED]	2. Date of Request 3-16-93
			3. County St. Joseph
4. Name of USDA Agency or Person Requesting Determination ASCS		5. Farm No. and Tract No. F 3307 T 9907	

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	NONE	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.		
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	TO BE DETERMINED AT A LATER DATE	
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW+year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input type="checkbox"/> to the person on _____		
28. Remarks. HYDRIC SOILS ARE Present - may or may not be a wetland.		

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.	30. Signature of SCS District Conservationist [Signature]	31. Date 3-18-93
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Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

WETLANDS DETERMINATION

75001

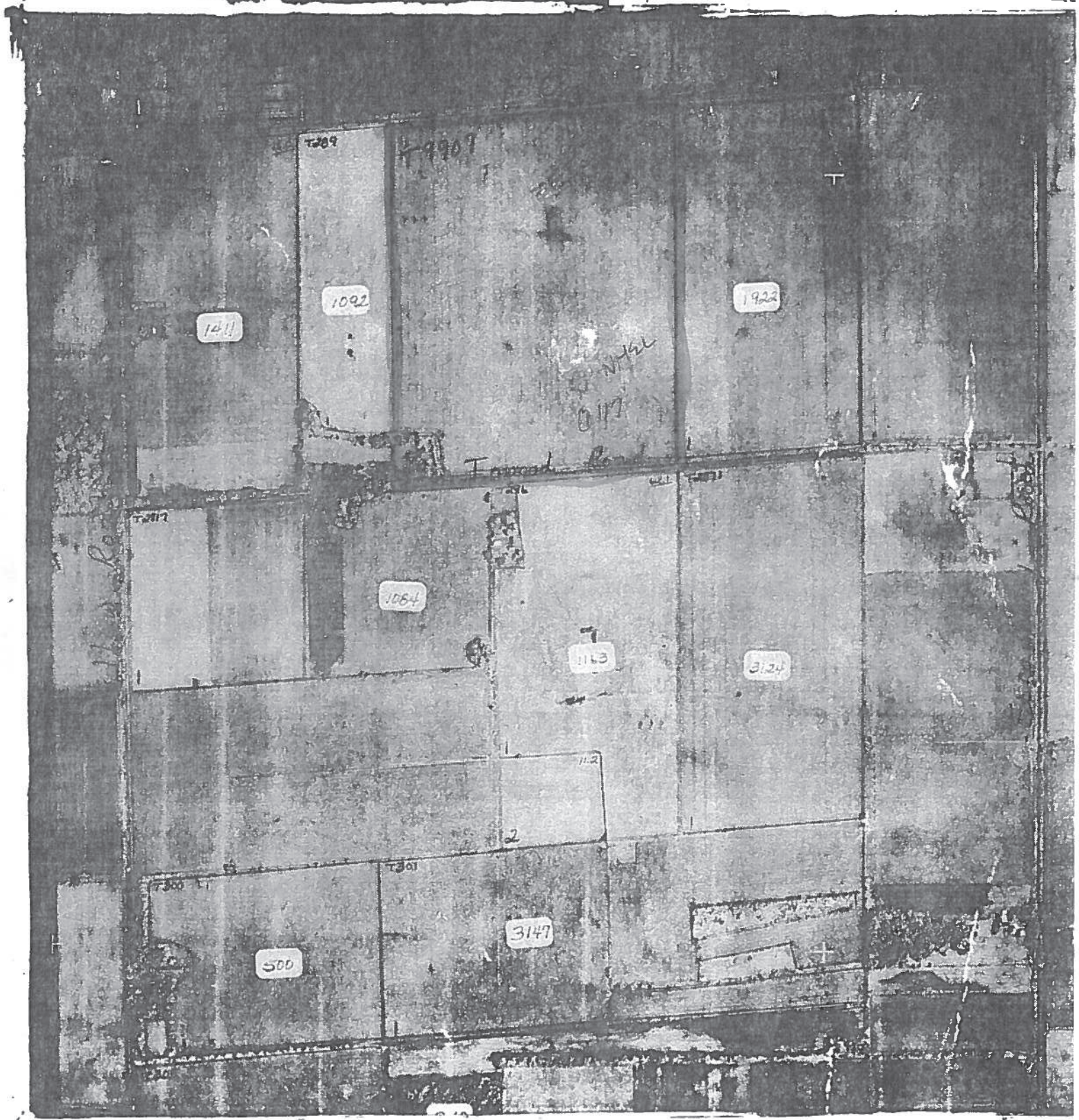
NOT TO SCALE

PTG

B-5-B

FLOWN

CP YR



COUNTY RECORDS

COUNTY RECORDS

71-06-24-400-001.000-017
ADMINISTRATIVE INFORMATION

OWNERSHIP
 SYLVAN FARMS INC
 120 KINGSBURY AVE
 LA PORTE, IN 46350-5212 UNITED STATES OF AMERICA

INWOOD RD
 Tax ID 012-1016-0189

100

Printed 04/26/2020 Card No. 1 of 1

TRANSFER OF OWNERSHIP

PARCEL NUMBER 71-06-24-400-001.000-017
 Parent Parcel Number
 Property Address INWOOD RD
 Neighborhood 7117002 12104
 Property Class 100 Agri Vacant land
 TAXING DISTRICT INFORMATION
 Jurisdiction 71 St. Joseph
 Area 009 Olive
 Corporation N
 District 017 OLIVE TOWNSHIP
 Routing Number 6-M
 Bk/Pg: 0, 0
 Date 12/30/1988
 \$0

AGRICULTURAL

VALUATION RECORD

Reason for Change	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020
VALUATION L	240300	240300	169300	159800	139100	134800	110500
Appraised Value B	0	0	0	0	0	0	0
VALUATION T	240300	240300	169300	159800	139100	134800	110500
True Tax Value L	240300	240300	169300	159800	139100	134800	110500
True Tax Value B	0	0	0	0	0	0	0
True Tax Value T	240300	240300	169300	159800	139100	134800	110500

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	-or- Acreage	Effective	Depth	Rate	Rate	Value	Factor	
	-or- Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value		
1 TILLABLE LAND	Ad	46.0000			0.85	1280.00	1088.00	50050	50050
2 TILLABLE LAND	Ho	4.1600			1.11	1280.00	1421.00	5910	5910
3 TILLABLE LAND	Mc	46.0000			0.50	1280.00	640.00	29440	29440
4 TILLABLE LAND	Ad	0.1000			0.85	1280.00	1088.00	110	110
5 TILLABLE LAND	Gf	4.0000			1.02	1280.00	1306.00	5220	5220
6 PUBLIC ROAD/ROW	Ad	1.8000			1.00	1280.00	1280.00	2300	0 -100%
7 TILLABLE LAND	Bd	3.5000			0.85	1280.00	1088.00	3810	3810
8 TILLABLE LAND	Ad	13.0000			0.85	1280.00	1088.00	14140	14140
9 TILLABLE LAND	Gf	1.4400			1.02	1280.00	1306.00	1880	1880

FARMLAND COMPUTATIONS

Parcel Acreage	120.0000	Measured Acreage	118.2000
81 Legal Drain NV [-]		Average True Tax Value/Acre	935
82 Public Roads NV [-]		TRUE TAX VALUE FARMLAND	110520
83 UT Towers NV [-]	1.8000	Classified Land Total	
9 Homestead(s) [-]		Homestead(s) Value	
91/92 Excess Acreage [-]		Excess Acreage Value	
TOTAL ACRES FARMLAND	118.2000	Supplemental Cards	
TRUE TAX VALUE	110560	TOTAL LAND VALUE	110560

CR3: CYCLICAL REASSESSMENT 3RD QTR
 VIEWED PROPERTY 1/8/16 ADJUSTED SOIL IDS & ACREAGE. TE
 MM01: Plexis Conv. Note 01/29/1996 Parcel
 3 UNITS USED BY MIGRANTS EACH 400 SQ. FT. 200 SQ.
 FT. SHOWER/LAUNDRY FACILITIES = 400 X 3 = 1200 200
 = 1400 SQ. FT.
 RA12: GENERAL REASSESSMENT 2012

PRELIMINARY TITLE

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Agent for: Non-Underwriter Related Product

Commercial Division South Bend

202 South Michigan

Suite 300

South Bend, IN 46601

574.232.5845

574.289.1514 FAX

www.Meridiantitle.com

File No.: 21-9891

Effective Date: March 2, 2021 at 8:00 AM

Customer Reference No.:

Property Address Reference: Vacant Land-Inwood Road, North
Liberty, IN 46554

Prepared For: Keith Lineback, Schrader Real
Estate and Auction Company, Inc.

1. Policy or Policies to be issued:

(a)	ALTA Owner's Policy 06/17/06	Amount	TBD
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Proposed Insured: A natural person or legal entity to be determined

(b)	ALTA Loan Policy 06/17/06	Amount	
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Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Sylvan Farms, Inc., an Indiana Corporation

4. The land referred to in this Commitment is located in the County of Saint Joseph, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned By:



Kim Myers

PRELIMINARY TITLE

File No.: 21-9891

SCHEDULE A

EXHIBIT A

The East Half of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 24, Township 37 North, Range 1 West, in St. Joseph County, Indiana.

PRELIMINARY TITLE

File No.: 21-9891

Part I, SCHEDULE B

Non-Underwriter Related Product

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Commitment. Additional requirements may be imposed after review of said notification.
2. Payment of all title premiums and charges.
3. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).
4. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

5. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
6. Corporate Warranty Deed suitable for recording when determined.
7. Provide Articles of Incorporation and a copy of resolution of the Board of Directors of Sylvan Farms, Inc. authorizing this sale to T/B/D and naming the officers of Seller who are authorized to execute and deliver such deed.

AND

Language appearing on the deed that: "the undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected or authorized by the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

8. Payment of delinquent taxes, special assessments, fees and penalties.

PAYOFF AMOUNT NEEDS TO BE OBTAINED DIRECTLY FROM THE COUNTY TREASURER.

NOTE: This commitment and endorsements have been prepared in response to your request. If you will require additional endorsements, please contact Meridian Title so that those endorsements can be added to this commitment as well as any additional requirements which may need to be met in order to issue the newly requested endorsements.

NOTE: Although the title policy issued pursuant to this commitment does not insure against the enforceability of personal property tax liens on the personal property, a search has been made for personal property tax liens recorded against the Grantor and all prior titleholders for the last 10 years. Personal Property Tax liens resulting from that search are reflected on this commitment. If the Grantor or prior titleholders did business at this property under a name other than that in which title was vested, that name(s) must be provided to the insurer to search for the possibility of personal property tax liens filed against said name(s).

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

PRELIMINARY TITLE

File No.: 21-9891

Part II, SCHEDULE B

Non-Underwriter Related Product

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) 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.
 - d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Special Exceptions:
 - a) Taxes for the year 2020 payable in 2021 are a lien not yet due and payable.

Taxes for the year 2019 payable in 2020 are as follows:

Key No. 012-1016-0189 - Olive
State Id No. 71-06-24-400-001.000-017
1st installment due May 11, 2020 \$1,449.91 - Paid
2nd installment due Nov. 10, 2020 \$1,449.91 - Unpaid & Delinquent

Assessed Valuations: 2019/2020

Land \$134,800.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuations \$0.00

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

- b) Possible assessments for the Kankakee River Basin (99), which may become a lien at a later date.
- c) Assessment for the Niespodziany (23) Ditch/Drain payable semi-annually, until terminated or changed by order of the Drainage Board. Last installment was due November 10, 2020 in the amount of \$181.00 which is UNPAID & DELINQUENT. Next installment due May 10, 2021 in the amount of \$180.00, principal.
- d) Easement in favor of the Saint Joseph County Surveyor and Drainage Board to maintain the ditch pursuant to IC36-9-27-33 of the Indiana Drainage Code. Said easement affects an area that is measured at right angles from the top bank of said ditch and extended outward a distance of 75 feet.

NOTE: Upon receipt of a survey which satisfactorily evidences that the property described in Schedule A is not within the easement area this exception shall be deleted.

**This Commitment is valid only if Schedules A and B are attached.
Schedule BII consists of 2 page(s)**

PRELIMINARY TITLE

File No.: 21-9891

Part II, SCHEDULE B

- e) Easement granted to Indiana & Michigan Electric Company in an Instrument recorded in [Deed Book 451, page 459](#) in the Office of the Recorder of Saint Joseph County, Indiana. (Affects E 1/2 E 1/2 Southwest 24/37/1W)
- f) Subject to all legal highways and rights of way.
- g) Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
- h) Subject to parties in possession by virtue of unrecorded leases.
- i) Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

PROPERTY PHOTOS







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

950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

