

Significant Benton County
LAND AUCTION

Auction Held at The Benton County Annex Building

421[±]
acres

Offered in 4 Tracts or Combinations

Benton County, Indiana

Wednesday, January 26 • 11am EST

INFORMATION BOOK

**2022
Farming
Rights!**

- Nearly 100% Tillable
- Unique Contiguous Offering

- Tracts Ranging from 64[±]
Acres to 157.5[±] Acres



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.

Seller: Mary A. Patton Estate

Personal Representative of Mary A. Patton Estate: Attorney Jud G. Barce



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 421± acre unit.

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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay 2021 real estate taxes due & payable in 2022. 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 has been scheduled & will be staffed with 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information 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 approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & 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 THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Auction Manager: Rex D. Schrader II #AU09200182, #RB14039519

Auction Company: Schrader Real Estate and Auction Company, Inc. #AC63001504, #BO090900079, #BO090700041, #CO81291723

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, JANUARY 26, 2022

421+ ACRES – FOWLER, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, January 19, 2022.
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
421± Acres • Benton County, Indiana
Wednesday, January 26, 2022

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, January 26, 2022 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) 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, Wednesday, January 19, 2022**. 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.

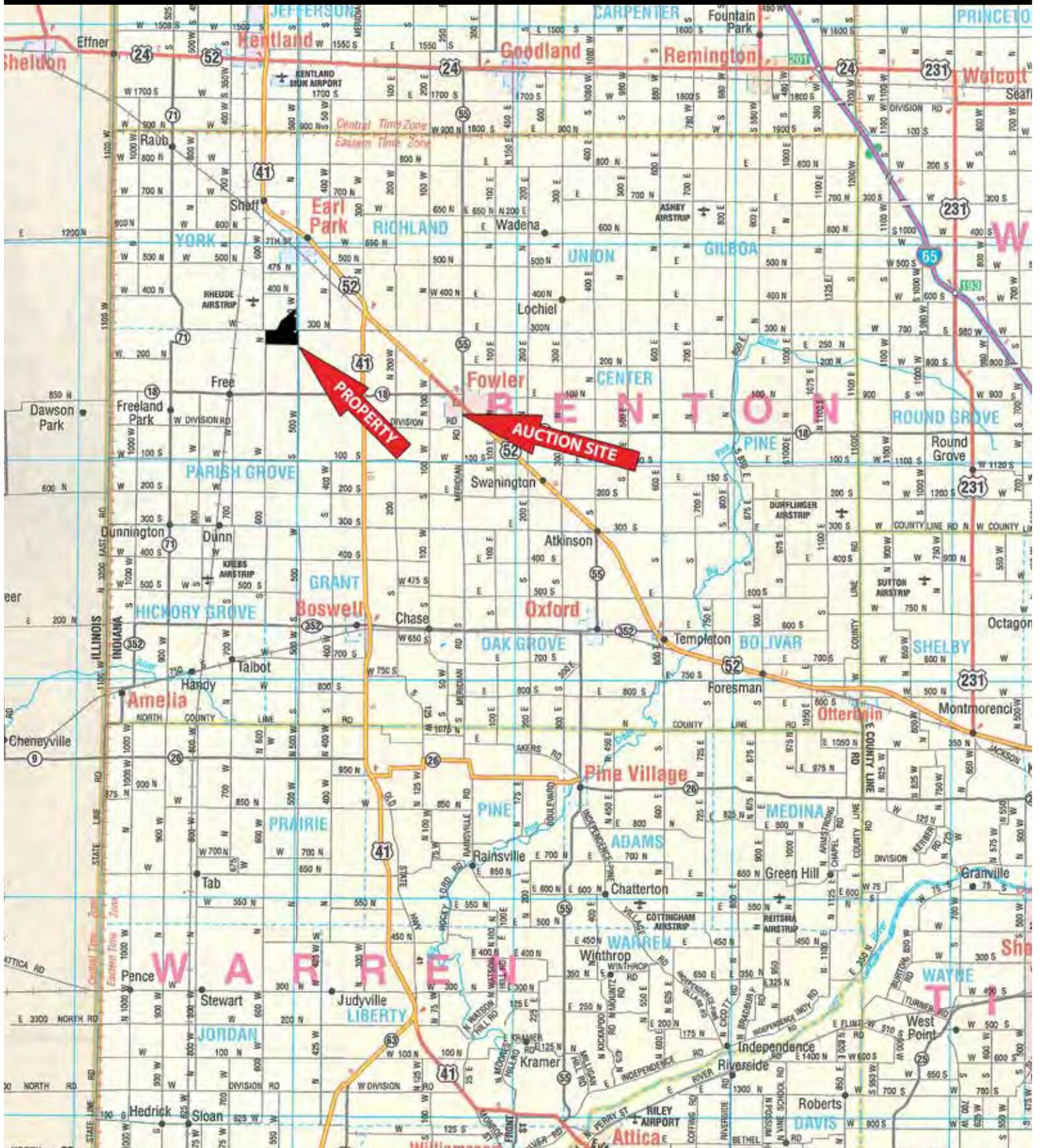
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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: Benton County Annex Building, 410 S Adaway Rd, Fowler, IN 47944 · From US 52 going through downtown Fowler, head south at the intersection of S Adaway Rd. After half a mile the building will be on your right.

PROPERTY LOCATION: Continue northwest on Highway 52 from downtown Fowler for 3 miles, then head west on W 300 N. Continue for 2.5 miles and the property will be on both sides of the road.

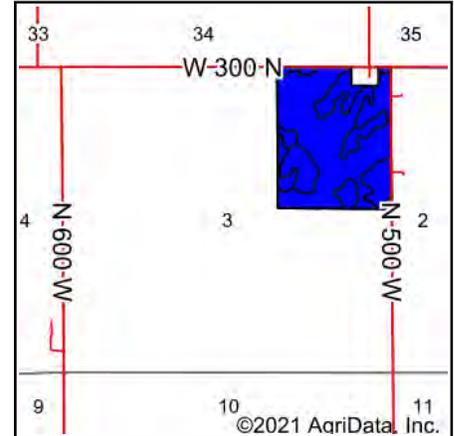
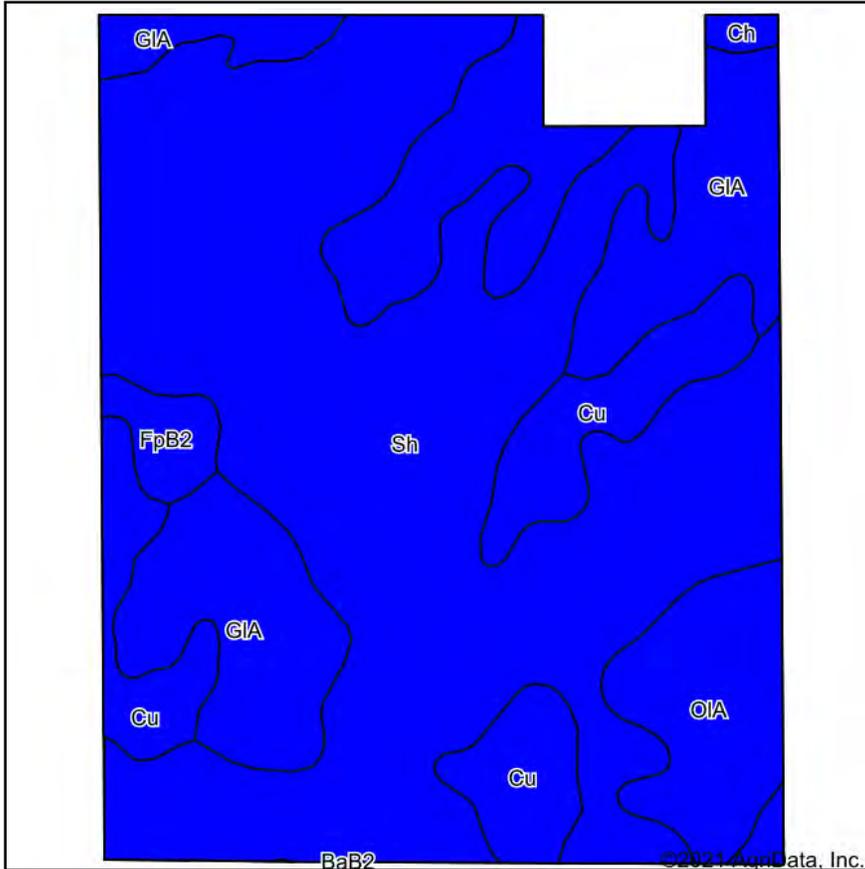
LOCATION & TRACT MAPS



SOIL MAPS

SURETY SOILS MAP

Tract 1



State: **Indiana**
 County: **Benton**
 Location: **3-25N-9W**
 Township: **Parish Grove**
 Acres: **91.37**
 Date: **12/20/2021**



Maps Provided By



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Soils data provided by USDA and NRCS.

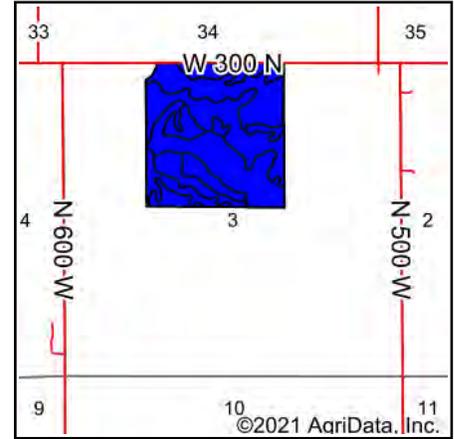
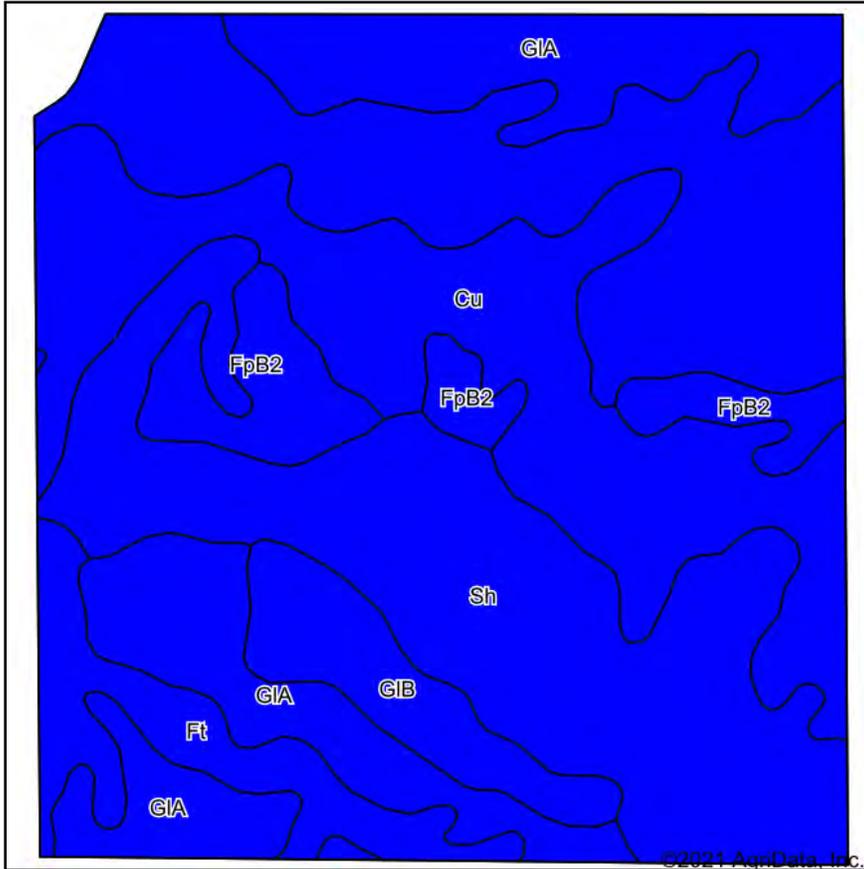
Area Symbol: IN007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Sh	Selma silty clay loam, till substratum	53.01	58.0%		IIw	175	6	12	49	70
GIA	Gilboa silt loam, 0 to 2 percent slopes	20.40	22.3%		IIw	155	5	10	48	69
Cu	Crane loam, till substratum	9.80	10.7%		IIw	150	5	10	46	67
OIA	Odell silt loam, 0 to 2 percent slopes	6.17	6.8%		IIw	153	5	10	47	69
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	1.57	1.7%		Ile	144	5	10	47	65
Ch	Chalmers silty clay loam	0.42	0.5%		IIw	190	6	13	54	76
Weighted Average					2.00	165.9	5.6	11.2	48.3	69.3

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 2



State: **Indiana**
 County: **Benton**
 Location: **3-25N-9W**
 Township: **Parish Grove**
 Acres: **109.87**
 Date: **12/20/2021**



Soils data provided by USDA and NRCS.

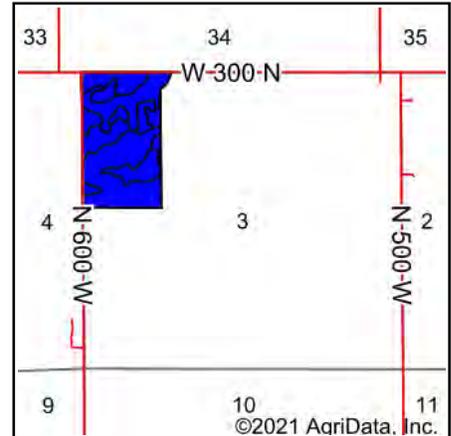
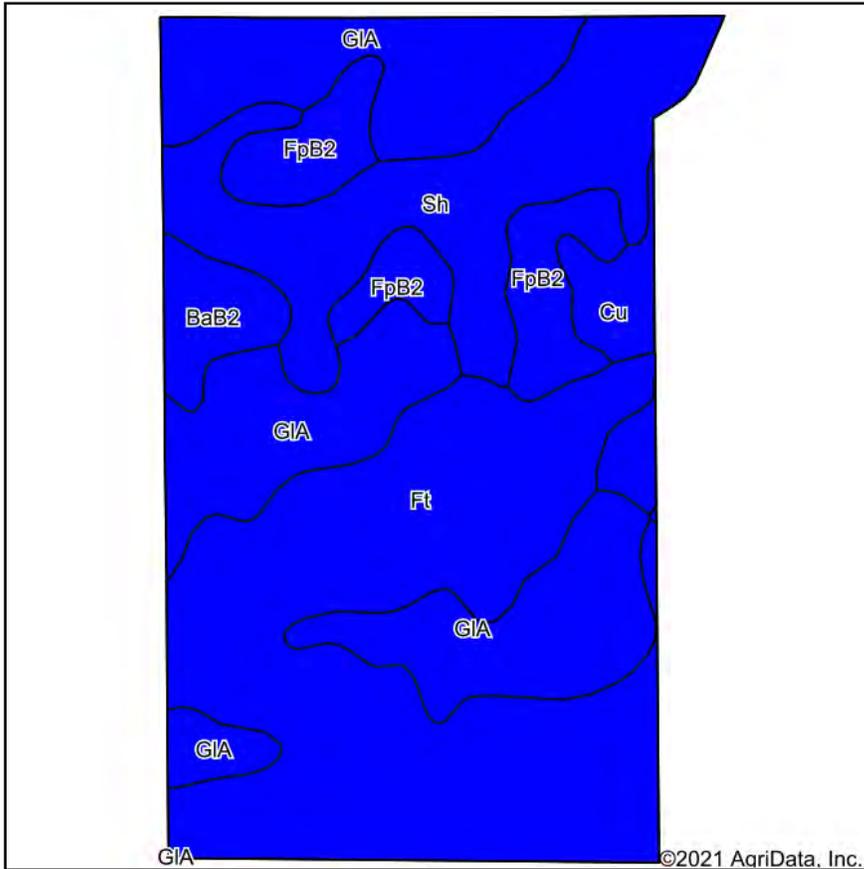
Area Symbol: IN007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Sh	Selma silty clay loam, till substratum	48.48	44.1%		IIw	175	6	12	49	70
Cu	Crane loam, till substratum	23.14	21.1%		IIw	150	5	10	46	67
GIA	Gilboa silt loam, 0 to 2 percent slopes	19.37	17.6%		IIw	155	5	10	48	69
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	7.09	6.5%		Ile	144	5	10	47	65
Ft	Free clay loam	6.49	5.9%		IIw	175	6	12	49	70
GIB	Gilboa silt loam, 2 to 4 percent slopes	5.30	4.8%		Ile	152	5	10	47	68
Weighted Average					2.00	163.1	5.5	11	48	68.8

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 3



State: **Indiana**
 County: **Benton**
 Location: **3-25N-9W**
 Township: **Parish Grove**
 Acres: **66.97**
 Date: **12/20/2021**



Maps Provided By

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Soils data provided by USDA and NRCS.

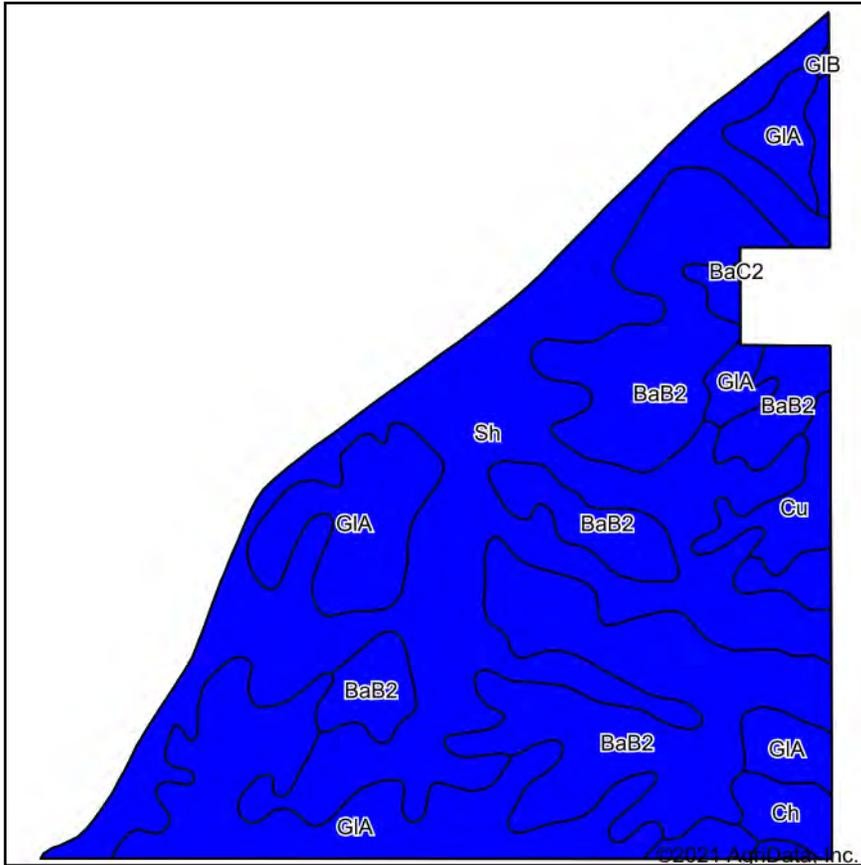
Area Symbol: IN007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Ft	Free clay loam	25.68	38.3%		llw	175	6	12	49	70
GIA	Gilboa silt loam, 0 to 2 percent slopes	19.26	28.8%		llw	155	5	10	48	69
Sh	Selma silty clay loam, till substratum	11.84	17.7%		llw	175	6	12	49	70
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	5.82	8.7%		lle	144	5	10	47	65
Cu	Crane loam, till substratum	2.27	3.4%		llw	150	5	10	46	67
BaB2	Barce loam, 2 to 6 percent slopes, eroded	2.10	3.1%		lle	141	5	9	46	64
Weighted Average					2.00	164.6	5.6	11.1	48.3	69

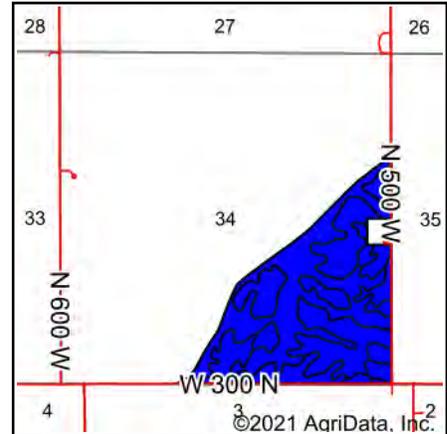
Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 4



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Benton**
 Location: **34-26N-9W**
 Township: **Richland**
 Acres: **157.94**
 Date: **12/20/2021**



Maps Provided By:

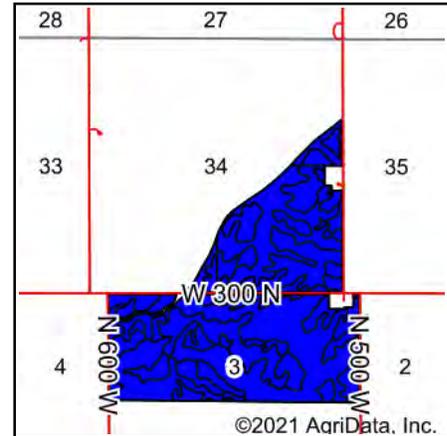
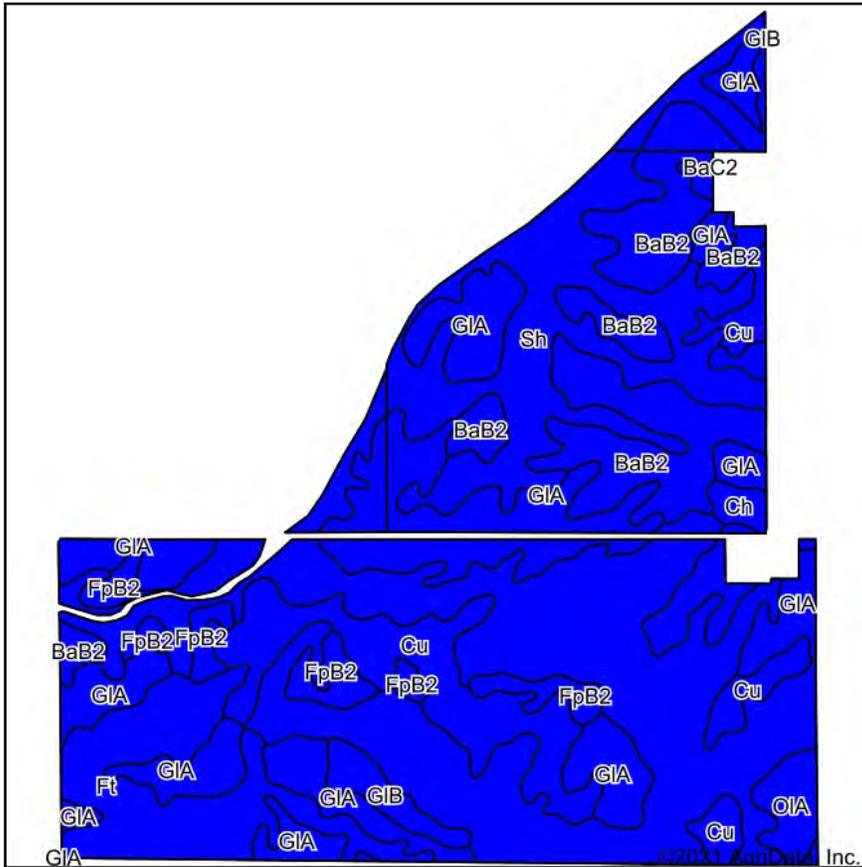


Area Symbol: IN007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Sh	Selma silty clay loam, till substratum	65.02	41.2%		Ilw	175	6	12	49	70
BaB2	Barce loam, 2 to 6 percent slopes, eroded	50.69	32.1%		Ile	141	5	9	46	64
GIA	Gilboa silt loam, 0 to 2 percent slopes	35.83	22.7%		Ilw	155	5	10	48	69
Cu	Crane loam, till substratum	3.68	2.3%		Ilw	150	5	10	46	67
Ch	Chalmers silty clay loam	2.59	1.6%		Ilw	190	6	13	54	76
GIB	Gilboa silt loam, 2 to 4 percent slopes	0.13	0.1%		Ile	152	5	10	47	68
Weighted Average					2.00	159.2	5.4	10.6	47.8	67.9

Soils data provided by USDA and NRCS.

TILLABLE SOILS MAP



State: **Indiana**
 County: **Benton**
 Location: **34-26N-9W**
 Township: **Richland**
 Acres: **412.2**
 Date: **12/13/2021**



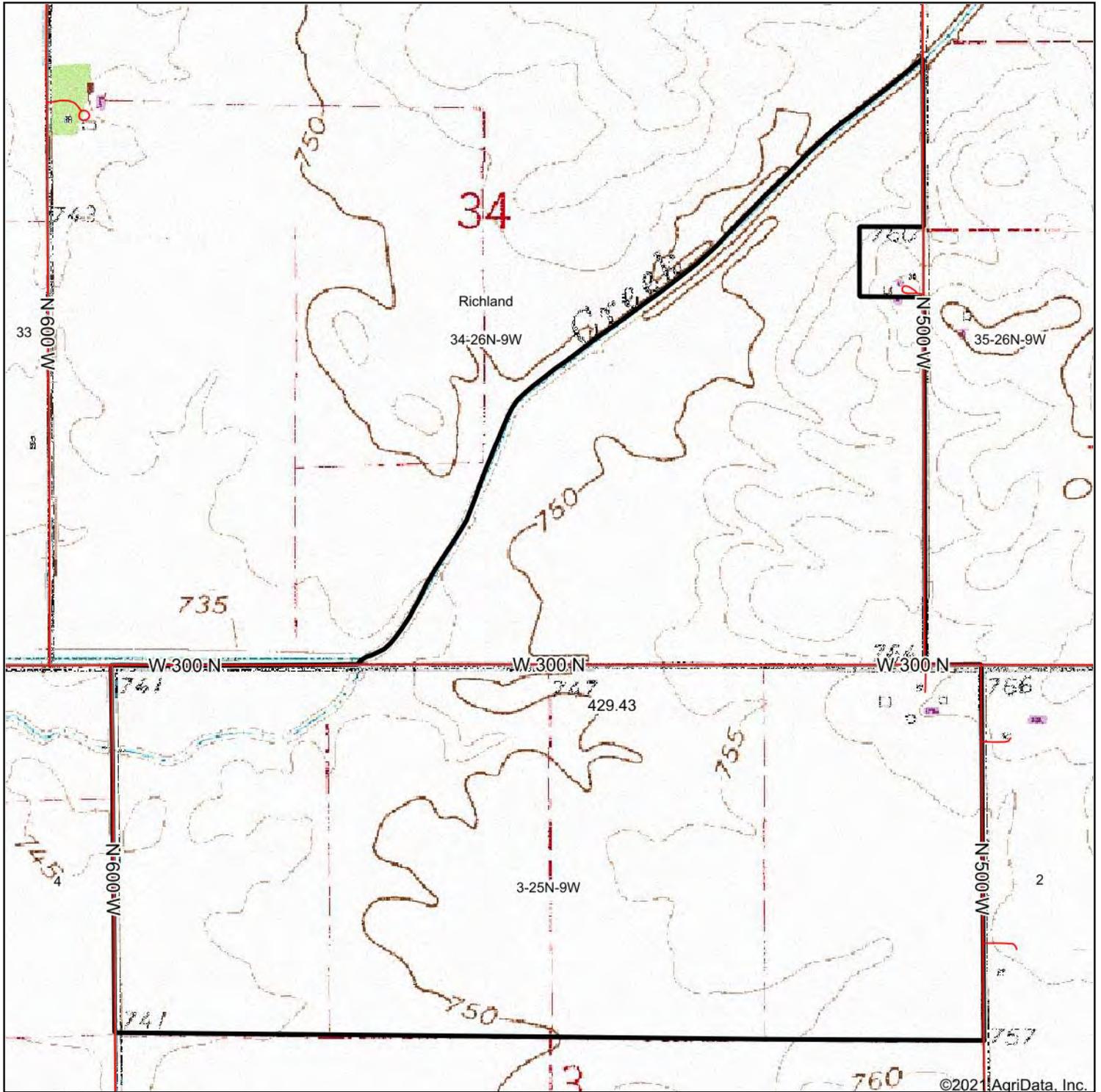
Soils data provided by USDA and NRCS.

Area Symbol: IN007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Sh	Selma silty clay loam, till substratum	171.63	41.6%		IIw	175	6	12	49	70
GIA	Gilboa silt loam, 0 to 2 percent slopes	90.20	21.9%		IIw	155	5	10	48	69
BaB2	Barce loam, 2 to 6 percent slopes, eroded	51.48	12.5%		Ile	141	5	9	46	64
Cu	Crane loam, till substratum	38.53	9.3%		IIw	150	5	10	46	67
Ft	Free clay loam	32.06	7.8%		IIw	175	6	12	49	70
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	14.48	3.5%		Ile	144	5	10	47	65
OIA	Odell silt loam, 0 to 2 percent slopes	5.78	1.4%		IIw	153	5	10	47	69
GIB	Gilboa silt loam, 2 to 4 percent slopes	5.38	1.3%		Ile	152	5	10	47	68
Ch	Chalmers silty clay loam	2.60	0.6%		IIw	190	6	13	54	76
BaC2	Barce loam, 6 to 12 percent slopes, eroded	0.06	0.0%		Ile	131	5	8	43	59
Weighted Average					2.00	162.4	5.5	10.9	48	68.6

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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map center: 40° 39' 6.96, -87° 25' 39.28



34-26N-9W
Benton County
Indiana

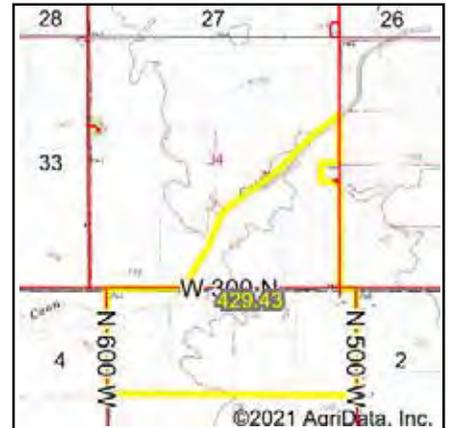


12/13/2021



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WETLANDS MAP

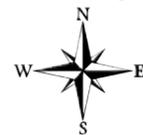


State: **Indiana**
 Location: **34-26N-9W**
 County: **Benton**
 Township: **Richland**
 Date: **12/13/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 1348ft 2696ft

Classification Code	Type	Acres
R2UBFx	Riverine	1.20
Total Acres		1.20

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

FSA INFORMATION

FSA INFORMATION

Indiana
Benton

U.S. Department of Agriculture
Farm Service Agency

FARM: 4264

Prepared: 12/16/21 12:27 PM
Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	was 4257(2518) & 4262(3532)	2011 - 112

Farms Associated with Operator:

ARC/PLC G/W/F Eligibility: Eligible

CRP Contract Number(s): 11360

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
424.48	412.64	412.64	0.0	0.0	0.0	2.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	410.64	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	WHEAT, CORN, SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.9	72	0.00
CORN	207.6	170	0.00
SOYBEANS	197.1	47	2.70
Total Base Acres:	406.6		

Tract Number: 522 Description D4/1B SEC 3 T25N-R9W PARISH GROVE

FSA Physical Location : Benton, IN ANSI Physical Location: Benton, IN

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
266.31	261.24	261.24	0.0	0.0	0.0	2.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	259.24	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	130.7	170	0.00
SOYBEANS	124.7	47	2.70
Total Base Acres:	255.4		

FSA INFORMATION

Indiana
Benton

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

FARM: 4264
Prepared: 12/16/21 12:27 PM
Crop Year: 2022
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Owners: MARY AILEEN PATTON ESTATE
Other Producers: None

Tract Number: 7280 Description SEC 34 T26N-R9W RICHLAND
FSA Physical Location : Benton, IN ANSI Physical Location: Benton, IN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields Recon Number
Wetland Status: Tract does not contain a wetland 2011 - 116

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.17	151.4	151.4	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	151.4	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.9	72	0.00
CORN	76.9	170	0.00
SOYBEANS	72.4	47	0.00
Total Base Acres:	151.2		

Owners: MARY AILEEN PATTON ESTATE
Other Producers: None

FSA INFORMATION

Tracts 1-3



FSA INFORMATION

Tract 4

USDA Farm 4264 Tract 7280

2021 Certification map prepared on: 3/7/2021

Administered by: Benton County, Indiana

OP: MONJON, MARVIN

158.17 Tract acres

OW: PATTON, MARY AILEEN

151.4 Cropland acres

0 CRP acres

CRP **TRS: 26N9W34**
 CLU **Benton 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 2021-03-05 08:34:45

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

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	151.4	N	2					Y



Farm 4264 Tract 7280

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

CRP

CRP

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation			1. ST. & CO. CODE & ADMIN. LOCATION 18 007		2. SIGN-UP NUMBER 51	
CONSERVATION RESERVE PROGRAM CONTRACT					3. CONTRACT NUMBER 11360A		4. ACRES FOR ENROLLMENT 2.00	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BENTON COUNTY FARM SERVICE AGENCY 305 EAST FIRST STREET FOWLER, IN47944					6. TRACT NUMBER 522		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2018 TO: (MM-DD-YYYY) 09-30-2028	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (765) 884-0660					8. SIGNUP TYPE: Continuous			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>								
9A. Rental Rate Per Acre \$ 233.00				10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 466.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share		
9C. First Year Payment \$		522	0006	CP8A	2.00	\$ 0.00		
(Item 9C is applicable only when the first year payment is prorated.)								
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARY AILEEN PATTON ESTATE PO BOX 252 FOWLER, IN47944-0252		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE						B. DATE (MM-DD-YYYY)	
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p> <p>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.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, 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.</p> <p>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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>								

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Tract 4

100

CR 500 W
Printed 12/19/2021

Patton Mary Aileen
OWNERSHIP

04-04-34-900-001.004-014
ADMINISTRATIVE INFORMATION

TRANSFER OF OWNERSHIP
Date: 02/01/2011
Transfer From: Suller Robert B Jr & Joann h/wife
Book/Page-Document: DOC: 2011000190
Consideration: \$0.00

Tax ID
Patton Mary Aileen
P.O. Box 252
FOWLER, IN 47944
PT NE1/4 34-26-09 13.9524A

PARCEL NUMBER
04-04-34-900-001.004-014
Parent Parcel Number
04-04-34-900-001.000-014
Property Address
CR 500 W

Neighborhood
14301 Richland Homesites

Property Class
100 Agri/Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 4

Area 009

Corporation N

District 014

Section & Plat 34

Routing Number

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason For Change	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	51- Annual Reas
VALUATION	L 30200	30200	28900	28100	24500	23700	19500	19600
Appraised Value	B 30200	30200	28900	28100	24500	23700	19500	19600
	T 30200	30200	28900	28100	24500	23700	19500	19600
VALUATION	L 30200	30200	28900	28100	24500	23700	19500	19600
True Tax Value	B 0	0	0	0	0	0	0	0
	T 30200	30200	28900	28100	24500	23700	19500	19600

Site Description

Topography:

Level

Public Utilities:

Electric

Street or Road:

Paved

Neighborhood:

Static

Zoning:

Legal Acres:

13.9524

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured Acreage	Table Effective Frontage	Table Effective Depth	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 LEGAL DITCH	ELA	0.3470			1.00		1290.00	1290.00	450	0 - 100%	0
2 PUBLIC ROAD/ROW	ELA	0.5760			1.00		1290.00	1290.00	740	0 - 100%	0
3 TILLABLE LAND	BAB2	4.2420			1.02		1290.00	1316.00	5580		5580
4 TILLABLE LAND	GLA	2.8070			1.15		1290.00	1485.00	4160		4160
5 TILLABLE LAND	SH	5.9160			1.28		1290.00	1651.00	9770		9770
6 TILLABLE LAND	GLB	0.0644			1.15		1290.00	1483.00	100		100

FARMLAND COMPUTATIONS

Parcel Acreage	13.9524	Measured Acreage	13.9524
81 Legal Drains NV	0.3470	Average True Tax Value/Acre	0.3470
82 Public Roads NV	0.5760	TRUE TAX VALUE FARMLAND	0.5760
85 UT Towers NV		Classified Land Total	
9 Homesites(S)		Homesite(s) Value	
91/92 Excess Acreage		Excess Acreage Value	
TOTAL ACRES FARMLAND	13.0294	Supplemental Cards	
TRUE TAX VALUE	19610	TOTAL LAND VALUE	19600

Supplemental Cards

TRUE TAX VALUE

19610

13.9524

1405

19600

[+]

[+]

19600

COUNTY TAX INFORMATION

Tract 4

100

CR 300 N
Printed 12/19/2021

Patton Mary Aileen
OWNERSHIP
Tax ID

04-04-34-900-001.003-014
ADMINISTRATIVE INFORMATION

TRANSFER OF OWNERSHIP
Date: 02/01/2011
Transfer From: Suller Robert B Jr & Joann h/wife
Book/Page-Document: DOC: 2011000190
Consideration: \$0.00

Patton Mary Aileen
P.O. Box 252
FOWLER, IN 47944
PT SW1/4 34-26-09 8.8731A

PARCEL NUMBER: 04-04-34-900-001.003-014
Parent Parcel Number: 04-04-34-900-001.000-014
Property Address: CR 300 N

Neighborhood: Richland Homesites
14301

Property Class: 100 Agri/Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction: 4
Area: 009
Corporation: N
District: 014
Section & Plat: 34
Routing Number

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason For Change	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	51- Annual Reas
VALUATION	L 19900	19900	19000	18200	15800	15400	12600	12700
Appraised Value	B 0	0	0	0	0	0	0	0
	T 19900	19900	19000	18200	15800	15400	12600	12700
VALUATION	L 19900	19900	19000	18200	15800	15400	12600	12700
True Tax Value	B 0	0	0	0	0	0	0	0
	T 19900	19900	19000	18200	15800	15400	12600	12700

Site Description

Topography:
Level
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static
Zoning:
Legal Acres:
8.8731

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acreage	Table 120 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 LEGAL DITCH	ELA	0.3470		1.00	1290.00	1290.00	450	0 - 100%	0
2 PUBLIC ROAD/ROW	ELA	0.4490		1.00	1290.00	1290.00	580	0 - 100%	0
3 TILLABLE LAND	GLA	3.8610		1.15	1290.00	1483.00	5730		5730
4 TILLABLE LAND	SH	4.2161		1.28	1290.00	1651.00	6960		6960

FARMLAND COMPUTATIONS

Parcel Acreage	8.8731	Measured Acreage	8.8731
81 Legal Drains NV	0.3470	Average True Tax Value/Acre	1430
82 Public Roads NV	[]	TRUE TAX VALUE FARMLAND	12700
85 UT Towers NV	[]	Classified Land Total	[]
9 Homesites(S)	[]	Homesite(s) Value	[]
91/92 Excess Acreage	[]	Excess Acreage Value	[]
TOTAL ACRES FARMLAND	8.0771	Supplemental Cards	12700
TRUE TAX VALUE	12690	TOTAL LAND VALUE	12700

Supplemental Cards

TRUE TAX VALUE

12690

8.8731

1430

12700

COUNTY TAX INFORMATION

Tract 4

199

3398 N 500 W

Patton Mary Aileen

04-04-34-400-002.000-014

Tax ID 0140005300

OWNERSHIP

ADMINISTRATIVE INFORMATION

Patton Mary Aileen
 P.O. Box 252
 FOWLER, IN 47944
 PT SE1/4 34-26-09 134.5877A 595-00018-00

TRANSFER OF OWNERSHIP
 Printed 12/9/2021

Patton Mary Aileen
 DENO VERNON G & EDNA M
 POA
 POA
 POA
 POA
 EDNA M. DENO
 EDNA M. DENO
 VERNON G & EDNA M DENO DR 105/1048-
 07/09/1983

DOC: 2011000191
 Bk: 185 - Pg: 164
 Bk: 185 - Pg: 109
 Bk: 185 - Pg: 107
 Bk: 185 - Pg: 105
 Bk: 185 - Pg: 103
 Bk: 176 - Pg: 1469
 BK: - Pg:
 BK: - Pg:
 BK: - Pg:
 \$0.00
 \$605,000.00
 \$0.00
 \$0.00
 \$0.00
 \$0.00
 \$0.00
 \$0.00
 \$0.00

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason For Change	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	51- Annual Reas
VALUATION	L 310200	310200	296500	280400	244000	236400	194000	195500
Appraised Value	L 2400	3000	2900	2900	3300	4400	3900	3900
	T 312600	313200	299400	283300	247300	240800	197900	199400
VALUATION	L 310200	310200	296500	280400	244000	236400	194000	195500
True Tax Value	B 2400	3000	2900	2900	3300	4400	3900	3900
	T 312600	313200	299400	283300	247300	240800	197900	199400

Site Description

Topography: Level
 Public Utilities: Electric
 Street or Road: Paved
 Neighborhood: Static
 Zoning:

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured Acreage	Table Effective Depth	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 LEGAL DITCH	ELA	0.4630	120	1.00	1.00	1290.00	1290.00	620	0 - 100%	0
2 PUBLIC ROAD/ROW	ELA	2.7790	120	1.00	1.00	1290.00	1290.00	3580	0 - 100%	0
3 TILLABLE LAND	BaB2	457060	120	1.02	1.02	1290.00	1316.00	60150	0 - 40%	60150
4 FARM BUILDINGS	BaC2	0.1930	120	0.94	1.02	1290.00	1316.00	250	0 - 40%	150
5 TILLABLE LAND	Ch	0.0510	120	0.94	1.02	1290.00	1290.00	60		60
6 TILLABLE LAND	Cu	2.5677	120	1.06	1.06	1290.00	1651.00	4240		4240
7 TILLABLE LAND	GIA	3.6470	120	1.15	1.15	1290.00	1483.00	4990		4990
8 TILLABLE LAND	Sh	28.5340	120	1.28	1.28	1290.00	1651.00	42320		42320
9 TILLABLE LAND		50.6270	120			1290.00	1651.00	83590		83590

FARMLAND COMPUTATIONS

Parcel Acreage	134.5877	Measured Acreage	134.5877
81 Legal Drain NV	0.4630	Average True Tax Value/Acre	0.4630
82 Public Roads NV	2.7790	TRUE TAX VALUE FARMLAND	2.7790
85 UT Towers NV		Classified Land Total	
9 Homesites(S)		Homesite(s) Value	[*]
91/92 Excess Acreage		Excess Acreage Value	[*]
TOTAL ACRES FARMLAND	131.3257	Supplemental Cards	
TRUE TAX VALUE	195500	TRUE TAX VALUE	195500

134.5877
 1453
 195500

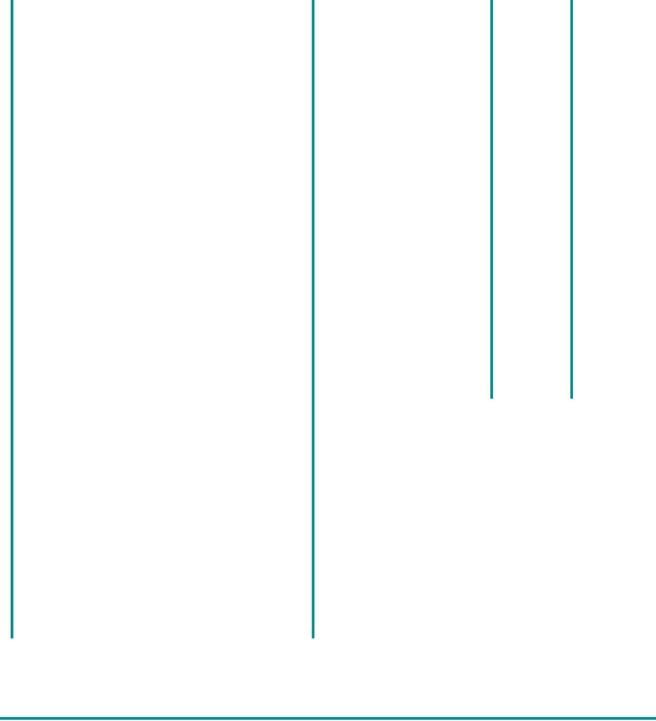
195500

COUNTY TAX INFORMATION

Tract 4

04-04-34-400-002.000-014
3398 N 500 W
Property Class: 199

IMPROVEMENT DATA



SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		01	GRBIN	16.00	C	C	1968	1968	AV	12200.00	N 11102.00		1 @ 24	11100	65	0	100	100	3900

Data Collector/Date	AS/7/22/2019	Appraiser/Date	SMC/7/24/2019	Neighborhood	Neigh 14301	Supplemental Cards	TOTAL IMPROVEMENT VALUE	3900
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PRELIMINARY TITLE

PRELIMINARY TITLE

American Land Title Association
Chicago Title Insurance Company

Commitment for Title Insurance
Adopted 08-01-2016

SCHEDULE A

Newton County Title Company
116 N. Third St.
Kentland, IN 47951
ALTA® Universal ID: 1038588

Property Address:

Commitment No. #16,043

1. Commitment Date: **January 3, 2022 at 8:00 A.M.**
2. Policy to be issued:
(a) 2006 ALTA® Owner's Policy: Proposed Policy Amount: \$
Proposed Insured: **TBD**
(b) 2008 ALTA® Loan Policy: Proposed Policy Amount: \$
Proposed Insured: **TBD**
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, at the Commitment Date, vested in:
ESTATE OF MARY AILEEN PATTON
5. The Land is described as follows:

SEE ATTACHED LEGAL DESCRIPTIONS

Chicago Title Insurance Company
SAMMONS & SAMMONS d/b/a
NEWTON COUNTY TITLE COMPANY

By:

Loise Stutesman
Loise Stutesman, Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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PRELIMINARY TITLE

American Land Title Association

Chicago Title Insurance Company

Commitment for Title Insurance

Adopted 08-01-2016

#16,043

LEGAL DESCRIPTIONS

TRACT I

The Southeast quarter of Section Thirty-four (34), Township Twenty-six (26) North, Range Nine (9) West, EXCEPTING therefrom the following described real estate: Part of the Southeast quarter of Section 34, Township and Range aforesaid; described as follows: Beginning at the Northeast corner of said Southeast quarter; thence South 413 feet along the East section line of said section; thence West 390.25'; thence North 413 feet to the half section line; thence East along said section line 390.25' to the point of beginning.

ALSO, EXCEPTING: That part of the Southeast quarter of Section 34, Township 26 North, Range 9 West of the Second Principal Meridian, Richland Township, Benton County, Indiana WHICH lies North and West of a certain ditch in the Southeast Quarter of said Section 34.

Tract II:

That part of the Southwest quarter of Section 34, Township 26 North, Range 9 West of the Second Principal Meridian, in Richland Township Benton County, Indiana, WHICH lies South and East of a certain ditch in the Southwest quarter of said Section 34;

Tract III

That part of the Northeast quarter of Section 34, Township 26 North Range 9 West of the Second Principal Meridian in Richland Township Benton County, Indiana, which lies South and East of a certain ditch in the Northeast quarter of said Section 34.

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PRELIMINARY TITLE

American Land Title Association

Chicago Title Insurance Company

Commitment for Title Insurance

Adopted 08-01-2016

2. Taxes for the year 2021 due in 2022 are now a lien but have not been determined and are not yet due.
3. Taxes for the year 2022 due in 2023 are now a lien but have not been determined and are not yet due.
4. Right of way for drainage tiles, ditches, feeders and laterals, if any; and public .
5. Rights of the Public, the State of Indiana, and County of Benton in and to that part of the premises taken or used for road purposes.
6. Unsupervised Estate for Mary A. Patton #04C01-2110-EU-000033 filed 10/22/2021 in the Benton Circuit Court.
7. We will require a Personal Representative's Deed along with a Sales Disclosure for filing. The deed should recite that Mary A. Patton and Mary Aileen Patton were one and the same.

NOTE: We reserve the right to make further exceptions upon being furnished additional information.

END

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent (that may be in electronic form).

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PRELIMINARY TITLE

American Land Title Association

Chicago Title Insurance Company

Commitment for Title Insurance

Adopted 08-01-2016

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.

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, attaches, 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. Easements, or claims of easements, not shown by the public records.
4. 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.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by any public records.
6. Taxes or special assessments which are not shown as existing liens by public record.

Special Exceptions:

1. Taxes for the year 2020 due May 10th and November 10, 2021 were as follows:
#04-04-34-400-002-000-014 \$1,189.07 x 2 paid in full.
Coon Creek \$134.59 x 2 paid in full.
Assessed value of land \$194,000.00; Improvements \$3,900.00 (Tract I)

#04-04-34-900-001-003-014 \$75.71 x 2 paid in full. Coon Creek
\$17.74 x 1 paid in full. Assessed value of land \$12,600.00 (Tract II)

#04-04-34-900-001-004-014 \$117.17 x 2 paid in full Coon Creek
\$13.95 x 2 paid in full. Assessed value of land \$19,500.00 (Tract III)

CONTINUED

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

American Land Title Association
Chicago Title Insurance Company

Commitment for Title Insurance
Adopted 08-01-2016

SCHEDULE A

Newton County Title Company
116 N. Third St.
Kentland, IN 47951
ALTA® Universal ID: 1038688

Property Address:

Commitment No.

5064 W 300 N
Earl Park, In 47942

#16,042

1. Commitment Date:

January 3, 2022 at 8.00 A.M.

2. Policy to be issued:
(a) 2006 ALTA® Owner's Policy

Proposed Policy Amount \$

Proposed Insured: TBD

(b) 2006 ALTA® Loan Policy:

Proposed Policy Amount \$

Proposed Insured: TBD

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in:

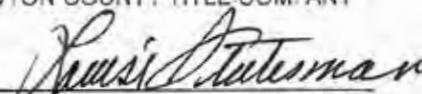
ESTATE OF MARY AILEEN PATTON

5. The Land is described as follows:

North half of Fractional Section 3, Township 26 North,
Range 9 West of the Second Principal Meridian, Benton County,
Indiana.

Chicago Title Insurance Company
SAMMONS & SAMMONS d/b/a
NEWTON COUNTY TITLE COMPANY

By:


Louise Stutesman, Authorized Signatory

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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.

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, attaches, 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. Easements, or claims of easements, not shown by the public records.
4. 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.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by any public records.
6. Taxes or special assessments which are not shown as existing liens by public record.

Special Exceptions:

1. Taxes for the year 2020 due May 10th and November 10, 2021 in the sum of \$2,921.19 x 2 has been paid in full. Coon Creek had two assessments of \$214.56 and has been paid in full. #04-07-03-500-001.000-012 Assessed value of land \$415,100.00 Improvements \$116,400.00 --- No exemptions shown.
2. Taxes for the year 2021 due in 2022 are now a lien but have not been determined or entered for collection and are not yet payable.

CONTINUED

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#16,042

3. Taxes for the year 2021 due in 2022 are also a lien but have not been determined or entered for collection and are not yet due.
4. Right of way for drainage tiles, ditches, feeders and laterals, if any; and public utilities.
5. Rights of the Public, the State of Indiana, and County of Benton in and to that part of the premises taken or used for road purposes.
6. Unsupervised Estate #04C01-2110-EU-000033 for Mary A. Patton filed 10/22/2021 in the Benton Circuit Court.
7. We will require a Personal Representative's Deed along with a Sales Disclosure for filing. The deed should recite that Mary A Patton and Mary Aileen Patton were one and the same.

NOTE: We reserve the right to make further exceptions upon being furnished additional information.

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PHOTOS

PHOTOS



Tracts 1, 2 & 4



46 Tracts 1, 2 & 4

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



Tracts 2 & 3



PHOTOS



Tract 4



52 Tract 4

PHOTOS



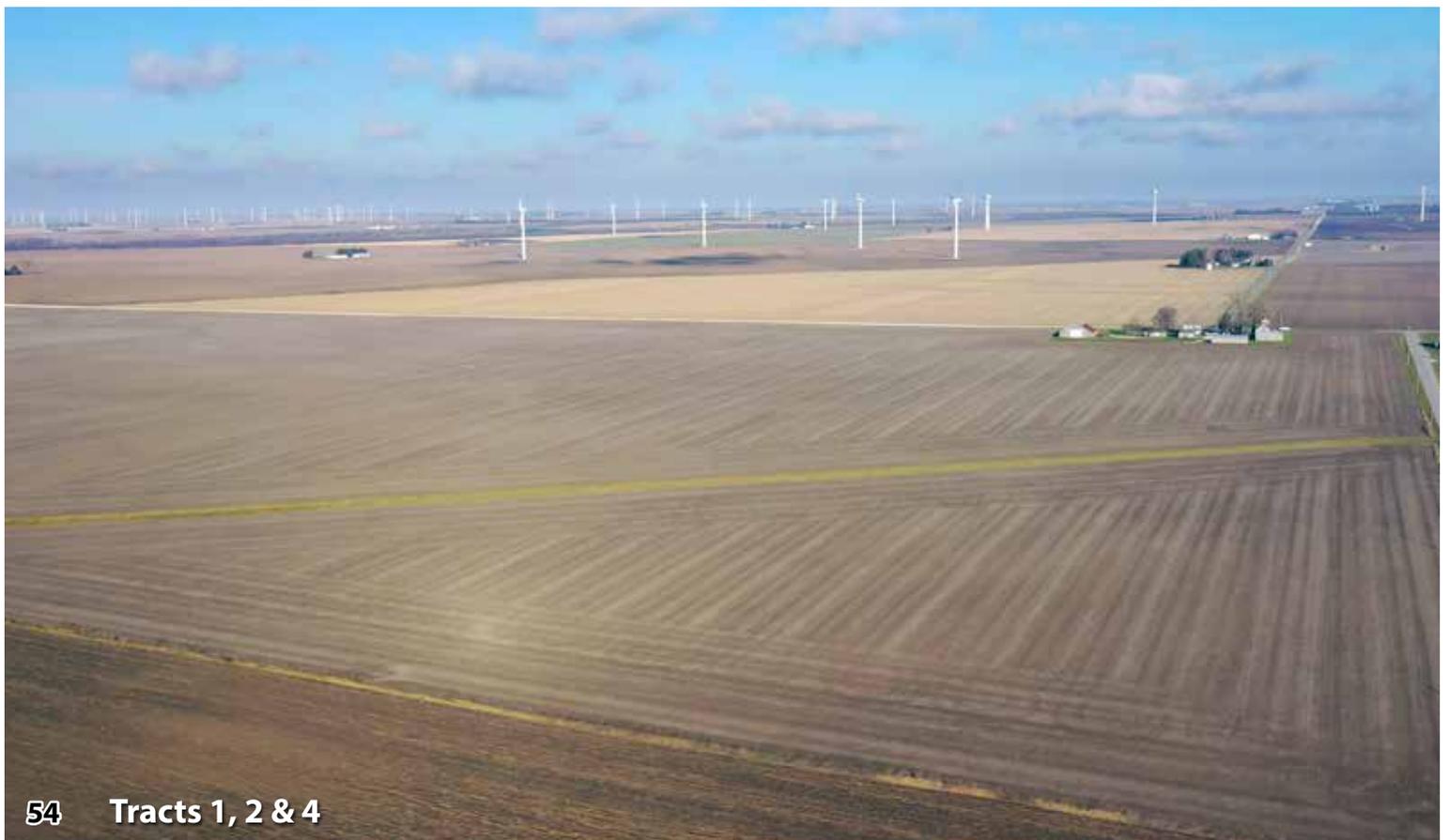
Tract 4



PHOTOS



Tracts 1 & 2



54 Tracts 1, 2 & 4

PHOTOS



Tracts 1-3 Looking West



Tracts 2 & 3



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