

Steuben County, IN  
**LAND AUCTION**

Each tract will have access to the entirety  
of the lake that each tract touches

**46+**  
*Acres*

Offered in 4 Tracts

Tuesday, Feb. 1<sup>st</sup>  
@ 6:00PM

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

- Excellent Rolling Building Sites  
with lots of Possibilities
- Private Lake Frontage on Country Road
- Recreational & Hunting Land



# INFORMATION BOOKLET

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

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



## 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.

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

*REAL ESTATE: Rex (RD) Schrader (Broker), #222451*

*AUCTIONEER: Robert Mishler, AU08701553*



*Real Estate and Auction Company, Inc.*

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

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

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

**SchraderAuction.com**

### **TERMS AND CONDITIONS:**

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts (subject to swing tract requirements), or as the total 46± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

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

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

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

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

**CLOSING:** The targeted closing date will be approximately 20 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller shall pay all 2021 real estate taxes due and payable in 2022. Buyer

shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

**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:** All tract acreages, 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 where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller 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. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Com-

pany, 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.

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, FEBRUARY 1, 2022**

**46+ ACRES – ANGOLA, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725.

Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) no later than Tuesday, January 25, 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**  
**46± Acres • Steuben County, Indiana**  
**Tuesday, February 1, 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 Tuesday, February 1, 2022 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; email: [auctions@schraderauction.com](mailto: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, Tuesday, January 25, 2022**. Send your deposit and return this form via email to: **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:**

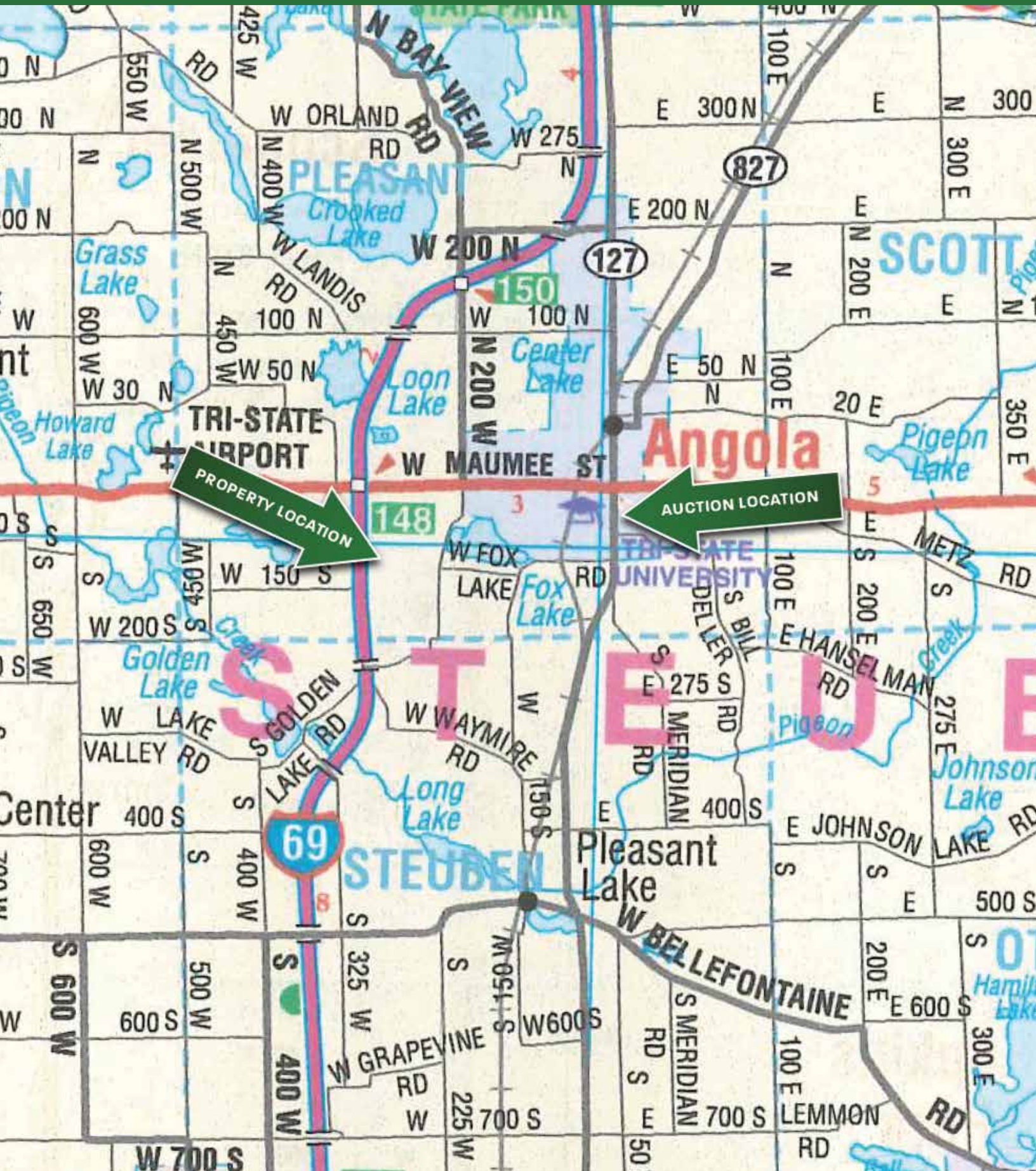
E-mail address of registered bidder: \_\_\_\_\_

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.



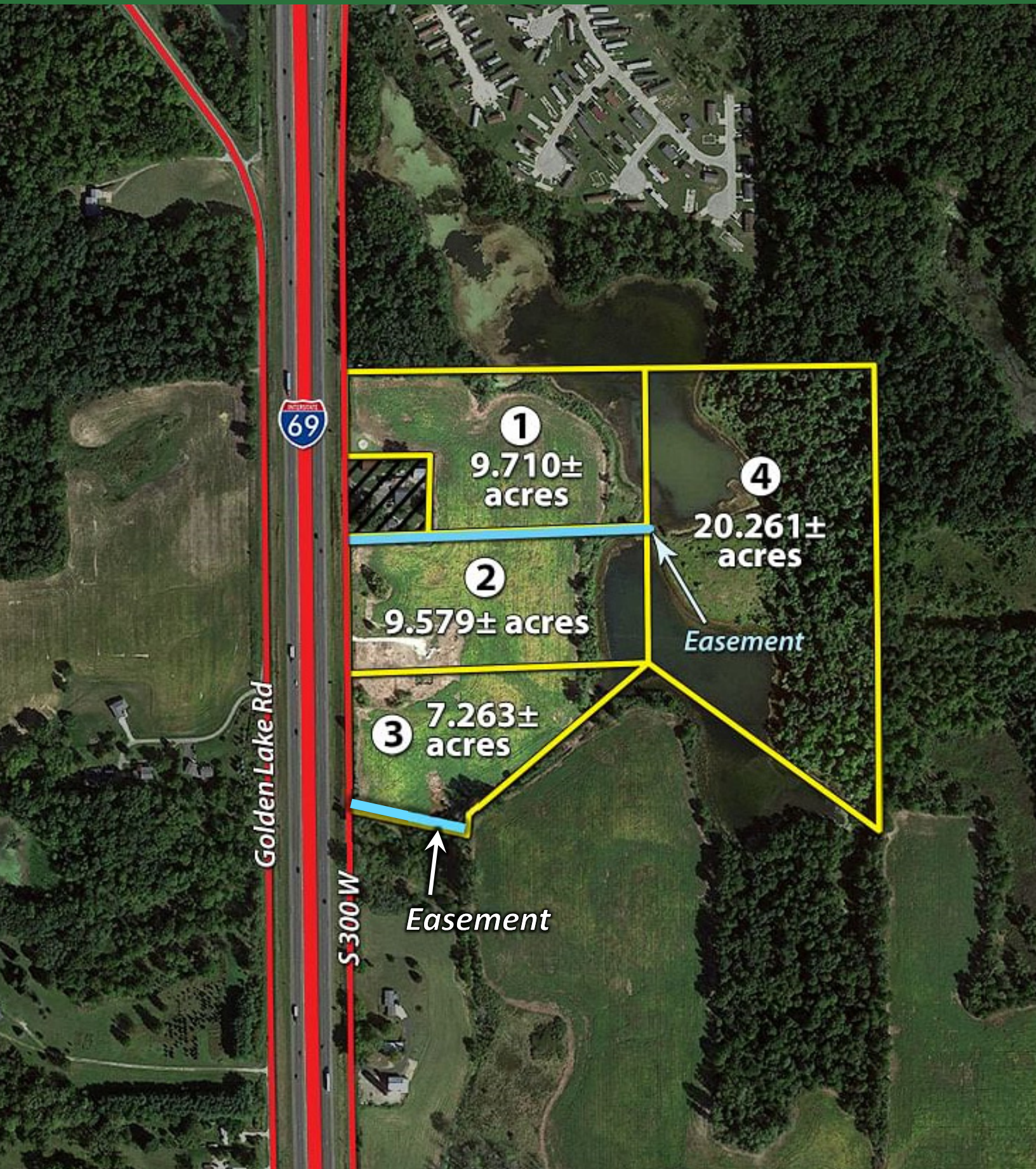
# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP





# AERIAL TRACT MAP



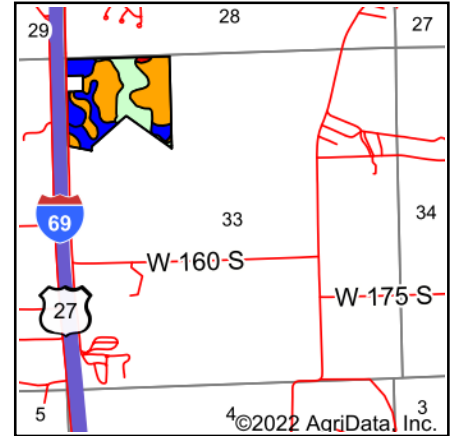
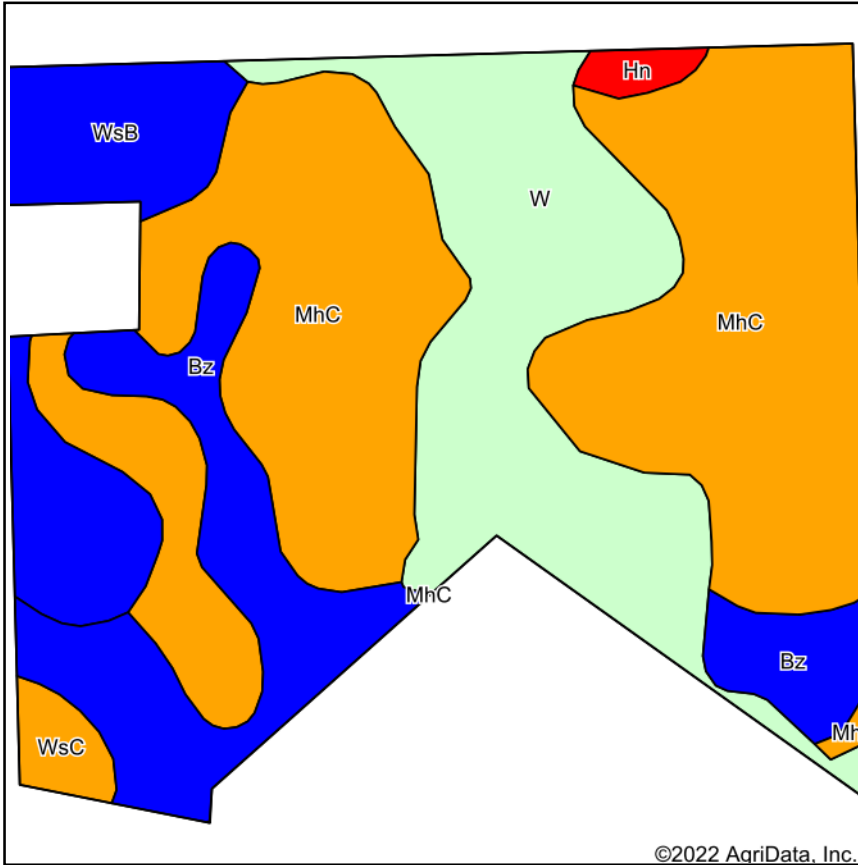




# SOIL INFORMATION



# SOIL MAP - TRACT 1



State: **Indiana**  
 County: **Steuben**  
 Location: **33-37N-13E**  
 Township: **Pleasant**  
 Acres: **46.6**  
 Date: **1/25/2022**



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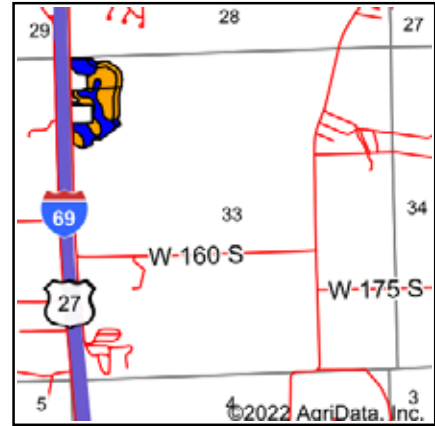
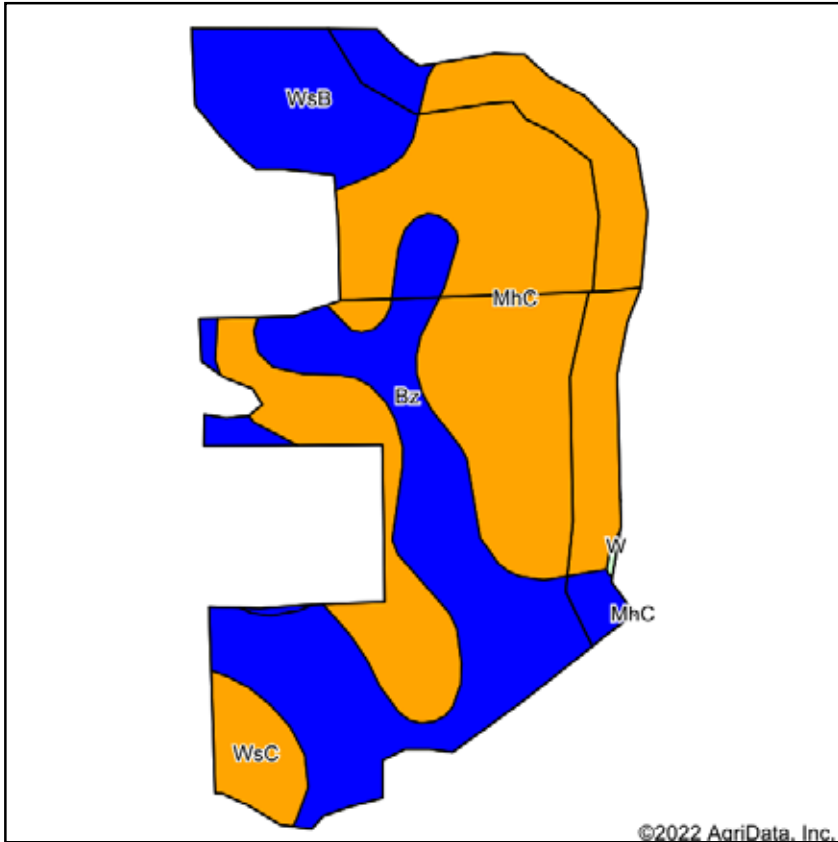
Soils data provided by USDA and NRCS.

Area Symbol: IN151, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
MhC	Miami loam, 6 to 12 percent slopes	22.70	48.7%		IIIe	139	19	5	9		47	62	
W	Water	10.52	22.6%										
Bz	Brookston loam	7.27	15.6%		IIw	175	24	6		12	49	70	
WsB	Wawasee loam, 2 to 6 percent slopes	4.94	10.6%		Ile	131	18	5		9	46	66	
WsC	Wawasee loam, 6 to 12 percent slopes	0.75	1.6%		IIIe	135	18	5		9	47	68	
Hn	Histosols, ponded	0.42	0.9%		VIII								
<b>Weighted Average</b>						<b>2.11</b>	<b>111.1</b>	<b>15.2</b>	<b>4</b>	<b>4.4</b>	<b>3</b>	<b>36.2</b>	<b>49.2</b>

Soils data provided by USDA and NRCS.

# SOIL MAP - TRACTS 3 & 4







State: **Indiana**  
 County: **Steuben**  
 Location: **33-37N-13E**  
 Township: **Pleasant**  
 Acres: **19.47**  
 Date: **1/25/2022**



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

Area Symbol: IN151, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
MhC	Miami loam, 6 to 12 percent slopes	10.31	53.0%		Ille	139	19	5	9		47	62	
Bz	Brookston loam	5.75	29.5%		Ilw	175	24	6		12	49	70	
WsB	Wawasee loam, 2 to 6 percent slopes	2.60	13.4%		Ile	131	18	5		9	46	66	
WsC	Wawasee loam, 6 to 12 percent slopes	0.81	4.2%		Ille	135	18	5		9	47	68	
<b>Weighted Average</b>						<b>2.57</b>	<b>148.4</b>	<b>20.3</b>	<b>5.3</b>	<b>4.8</b>	<b>5.1</b>	<b>47.5</b>	<b>65.1</b>

Soils data provided by USDA and NRCS.



# **FSA INFORMATION**



# FSA INFORMATION

Indiana  
Steuben

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

**FARM: 6500**

Prepared: 1/20/22 11:28 AM

Crop Year: 2022

Page: 1 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.

<b>Operator Name</b> PERKINS, JACOB	<b>Farm Identifier</b>	<b>Recon Number</b> 2021 - 136
--	------------------------	-----------------------------------

**Farms Associated with Operator:**  
None

**ARC/PLC G//F Eligibility:** Eligible

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
148.02	66.51	66.51	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	66.51	0.0	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.7	38	0.00
OATS	1.2	60	0.00
CORN	58.2	87	0.00
<b>Total Base Acres:</b>	66.1		

**Tract Number:** 785      **Description:** E5/2A SEC 33 T37N R13E  
**FSA Physical Location :** Steuben, IN      **ANSI Physical Location:** Steuben, IN  
**BIA Range Unit Number:**  
**HEL Status:** HEL: conservation system is being actively applied  
**Wetland Status:** Tract contains a wetland or farmed wetland  
**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
148.02	66.51	66.51	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	66.51	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.7	38	0.00
OATS	1.2	60	0.00



# FSA INFORMATION

Indiana  
Steuben

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 6500**  
**Prepared:** 1/20/22 11:28 AM  
**Crop Year:** 2022  
**Page:** 2 of 2

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

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.

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	58.2	87	0.00
<b>Total Base Acres:</b>	66.1		

**Owners:** MIDWEST LAND HOLDINGS LLC

**Other Producers:** None

---

# FSA INFORMATION

**USDA Farm 6500 Tract 785**

Map prepared on: 7/23/2021

Administered by: Steuben County, Indiana

148.02 Tract acres

66.51 Cropland acres

0 CRP acres

□ CRP

□ CLU **Steuben**

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

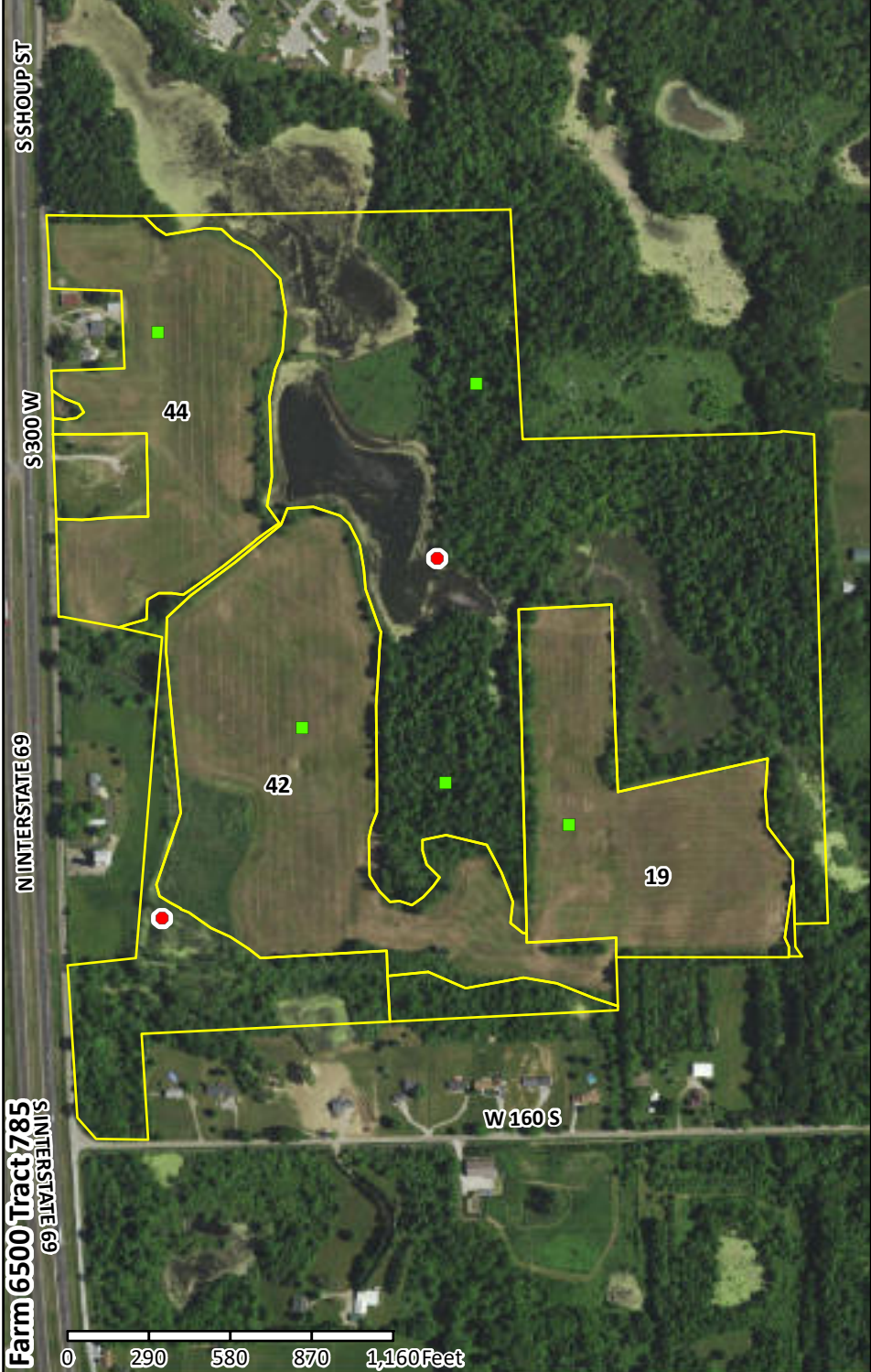
■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-07-23 10:21:32

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
19	17.71	H	2					Y
42	29.38	H	2					Y
44	19.42	H	2					Y



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or 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

# TAX INFORMATION



# TAX INFORMATION

- **Crop land \$12.23 per acre**
- **Recreational Land \$3.91 per acre**



# **PRELIMINARY PLAT MAP**





# PRELIMINARY TITLE

# PRELIMINARY TITLE



CHICAGO TITLE  
INSURANCE COMPANY

**Transaction Identification Data for reference only:**

Issuing Agent: Book Title Company, Inc.  
Issuing Office: 207 Hoosier Drive, Ste. 1, Angola, IN 46703  
Issuing Office's ALTA® Registry ID: 1213076  
Loan ID No.:  
Commitment No.: 2022-0029-1  
Issuing Office File No.: 2022-0029  
Property Address: Bare Ground on S 300 W, Angola, IN 46703

## SCHEDULE A

1. Commitment Date: January 10, 2022 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Owners Policy (06/17/06)  
Proposed Insured: TBD  
Proposed Policy Amount: \$0.00
  - (b) ALTA Loan Policy (06/17/06)  
Proposed Insured: TBD  
Proposed Policy Amount: TBD
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
Midwest Land Holdings, LLC, an Ohio Limited Liability Company
5. The Land is described as follows:

A part of the West Half of Section 33, Township 37 North, Range 13 East (Pleasant Township), Steuben County, Indiana, described as follows:

Beginning at the Northwest Quarter of Section 33, being marked with a railroad spike; thence North 89 degrees 08 minutes 23 seconds East (bearings based on the Indiana State Plane Coordinate System NAD83, Indiana Zone East) on the North line of the Northwest Quarter of Section 33 a distance of 1669.54 feet to the Northwest corner of a 20 acre tract of land as described in Deed Document #09060999 of the records of the Steuben County, Indiana, Recorder; thence departing the North Line of the Northwest Quarter of Section 33 South 00 degrees 52 minutes 11 seconds East of the West line of said 20 acre tract a distance of 881.30 feet to a #5 rebar stake at the Southwest corner of said 20 acre tract; thence South 00 degrees 27 minutes 36 seconds East on the West line of Tract 1 of land described in Deed Document #1909025 a distance of 1776.04 feet to a #5 rebar stake at the Southwest corner of Tract 1 of said Deed Document #19090225 and being on the East-West Half Section line of Section 33; thence North 88 degrees 51 minutes 59 seconds East on said East-West Half Section line of Section 33 and being on the South line of Tract 1 of Deed Document #19090225 a distance of 316.28 feet to the Northwest corner of land described in Deed Record 202, Page

*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

## SCHEDULE A

(Continued)

175; thence South 01 degrees 43 minutes 17 seconds East along the West line of Deed Record 202, Page 175 a distance of 657.37 feet to a Mag nail on the centerline of County 160 South and being the Southwest corner of land described in said Deed Record 202, Page 175; thence South 89 degrees 34 minutes 54 seconds West along the centerline of County Road 160 South a distance of 79.83 feet to a Mag nail at the Southeast corner of The Meadows of Beaver Creek as recorded in Plat Document #94-08-0184; thence departing said centerline of County Road 160 South North 01 degrees 40 minutes 14 seconds West on the East line of The Meadows of Beaver Creek a distance of 339.92 feet to a #5 rebar stake at the Northeast corner thereof; thence South 89 degrees 31 minutes 36 seconds West on the North line of The Meadows of Beaver Creek and its Westerly extension a distance of 1648.81 feet to a #5 rebar stake at the Northwest corner of land described in Deed Document #20110512; thence South 00 degrees 27 minutes 45 seconds East on the West line of Deed Document 20110512 and its Southerly extension a distance of 340.00 feet to a Mag nail on the centerline of County Road 160 South; thence South 89 degrees 31 minutes 08 seconds West on the centerline of County Road 160 South a distance of 138.26 feet to a common spike; thence departing said centerline North 03 degrees 42 minutes 01 seconds West a distance of 21.29 feet to a concrete right-of-way monument; thence North 47 degrees 09 minutes 57 seconds West along the Southwesterly line of Tract 6 of land described in Deed Document #19090225 a distance of 97.77 feet to a concrete right-of-way monument; thence North 02 degrees 08 minutes 45 seconds West along the Westerly line of Tract 6 of land described in Deed Document #19090225 a distance of 548.06 feet to a concrete monument at the Northwest corner of said Tract 6 and being a point on the South line of land described in Deed Document #18040011; thence North 89 degrees 09 minutes 31 seconds East along the South line of land described in Deed Document #18040011 and the North line of Tract 6 of said Deed Document #19090225 a distance of 240.21 feet to the Southeast corner of land described in said Deed Document #18040011; thence North 04 degrees 04 minutes 15 seconds East on the East line of Deed Document #18040011 a distance of 1175.36 feet to a #5 rebar stake at the Northeast corner thereof; thence North 77 degrees 58 minutes 10 seconds West on the North line of Deed Document #18040011 a distance of 380.27 feet to the Northwest corner thereof and being a point on the West line of the Northwest Quarter of Section 33; thence North 00 degrees 41 minutes 40 seconds West on the West line of the Northwest Quarter of Section 33 a distance of 880.29 feet to a PK nail at the Southwest corner of land described in Deed Document #14010089; thence departing said West line North 87 degrees 48 minutes 17 seconds East on the South line of Deed Documents #14010089 a distance of 257.04 feet to a #5 rebar stake at the Southeast corner of Deed Document #14010089; thence North 01 degrees 21 minutes 09 seconds East on the East line of Deed Document # 14010089 a distance of 251.36 feet to a #5 rebar stake at the Northeast corner thereof; thence South 89 degrees 18 minutes 23 seconds West on the North line of land described in Deed Document #14010089 a distance of 265.93 feet to the Northwest corner thereof and being a point on the West line of the Northwest Quarter of Section 33; thence North 00 degrees 41 minutes 40 seconds West on said West line a distance of 269.87 feet back to the Point of Beginning of this description, containing 107.322 acres, more or less, subject to all legal highways, rights of way and easements of record. Also, subject to a Ingress and Egress Easement for access to and from Tract 1 of land described in Deed Document #19090225, described as follows: Commencing at the Center of Section 33; thence South 88 degrees 51 minutes 59 seconds West on the East-West Half Section line of Section 33 and being the South line of said Tract 1 of Deed Document #19090225 a distance of 680.91 feet to the True Point of Beginning of the Ingress and Egress Easement; thence South 01 degrees 43 minutes 17 seconds East 657.37 feet to a point on the centerline of County Road 160 South; thence South 89 degrees 34 minutes 54 seconds West on the centerline of County Road 160 South a distance of 79.83 feet; thence North 01 degrees 40 minutes 14 seconds West 339.92 feet; thence continuing North 01 degrees 40 minutes 14 seconds West a distance of 316.45 feet to a point on the East-West Section line and being on the South line of Tract 1 of land described in Deed Document #19090225; thence North 88 degrees 51 minutes 59 seconds East on said South line and said East-West Half Section line a distance of 79.23 feet back to the True Point of

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# PRELIMINARY TITLE

## SCHEDULE A

(Continued)

Beginning of this Ingress and Egress Easement description.

Date: January 24, 2022  
Book Title Company, Inc.



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Jennifer K. Book, President

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# PRELIMINARY TITLE



CHICAGO TITLE  
INSURANCE COMPANY

## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Warranty Deed from Midwest Land Holdings LLC to .

Mortgage from to , securing the principal amount of \$0.00.

5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements and exceptions.
6. **NOTE: The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retractive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.**
7. NOTE: The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the company nor its agent, assume or accept any responsibility for loss, damage, cost, or expense due to, or arising out of the availability of accurate tax information.
8. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, locate of easements, acreage or other matters shown thereon.
9. NOTE: Any exception contained herein omits any covenant or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability,

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# PRELIMINARY TITLE

## SCHEDULE B

(Continued)

handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

## 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 Record or is created, attaches, or is disclosed between the Commitment Date and the date in 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 the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All assessments and taxes due in, and thereafter. Taxes for 2020, due and payable in the year 2021:

Parcel #76-06-33-000-012.010-011  
Brief Legal Description: Part of S PT NW1/4 Sec 33 (44.137)  
Land Value: \$32,600.00  
Improvements: \$0  
Exemptions: \$0  
Pleasant Twp 1st Installment: \$148.16 - PAID  
Pleasant Twp 2nd Installment: \$148.16 - PAID  
George Shrimplin 1st Installment: \$6.25 - PAID

8. All assessments and taxes due in, and thereafter. Taxes for 2020, due and payable in the year 2021:

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# PRELIMINARY TITLE

## SCHEDULE B

(Continued)

Parcel #76-06-33-000-011.030-011  
Brief Legal Description: PT NW1/4 Sec 33 (2.43 ac)  
Land Value: \$14,600.00  
Improvements: \$0.00  
Exemptions: \$0.00  
Pleasant Twp 1st Installment: \$66.36 - PAID  
Pleasant Twp 2nd Installment: \$66.36 - PAID  
George Shrimplin 1st Installment: \$6.25 - PAID

9. All assessments and taxes due in, and thereafter. Taxes for 2020, due and payable in the year 2021:

Parcel #76-06-33-000-011.000-011  
Brief Legal Description: N PT NW1/4 Sec 33 (24.284 ac)  
Land Value: \$32,000.00  
Improvements: \$0.00  
Exemptions: \$0.00  
Pleasant Twp 1st Instalment: \$145.43 - PAID  
Pleasant Twp 2nd Installment: \$145.43 - PAID  
George Shrimplin 1st Installment: \$6.25 - PAID

10. All assessments and taxes due in, and thereafter. Taxes for 2020, due and payable in the year 2021:

Parcel #76-06-33-000-011.020-011  
Brief Legal Description: N PT NW1/4 Sec 33 (20.645 ac)  
Land Value: \$8,200.00  
Improvements: \$0.00  
Exemptions: \$0.00  
Pleasant Twp 1st Installment: \$37.27 - PAID  
Pleasant Twp 2nd Installment: \$37.27 - PAID  
George Shrimplin 1st Installment: \$6.25 - PAID

11. Taxes for 2021, due and payable in the year 2022, which became a lien on January 1, 2021, and which are not yet due and payable.
12. Taxes for 2022, due and payable in the year 2023, which became a lien on January 1, 2022, and which are not yet due and payable.
13. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
14. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey referenced in the legal description.
15. Easements or claims of easements not recorded in the public records.

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# PRELIMINARY TITLE

## SCHEDULE B

(Continued)

16. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
17. Rights of others to use that portion of the subject real estate which lies within the right-of-way of public roads and/or highways.
18. Any governmental limitations or regulations respecting access to abutting roads, streets, or highways.
19. Possible rights of tile and/or drainage ditches.
20. Subject to any adverse claim of title to that portion, if any of the land described in Schedule A that lies below the ordinary low water mark of creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas, and any adverse claim based on the assertion that some portion of said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas was created by artificial means. Also, such rights and easements for navigation, commerce or recreation, which may exist over that portion of said land beneath the water of said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas, and rights of upper and lower littoral owners with respect to said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas.
21. Real Estate Mortgage and Security Agreement executed by Midwest Land Holdings, LLC to 1st Source Bank, in the Maximum Principal Amount of \$ \_\_\_\_\_, dated April 13, 2021 and recorded August 10, 2021 as Instrument #21080245 in the Office of the Recorder of Steuben County, Indiana.
22. Mortgage executed by Midwest Land Holdings, LLC, an Ohio limited liability company, to CGB Agri Financial Services, Inc., in the original principal amount of \$ \_\_\_\_\_, date October 28, 2021 and recorded October 29, 2021, as Instrument #21100773 in the Office of the Steuben County Recorder, Steuben County, Indiana.
23. Subordination Agreement dated September 20, 2021 and recorded October 29, 2021 as Instrument #21100779 in the Office of the Recorder of Steuben County, Indiana.
24. Grant of Easement Agreement executed by and between Midwest Land Holdings, LLC(Grantor) and Dignan LLC (Grantee) dated August 24, 2021, recorded September 1, 2021 as Instrument #21090003 in the Office of the Recorder of Steuben County, Indiana.
25. Grant of Easement Agreement executed by and between Midwest Land Holdings, LLC(Grantor) and Dignan LLC (Grantee) dated August 24, 2021, recorded September 1, 2021 as Instrument #21090004 in the Office of the Recorder of Steuben County, Indiana.
26. Grant of Easement Agreement executed by and between Midwest Land Holdings, LLC(Grantor) and Dignan LLC (Grantee) dated August 24, 2021, recorded September 1, 2021 as Instrument #21090005 in the Office of the Recorder of Steuben County, Indiana.
27. A Judgment search has been made against Midwest Land Holdings, LLC, for the past Ten (10) years and NONE FOUND.

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