

167.92± ACRES

Offered in 2 Tracts

Tues., March 29th
@ 6:00PM EDT

- 128± acres cropland,
37± acres woods
- Quality Productive Tillable
land in Madison Township
- 2022 Farming Rights for
new owner

800.451.2709
SchraderAuction.com

LAND AUCTION

Madison Township
St. Joseph County, IN



INFORMATION BOOKLET

800.451.2709
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.

SELLER: Stephen E. Jenks & Jennifer Lemaster (Weigel Farm)

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

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

AUCTIONEER: Keith Lineback, #AU10600023 & Kevin Jordan, #AU01043124



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 2 individual tracts or as a total 167.92± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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(s) 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. An extra 10% down for immediate possession day after the Auction to start farming for the 2022 crop year.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2023 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.**

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, MARCH 29, 2022

167.92+ 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 Tuesday, March 22, 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
167.92± Acres • St. Joseph County, Indiana
Tuesday, March 29, 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, March 29, 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) 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, Tuesday, March 22, 2022**. 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.

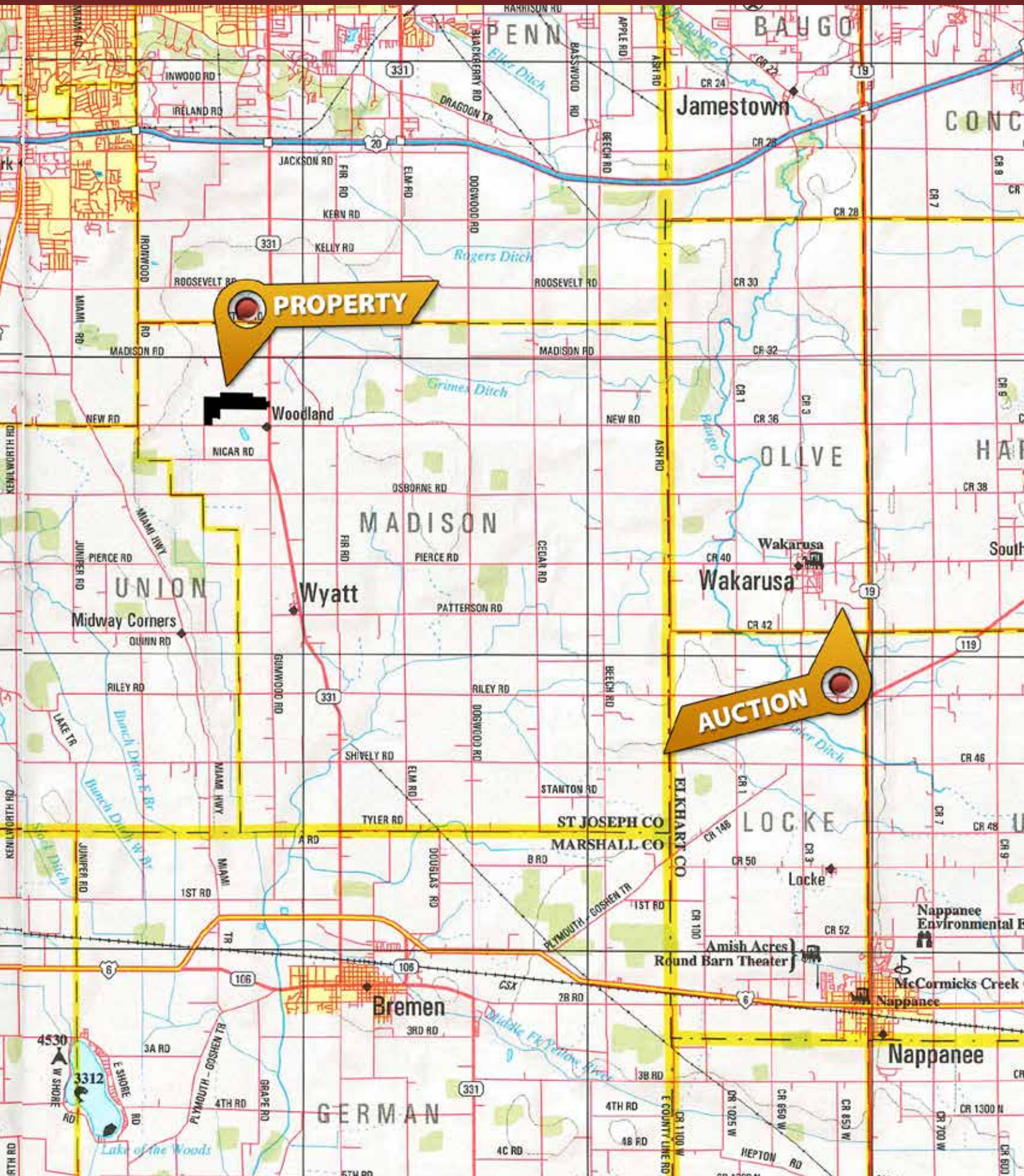
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

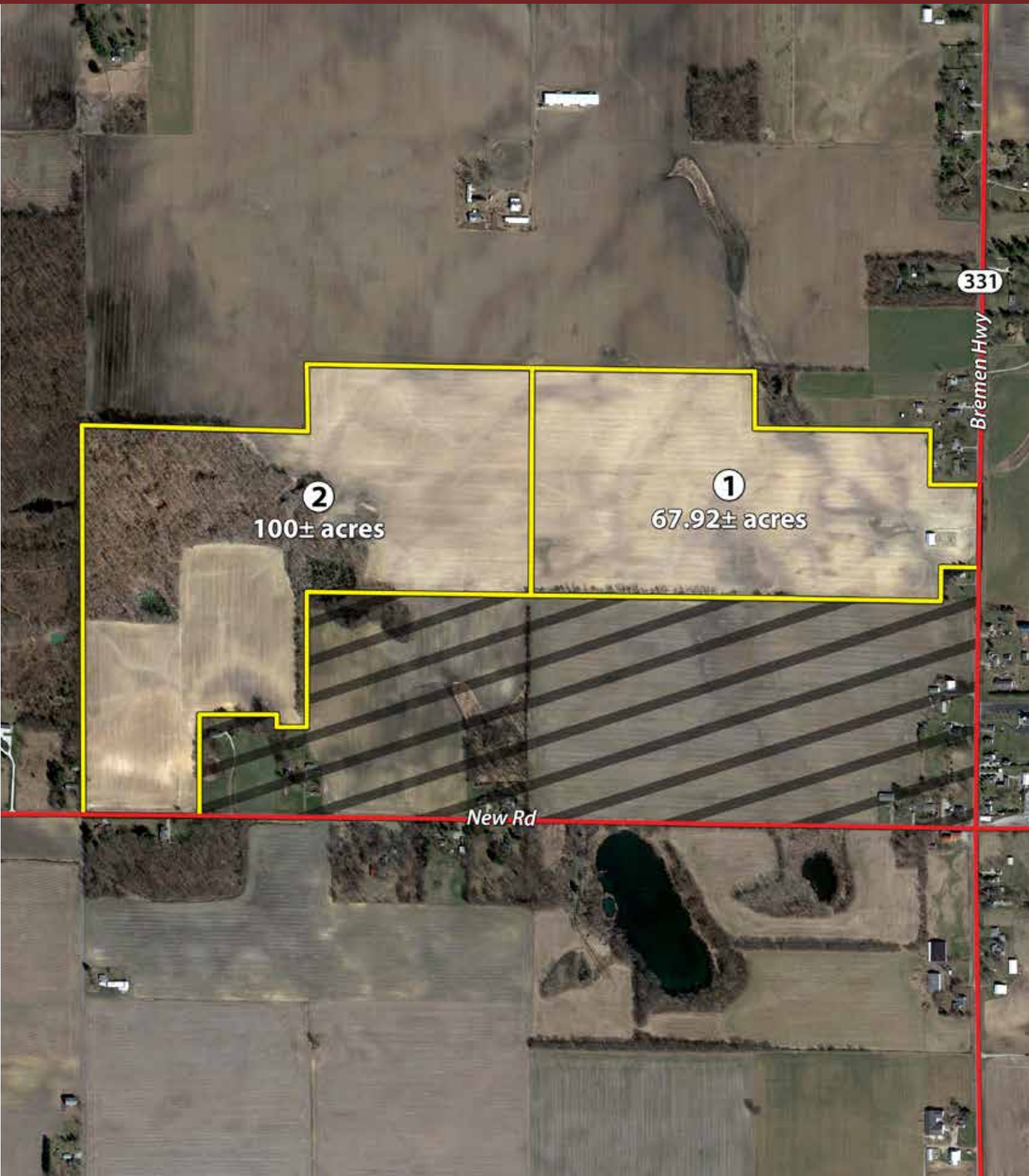
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAPS

LOCATION MAP



AERIAL TRACT MAP

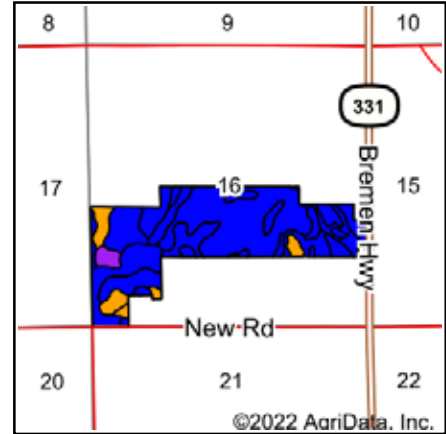
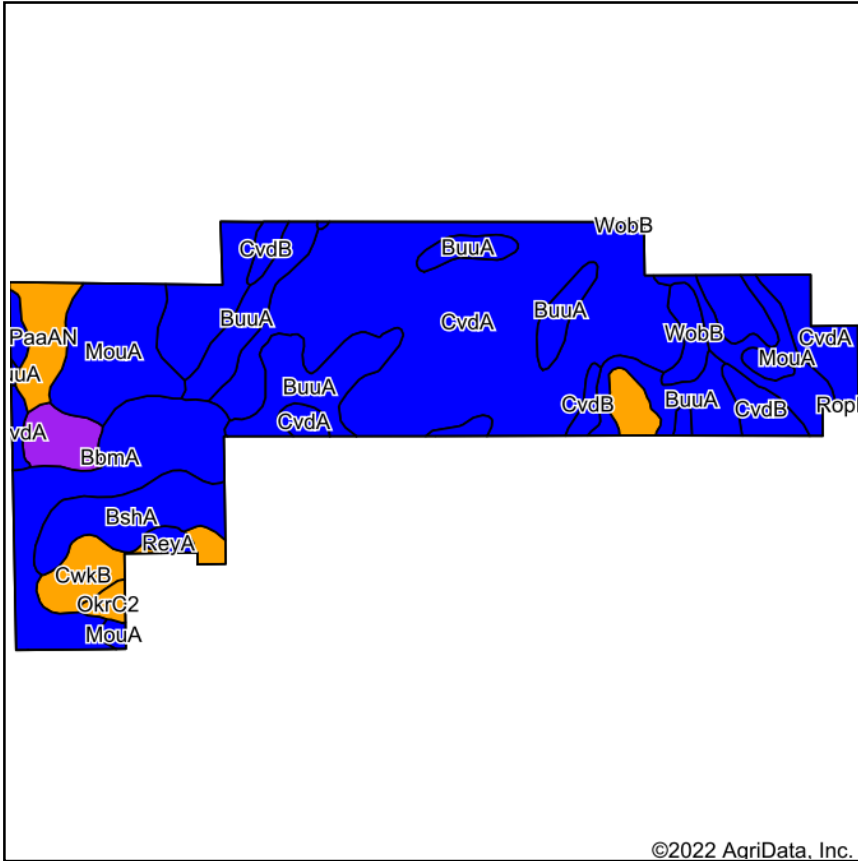




SOIL & TOPOGRAPHY MAPS

SOILS MAP

Soils Map



State: **Indiana**
 County: **St Joseph**
 Location: **16-36N-3E**
 Township: **Madison**
 Acres: **165.62**
 Date: **1/4/2022**



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



Soils data provided by USDA and NRCS.

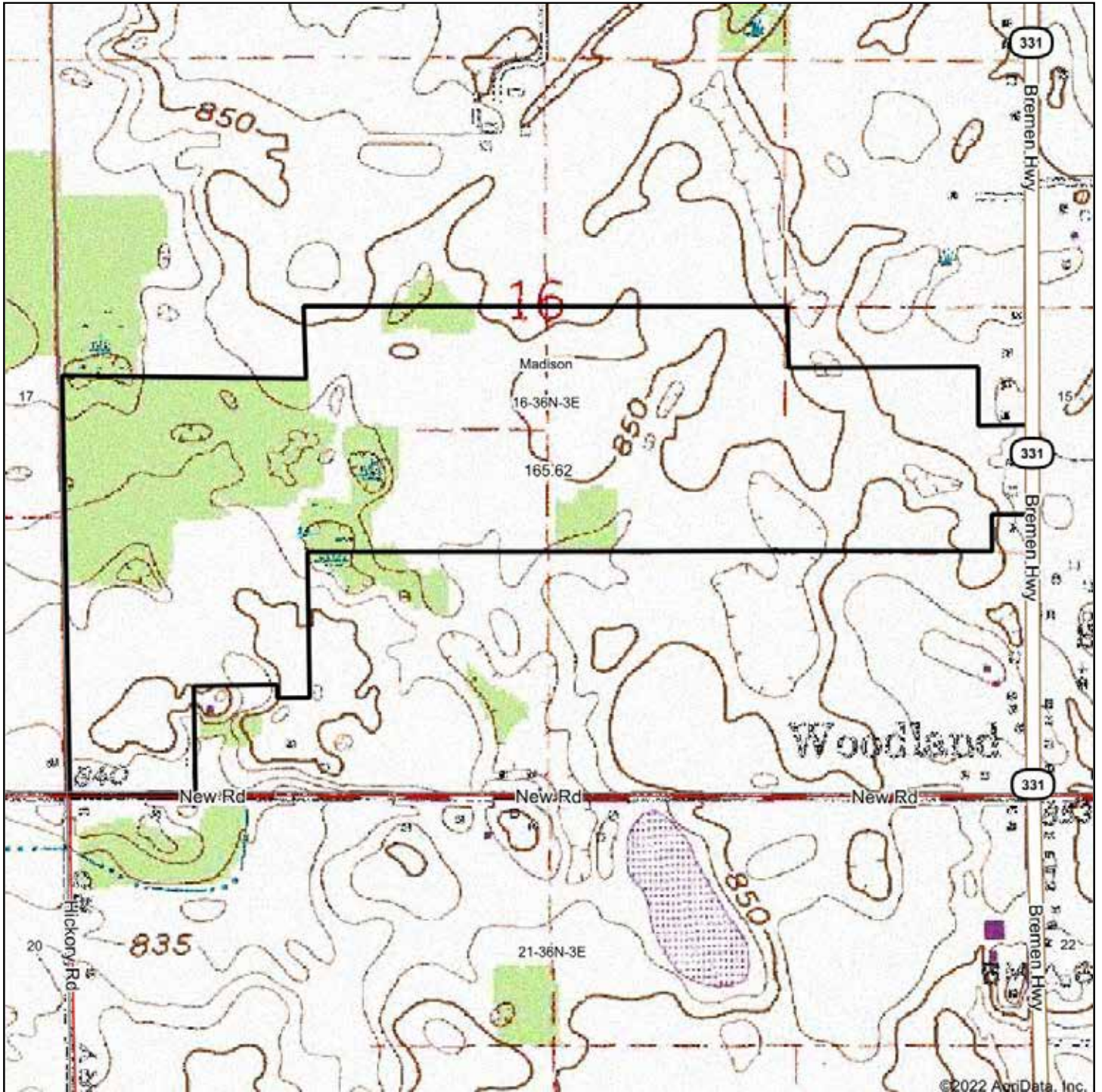
©2022 AgriData, Inc.

Area Symbol: IN141, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
CvdA	Crosier loam, 0 to 1 percent slopes	73.89	44.6%		llw	154		5	10	50		69
BuuA	Brookston loam, 0 to 1 percent slopes	22.99	13.9%		llw	172		6	12	49		70
MouA	Milford silty clay loam, 0 to 1 percent slopes	17.72	10.7%		llw	161		5	11	45		65
BbmA	Baugo silt loam, 0 to 1 percent slopes	16.56	10.0%		llw	154		5	10	50		69
BshA	Brady sandy loam, 0 to 1 percent slopes	8.42	5.1%		llw	124		4	8	35		55
CvdB	Crosier loam, 1 to 4 percent slopes	5.37	3.2%		lle	155		5	10	50		69
CwkB	Crumstown fine sandy loam, 1 to 5 percent slopes	4.86	2.9%		llle	111	12	4	7	39	4	55
PaaAN	Palms muck, drained, 0 to 1 percent slopes	4.60	2.8%		lllw	158		5	11	43		63
PaaAU	Palms muck, undrained, 0 to 1 percent slopes	3.71	2.2%		Vw							
WobB	Williamstown-Crosier loams, 1 to 5 percent slopes	2.49	1.5%		lle	147		5	10	50		66
HtbAN	Houghton muck, drained, 0 to 1 percent slopes	2.14	1.3%		lllw	154		5	10	54		61
Okrc2	Oshtemo fine sandy loam, 5 to 10 percent slopes, eroded	1.05	0.6%		llle	100		3	7	35		50
ReyA	Rensselaer loam, 0 to 1 percent slopes	0.96	0.6%		llw	172		6	12	48		69

TOPOGRAPHY MAP

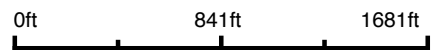
Topography Map



©2022 AgriData, Inc.



map center: 41° 34' 5.58, -86° 11' 10.85



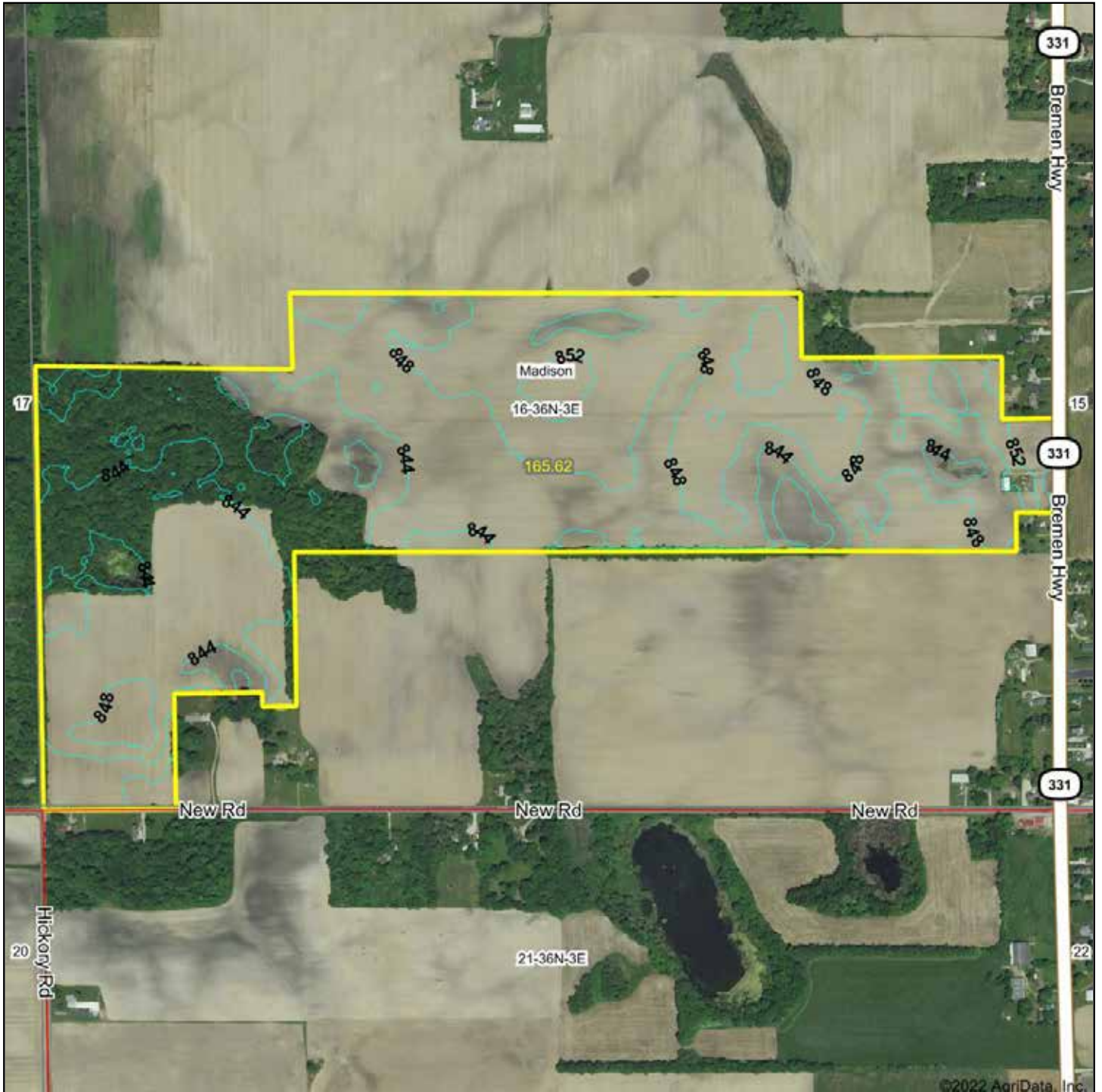
16-36N-3E
St Joseph County
Indiana



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TOPOGRAPHY CONTOURS

Topography Contours



©2022 AgriData, Inc.



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 832.4

Max: 858.6

Range: 26.2

Average: 846.3

Standard Deviation: 3.51 ft

0ft 797ft 1593ft



1/4/2022

16-36N-3E
St Joseph County
Indiana

Map Center: 41° 34' 5.58, -86° 11' 10.85

FSA INFORMATION

FSA INFORMATION

INDIANA
ST. JOSEPH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5704
Prepared : 2/11/22 3:01 PM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]

Farms Associated with Operator : [REDACTED]

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
163.84	129.63	130.13	0.00	0.00	0.00	0.00	0.00	Active	2
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	130.13	0.00		0.00		0.00	0.50	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	72.20	0.00	138	0
Soybeans	49.10	0.00	41	0
TOTAL	121.30	0.00		

NOTES

--

Tract Number : 10837

Description : J9/1A SEC. 16 R-3-E T-36-N

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 : NANCY C SUNDERWIRTH

Other Producers : [REDACTED]

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
102.05	98.22	98.72	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	98.72	0.00	0.00	0.00	0.50	0.00

FSA INFORMATION

INDIANA
ST. JOSEPH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5704
Prepared : 2/11/22 3:01 PM
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 10837 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	56.40	0.00	145
Soybeans	34.50	0.00	43
TOTAL	90.90	0.00	

NOTES

Tract Number : 10838

Description : J9/1A SEC. 16 R-3-E T-36-N
 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 : NANCY C SUNDERWIRTH
 Other Producers : XXXXXXXXXX
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
61.79	31.41	31.41	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	31.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.80	0.00	114
Soybeans	14.60	0.00	36
TOTAL	30.40	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.

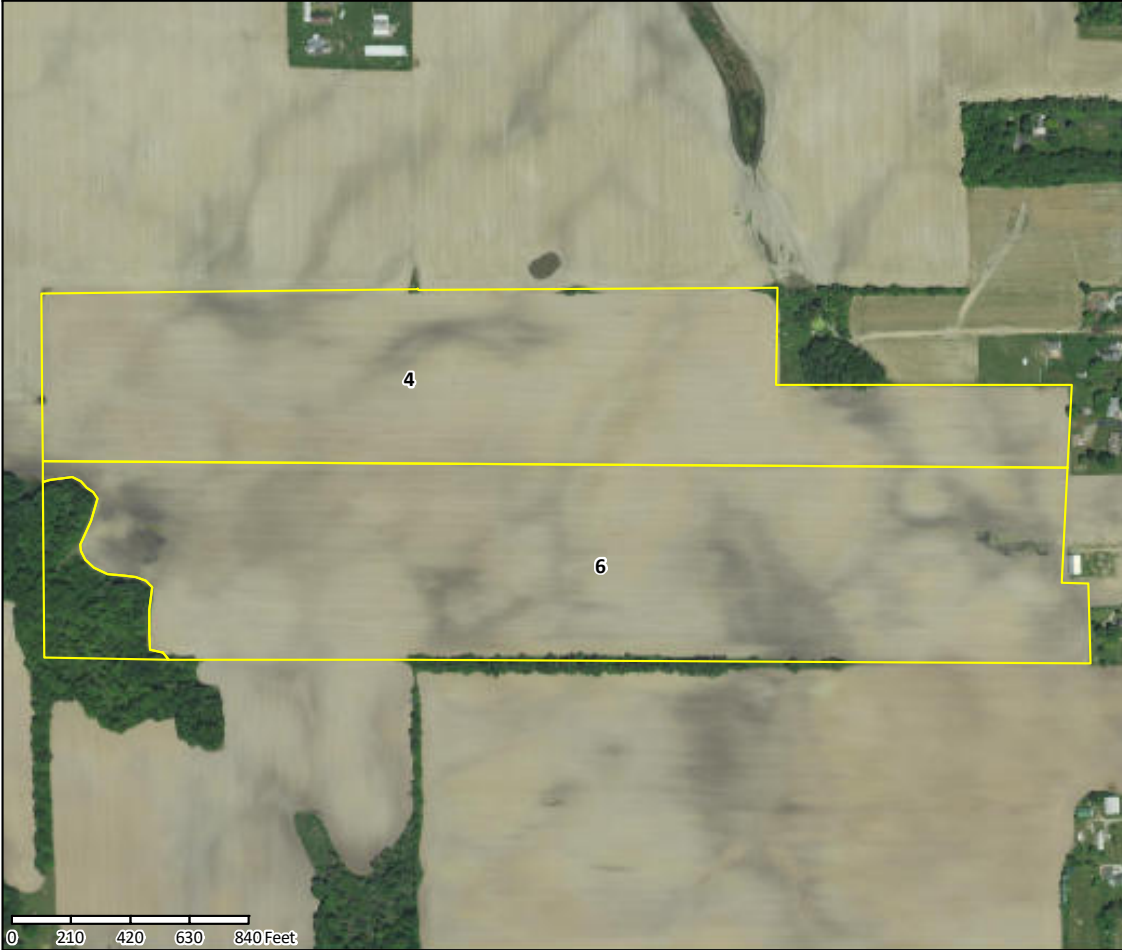
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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 5704 Tract 10837
 Administered by: St. Joseph County, Indiana
 Map prepared on: 1/26/2022
 102.05 Tract acres
 98.22 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use **TRS: 36N3E16**
 ▼ Limited Restrictions **St. Joseph**
 ■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-26 08:12:15



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
4	43.69	N	2					Y
6	54.53	N	2					Y

0 210 420 630 840 Feet

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

FSA INFORMATION

USDA Farm 5704 Tract 10838

Map prepared on: 1/27/2022

Administered by: St. Joseph County, Indiana

61.79 Tract acres
31.41 Cropland acres
0 CRP acres

CRP **TRS: 36N3E16**
CLU **St. Joseph**



Wetland Determination Identifiers:

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

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-26 08:12:15

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	14.41	N	2					Y
2	17.0	N	2					Y



Farm 5704 Tract 10838

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

FSA INFORMATION

UNITED STATES DEPARTMENT OF AGRICULTURE
Soil Conservation Service

SCS-CPA-026
(1/87)

1. NAME AND ADDRESS OF PRODUCER

2. DATE OF REQUEST

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

DON WEIGEL

6-10-87

3. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION

4. FARM NO. AND TRACT NO. (S)

5. COUNTY

SECTION I - HIGHLY ERODIBLE LAND

A.S.C.S.

6. Is a soil survey now available for making a highly erodible land determination?

7. Are there highly erodible soil map units on this farm?

8. List highly erodible tract and fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.

9. List highly erodible tract and fields that, according to ASCS records, have been or will be converted for the production of agricultural commodities, 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. Are there other fields or unnumbered areas that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985?

11. CERTIFICATION: The _____ (no.) conservator plan(s) was (were) approved by the _____ and conform with technical requirements of the SCS field office technical guide. Conservation systems included in this conservation plan(s) applied _____ (no.)

SECTION II - WETLAND

12. Are hydric soils on this farm? If "yes," list tract and fields (from the ASCS records) or unnumbered areas (un) in which they occur.

13. Do fields that were or will be used to produce an agricultural commodity contain wetlands? If "yes," list tract and fields, outline the wetland areas within fields on the ASCS photographs, and mark with "W" for wetland, "AW" for artificial and irregularly incised wetland, "NW" for wetland on which the conversion would result in minimal effect.

14. Are there converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the tract and fields, outline converted wetlands on the ASCS photographs, and mark with "CW".

15. The wetland determination was done in the office field .

15. This determination was hand delivered mailed to the producer on 10-1-87 (DATE)

Any producer who does not agree with this determination may request reconsideration from the person making this determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. The request must be mailed or delivered within 15 days after written notice of the determination is mailed to or otherwise made available to the producer.

17. REMARKS

The farmer is producing crops on a highly erodible which may not be a wetland

18. SIGNATURE OF SCS DISTRICT CONSERVATIONIST

DATE

Wayne D. Stange

10-5-87

Assistance and programs of the Soil Conservation Service are available without regard to race, religion, color, sex, age, handicap, or national origin.

ASCS - FJ11

FSA INFORMATION

S

6-21-2013
15:11

PTG. 49 R FLOWN CP. YEAR



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

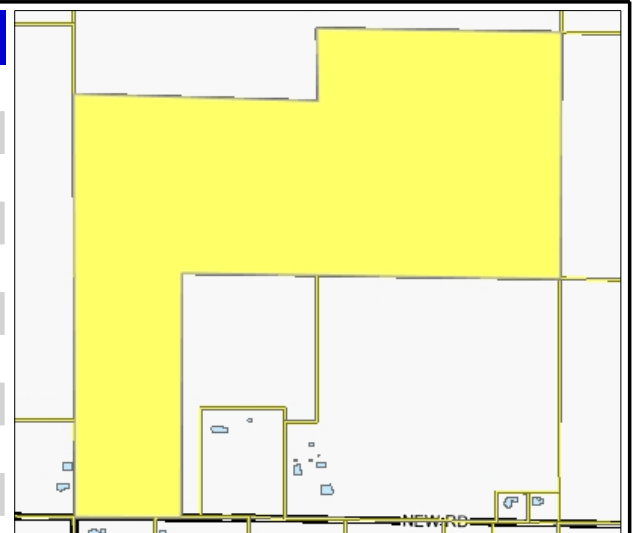
St. Joseph County

Property Information

Subject Property:	,
Parcel ID:	011-1030-0378
State ID:	71-14-16-300-001.000-016
Current Owner(s):	LEMASTER JENNIFER JENKS AND JENKS STEPHEN E EQUAL TIC AND LIFE ESTATE FOR SUNDERWIRTH NANCY C
Mailing Address:	6052 E Cholla St , Scottsdale AZ 85254
Assessed Usage:	AGRICULTURAL - VACANT LAND
Township:	Madison
Municipality:	
Tax District:	Madison

Property Assessment Information as of Last Assessment Date

Land Value:	\$79,300.00
Improved Value:	\$0.00
Assessed Year:	2023
Acres:	85.5
Legal Description:	N Side New Rd Bet 331 & Ironwood Sw Ex Nw Cor Ex Cor Se & Ex Pt Sold 16-36-3e 86 Ac



Not to Scale

NO IMAGES AVAILABLE FOR THIS PROPERTY

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized.

Date Printed: January 4, 2022



COUNTY TAX INFORMATION

St. Joseph County

Property Information

Subject Property:	,
Parcel ID:	011-1030-037805
State ID:	71-14-16-300-002.000-016
Current Owner(s):	LEMASTER JENNIFER JENKS AND JENKS STEPHEN E EQUAL TIC AND LIFE ESTATE FOR SUNDERWIRTH NANCY C
Mailing Address:	6052 E Cholla St , Scottsdale AZ 85254
Assessed Usage:	AGRICULTURAL - VACANT LAND
Township:	Madison
Municipality:	
Tax District:	Madison

Property Assessment Information as of Last Assessment Date

Land Value:	\$16,200.00
Improved Value:	\$0.00
Assessed Year:	2023
Acres:	13.88
Legal Description:	14.00 Ac Irreg Tract Se Part W 1/2 Sw 1/4 Sec 16-36-3e Beg 594' E Sw Cor Of Said Sec



NO IMAGES AVAILABLE FOR THIS PROPERTY

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Date Printed: January 4, 2022

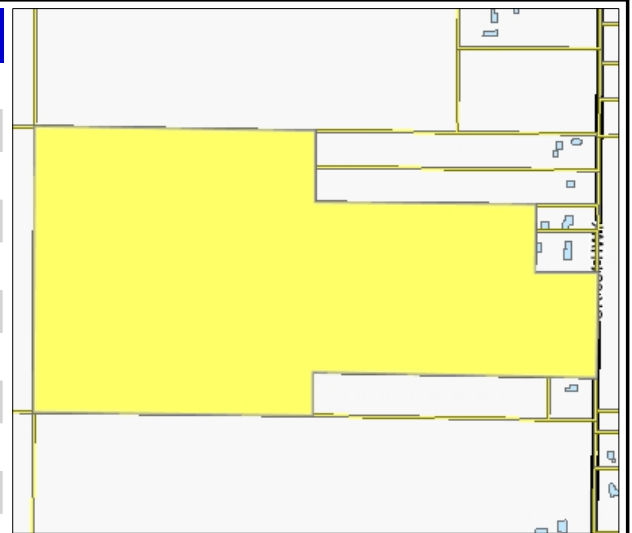


COUNTY TAX INFORMATION

St. Joseph County

Property Information

Subject Property:	63695 SR 331 HWY, SOUTH BEND 46614
Parcel ID:	011-1030-0379
State ID:	71-14-16-401-001.000-016
Current Owner(s):	LEMASTER JENNIFER JENKS AND JENKS STEPHEN E EQUAL TIC AND LIFE ESTATE FOR SUNDERWIRTH NANCY C
Mailing Address:	6052 E Cholla St , Scottsdale AZ 85254
Assessed Usage:	AGRICULTURAL - CASH GRAIN/GENERAL FARM
Township:	Madison
Municipality:	SOUTH BEND
Tax District:	Madison



Not to Scale

Property Assessment Information as of Last Assessment Date

Land Value:	\$76,400.00
Improved Value:	\$10,800.00
Assessed Year:	2023
Acres:	61.19
Legal Description:	Nw Se-40 Ac & Ne Se Ex 10 Ac N End & Ex Pts Sold 62.92 Ac. Sec 16-36-3e



14 1059 6615

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Date Printed: January 4, 2022

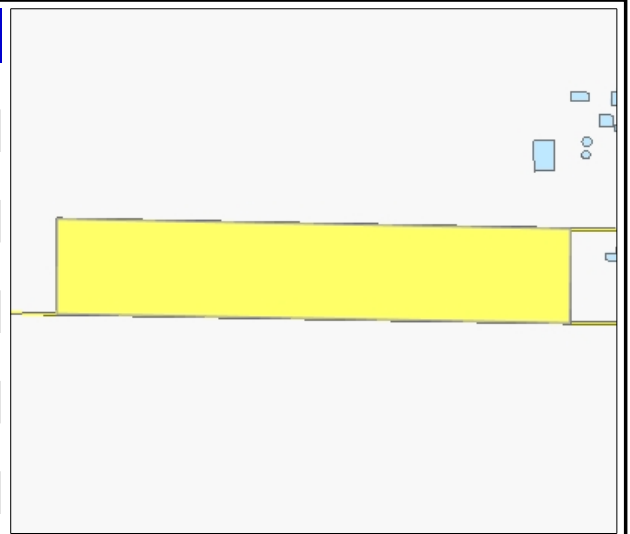


COUNTY TAX INFORMATION

St. Joseph County

Property Information

Subject Property:	,
Parcel ID:	011-1030-038002
State ID:	71-14-16-427-001.000-016
Current Owner(s):	LEMASTER JENNIFER JENKS AND JENKS STEPHEN E EQUAL TIC AND LIFE ESTATE FOR SUNDERWIRTH NANCY C
Mailing Address:	6052 E Cholla St , Scottsdale AZ 85254
Assessed Usage:	AGRICULTURAL - VACANT LAND
Township:	Madison
Municipality:	
Tax District:	Madison



Not to Scale

Property Assessment Information as of Last Assessment Date

Land Value:	\$5,300.00
Improved Value:	\$0.00
Assessed Year:	2023
Acres:	5.05
Legal Description:	5 Ac S End Ne Se Ex. 200 X 220 Ft. Se. Cor. 3.99 Ac. Sec. 16-36-3e



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Date Printed: January 4, 2022





331

PRELIMINARY TITLE

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION
Mishawaka Office
4440 Edison Lakes Pkwy., Ste. 100
Mishawaka, IN 46545
574.271.3777
574.271.3788 FAX
mishawakaprocessing@meridiantitle.com

File No.: 22-5985	Effective Date: January 27, 2022 at 8:00 AM
Customer Reference No.:	Property Address Reference: Vacant Land , South Bend, IN 46614

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06 Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

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

Proposed Insured:

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

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

Nancy C. Sunderwirth, a life estate with a remainder interest to Jennifer Jenks LeMaster and Stephen E. Jenks, as
Equal Tenants in Common

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

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 22-5985

SCHEDULE A

EXHIBIT A

Parcel I: The Southwest Quarter of Section 16, Township 36 North, Range 3 East, St. Joseph County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING FIVE TRACTS OF LAND:

Tract A: Beginning at the Northwest corner of the Southwest Quarter of said Section 16; running thence South, 24 rods; thence East, 80 rods; thence North, 24 rods; thence West, 80 rods to the Point of Beginning.

Tract B: Beginning at the Southeast corner of the Southwest Quarter of said Section 16; running thence North on the centerline of said Section, 10 rods; thence West, parallel with the South line of said Section, 20 rods; thence South, 10 rods to the South line of said Section; thence East, 20 rods to the Point of Beginning.

Tract C: 32 rods, North and South, by 10 rods, East and West, out of the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 16, Township 36 North, Range 3 East, St. Joseph County, Indiana.

Tract D: The Southeast Quarter of the Southwest Quarter of Section 16, Township 36 North, Range 3 East, St. Joseph County, Indiana, EXCEPT a parcel of land 10 rods, North and South, by 20 rods, East and West, out of the Southeast corner therefrom.

Tract E: The East 22 acres of the Southwest Quarter of the Southwest Quarter of Section 16, Township 35 North, Range 3 East, situated in Madison Township, St. Joseph County, Indiana, Excepting Therefrom 2 acres deeded heretofore to Roman J. Kowalski and Gloria Kowalski.

Parcel II: The East 22 acres of the Southwest Quarter of the Southwest Quarter of Section 16, Township 36 North, Range 3 East, situate in Madison Township, St. Joseph County, Indiana, Excepting Therefrom 2 acres deeded heretofore to Roman J. Kowalski and Gloria Kowalski and the following described tract: From where the centerline of the Southwest Quarter of Section 16 intersects with New Road; thence West, 165 feet along the centerline of said road to the Point of Beginning; thence West still along the centerline of said road, 443 feet; thence North, 590 feet parallel to the Section lines; thence East, 443 feet again parallel to the Section lines; thence South, 550 feet to the Point of Beginning.

PRELIMINARY TITLE

File No.: 22-5985

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. 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.

4. 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.
5. Warranty Deed suitable for recording, when the proposed insured is determined.

NOTE: The Life Estate Interest of Nancy C. Sunderwirth was created by a deed recorded October 25, 2012 in Instrument No. 1234260 in the Office of the Recorder of Saint Joseph County, Indiana.

NOTE: Deed must convey the Life Estate Interest.

NOTE: The policy to be issued will not insure that the proposed insured real estate is a buildable parcel. A check should be made with the local building department, as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvements on said parcel.

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.: 22-5985

Part II, SCHEDULE B

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 Preliminary Title Report.
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 2021 Payable in 2022 are a lien not yet due and payable.
Taxes for the year 2020 Payable in 2021 are as follows:

Key Number	011-1030-037805 (Affects 14 Acres)
State ID Number	71-14-16-300-002.000-016
Township	Madison
1 st installment due May 10, 2021	\$127.98 - Paid
2 nd installment due November 10, 2021	\$127.98 - Paid

Assessed Values for 2020/2021:

Land	\$16,100.00
Improvements	\$0.00
Exemption (Mortgage)	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Net Valuations	\$16,100.00

Kankakee/Yellow River (180) Drain/Ditch Assessment Fees:

1st installment - \$14.00 - Paid
2nd installment - \$0.00 - None Due

Mud River (20) Drain/Ditch Assessment Fees:

1st installment - \$12.25 - Paid
2nd installment - \$12.25 - Paid

Possible assessments for the Yellow River (126) Drain/Ditch, which may become a lien at a later date.

Key Number	011-1030-0378 (Affects 86 Acres)
State ID Number	71-14-16-300-001.000-016
Township	Madison Township
1 st installment due May 10, 2021	\$625.61 - Paid
2 nd installment due November 10, 2021	\$625.61 - Paid

Assessed Values for 2020/2021:

Land	\$78,700.00
Improvements	\$0.00
Exemption (Mortgage)	\$0.00

PRELIMINARY TITLE

File No.: 22-5985

Part II, SCHEDULE B

Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Net Valuations	\$78,700.00

Kankakee/Yellow River (180) Drain/Ditch Assessment Fees:

1st installment - \$43.00 - Paid

2nd installment - \$43.00 - Paid

Mud River (20) Drain/Ditch Assessment Fees:

1st installment - \$75.25 - Paid

2nd installment - \$75.25 - Paid

Possible assessments for the Yellow River (126) Drain/Ditch, which may become a lien at a later date.

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) Special assessments/sewer usage charges, if any, levied by the City/Town of Mishawaka.
- c) Any and all recorded building lines, easements, rights of way, restrictions, legal ditches and drains and all rights therein.
- d) 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.

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

- e) Rights of the Government and Public to that part of caption Real Estate lying in "New Road".
- f) Easement and associated rights granted to Indiana & Michigan Electric Company by Royal James and Cora James, his wife, in an instrument dated September 25, 1946 and recorded January 13, 1947 in Deed Record 415, page 246 in the Office of the Recorder of St. Joseph County, Indiana. (Said easement is not specifically located.) (Affects Parcel II)

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

- Matters subsequent to Search date herein;
- Property Owners fees and assessments, unless recorded as a lien;
- City and/or County codes and ordinances;
- Unrecorded building lines, easements, restrictions, covenants, or rights of way.

Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)

PRELIMINARY TITLE

File No.: 22-5985

Part II, SCHEDULE B

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 Corporation 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.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

The following deed(s) (if any) affecting said land were recorded within Twenty-four (24) months of the date of this product. If no deed(s) were found, the last deed of record is shown below:

Grantor: Nancy C. Sunderwirth, as successor Trustee of The Donald Weigel Revocable Living Trust dated May 4, 1994
Grantee: Nancy C. Sunderwirth, a life estate with a remainder interest to Jennifer Jenks LeMaster and Stephen E. Jenks, as Equal Tenants in Common
Recorded: October 25, 2012
Instrument No.: 1234260 (Affects Caption & More)



PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



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

