

*Land*

GRANT COUNTY  
INDIANA

# AUCTION

# 466<sup>±</sup> Acres

Located just outside  
of Upland, Indiana

Offered in 10 Tracts  
ranging from 16<sup>±</sup> to 140<sup>±</sup> acres



TRACTS 7 & 8



TRACTS 3 & 4



TRACTS 1-4

- 273<sup>±</sup> FSA Tillable Acres
- Mature Woods with Great Wildlife Presence
- Potential Building Sites
- Eastbrook Schools



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

# INFORMATION

*Booklet*

**Tuesday, April 12** 6:00pm at the Grant Co. Fairgrounds  
Marion, IN • Online Bidding Available



# Disclaimer

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



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

800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

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**Auction  
Managers**

**Rick Williams • 765.639.2394 and Drew Lamle • 260.609.4926**

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered as 10 tracts consisting of a total of 466± acres  
**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 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.

**DEED:** Seller shall provide Warranty Deed for Tracts 7-10 and Personal Representative Deed for Tracts 1-6.

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

**POSSESSION:** Possession is at closing for **Tracts 2, 3, 5 and 7-10. Tracts 1, 4, and 6** are subject to the current farm tenants 2022 farming rights and possession will be after the removal of 2022 crops. Pre-closing access available for farming purposes on **Tract 7 Only**.

**REAL ESTATE TAXES:** Seller shall pay 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 acreages, dimensions and proposed boundaries are approximate and 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. Survey costs will be shared 50:50 between the buyer and the seller.

**AGENCY:** Schrader Real Estate and 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.**

**SELLER:** Leland Boren Estate, The Pierce Company, and Avis Industrial

# BOOKLET INDEX



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Soils Maps & Productivity Information  
FSA Map  
Survey & Legal Description  
Classified Forest  
Photos



## TRACT 10

Soils Maps & Productivity Information  
Plat of Easement Survey  
Photos

### AUCTIONEERS NOTE

No 2022 farming rights will be offered to Tracts 1, 4, and 6 as they are subject to the tenants farming rights. The Seller will credit the Buyer(s) of the applicable tracts, \$250/tillable acre at the time of closing.







# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, APRIL 12, 2022**  
**466+ ACRES – UPLAND, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, April 5, 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**  
**466± Acres • Grant County, Indiana**  
**Tuesday, April 12, 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, April 12, 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; Fax 260-244-4431; 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, April 5, 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 & TRACT MAPS



# LOCATION MAP



**INSPECTION DATES**  
from 9:00 am - Noon  
**Saturday, March 19**  
**Saturday, April 2**  
Meet a Schrader Representative  
at Avis Industrial  
1909 S Main St, Upland, IN

**AUCTION LOCATION**  
Grant County Fairgrounds (community building), 1403 S.R. 18, Marion, IN 46952

**PROPERTY LOCATION**

**TO TRACTS 1-5:** From I-69 Exit 255 and St. Rd. 26 – Travel East on St. Rd. 26 for 3 miles. At the stop sign continue straight onto E 900 S for 0.4 miles and the property will be on the left and right.

**TO TRACT 6:** From I-69 Exit 255 and St. Rd. 26 – Travel East on St. Rd. 26 for 1.5 miles. Turn left on to S Wheeling Pike. Continue on S Wheeling Pike for 0.3 miles, turn right on CR 875 S. In 0.3 miles turn left on CR 800 E. Continue for 0.2 miles to CR 850 S, turn right and go 0.2 miles.

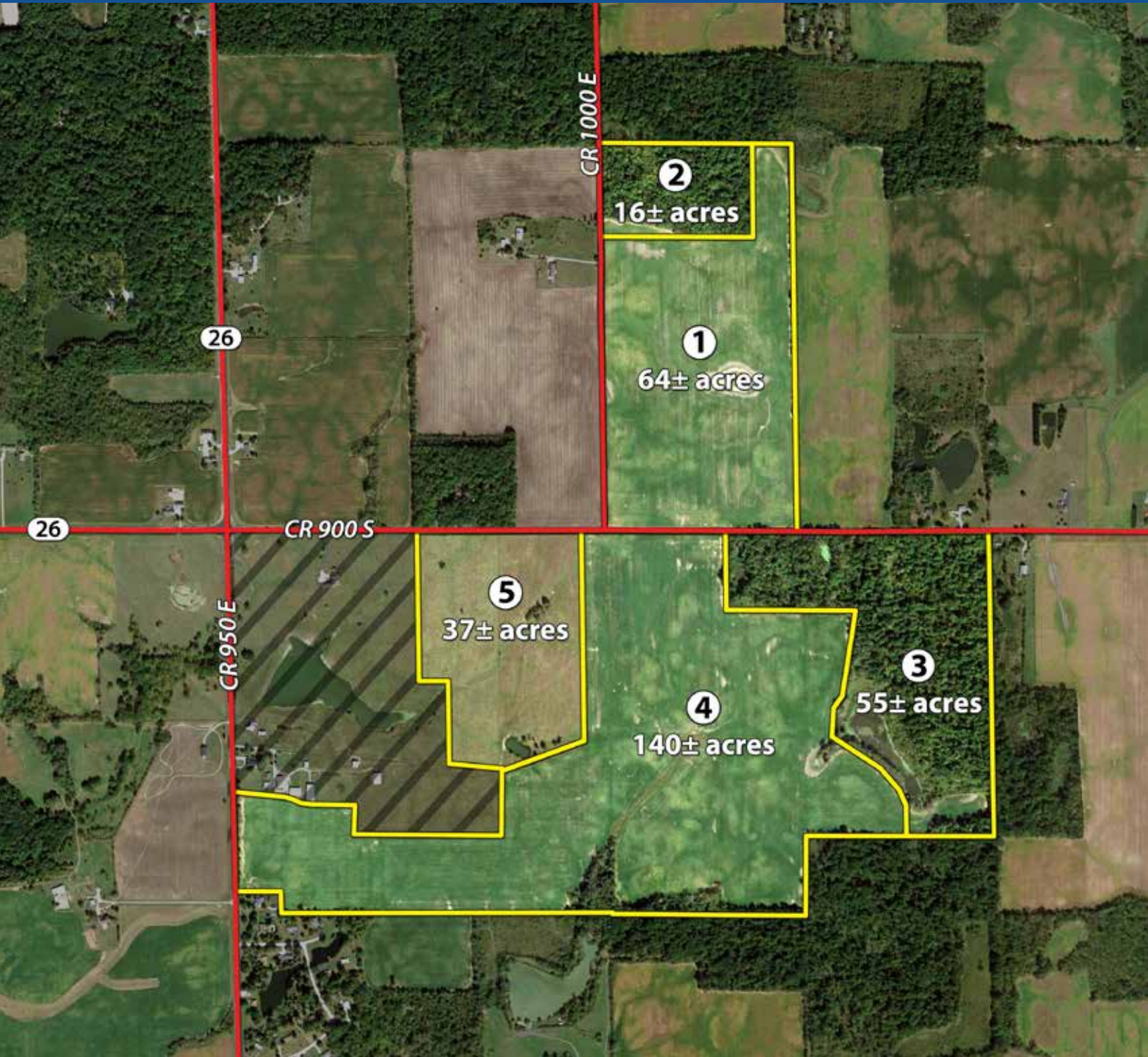
**TO TRACTS 7-9:** From I-69 Exit 255 and St. Rd. 26 – Travel East on St. Rd. 26 for 3 miles. At the stop sign continue to the left on St. Rd. 26 for 2.5 miles, continue to the right at the intersection of St. Rd. 22 & St. Rd. 26 and the property will be on the left.

**TO TRACT 10:** From I-69 Exit 259 and St. Rd. 22 – Travel East on St. Rd. 22 for 2.5 Miles, turn right on N Eighth St for 0.3 miles and use the Parking lot for the Pierce United Methodist Church for Access to Tract 10.



# TRACT MAP

## TRACTS 1-5



**TRACT 1 - 64± Acres** nearly all tillable cropland with road frontage on both CR 1000 E. and 900 S. The predominate soil types are Pewamo Silty Clay Loam and Glynwood Silt Loam.

**TRACT 2 - 16± Acres.** Mostly wooded tract with a mix of hardwoods. Excellent Hunting with elevated potential building sites. This tract is currently enrolled in the Classified Forest Program.

**TRACT 3 - 55± Acres.** A mostly wooded tract of mixed hardwoods, offers excellent hunting and a small pond that makes for a great recreational piece. This tract is currently enrolled in the Classified Forest Program.

**TRACT 4 - 140± Acres** nearly all tillable cropland featuring predominately Pewamo Silty Clay Loam and Glynwood Silt Loam soils. This tract offers road frontage on both CR 900 S. and 950 E. Great opportunity to purchase a large tillable farm.

**TRACT 5 - 37± Acres** of pastureland with a small pond. This tract offers an excellent elevated potential building site with frontage on CR 900 S.



# TRACT MAP

## TRACT 6



**TRACT 6 - 43± Acres**, per FSA records there are 30.4 tillable acres. Balance in wooded tree lines and frontage on the Mississinewa River. Heavy signs of Deer presence and a mixture of tillable offer a great hunting and recreational opportunity.



# TRACT MAP

## TRACTS 7-9



**TRACT 7** - 38± Acres nearly all tillable cropland (37.5 tillable per FSA records). Tract 7 has road frontage on S.R. 26 and features mostly Glynwood Silt Loam and Pewamo Silty Clay Loam soils. This tract is being offered with 2022 farm rights. Early access will be available only for spring farming purposes.

**TRACT 8** - 16± Acres. Mostly wooded tract with high elevations. Great potential building site with road frontage on S.R. 26. This tract is currently enrolled in the Classified Forest Program.

**TRACT 9** - 34± Acres. Mostly wooded tract with a mix of hardwoods. This tract has road frontage on S.R. 26 and is currently enrolled in the Classified Forest Program. Excellent hunting.



# TRACT MAP

## TRACT 10



**10**  
23± acres

8th St

50 ft. Owned Access

Ingress/Egress Easement

Washington St

Railroad

**TRACT 10 - 23± Acres.** A beautiful setting with a small pond. Excellent potential building site within the city limits of Upland. City Sewer and Water available. 50' owned access to 8th street.



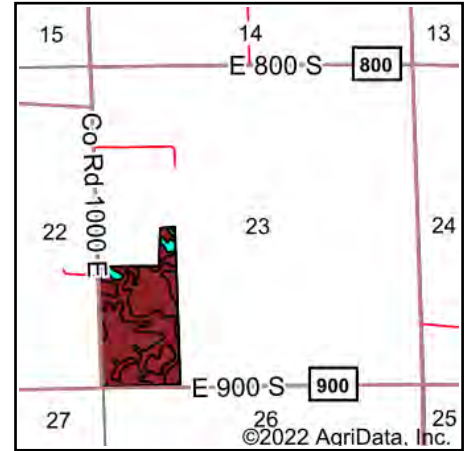
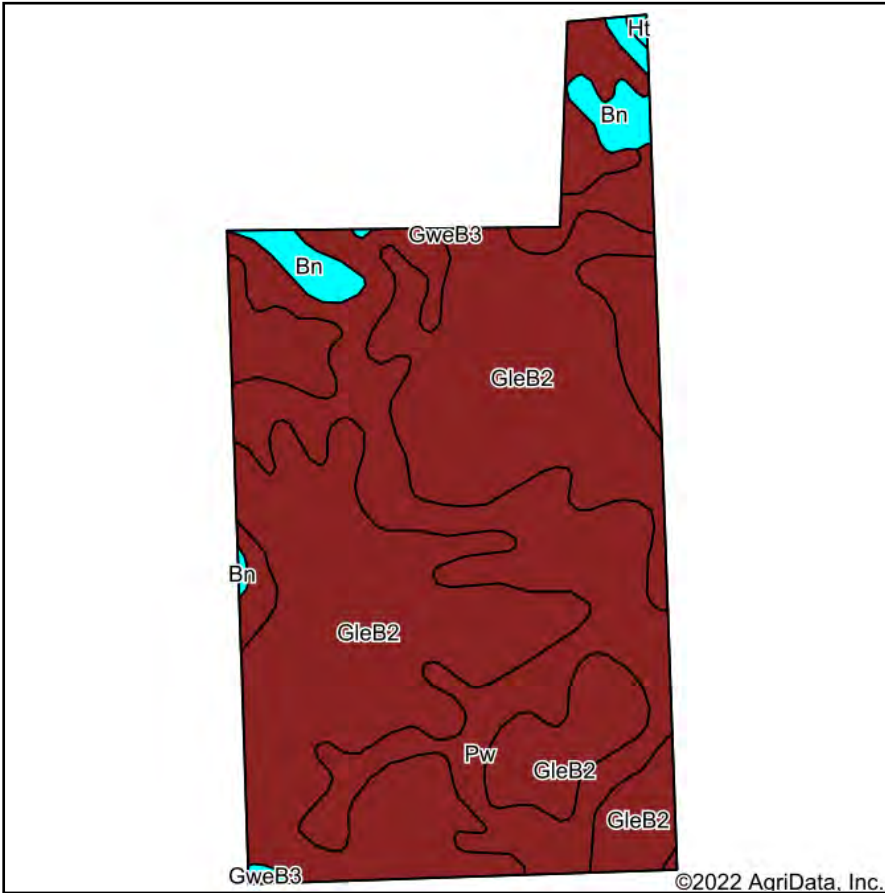


# TRACTS 1-2



# SOILS MAP

## TRACT 1



State: **Indiana**  
 County: **Grant**  
 Location: **23-23N-9E**  
 Township: **Jefferson**  
 Acres: **64.21**  
 Date: **3/8/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	40.97	63.8%		Ile	123		42	55	55	38
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	20.85	32.5%		IIw	157		47	75	75	66
Bn	Bono silty clay	2.09	3.3%		IIIw	150	10	40	70	69	70
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	0.20	0.3%		IIIe	120		40	48	48	29
Ht	Houghton muck, drained	0.10	0.2%		IIIw	159	11	42	91	89	91
<b>Weighted Average</b>					<b>2.04</b>	<b>135</b>	<b>0.3</b>	<b>43.6</b>	<b>*n 62</b>	<b>*n 62</b>	<b>*n 48.2</b>

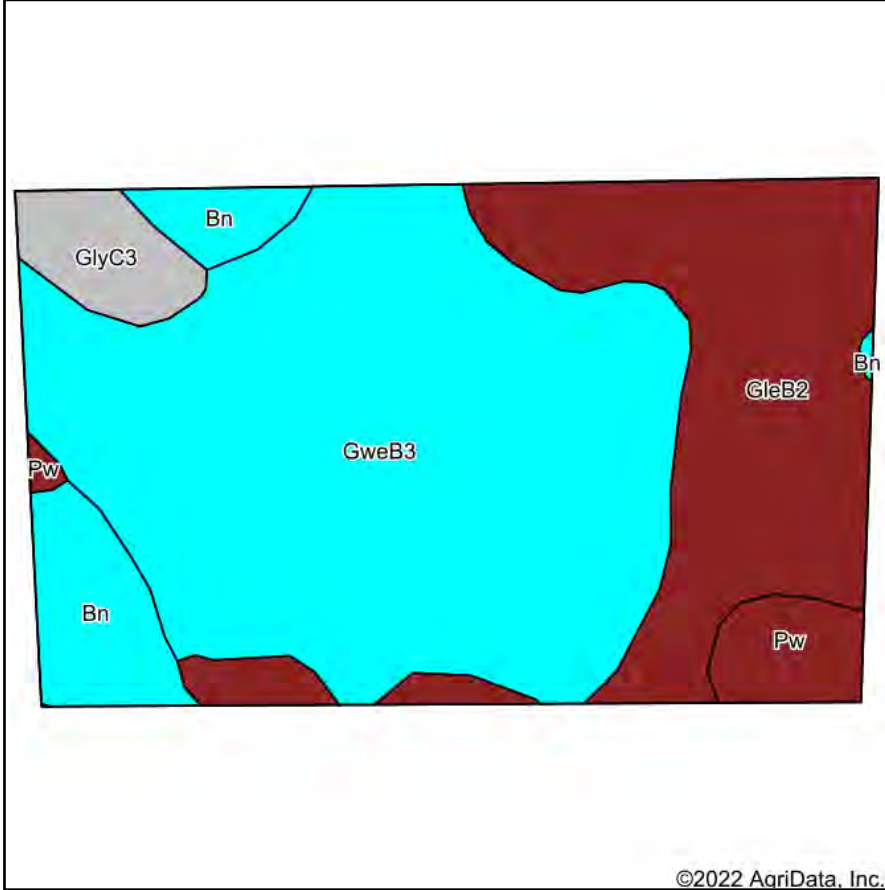
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

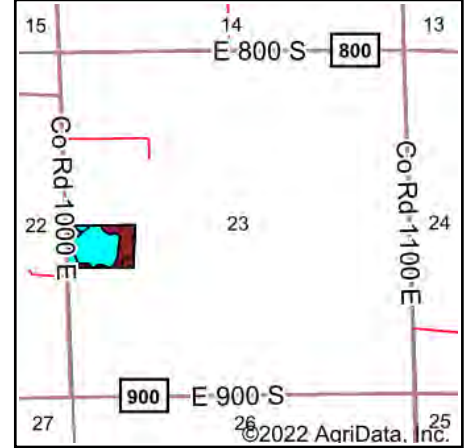
# SOILS MAP

## TRACT 2



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **23-23N-9E**  
 Township: **Jefferson**  
 Acres: **15.86**  
 Date: **3/8/2022**



Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	9.03	56.9%		IIle	120		40	48	48	29
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	4.01	25.3%		Ile	123		42	55	55	38
Bn	Bono silty clay	1.24	7.8%		IIIw	150	10	40	70	69	70
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.94	5.9%		IIw	157		47	75	75	66
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	0.64	4.0%		Ive	105		27	46	46	25
<b>Weighted Average</b>					<b>2.73</b>	<b>124.7</b>	<b>0.8</b>	<b>40.4</b>	<b>*n 53</b>	<b>*n 52.9</b>	<b>*n 36.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# FSA MAP

## TRACTS 1-2

**USDA Farm 9126 Tract 2908**

Map prepared on: 2/16/2022

Administered by: Delaware County, Indiana

81.13 Tract acres  
66.95 Cropland acres  
0 CRP acres

CRP **TRS: 23N9E23**  
CLU **Grant**



**Wetland Determination Identifiers:**

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

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-02-16 11:33:20

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	66.95	H	2					Y



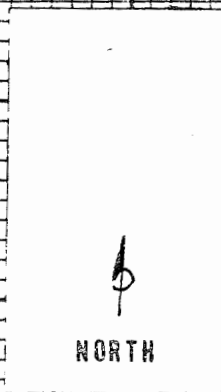
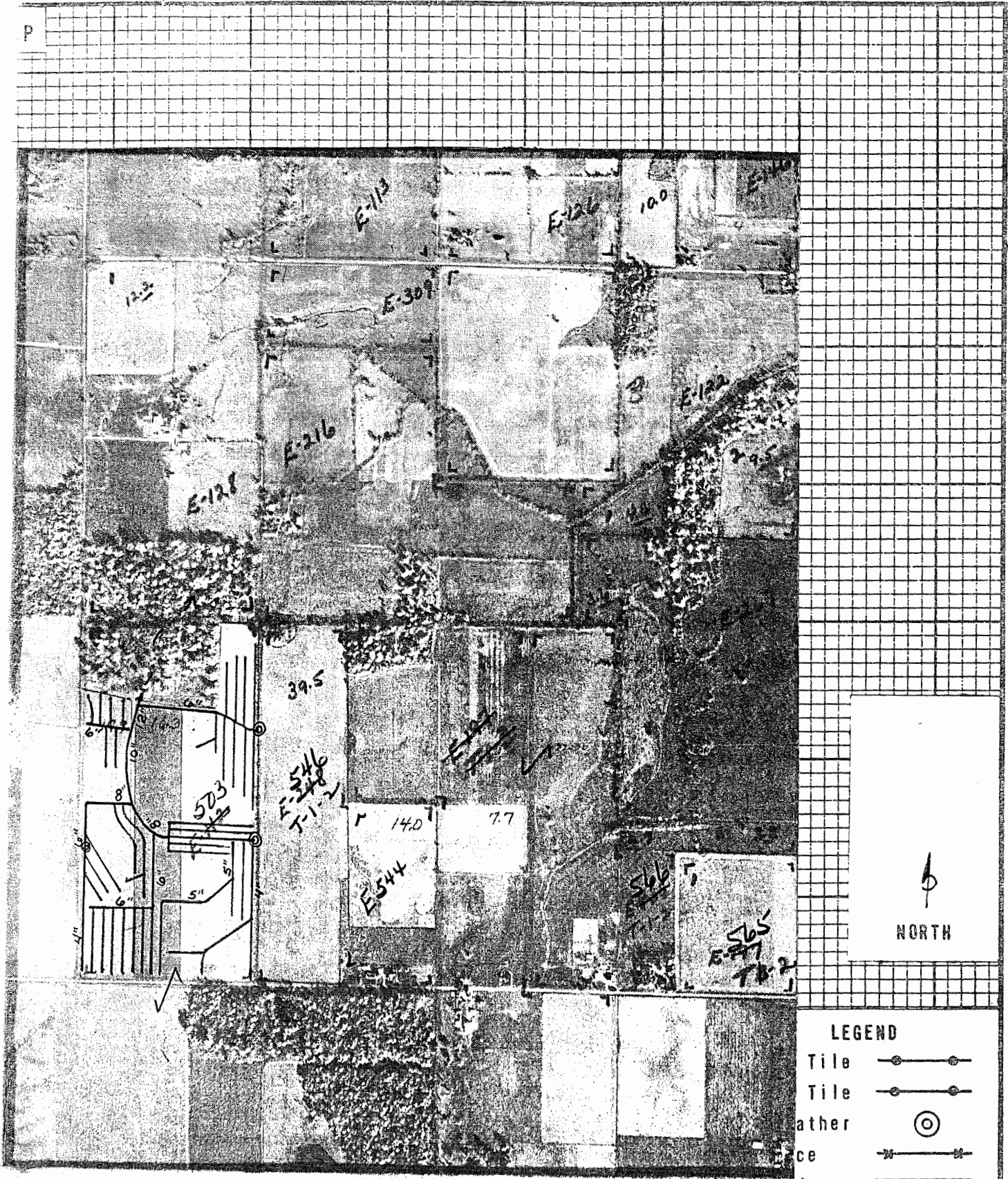
Farm 9126 Tract 2908

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



# TILE MAP

## TRACTS 1-2



- LEGEND**
- Tile —●—●—
  - Tile —●—●—
  - Water —○—
  - Canal —||—||—
  - Open Ditch —>—>—
  - Stream —>—>—
  - Other





**TRACTS 1 & 2**



**TRACT 2**





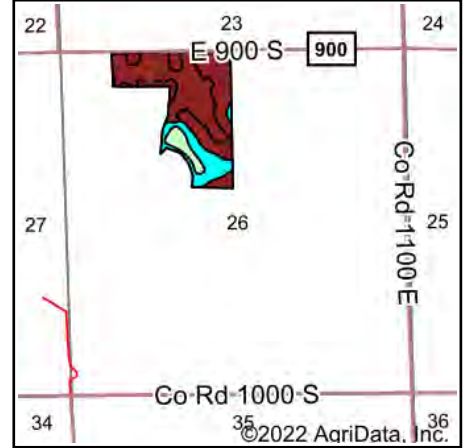
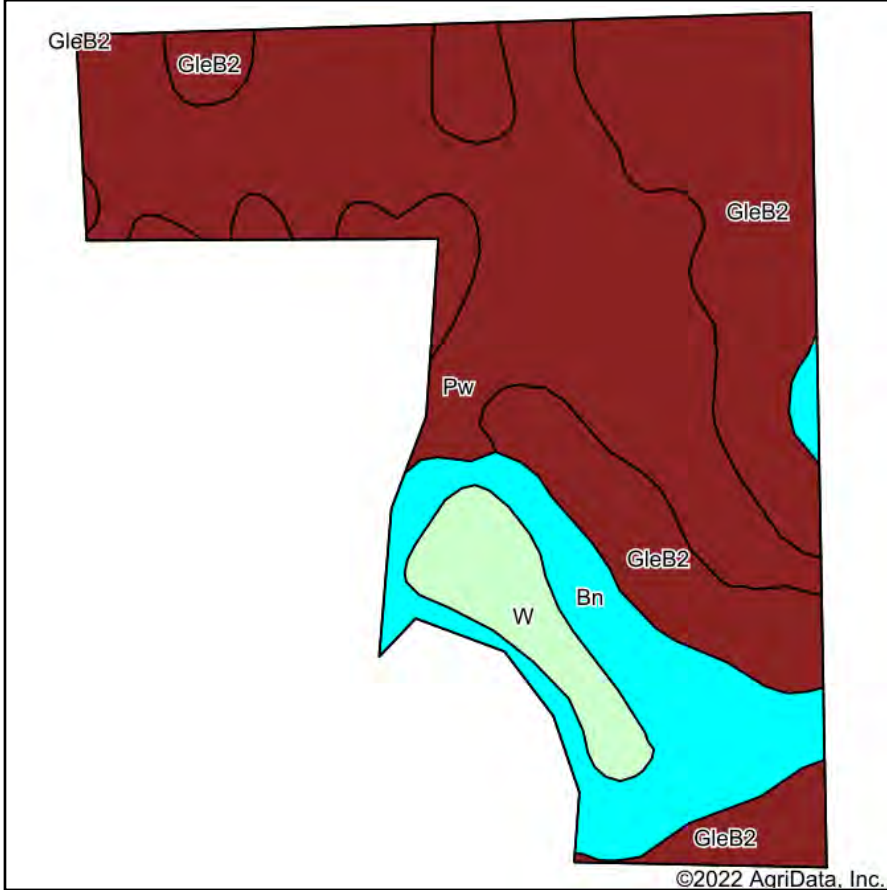
# TRACTS 3-5





# SOILS MAP

## TRACT 3



State: **Indiana**  
 County: **Grant**  
 Location: **26-23N-9E**  
 Township: **Jefferson**  
 Acres: **54.95**  
 Date: **3/8/2022**



Soils data provided by USDA and NRCS.

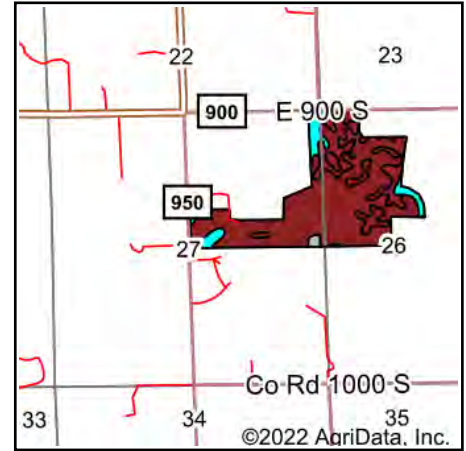
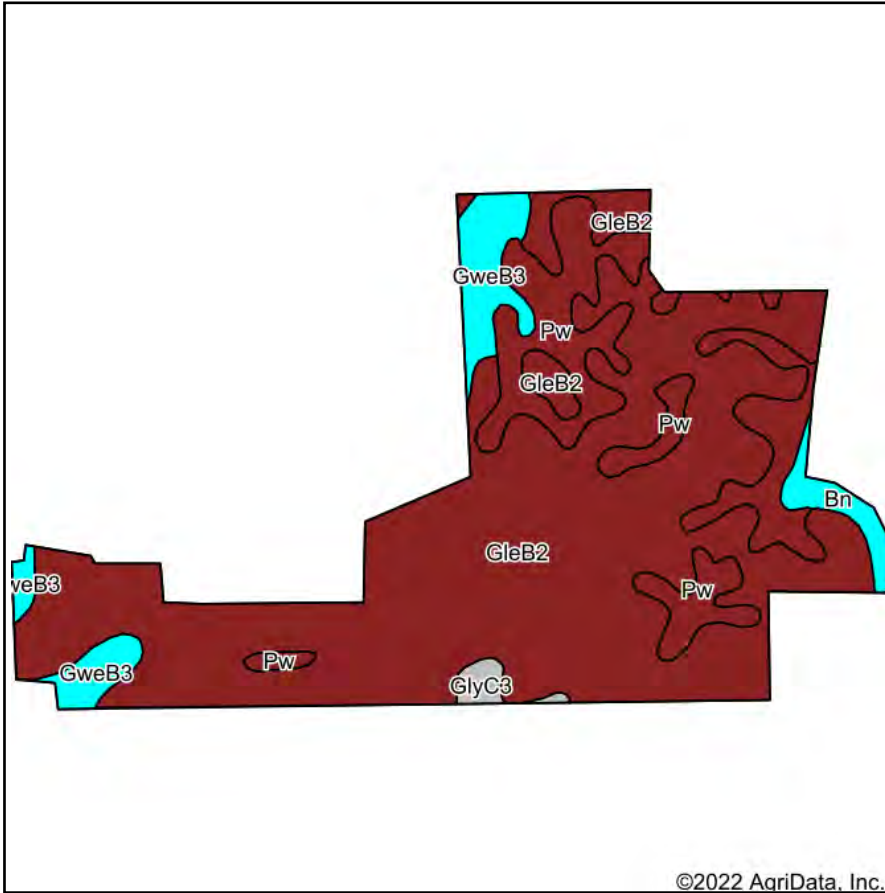
Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	22.42	40.8%		llw	157		47	75	75	66
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	20.57	37.4%		lle	123		42	55	55	38
Bn	Bono silty clay	8.49	15.5%		lllw	150	10	40	70	69	70
W	Water	3.47	6.3%								
<b>Weighted Average</b>					<b>2.03</b>	<b>133.3</b>	<b>1.5</b>	<b>41.1</b>	<b>*n 62</b>	<b>*n 61.9</b>	<b>*n 52</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# SOILS MAP

## TRACT 4



State: **Indiana**  
 County: **Grant**  
 Location: **27-23N-9E**  
 Township: **Jefferson**  
 Acres: **139.68**  
 Date: **3/8/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	101.55	72.7%		Ile	123		42	55	55	38
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	25.33	18.1%		Ilw	157		47	75	75	66
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	8.61	6.2%		Ille	120		40	48	48	29
Bn	Bono silty clay	2.88	2.1%		Illw	150	10	40	70	69	70
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	1.31	0.9%		Ive	105		27	46	46	25
<b>Weighted Average</b>					<b>2.10</b>	<b>129.4</b>	<b>0.2</b>	<b>42.6</b>	<b>*n 58.4</b>	<b>*n 58.4</b>	<b>*n 43.1</b>

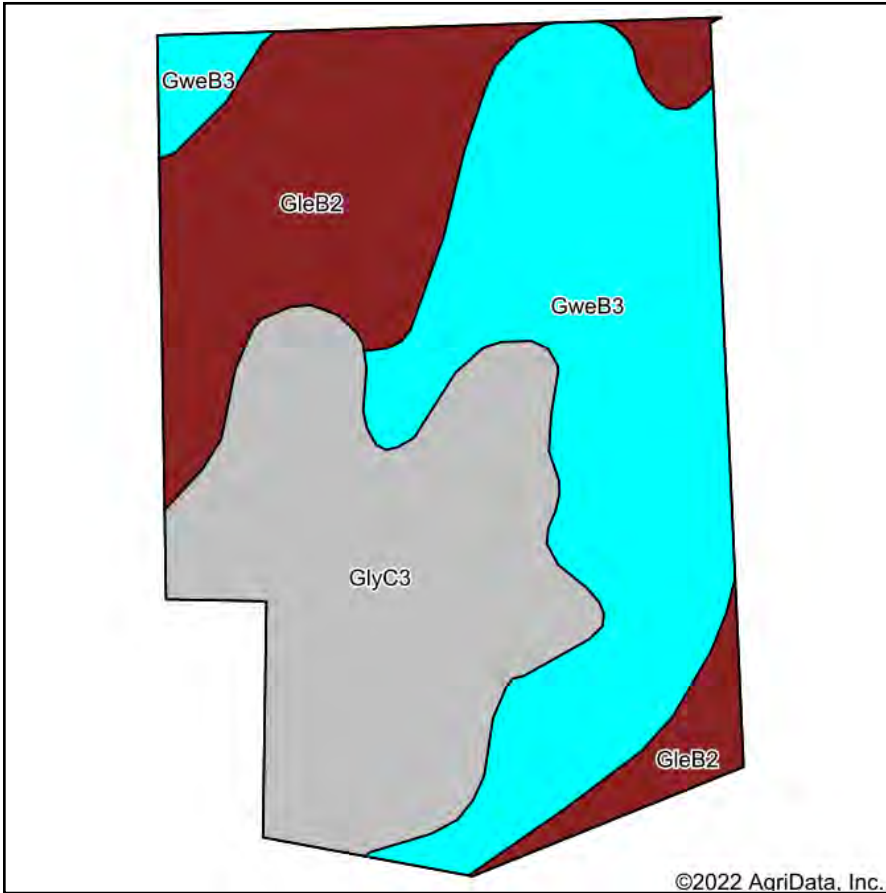
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

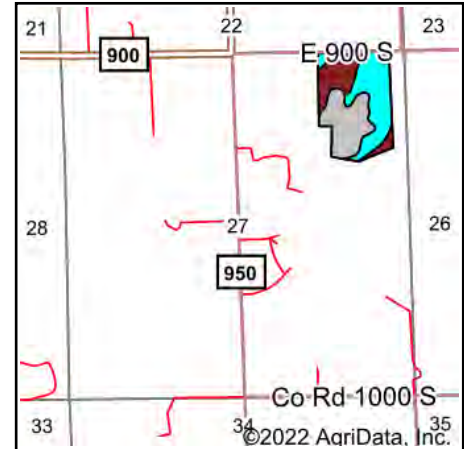
Soils data provided by USDA and NRCS.

# SOILS MAP

## TRACT 5



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **27-23N-9E**  
 Township: **Jefferson**  
 Acres: **39.22**  
 Date: **3/8/2022**



Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	15.71	40.1%		IIIe	120	40	48	48	29
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	13.30	33.9%		IVe	105	27	46	46	25
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	10.21	26.0%		Ile	123	42	55	55	38
<b>Weighted Average</b>					<b>3.08</b>	<b>115.7</b>	<b>36.1</b>	<b>*n 49.1</b>	<b>*n 49.1</b>	<b>*n 30</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# FSA MAP

## TRACTS 3-5

**USDA Farm 9126 Tract 12725**

Administered by: Delaware County, Indiana

Map prepared on: 2/16/2022  
 520.82 Tract acres  
 241.32 Cropland acres  
 2.7 CRP acres

**Wetland Determination Identifiers:**

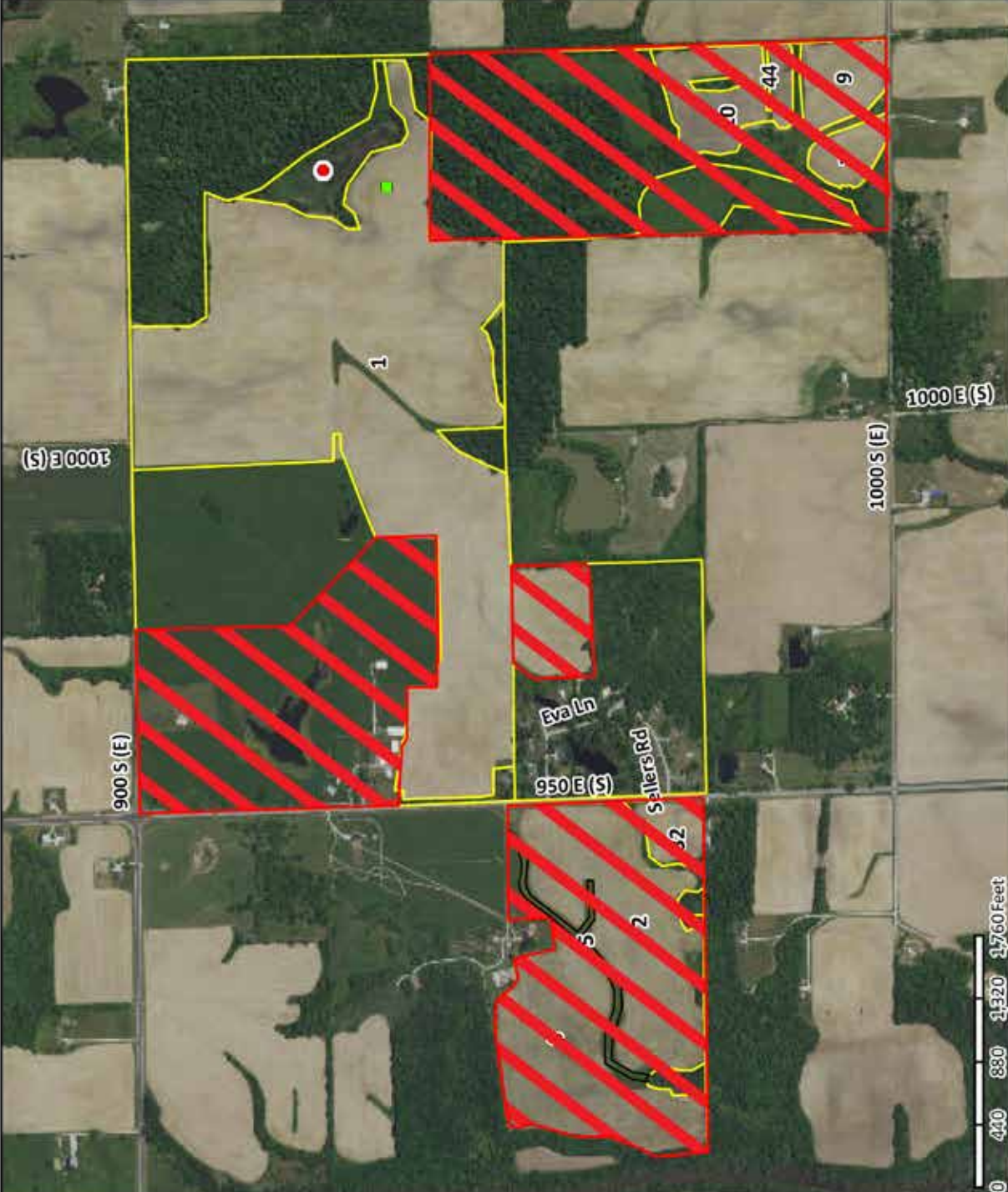
- Restricted Use **TRS: 23N9E27**
- ▼ Limited Restrictions **Grant**
- Exempt from Conservation Compliance Provisions

- CRP
- CLU



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-02-16 11:33:20

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	145.97	N	2				Y
2	33.9	N	2				Y
5	2.7	N	2	11021B	8A	25	Y
7	4.18	H	2				Y
8	29.93	N	2				Y
9	7.27	H	2				Y
10	12.47	H	2				Y
32	4.57	N	2				Y
44	0.33	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

# CLASSIFIED FOREST TRACT 3

38924

THE DEPARTMENT OF NATURAL RESOURCES  
STATE OF INDIANA

Application for the Classification of Land as Forest Land

LeLaLo Farms  
By Leland E. Boren, owner do hereby make application to have  
(Name of person, etc. making application)  
classified as FOREST LAND, subject to the provisions of an Act approved  
March 10, 1921, entitled, "An Act to encourage timber production and to protect  
watersheds, by classifying certain land as forest lands and prescribing a method  
of appraising lands thus classified for purposes of taxation, "the following  
described land, of which I am owner, to-wit:

SEE ATTACHED DESCRIPTION

RECEIVED FOR RECORD DEC 14 1981 AT 9:45 O'CLOCK AM  
*misc micro 81-*  
Recorded in 81-  
Recorder Grant County

Note: The two witnesses must be legal voters of the county where the land is situated.

<u>Judith E. Over</u> Witness	<u>2115 Maplewood Drive, Marion, Ind.</u> Address
<u>Martha B. Senger</u> Witness	<u>9320 E. - 700 S., Upland, Ind.</u> Address
LeLaLo Farms By: L. E. Boren <u>[Signature]</u> Signature of owner and applicant	<u>9315 S. - 950 E., Upland</u> Post Office Address
<u>Grant</u> County in which owner resides	<u>Indiana 46989</u> State
<u>Grant</u> County location of land to be classified	



# CLASSIFIED FOREST TRACT 3

## REPORT OF APPRAISEMENT

I, Mildred J. Yeazel, County Assessor of Greene County, Indiana certify that the appraisement is on the land herein described, and that the true market value of the land described is 369-5090 per acre. (Be sure to put appraisal here)

Further that the true market value of the remaining land of the section or sections in which the land proposed for classification is located is worth as follows:

The N.W. 1/4 of Sec. <u>26</u>	is worth <u>369</u>	per acre
The S.W. 1/4 of Sec. _____	is worth _____	per acre
The N.E. 1/4 of Sec. _____	is worth _____	per acre
The S.E. 1/4 of Sec. _____	is worth _____	per acre

Remarks:

Date 10/21/81

Note: The two witnesses must be legal voters of the county where the land is situated.

Marjorie Madson  
Witness  
719 W. 3rd St.  
Address

Maury, Ind.  
Witness  
223 E 2nd  
Address  
Garrison, Ind.

Mildred J. Yeazel  
Signature of County Assessor

Marjorie  
Witness  
9690 5007 7th  
Address  
723 1/2 2nd St

Julius M. Trout  
Witness  
465  
Address

Ray Hickam  
Signature of County Auditor

Norma Meyer  
Witness  
402 Stephenson  
Address

Walter Spivey  
Witness  
503 Harrison  
Address

Robert Gordon  
Signature of County Treasurer

Note: The land to be appraised is to be valued at its true market value, exclusive of all timber, buildings, and other improvements but shall include any mineral, stone, oil or gas it may have. If the appraisement is satisfactory to the owner and State Forester, it is not necessary to obtain signatures of the County Auditor and County Treasurer.

# CLASSIFIED FOREST TRACT 3

## REPORT OF THE SURVEYOR

State of Indiana

County of GRANT

I, JOSEPH C. HORNER, P.E., a registered Land Surveyor in the State of Indiana, do hereby certify that the annexed is a true plat and correct description of land owned by

LELAND E. AND LARITA R. BOREN

that is mentioned in his application to the State Forester of the Department of Natural Resources, State of Indiana, to be classified as Forest Land under the provisions of an Act approved March 10, 1921, as determined from an \* actual survey or X aerial photograph (check one) of said premises by me on 21 FEBRUARY 1981, at the request of said owner.

Signed by Joseph C. Horner  
Registered Land Surveyor

Dated 28 FEBRUARY, 1981

Note: The two witnesses must be legal voters of the county where the land is situated.

James E. Brown  
Witness

P.O. Box 77 LADESS, IND  
Address

Alan E. Spain  
Witness

2408 E. BRADFORD HARRIS, INC  
Address

\*Note: Sec. 4 provides: "Applicant shall have the parcel of land proposed for classification surveyed by metes and bounds and located with reference to some established corner. If in the judgement of the registered land surveyor, an accurate description, in compliance with the requirements set out in this act, may be obtained from an aerial photograph of the land, a description taken from such a photograph may be used and a notation shall be made to this effect on the application blank. In addition, the parcel of land shall be located as to section, township, range and county. Plats of the survey shall be made in ink, and on a scale, and of a number, as prescribed by the Department of Natural Resources."



# CLASSIFIED FOREST TRACT 3

## REPORT OF THE STATE FORESTER

This is to certify that I have or my deputy David Pearson has examined the land herein described and believe the land has been appraised at its true cash value. Further, I have examined the forest plantation or native forest, and believe the stand of trees now complies with the provisions of the law. Further, I believe the owner will faithfully carry out the provisions of the law.

The topography, soil stand and species of trees, etc., are here briefly described:

Topography: Level

Soils: Blount, Morley, Pewamo

Species Present: Ash, Buckeye, Cherry, Cottonwood, Elm, Hickory, Honey locust, Maple, Bur Oak, Red Oak, White Oak, Tulip Poplar, Sassafras, Black Walnut

Past Management: TSI this year; previous history not known

Date report was received February 10, 1981

Date land was inspected November 2, 1981

Date County Auditor was notified \_\_\_\_\_

Date County Recorder was notified \_\_\_\_\_

David G. Pearson

Witness

2007 Roxbury Ln. Murcise, Ind. 47302

Address

Cindy L. Mills

Witness

2108 West 11<sup>th</sup> Murcise, Indiana 47302

Address

David Pearson  
Signature of State Forester or Deputy

# CLASSIFIED FOREST

## TRACT 3

### SURVEYOR'S PLAT

NOTE: The Surveyor shall plat the area and put required data on this page .

ATTACHED

LELAND E. BOREN  
Name of Applicant

GRANT  
County



# CLASSIFIED FOREST TRACT 3

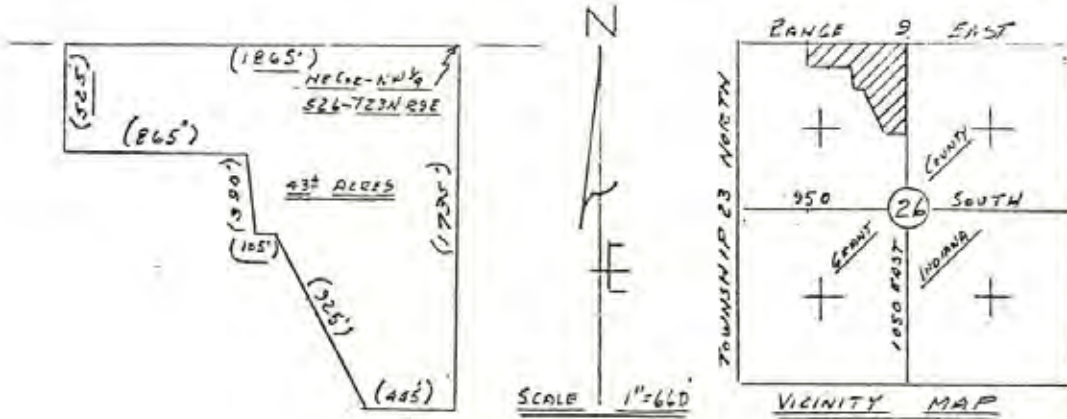
MESA, INC.  
CONSULTING ENGINEERS  
421 SOUTH MAIN STREET  
JONESBORO, INDIANA 46938

PROJECT NUMBER 21-2-A

## CERTIFICATE OF LAND SURVEYS

FOR LE LA LO FARUS  
ADDRESS LELAND E. AND LARITA R. EOPEN, OWNERS  
1050 EAST, 900 SOUTH  
UPLAND, INDIANA 46989

SKETCH OF REAL ESTATE



NOTE: ALL DIMENSIONS SCALED FROM AERIAL PHOTO BFC-4KK17 (1969)

### DESCRIPTION OF REAL ESTATE FOR CLASSIFIED FOREST LANDS

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE NINE (9) EAST; THENCE WEST A DISTANCE OF ONE THOUSAND EIGHT HUNDRED SIXTY-FIVE (1865) FEET; THENCE SOUTH A DISTANCE OF FIVE HUNDRED TWENTY-FIVE (525) FEET; THENCE EAST A DISTANCE OF EIGHT HUNDRED SIXTY-FIVE (865) FEET; THENCE SOUTHEASTWARDLY A DISTANCE OF THREE HUNDRED NINETY (390) FEET; THENCE EAST A DISTANCE OF ONE HUNDRED FIVE (105) FEET; THENCE SOUTHEASTWARDLY A DISTANCE OF NINE HUNDRED TWENTY-FIVE (925) FEET; THENCE EAST A DISTANCE OF FOUR HUNDRED FORTY-FIVE (445) FEET; THENCE NORTH A DISTANCE OF ONE THOUSAND SEVEN HUNDRED THIRTY-FIVE (1735) FEET, OR TO THE PLACE OF BEGINNING; CONTAINING FORTY-THREE (43) ACRES, MORE OR LESS, AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE NINE (9) EAST IN JEFFERSON TOWNSHIP, GRANT COUNTY, STATE OF INDIANA, AND BEING SUBJECT TO EXISTING HIGHWAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS.

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE ABOVE IS A CORRECT SKETCH AND/OR REAL ESTATE DESCRIPTION(S) OF LAND SURVEYS COMPLETED BY ME THIS 21<sup>ST</sup> DAY OF FEBRUARY, 1981

DRAWING ADH

DESCRIPTION(S) JCH

DATE 25 FEBRUARY 1981

*Joseph C. Horner*  
JOSEPH C. HORNER, P.E.

SEAL



AREA FILE NW 1/4 26-23-9

# DRAINAGE INFORMATION

## TRACT 4

IN-ENG-12 (Rev. 6-73)  
 (File Code: ENG 12)

UNITED STATES DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE

### TILE INSTALLATION REPORT

Landowner's Name & Address Le La Lo Farms

Location SEC. 26

Dominant or Critical Soils BLOUNT-Pewamo Drainage Coefficient 3/8

### DESIGN AND INSTALLATION DATA

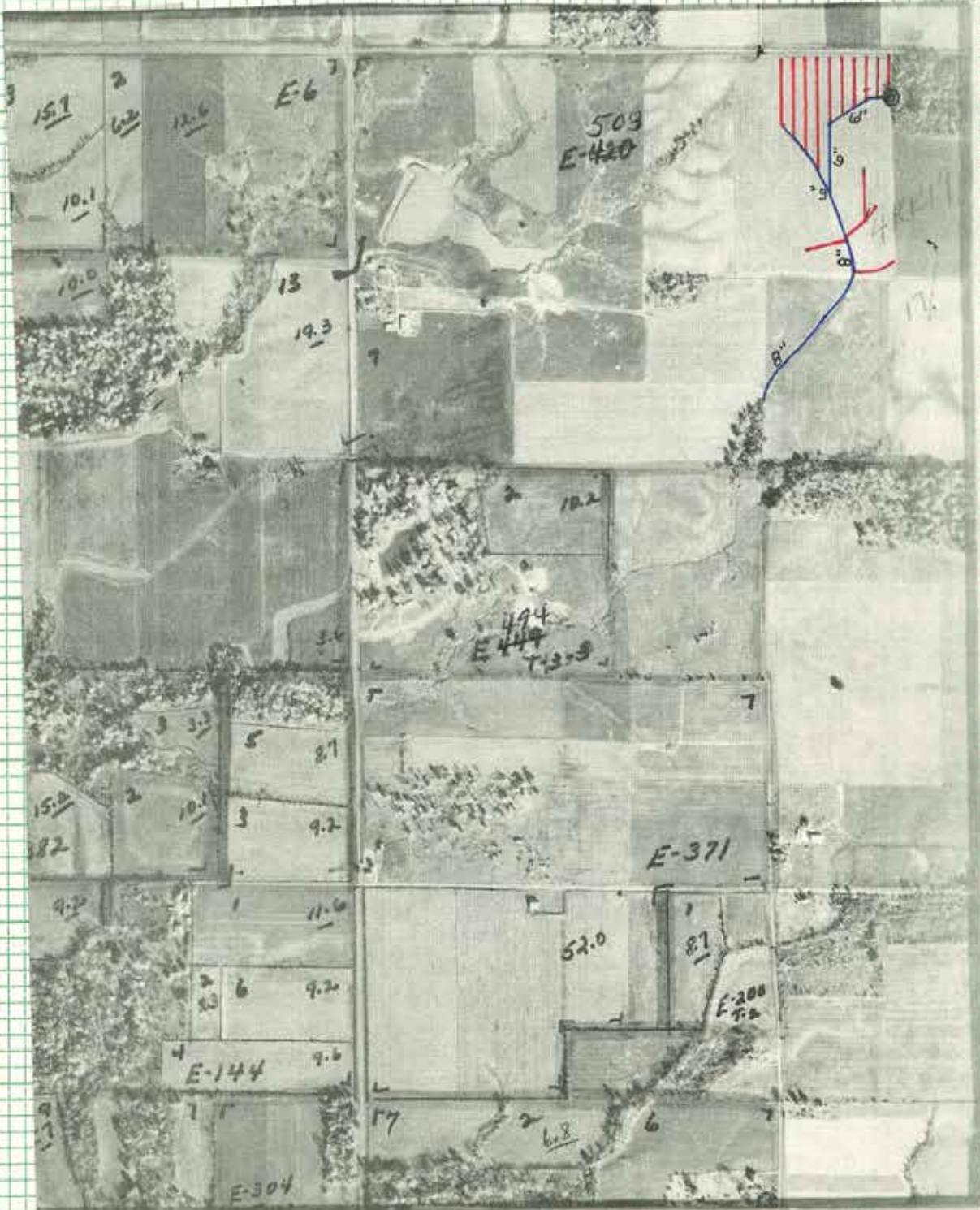
PLANNED (SCS)	INSTALLED (CONTRACTOR)
Allowable Grades - Minimum <u>.10%</u>	Tile Manufacturer _____
Maximum <u>2.0%</u>	
Lateral Spacing <u>80'</u>	Lateral Spacing _____
Outlet - Open Ditch <input checked="" type="checkbox"/> <u>✓</u>	Outlet - Open Ditch <input checked="" type="checkbox"/> _____
Existing Tile (size) _____	Existing Tile (size) _____
Condition _____	Condition _____
Outlet Pipe - Number <u>1</u>	Outlet Pipe - Number _____
Diameter <u>8"</u> Length <u>20'</u>	Diameter _____ Length _____
Height above normal water <u>6"</u>	Height above normal water _____
Animal Guard Yes <input checked="" type="checkbox"/> No _____	Animal Guard Yes _____ No _____
Tile 4" <u>3650'</u> 5" <u>250'</u>	Tile 4" _____ 5" _____
6" <u>1900'</u> 8" <u>1000'</u>	6" _____ 8" _____
_____	_____
Total Footage <u>6800'</u>	Total Footage _____
Structures & Connections (No. & Type)	Structures & Connections (No. & Type)
_____	_____
_____	_____
_____	_____
Remarks and Special Items _____	Remarks and Special Items _____
_____	_____



# DRAINAGE MAP

## TRACT 4

MAP



EGEND

- e ————
- e ————
- r ○
- +—+—
- ====

open ditch  
or Stream → →  
Other

h = Feet



# POWERLINE EASEMENT

## TRACTS 3 & 4

67 925

DEED OF  
EASEMENT  
FORM 6A-63,

GRANTOR: Name Leland Boren  
Address R.E. #1  
851 Upland, Indiana

Eas. No. 80 Map No. 608  
W.O. NO. 741/0920  
GR 98

**RECEIVED OF** INDIANA & MICHIGAN ELECTRIC COMPANY, an Indiana corporation,  
the sum of ONE DOLLAR (\$1.00) in consideration of which  
Leland Boren and LaRita Boren

his wife, (~~or co-grantor~~) hereby grant s and convey s unto said INDIANA & MICHIGAN  
ELECTRIC COMPANY, its successors and assigns, the right and easement to construct, operate  
and maintain or remove an electric power line, with all necessary poles, anchors, wires and fixtures,  
and the right to permit attachments of others to said poles, with services and extensions therefrom,  
and over the following described lands situated in the Township of Jefferson  
County of Grant State of Indiana and being a part of  
Section No. 27 Township No. 23 North, and Range No. 9 East, and described as follows:

A Part of the Northeast 1/4 of Section 27 estimated to contain 160  
Acres.

This easement is limited to the installation of two poles and two  
anchors with all the necessary wire, attachments, and equipment.

Together with the right of ingress and egress to and from and over said premises, and also the  
right to cut or trim any trees which may endanger the safety or interfere with the construction and  
use of said power line. Grantor certifies under oath that no Indiana Gross Income Tax is due or  
payable at this time in respect to the transfer made by this indenture.

It is agreed that the foregoing is the entire contract between the parties hereto and that this  
written agreement is complete in all its terms and provisions.

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s  
this 17th day of May 19 67.

WITNESS:



Leland Boren  
Leland Boren  
LaRita Boren  
LaRita Boren

STATE OF INDIANA }  
Grant County } ss.  
Before me Harry L. Johnson, a Notary Public in and for said county  
and State, this 17 day of May, 19 67, personally appeared the above named  
Leland Boren and LaRita Boren

and acknowledged the execution of the within instrument, and who, having been duly sworn, swears  
that the statements contained therein relating to Indiana Gross Income Tax are true.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year  
above written.  
My commission expires 11-18, 19 68.

Harry L. Johnson  
Harry L. Johnson Notary Public

RECEIVED FOR RECORD JUN 16 1967 AT 11:05 CLOCK A.M.  
Recorded in Book 1000

This instrument was prepared by  
Theodore R. Fouts, Employee of  
Indiana & Michigan Electric Com-  
pany on its behalf.



**TRACT 3**



**TRACT 3**





TRACT 3



TRACT 3





TRACT 4



TRACT 4





**TRACT 4**



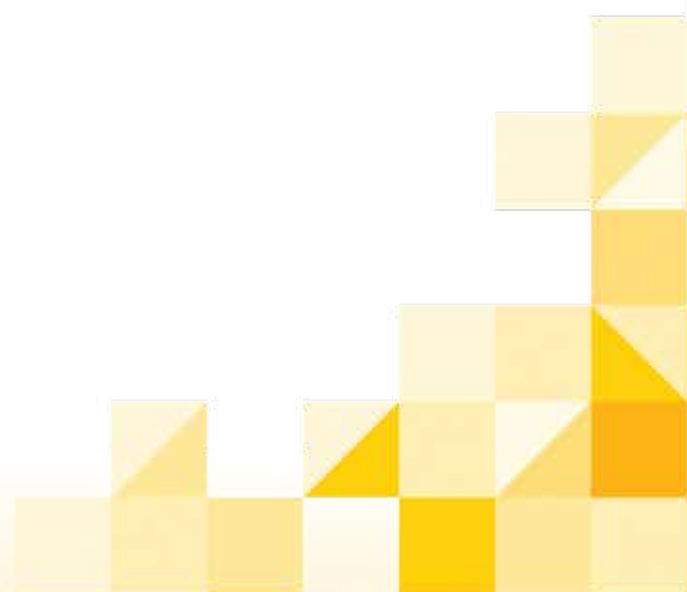
**TRACT 5**





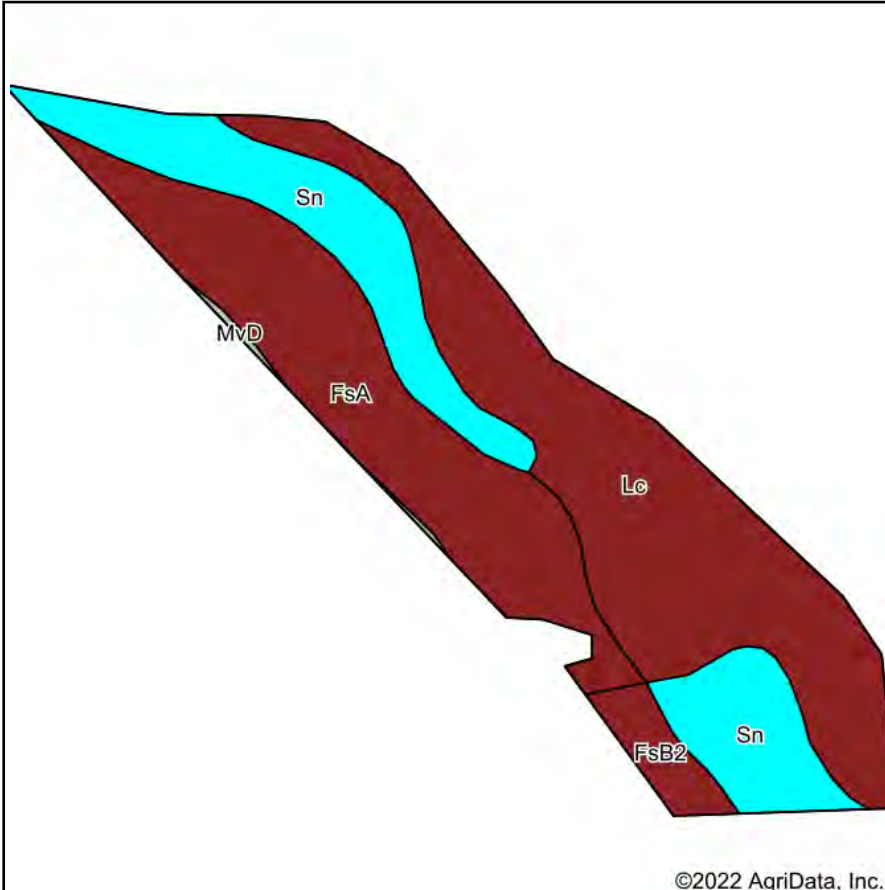


# TRACT 6

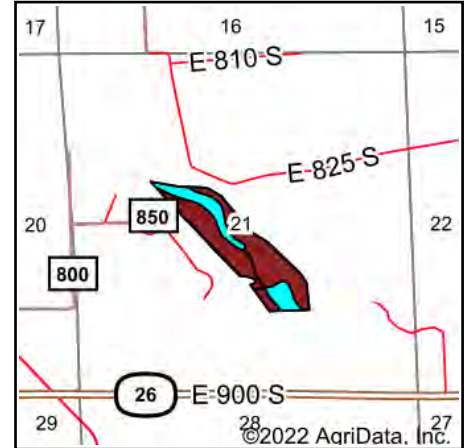


# SOILS MAP

## TRACT 6



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **21-23N-9E**  
 Township: **Jefferson**  
 Acres: **38.67**  
 Date: **3/8/2022**



Area Symbol: IN053, Soil Area Version: 29												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
Lc	Landes sandy loam, occasionally flooded	15.61	40.4%		llw	100	7	31	65	65	58	
FsA	Fox silt loam, till plain, 0 to 2 percent slopes	11.70	30.3%		lls	103		36	68	68	61	
Sn	Sloan silty clay loam, 0 to 1 percent slopes, occasionally flooded	9.75	25.2%		lllw	139		38	82	80	79	
FsB2	Fox silt loam, till plain, 2 to 6 percent slopes, eroded	1.44	3.7%		lle	98		34	63	63	54	
MvD	Morley silt loam, 12 to 18 percent slopes	0.17	0.4%		lve	110	6	38	65	65	53	
<b>Weighted Average</b>					<b>2.26</b>	<b>110.7</b>	<b>2.9</b>	<b>34.4</b>	<b>*n 70.1</b>	<b>*n 69.6</b>	<b>*n 64</b>	

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



# FSA MAP

## TRACT 6

**USDA Farm 9126 Tract 2905**  
 Administered by: Delaware County, Indiana

Map prepared on: 2/16/2022  
 56.37 Tract acres  
 30.4 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**  
 Restricted Use **TRS: 23N9E21**  
 Limited Restrictions **Grant**  
 Exempt from Conservation Compliance Provisions

CRP  
 CLU



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-02-16 11:33:20



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	30.4	N	2					Y

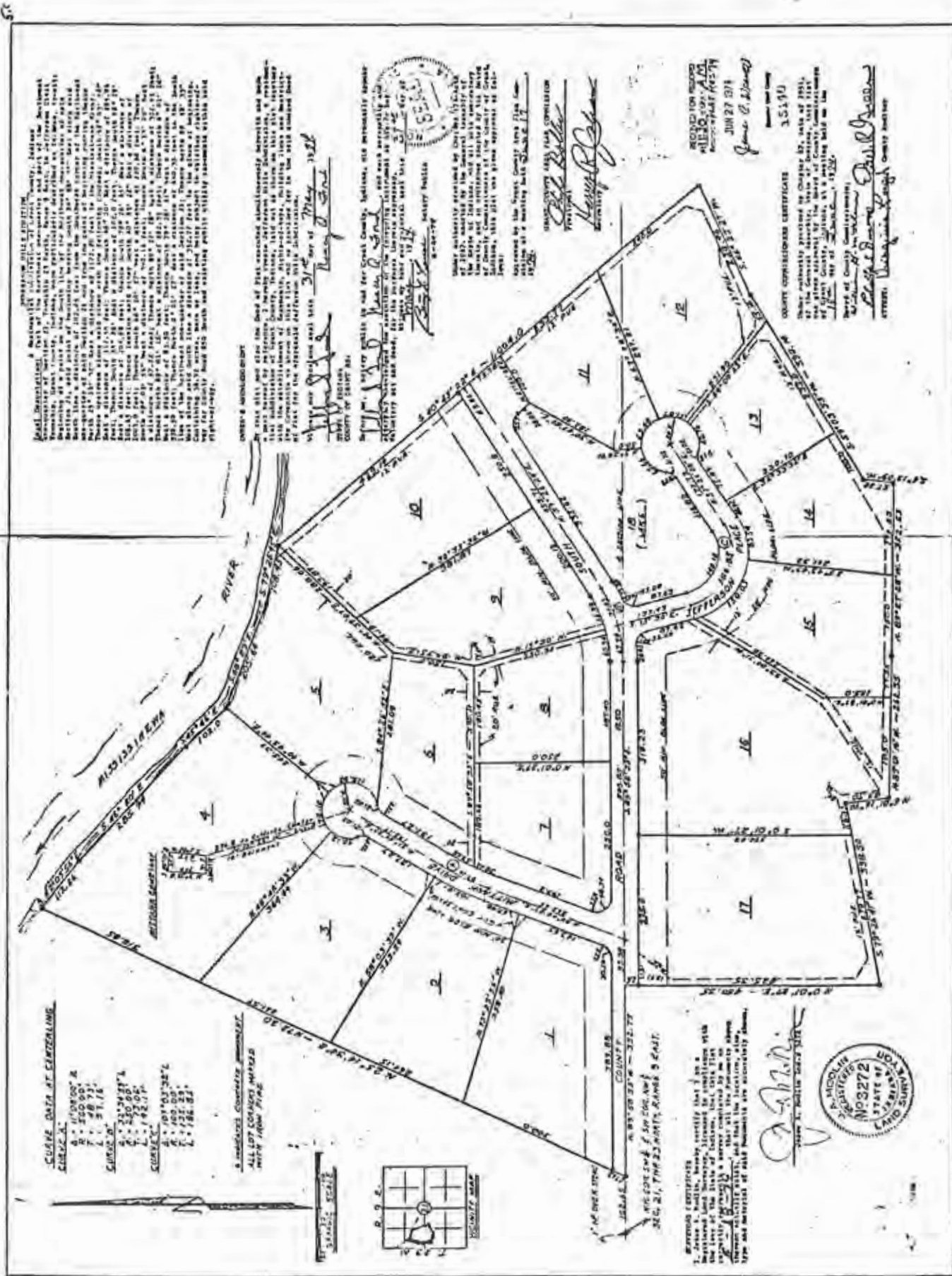
USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The 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.





# ADJOINING PLAT

## TRACT 6



**CURVE DATA AT CENTERLINE**

**CURVE A**

R = 500.00'  
 L = 28.73'  
 T = 31.18'

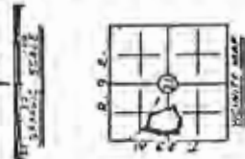
**CURVE B**

R = 250.00'  
 L = 14.365'  
 T = 15.590'

**CURVE C**

R = 100.00'  
 L = 5.743'  
 T = 6.283'

ALL LOT CORNERS MARKED WITH IRON PINE



**EXEMPT CERTIFICATE**

I, James A. Smith, County Clerk, do hereby certify that this plat was filed for record in the office of the County Clerk, and that the same is a correct and true copy of the original survey as shown to me by the surveyor, and that the locations, names, type and material of said monuments are accurately shown.

*James A. Smith*  
 COUNTY CLERK



**CONGRESSIONAL CERTIFICATE**

Whereas, the plat of the land described in the foregoing certificate, was filed for record in the office of the County Clerk, and the same is a correct and true copy of the original survey as shown to me by the surveyor, and that the locations, names, type and material of said monuments are accurately shown.

*James A. Smith*  
 COUNTY CLERK

**CONGRESSIONAL CERTIFICATE**

Whereas, the plat of the land described in the foregoing certificate, was filed for record in the office of the County Clerk, and the same is a correct and true copy of the original survey as shown to me by the surveyor, and that the locations, names, type and material of said monuments are accurately shown.

*James A. Smith*  
 COUNTY CLERK

**CONGRESSIONAL CERTIFICATE**

Whereas, the plat of the land described in the foregoing certificate, was filed for record in the office of the County Clerk, and the same is a correct and true copy of the original survey as shown to me by the surveyor, and that the locations, names, type and material of said monuments are accurately shown.

*James A. Smith*  
 COUNTY CLERK

**CONGRESSIONAL CERTIFICATE**

Whereas, the plat of the land described in the foregoing certificate, was filed for record in the office of the County Clerk, and the same is a correct and true copy of the original survey as shown to me by the surveyor, and that the locations, names, type and material of said monuments are accurately shown.

*James A. Smith*  
 COUNTY CLERK

**CONGRESSIONAL CERTIFICATE**

Whereas, the plat of the land described in the foregoing certificate, was filed for record in the office of the County Clerk, and the same is a correct and true copy of the original survey as shown to me by the surveyor, and that the locations, names, type and material of said monuments are accurately shown.

*James A. Smith*  
 COUNTY CLERK

**CONGRESSIONAL CERTIFICATE**

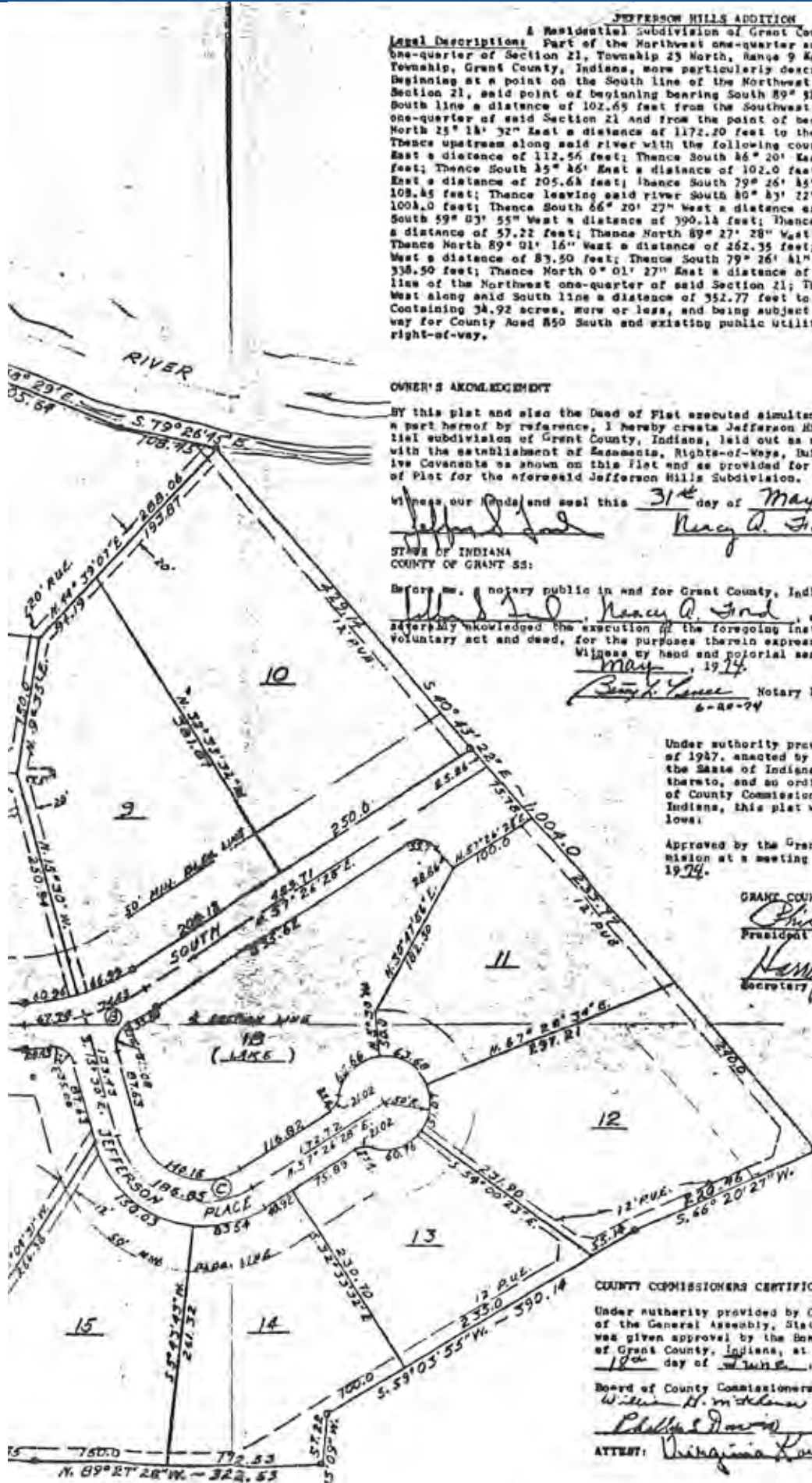
Whereas, the plat of the land described in the foregoing certificate, was filed for record in the office of the County Clerk, and the same is a correct and true copy of the original survey as shown to me by the surveyor, and that the locations, names, type and material of said monuments are accurately shown.

*James A. Smith*  
 COUNTY CLERK



# ADJOINING PLAT

## TRACT 6



**JEFFERSON HILLS ADDITION**

**Legal Description:** A Residential Subdivision of Grant County, Indiana One-quarter of Section 21, Township 23 North, Range 9 East, in Jefferson Civil Township, Grant County, Indiana, more particularly described as follows, to-wit: Beginning at a point on the South line of the Northwest one-quarter of said Section 21, said point of beginning bearing South 89° 58' 38" East along said South line a distance of 102.65 feet from the Southwest corner of the Northwest one-quarter of said Section 21 and from the point of beginning running thence North 15° 18' 32" East a distance of 1172.20 feet to the Mississinewa River; Thence upstream along said river with the following courses; South 52° 03' 56" East a distance of 112.56 feet; Thence South 86° 20' East a distance of 289.94 feet; Thence South 15° 36' East a distance of 102.0 feet; Thence South 68° 29' East a distance of 205.64 feet; Thence South 79° 26' 15" East a distance of 108.45 feet; Thence leaving said river South 80° 43' 22" East a distance of 1004.0 feet; Thence South 66° 20' 27" West a distance of 220.36 feet; Thence South 59° 03' 55" West a distance of 390.14 feet; Thence South 6° 13' 09" West a distance of 57.22 feet; Thence North 89° 27' 28" West a distance of 322.53 feet; Thence North 89° 01' 16" West a distance of 262.35 feet; Thence North 6° 01' 16" West a distance of 83.50 feet; Thence South 79° 26' 15" West a distance of 338.50 feet; Thence North 0° 01' 27" East a distance of 450.35 feet to the South line of the Northwest one-quarter of said Section 21; Thence North 89° 58' 33" West along said South line a distance of 352.77 feet to the place of beginning. Containing 34.92 acres, more or less, and being subject to existing rights-of-way for County Road 850 South and existing public utility easements within said right-of-way.

**OWNER'S ACKNOWLEDGMENT**

BY this plat and also the Deed of Plat executed simultaneously herewith and made a part hereof by reference, I hereby create Jefferson Hills Subdivision, a residential subdivision of Grant County, Indiana, laid out as shown on this plat together with the establishment of Easements, Rights-of-Ways, Building lines and Restrictive Covenants as shown on this plat and as provided for in the said annexed Deed of Plat for the aforesaid Jefferson Hills Subdivision.

Witness our hands and seal this 31<sup>st</sup> day of May 1974

*Jefferson Ford* *Nancy Q. Ford*

STATE OF INDIANA  
COUNTY OF GRANT SS:

Before me, a notary public in and for Grant County, Indiana, did personally appear Jefferson Ford Nancy Q. Ford, and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this 31<sup>st</sup> day of May, 1974

*Benjamin L. Young* Notary Public  
6-28-74



Under authority provided by Chapter 115, Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Board of County Commissioners of the County of Grant, Indiana, this plat was given approval as follows:

Approved by the Grant County Area Plan Commission at a meeting held June 17, 1974.

GRANT COUNTY AREA PLAN COMMISSION

*Phil Bolles*  
President

*Henry R. Johnson*  
Secretary

RECEIVED FOR RECORD  
At 11:30 o'clock AM  
Recorded in PLAT REC 74

JUN 27 1974  
*Jeanne C. Weaver*

**COUNTY COMMISSIONERS CERTIFICATE**

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, this plat was given approval by the Board of County Commissioners of Grant County, Indiana, at a meeting held on the 18<sup>th</sup> day of June, 1974.

Board of County Commissioners:  
*William H. Madson* *Paul B. Green*

ATTENT: *Virginia K. Rugh* County Auditor



TRACT 6



TRACT 6





TRACT 6



TRACT 6



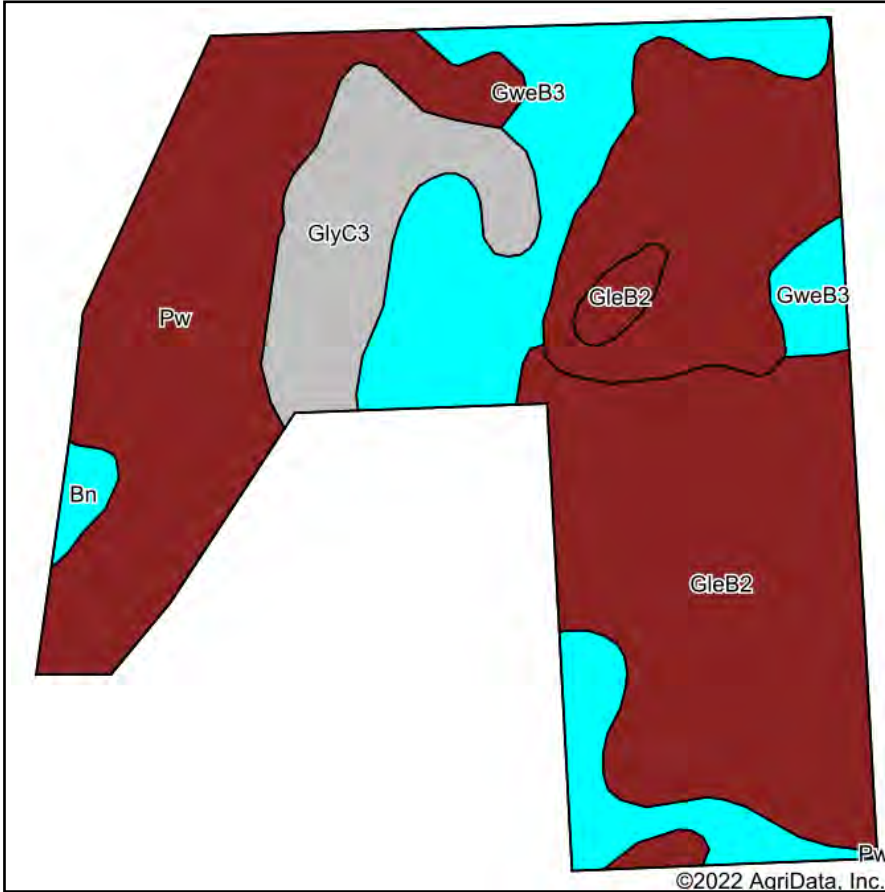




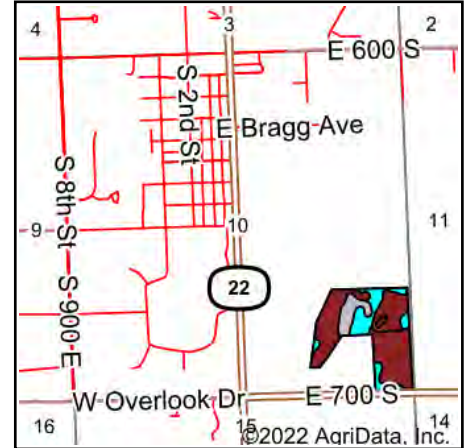
# TRACTS 7-9

# SOILS MAP

## TRACT 7



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **10-23N-9E**  
 Township: **Jefferson**  
 Acres: **37.29**  
 Date: **3/8/2022**



Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	14.59	39.1%		IIw	157		47	75	75	66
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	11.10	29.8%		Ile	123		42	55	55	38
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	7.46	20.0%		IIle	120		40	48	48	29
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	3.77	10.1%		Ive	105		27	46	46	25
Bn	Bono silty clay	0.37	1.0%		IIIw	150	10	40	70	69	70
<b>Weighted Average</b>					<b>2.41</b>	<b>134.2</b>	<b>0.1</b>	<b>42</b>	<b>*n 60.7</b>	<b>*n 60.7</b>	<b>*n 46.2</b>

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

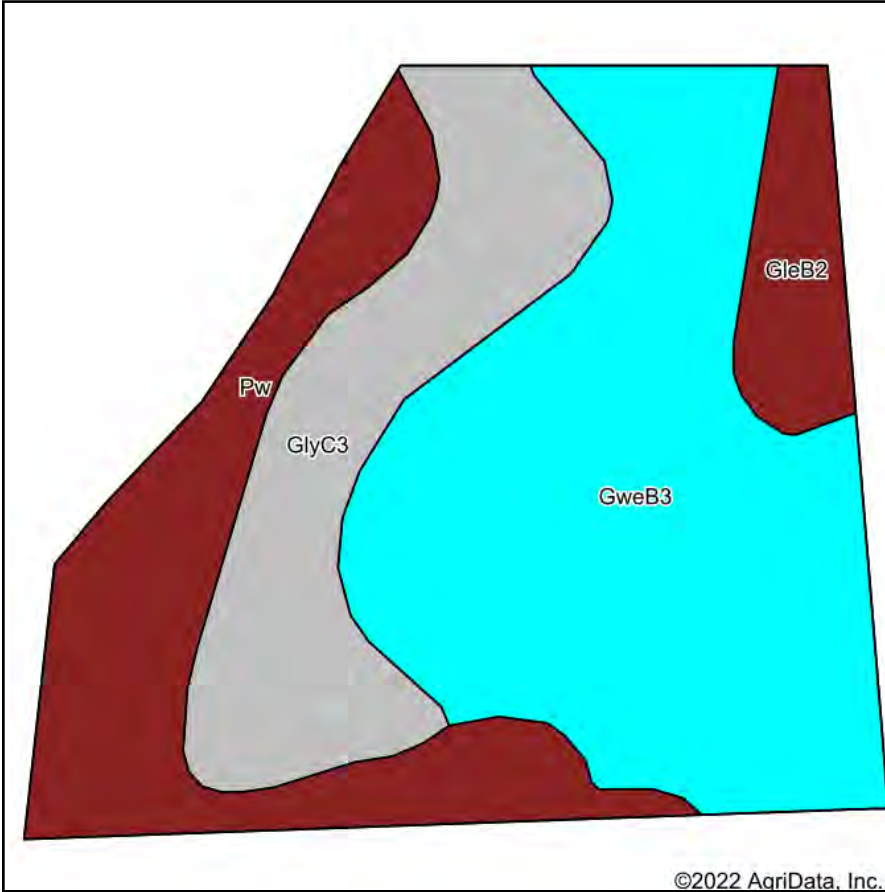
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# SOILS MAP

## TRACT 8



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Grant**  
 Location: **10-23N-9E**  
 Township: **Jefferson**  
 Acres: **16.04**  
 Date: **3/8/2022**



Maps Provided By



Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	7.78	48.5%		Ille	120	40	48	48	29	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	3.68	22.9%		Ilw	157	47	75	75	66	
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	3.58	22.3%		Ive	105	27	46	46	25	
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	1.00	6.2%		Ile	123	42	55	55	38	
<b>Weighted Average</b>						<b>2.93</b>	<b>125.3</b>	<b>38.8</b>	<b>*n 54.2</b>	<b>*n 54.2</b>	<b>*n 37.2</b>

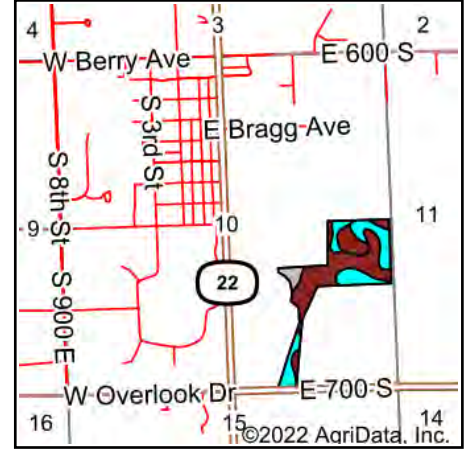
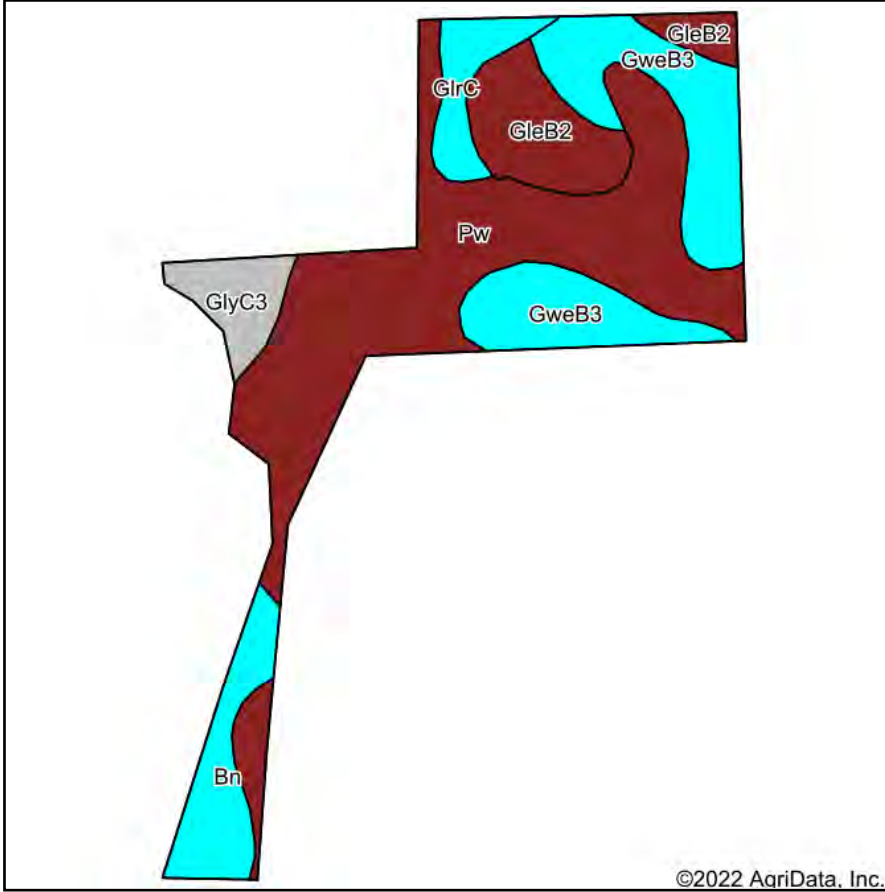
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOILS MAP

## TRACT 9



State: **Indiana**  
 County: **Grant**  
 Location: **10-23N-9E**  
 Township: **Jefferson**  
 Acres: **35.83**  
 Date: **3/8/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IN053, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	16.74	46.7%		llw	157		47	75	75	66
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	8.19	22.9%		llle	120		40	48	48	29
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	4.21	11.7%		lle	123		42	55	55	38
Bn	Bono silty clay	2.99	8.3%		lllw	150	10	40	70	69	70
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	1.90	5.3%		lve	105		27	46	46	25
GlrC	Glynwood silt loam, 6 to 12 percent slopes	1.80	5.0%		llle	124		32	70	70	51
<b>Weighted Average</b>					<b>2.47</b>	<b>139.5</b>	<b>0.8</b>	<b>42.4</b>	<b>*n 64.3</b>	<b>*n 64.2</b>	<b>*n 51.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# FSA MAP

## TRACTS 7-9

**USDA Farm 7395 Tract 10907**

Administered by: Grant County, Indiana

Map prepared on: 1/28/2022  
 111.25 Tract acres  
 59.53 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**  
 ● Restricted Use  
 ▼ Limited Restrictions **Grant**  
 ■ Exempt from Conservation Compliance Provisions

□ CRP  
 □ CLU



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-28 15:03:01



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
3	22.03	N	2				Y
24	37.5	N	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.





# LEGAL DESCRIPTION

## TRACTS 7-9

**PARCEL A**

A part of the Southeast Quarter of Section 10, Township 23 North, Range 9 East in Jefferson Township, Grant County, Indiana, described as follows:


Beginning at a nail on the West line of the Southeast Quarter of Section 10, Township 23 North, Range 9 East, said nail being North 01 degrees 26 minutes 31 seconds West 800.00 feet (assumed bearing) from a county monument marking the Southwest corner of said quarter section; thence North 01 degrees 26 minutes 31 seconds West 640.00 feet; thence South 88 degrees 56 minutes 31 seconds East 780.00 feet along the South line of a tract of ground as described by Deed Record 1987 page 2442 Records of Grant County, Indiana to the corner thereof; thence North 01 degrees 26 minutes 31 seconds West 447.23 feet along the East line of said tract to a 1/2 inch rebar; thence South 74 degrees 04 minutes 06 seconds East 84.00 feet to a 5/8-inch rebar; thence South 53 degrees 07 minutes 31 seconds East 156.41 feet to a 5/8-inch rebar; thence South 33 degrees 06 minutes 15 seconds East 114.98 feet to a 5/8-inch rebar; thence South 01 degrees 18 minutes 00 seconds West 80.91 feet to a 1/2 inch rebar; thence South 56 degrees 19 minutes 12 seconds West 155.46 feet to a 1/2 inch rebar; thence South 45 degrees 06 minutes 59 seconds East 197.82 feet to a 5/8-inch rebar; thence South 39 degrees 13 minutes 59 seconds East 185.73 feet to a point on the Center of the Jefferson Drain; thence South 31 degrees 58 minutes 18 seconds West 39.01 feet along said drain; thence South 19 degrees 53 minutes 03 seconds West 521.28 feet along said drain; thence South 15 degrees 39 minutes 44 seconds West 633.98 feet along said drain to the Northerly right-of-way line of State Highway #26; thence South 89 degrees 16 minutes 01 seconds West 678.59 feet along said right-of-way line to a concrete right-of-way marker; thence North 30 degrees 47 minutes 55 seconds West 64.25 feet to a concrete highway right-of-way marker; thence North 01 degrees 26 minutes 31 seconds West 630.00 feet along the Easterly right-of-way line of State Highway #22 to a 5/8-inch rebar; thence North 12 degrees 45 minutes 05 seconds West 50.99 feet to a concrete highway right-of-way marker; thence South 88 degrees 33 minutes 31 seconds West 40.00 feet to the point of beginning, containing 31.19 acres, more or less, and subject to the right-of-way for State Highway #22 across the Westerly side, to the drainage easement for the Jefferson drain and to all easements of record.

**PARCEL B**

A part of the Southeast Quarter of Section 10, Township 23 North, Range 9 East in Jefferson Township, Grant County, Indiana, described as follows:

Beginning at a nail on the South line of the Southeast Quarter of Section 10, Township 23 North, Range 9 East, said nail being North 89 degrees 16 minutes 01 seconds East 1160.70 feet (assumed bearing) from a county monument marking the Southwest corner of said quarter section; thence North 00 degrees 43 minutes 59 seconds West 20.00 feet to the Northerly right-of-way line of State Highway #26; thence North 66 degrees 30 minutes 19 seconds West 109.66 feet along said right-of-way to a 1/2 inch rebar; thence South 89 degrees 16 minutes 01 seconds West 301.42 feet along said right-of-way line to the center of the Jefferson drain; thence North 15 degrees 39 minutes 44 seconds East 633.98 feet along said drain; thence North 19 degrees 53 minutes 03 seconds East 521.28 feet along said drain; thence North 31 degrees 58 minutes 18 seconds East 39.01 feet along said drain; thence North 39 degrees 13 minutes 59 seconds West 185.73 feet to a 5/8-inch rebar; thence North 45 degrees 06 minutes 59 seconds West 197.82 feet to a 5/8-inch rebar; thence North 56 degrees 19 minutes 12 seconds East 155.46 feet to a 1/2 inch rebar; thence North 01 degrees 18 minutes 00 seconds East 80.91 feet to a 1/2 inch rebar; thence North 33 degrees 06 minutes 15 seconds West 114.98 feet to a 1/2 inch rebar; thence North 53 degrees 07 minutes 31 seconds West 156.41 feet to a 5/8-inch rebar; thence North 74 degrees 04 minutes 06 seconds West 84.00 feet to a 5/8-inch rebar; thence North 01 degrees 26 minutes 31 seconds West 52.77 feet along a line that is parallel with and 780.00 feet East of the West line of said Quarter Section to a 1/2 inch rebar at the Northeast corner of a tract of ground described by Deed Record 1987 page 2442 Records of Grant County, Indiana; thence South 89 degrees 25 minutes 10 seconds East 1021.34 feet to a 5/8-inch rebar at the Southeast corner of a tract of ground described by Instrument #2019-005085; thence North 01 degrees 26 minutes 31 seconds West 794.73 feet to a 5/8-inch rebar on the North line of said Quarter Section; thence North 88 degrees 56 minutes 46 seconds East 846.08 feet to a 10-inch wood post at the Northeast corner of said Quarter Section; thence South 01 degrees 20 minutes 04 seconds East 2691.63 feet to a county monument marking the Southeast corner of said Quarter Section; thence South 89 degrees 16 minutes 01 seconds West 1480.47 feet to the point of beginning, containing 88.51 acres, more or less, and subject to the right-of-way for State Highway #26 across the Southerly side, to the drainage easement for the Jefferson Drain, to a 28.914 acre Classified Forest, and to all easements of record.

This Instrument Prepared by: Haldon L. Ashton  
 Accuracy or completeness of subsurface features is not certified.  
 I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN  
 REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS  
 DOCUMENT, UNLESS REQUIRED BY LAW (HALDON L. ASHTON),

Revisions		
Date: Reason:	Boundary/Division 1909 South Main St. Upland, IN	
Drawn: SMK Date: 07/30/20 Job: 2020308 Client: Avis Industrial Crew: EA Electronic Field Book Field Date: 07/21/20 IUPPS REF. #2006080840	SECTION CORNER COORDINATES ARE BASED ON INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN DATUM OF 1983, CORS 86 EP00 2002.000)	Sheet 2 of 4



# LEGAL DESCRIPTION

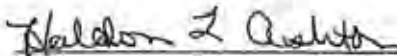
## TRACTS 7-9

**Combined Parcel A**

A part of the Southeast Quarter of Section 10, Township 23 North, Range 9 East in Jefferson Township, Grant County, Indiana, described as follows:

Beginning at a nail on the West line of the Southeast Quarter of Section 10, Township 23 North, Range 9 East, said nail being North 01 degrees 26 minutes 31 seconds West 800.00 feet (assumed bearing) from a county monument marking the Southwest corner of said Quarter Section; thence North 01 degrees 26 minutes 31 seconds West 1140.00 feet to a nail; thence South 88 degrees 56 minutes 31 seconds East 780.00 feet to a 5/8-inch rebar; thence South 01 degrees 26 minutes 31 seconds East 52.77 feet to a 3/4 inch rebar; thence South 74 degrees 04 minutes 06 seconds East 84.00 feet to a 5/8-inch rebar; thence South 53 degrees 07 minutes 31 seconds East 156.41 feet to a 5/8-inch rebar; thence South 33 degrees 06 minutes 15 seconds East 114.98 feet to a 3/4 inch rebar; thence South 01 degrees 18 minutes 00 seconds West 80.91 feet to a 5/8-inch rebar; thence South 56 degrees 19 minutes 12 seconds West 155.46 feet to a 5/8-inch rebar; thence South 45 degrees 08 minutes 59 seconds East 197.82 feet to a 5/8-inch rebar; thence South 39 degrees 13 minutes 59 seconds East 185.73 feet to a point at the center of the Jefferson Drain; thence South 31 degrees 58 minutes 18 seconds West 39.01 feet along said drain; thence South 19 degrees 53 minutes 03 seconds West 521.28 feet along said drain; thence South 15 degrees 39 minutes 44 seconds West 633.98 feet along said drain to the Northerly right-of-way line of State Highway #26; thence South 89 degrees 16 minutes 01 seconds West 678.59 feet along said right-of-way line to a concrete right-of-way marker; thence North 30 degrees 47 minutes 55 seconds West 64.25 feet to a concrete right-of-way marker; thence North 01 degrees 26 minutes 31 seconds West 630.00 feet along the Easterly right-of-way line of State Highway #22 to a 5/8-inch rebar; thence North 12 degrees 45 minutes 05 seconds West 50.99 feet to a concrete highway right-of-way marker; thence South 88 degrees 33 minutes 31 seconds West 40.00 feet to the point of beginning, containing 40.14 acres, more or less, and subject to the right-of-way marker for State Highway #22 across the Westerly side, to the right-of-way for the Jefferson Drain, to the right-of-way and easements described by Deed Record 1987, page 2442 Records of Grant County and to all easements of record.

I hereby certify that to the best of my information, knowledge and belief the within plat represent a survey, executed according to survey requirements in 865 IAC 1-12-7 made under my supervision and completed on July 29, 2020.

  
 Registered Land Surveyor LS80040149  
 Haldon L. Ashton

**Surveyor's Note**

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for an Urban (more or less 0.07 feet) Survey.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12-7 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the location of the lines and corners established by this survey as a result of: a. Availability, condition and integrity of reference monuments; b. Record documents; c. Lines of occupation; and d. Measurements (Theoretical Uncertainty).


There may be unwritten rights associated with these uncertainties.

**Reference Monuments**

At the Southwest corner of the Quarter Section, there is a county referenced monument.  
 At the Northwest corner, there is a county monument.  
 The best evidence of the Northeast corner is an existing 10-inch wood post.  
 At the Southeast corner, there is a county monument.  
 There are concrete right-of-way markers along Highway #22.



This instrument Prepared by: Haldon L. Ashton  
 Accuracy or completeness of subsurface features is not certified.  
 I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW (HALDON L. ASHTON).

Revisions		
Date: Reason:	Boundary/Division 1909 South Main St. Upland, IN	
Drawn: SMK Date: 07/30/20 Job: 2020308 Client: Avis Industrial Crew: EA Electronic Field Book Field Date: 07/21/20 IUPPS REF. #2008090940	SECTION CORNER COORDINATES ARE BASED ON INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN DATUM OF 1983, CORS 96 EPOC 2002.000)	



# CLASSIFIED FOREST TRACT 8



**APPLICATION FOR CLASSIFICATION**  
State Form 19883 (R / 3-93)

007544

1200  
94 837

Department of Natural Resources  
Division of Forestry  
402 West Washington St., Rm. 256  
Indianapolis, Indiana 46204

**APPLICATION FOR THE CLASSIFICATION OF LAND AS FOREST LAND**  
INDIANA CODE 6-1-16 CF 9206

I, PACIFIC SERVICE COMPANY do hereby make application to have classified as a FOREST LAND, subject to the provisions of an Act approved March 10, 1921, as amended, entitled "An Act to encourage timber production and to protect watersheds by classifying certain land as forest lands; and prescribing a method of appraising lands thus classified for purposes of taxation". Further, I have reviewed the forest management plan; it meets my objectives, and I will implement the plan.

Name of landowner (printed or typed) <b>Pacific Service Company</b>	Signature of landowner <i>[Signature]</i> Genl. Partner
Address of landowner (street and number, city, state and ZIP code) P.O. Box 218, Upland, IN 46989	Telephone number (317) 998-8157

**NOTARY CERTIFICATE**

STATE OF Indiana  
COUNTY OF Grant } SS:  
Before me the undersigned, a Notary Public for Grant County, State of Indiana, personally appeared Leland E. Boren and acknowledged the execution of this instrument this 13 day of July, 19 93.

Signature of applicant <i>[Signature]</i>	Signature of Notary Public <i>[Signature]</i>
Printed or typed name of applicant <b>Leland E. Boren</b>	Printed or typed name of Notary Public <b>Patsy L. Smith</b>
Date subscribed and sworn to Notary Public 7-13-93	County of residence Grant
	Date commission expires 9-21-95

**LEGAL DESCRIPTION OF LAND TO BE CLASSIFIED (narrative)**

A part of the Southeast Quarter of Section Ten (10), Township Twenty-three (23) North, Range Nine (9) East in Jefferson Township, Grant County, State of Indiana and further described as follows:

Commencing at the Southeast corner of the aforesaid Southeast Quarter; thence South 90°-00' West (assumed bearing) a distance of Five Hundred Ninety-five (595) feet to the Place of Beginning; thence continuing South 90°-00' West a distance of Nine Hundred Fifty (950) feet; thence North 00°-00' East a distance of Two Hundred Forty (240) feet; thence North 35°-00' East a distance of Seven Hundred Ten (710) feet; thence North 84°-00' East a distance of Five Hundred Ten (510) feet; thence South 02°-20' East a distance of Eight Hundred Seventy-six (876) feet to the Place of Beginning: Containing Fifteen and Two-tenths (15.2) acres, more or less.

THIS HAS BEEN MADE BY ORDER OF THE BOARD OF LAND SURVEY

**CAMACHO & NOBLE, INC.**  
408 SOUTH MAIN STREET  
P.O. BOX 38  
JONESBORO, INDIANA 45938

RECEIVED FOR RECORD  
 JUN 30 1994  
 Recorded in v. 100, p. 94

Kshabrew & Shandow  
 Recorder, Grant County



# CLASSIFIED FOREST

## TRACT 8

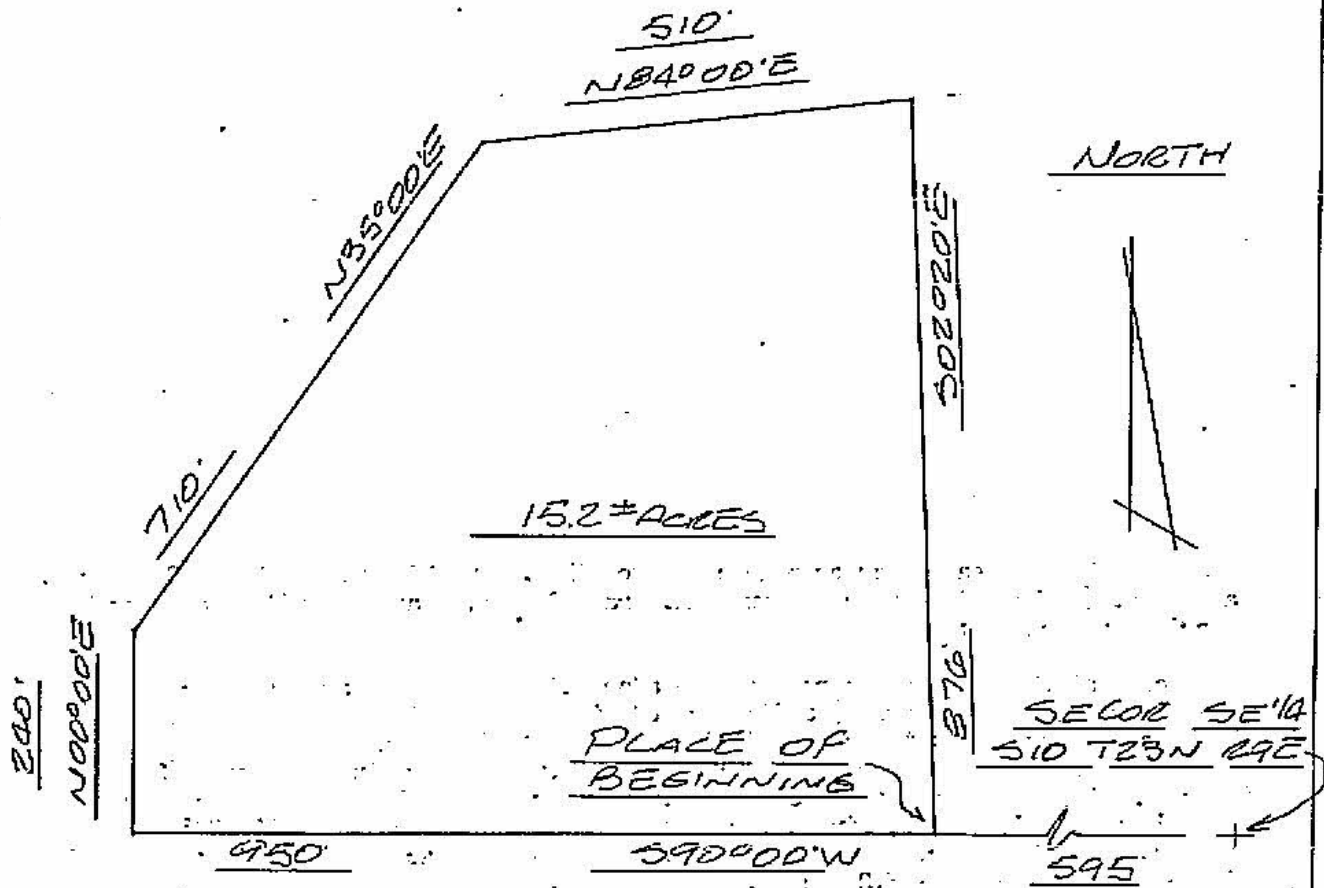


**REPORT OF SURVEYOR**  
State Form 19893 (7/3-93)

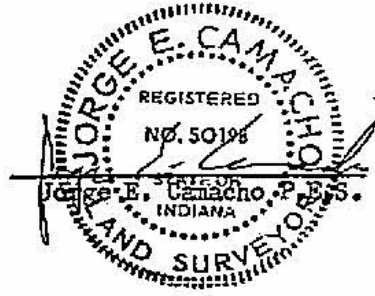
Page 2 of 4 pages

**SURVEYOR'S PLAT**

Note: The surveyor shall plat the forest area and put required data on this page.



**CAMACHO & NOBLE, INC.**  
408 SOUTH MAIN STREET  
P.O. BOX 36  
JONESBORO, INDIANA 46938



Acreage	Scale $1" = 200'$	County	Name of applicant
---------	----------------------	--------	-------------------



# CLASSIFIED FOREST TRACT 8



**REPORT OF SURVEYOR (Continued)**  
State Form 19883 (R 13-93)

Being a registered land surveyor in the State of Indiana, I do hereby certify that the annexed is a true plat and that the description of land mentioned in this application to the State Forester of the Department of Natural Resources, State of Indiana, to be classified as forest land under the provisions of the Act approved March 10, 1921, as determined from an (check one box)  actual surveyor or  aerial photograph of said premises by me at the request of said owner.

Name of Land Surveyor (printed) <p style="text-align: center;">Jorge E. Camacho</p>	Name of landowner
Street address of Land Surveyor <p style="text-align: center;">408 South Main Street</p>	Signature of Land Surveyor 
City, state and ZIP code <p style="text-align: center;">Jonesboro, IN 46938</p>	Telephone number of Land Surveyor <p style="text-align: center;">( 317 ) 674-1657</p>

The Surveyor's Report must be completed by an Indiana Registered Land Surveyor. The surveyor puts a metes and bounds description of the tract(s) being entered into the CFP on page 1. This description may come from a deed if the entire property is being entered, or it may be scaled from an aerial photo provided that the description is tied to a known point of reference such as an established section corner, or it may be taken from an actual on-the-ground survey (however, this is normally not necessary). Each contiguous tract shall contain at least ten (10) acres of any shape at least 50' in width and 200' in length at the conclusion of each tract description. The total acreage of all tracts being submitted as a single classification shall be stated at the end of all the individual descriptions. Additional pages may be added if the description(s) will not fit on the first page of the application.

Surveyor's Registration number <p style="text-align: center;">S0198</p>
--



# CLASSIFIED FOREST TRACT 8



## REPORT OF APPRAISEMENT State Form 19883 (R / 3-93)

Name of owner <i>Pacific Service Co. Inc.</i>	Section <i>10</i>	Township <i>23</i>	Range <i>9</i>
<i>M. Prussia Weaner</i> County assessor of <i>Grant</i> County. Indiana acknowledge that this land (described in this application) is entering the tax roll as Classified Forest at an assessed value of one dollar per acre.			
Signature of County Assessor <i>M. Prussia Weaner</i>		Date signed (month, day, year) <i>11/29/93</i>	



## REPORT OF STATE FORESTER State Form 19883 (R / 3-93)

This is to certify that I have, or my deputy *Stewart Trancy, District Forester*, has examined the forest plantation or native forest and believe the stand of trees now complies with the provisions of the law. Furthermore, that I have approved the forest management plan for the area being entered into the Classified Forest Program.

Signature of Forester or Deputy <i>[Signature]</i>	Date signed (month, day, year) <i>2/14/94</i>
Send application to:	

MAIL TO  
Pacific Service Co  
PO BOX 218 Upland IN  
46989



# CLASSIFIED FOREST TRACT 9

Doc ID: 002572100004 Type: MIS  
Recorded: 12/03/2015 at 11:41:40 AM  
Fee Amt: \$18.00 Page 1 of 4  
Grant County Recorder  
Pamela-K. Harris County Recorder  
File **2015-009713**



## APPLICATION FOR CLASSIFICATION State Form 19883 (R3 / 7-06)

Department of Natural Resources  
Division of Forestry  
402 West Washington Street, Room W296  
Indianapolis, IN 46204

### APPLICATION FOR THE CLASSIFICATION OF LAND AS FOREST LAND AND WILDLANDS INDIANA CODE 6-1.1-6 CF&W 9206

I, Leland E. Boren do hereby make application to have classified as a FOREST LAND  
(Please print name(s) of legal owner(s))  
and/or WILDLAND, subject to the provisions of an Act approved March 10, 1921, as amended, entitled "An Act to encourage  
timber production and to protect watersheds by classifying certain land as forest lands; and prescribing a method of appraising  
lands thus classified for purposes of taxation". Further, I have reviewed the management plan; it meets my objectives, and I  
will implement the plan.

Name of landowner (printed or typed)

Signature of landowner

Leland E. Boren dba Pacific Service Co.

Address of landowner (street and number, city, state, and ZIP code)

Telephone number

9628 E. 900 S., Upland, IN 46989

(765) 998-8100

New Application

Revised Application:  Split  Partial Withdrawal  Addition

Date of Original Application: 6-30-1994 Document Number/Book & Page Misc. 94-838  
The revised application assumes the effective date of the original application.



## REPORT OF STATE FORESTER State Form 19883 (R2 / 12-00)

This is to certify that I have, or my deputy, Bradley A. Rody, has examined the forest plantation, native forest, or  
wildland and believe the land now complies with the provisions of the law. Furthermore, that I have approved the management  
plan for the area being entered into the Classified Forest and Wildlands Program.

Signature of Forester or Deputy

Date signed (month, day year)

Nov 23, 2015

HAS BEEN VIEWED  
BY AUDITORS OFFICE

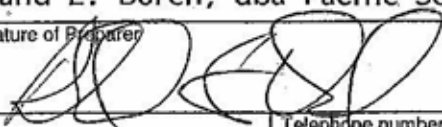

# CLASSIFIED FOREST TRACT 9

**REPORT OF DESCRIPTION AND PLAT PREPARER**  
Part of State Form 19883 (R3 / 7-06)

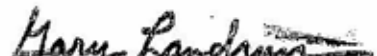
The preparer must describe the land to be classified in a metes and bounds description or by other means allowed by the Natural Resources Commission. This description may come from a deed if an entire property is being entered, or it may be scaled from an aerial photo provided that the description is tied to a known point of reference such as an established section corner, or it may be taken from an actual on-the-ground survey. Each contiguous tract shall contain at least ten (10) acres of any shape at least 50' in width and its acreage stated at the conclusion of each tract description. The total acreage of all tracts being submitted as a single classification shall be stated at the end of all the individual descriptions. Additional pages may be added if the description(s) will not fit on the application.

Being a registered land surveyor in the State of Indiana or other qualified individual as determined by rule of the Natural Resources Commission, I do hereby certify that the annexed is a true plat and that the description of land mentioned in this application to the State Forester of the Department of Natural Resources, State of Indiana, to be classified as forest land and/or wildland under the provisions of the Act approved March 10, 1921, as amended, as determined from an (check one box)  actual survey  aerial photograph, or  other method allowed by the Natural Resources Commission.

Aerial Photograph  
(method used)

Name of Preparer (printed) <b>Richard E. Ward</b>	Name of landowner <b>Leland E. Boren, dba Pacific Service</b>
Street address of Preparer <b>920 Main Street</b>	Signature of Preparer 
City, state and ZIP code <b>Anderson, Indiana 46016</b>	Telephone number of Preparer <b>765 643-8078</b>
Registered Land Surveyors Complete the Following:	
Surveyor's Registration number <b>S0432</b>	

**REPORT OF APPRAISEMENT**  
Part of State Form 19883 (R3 / 7 - 06)

Name of owner <b>Leland E Boren, dba Pac. Service</b>	Section <b>10</b>	Township <b>23N</b>	Range <b>9E</b>
I, <u>Gary Landrum</u> County Assessor of <u>Grant</u> County, Indiana acknowledge that this land (described in this application) is entering the tax roll as Classified Forest and Wildland at an assessed value of one dollar per acre.			
Signature of County Assessor 		Date signed (month, day, year) <b>12/3/15</b>	



# CLASSIFIED FOREST

## TRACT 9

Page 4 of 4

### LEGAL DESCRIPTION OF LAND TO BE CLASSIFIED (narrative)

A part of the Southeast Quarter of Section 10, Township 23 North, Range 9 East, described as follows:

Beginning at a point marking the Northeast corner of the Southeast Quarter of Section 10, Township 23 North, Range 9 East and running thence South 01 degree 11 minutes 31 seconds East (assumed bearing) along the East line of the said Quarter Section a distance of 1292.28 feet to a point; thence North 51 degrees 17 minutes 06 seconds West a distance of 378.33 feet to a point; thence North 89 degrees 03 minutes 20 seconds West a distance of 951.82 feet to a point; thence South 22 degrees 30 minutes 01 seconds West a distance of 205.23 feet to a point; thence 28 degrees 43 minutes 25 seconds West a distance of 313.51 feet to a point; thence North 39 degrees 02 minutes 03 seconds West a distance of 192.97 feet to a point; thence North 44 degrees 55 minutes 03 seconds West a distance of 197.82 feet to a point; thence North 56 degrees 31 minutes 08 seconds East a distance of 155.46 feet to a point; thence North 01 degree 29 minutes 56 seconds East a distance of 80.91 feet to a point; thence North 32 degrees 54 minutes 19 seconds West a distance of 114.98 feet to a point; thence North 52 degrees 55 minutes 35 seconds West a distance of 156.41 feet to a point; thence North 73 degrees 52 minutes 10 seconds West a distance of 84.00 feet to a point; thence North 01 degree 14 minutes 35 seconds West a distance of 52.77 feet to a point; thence South 88 degrees 44 minutes 35 seconds East a distance of 1021.59 feet to a point; thence North 01 degree 14 minutes 35 seconds West a distance of 794.73 feet to a point on the North line of the said Quarter Section; thence North 89 degrees 25 minutes 09 seconds East along the North line of the said Quarter Section a distance of 843.67 feet to the point of beginning.

Being a part of the Southeast Quarter of Section 10, Township 23 North, Range 9 East, and containing 28.914 Acres, more or less. Subject to legal rights-of-way.

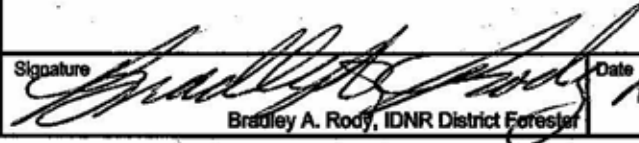
#### SEND COMPLETED AND RECORDED APPLICATION TO:

Brad Rody, District Forester  
5400 E. Salamonie Forest Road  
Largo, IN 46940

Prepared by: Brad Rody, District Forester

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law.

Signature

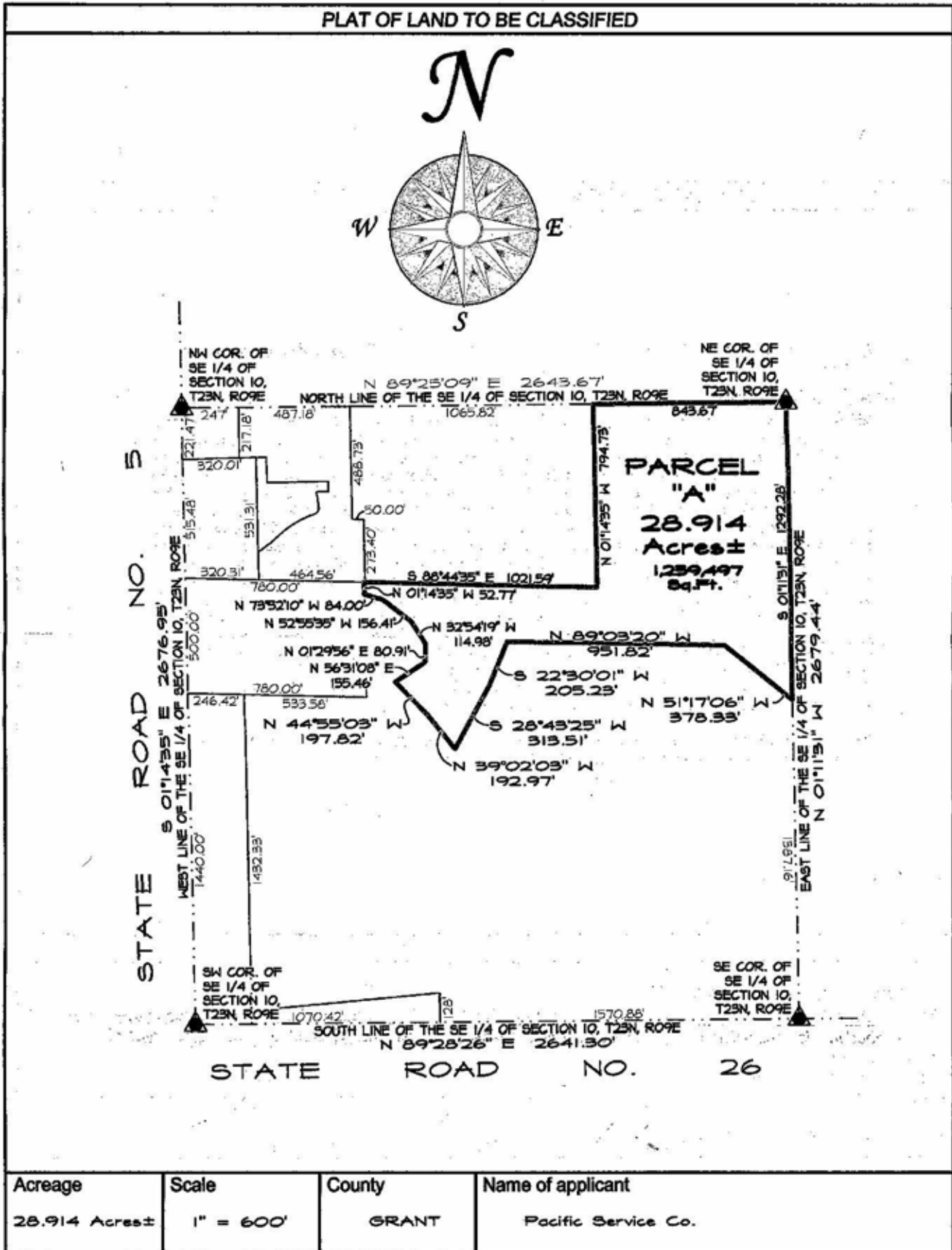


Date

Nov 23, 2015

Bradley A. Rody, IDNR District Forester

# CLASSIFIED FOREST TRACT 9



Acreage	Scale	County	Name of applicant
28.914 Acres ±	1" = 600'	GRANT	Pacific Service Co.



**TRACTS 7-9**



**TRACTS 7-9**





TRACTS 7 & 9



TRACT 7





TRACT 7



TRACT 7





TRACT 7



TRACT 8





TRACT 8



TRACT 9





TRACT 9



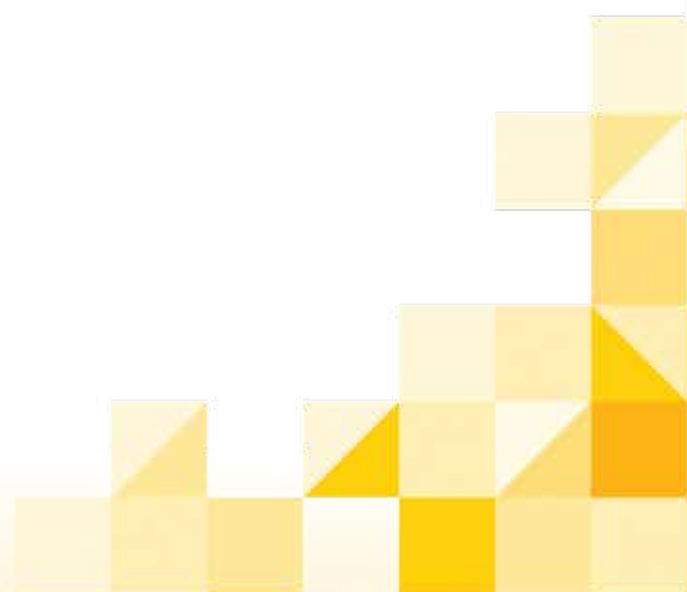
TRACT 9





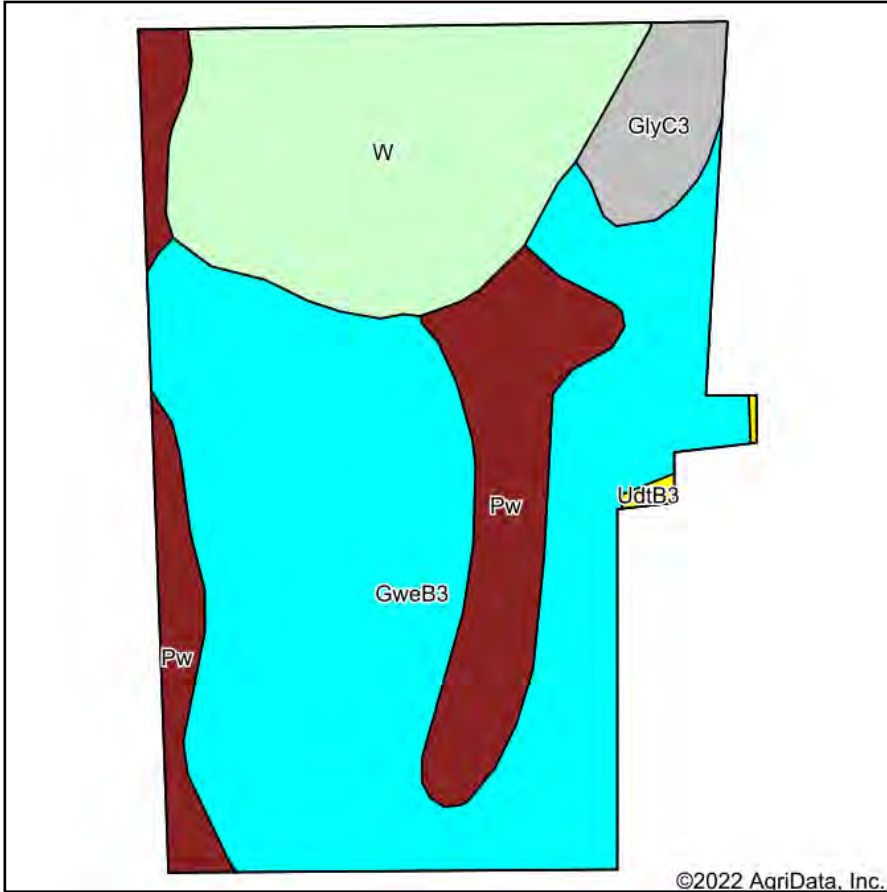


# TRACT 10



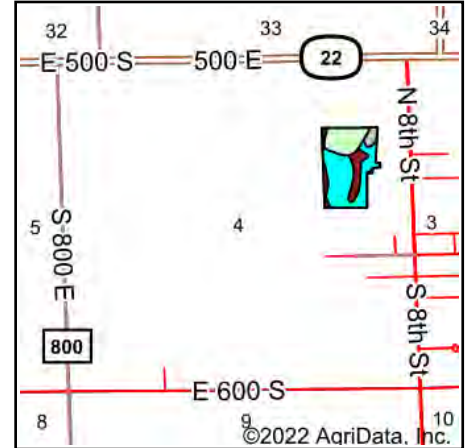
# SOILS MAP

## TRACT 10



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.



State: **Indiana**  
 County: **Grant**  
 Location: **4-23N-9E**  
 Township: **Jefferson**  
 Acres: **21.33**  
 Date: **3/8/2022**



Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	11.56	54.2%		Ille	120	40	48	48	29	
W	Water	5.15	24.1%								
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	3.55	16.6%		Ilw	157	47	75	75	66	
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	1.00	4.7%		Ive	105	27	46	46	25	
UdtB3	Urban land-Glynwood-Mississinewa complex, end moraine, 3 to 8 percent slopes, severely eroded	0.07	0.3%		Ville			46	46	29	
<b>Weighted Average</b>						<b>2.17</b>	<b>96.1</b>	<b>30.8</b>	<b>*n 40.8</b>	<b>*n 40.8</b>	<b>*n 28</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



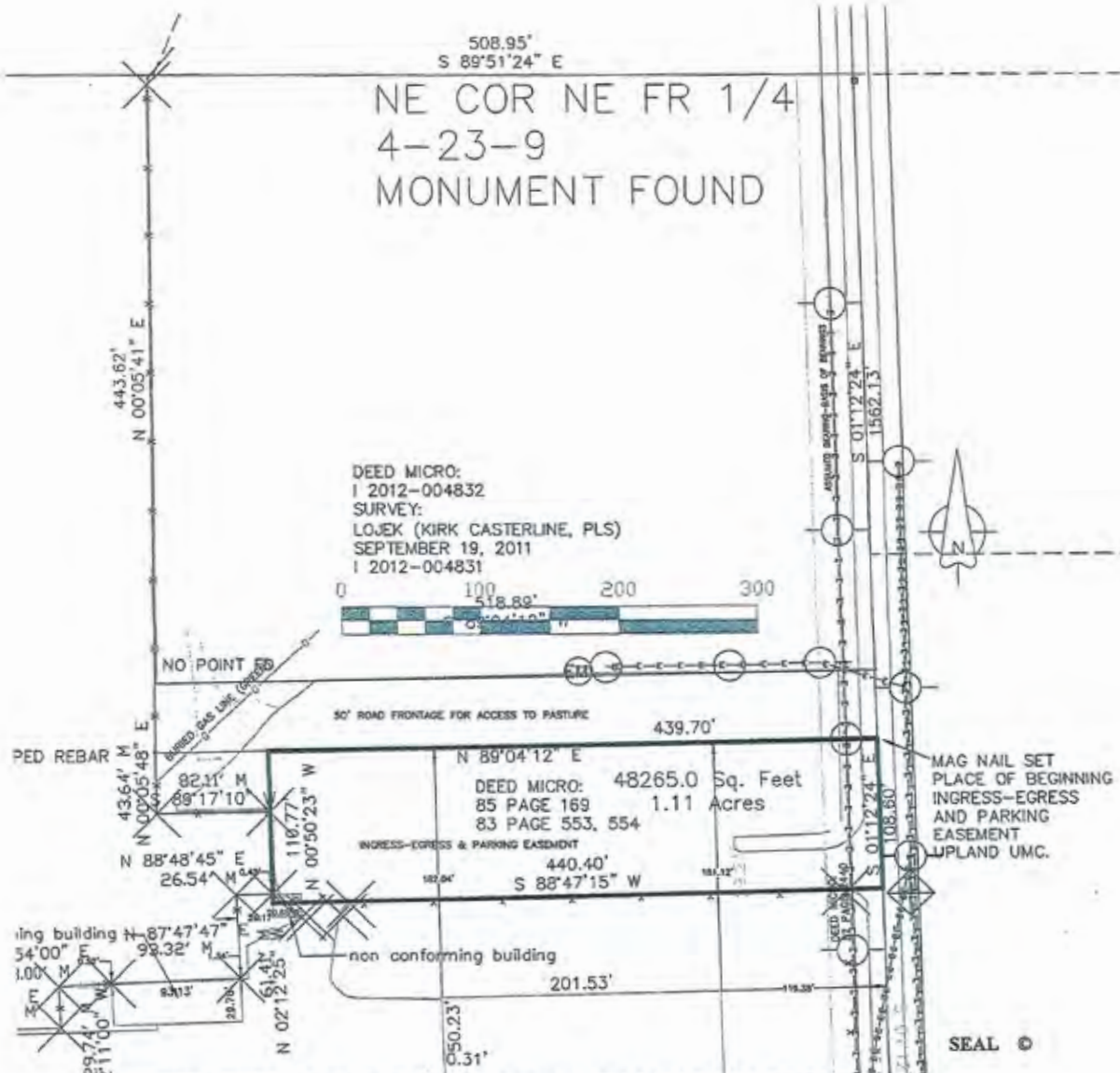
# PLAT OF EASEMENT SURVEY

## TRACT 10

WIMMER LAND SURVEYS  
 P.O. BOX 547  
 MARION, IN 46952  
 (765) 661-0064  
 (765) 384-7429  
 E-mail: [dwimmer@comteck.com](mailto:dwimmer@comteck.com)  
[donald.wimmer@gmail.com](mailto:donald.wimmer@gmail.com)  
[www.wimmersurveys.com](http://www.wimmersurveys.com)  
[www.facebook.com/WimmerLandSurveysinc](http://www.facebook.com/WimmerLandSurveysinc)

PLAT OF EASEMENT SURVEY  
 FOR: UPLAND UNITED METHODIST CHURCH  
 ADDRESS: 35 NORTH 8<sup>TH</sup> STREET  
UPLAND, IN 46989  
 OWNER'S: TRUSTEES OF UPLAND UNITED METHODIST CHURCH

PROJECT # 215129 EASE  
 SHEET 1 OF 3



I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE ABOVE SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865, ARTICLE 12 AND IS A CORRECT SKETCH AND/OR REAL ESTATE DESCRIPTION(S) OF LAND SURVEYS COMPLETED UNDER MY SUPERVISION THIS 17<sup>TH</sup> DAY OF AUGUST, 2015.

*Donald W. Wimmer*  
 Donald W. Wimmer, P.L.S.

DRAWING: DWIMMER  
 DESCRIPTION(S) DWW  
 DATE: August 17, 2015  
 FIELDWORK: DWW/CDW

AREA FILE: NE FR 1/4-23-9  
 JEFFERSON TOWNSHIP, TOWN OF UPLAND  
 GRANT COUNTY  
 INDIANA



# PLAT OF EASEMENT SURVEY

## TRACT 10

### WIMMER LAND SURVEYS

P.O. BOX 547  
MARION, IN 46952  
(765) 661-0064  
(765) 384-7429

E-mail: [dwimmer@comteck.com](mailto:dwimmer@comteck.com)  
[donald.wimmer@gmail.com](mailto:donald.wimmer@gmail.com)

[www.wimmersurveys.com](http://www.wimmersurveys.com)

[www.facebook.com/WimmerLandSurveysinc](https://www.facebook.com/WimmerLandSurveysinc)

### PLAT OF EASEMENT SURVEY

FOR: UPLAND UNITED METHODIST CHURCH  
ADDRESS: 35 NORTH 8<sup>TH</sup> STREET  
UPLAND, IN 46982

OWNER'S: TRUSTEES OF UPLAND UNITED METHODIST CHURCH

PROJECT # 215129 EASE  
SHEET 2 OF 3

#### LAND DESCRIPTION OF INGRESS-EGRESS AND PARKING EASEMENT:

BEING A PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION FOUR (4), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE NINE (9) EAST IN JEFFERSON TOWNSHIP, TOWN OF UPLAND, GRANT COUNTY, STATE OF INDIANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST FRACTIONAL QUARTER; THENCE SOUTH 01°-12'-24" EAST (ASSUMED BEARING-BASIS OF BEARINGS) ON THE EAST LINE OF SAID NORTHEAST FRACTIONAL QUARTER AND CENTERLINE OF EIGHTH (8<sup>TH</sup>) STREET A DISTANCE OF ONE THOUSAND FIVE HUNDRED SIXTY-TWO AND THIRTEEN HUNDREDTHS (1562.13") FEET TO A MAG NAIL WITH A WASHER STAMPED "WIMMER LS 20200013" SET, SAID POINT BEING ALSO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 01°-12'-24" EAST ON SAID EAST LINE AND CENTERLINE A DISTANCE OF ONE HUNDRED EIGHT AND SIXTY HUNDREDTHS (108.60") FEET TO A POINT; THENCE SOUTH 88°-47'-15" WEST A DISTANCE OF FOUR HUNDRED FORTY AND FORTY HUNDREDTHS (440.40") FEET TO A POINT ON AN EXISTING PROPERTY LINE FENCE; THENCE NORTH 00°-50'-23" WEST A DISTANCE OF ONE HUNDRED TEN AND SEVENTY-SEVENTY HUNDREDTHS (110.77") FEET TO A POINT; THENCE NORTH 89°-04'-12" EAST A DISTANCE OF FOUR HUNDRED THIRTY-NINE AND SEVENTY HUNDREDTHS (439.70") FEET, OR TO THE PLACE OF BEGINNING; CONTAINING ONE AND ELEVEN HUNDREDTHS (1.11) ACRES, MORE OR LESS, AND BEING SUBJECT TO EXISTING HIGHWAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS.

#### SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS:
- B. OCCUPATION OR POSSESSION LINES:
- C. CLARITY AND/OR AMBIGUITY OF REFERENCED DEEDS AND PLATS:
- D. ESTABLISHMENT OF LINES AND CORNERS:
- E. POSITIONAL UNCERTAINTY:

THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE WITHIN SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY THE EXAMINATION OF A TITLE SEARCH.

THE PURPOSE OF THIS SURVEY IS TO SPLIT THE BUILDINGS OFF OF THE TRACT. FIELDWORK WAS COMPLETED ON JULY 17, 2015.

#### AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS:


A MAG NAIL WAS FOUND OVER A RAILROAD SPIKE AT THE INTERSECTION OF 8<sup>TH</sup> STREET AND WASHINGTON STREET, A MONUMENT WAS FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER, A MAG NAIL WAS FOUND OVER A MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER, A MAG NAIL WAS FOUND OVER A RAILROAD SPIKE AT THE INTERSECTION OF INDIANA STREET AND 8<sup>TH</sup> STREET, A MAG NAIL WAS FOUND OVER AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, A MAG NAIL WAS FOUND OVER A SPIKE OVER A CORNERSTONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, A MAG NAIL WAS FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER, A MONUMENT WAS FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER.

#### OCCUPATION OR POSSESSION LINES:

OCCUPATION AND POSSESSION ARE TO THE DESCRIBED LINES. THERE ARE NO ENCROACHMENTS. THE CHAIN LINK FENCE WHICH SURROUNDS THE PASTURE AREA IS THE NEW PROPERTY LINE.

SEAL ©

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE ABOVE SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865, ARTICLE 12 AND IS A CORRECT SKETCH AND/OR REAL ESTATE DESCRIPTION(S) OF LAND SURVEYS COMPLETED UNDER MY SUPERVISION THIS 17<sup>TH</sup> DAY OF AUGUST, 2015.

  
Donald W. Wimmer, P.L.S.

DRAWING: DWIMMER  
DESCRIPTION(S): DWW  
DATE: August 17, 2015  
FIELDWORK: DWW/CDW

AREA FILE: NE FR ¼ 4-23-9  
JEFFERSON TOWNSHIP, TOWN OF UPLAND  
GRANT COUNTY  
INDIANA





# PLAT OF EASEMENT SURVEY

## TRACT 10

### WIMMER LAND SURVEYS

P.O. BOX 547  
MARION, IN 46952  
(765) 661-0064  
(765) 384-7429

E-mail: [dwimmer@comteck.com](mailto:dwimmer@comteck.com)  
[donald.wimmer@gmail.com](mailto:donald.wimmer@gmail.com)

[www.wimmersurveys.com](http://www.wimmersurveys.com)

[www.facebook.com/WimmerLandSurveysinc](http://www.facebook.com/WimmerLandSurveysinc).

### PLAT OF EASEMENT SURVEY

FOR: UPLAND UNITED METHODIST CHURCH  
ADDRESS: 35 NORTH 8<sup>TH</sup> STREET  
UPLAND, IN 46989

OWNER'S: TRUSTEES OF UPLAND UNITED METHODIST CHURCH

PROJECT # 215129 EASE

SHEET 3 OF 3

#### CLARITY AND/OR AMBIGUITY OF REFERENCED DEEDS AND PLATS:

ADJOINING DEEDS WERE OBTAINED FROM THE GRANT COUNTY RECORDER'S OFFICE AND MATHEMATICALLY RETRACED IN AN EFFORT TO DISCLOSE ANY GAPS OR OVERLAPS. THERE ARE NO GAPS OR OVERLAPS. THERE IS A 2.8' UNCERTAINTY IN THE LOCATION OF THE SOUTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER. THE CENTER OF THE RAILROAD RIGHT OF WAY HAS BEEN CONSIDERED THE SECTION LINE. BOTH THE VAL MAPS AND THE ORIGINAL DEED FOR THE RAILROAD INDICATE THAT THERE IS A 40' R/W ON THE NORTH SIDE OF THE WESTWARD MAIN TRACT WHICH IS NO LONGER LOCATED IN THE RAIL BED.

#### ESTABLISHMENT OF LINES AND CORNERS:

CAPPED REBAR STAMPED "WIMMER LS 20200013" WERE SET AT THE NORTHWEST OF THE PARCEL, AT THE SOUTHWEST CORNER OF THE NEW TRACT, AND ALONG THE RIGHT OF WAY OF 8<sup>TH</sup> STREET.

#### POSITIONAL UNCERTAINTY:

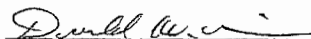
THE POSITIONAL UNCERTAINTY OF THIS TRACT FALLS WITH IN THE SPECIFICATIONS OF A URBAN CLASS SURVEY (+/- 0.07' +/- 50 ppm) AS DEFINED IN IAC 865.

#### FLOOD STATEMENT:

THE ABOVE DESCRIBED REAL ESTATE LIES DOES NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER: 18053C0260 E, EFFECTIVE DATE: DECEMBER 9, 2014.

SEAL ©

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE ABOVE SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 36, ARTICLE 12 AND IS A CORRECT SKETCH AND/OR REAL ESTATE DESCRIPTION(S) OF LAND SURVEYS COMPLETED UNDER MY SUPERVISION THIS 17<sup>TH</sup> DAY OF AUGUST, 2015.

  
Donald W. Wimmer, P.L.S.

DRAWING: DWIMMER  
DESCRIPTION(S) DWW  
DATE: August 17, 2015  
FIELDWORK: DWW/CDW

AREA FILE: NE FR ¼ 4-23-9  
JEFFERSON TOWNSHIP, TOWN OF UPLAND  
GRANT COUNTY  
INDIANA





**TRACT 10**



**TRACT 10**





TRACT 10



TRACT 10







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*Real Estate and Auction Company, Inc.*

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