

Significant Irrigated Indiana

LA PORTE COUNTY, IN

LAND AUCTION

- Productive Farmland
- 537± FSA Tillable Acres
- Large Fields for Ease of Farming
- (4) Valley Irrigation System
- (1) Zimmatic Irrigation System
- Located just off US 6, Near Kingsford Heights

INFORMATION

Booklet

Thursday, November 17 6:00PM EST
5:00PM CST

held at La Porte County Fair Grounds, La Porte, IN • Online Bidding Available



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

800.451.2709

SchraderAuction.com

588±
acres

Offered in 7 Tracts or Combinations

Disclaimer

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

Auction Manager: Gene Klingaman • 260.229.2401



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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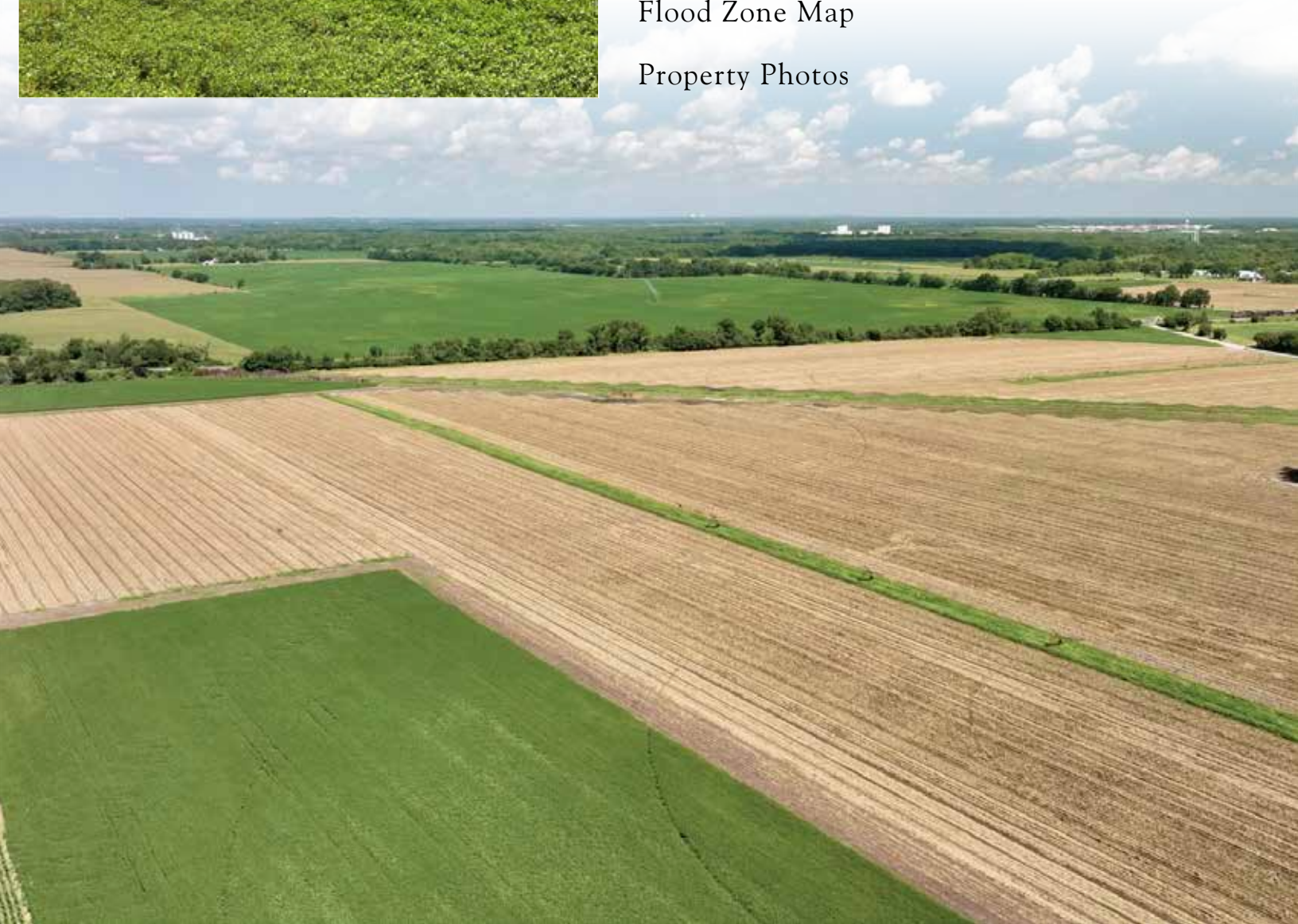
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BIDDER PRE-REGISTRATION FORM

THURSDAY, NOVEMBER 17, 2022

588± ACRES – LAPORTE 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 Thursday, November 10, 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
588± Acres • LaPorte County, Indiana
Thursday, November 17, 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 Thursday, November 17, 2022 at 6:00 PM. (EST)
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, Thursday, November 10, 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.

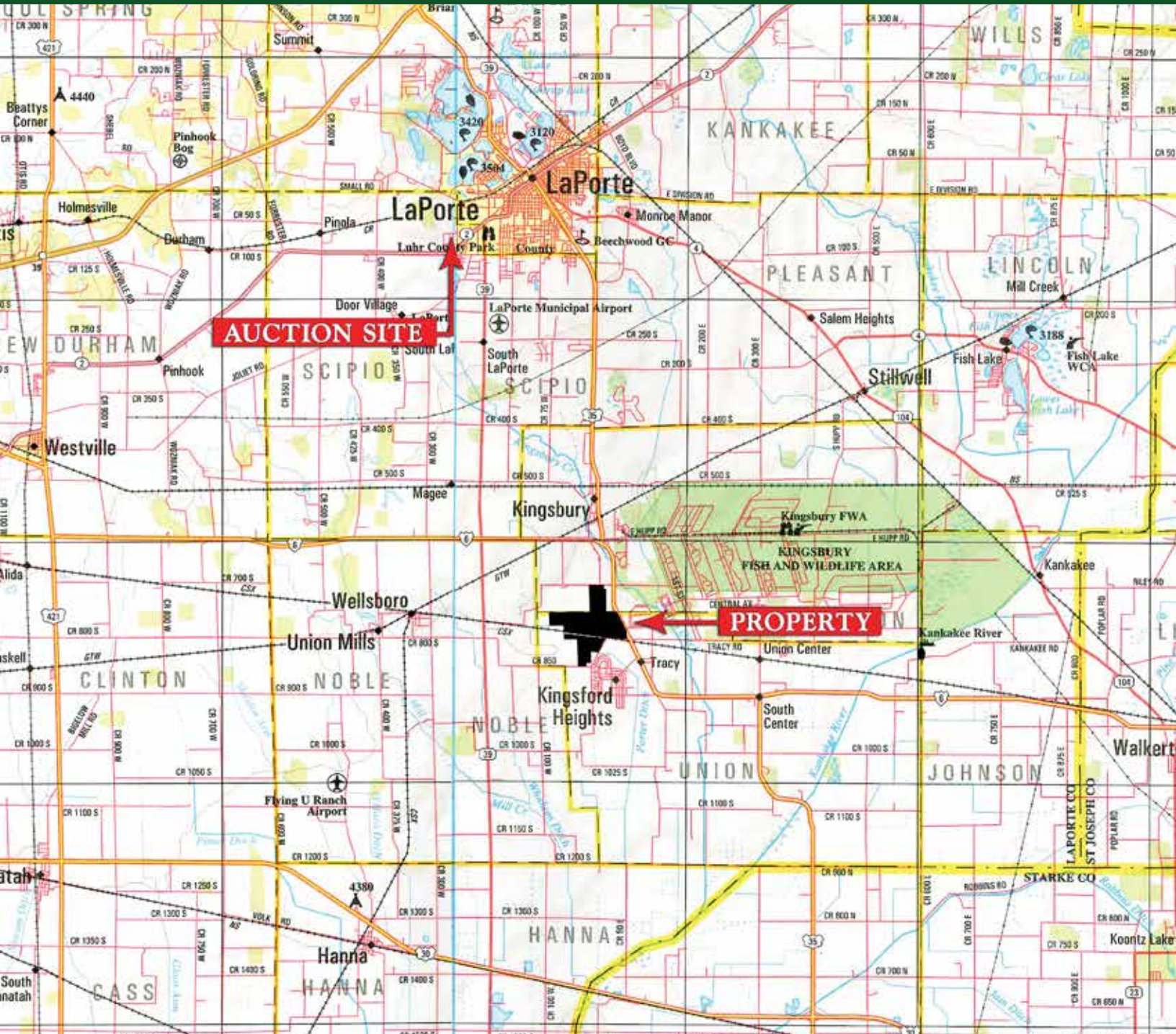
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 MAP

LOCATION MAP



AUCTION SITE: La Porte County Fair Grounds – Community Building, 2581 IN 2, La Porte, IN 46350

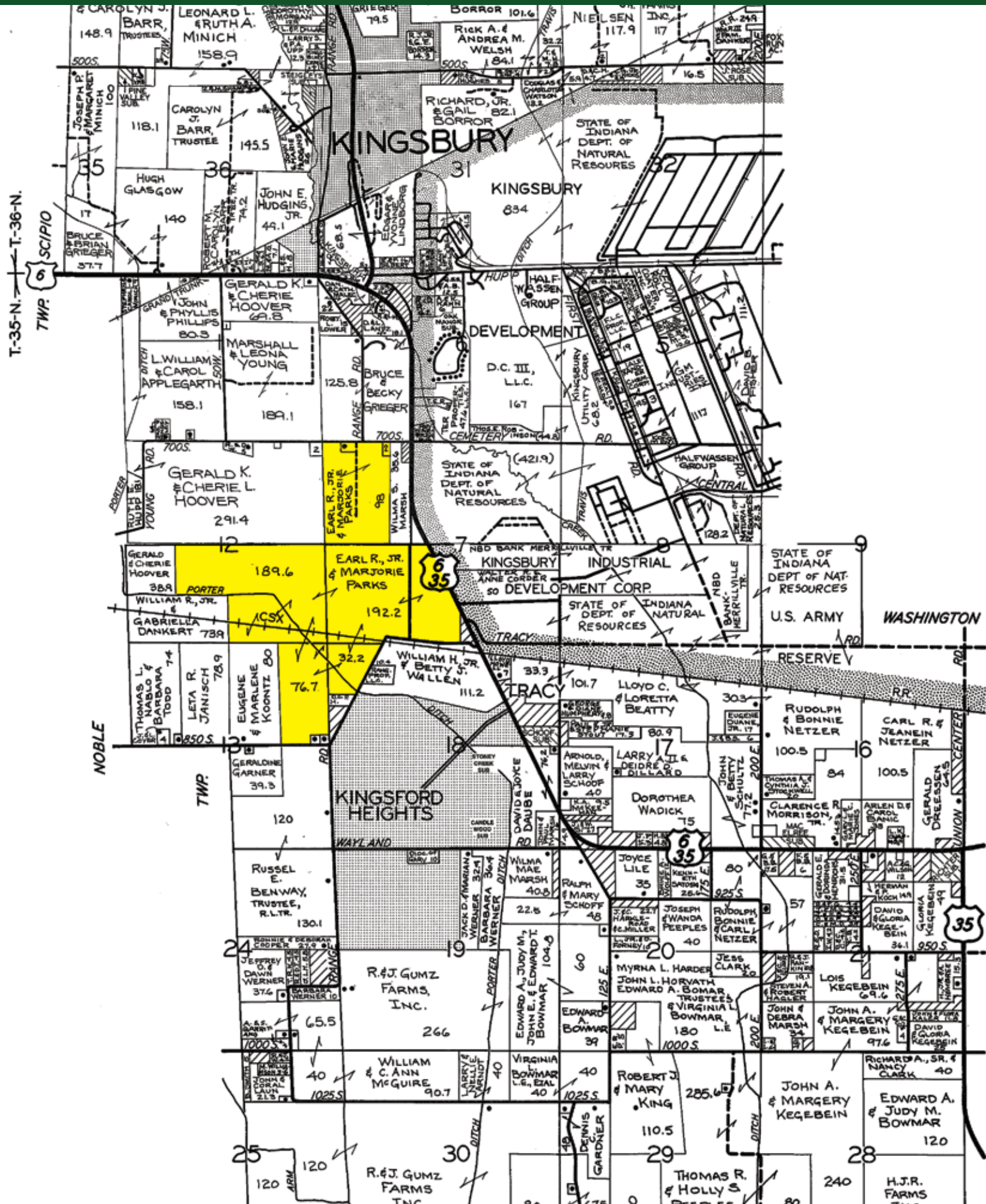
 **ONLINE BIDDING AVAILABLE** – You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For more information call Schrader Auction Company - 800.451.2709.

PROPERTY DIRECTIONS: *To Tracts 1 and 2:* From the intersection of IN 2 / IN 39 and US 35 in La Porte, travel south on US 35 for 7 miles to the intersection of US 6 / US 35 turn left onto US 6 / US 35 S and travel for 0.8 miles and turn right onto CR 700 S. Go west on CR 700 S for 0.3 miles and Tracts 1 and 2 will be on the left. **Physical Address of Tracts 1 and 2:** 141 W 700 S La Porte, IN, 46350

From Tracts 1 and 2 to Tracts 3 – 8: Travel east on CR 700 S for 0.3 miles to the intersection of CR700 and US 6 / US 35. Turn right (south) onto US 6 / US 35 and travel for 0.2 Miles to Range Rd. Turn right on Range Rd and Tract 3 will start on the right and Tract 6 will start on the left in 0.1 miles. For Tract 8 – continue on Range Rd to Tracy Rd. Turn right, go over the railroad tracts and Tract 8 will start on the right.

PLAT MAP

PLAT MAP



TRACT MAP

TRACT MAP

Inspection Dates

Wednesday, October 26 • 9-11am

Wednesday, November 2 • 3-5pm

Meet a Schrader Representative at Tract 1.



TRACT DESCRIPTIONS

Significant Irrigated Farmland

LA PORTE COUNTY, IN

LAND AUCTION

TRACT 1: 4± acres with a two-story country home featuring 5 bedrooms, wraparound porch and majestic oak, sycamore, and maple trees. These mature trees create a serene setting that is hard to duplicate. Wood framed building 28' x 95' with 32' lean-to. Home viewing will be available after October 24.

TRACT 2: 94± acres of nearly all tillable, productive farmland watered by a 4-tower Valley irrigation system. The well is powered by a 75 hp electric motor producing approximately 600 gpm. The 75 hp electric motor was installed September 1, 2022. The soils are approximately 75% Tracy Sandy loam.

TRACT 3: 174± acres of nearly all tillable productive farmland, featuring a 7-tower Valley irrigation system. This is a large contiguous field with easy access from Range Rd. If Tracts 2 and 3 are purchased separate, Tract 3 will need to secure its own water source.

TRACT 4: 101± acres "Swing Tract" of productive farmland. The three predominate soil types include Gilford fine sandy loam (50%), Cohoctah sandy loam (17%), and Martisco muck (10.3%). This tract must be purchased by an adjoining landowner or with Tracts 3 or 5.

588± acres

LA PORTE COUNTY, IN
Offered in 7 Tracts or Combinations

TRACT 5: 15± acres of mixed hardwood trees with access to Range Rd via a 20' easement. Investigate the hunting and recreational opportunities this tract has to offer. Be prepared to bid your price!

Combine Tracts 2-5 and control 388± acres of quality contiguous land!

TRACT 6: 63± acres of farmland with frontage on 3 roads: US 6 / US 35, Range Rd, and Tracy Rd. This 3-tower Valley pivot is fed by a 40 hp, 3-phase, electric motor.

TRACT 7: 137± acres of nearly all tillable productive farmland. This tract features a 3-tower Valley pivot and a 3-tower Zimmatic towable pivot. The well is powered by a Pivot Power, diesel power unit and can pump approx. 600 gal/per minute. This tract offers great access to both Range Rd and W 850 S.

OWNER: Parks Real Estate Llc

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts & as a total 588± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

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

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

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

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

CLOSING: The targeted closing date will be 30-45 days after the completion of the auction, and subject to the completion of the surveys if need.

POSSESSION: Possession is at closing

REAL ESTATE TAXES: Seller shall pay 2022 taxes due in 2023. The buyer will be responsible for all taxes thereafter.

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

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials

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

Auction Manager:

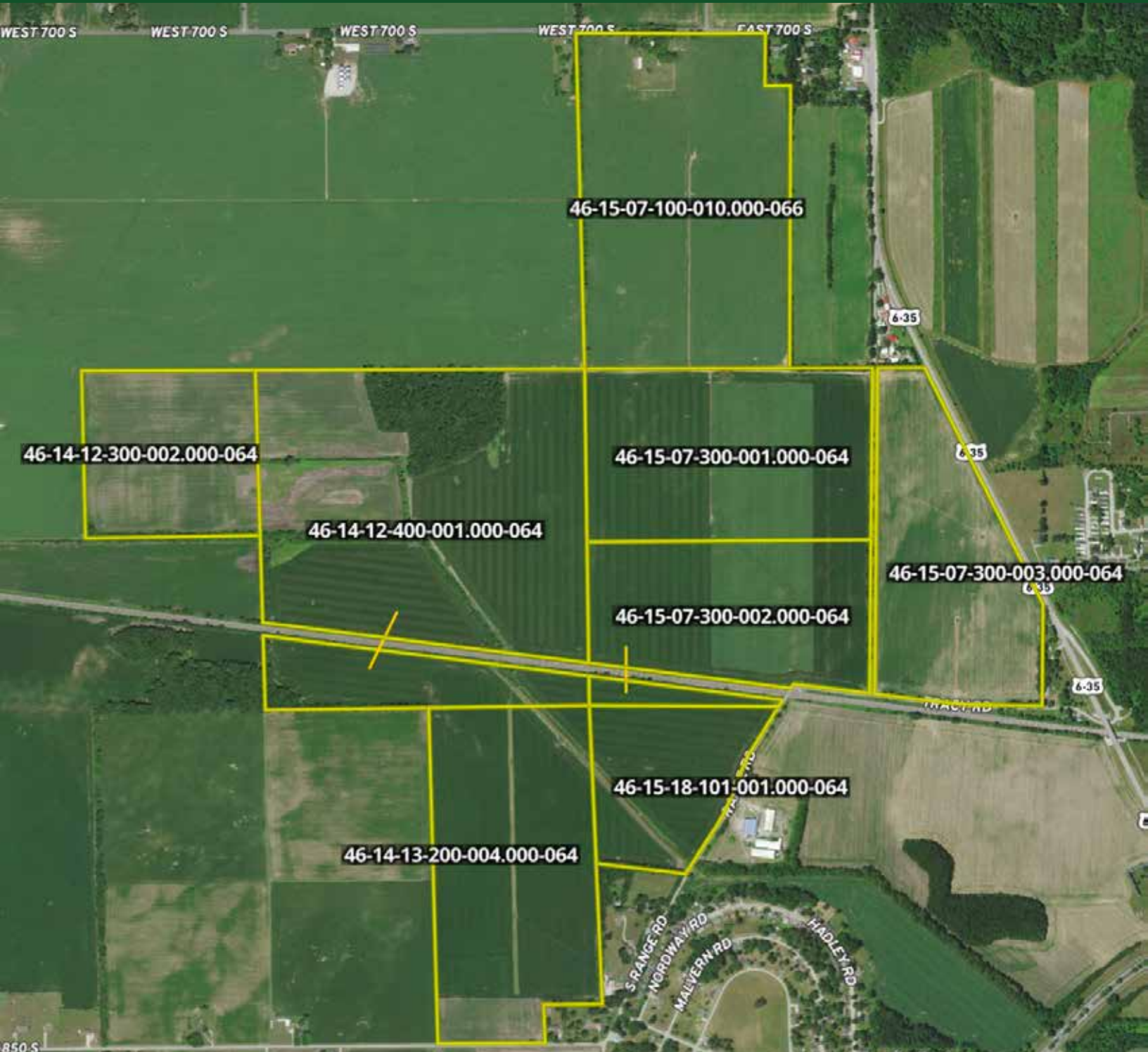
Gene Klingaman
260.229.2401

800.451.2709
SchraderAuction.com



TAX PARCEL INFORMATION

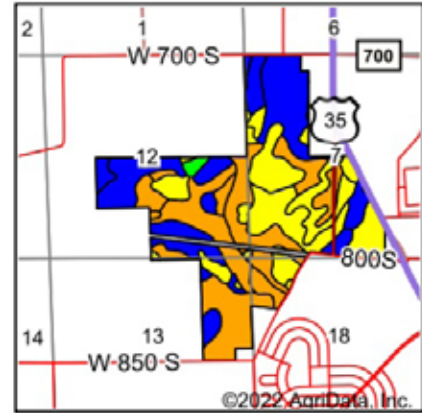
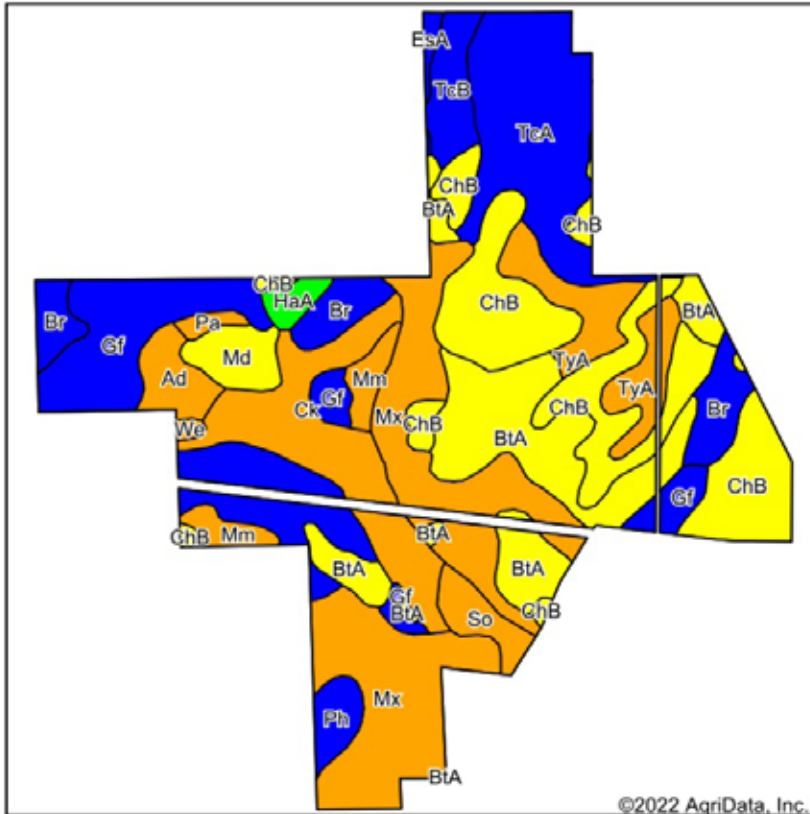
TAX PARCEL INFORMATION



PARCEL #	TRACTS	ACRES	2021 TAXES	2021 PER ACRE
46-15-07-100-010.000-066	1 & 2	98	\$3,210.84	\$32.76
46-15-07-300-001.000-064	3	67.66	\$1,153.66	\$17.05
46-15-07-300-002.000-064	3 & Part 7	61.44	\$1,037.44	\$16.89
46-14-12-400-001.000-064	Partial 3,4,5 & 7	148.62	\$2,856.62	\$19.22
46-14-12-300-002.000-064	4	41	\$1,005.00	\$24.51
46-15-07-300-003.000-064	6	63.08	\$1,109.32	\$17.59
46-14-13-200-004.000-064	7	76.75	\$1,618.68	\$21.09
46-15-18-101-001.000-064	7	32.2	\$584.44	\$18.15

SOILS MAPS

SOILS MAP



State: Indiana
 County: LaPorte
 Location: 12-35N-3W
 Township: Union
 Acres: 575.32
 Date: 9/9/2022



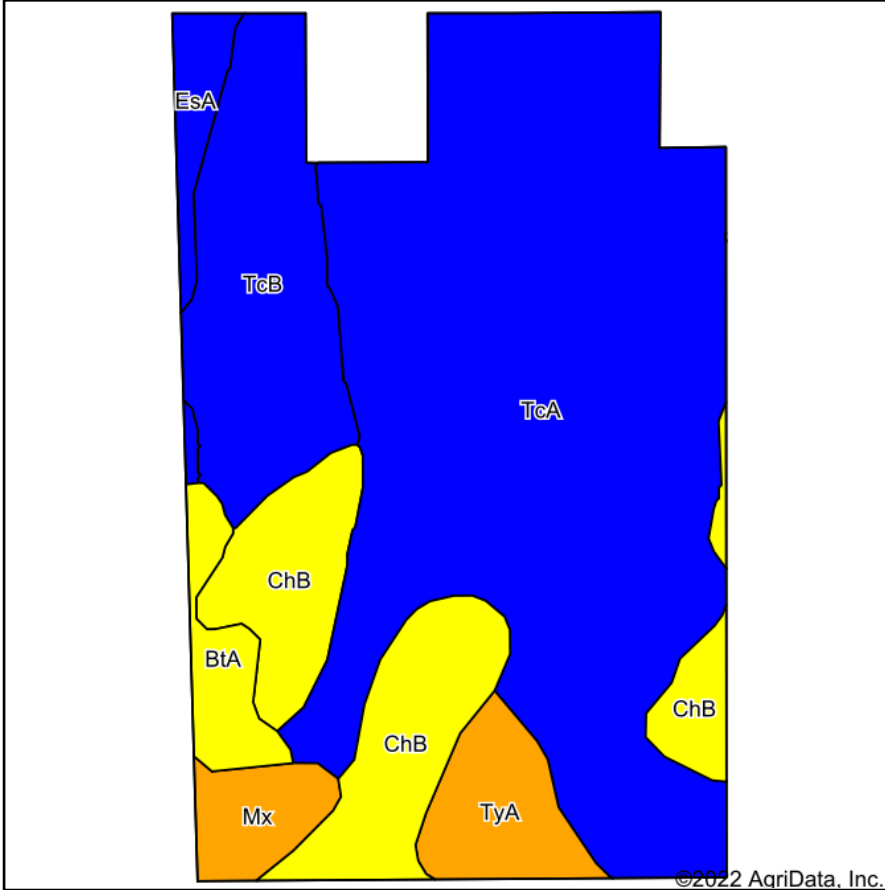
Soils data provided by USDA and NRCS.

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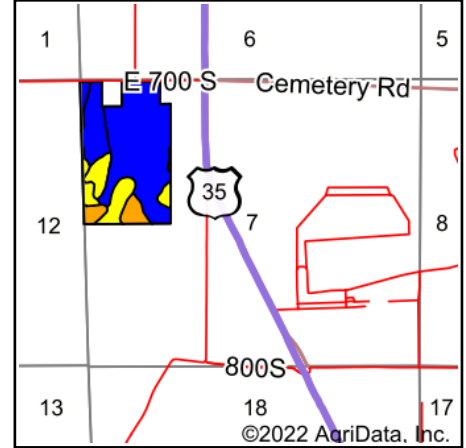
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	
Mx	Morocco loamy fine sand, 0 to 2 percent slopes	100.28	17.4%		IIIs	102		3	7	36		41	
ChB	Chelsea fine sand, 2 to 6 percent slopes	92.99	16.2%		IVs	91		3	6	32		41	
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	74.53	13.0%		IIw	148		5	10	42		60	
BtA	Brems fine sand, 0 to 3 percent slopes	71.45	12.4%		IVs	90		3	6	32		41	
TcA	Tracy sandy loam, 0 to 2 percent slopes	57.95	10.1%		IIs	104		4	7	37		52	
Ck	Cohoctah sandy loam	48.12	8.4%		IIIw								
TyA	Tyner loamy sand, 0 to 2 percent slopes	28.22	4.9%		IIIs	77	9	3	5	27	3	35	
Br	Bourbon sandy loam	26.61	4.6%		IIw	104		4	7	30		47	
TcB	Tracy sandy loam, 2 to 6 percent slopes	13.46	2.3%		IIe	105		4	7	37		53	
Md	Martisco muck, drained	11.28	2.0%		IVw	89		3	6	25		36	
Mm	Maumee loamy fine sand, 0 to 1 percent slopes	11.16	1.9%		IIIw	134		5	9	47		54	
Ad	Adrian muck, drained, 0 to 1 percent slopes	11.09	1.9%		IIIw	144		5	10	40		58	
So	Suman silty clay loam	9.62	1.7%		IIIw	105				25			
Ph	Pinhook loam	7.64	1.3%		IIw	145		5	10	33		58	
HaA	Hanna sandy loam, 0 to 3 percent slopes	4.84	0.8%		I	104		4	7	36		47	
Pa	Palms muck, sandy substratum	2.69	0.5%		IIIw	160		5	101	42		64	
EsA	Elston loam, 0 to 2 percent slopes	2.21	0.4%		IIs	125		4	8	40		63	
We	Warners silt loam	1.18	0.2%		IIIw	125		4	8	32		50	
Weighted Average						2.97	97.5	0.4	3.3	6.9	31.9	0.1	41.7

SOILS MAP

TRACT 2



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **LaPorte**
 Location: **7-35N-2W**
 Township: **Washington**
 Acres: **92.07**
 Date: **10/17/2022**



Maps Provided By



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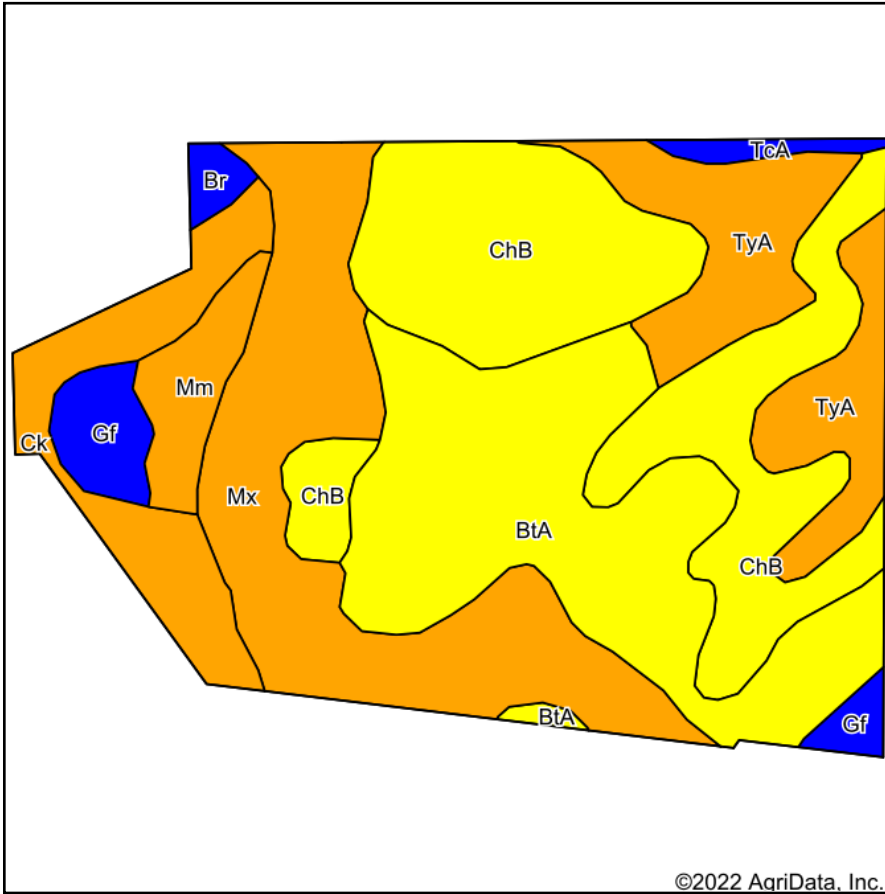
Area Symbol: IN091, Soil Area Version: 26

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
TcA	Tracy sandy loam, 0 to 2 percent slopes	53.62	58.2%		Ils	104			4	7	37	52
ChB	Chelsea fine sand, 2 to 6 percent slopes	13.85	15.0%		IVs	91			3	6	32	41
TcB	Tracy sandy loam, 2 to 6 percent slopes	12.37	13.4%		Ile	105			4	7	37	53
TyA	Tyner loamy sand, 0 to 2 percent slopes	4.33	4.7%		IIIs	77	9	3	5	27	3	35
BtA	Brems fine sand, 0 to 3 percent slopes	2.91	3.2%		IVs	90			3	6	32	41
Mx	Morocco loamy fine sand, 0 to 2 percent slopes	2.78	3.0%		IIIs	102			3	7	36	41
EsA	Elston loam, 0 to 2 percent slopes	2.21	2.4%		Ils	125			4	8	40	63
Weighted Average					2.44	100.9	0.4	3.7	6.7	35.7	0.1	49.3

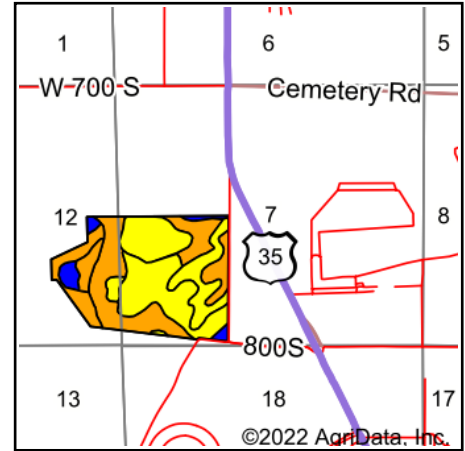
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 3



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **LaPorte**
 Location: **7-35N-2W**
 Township: **Union**
 Acres: **171.78**
 Date: **10/17/2022**



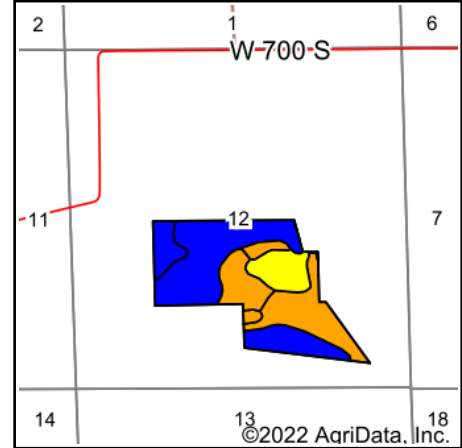
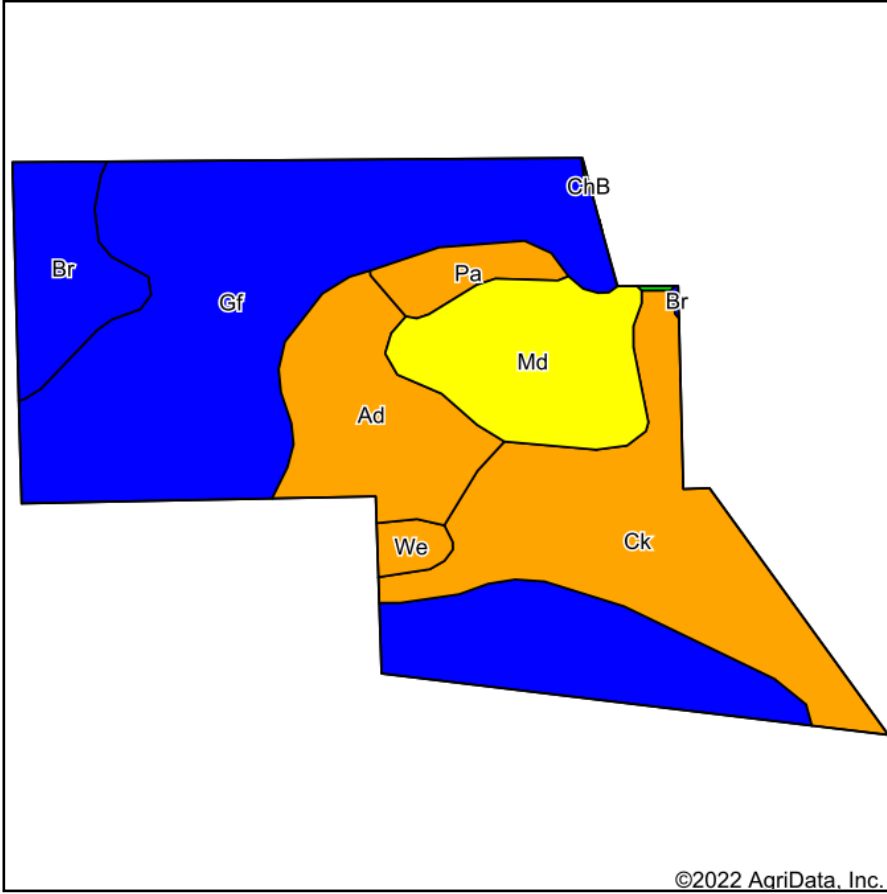
Area Symbol: IN091, Soil Area Version: 26

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
ChB	Chelsea fine sand, 2 to 6 percent slopes	45.67	26.6%		IVs	91		3	6	32		41
BtA	Brems fine sand, 0 to 3 percent slopes	41.39	24.1%		IVs	90		3	6	32		41
Mx	Morocco loamy fine sand, 0 to 2 percent slopes	35.28	20.5%		IIIs	102		3	7	36		41
TyA	Tyner loamy sand, 0 to 2 percent slopes	20.97	12.2%		IIIs	77	9	3	5	27	3	35
Ck	Cohoctah sandy loam	13.70	8.0%		IIIw							
Mm	Maumee loamy fine sand, 0 to 1 percent slopes	5.98	3.5%		IIIw	134		5	9	47		54
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	5.80	3.4%		IIw	148		5	10	42		60
TcA	Tracy sandy loam, 0 to 2 percent slopes	1.52	0.9%		IIs	104		4	7	37		52
Br	Bourbon sandy loam	1.47	0.9%		IIw	104		4	7	30		47
Weighted Average					3.46	87.7	1.1	2.9	5.9	30.5	0.4	38.2

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 4



State: **Indiana**
 County: **LaPorte**
 Location: **12-35N-3W**
 Township: **Union**
 Acres: **100.93**
 Date: **10/17/2022**










Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

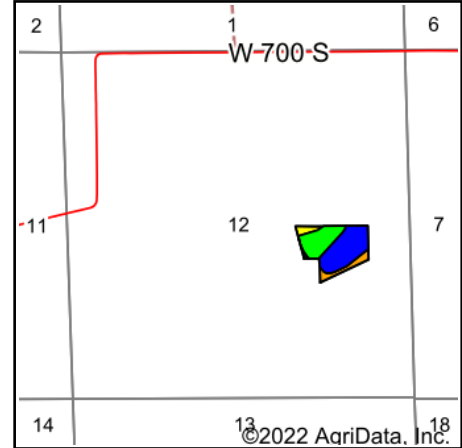
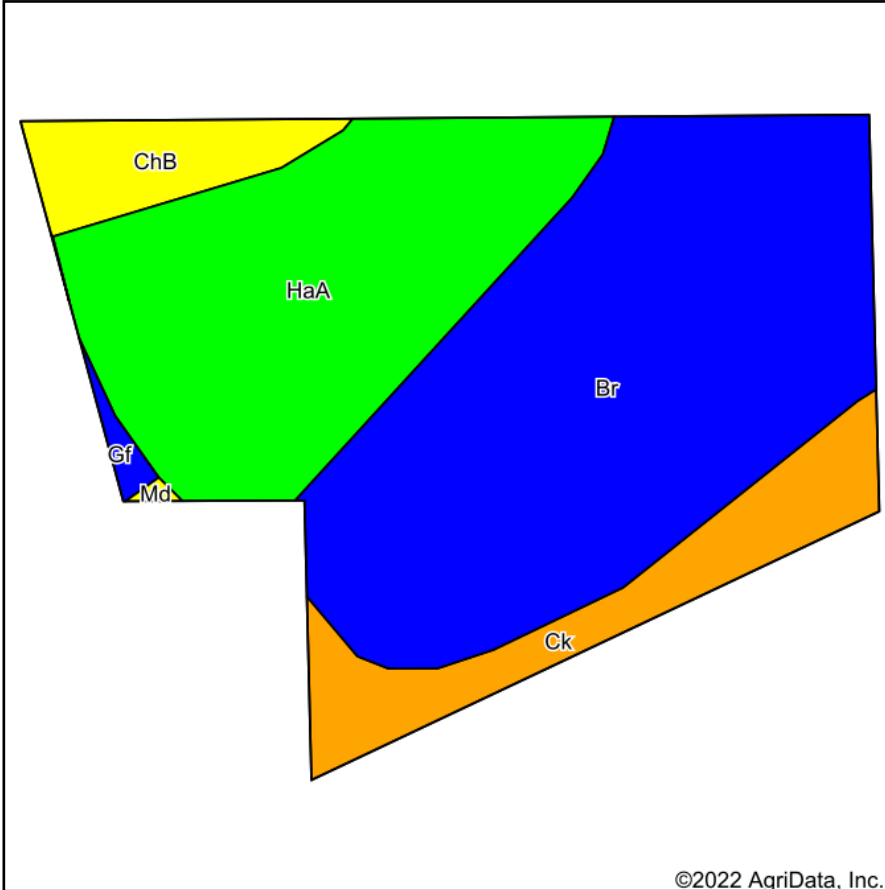
Area Symbol: IN091, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	47.25	46.8%		IIw	148	5	10	42	60
Ck	Cohoctah sandy loam	20.72	20.5%		IIIw					
Md	Martisco muck, drained	11.25	11.1%		IVw	89	3	6	25	36
Ad	Adrian muck, drained, 0 to 1 percent slopes	11.09	11.0%		IIIw	144	5	10	40	58
Br	Bourbon sandy loam	6.75	6.7%		IIw	104	4	7	30	47
Pa	Palms muck, sandy substratum	2.69	2.7%		IIIw	160	5	101	42	64
We	Warners silt loam	1.18	1.2%		IIIw	125	4	8	32	50
Weighted Average					2.58	107.7	3.7	9.7	30.3	43.9

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 5



State: **Indiana**
 County: **LaPorte**
 Location: **12-35N-3W**
 Township: **Union**
 Acres: **14.98**
 Date: **10/17/2022**



Soils data provided by USDA and NRCS.

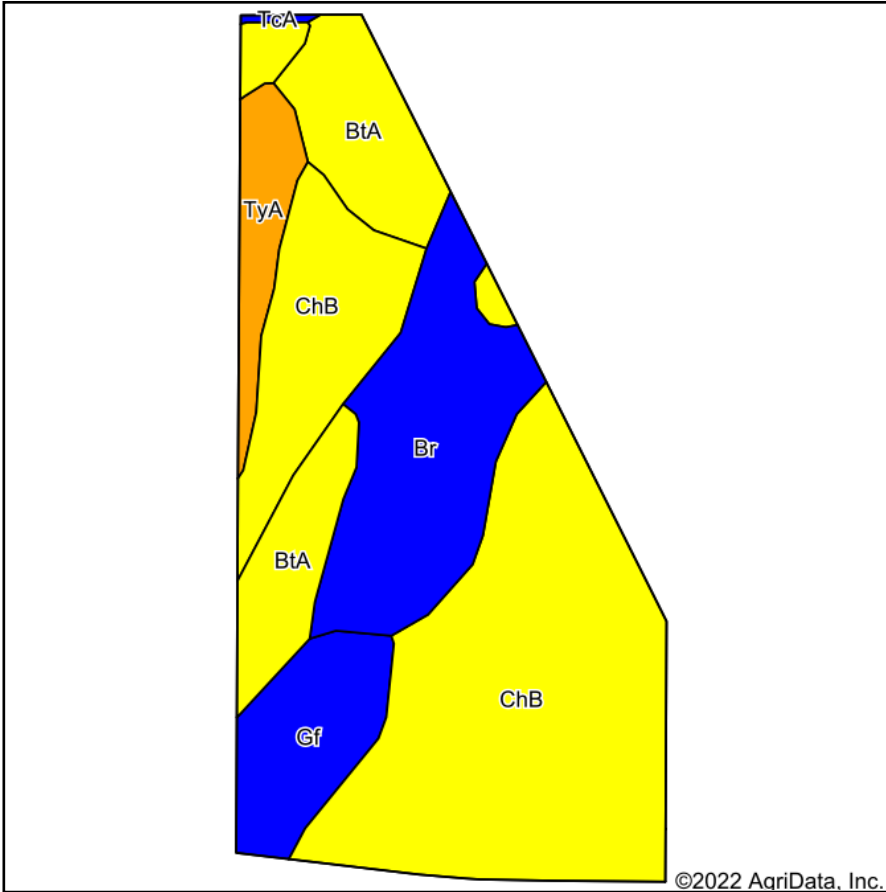
Area Symbol: IN091, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Br	Bourbon sandy loam	7.56	50.5%		IIw	104	4	7	30	47	
HaA	Hanna sandy loam, 0 to 3 percent slopes	4.79	32.0%		I	104	4	7	36	47	
Ck	Cohoctah sandy loam	1.65	11.0%		IIIw						
ChB	Chelsea fine sand, 2 to 6 percent slopes	0.87	5.8%		IVs	91	3	6	32	41	
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	0.11	0.7%		IIw	148	5	10	42	60	
Weighted Average						1.91	92.1	3.5	6.2	28.8	41.6

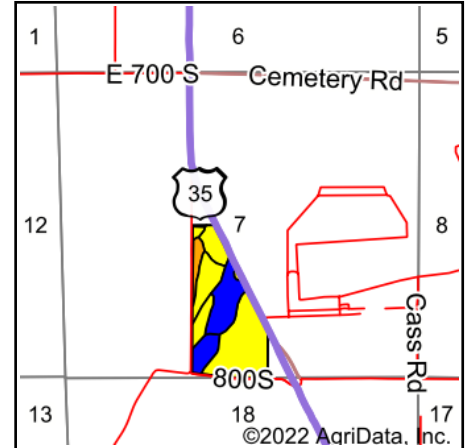
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 6



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **LaPorte**
 Location: **7-35N-2W**
 Township: **Union**
 Acres: **58.22**
 Date: **10/17/2022**



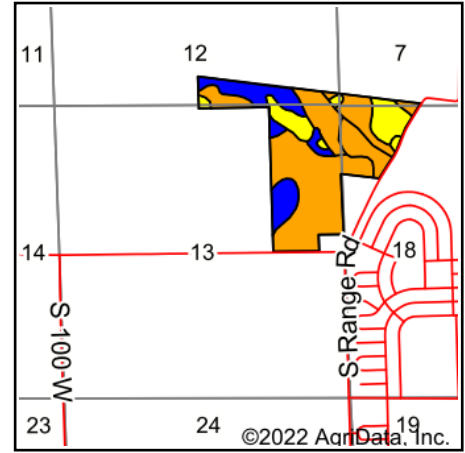
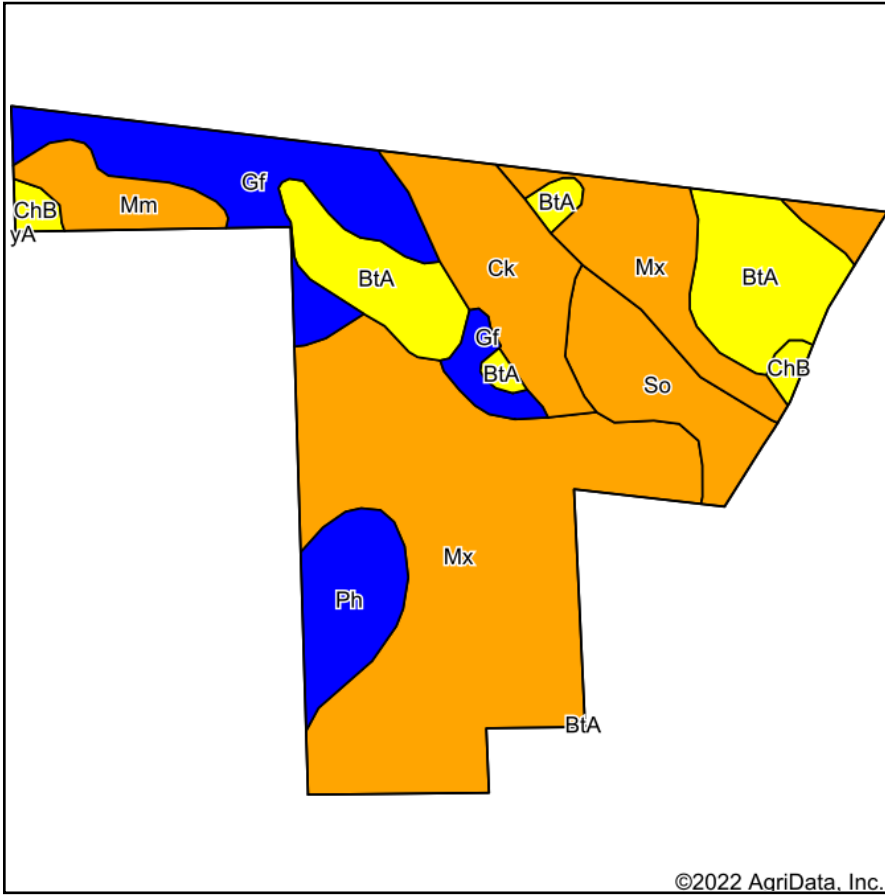
Area Symbol: IN091, Soil Area Version: 26

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	
ChB	Chelsea fine sand, 2 to 6 percent slopes	30.79	52.9%		IVs	91		3	6	32		41	
Br	Bourbon sandy loam	10.85	18.6%		IIw	104		4	7	30		47	
BtA	Brems fine sand, 0 to 3 percent slopes	8.49	14.6%		IVs	90		3	6	32		41	
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	5.05	8.7%		IIw	148		5	10	42		60	
TyA	Tyner loamy sand, 0 to 2 percent slopes	2.92	5.0%		IIIs	77	9	3	5	27	3	35	
TcA	Tracy sandy loam, 0 to 2 percent slopes	0.12	0.2%		IIs	104		4	7	37		52	
Weighted Average						3.40	97.5	0.5	3.4	6.5	32.3	0.2	43.5

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 7



State: **Indiana**
 County: **LaPorte**
 Location: **13-35N-3W**
 Township: **Union**
 Acres: **133.55**
 Date: **10/17/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 26

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	
Mx	Morocco loamy fine sand, 0 to 2 percent slopes	62.23	46.6%		IIIs	102		3	7	36		41	
BtA	Brems fine sand, 0 to 3 percent slopes	18.66	14.0%		IVs	90		3	6	32		41	
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	16.41	12.3%		IIw	148		5	10	42		60	
Ck	Cohoctah sandy loam	12.04	9.0%		IIIw								
So	Suman silty clay loam	9.62	7.2%		IIIw	105				25			
Ph	Pinhook loam	7.64	5.7%		IIw	145		5	10	33		58	
Mm	Maumee loamy fine sand, 0 to 1 percent slopes	5.18	3.9%		IIIw	134		5	9	47		54	
ChB	Chelsea fine sand, 2 to 6 percent slopes	1.77	1.3%		IVs	91		3	6	32		41	
Weighted Average						2.97	100.6	*-	3	6.3	32.3	*-	38.2

Soils data provided by USDA and NRCS.

FSA INFORMATION

FSA INFORMATION

INDIANA
LAPORTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6646
Prepared : 10/4/22 11:04 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
587.65	537.10	537.10	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	537.10	0.00		0.00		0.00	0.00	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	440.80	0.00	146	74
Soybeans	25.70	0.00	40	66
TOTAL	466.50	0.00		

NOTES

--

Tract Number : 2036
 Description : H12/1A, G12/2A, H8/2B S12 T35N, R2W
 FSA Physical Location : INDIANA/LAPORTE
 ANSI Physical Location : INDIANA/LAPORTE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : PARKS REAL ESTATE LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
587.65	537.10	537.10	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	537.10	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	440.80	0.00	146

FSA INFORMATION

INDIANA
LAPORTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6646
Prepared : 10/4/22 11:04 AM CST
Crop Year : 2023

Tract 2036 Continued ...

Soybeans	25.70	0.00	40
TOTAL	466.50	0.00	

NOTES

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FSA INFORMATION

USDA Farm 6646 Tract 2036
Administered by: LaPorte County, Indiana

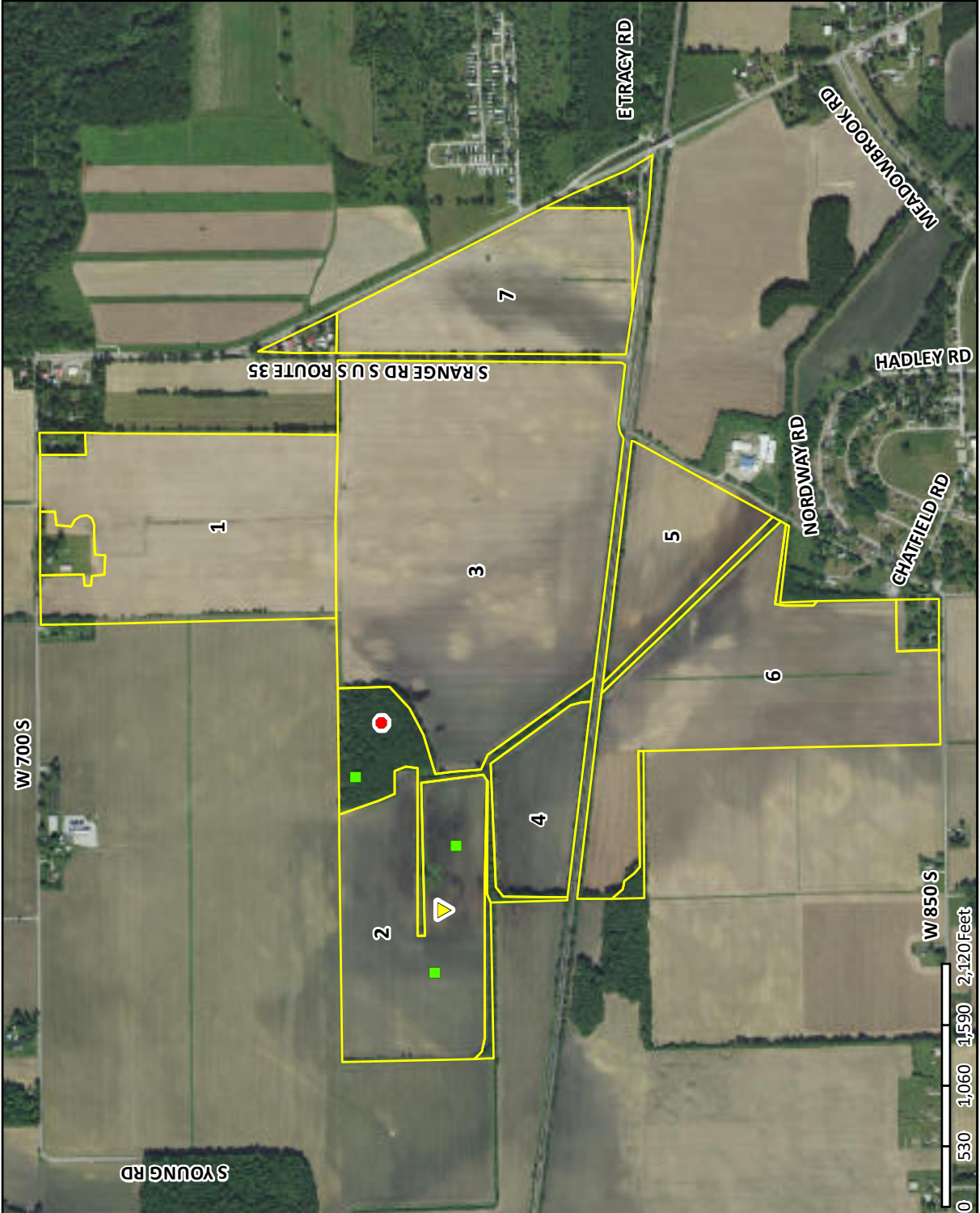
2022 Certification map prepared on: 10/20/2021
587.65 Tract acres
537.1 Cropland acres
0 CRP acres

Wetland Determination Identifiers:
● Restricted Use **TRS: 35N2W7**
▼ Limited Restrictions **LaPorte**
■ Exempt from Conservation Compliance Provisions

□ CRP
□ CLU



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-10-20 08:58:54

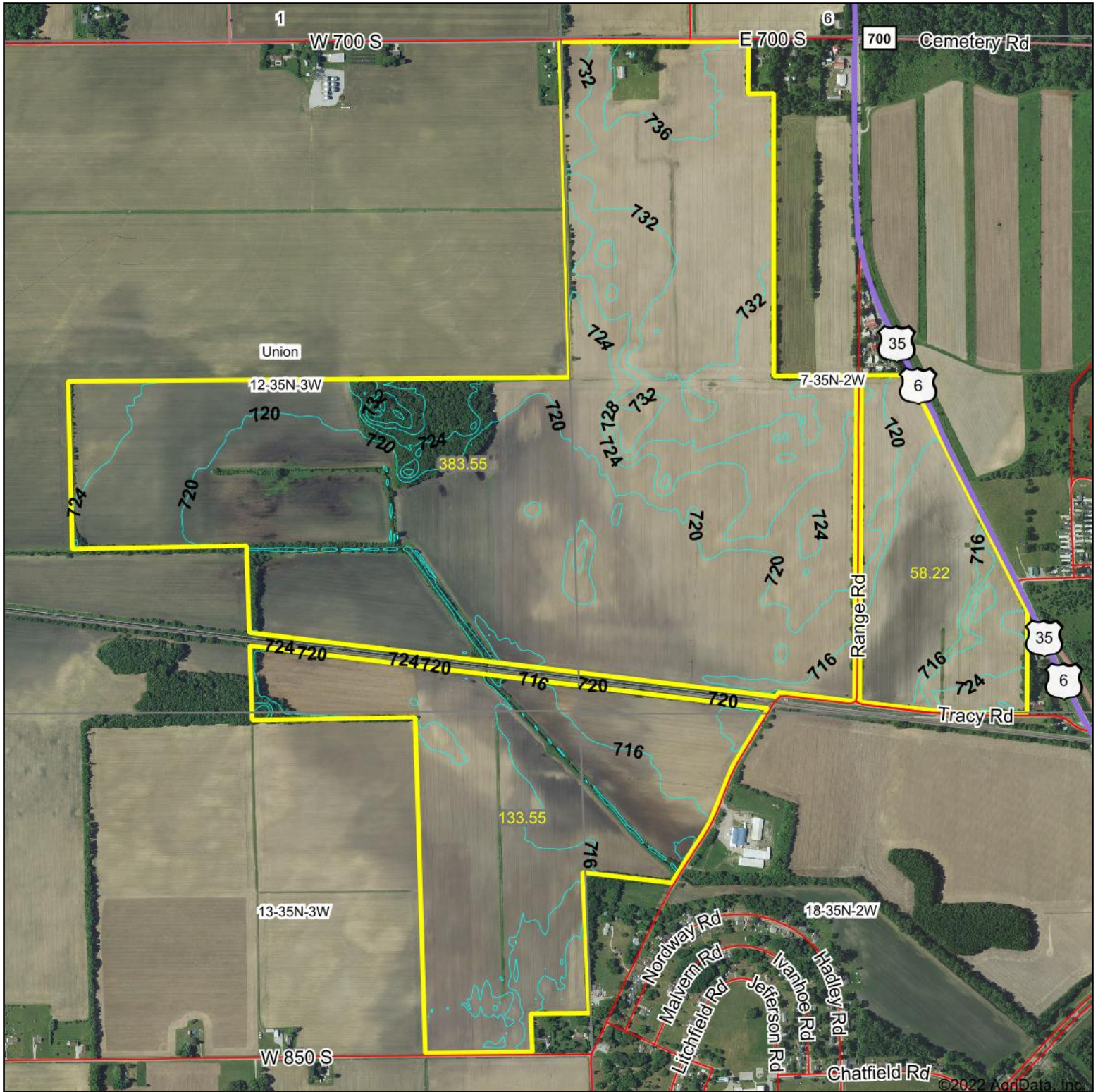


CLU	Acres	HEL Contract	Prac Yr
1	89.78	N	
2	67.65	N	
3	172.15	N	
4	25.06	N	
5	32.05	N	
6	94.38	N	
7	56.03	N	

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TOPOGRAPHY MAPS

TOPOGRAPHY MAP



SCHRADER
Real Estate and Auction Company, Inc.

Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 710.0
Max: 740.4
Range: 30.4
Average: 721.5
Standard Deviation: 6.43 ft

0ft 1212ft 2424ft



9/9/2022

12-35N-3W
LaPorte County
Indiana

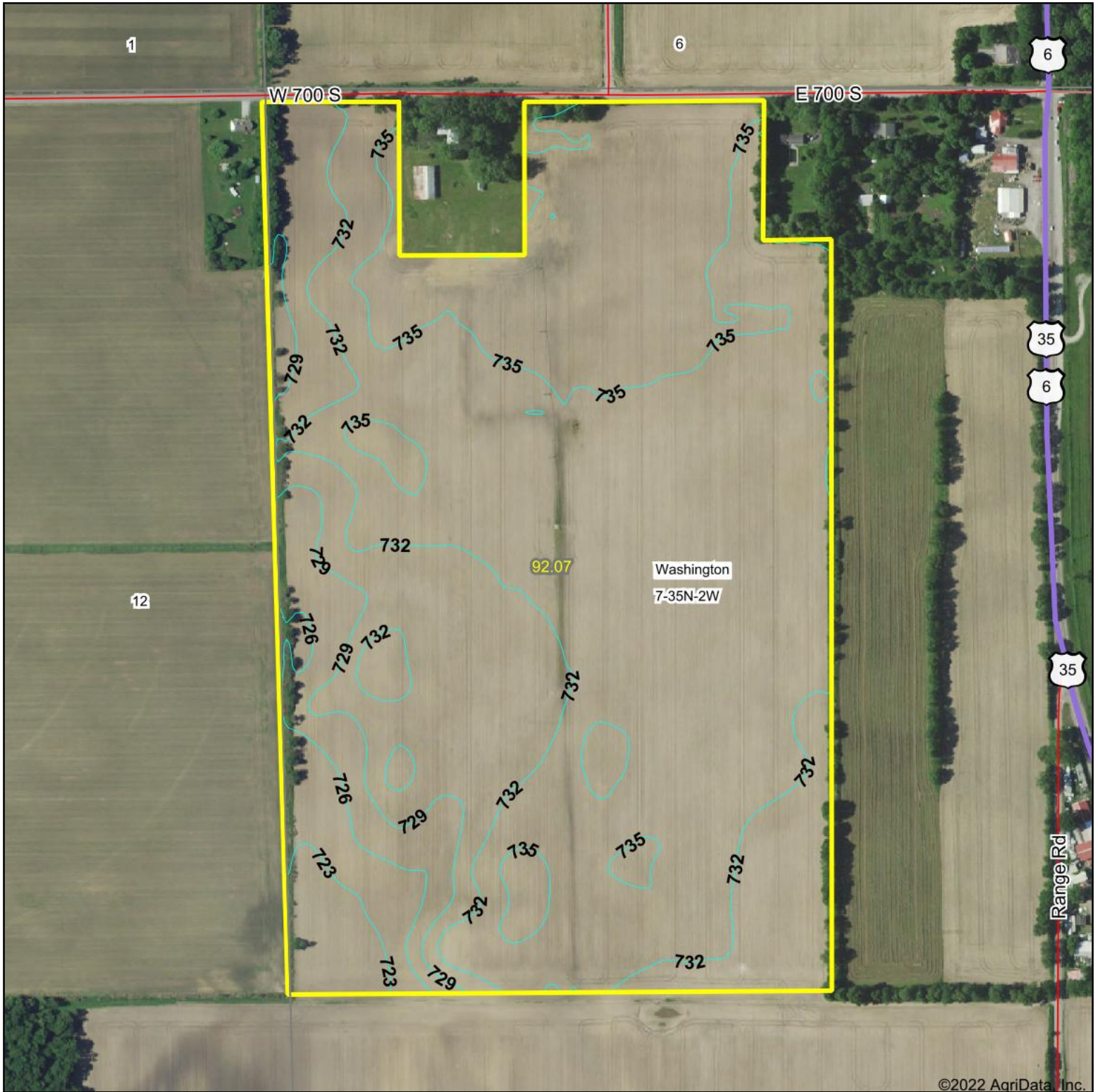
Map Center: 41° 29' 40.78, -86° 42' 15.33

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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TOPOGRAPHY MAP

TRACT 2



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SCHRADER
Real Estate and Auction Company, Inc.

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 721.4
Max: 738.5
Range: 17.1
Average: 732.6
Standard Deviation: 3.22 ft

0ft 456ft 911ft



10/17/2022

7-35N-2W
LaPorte County
Indiana

Map Center: 41° 30' 6.21, -86° 41' 53.6

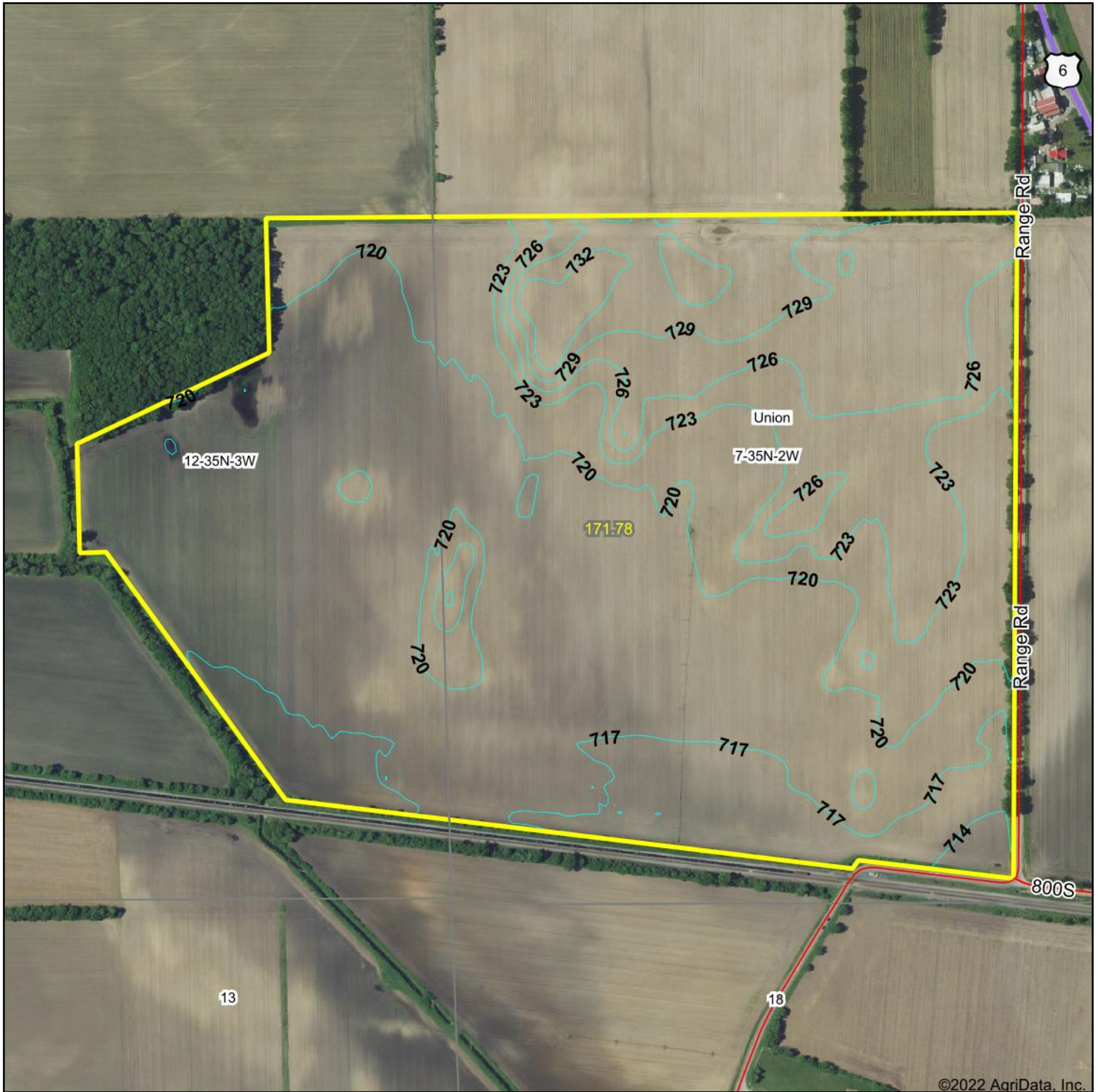
Maps Provided By

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TOPOGRAPHY MAP

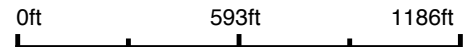
TRACT 3



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 712.3
 Max: 735.0
 Range: 22.7
 Average: 721.0
 Standard Deviation: 4.27 ft



10/17/2022

7-35N-2W
 LaPorte County
 Indiana

Map Center: 41° 29' 40.94, -86° 41' 58.27



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TOPOGRAPHY MAP

TRACT 4



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SCHRADER
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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 712.5
Max: 726.5
Range: 14.0
Average: 719.6
Standard Deviation: 2.69 ft

0ft 559ft 1117ft



10/17/2022

12-35N-3W
LaPorte County
Indiana

Map Center: 41° 29' 42.58, -86° 42' 33.3

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TOPOGRAPHY MAP

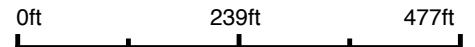
TRACT 5



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Source: USGS 10 meter dem
Interval(ft): 2.0
Min: 718.4
Max: 737.2
Range: 18.8
Average: 726.2
Standard Deviation: 3.97 ft



10/17/2022

12-35N-3W
LaPorte County
Indiana

Map Center: 41° 29' 49.63, -86° 42' 19.34



TOPOGRAPHY MAP

TRACT 6



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 712.4
 Max: 728.1
 Range: 15.7
 Average: 717.8
 Standard Deviation: 4.2 ft

0ft 459ft 918ft



10/17/2022

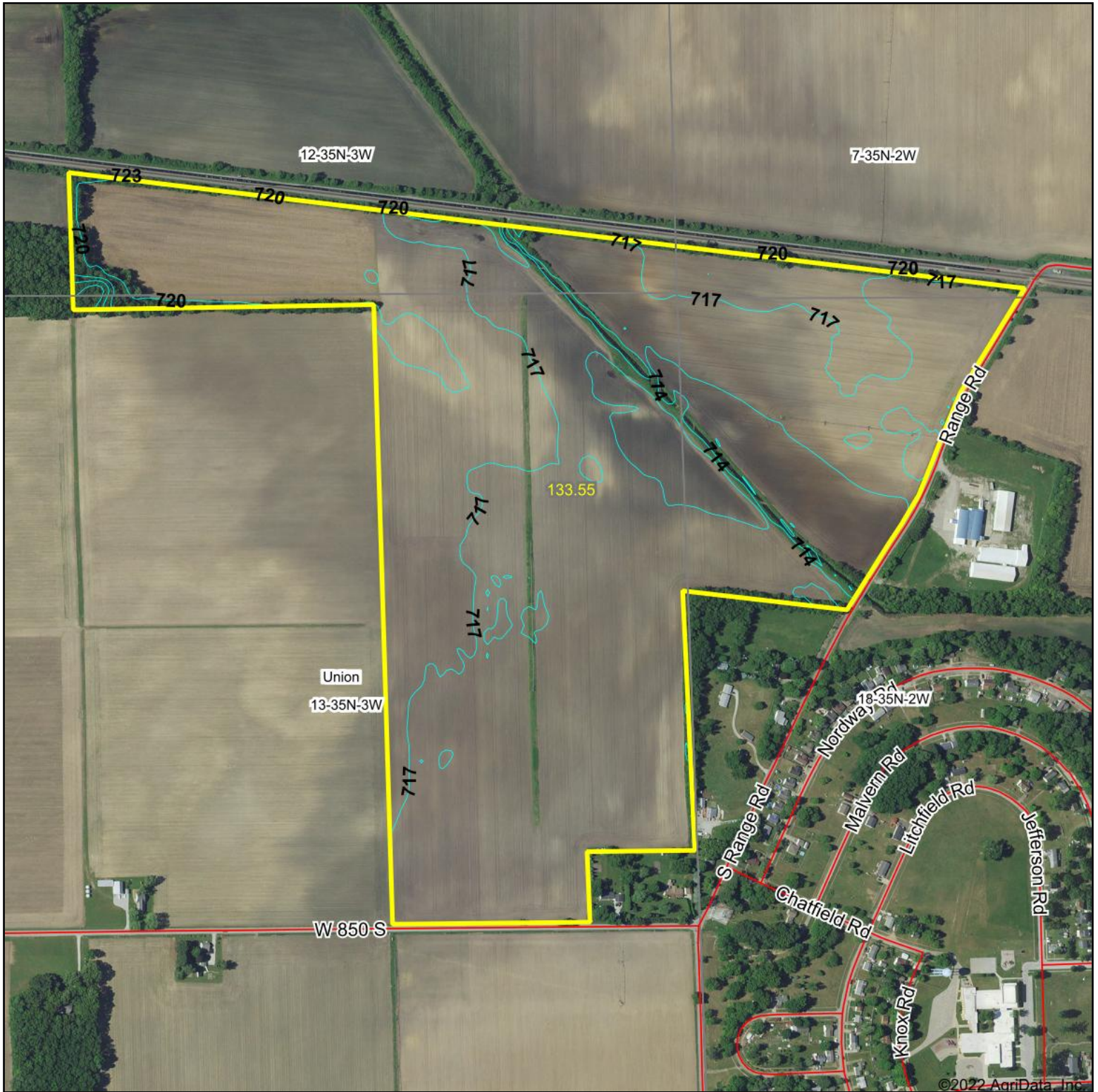
7-35N-2W
 LaPorte County
 Indiana

Map Center: 41° 29' 40.92, -86° 41' 26.64



TOPOGRAPHY MAP

TRACT 7



SCHRADER
Real Estate and Auction Company, Inc.

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 710.0
Max: 732.0
Range: 22.0
Average: 716.5
Standard Deviation: 1.94 ft

0ft 657ft 1314ft



10/17/2022

13-35N-3W
LaPorte County
Indiana

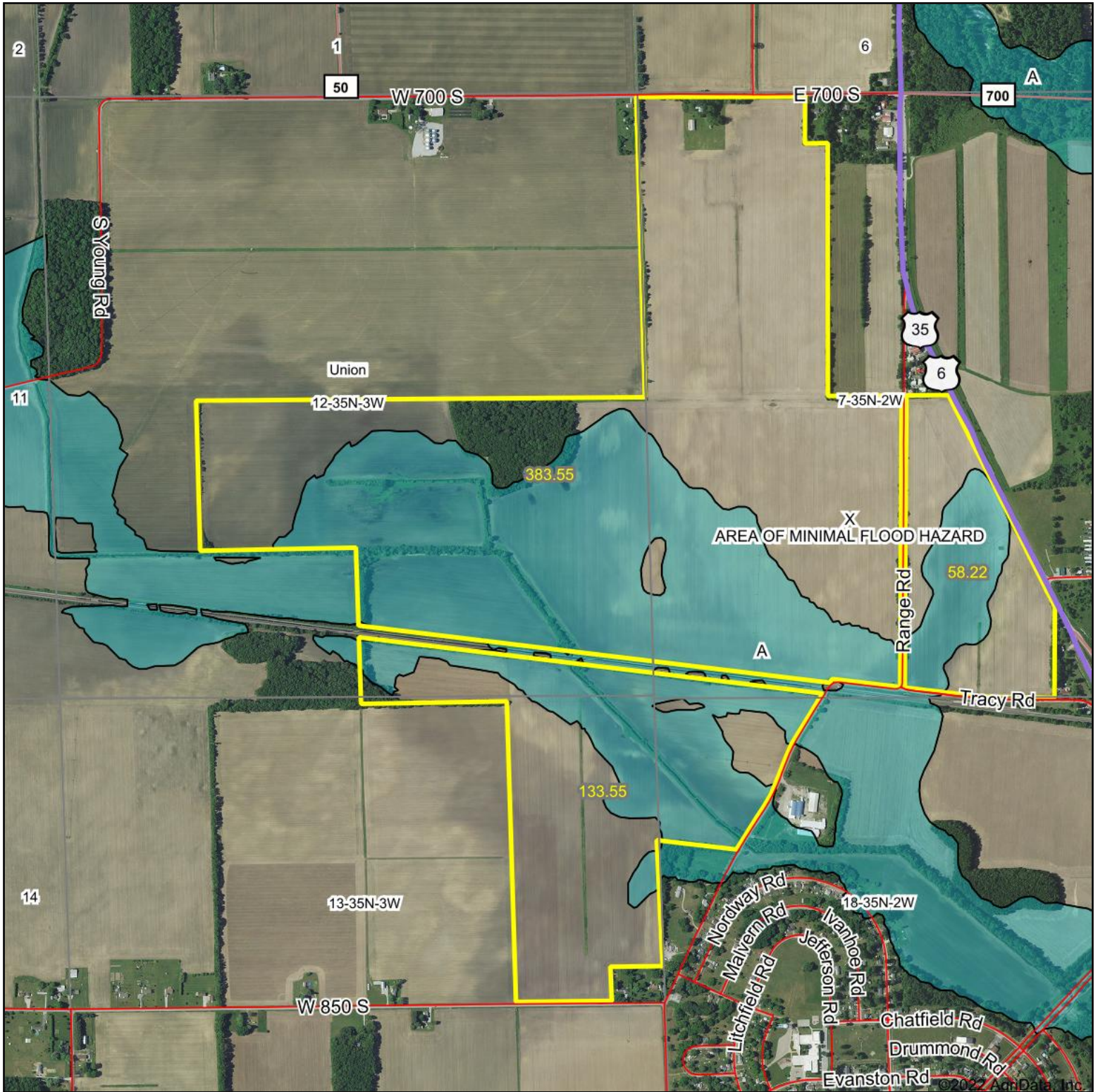
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Maps Provided By
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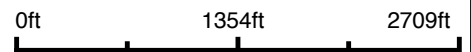
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FLOOD ZONE MAP

FLOOD ZONE MAP



Map Center: 41° 29' 40.78, -86° 42' 15.33



12-35N-3W
LaPorte County
Indiana



9/9/2022



Flood related information provided by FEMA

PROPERTY PHOTOS

TRACT 1



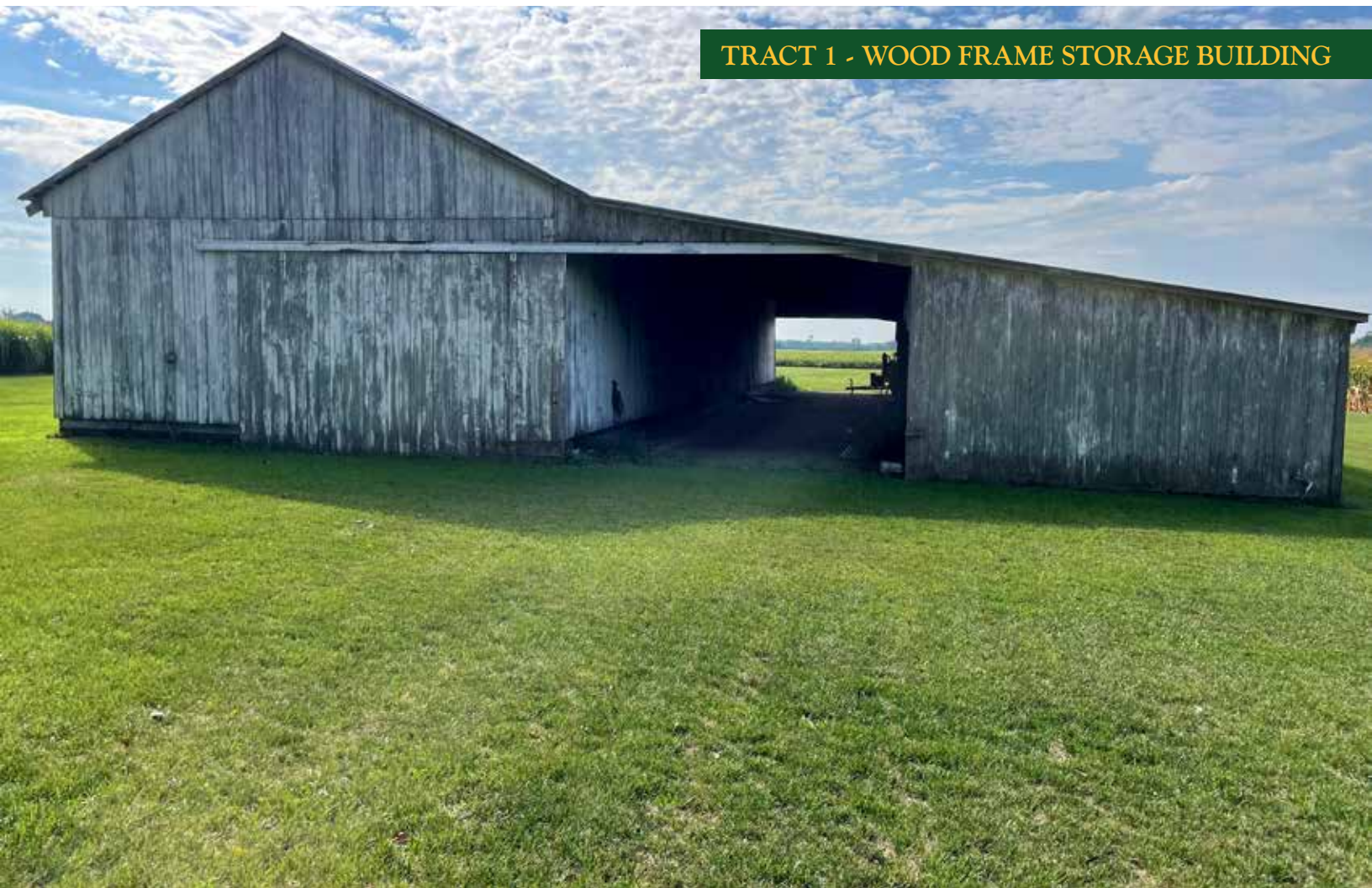
TRACT 1



TRACT 1



TRACT 1 - WOOD FRAME STORAGE BUILDING



TRACT 2



TRACT 2



TRACT 2



TRACTS 2 & 3



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2 - WELL



TRACT 2 - WELL



TRACT 2 - VALLEY 4 TOWER SYSTEM



TRACT 3



TRACTS 3 & 6



TRACTS 3 & 7







TRACT 3 - VALLEY 7 TOWER IRRIGATION SYSTEM



TRACT 4



TRACT 5 - EASEMENT



TRACT 6



TRACT 6



TRACT 6 - COUNTY ROAD FRONTAGE



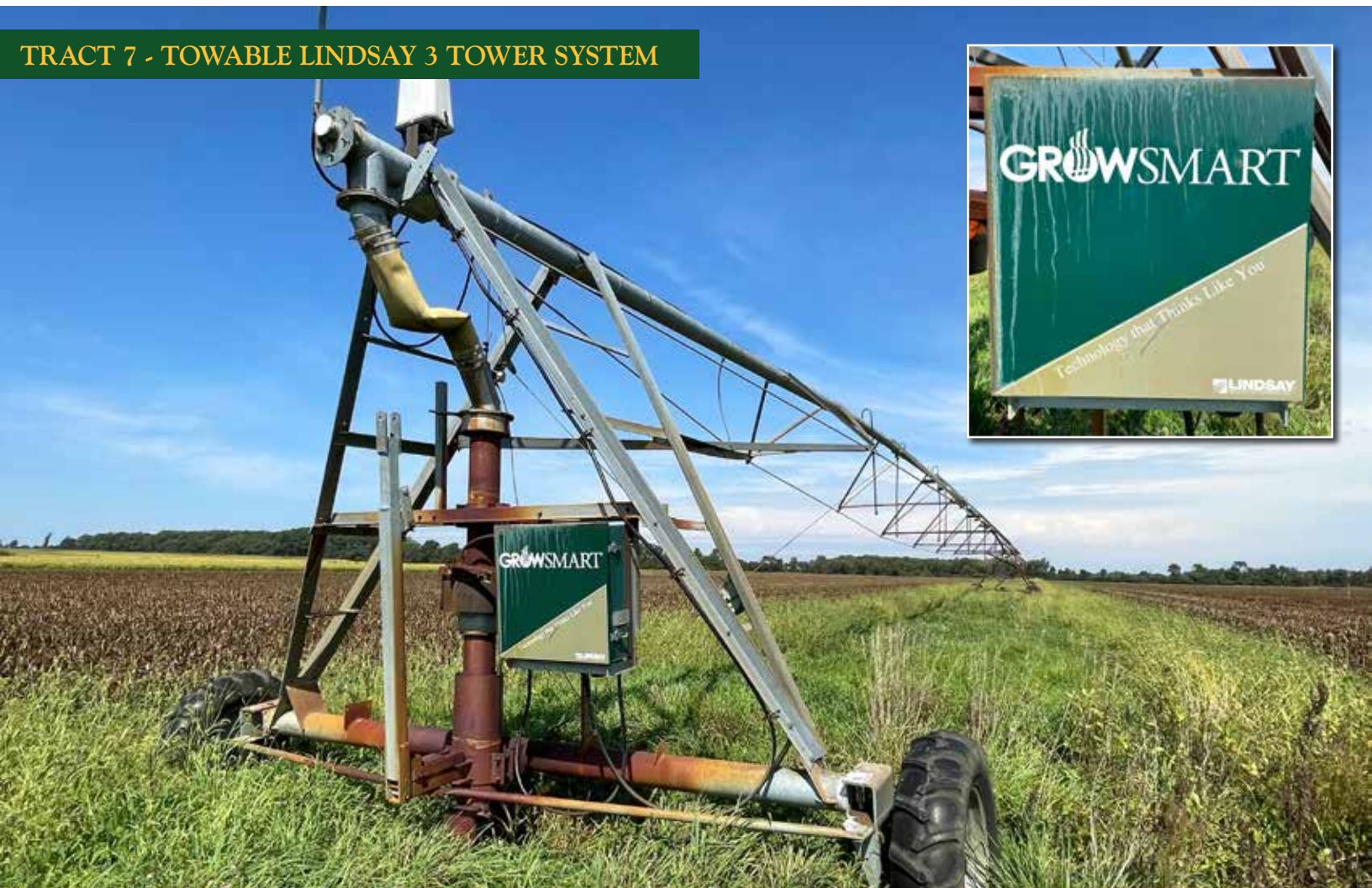
TRACT 7 - ROAD FRONTAGE



TRACT 7



TRACT 7 - TOWABLE LINDSAY 3 TOWER SYSTEM



TRACT 7 - WELL POWER SOURCE



TRACT 7 - WELL



TRACT 7 - VALLEY 3 TOWER SYSTEM





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