

CLINTON COUNTY, IN

127[±] acres Offered in 3 Tracts

Land AUCTION



tuesday
November 15
Online Bidding Available **6:00 pm**



800.451.2709
SchraderAuction.com

INFORMATION *Booklet*

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 Managers

Dean Retherford • 765.296.8475 & Todd Freeman • 765.414.1863



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

TUESDAY, NOVEMBER 15, 2022

127± ACRES – CLINTON COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, November 8, 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
127± Acres • Clinton County, Indiana
Tuesday, November 15, 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, November 15, 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, Tuesday, November 8, 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:

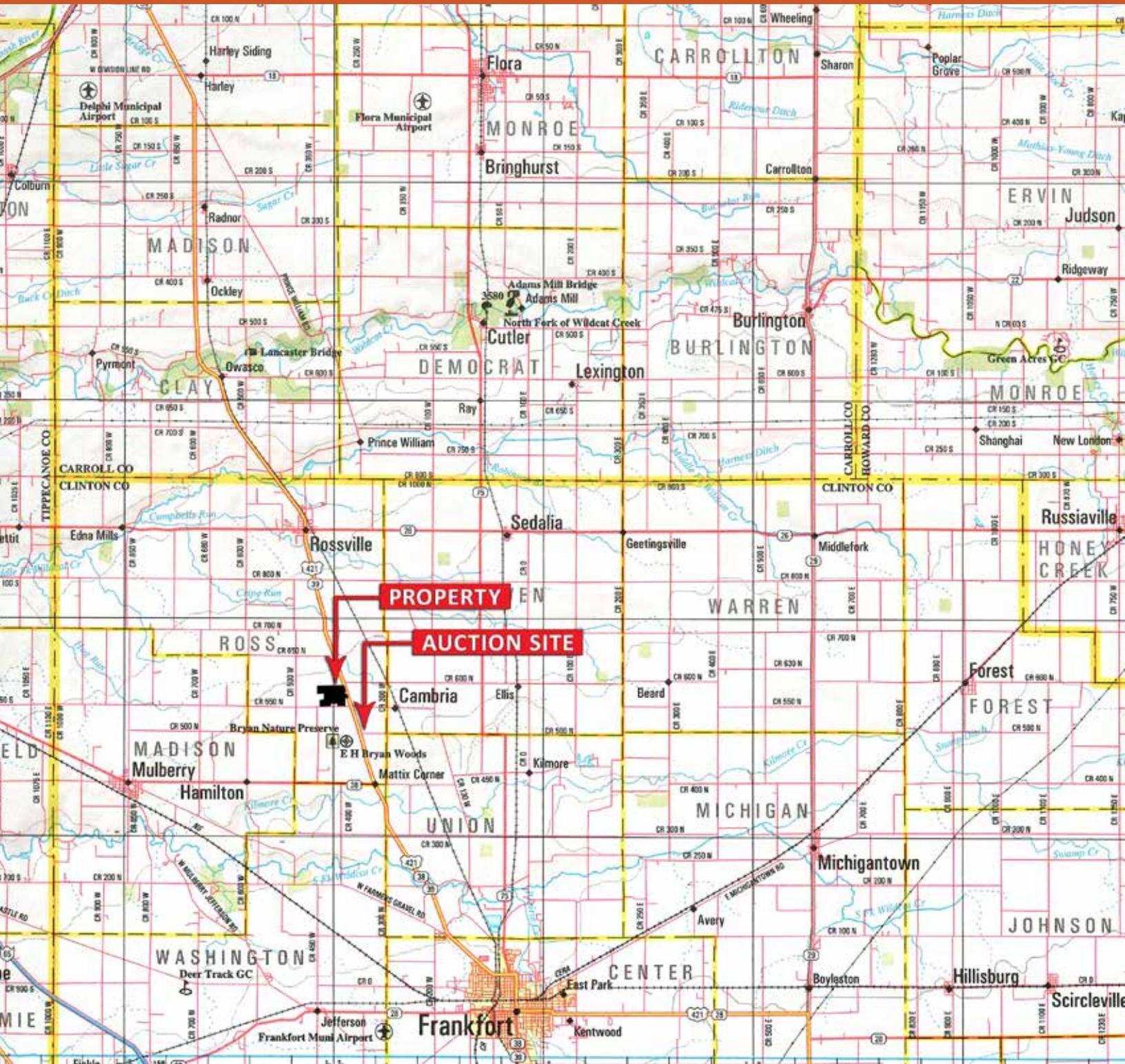
E-mail address of registered bidder: _____

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 LOCATION: The Silver Coin Wedding and Event Manor, 3648 West CR 500N, Frankfort, IN 46041. **From Rossville**, travel south from the flashing light on US 421 to CR 500N, the venue is on the left.

 **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 LOCATION: From Rossville, travel south on US 421 approximately 3.5 miles to Tract 1 & 2. Then turn right (west) on CR 550N, go west past the first set of buildings and Tract 2 is on the right. Then just past the house and barn, Tract 3 begins on the right and ends at the edge of the woods.

INSPECTION : Wednesday, October 12 • 1:00-3:00pm EST



TRACT MAP

TRACT MAP





TRACT DESCRIPTIONS

CLINTON COUNTY, IN

127[±] acres Offered in 3 Tracts Land AUCTION

A unique variety of features, as portions of this property have some of the most productive soil in this part of Indiana. Road frontage on SR 421 and good access from CR 550N, as well as hunting opportunities near adjacent wooded lands.

TRACT 1: 57± acres with 56.12± tillable, highly productive soils boasting a weighted corn yield average of 158.5. This farm has frontage on SR 421 and is adjacent to the north side of the woods on the west end of the property. (2021 Taxes per estimated acres is \$2,131.32).

Seller will retain all income from the current crop year.

TRACT 2: 36.5± acres with 35.52± tillable with a weighted corn average of 136.2. Road frontage on along US 421 and access from CR 550N. (2021 Taxes per estimated acres is \$1,354.36)

TRACT 3: 33.5± acres with 28.64± in cropland with a weighted corn average of 149.2 and road frontage on CR 550N. (2021 Taxes per estimated acres is \$1,237.24)

tuesday
November 15
Online Bidding Available **6:00 pm**

OWNER: Beisel Farms

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 127± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check or corporate check.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

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

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

DEED: Seller shall provide Warranty Deed.

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

BUYER'S PREMIUM: A 1% Buyer's Premium shall be added to the final bid prices to determine the contract purchase price.

POSSESSION: Possession is at closing, subject to the 2022 farm lease.

REAL ESTATE TAXES: Seller shall pay all taxes due at closing for 2022, with Seller retaining all income from the current crop year. Buyer(s) shall assume all taxes and any ditch assessments due in 2023 and 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 has

been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction 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 Managers:

Dean Retherford • 765.296.8475

Todd Freeman • 765.414.1863

800.451.2709

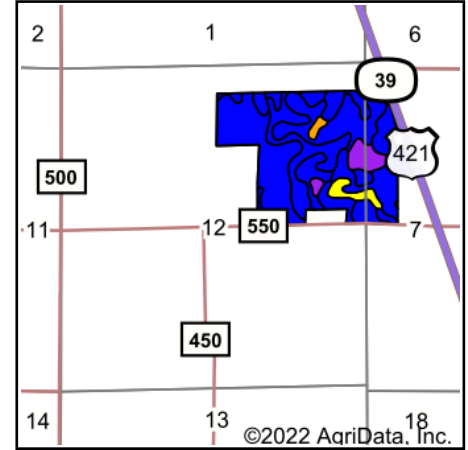
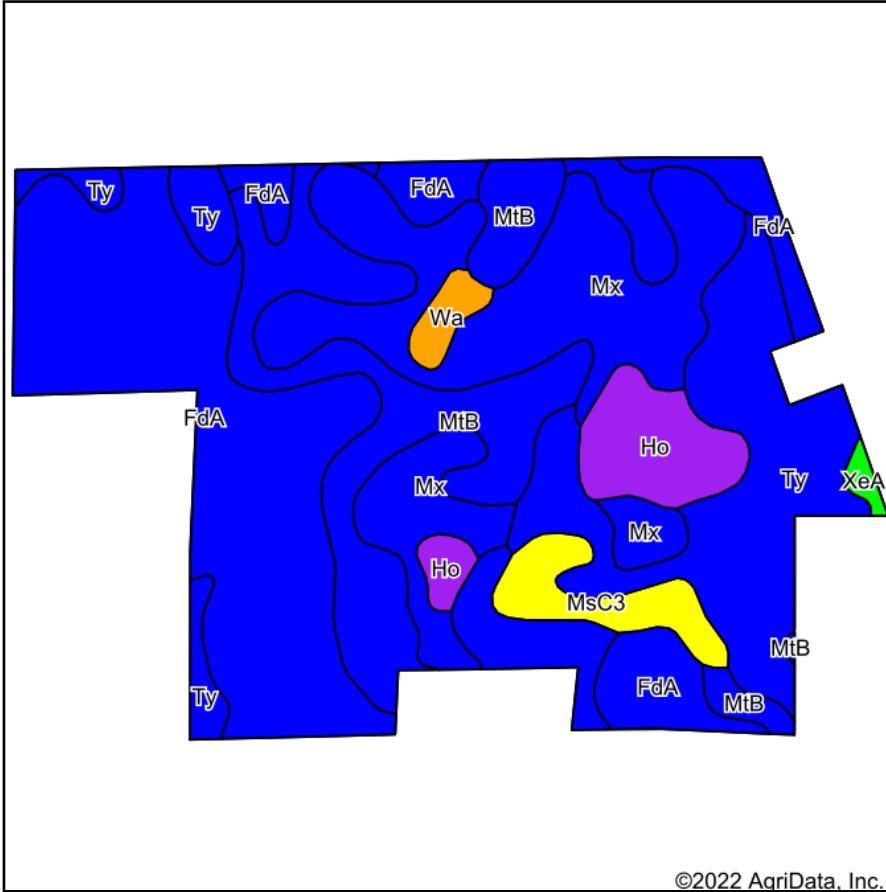
SchraderAuction.com





SOILS MAP

SOILS MAP



State: **Indiana**
 County: **Clinton**
 Location: **12-22N-2W**
 Township: **Ross**
 Acres: **126.7**
 Date: **9/23/2022**



Soils data provided by USDA and NRCS.

| Area Symbol: IN023, Soil Area Version: 25 | | | | | | | | | | | |
|---|--|-------|------------------|----------------------|---------------|--------------|-----------------------|-------------|-------------|-----------------|-----------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn Bu | Grass legume hay Tons | Pasture AUM | Soybeans Bu | Tall fescue AUM | Winter wheat Bu |
| FdA | Fincastle-Crosby silt loams, 0 to 2 percent slopes | 39.28 | 31.0% | | Ilw | 156 | 5 | 10 | 51 | | 69 |
| Mx | Milford silty clay loam | 26.45 | 20.9% | | Ilw | 160 | 5 | 11 | 44 | | 64 |
| Ty | Treaty silt loam, 0 to 2 percent slopes | 24.34 | 19.2% | | Ilw | 177 | 6 | 12 | 62 | | 61 |
| MtB | Miami-Crosby silt loams, 2 to 6 percent slopes | 24.10 | 19.0% | | Ile | 147 | 5 | 9 | 50 | | 65 |
| Ho | Houghton muck, undrained | 6.51 | 5.1% | | Vw | | | | | | |
| MsC3 | Miami clay loam, 6 to 12 percent slopes, severely eroded | 4.11 | 3.2% | | IVe | 121 | 4 | 8 | 41 | | 54 |
| Wa | Walkkill silt loam | 1.39 | 1.1% | | IIIw | 140 | | | 40 | | |
| XeA | Xenia silt loam, 0 to 2 percent slopes | 0.52 | 0.4% | | Iw | 154 | 5 | 9 | 54 | 1 | 69 |
| Weighted Average | | | | | 2.23 | 149.8 | 4.8 | 9.7 | 48.4 | *. | 60.9 |

Soils data provided by USDA and NRCS.

The image features a white background with two prominent, wavy orange bands that curve across the top and bottom. In the corners, there are images of green leaves and stems, likely from a plant like corn. The text 'FSA INFORMATION' is centered in a bold, black, serif font.

FSA INFORMATION

FSA INFORMATION

INDIANA
CLINTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6208
Prepared : 9/15/22 9:41 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : 11087
Recon ID : 18-023-2016-19
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 132.93 | 131.43 | 131.43 | 0.00 | 0.00 | 2.92 | 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 | 128.51 | 3.74 | | 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 | 75.25 | 0.00 | 153 | |
| Soybeans | 53.26 | 2.49 | 52 | |
| TOTAL | 128.51 | 2.49 | | |

NOTES

Tract Number : 5815
Description :
FSA Physical Location : INDIANA/CLINTON
ANSI Physical Location : INDIANA/CLINTON
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 : ANNABELLE BEISEL
Other Producers : None
Recon ID : 18-023-2016-18

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 132.93 | 131.43 | 131.43 | 0.00 | 0.00 | 2.92 | 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 | 128.51 | 3.74 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-----------|------------|-----------------------------|-----------|
| | | | |

FSA INFORMATION

This form is available electronically.

Page 1 of 2

| | | | |
|---|--|---|---|
| CRP-1 (10-22-15) | U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation | 1. ST. & CO CODES & ADMIN. LOCATION 26 023 | 2. SIGN-UP NUMBER 48 |
| CONSERVATION RESERVE PROGRAM CONTRACT | | 3. CONTRACT NUMBER 11087 | 4. ACRES FOR ENROLLMENT 3.92 |
| | | 5. FARM NUMBER 000920E | 6. TRACT NUMBER(S) 000921E |
| 7A. COUNTY OFFICE ADDRESS (include Zip Code) CLINTON COUNTY FARM SERVICE AGENCY 860 S PRAIRIE AVE STE 2 FRANKFORT, IN 46041-7439 | | 7. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/> | 8. CONTRACT PERIOD FROM (MM/DD/YYYY) 10-01-2016 TO (MM/DD/YYYY) 9-30-2018 |
| 7B. TELEPHONE NUMBER (include Area Code) (765) 659-1203 | | | |

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form, CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2G; or CRP-2G.

| | | | | | | |
|---|-----------|--|-------------|-----------------|----------|----------------------------------|
| 10A. Rental Rate Per Acre | \$ 265.00 | 11. Identification of CRP Land (See Page 2 for additional space) | | | | |
| 10B. Annual Contract Payment | \$ 776 | A. Tract No. | B. FARM No. | C. Practice No. | D. Acres | E. Total Applicable Acres/Shares |
| 10C. First Year Payment | \$ 776 | 001920E | 0001 | CRP1 | 3.92 | 192 |
| From 200 applicable only to continuous sign-up when the first year payment is prorated. | | | | | | |

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

| | | | |
|---|-----------|--|-----------------------|
| 12.1 PARTICIPANT'S NAME AND ADDRESS (2x Check) | (2) SHARE | (3) SIGNATURE | (4) DATE (MM/DD/YYYY) |
| ANABELLE BEISSEL 21 RAINBOW CT BOESVILLE, IN 46055-9454 | 20% | <i>A. B. Anabelle Beissel</i> 9-15-16 | 9-15-16 |
| 12.2 PARTICIPANT'S NAME AND ADDRESS (2x Check) | (2) SHARE | (3) SIGNATURE | (4) DATE (MM/DD/YYYY) |
| 12.3 PARTICIPANT'S NAME AND ADDRESS (2x Check) | (2) SHARE | (3) SIGNATURE | (4) DATE (MM/DD/YYYY) |

| | | |
|------------------|---|---------------------------------|
| 13. CCC USE ONLY | A. SIGNATURE OF CCC REPRESENTATIVE <i>Sherry Korman Acting CED</i> | B. DATE (MM/DD/YYYY) 9/16/16 |
|------------------|---|---------------------------------|

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a) as amended: The authority for requesting the information identified on this form is 7 CFR Part 1417; the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.); the Food Security Act of 1985 (16 U.S.C. 3801 et seq.); and the Agricultural Act of 2014 (Pub. L. 113-76). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal Agencies, and non-governmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Privacy Policy identified in the System of Records Notice for USDA-RSOP Farm Records File (Automated). Providing the requested information is voluntary. However, failure to submit the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempt from the Paperwork Reduction Act as provided in the Agricultural Act of 2014 (Pub. L. 113-76, Title I, Section 7). Administration: The provisions of appropriate criminal and civil laws, penalties, and other exclusions may be applicable to any information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, ancestry, and where applicable, political beliefs, marital status, familial or sexual status, sexual orientation, or all or part of an individual's genome as derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. Certain prohibited bases will apply to all programs and/or employment activities. Persons with disabilities who want to file a program complaint, write to the address below and you receive the appropriate means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 795-6000 (voice) and TDD (hearing and deaf) 800-845-6100 or have each disability and want to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6100 (in Spanish).

You can file a civil rights program complaint of discrimination, complete the USDA Program Discriminator Complaint Form, found online at http://www.nacm.usda.gov/complaint_filing_out.html or at any USDA office, or call (800) 845-6100 to request the form. You may also write a letter containing all of the information you want in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1430 Independence Avenue, S.W., Washington, D.C. 20250-4470, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy Owner's Copy Operator's Copy

COPY

FSA INFORMATION

INDIANA
CLINTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6208
Prepared : 9/15/22 9:41 AM
Crop Year : 2022

Tract 5815 Continued ...

| | | | |
|--------------|---------------|-------------|-----|
| Corn | 75.25 | 0.00 | 153 |
| Soybeans | 53.26 | 2.49 | 52 |
| TOTAL | 128.51 | 2.49 | |

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

USDA Farm 6208 Tract 5815
 Administered by: Clinton County, Indiana

Map prepared on: 3/30/2022
 132.93 Tract acres
 131.43 Cropland acres
 2.92 CRP acres

Wetland Determination Identifiers:
 Restricted Use TRS: 22N2W12
 Limited Restrictions Clinton
 Exempt from Conservation Compliance

CRP
 CLU



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamic roads; FSA data 2022 03 30 07:34:48



| CLU | Acres | HEL | LC | Contract | Prac | Yr | C |
|-----|--------|-----|----|----------|------|----|---|
| 1 | 2.92 | N | 2 | 11087 | 33 | 26 | Y |
| 2 | 128.51 | N | 2 | | | | Y |

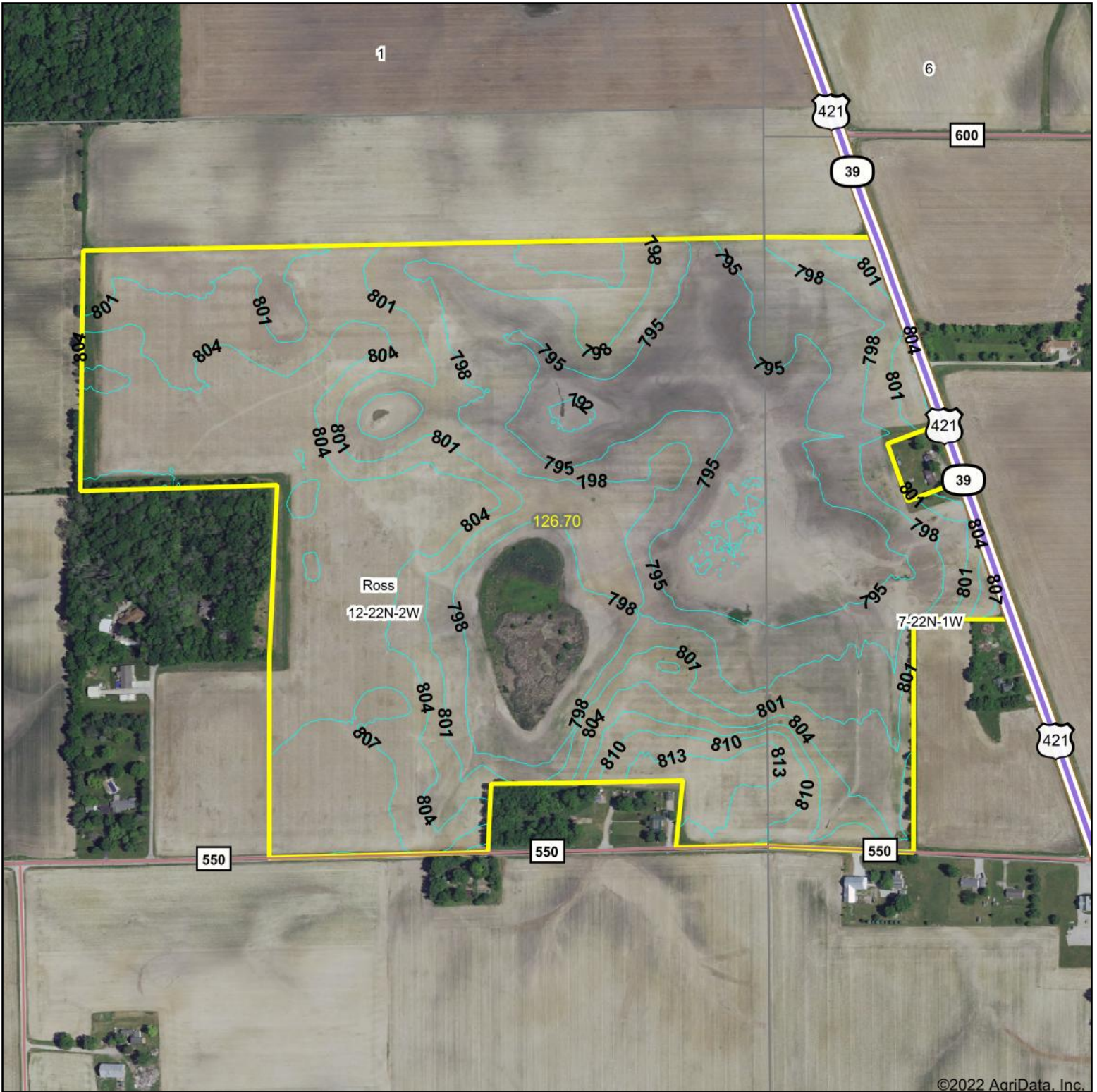
-126.2 total
 -125.43
 58.23

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.



TOPOGRAPHY MAP

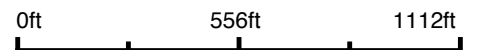
TOPOGRAPHY MAP



©2022 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 790.8
 Max: 814.9
 Range: 24.1
 Average: 800.6
 Standard Deviation: 5.02 ft



9/23/2022

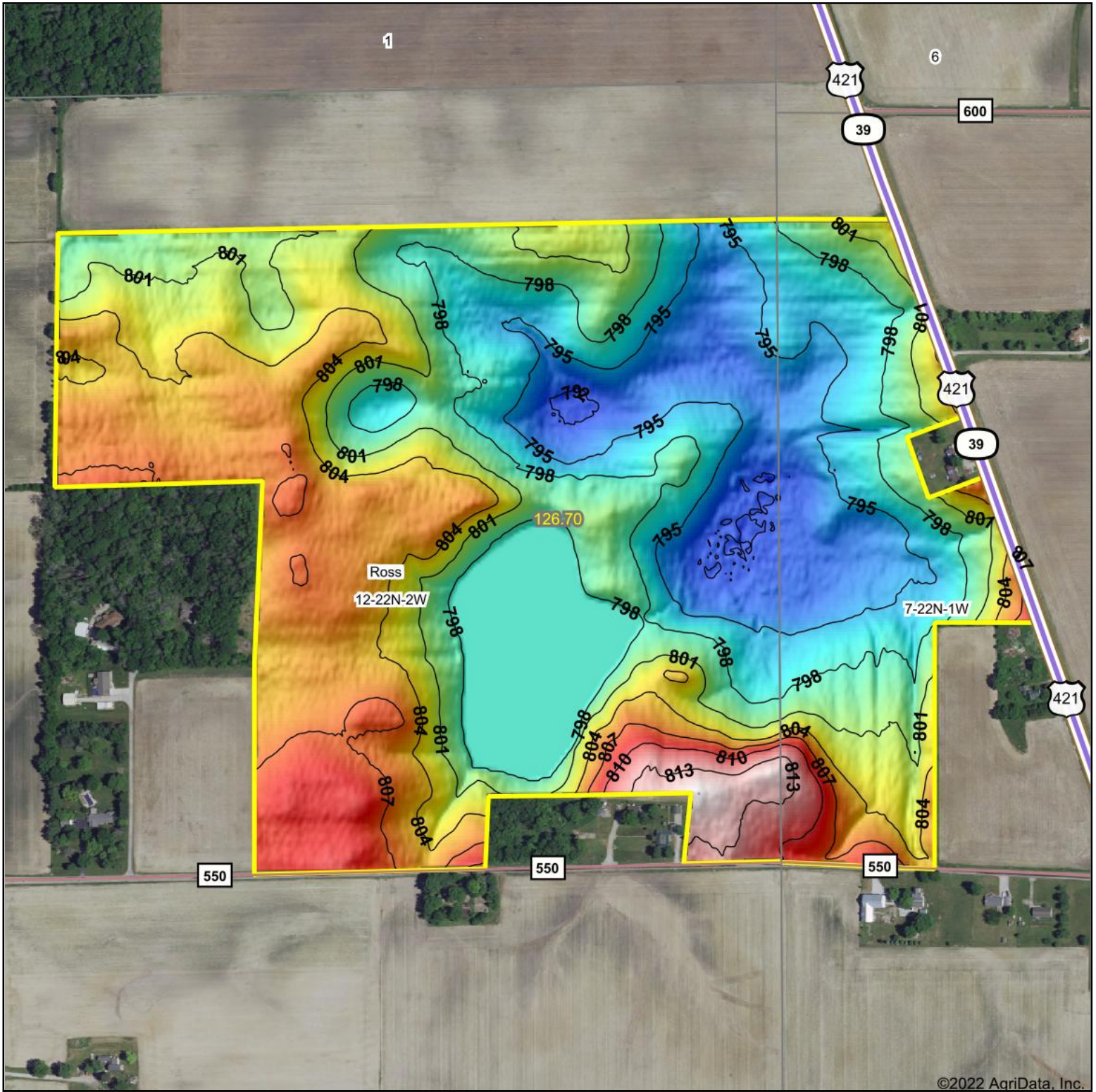
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 Clinton County
 Indiana

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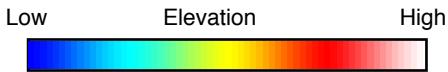


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TOPOGRAPHY MAP



©2022 AgriData, Inc.

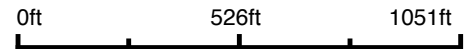


SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021 www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 3
Min: 790.8
Max: 814.9
Range: 24.1
Average: 800.6
Standard Deviation: 5.02 ft



9/23/2022

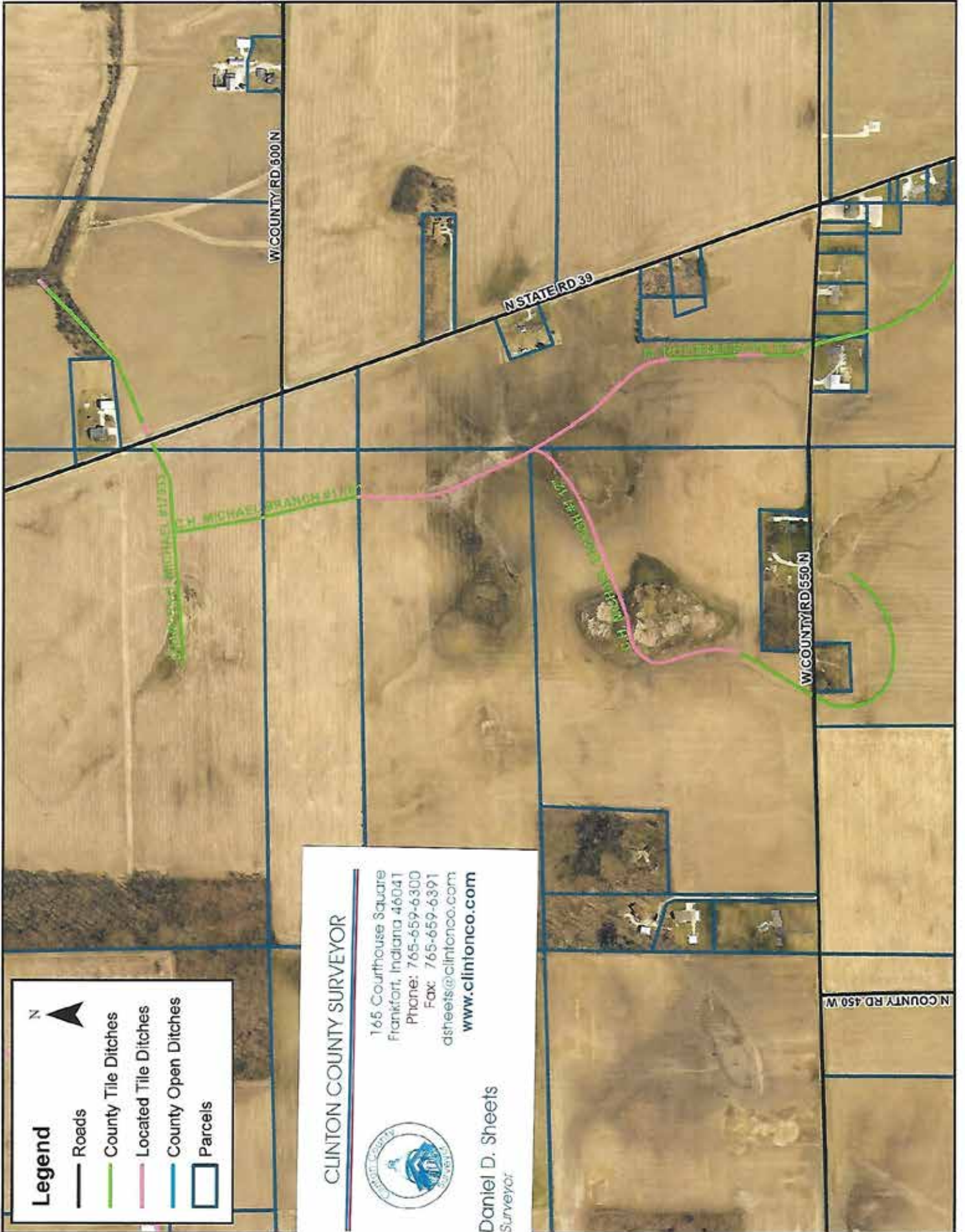
12-22N-2W
Clinton County
Indiana

map center: 40° 22' 9.38", -86° 35' 0.11"



TILE MAP

TILE MAP





LEGAL DESCRIPTION

LEGAL DESCRIPTION

Page 1 of 2 pages

MICHAEL, CHARLES H.

CAUSE NO: 17933

LOCATION: Section 1, Township 22 north, Range 2 West

(18" NEW TILE)

The method of drainage will be by the construction of a drain, to be tiled from the stake 0 to stake 8 plus 7 feet, a distance of 807 feet, and the remainder of said drain to be an open ditch as hereinafter described from stake 8 plus 7 to stake 22 plus 25 feet, a distance of fourteen hundred eighteen (1418) feet.

All of which we have stake off and laid out along the following described route, to-wit;

Said drain begins at a point 432 feet north and 322 feet west of the south east corner of section 1, township 22 north, range 2 west, and running thence north 69 1/2 degrees east, 200 feet; thence north 48 degrees east 400 feet; thence north 55 degrees East 334 feet; thence North 13 1/4 degrees west 891 feet; terminating in Rose Branch at a point 543 feet west and 792 feet north of the northeast corner of the southwest quarter of the south west quarter of section 6, township 22 north, range 1 west. The portion of said drain from stake 13 plus 34 feet to stake 22 plus 25 feet follows in a general way the above mention Rose Branch which shall be cut to the depth specified and made more nearly straight as shall be directed by the Drainage Commissioner.

The total length of the proposed drain is twenty-two hundred twenty-five (2225) feet.

Said drain shall be laid with a single row of 14 inch tile from stake 0 to stake 8 plus 7 feet, a distance of 807 feet; thence said drain shall be an open ditch from stake 8 plus 7 feet to stake 22 plus 25 feet, a distance of 1418 feet: said open ditch shall be two (2) feet wide in the bottom and the banks shall slope at an angle of 45 degrees, said banks to be taken up with a trinagle, and all dirt excavated and all obstructions removed shall be deposited not closer than 3 feet from the upper edge of the banks.

All tile used shall first class drain tile, subject to the inspection and approval of the Drainage Commissioner in charge of the work. At the mouth of the tile portion of the drain 10 feet of vitrified sewer pipe shall be used instead of drain tile, and over the end of said sewer pipe, a concrete retaining wall shall be constructed of such form and dimensions as the Commissioner of Drainage in charge shall direct; also a concrete apron immediately below the end of the tile of such consistency, form, and dimensions as the Drainage Commissioners shall direct, said apron to contain not less than 2 cubic yards of concrete. All tile shall be carefully laid to grade, and bedded by cutting the trench rounding in the bottom to conform with the shape of the tile, and said trench shall be cut at least four inches wider than the extreme outside dimensions of the tile, and finer earth shall be thrown in on either side of the tile and thoroughly tamped to a height of one-half of the diameter of the tile. after this tile shall be accepted by the

LEGAL DESCRIPTION

Page 2 of 2 pages

commissioner of drainage, then covered and filled to an elevation level with the general surface of the ground.

Wherever lateral tile drains enter the proposed drain holes shall be cut in the tiles of said Drain of sufficient sizes to admit the tiles of said lateral drains and all such openings shall be properly capped and indicated. Where curves are necessary they shall be made laong and gradual to the satisfaction of the Commissioner of Drainage in charge. Where the new drains runs in the old channel, the trench shall be cut in whichever bank is necessary to straighten said trench.



TAX STATEMENTS

TAX STATEMENTS

12-06-07-100-003.000-015

General Information
 Parcel Number
 12-06-07-100-003.000-015
 Local Parcel Number
 010-33-009
 Tax ID:
 Routing Number
 010-33-019
 Property Class 100
 Vacant Land

Burkle, Rhonda L ETAL

Ownership
 Burkle, Rhonda L ETAL
 35 Rainbow Dr
 Rossville, IN 46065
 Legal
 010-00030-00 PT N NW 7-22-1W 28.81A 4564-4433-B-1A-1

COUNTY RD 550 N, STATE RD 39 100, Vacant Land

Transfer of Ownership
 Date Owner Doc ID Code Book/Page Adj Sale Price V/I
 08/25/2009 Burkle, Rhonda L ETA HJ WD / \$0 /
 08/25/2009 BEISEL ANNABELLE HJ WD / \$0 /
 12/29/2006 BURKLE RHONDAL H7 WD / \$0 /
 12/15/1995 BURKLE RHONDAL WD / \$0 /
 03/17/1995 BEISEL, KENNETH L T WD / \$0 /
 01/02/1991 BEISEL, KENNETH L WD / \$0 /

Ross Township (South)

Notes



Valuation Records (Work In Progress values are not certified values and are subject to change)

| Assessment Year | Reason For Change | As Of Date | Valuation Method | Equalization Factor | Notice Required | 2022 | 2021 | 2020 | 2019 | 2018 |
|-----------------|-------------------|------------|------------------|---------------------|-----------------|----------|----------|----------|----------|----------|
| 2022 | WIP | 03/03/2022 | Indiana Cost Mod | 1.0000 | | \$47,900 | \$41,200 | \$40,900 | \$49,800 | \$51,400 |
| | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | | \$47,900 | \$41,200 | \$40,900 | \$49,800 | \$51,400 |
| | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | | \$47,900 | \$41,200 | \$40,900 | \$49,800 | \$51,400 |
| | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | | \$47,900 | \$41,200 | \$40,900 | \$49,800 | \$51,400 |

Agricultural

Location Information

County
 Clinton
 Township
 ROSS TOWNSHIP
 District 015 (Local 010)
 ROSS TOWNSHIP
 School Corp 1180
 ROSSVILLE CONSOLIDATED
 Neighborhood 1002801-015
 Ross Township (South)
 Section/Plat
 7
 Location Address (1)
 COUNTY RD 550 N, STATE RD 39
 ROSSVILLE, IN 46065

Land Pricing Soil

| Type | Method ID | Act Front. | Size Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Market Elig % | Factor | Value |
|------|-----------|------------|-------------|---------|-----------|------------|---------|-------------------|--------|----------|
| 4 | A | TY | 0 | 15.3500 | 1.28 | \$1,920 | 0% | 0% | 1.0000 | \$29,430 |
| 4 | A | FDA | 0 | 3.0000 | 1.08 | \$1,590 | 0% | 0% | 1.0000 | \$4,770 |
| 4 | A | MTB | 0 | 1.0000 | 0.94 | \$1,410 | 0% | 0% | 1.0000 | \$1,410 |
| 4 | A | MX | 0 | 5.1500 | 1.15 | \$1,725 | 0% | 0% | 1.0000 | \$8,880 |
| 4 | A | HO | 0 | 3.0000 | 0.50 | \$750 | 0% | 0% | 1.0000 | \$2,250 |
| 4 | A | MSC-3 | 0 | 1.3300 | 0.77 | \$1,155 | 0% | 0% | 1.0000 | \$1,540 |
| 82 | A | H2O | 0 | 0.2363 | 0.50 | \$750 | -100% | 0% | 1.0000 | \$00 |

Land Data (Standard Depth: Res 130', Cl 120', Base Lot: Res 0' X 0', Cl 0' X 0')

| Land Computations | Value |
|-------------------------|--------------------------|
| Calculated Acreage | 29.05 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 28.81 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.24 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 28.57 |
| Farmland Value | \$48,280 |
| Measured Acreage | 28.81 |
| Avg Farmland Value/Acre | 1676 |
| Value of Farmland | \$47,880 |
| Classified Total | \$0 |
| Farm / Classified Value | \$47,900 |
| Homesite(s) Value | \$0 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | \$0 |
| CAP 1 Value | \$47,900 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$47,900 |

Characteristics

Topography Flood Hazard
 Level
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Paved
 Neighborhood Life Cycle Stage
 Static
 Printed Friday, July 08, 2022
 Review Group 2014
 Collector 07/20/2000 001
 Data Source N/A
 Appraiser 11/26/2002 081

TAX STATEMENTS

12-05-12-200-006.000-015

General Information

Parcel Number
12-05-12-200-006.000-015
Local Parcel Number
010-34-014
Tax ID:
010-0032-01 OFF PTS NE 12-22-2W 62.2046A 4502-A-2-A

Routing Number

010-34-007
Property Class 100
Vacant Land

Year: 2022

Location Information

County
Clinton
Township
ROSS TOWNSHIP
District 015 (Local 010)
ROSS TOWNSHIP
School Corp 1180
ROSSVILLE CONSOLIDATED
Neighborhood 1002801-015
Ross Township (South)
Section/Plat
12
Location Address (1)
COUNTY RD 550 N
ROSSVILLE, IN 46065

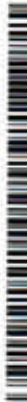
Burklee, Rhonda L ETAL

Ownership

Burklee, Rhonda L ETAL
35 Rainbow Dr
Rossville, IN 46065

Legal

010-0032-01 OFF PTS NE 12-22-2W 62.2046A 4502-A-2-A



Valuation Records (Work In Progress values are not certified values and are subject to change)

| Assessment Year | 2022 | 2021 | 2020 | 2019 | 2018 |
|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Reason For Change | WIP | AA | Trending | AA | AA |
| As Of Date | 03/03/2022 | 04/15/2021 | 04/09/2020 | 01/01/2019 | 06/14/2018 |
| Valuation Method | Indiana Coast Mod | Indiana Coast Mod | Indiana Coast Mod | Indiana Coast Mod | Indiana Coast Mod |
| Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| Notice Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land | \$90,500 | \$77,800 | \$77,200 | \$94,100 | \$97,100 |
| Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (2) | \$90,500 | \$77,800 | \$77,200 | \$94,100 | \$97,100 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$90,500 | \$77,800 | \$77,200 | \$94,100 | \$97,100 |
| Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (2) | \$90,500 | \$77,800 | \$77,200 | \$94,100 | \$97,100 |
| Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |

Land Data (Standard Depth: Res 120', GI 120' Base Lot: Res 0' X 0', C10' X 0')

| Land Type | Pricing Method ID | Soil | Act Front | Size Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Market Elig % | Factor | Value |
|-----------|-------------------|------|-----------|-------------|------|-----------|------------|---------|-------------------|--------|----------|
| 4 | A | FDA | 0 | 17.9014 | 1.06 | \$1,590 | \$28,463 | 0% | 0% | 1.0000 | \$28,460 |
| 4 | A | MTB | 0 | 19.0000 | 0.94 | \$1,410 | \$26,790 | 0% | 0% | 1.0000 | \$26,790 |
| 4 | A | TY | 0 | 8.8803 | 1.28 | \$1,920 | \$17,050 | 0% | 0% | 1.0000 | \$17,050 |
| 4 | A | MX | 0 | 7.0000 | 1.15 | \$1,725 | \$12,075 | 0% | 0% | 1.0000 | \$12,080 |
| 4 | A | MSC3 | 0 | 3.0000 | 0.77 | \$1,155 | \$3,465 | 0% | 0% | 1.0000 | \$3,470 |
| 4 | A | HO | 0 | 3.0000 | 0.50 | \$750 | \$2,250 | 0% | 0% | 1.0000 | \$2,250 |
| 6 | A | FDA | 0 | 0.8667 | 1.06 | \$1,590 | \$1,378 | -80% | 0% | 1.0000 | \$280 |
| 6 | A | TY | 0 | 2.5666 | 1.28 | \$1,920 | \$4,908 | -80% | 0% | 1.0000 | \$680 |
| 82 | A | H2O | 0 | 0.6154 | 0.50 | \$750 | \$462 | -100% | 0% | 1.0000 | \$0 |

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF
Neighborhood Life Cycle Stage Static
 Printed Friday, July 08, 2022
 Review Group 2014

COUNTY RD 550 N

100, Vacant Land

Transfer of Ownership

Date
08/25/2009
08/25/2009
12/29/2006
04/05/2001
12/15/1995
03/17/1995
Owner
Burklee, Rhonda L ETA
BEISEL ANNABELLE
BURKLEE RHONDAL
BURKLEE RHONDAL
SOLD 10,990 AC TO
BEISEL, KENNETH L T
Doc ID
141
141
147
147
WD
WD
Code
WD
WD
WD
WD
Book/Page

Adj Sale Price
\$0
\$0
\$0
\$0
\$0
\$0

Agricultural

010-0032-01 OFF PTS NE 12-22-2W 62.2046A 4502-A-2-A

| Assessment Year | 2022 | 2021 | 2020 | 2019 | 2018 |
|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Reason For Change | WIP | AA | Trending | AA | AA |
| As Of Date | 03/03/2022 | 04/15/2021 | 04/09/2020 | 01/01/2019 | 06/14/2018 |
| Valuation Method | Indiana Coast Mod | Indiana Coast Mod | Indiana Coast Mod | Indiana Coast Mod | Indiana Coast Mod |
| Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| Notice Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land | \$90,500 | \$77,800 | \$77,200 | \$94,100 | \$97,100 |
| Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (2) | \$90,500 | \$77,800 | \$77,200 | \$94,100 | \$97,100 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$90,500 | \$77,800 | \$77,200 | \$94,100 | \$97,100 |
| Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (2) | \$90,500 | \$77,800 | \$77,200 | \$94,100 | \$97,100 |
| Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |

| Land Computations | Value |
|-------------------------|--------------------------|
| Calculated Acreage | 62.82 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 62.21 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.62 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 61.59 |
| Farmland Value | \$91,360 |
| Measured Acreage | 62.20 |
| Avg Farmland Value/Acre | 1469 |
| Value of Farmland | \$90,480 |
| Classified Total | \$0 |
| Farm / Classified Value | \$90,500 |
| Homesite(s) Value | \$0 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | \$0 |
| CAP 1 Value | \$0 |
| CAP 2 Value | \$90,500 |
| CAP 3 Value | \$0 |
| Total Value | \$90,500 |

TAX STATEMENTS

12-05-12-200-002.000-015

General Information
Parcel Number
 12-05-12-200-002.000-015
Local Parcel Number
 010-34-002

Tax ID:
 010-34-008

Routing Number
 010-34-008

Property Class 100
 Vacant Land

Year: 2022

Location Information
County
 Clinton
Township
 ROSS TOWNSHIP
District 015 (Local 010)
 ROSS TOWNSHIP
School Corp 1180
 ROSSVILLE CONSOLIDATED

Neighborhood 1002801-015
 Ross Township (South)
Section/Plat
 12

Location Address (1)
 STATE RD 39
 ROSSVILLE, IN 46065

Zoning

Subdivision

Lot

Market Model
 1002801

Characteristics:

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Printed Friday, July 06, 2022

Review Group 2014

Burkle, Rhonda L ETAL

Ownership
 Burkle, Rhonda L ETAL
 35 Rainbow Dr
 Rossville, IN 46065

Legal
 010-02031-00 PTS SIDE N NE 12-22-2W 50A
 4503

Assessment Year
 2022

Reason For Change
 WIP

As Of Date
 03/03/2022
 Indiana Cost Mod

Valuation Method
 1.0000
 Equalization Factor

Notice Required

Land
 \$72,900
 Land Res (1)
 \$0
 Land Non Res (2)
 \$72,900
 Land Non Res (3)
 \$0
 Improvement
 \$0
 Imp Res (1)
 \$0
 Imp Non Res (2)
 \$0
 Imp Non Res (3)
 \$0
Total
 \$72,900

Total Res (1)
 \$0
Total Non Res (2)
 \$72,900
Total Non Res (3)
 \$0

Land Pricing Soil
Type Method ID
 4 A FDA 0
 4 A MTB 0
 4 A MX 0
 4 A TY 0
 4 A MTB 0
 4 A MX 0
 4 A WA 0

Act Front.
 18.6700
 8.0000
 4.0000
 2.6700
 1.3300
 12.0000
 1.3300

Size Factor
 1.06
 0.94
 1.15
 1.28
 0.94
 1.15
 0.85

Rate
 \$1,500
 \$1,500
 \$1,500
 \$1,500
 \$1,500
 \$1,500
 \$1,500

Adj. Rate
 \$1,590
 \$1,410
 \$1,725
 \$1,920
 \$1,410
 \$1,725
 \$1,275

Ext. Value
 \$29,685
 \$11,280
 \$6,900
 \$5,126
 \$1,875
 \$20,700
 \$1,696

Res Market % Elig % Factor
 0%
 0%
 0%
 0%
 -30%
 -30%
 -30%

Value
 \$29,680
 \$11,280
 \$6,900
 \$5,130
 \$1,310
 \$14,490
 \$1,190

STATE RD 39

Owner
 Burkle, Rhonda L ETAL
 BEISEL ANNABELLE
 BURKLE RHONDA L
 BURKLE RHONDA L
 BEISEL, KENNETH L T
 BEISEL, KENNETH L

Date
 08/25/2009
 08/25/2009
 12/29/2006
 12/15/1995
 03/17/1995
 01/01/1900

Doc ID
 141
 141
 17
 17
 17
 17

Code
 WD
 WD
 WD
 WD
 WD

Page
 1
 1
 1
 1
 1

Adj Sale Price
 \$0
 \$0
 \$0
 \$0
 \$0
 \$0

2020
 Trending
 04/09/2020
 Indiana Cost Mod
 1.0000

2021
 AA
 04/15/2021
 Indiana Cost Mod
 1.0000

2019
 AA
 01/01/2019
 Indiana Cost Mod
 1.0000

2018
 AA
 06/14/2018
 Indiana Cost Mod
 1.0000

Land Computations
 Calculated Acreage 48.00
 Actual Frontage 0
 Developer Discount

Parcel Acreage
 81 Legal Drain NV 50.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 0.00
 91/92 Acres 0.00

Total Acres Farmland
 50.00
Farmland Value
 \$69,990
Measured Acreage
 48.00
Avg Farmland Value/Acre
 1458

Value of Farmland
 Classified Total \$0
 Farm / Classified Value \$72,900
 Homesites) Value \$0
 91/92 Value \$0
 Supp. Page Land Value \$0
 CAP 1 Value \$72,900
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value
 \$72,900

Collector 07/21/2000 009

Data Source N/A

Appraiser 11/26/2002 081



Valuation Records Work in Progress values are not certified values and are subject to change)

Agricultural

Ross Township (South)

Notes



PRELIMINARY TITLE

PRELIMINARY TITLE



NORTH AMERICAN TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, North American Title Insurance Company, a California Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.


If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

NORTH AMERICAN TITLE INSURANCE COMPANY

BY


Emilio Fernandez, **PRESIDENT**

ATTEST


Valerie Jahn-Grandin, **SECRETARY**



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

PRELIMINARY TITLE

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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PRELIMINARY TITLE

- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Issued by:



760 N.W. 107th Avenue, Suite 401
Miami, FL 33172

Or call us at:

Western States: 800-869-3434 Eastern States: 800-374-8475

www.natic.com

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PRELIMINARY TITLE



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Columbia Title, Inc

Issuing Office: 3930 Mezzanine Drive, Suite C, Lafayette, IN 47905

ALTA® Universal ID: 0003308

Loan ID Number:

Commitment Number: 7-22-4991

Issuing Office File Number: 7-22-4991

Property Address: State Rd 39, Rossville, IN 46065; County Rd 550 N, Rossville, IN 46065; and County Rd 550 N, State Rd 39, Rossville, IN 46065

Revision Number:

SCHEDULE A

1. Commitment Date: 10/07/2022
2. Policy to be issued:
 - (a) ALTA Owner's Policy (6-17-06)
Proposed Insured: To Be Determined
Proposed Policy Amount: \$
3. The estate or interest in the land described or referred to in this Commitment is: FEE SIMPLE
4. Title to the estate or interest in the land at the Effective Date vested in:
Rhonda L. Burkle, and Bruce W. Beisel, as tenants in common
5. The Land is described as follows:
See attached Exhibit A,

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Pamela J. Windler
Columbia Title, Inc

Agent Signature

Agent Number: 503

North American Title Insurance Company

Emilio Fernandez
President

By



PRELIMINARY TITLE



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule B-I

File No.: 7-22-4991

Commitment No.: 7-22-4991

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
5. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
6. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
7. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records. See below.
8. Warranty Deed from Fee Simple Owner(s) to Proposed Insured Owner(s)
9. NOTE: A Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5 must be filed. The disclosure form must be filed with the county auditor's office prior to recording the deed.
10. Release(s) or Subordination(s) of Mortgage(s) and or other liens as shown below. If not released or subordinated, said liens shall remain on the policy(ies) as exceptions.

NOTE: Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "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 (name)." See Indiana Code 36-2-11-15.

NOTE: By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

NOTE: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or

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Schedule B-I – Requirements – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

PRELIMINARY TITLE



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule B-I

its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request, but are not mandatory. The Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted, provided the amount does not exceed \$500; see Indiana Code 27-7-3.7.

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Schedule B-I – Requirements – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

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PRELIMINARY TITLE



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule B-II

File No.: 7-22-4991

Commitment No.: 7-22-4991

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any facts, rights, interests or claims that are not shown by the Public Records, but that could be ascertained by an inspection of the Land or by making an inquiry of persons in possession of the Land.
3. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described in Schedule A.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.

7. Real estate taxes assessed in the year 2021 and payable in 2022.

Property Address: State Rd 39 Rossville, IN 46065

Brief Legal: PT S SIDE N NE 12-22-2W 50A, Clinton County

State ID Number: 12-05-12-200-002.000-015 (Parcel 1)

Land: \$62,700.00

Improvements: \$0.00

Exemptions:

Mortgage: \$0.00

Homestead: \$0.00

Homestead Supplemental: \$0.00

Other: \$0.00

Net Valuation: \$62,700.00

Spring installment of \$901.90 is Paid.

Fall installment of \$901.90 is Paid.

No guarantee or other assurance is made as to the accuracy of the property address and property tax information contained herein.

Real estate taxes for 2022 payable in 2023, which are not yet due and payable.

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Schedule B-II – Exceptions – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

PRELIMINARY TITLE



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule B-II

8. Drain (M Rothenberger Drain) Assessment for the year 2022 payable in 2022 in the amount of \$312.50 per installment. Spring installment is Paid and fall installment is Paid. (Parcel 1)

9. Real estate taxes assessed in the year 2021 and payable in 2022.
Property Address: County Rd 550 N Rossville, IN 46065
Brief Legal: OFF PT S NE 12-22-2W 62.2049A, Clinton County
State ID Number: 12-05-12-200-006.000-015 (Parcel 2)
Land: \$77,800.00
Improvements: \$0.00
Exemptions:
Mortgage: \$0.00
Homestead: \$0.00
Homestead Supplemental: \$0.00
Other: \$0.00
Net Valuation: \$77,800.00
Spring installment of \$1,120.08 is Paid.
Fall installment of \$1,120.08 is Paid.
No guarantee or other assurance is made as to the accuracy of the property address and property tax information contained herein.
Real estate taxes for 2022 payable in 2023, which are not yet due and payable.

10. Drain (M Rothenberger Drain) Assessment for the year 2022 payable in 2022 in the amount of \$731.35 per installment. Spring installment is Paid and fall installment is Paid. (Parcel 2)

11. Real estate taxes assessed in the year 2021 and payable in 2022.
Property Address: County Rd 550 N, State Rd 39 Rossville, IN 46065
Brief Legal: OFF PT S NE 12-22-2W 62.2049A, Clinton County
State ID Number: 12-06-07-100-003.000-015 (Parcel 3)
Land: \$41,200.00
Improvements: \$0.00
Exemptions:
Mortgage: \$0.00
Homestead: \$0.00
Homestead Supplemental: \$0.00
Other: \$0.00
Net Valuation: \$41,200.00
Spring installment of \$567.36 is Paid.
Fall installment of \$567.36 is Paid.
No guarantee or other assurance is made as to the accuracy of the property address and property tax information contained herein.
Real estate taxes for 2022 payable in 2023, which are not yet due and payable.

12. Drain (M Rothenberger Drain) Assessment for the year 2022 payable in 2022 in the amount of \$180.06 per installment. Spring installment is Paid and fall installment is Paid. (Parcel 3)

13. Terms and conditions of a Right-of-Way Easement Grant from Kenneth L. Beisel and Annabelle L. Beisel, husband and wife and Leston S. Beisel to Gulf Central Pipeline Company, dated August 12, 1969 and recorded September 22, 1969 in Document No. 69-2354.

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Schedule B-II – Exceptions – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

PRELIMINARY TITLE



North American Title Insurance Company
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COMMITMENT – Schedule B-II

14. Survey for CR 550 N Right-of-way by Robert D. Fickle DWG No. 1894 dated August 08, 1973 recorded August 29, 1973 in Document No. 73-2967.
15. Rights of parties, as tenants only, under unrecorded leases.
16. Liens on growing crops, if any.
17. Easements or servitudes, if any, appearing in the public records.
18. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted, or reserved.
19. A judgment search has been made in the name of Rhonda L. Burkle, and NONE FOUND.
20. A judgment search has been made in the name of Bruce W. Beisel, and NONE FOUND.

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Schedule B-II – Exceptions – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

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PRELIMINARY TITLE



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Exhibit A

File No.: 7-22-4991

Commitment No.: 7-22-4991

EXHIBIT A Property Description

Parcel 1 and Part of Parcel 3

Beginning at a point on the range line 28.42 rods South of the northeast corner of Section 12, in Township 22 North, Range 2 West of the Second Principal Meridian, and running thence South 89 degrees 17 minutes West parallel to the section line 154.53 rods to the half section line; thence on said line South 0 degrees 54 minutes West 52.18 rod to the southwest corner of the north half of the Northeast Quarter of said Section 12; thence on subdivisional line North 89 degrees 11 minutes East 155.28 rods to the southeast corner of said tract on range line; thence South on said line 7.27 rods; thence South 89 degrees 54 minutes East on line between the North and South Halves of the Northwest Quarter of Section 7, in Township 22 North, Range 1 West of the Second Principal Meridian 44.52 rods to the middle of the Rossville & Mattix Gravel Road; thence with said road North 19 degrees 21 minutes West 63.09 rods to a point on line with the beginning, parallel to the north line of Section 12; thence South 89 degrees 17 minutes West 23.61 rods to the place of beginning, containing 63 acres, 50.37 acres of which is in the Northeast Quarter of said Section 12, and 12.63 acres in the Northwest Quarter of said Section 7, township and ranges aforesaid.

All that part of the following described tract lying West of the middle line of State Highway #39, formerly known as the Frankfort and Rossville Gravel Road, to-wit: The south half of the Northwest Fractional Quarter of Section 7, in Township 22 North, Range 1 West of the Second Principal Meridian, EXCEPT 4 acres off the entire south side thereof, being all that part of said half quarter section lying South of the middle line of the public highway running East and West through said quarter section, containing in said half quarter section lying North of said highway 71.72 acres, more or less, and containing in that part of said tract hereby described 27 acres, more or less.

EXCEPTING THEREFROM, part of the West Half of the Northwest Quarter of said Section 7 described as follows, to-wit: Beginning at a point which is the intersection of the apparent center lines of State Highway Number 39 (also known as U.S. Highway 421) and County Road 550N. Thence running along the center line of said County Road 550N, North 85 degrees 9 minutes 10 seconds West for a distance of 657.6 feet to an iron pin set; thence running along an existing fence line, North 1 degree 50 minutes East, with an interior angle of 93 degrees 0 minutes 40 seconds, a distance of 829.2 feet to an iron pipe set; thence South 89 degrees 55 minutes East, with an interior angle of 91 degrees 17 minutes 10 seconds, for a distance of 353.45 feet to the centerline of State Highway Number 39; thence running along the centerline of said State Highway Number 39, South 17 degrees 19 minutes 50 seconds East, with an interior angle of 107 degrees 54 minutes 50 seconds, for a distance of 922.35 feet to the place of beginning. This last course and the first course form an interior angle of 67 degrees 47 minutes 20 seconds. Said tract containing 9.82 acres, more or less, and being the tract shown on a survey recorded October 6, 1975, as Instrument No. 75-2854 at the office of the Recorder of Clinton County, Indiana.

ALSO, EXCEPTING THEREFROM, a part of the Fractional Northwest Quarter (1/4) of Section Seven (7), Township Twenty-two (22) North, Range One (1) West, of the Second Principal Meridian, more particularly described as follows: From the southeast corner of the Northeast Quarter, Section 12, Township 22 North, Range 2 West, marked by an iron bar, proceed thence North 22° 08' 34" cast (assumed bearings) a distance of 1292.86 feet to the point of beginning, marked by an iron bar; thence (1) North 20° 00' 00" West a distance of 200.00 feet to an iron bar; thence (2) North 70° 00' 00" East a distance of 217.80 feet; thence (3) South 20° 00' 00" cast a distance of 200.00 feet along the approximate

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Exhibit A – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

PRELIMINARY TITLE



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Chain of Title

centerline of State Road Number 39; thence (4) South 70° 00' 00" West a distance of 217.80 feet to the point of beginning, containing 1.0000 acres, more or less.

And containing after said exception, according to the transfer records, 16.18 acres, more or less.

Parcel 2

The South Half of the Northeast Quarter of Section 12, Township 22 North, Range 2 West of the Second Principal Meridian, containing 80 acres, more or less.

EXCEPTING THEREFROM the following described tract: From the southeast corner of said quarter, marked by an iron bar, proceed thence West (assumed bearings) a distance of 323.02 feet along the south line of said Quarter, also being along the approximate centerline of County Road 550 N to the point of beginning, marked by a railroad spike; thence (1) continue on said line a distance of 684.63 feet to a railroad spike; thence (2) North 04° 31' 05" East a distance of 242.83 feet to the northwest corner of a concrete post; thence (3) East a distance of 684.63 feet to an iron bar; thence (4) South 04° 31' 05" West a distance of 242.83 feet to the point of beginning, containing 3.8047 acres, more or less.

ALSO, EXCEPTING THEREFROM, part of the South Half of said Northeast Quarter described as follows: Beginning at the center of said Section 12 and running thence North along the west line of the Northeast Quarter of said Section 12 a distance of 519.2 feet; thence East and parallel with the south line of said Northeast Quarter a distance of 251.7 feet; thence South and parallel with the west line of said Northeast Quarter a distance of 519.2 feet to a point on the south line of said Northeast Quarter; thence West on the said south line a distance of 251.7 feet to the beginning point, containing 3.00 acres, more or less, subject to the existing right of way of County Road No. 550 N running across the entire south side, and being the tract shown on the survey recorded August 29, 1973, as Instrument No. 73-2967 in the office of the Recorder of Clinton County, Indiana.

ALSO, EXCEPTING THEREFROM, a part of the Northeast Quarter, Section 12, Township 22 North, Range 1 West, 2nd P.M., Ross Township, Clinton County, Indiana, more particularly described as follows:

From the Southwest corner of said Quarter, proceed thence East (assumed bearings) a distance of 251.70 feet along the south line of said Quarter, also being along the approximate centerline of County Road 550N to the point of beginning; thence (1) continue on said line a distance of 24.01 feet; thence (2) North 2° 00' 08" East a distance of 725.50 feet to an iron bar; thence (3) North 89° 53' 09" East a distance of 404.39 feet to an iron bar; thence (4) North 02° 00' 08" East a distance of 600.76 feet to the East-West Quarter Quarter line of said Northeast Quarter, marked by an iron bar; thence (5) North 89° 49' 04" a distance of 680.00 feet along said East-West line to the west line of said Northeast Quarter marked by an iron bar; thence (6) South 2° 00' 08" West a distance of 810.04 feet along said west line to an iron bar; thence (7) East a distance of 251.70 feet to an iron bar; thence (8) South 2° 00' 08" West a distance of 519.20 feet to the point of beginning. Containing 10.9904 acres and being subject to the right-of-way of said County Road.

All containing after said exceptions 141.39 acres, more or less.

PRELIMINARY TITLE



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Chain of Title

File No.: 7-22-4991

Commitment No.: 7-22-4991

CHAIN OF TITLE

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

1. Annabelle L. Beisel designates Rhonda L. Burkle, and Bruce W. Beisel, as tenants in common as beneficiary by survivorship affidavit dated August 22, 2022 and recorded on October 03, 2022 as Instrument Number 20224116 in the Official Records of the Clinton County Recording Office.
2. Annabelle L. Beisel to Rhonda L. Burkle, and Bruce W. Beisel, as tenants in common, subject to life estate reserved by Annabelle L. Beisel by deed dated August 25, 2009 and recorded on August 25, 2009 as Instrument Number 2009/3753 in the Official Records of the Clinton County Recording Office.





PROPERTY PHOTOS











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