

For Sale

IRRIGATED FARMLAND

WHITLEY COUNTY, IN

109[±]
acres

Listing Price:

\$1,275,000

INFORMATION BOOKLET



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Ceres • GK03W

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

800-451-2709
260-244-7606
SchraderAuction.com/listings

Listing Manager:
Gene Klingaman • 260-229-2401

For Sale

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WHITLEY COUNTY, IN

109[±]
acres

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\$1,275,000



- 56± Irrigated Acres
- (5) Tower Zimmatic Center Pivot
- 96± Tillable Acres
- Located off IN State Rd. 9 and E 200 South
- Less than a Half a mile from the New Columbia City High School
- Study the Potential for a Beautiful Home Site overlooking the 3.5± Acre Pond

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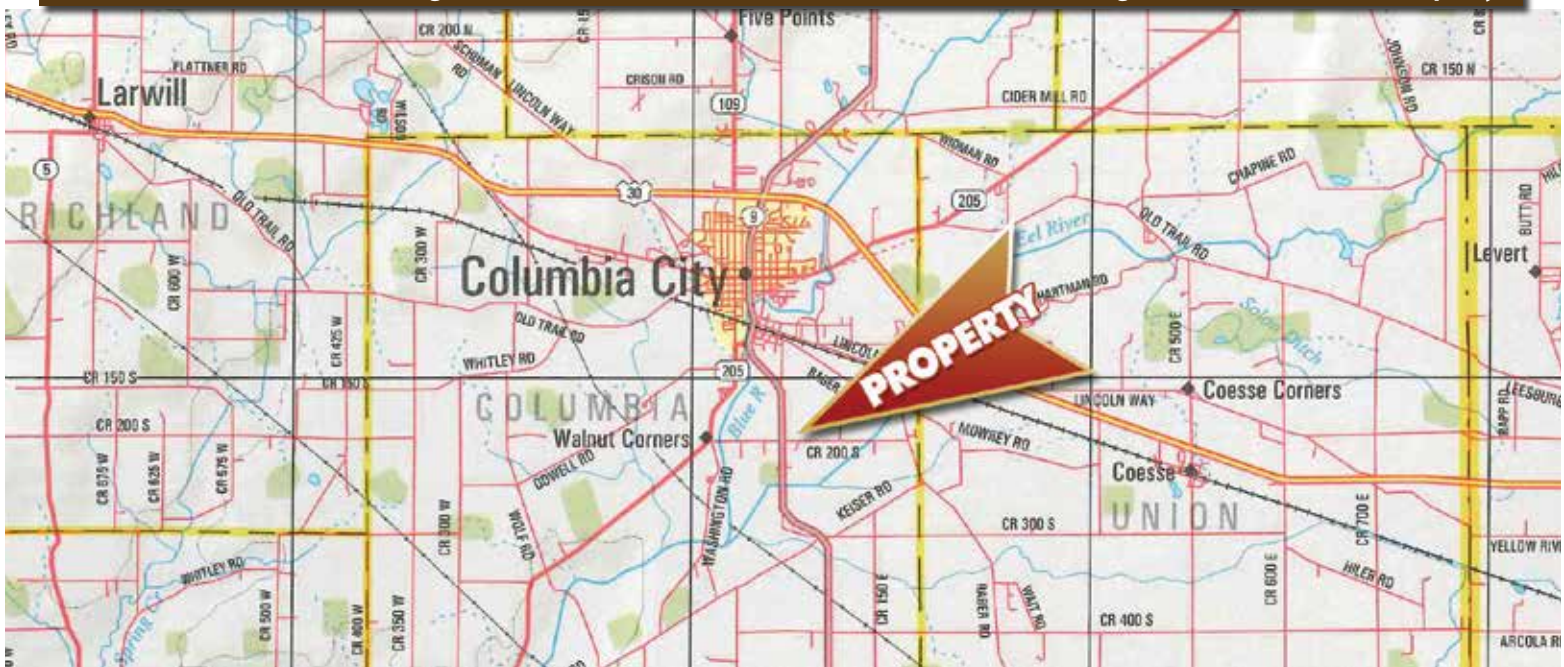
WHITLEY COUNTY, IN

109[±]
acres

Listing Price: **\$1,275,000**



See SchraderAuction.com/listings for Detailed Information Book with Additional Due-Diligence Materials on the Property.



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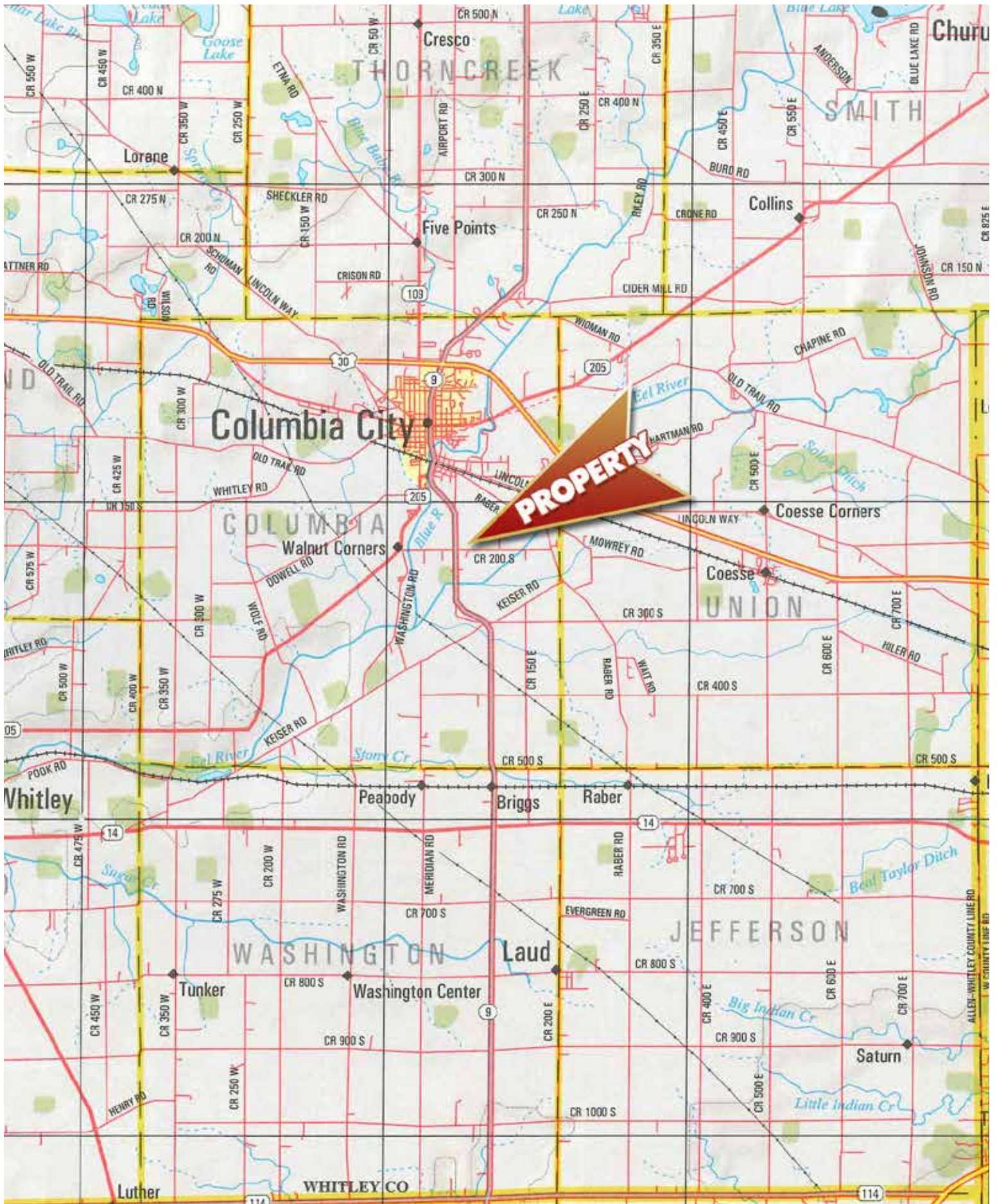
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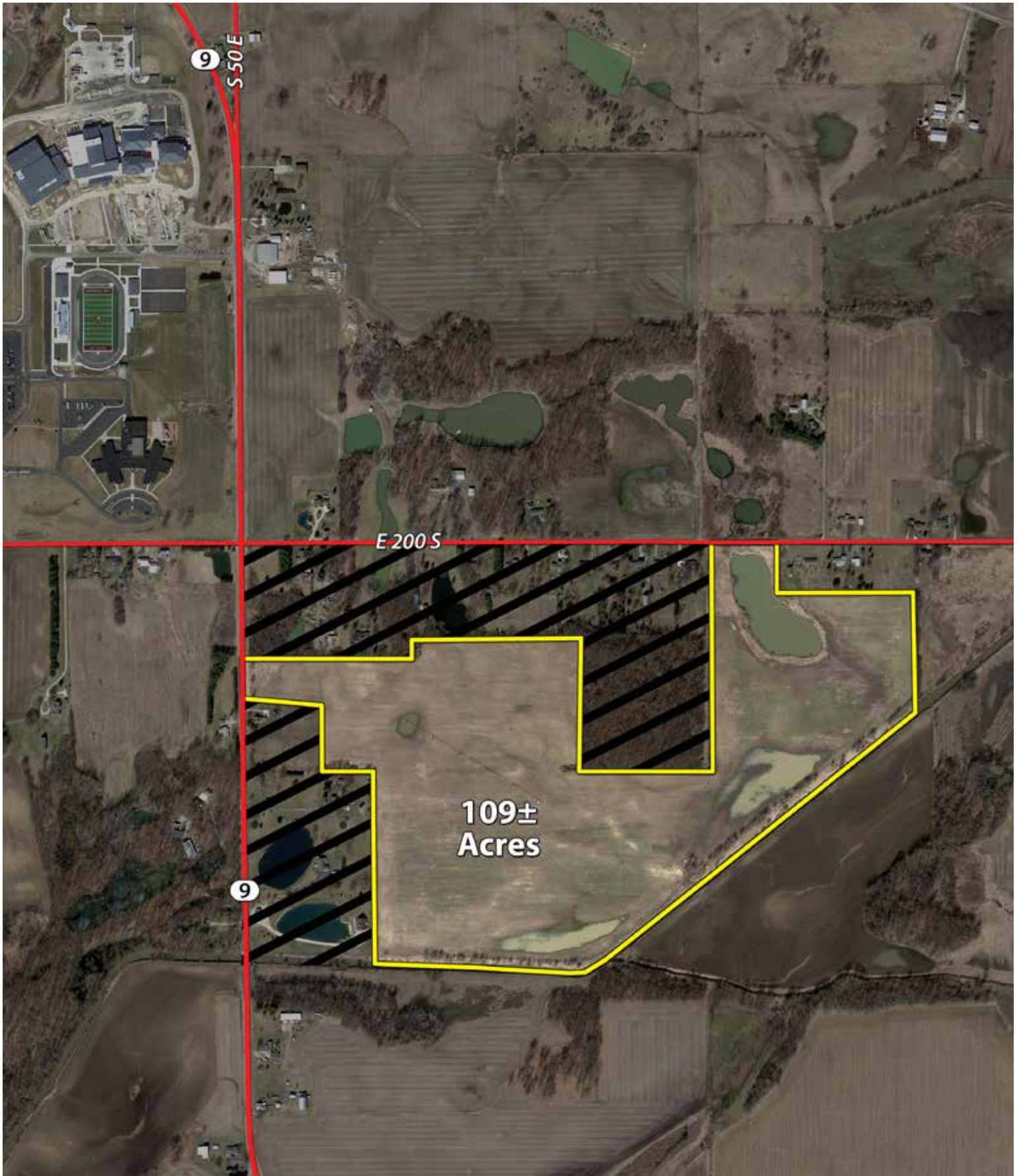
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LOCATION & AERIAL TRACT MAP

LOCATION MAP

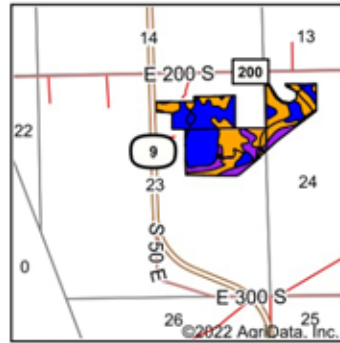
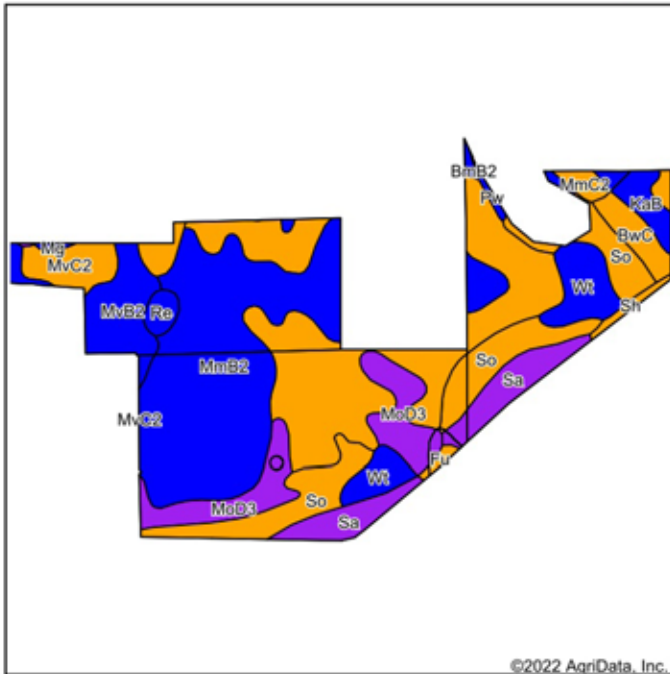


AERIAL TRACT MAP



SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Whitley**
 Location: **23-31N-9E**
 Township: **Columbia**
 Acres: **96.61**
 Date: **12/6/2022**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Grass legume pasture AUM	Oats Bu	Grass legume hay Tons	Alfalfa hay Tons	Corn Bu	Soybeans Bu	Pasture AUM	Corn silage Tons	Winter wheat Bu
MmB2	Miami sandy loam, 2 to 6 percent slopes, eroded	27.61	28.6%		lle				5		122	42	8	6	55
MmC2	Miami sandy loam, 6 to 12 percent slopes, eroded	22.93	23.7%		llle				4		125	44	8	18	56
So	Sloan loam, sandy substratum, frequently flooded	11.43	11.8%		lllw						150	40		22	
MoD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	7.60	7.9%		Vle		7		4		110	39		16	51
Sa	Saranac silty clay loam, sandy substratum, frequently flooded	5.89	6.1%		Vv										
MvB2	Morley loam, 3 to 6 percent slopes, eroded	5.27	5.5%		lle				4		119	42	8	17	53
Wt	Whitaker loam	5.13	5.3%		llw				5		154	50	10		69
MvC2	Morley loam, 6 to 12 percent slopes, eroded	3.78	3.9%		llle				4		115	40	8	18	52
BwC	Boyer sandy loam, 6 to 12 percent slopes	2.52	2.6%		llle	llle		60	3	3	90	30	6	15	47
KaB	Kalamazoo sandy loam, 2 to 6 percent slopes	1.71	1.8%		lle				4		117	41	8	16	59
Re	Rensselaer loam, 0 to 1 percent slopes	0.94	1.0%		llw				6		167	49	11		68
Sh	Shoals silt loam, sandy substratum, frequently flooded	0.55	0.6%		lllw						117	38		19	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.37	0.4%		llw		11		5		157	47			64
Mg	Merrill loam	0.34	0.4%		llw				6		170	49	11	23	68
Fu	Fulton silty clay loam	0.33	0.3%		lllw				5		122	40	8	17	55
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	0.21	0.2%		lle				5		137	50	9	17	54
Weighted Average					2.93	-	0.6	1.6	3.6	0.1	118.7	39.6	6	12.4	45.3

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPO CONTOURS MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

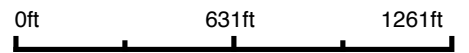
Min: 793.6

Max: 842.9

Range: 49.3

Average: 814.5

Standard Deviation: 13.68 ft



12/6/2022

23-31N-9E
Whitley County
Indiana

Map Center: 41° 7' 45.13, -85° 28' 27.34

Maps Provided By:



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FSA INFORMATION

FSA INFORMATION

USDA Farm 6523 Tract 12350
 Administered by: Whitley County, Indiana

Map prepared on: 6/16/2021
 104.18 Tract acres
 97.71 Cropland acres
 0 CRP acres

Source: Primarily USDA NAIP 2020 Imagery; DHS or Dynamap roads; FSA data 2021-06-16 07:20:39

Map prepared on: 6/16/2021
 104.18 Tract acres
 97.71 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 TRS: 31N9E23
 Whitley Co., IN
 Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr
3	24.49	H		2		
14	0.12	U		2		
15	0.66	U		2		
16	16.56	U		2		
17	55.36	U		2		
19	0.52	U		2		

USDA 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 product depicts 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 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 N

TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION

Parcel ID	Acres	2021 Taxes	2021 Taxes Per Acre
92-06-23-000-117.000-003	28.089	\$526.82	\$18.76
92-06-23-000-128.000-003	45.894	\$742.00	\$16.17
92-06-24-000-405.000-003	33.325	\$575.82	\$17.28



IRRIGATION INFORMATION & MAP

IRRIGATION INFORMATION



Irrigation Solutions

500 Commerce Dr
Lakeville, IN 46538
Office: 574-784-8580; Mobile: 574-292-5517
sam@irrsolutions.com
www.irrsolutions.com

System Summary



Order No.:
Date: 12/3/2013
Sales Rep: Sam Long
System Type: 9500P w/ 8500 Series Spans
Number of Spans: 5
Outlet Count: 125
System Length: 931.83
Wetted Length: 931.83

Customer Name: Ceres Farms LLC
1251 N Eddy St. Ste.200
South Bend, IN 46617
855-242-3737

System Name: Walker Farm 5 Tower
Field Name:

Span Breakdown							
Span #	Diameter	Length	Type	Brand	Joint	Type	Tower Clearance
1	6 - 5/8"	179'	Solid	8500 Galvanized	Standard	Non-Tow	Standard
2	6 - 5/8"	179'	Solid	8500 Galvanized	Standard	Non-Tow	Standard
3	6 - 5/8"	179'	Solid	8500 Galvanized	Standard	Non-Tow	Standard
4	6 - 5/8"	179'	Solid	8500 Galvanized	Standard	Non-Tow	Standard
5	6 - 5/8"	179'	Solid	8500 Galvanized	Last Tower	Non-Tow	Standard

Electrical, Center Drive & Wheel Sets							
Span #	Electrical Cable - 10 Wire		Center Drive	Wheel Sets:			
	Length	Gauge		Size	Type	Rim	Tube
1	179'	10 AWG	43 Lindsay	14.9 x 24	New	8"	No
2	179'	10 AWG	43 Lindsay	14.9 x 24	New	8"	No
3	179'	10 AWG	43 Lindsay	14.9 x 24	New	8"	No
4	179'	10 AWG	43 Lindsay	14.9 x 24	New	8"	No
5	179'	10 AWG	43 Lindsay	14.9 x 24	New	8"	No

System Options	
Pivot Structure	6-5/8" Standard Non-Tow
Pivot Anchor	Non-Tow, 8-5/8", 8", 6-5/8", 5-9/16", Long Bolt Package
Control Panel:	VISION, 480V, 10 wire CR, Encoder, for Std Riser and 9504MP
Alignment Systems	Standard Alignment System
Overhang:	5-9/16" x 33' (10.06m) Overhang, 90" Spacing, 8500P
Endgun	SR100, 130 GPM, BP Aquamatic, 33'-44' (10.06m-13.41m) Overhang, Tower Mount
Final Drives	Non-Tow, AT Gearbox
Quick Drain	Plug, Quick Drain, 20-75 PSI, Multi Pressure (Red)
	0
	Transformer 1 Tower Position: NA
	Transformer 2 Tower Position: NA

Control Panel Accessories	
Qty	Description
1	Pressure Transducer, 0-150#
1	Service Conductor, Block w/Hardware
1	Auto-Reverse/Auto Stop, Any Tower, BOSS & VISION

Sprinkler Package Components	
Qty	Description
85	Drops, Memory @ Truss Length (78") M x M
85	Gooseneck, 6" Galvanized 3/4" M x M
85	R3000 Rotator

IRRIGATION INFORMATION



Irrigation Solutions

500 Commerce Dr
Lakeville, IN 46536
Office: 574-784-8560; Mobile: 574-292-5517
sam@irrsolutions.com
www.irrsolutions.com

System Summary



1	End Tower Light (LED)
1	Pivot Point Light (LED)
2	Barricade

Ancillary Parts:	
Qty	Description
1	Pivot Tie Package, 3 Sides

Dealer Parts	
Qty	Description
1	Concrete Pivot Pad

*** NOTICE ***

Customer Is Responsible For Renozzle If Well Gallons and Pressure Change After Pivot Is Built.

Total Purchase Price: [REDACTED]

Purchaser: CREE FARMS LLC BY BTF Z

Date: 12/5/2013

Seller: Sam Long

Date: 12/5/2013

Water and Electrical Connections Will Be Quoted Separately

IRRIGATION INFORMATION



Irrigation Solutions
500 Commerce Dr
P.O. Box 1
Lakeville, IN 46536

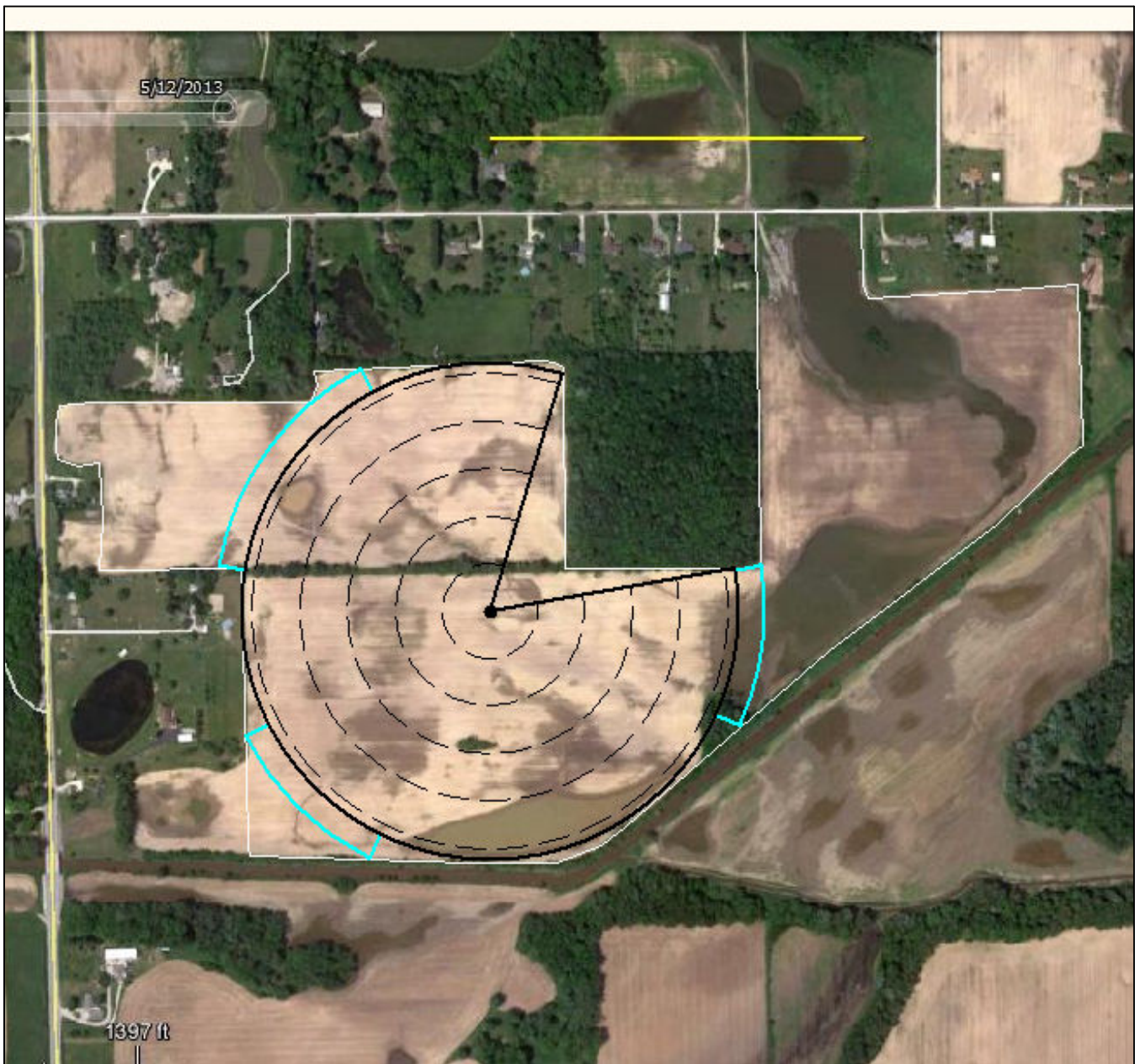


Farm: Walker Farm

Grower: Ceres Farms

9/2/2014

Systems:	Length	Spans	Total area including endgun
● Pivot 1	934.83 ft	5 spans + 33 ft o.h.	56.84 acres



IRRIGATION INFORMATION

Pivot 1

Pivot Area: **51.98** acres
 Endgun Area: **4.86** acres
 Total Area: **56.84** acres

System Length: **934.83** ft
 # of Spans: **5 + overhang**
 Deg. of Sweep: **296.9°**
 Endgun Throw: **100.0** ft

Color on map:



Spans

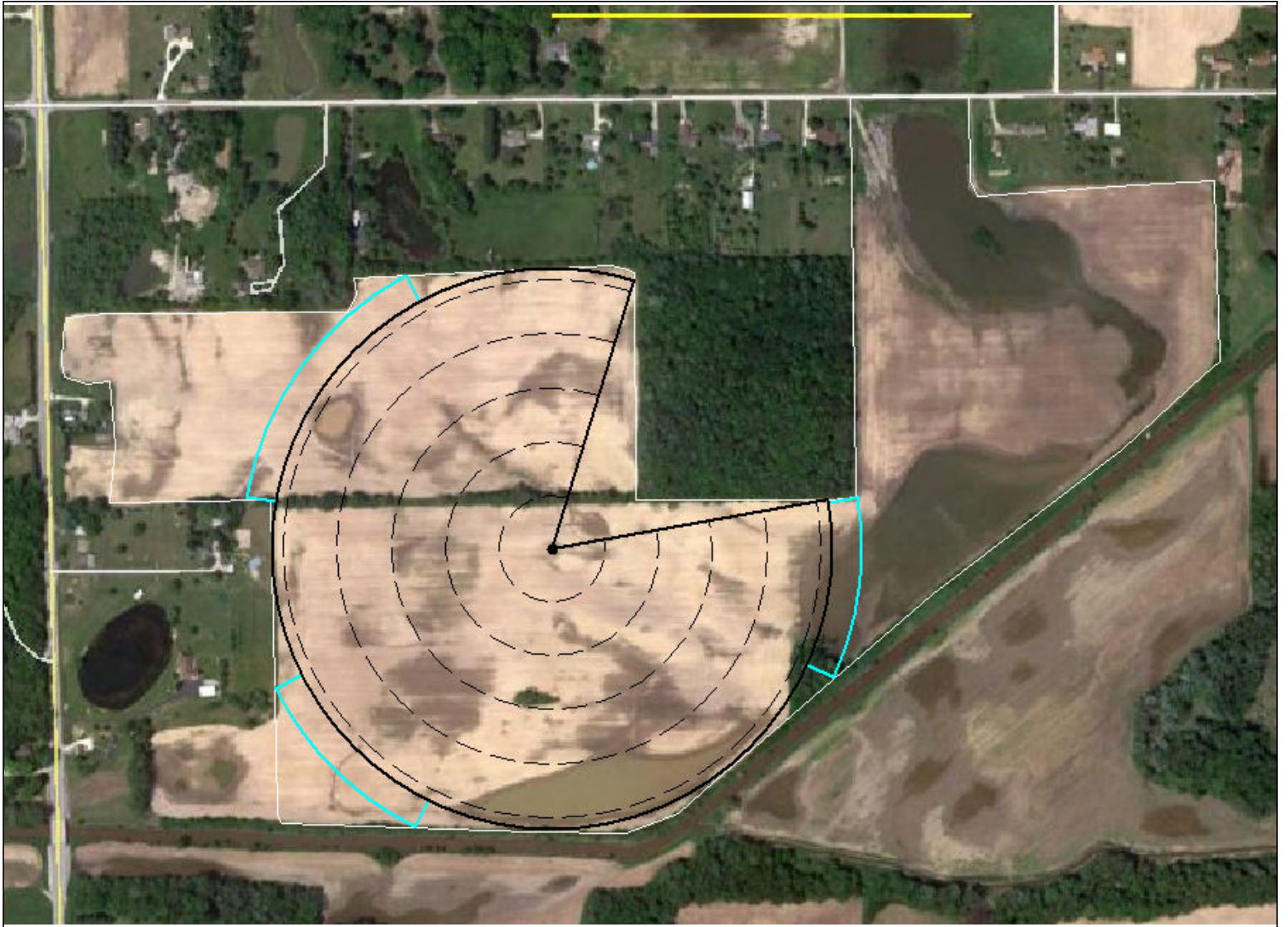
# of Spans: 5	Span 1 (180.2)	Span 2 (359.1)	Span 3 (538.0)	Span 4 (716.9)	Span 5 (895.8)	Overhang (934.8)
Length:	179	179	179	179	179	33 ft
Pipe Size:	6 - 5/8"	6 - 5/8"	6 - 5/8"	6 - 5/8"	6 - 5/8"	5 - 9/16"

Endgun Areas

Endgun 1: (Throw = 100.0 ft)

# of Areas: 3	Start / Stop Angle (Deg. from North)	Start / Stop Angle (Deg. from Pivot Start)	Start / Stop Location (Lat/Long)		Area (acres)
Area 1	80.3° / 114.5°	0.3° / 34.5°	---	---	1.35
Area 2	206.3° / 243.3°	126.3° / 163.2°	---	---	1.46
Area 3	279.8° / 331.8°	199.7° / 251.8°	---	---	2.05

IRRIGATION MAP



Sam Long Cell# 574-292-5517

WELL INFORMATION

WELL INFORMATION



REGISTRATION OF A SIGNIFICANT WATER WITHDRAWAL FACILITY

State Form 20094 (R3 / 6-88)

DETAILED DIRECTIONS ARE PROVIDED ON THE SEPARATE ENCLOSED INSTRUCTION SHEET.

FOR OFFICE USE ONLY	
Registration number	
SEND TO: INDIANA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER 402 WEST WASHINGTON ST., ROOM W264 INDIANAPOLIS, IN 46204 TELEPHONE: (317) 232-4160	

AUTHORITY: IC 14-25-7-15 requires that every person who has a significant water withdrawal facility shall register it with the Natural Resources Commission. A "significant water withdrawal facility" means the water withdrawal facilities of a person that, in the aggregate from all sources and by all methods, has the capability of withdrawing more than one hundred thousand (100,000) gallons of ground water, surface water or ground and surface water combined in one (1) day; however, this does not include water withdrawal facilities located in or on an off-stream impoundment that is principally supplied by a significant water withdrawal facility, or those associated with operation or construction of a landfill.

NOTE: GPM = Gallons Per Minute GPD = Gallons Per Day MGD = Million Gallons Per Day

1. OWNER OF WATER WITHDRAWAL FACILITY (please type or print)	
Address (city, state, ZIP code)	

2. WATER USE					
Water to be used for the following purposes. (Check one or more as appropriate) GW = Ground Water / SW = Surface Water					
<input type="checkbox"/> Public Water Supply	Supply source / circle GW SW	<input type="checkbox"/> Cooling Water	Supply source / circle GW SW	<input type="checkbox"/> Heating / Air Conditioning	Supply source / circle GW SW
<input type="checkbox"/> Drinking Water / Sanitary Facilities	GW SW	<input type="checkbox"/> Process Water	GW SW	<input type="checkbox"/> Recreational Use	GW SW
<input checked="" type="checkbox"/> Agricultural Irrigation	GW SW	<input type="checkbox"/> Coal Preparation	GW SW	<input type="checkbox"/> Other (specify) _____	GW SW
<input type="checkbox"/> Golf Course Irrigation	GW SW	<input type="checkbox"/> Oil Recovery	GW SW		
<input type="checkbox"/> Waste Assimilation	GW SW	<input type="checkbox"/> Mineral Extraction	GW SW		
<input type="checkbox"/> Livestock Watering	GW SW	<input type="checkbox"/> Power Generation	GW SW		

PWSID number (if used for Public Water Supply / Drinking Water)

3. WATER WITHDRAWAL FACILITY CAPABILITY	
Total withdrawal capability of withdrawal facilities:	917 GPM GPD or MGD (circle one)
NOTE: This total is the sum of the capabilities of all wells and surface water intakes.	

4. SUPPLY SOURCES			
GROUND WATER SOURCES		SURFACE WATER SOURCES	
Total number of wells	Total withdrawal capability of all wells	Total number of intakes	Total withdrawal capability of all surface water intakes
1	917 GPM		GPM

FOR EACH WELL PROVIDE THE FOLLOWING: (Additional entries are provided on page 2.)

A. Owner's well number	Pump capacity (GPM)
WALK 1	917
Well depth (feet)	Well diameter (inches)
81	10
Aquifer utilized (check one)	
<input type="checkbox"/> Sand and gravel	<input checked="" type="checkbox"/> Limestone
<input type="checkbox"/> Sand	<input type="checkbox"/> Shale
<input type="checkbox"/> Sandstone	<input type="checkbox"/> Other (specify) _____

FOR EACH SURFACE WATER INTAKE PROVIDE THE FOLLOWING: (Additional entries are provided on page 2.)

A. Owner's Intake number	Intake capacity (GPM)
Source utilized (check one)	
<input type="checkbox"/> River or stream	<input type="checkbox"/> Lake
<input type="checkbox"/> Drainage ditch	<input type="checkbox"/> Pond
<input type="checkbox"/> Reservoir	<input type="checkbox"/> Other (specify) _____
Name of body of water	

LOCATION OF WELL:		LOCATION OF INTAKE:	
County	Civil township	County	Civil township
Whitley	Columbia		
Township	Range	Township	Range
T 31 N or S (circle one)	R 9 E or W (circle one)		
Section		Section	
23			

Nearest city or town

Describe location of well (attach map or plat if possible)

Describe location of intake (attach map or plat if possible)

UTM.N	UTM.E	UTM.N	UTM.E

Space is provided on the back of this form for a location sketch. Attach additional location sketches or maps as necessary.

WELL INFORMATION

Is the location of water use the same as the withdrawal facility? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<i>If "No", please complete:</i>	State	County
Civil township		
Describe location of water use (attach map or plat if possible)		

6. LOCATION OF DISCHARGE POINT(S)

Is a portion of the water withdrawn returned to some source through a discharge facility? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>If "Yes" is checked, please complete the following. If "No" is checked, please proceed to section 7.</i>	
Estimated percentage of water withdrawn which is returned to some source:	%
Water will be discharged to the following (check one or more as appropriate)	
<input type="checkbox"/> Well	<input type="checkbox"/> Lake
<input type="checkbox"/> Pond	<input type="checkbox"/> Reservoir
<input type="checkbox"/> Other (specify) _____	
<input type="checkbox"/> Drainage Ditch	<input type="checkbox"/> Storm Sewer
<input type="checkbox"/> River or Stream	<input type="checkbox"/> Sanitary Sewer
<input type="checkbox"/> Land Application	<input type="checkbox"/> Customer Service Connections
Location of discharge facility:	
State	County
Civil township	
Township	Range
T _____ N or S (circle one)	R _____ E or W (circle one)
Section	
Describe location of discharge facility (attach map or plat if possible)	
<i>If more than one point of discharge, please attach separate sheets providing the above information for each discharge point.</i>	

7. STATEMENT OF AFFIRMATION

I hereby swear or affirm, under the penalties for perjury, that the information submitted herewith is to the best of my knowledge and belief, true, accurate and complete.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
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