

# MAJOR LAND AUCTION

*Knox County, Indiana - Near Vincennes - Between Bruceville & Wheatland, IN*



## INFORMATION BOOK

**1,028<sup>±</sup>**  
*acres*

Offered in 14 Tracts or Combinations

*Thursday, January 26 • 1pm*

Auction Held at Highland Woods Community Center - Vincennes IN

Tract 12




Tract 1



Tracts 1 & 3

- Highly Productive Ragsdale, Patton & Sylvan Soils
- Possession for 2023 Crop Year
- 70,000 Bushel Grain Storage & Handling System

 ONLINE BIDDING AVAILABLE

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

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

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**Seller:** Lucinda Hartshorne & Mary Elizabeth Schiau



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

### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 14 tracts, combination of tracts, or as a whole, consisting of a total of 1,028± acres. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on individual tracts & the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to sign purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**DEED:** Seller shall be obligated only to convey a merchantable title by a Warranty Deed.

**EVIDENCE OF TITLE, TITLE INSURANCE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller shall furnish at Seller's expense an updated title insurance commitment disclosing marketable title to the real estate in the name of the Seller as of a date after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions & subject to the Permitted Exceptions. At closing, Seller shall pay for the cost of issuing a standard coverage owner's title insurance policy in accordance w/ the updated commitment. Any lender's title insurance policy shall be at Buyer's sole expense.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing deadline is approximately 60 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. The closing agent's fee for administering closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid

by the Buyer(s).

**POSSESSION:** Possession shall be granted at closing on all auction tracts except Tract 2. Tract 2 (grain bins), possession shall be granted no later than September 1, 2023.

**REAL ESTATE TAXES:** The 2022 Real Estate taxes due in 2023 shall be paid by the seller at the time of closing.

**MINERALS:** Seller shall convey 100% of the mineral rights they own.

**ACREAGE & TRACTS:** All tract acreages, dimensions & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping. Any corrections, additions, or deletions will be made known prior to the auction.

**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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres but if & only if the difference exceeds one acre.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. It shall be a requirement that Buyer shall indemnify, defend & hold Owner harmless from any & all loss, cost, expense, damage, liability, mechanics' or materialmen's lien or claim of lien, action or cause of action, including without limitation reasonable attorneys' fees, arising from or relating to any & all inspections, studies, investigations or entries

upon the Property by Buyer or its agents or representatives. Such indemnity shall expressly survive closing or any termination of a purchase contract if no Closing occurs & the purchase contract is terminated.

**COVER CROP:** Buyer shall reimburse seller at closing, for the current cover crop. Check w/ auction company for reimbursement cost per auction tract.

**TRACT 2:** Tenants shall have through August 31, 2023 to remove grain from bins. Possession shall be granted no later to September 1, 2023.

**EASEMENTS:** Subject to any & all existing easements.

**POTENTIAL EASEMENT - TRACTS 9 & 10:** In the event Auction Tracts 9 & 10 sell separately a 50' easement shall be established for ingress & egress along the west boundary of Auction Tract 9 as illustrated in the brochure auction tract map.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & 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.**

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, JANUARY 26, 2023**

**1028± ACRES – KNOX 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, January 19, 2023.  
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**  
**1028± Acres • Knox County, Indiana**  
**Thursday, January 26, 2023**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on **Thursday, January 26, 2023 at 6:00 PM.**
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, January 19, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

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

E-mail address of registered bidder: \_\_\_\_\_

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



# LOCATION & TRACT MAPS

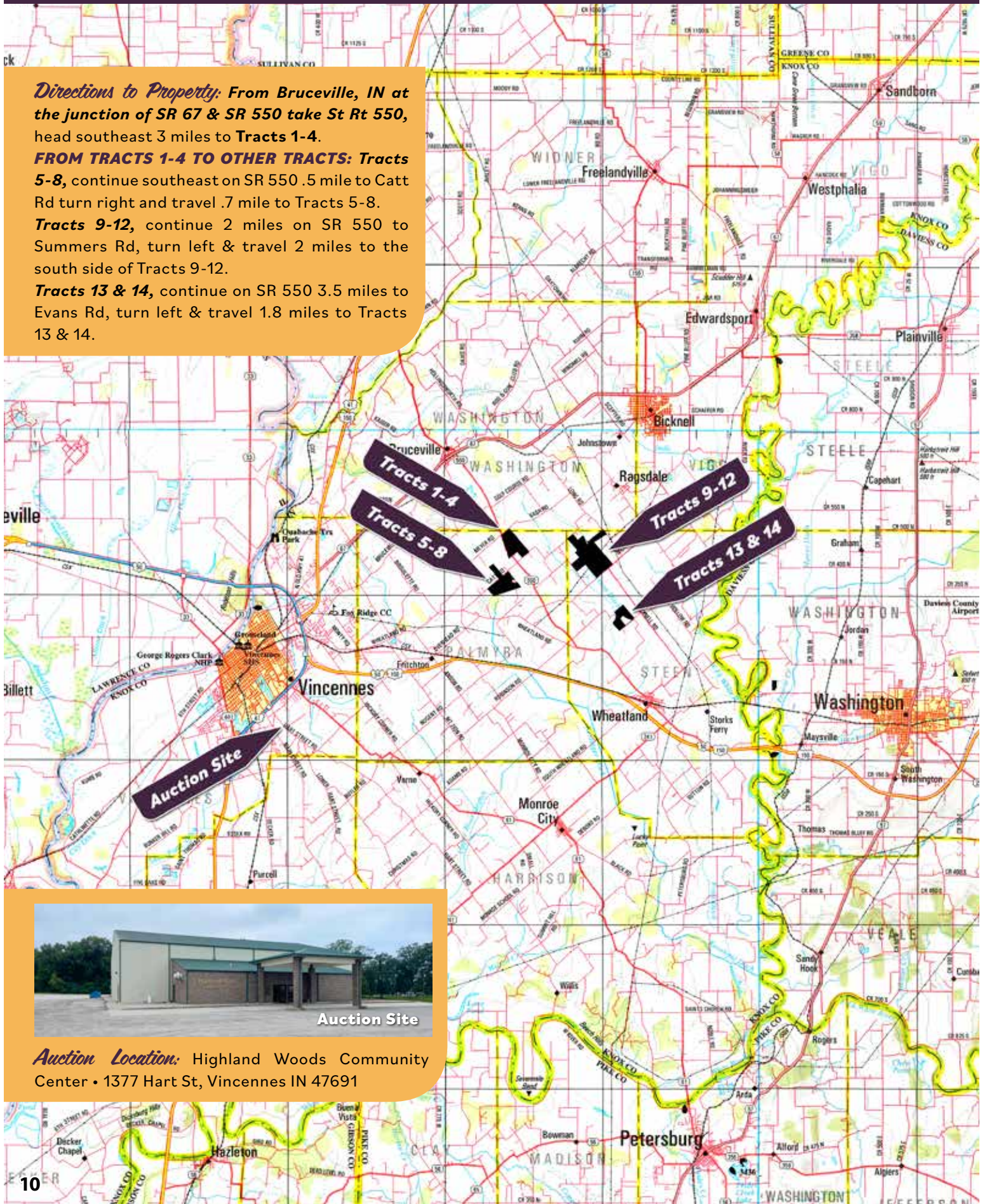
# LOCATION & TRACT MAPS

**Directions to Property:** From Bruceville, IN at the junction of SR 67 & SR 550 take St Rt 550, head southeast 3 miles to **Tracts 1-4**.

**FROM TRACTS 1-4 TO OTHER TRACTS:** **Tracts 5-8**, continue southeast on SR 550 .5 mile to Catt Rd turn right and travel .7 mile to Tracts 5-8.

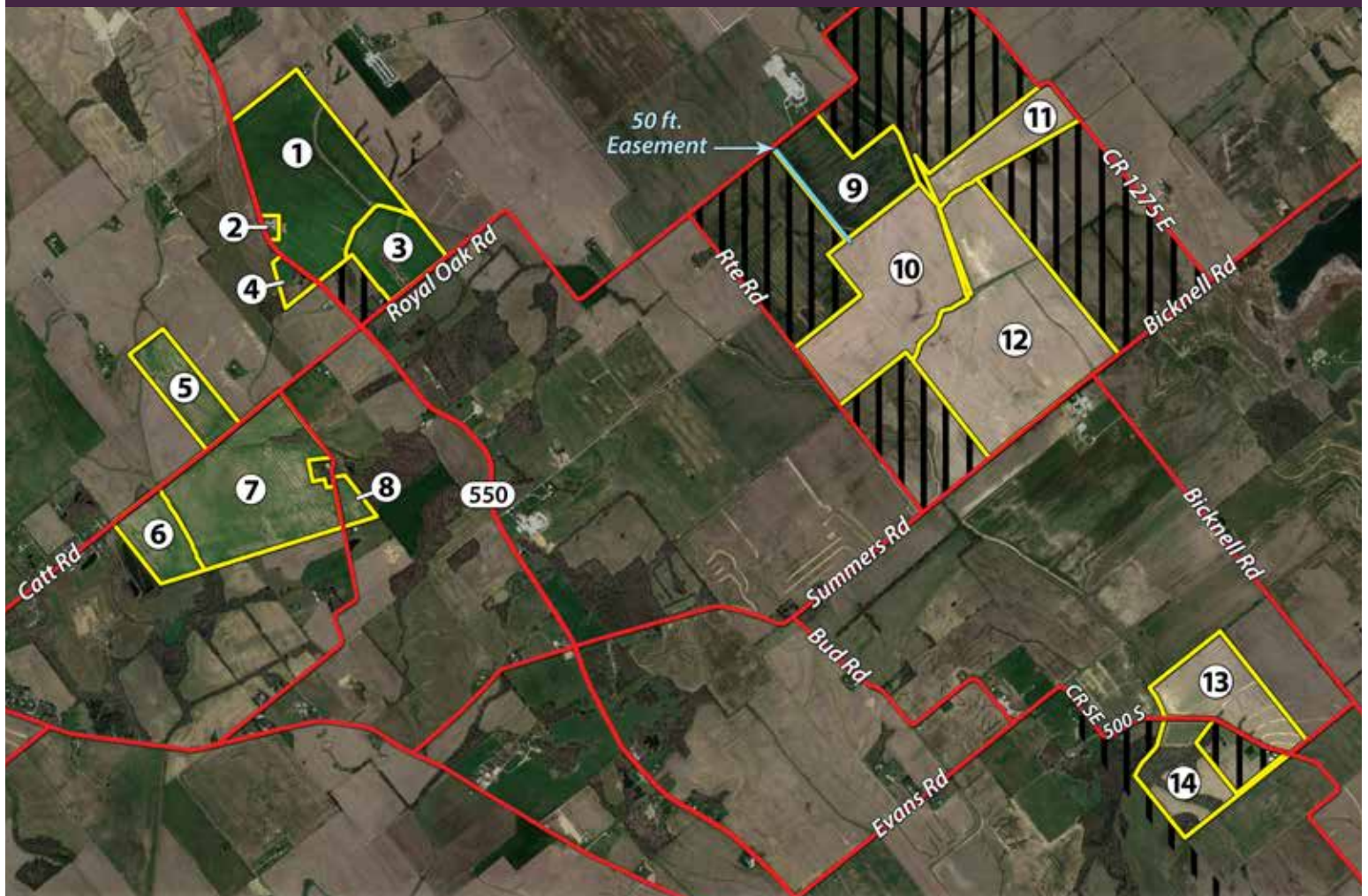
**Tracts 9-12**, continue 2 miles on SR 550 to Summers Rd, turn left & travel 2 miles to the south side of Tracts 9-12.

**Tracts 13 & 14**, continue on SR 550 3.5 miles to Evans Rd, turn left & travel 1.8 miles to Tracts 13 & 14.



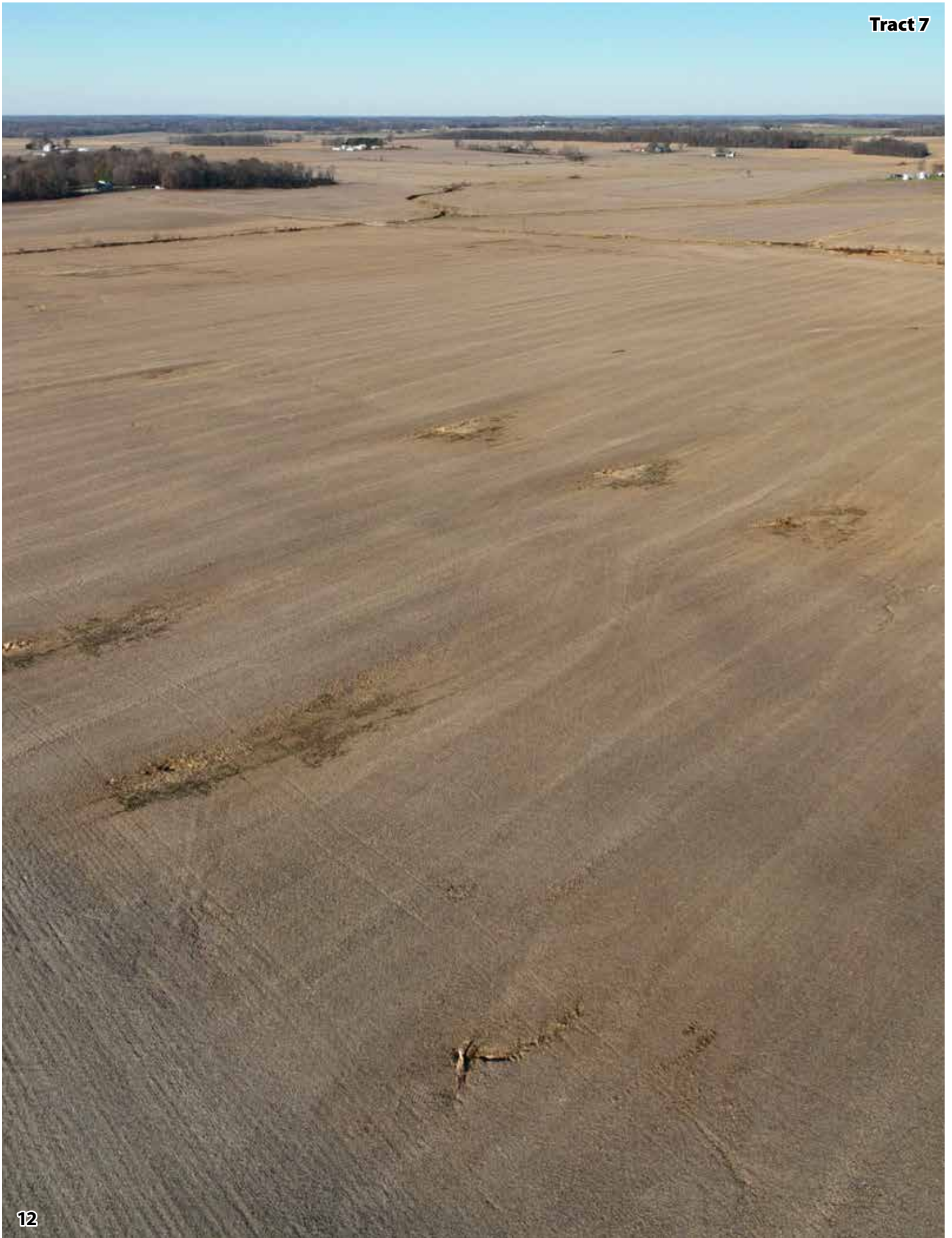
**Auction Location:** Highland Woods Community Center • 1377 Hart St, Vincennes IN 47691

# LOCATION & TRACT MAPS



TRACT	ACRES	*TILLABLE (±) ACRES	COMMENTS
1	151±	148±	Mostly Ragsdale, Reesville & Sylvan Soils. Frontage on Hwy 550 & N Vash Rd.
2	3±	2±	70,000+, Grain Storage & Handling System w/ 6 Bins, Enclosed in Ground Dump, 4,600-5,750 Bushel Capacity Leg, Inline Loading & Unloading Drag Conveyor.
3	44±	38±	Mostly Sylvan Soils. Frontage on Royal Oak Rd. 5± Wooded Acres.
4	9±	2±	Fronting Hwy 550. Potential Build Site w/ Woods & Tillable Acreage.
5	40±	39±	Mostly Patton, Sylvan & Hosmer Soils. Fronting Catt Rd.
6	36±	33±	Patton & Hosmer Soils. Fronting Catt Rd.
7	149±	142±	Mostly Patton Soils. Fronting Catt Rd & Hatton Rd.
8	10±	8±	Potential Building Site. Fronting Hatton Rd. Iona & Sylvan Soils.
9	70±	70±	Mostly Hosmer & Iona Soils. Fronting Royal Oak Rd.
10	140±	142±	Mostly Iona, Sylvan & Birds Soils. Fronting Rte Rd.
11	46±	41±	Mostly Ragsdale, Patton & Birds Soils. Fronting CR 1275 E.
12	206±	219±	Mostly Ragsdale, Sylvan & Birds Soils. Fronting Summers Rd.
13	69±	65±	Mostly Ragsdale, Patton & Sylvan Soils. Fronting Evans Rd.
14	55±	30±	Combination of Tillable & Woods. Potential Building Site or Hunting Tract w/ Income.

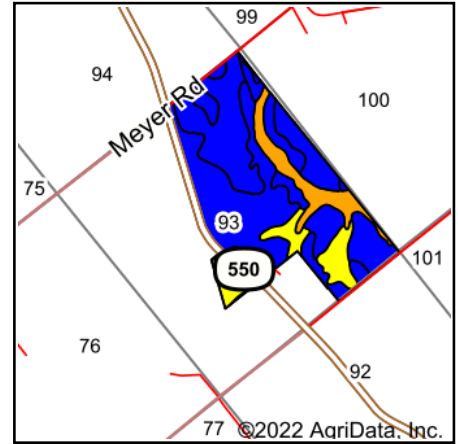
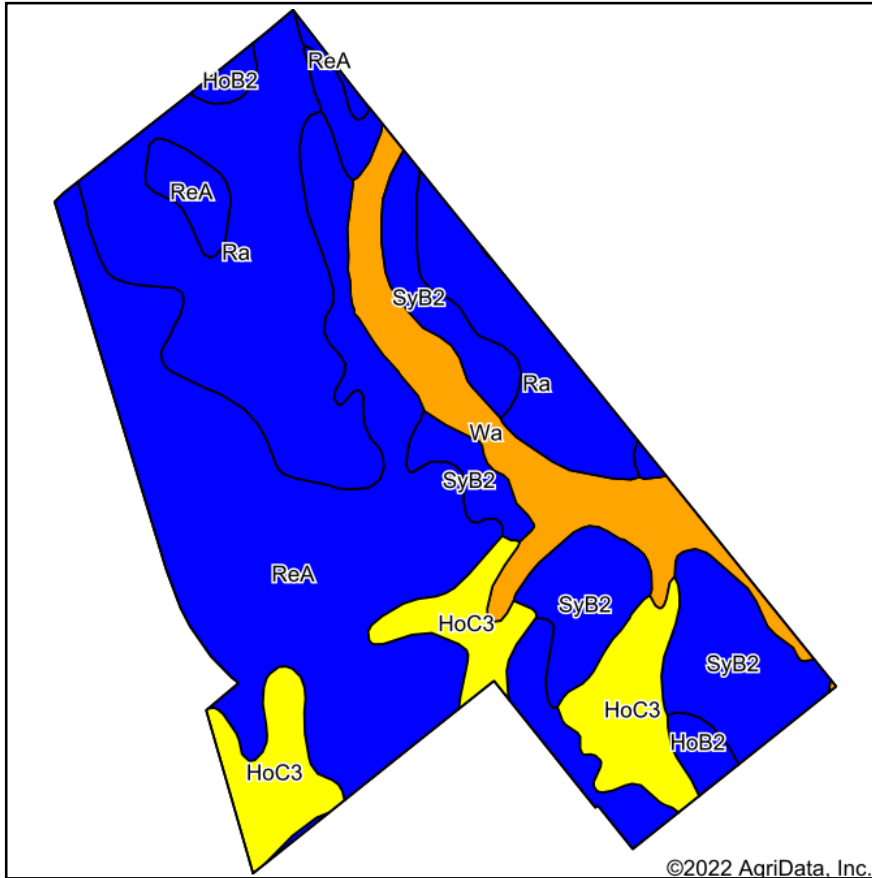
*\*Tillable acres have been estimated from FSA maps & aerial images*



# MAPS

# SURETY SOILS MAP - TRACTS 1-4

## Soils Map



State: **Indiana**  
 County: **Knox**  
 Location: **102-99-99**  
 Township: **Palmyra**  
 Acres: **206.16**  
 Date: **11/1/2022**



Soils data provided by USDA and NRCS.

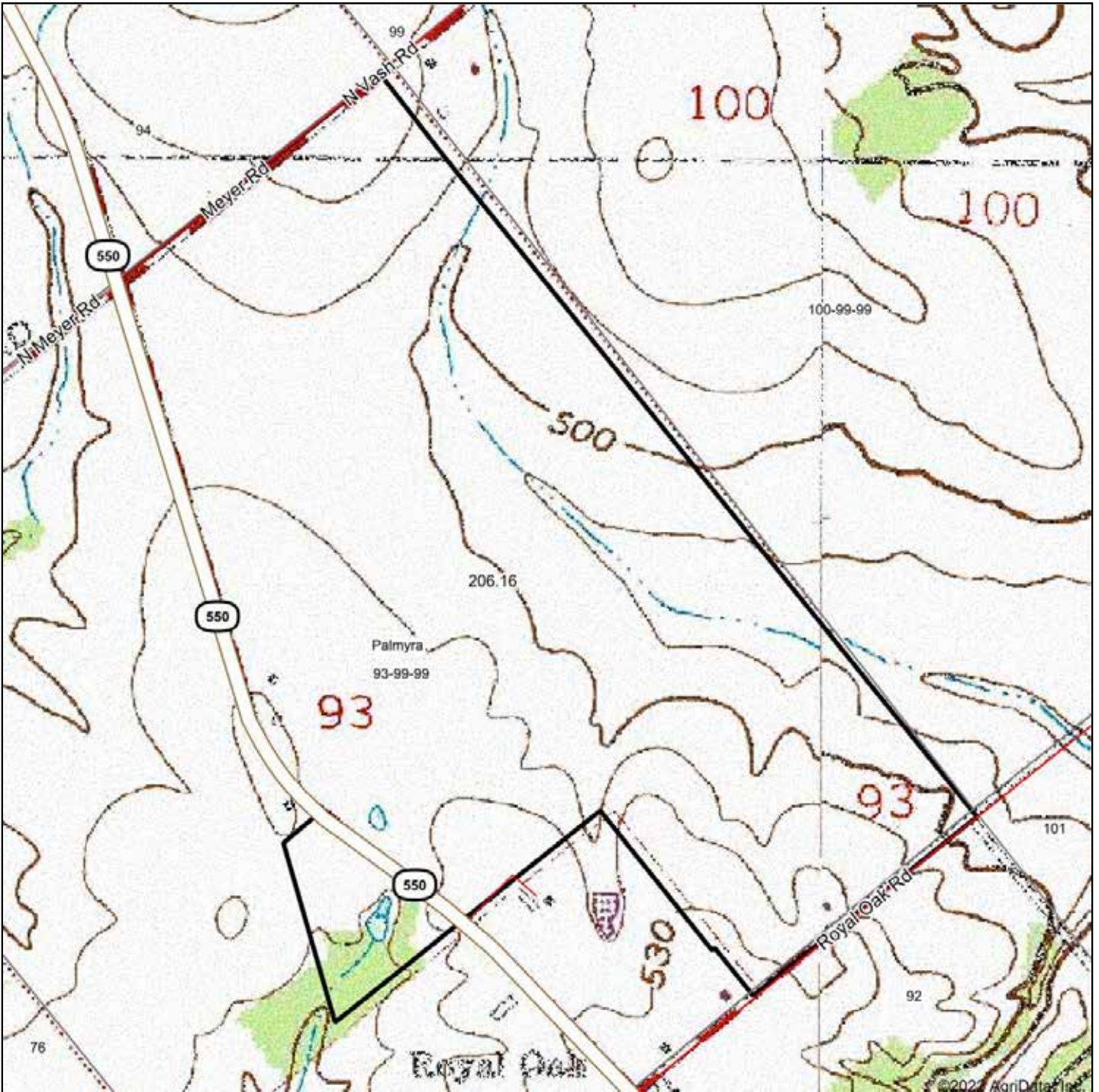
©2022 AgriData, Inc.

Area Symbol: IN083, Soil Area Version: 20

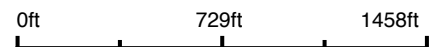
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
ReA	Reesville silt loam, 0 to 2 percent slopes	69.90	33.9%	[Blue]	Ilw	137			4	7		44	53
Ra	Ragsdale silt loam	51.18	24.8%	[Blue]	Ilw	190	25		6		13	54	76
SyB2	Sylvan silt loam, 2 to 6 percent slopes, eroded	32.82	15.9%	[Blue]	Ile	155			5		10	54	78
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	23.08	11.2%	[Yellow]	IVe	90		72	2	4		29	37
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	20.24	9.8%	[Orange]	Illw	119			4	6		39	47
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	8.94	4.3%	[Blue]	Ile	116		90	3	5		37	47
<b>Weighted Average</b>						<b>2.32</b>	<b>145.1</b>	<b>6.2</b>	<b>12</b>	<b>4.4</b>	<b>3.6</b>	<b>4.8</b>	<b>60</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - TRACTS 1-4



map center: 38° 43' 25, -87° 22' 46.29

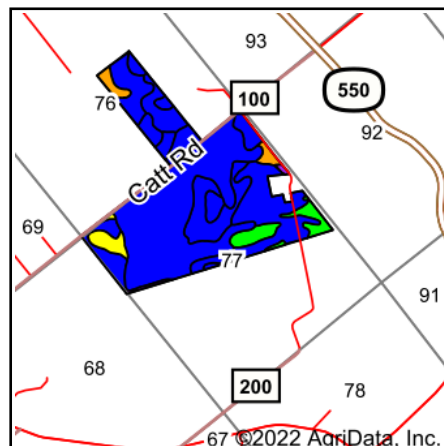
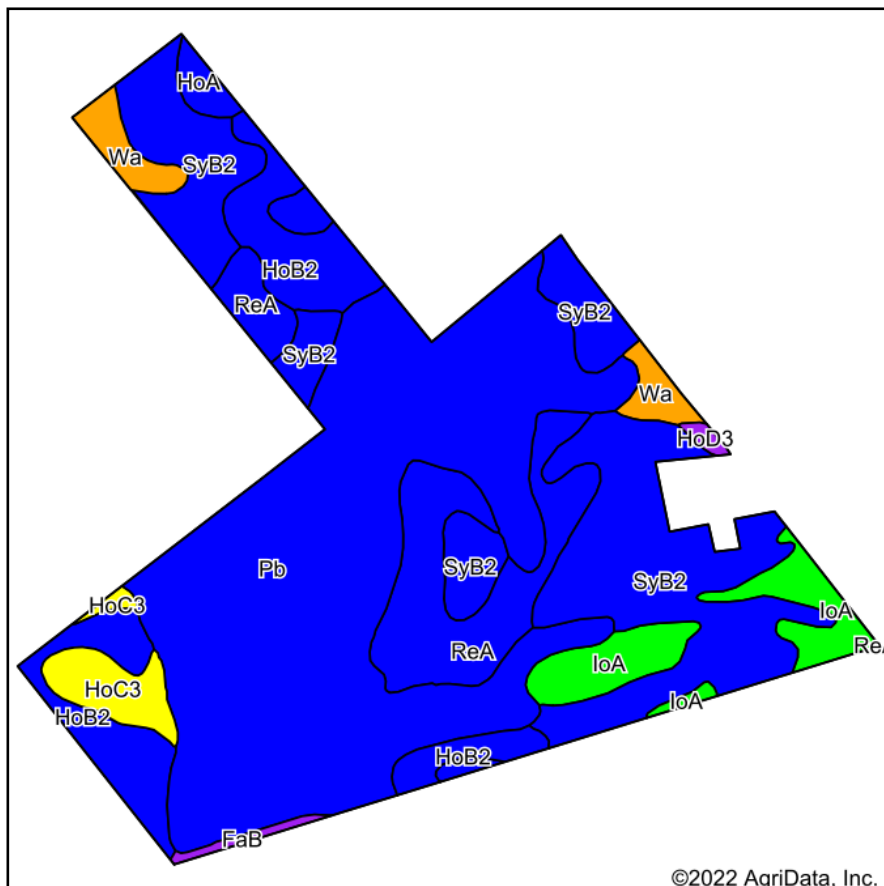


93-99-99  
Knox County  
Indiana



11/1/2022

# SURETY SOILS MAP - TRACTS 5-8



State: **Indiana**  
 County: **Knox**  
 Location: **102-99-99**  
 Township: **Palmyra**  
 Acres: **234.46**  
 Date: **11/1/2022**



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



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

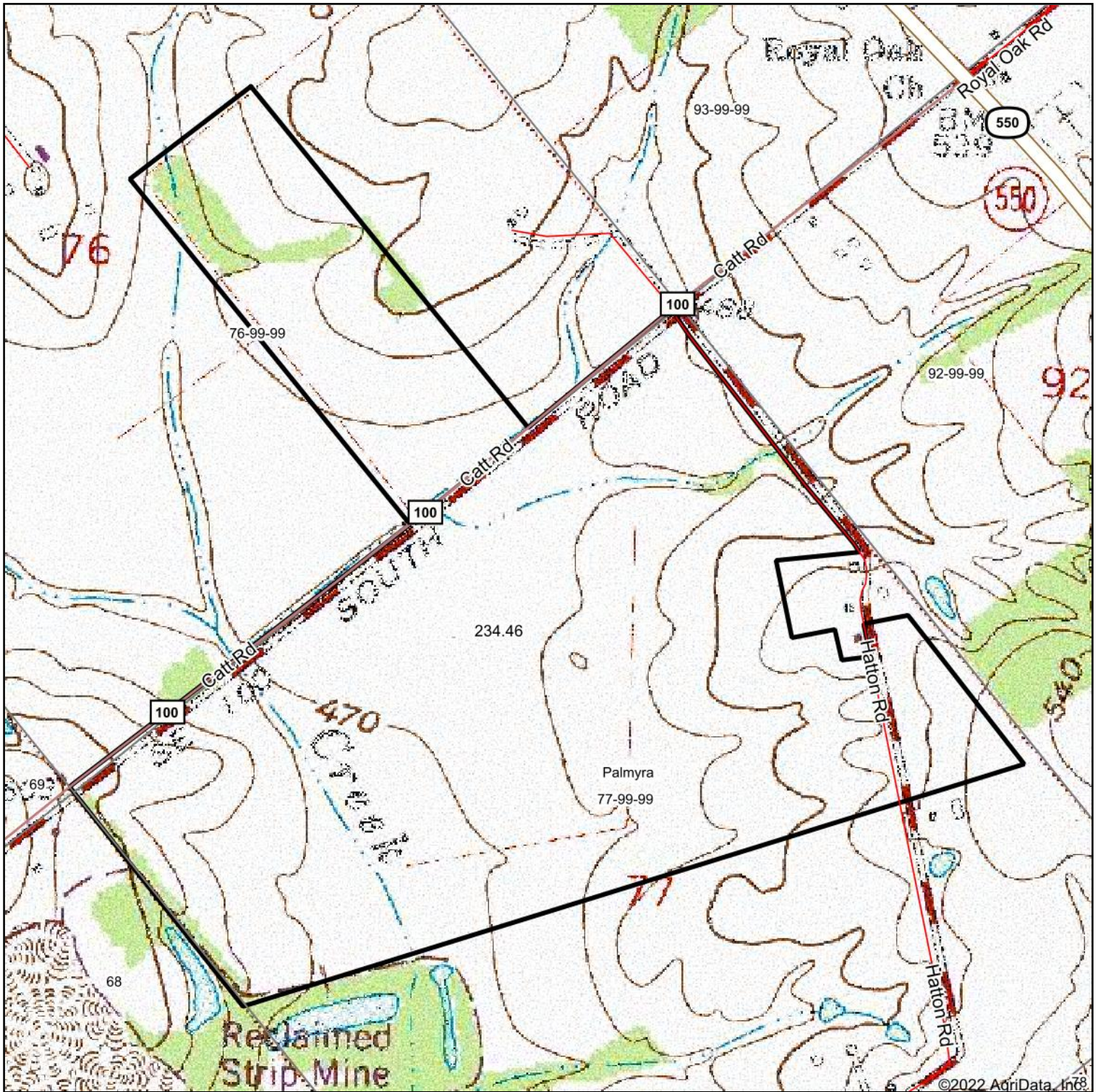
Area Symbol: IN083, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Pb	Patton silt loam	102.16	43.6%		Ilw	175			6	12	49	70	
SyB2	Sylvan silt loam, 2 to 6 percent slopes, eroded	56.65	24.2%		Ile	155			5	10	54	78	
ReA	Reesville silt loam, 0 to 2 percent slopes	23.57	10.1%		Ilw	137			4	7	44	53	
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	22.27	9.5%		Ile	116	90		3	5	37	47	
IoA	Iona silt loam, 0 to 2 percent slopes	12.31	5.3%		I	160			5	11	56	72	
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	5.99	2.6%		IVe	90	72		2	4	29	37	
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	5.86	2.5%		Illw	119			4	6	39	47	
HoA	Hosmer silt loam, 0 to 2 percent slopes	3.48	1.5%		Ils	127	99		3	5	41	52	
FaB	Fairpoint parachannery silt loam, 0 to 8 percent slopes	0.95	0.4%		Vle				1	2			
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	0.61	0.3%		Ile	139	101		4	7	43	55	
HoD3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	0.61	0.3%		Vle	82	62		2	3	26	33	
<b>Weighted Average</b>					<b>2.05</b>	<b>154.6</b>	<b>12.3</b>		<b>5</b>	<b>1.5</b>	<b>8.2</b>	<b>47.8</b>	<b>66</b>

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP - TRACTS 5-8



map center: 38° 42' 35.63, -87° 23' 8.08

0ft 802ft 1604ft

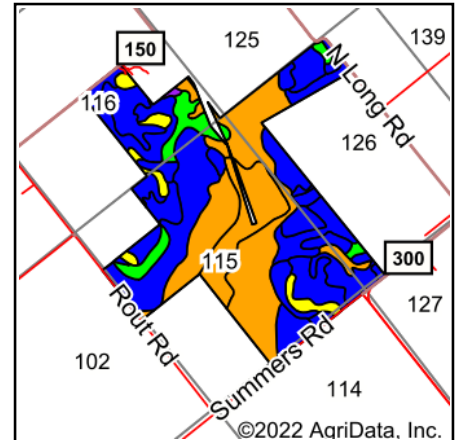
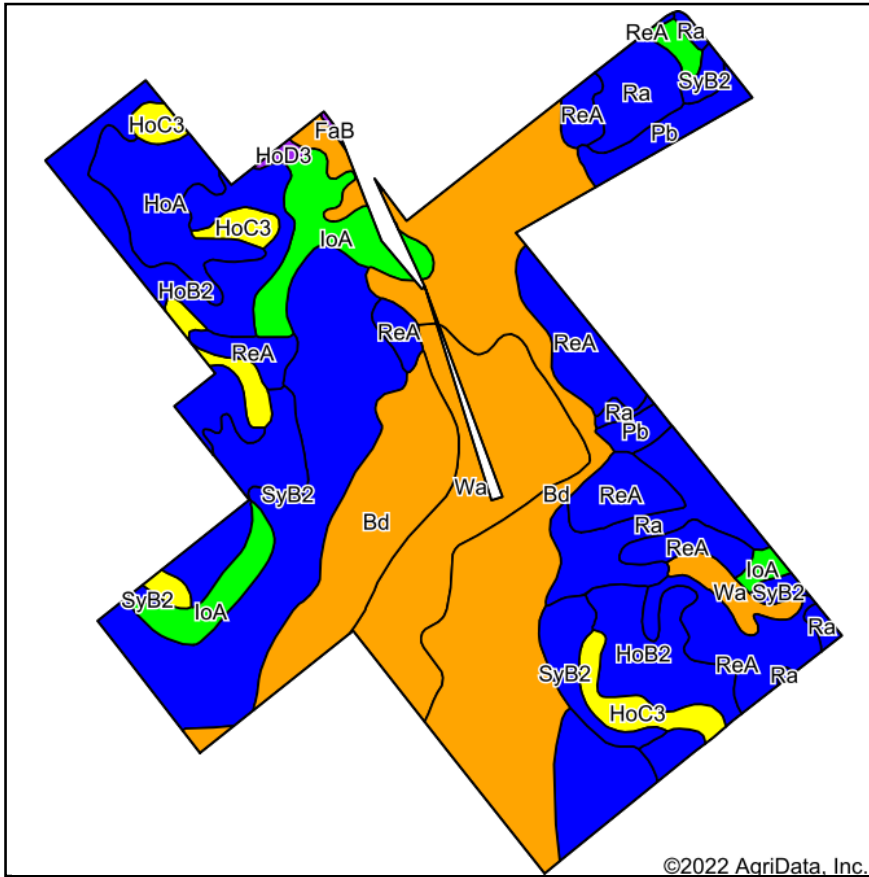


77-99-99  
Knox County  
Indiana



11/1/2022

# SURETY SOILS MAP - TRACTS 9-12



State: **Indiana**  
 County: **Knox**  
 Location: **115-99-99**  
 Township: **Steen**  
 Acres: **500.42**  
 Date: **11/1/2022**



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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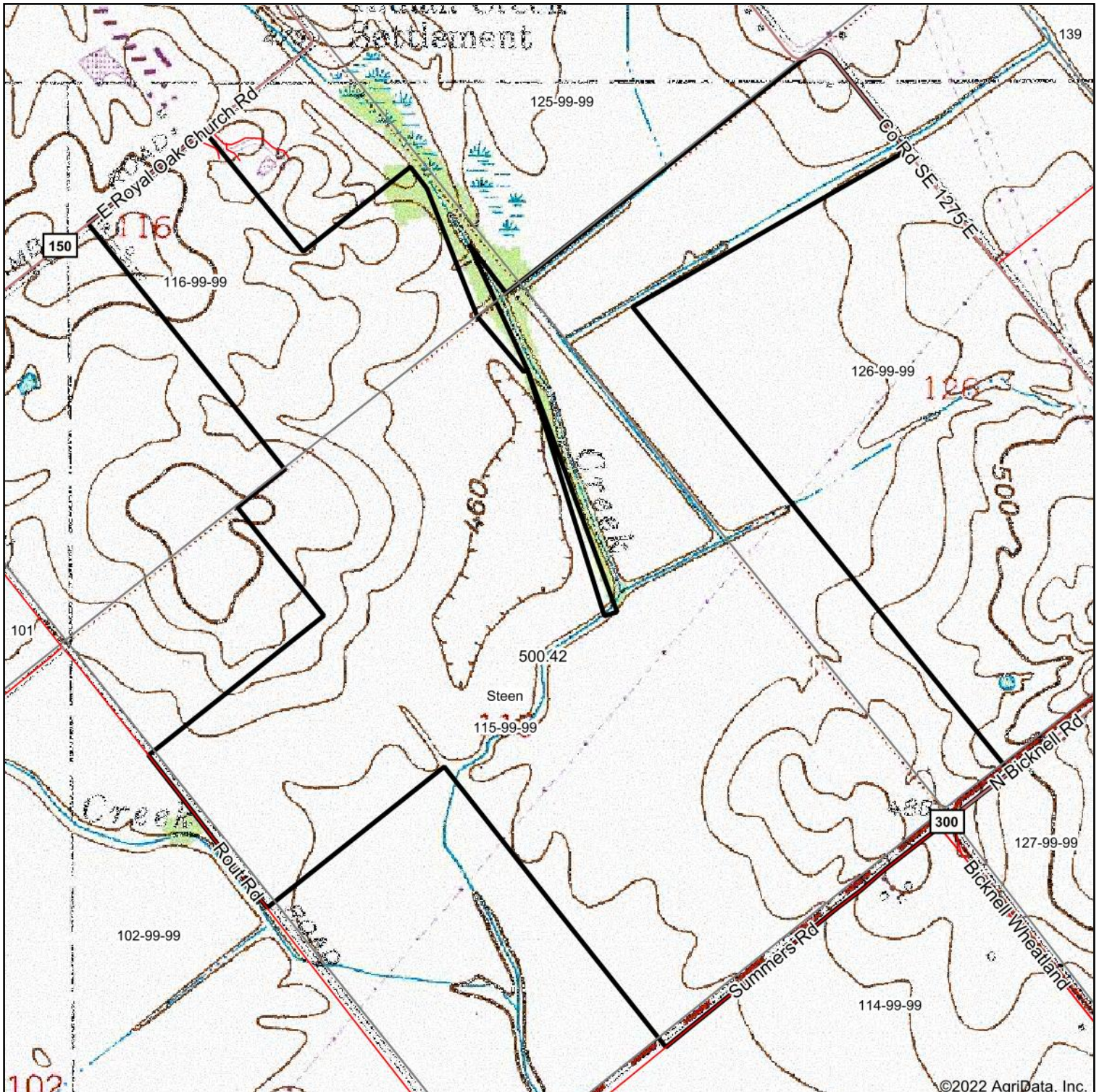
Soils data provided by USDA and NRCS.

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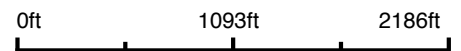
Area Symbol: IN083, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
Bd	Birds silt loam, rarely flooded	132.26	26.4%		IIIw	150			5		10	44	60
Pb	Patton silt loam	84.11	16.8%		IIw	175			6		12	49	70
ReA	Reesville silt loam, 0 to 2 percent slopes	55.03	11.0%		IIw	137			4	7		44	53
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	52.00	10.4%		IIIw	119			4	6		39	47
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	48.27	9.6%		Ile	116		90	3	5		37	47
Ra	Ragsdale silt loam	32.65	6.5%		IIw	190	25		6		13	54	76
IoA	Iona silt loam, 0 to 2 percent slopes	28.09	5.6%		I	160			5		11	56	72
SyB2	Sylvan silt loam, 2 to 6 percent slopes, eroded	28.00	5.6%		Ile	155			5		10	54	78
HoA	Hosmer silt loam, 0 to 2 percent slopes	19.76	3.9%		IIIs	127		99	3	5		41	52
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	18.93	3.8%		IVe	90		72	2	4		29	37
HoD3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	1.02	0.2%		Vle	82		62	2	3		26	33
FaB	Fairpoint parachannery silt loam, 0 to 8 percent slopes	0.30	0.1%		Vle				1	2			
<b>Weighted Average</b>					<b>2.40</b>	<b>146.3</b>	<b>1.6</b>	<b>15.4</b>	<b>4.6</b>	<b>2.2</b>	<b>6.7</b>	<b>44.8</b>	<b>59.8</b>

# TOPOGRAPHY MAP - TRACTS 9-12



map center: 38° 43' 10.39, -87° 20' 23.57

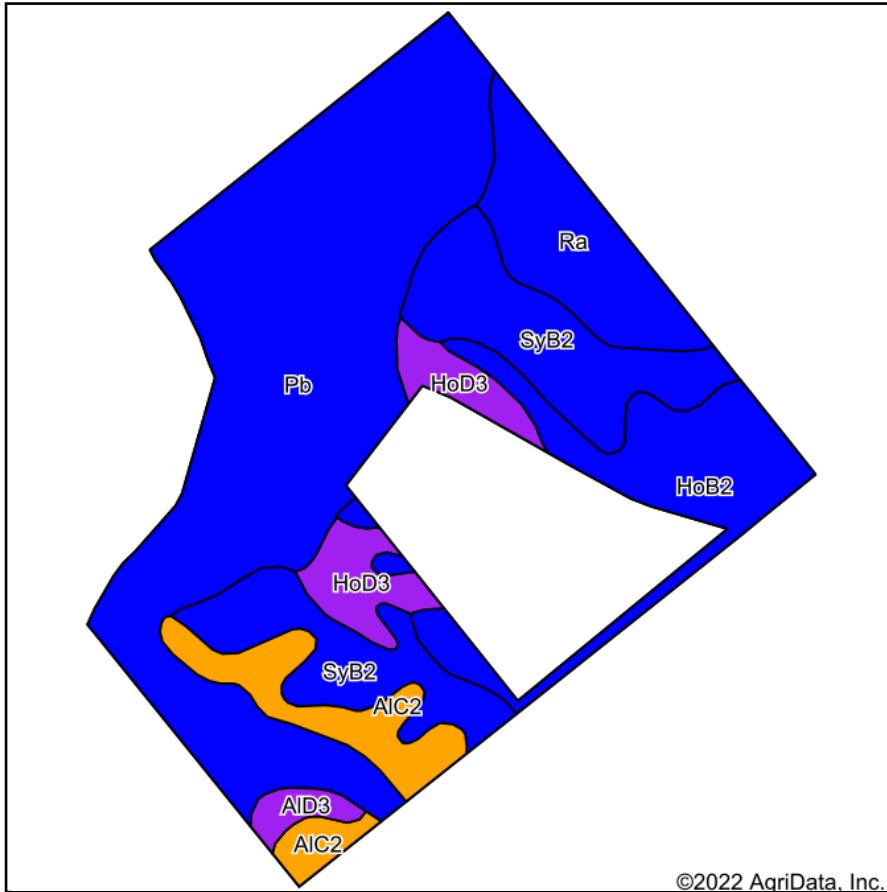


**115-99-99**  
**Knox County**  
**Indiana**



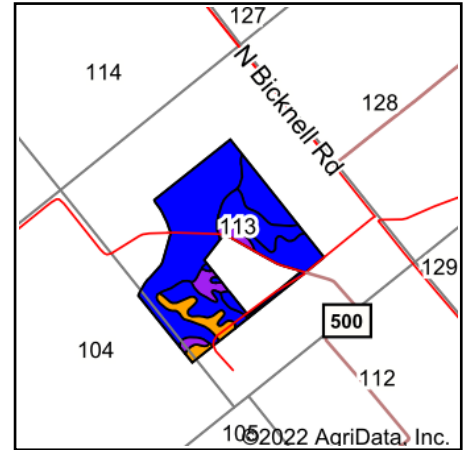
11/1/2022

# SURETY SOILS MAP - TRACTS 13 & 14



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2022 AgriData, Inc.

State: **Indiana**  
 County: **Knox**  
 Location: **113-99-99**  
 Township: **Steen**  
 Acres: **124.49**  
 Date: **11/1/2022**



Maps Provided By

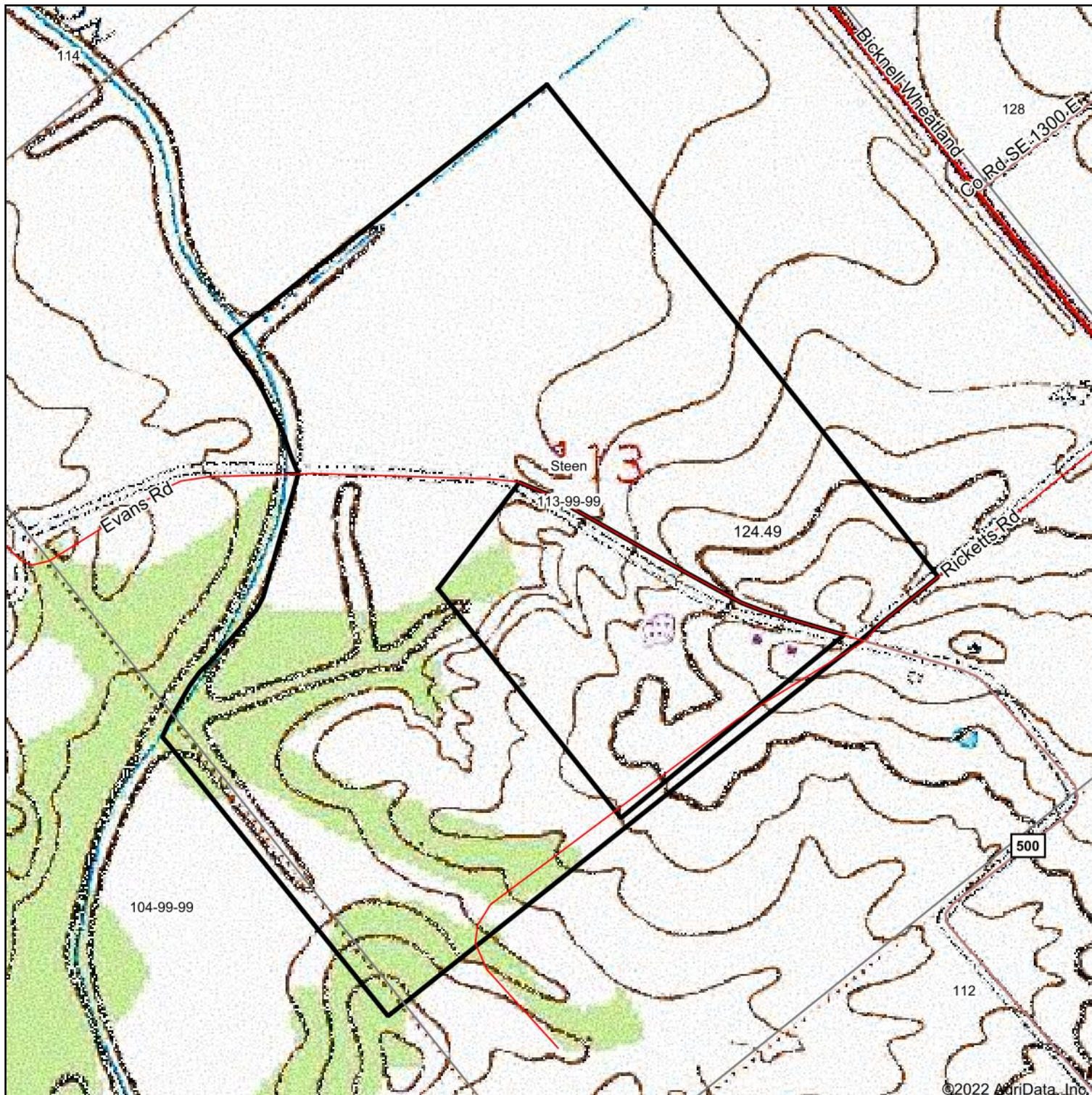


Area Symbol: IN083, Soil Area Version: 20

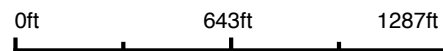
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pb	Patton silt loam	58.40	46.9%		IIw	175			6		12	49	70
SyB2	Sylvan silt loam, 2 to 6 percent slopes, eroded	22.44	18.0%		IIe	155			5		10	54	78
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	14.95	12.0%		IIe	116		90	3	5		37	47
Ra	Ragsdale silt loam	11.58	9.3%		IIw	190	25		6		13	54	76
AIC2	Alford silt loam, 5 to 10 percent slopes, eroded	8.56	6.9%		IIIe	128		93	4	7		39	50
HoD3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	6.94	5.6%		VIe	82		62	2	3		26	33
AID3	Alford silt loam, 10 to 18 percent slopes, severely eroded	1.62	1.3%		VIe	101		73	3	5		31	40
<b>Weighted Average</b>					<b>2.34</b>	<b>156.3</b>	<b>2.3</b>	<b>21.6</b>	<b>5.1</b>	<b>1.3</b>	<b>8.6</b>	<b>46.7</b>	<b>65.4</b>

Soils data provided by USDA and NRCS.

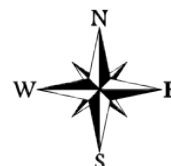
# TOPOGRAPHY MAP - TRACTS 13 & 14



map center: 38° 41' 45, -87° 19' 18.44



**113-99-99**  
**Knox County**  
**Indiana**



11/1/2022



# TAX SPREADSHEET

# TAX SPREADSHEET

<b>TRACTS</b>	<b>TAX PARCEL NUMBER</b>	<b>2021 TAXES</b>	<b>2021 PER ACRE</b>
<b>1,2 &amp; 4</b>	42-07-35-300-002.000-008	\$4,890.08	\$28.11
<b>3</b>	42-11-02-400-004.000-008	\$143.64	\$15.96
<b>3</b>	42-11-02-400-003.000-008	\$432.52	\$18.02
<b>5</b>	42-11-11-200-001.000-008	\$762.24	\$19.06
<b>6,7 &amp; 8</b>	42-11-11-200-002.000-008	\$4,522.84	\$23.14
<b>9 &amp; 10</b>	42-10-06-200-003.000-009	\$3,522.68	\$21.93
<b>10</b>	42-10-06-300-002.000-009	\$1,114.48	\$22.56
<b>11</b>	42-10-06-100-001.000-009	\$1,061.72	\$23.54
<b>12</b>	42-10-06-400-002.000-009	\$4,788.48	\$23.19
<b>13</b>	42-10-17-100-003.000-009	\$1,669.76	\$24.20
<b>14</b>	42-10-17-200-005.000-009	\$971.56	\$17.81



# **COVER CROP REIMBURSEMENT CHART**

# COVER CROP REIMBURSEMENT CHART

<b>TRACT #</b>	<b>AMOUNT OWED</b>	<b>COVER CROP APPLIED</b>	<b>FERTILIZER APPLIED</b>	<b>\$/ACRE</b>
<b>1</b>	\$1,865.00	Purple Top Turnip Annual Rye Grass	-	\$13.22
<b>3</b>	\$467.00	Purple Top Turnip Annual Rye Grass	-	\$13.22
<b>9</b>	\$1,038.00	Wheat - 15lbs/acre	-	\$15.00
<b>10</b>	\$11,938.00	Annual Rye - 12lbs/acre	Potash - 150 lbs/acre	\$83.50
<b>11</b>	\$3,461.00	Annual Rye - 12lbs/acre	Potash - 150 lbs/acre	\$83.50
<b>12</b>	\$10,384.00	Wheat - 15 lbs/acre	Potash - 250 lbs/acre (73.34 AC)	\$48.18
<b>13</b>	\$7,079.00	Wheat - 15 lbs/acre	Potash - 150 lbs/acre Lime - 2,424 lbs/acre	\$108.62
<b>14</b>	\$2,887.00	Wheat - 15 lbs/acre	Potash - 150 lbs/acre Lime - 1,578 lbs/acre	\$96.38

# FSA INFORMATION

# FSA INFORMATION

INDIANA

KNOX

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5636

Prepared : 12/1/22 8:57 AM CST

Crop Year : 2023

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

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
442.18	412.24	412.24	0.00	0.00	0.00	0.00	0.00	Active	5
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	412.24	26.70		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	214.46	0.00	157	
Soybeans	214.64	0.00	51	0
<b>TOTAL</b>	<b>429.10</b>	<b>0.00</b>		

### NOTES

**Part of Tract 3**

Tract Number : 2020  
Description : L8/A1 T3N R9W D93 OLD MAP 52R 2B  
FSA Physical Location : INDIANA/KNOX  
ANSI Physical Location : INDIANA/KNOX  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : LUCINDA HARTSHORNE, MARY ELIZABETH SCHIAU  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
33.25	28.47	28.47	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	28.47	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	13.98	0.00	157

# FSA INFORMATION

INDIANA  
KNOX  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 5636  
Prepared : 12/1/22 8:57 AM CST  
Crop Year : 2023

### Tract 2020 Continued ...

Soybeans	13.99	0.00	51
<b>TOTAL</b>	<b>27.97</b>	<b>0.00</b>	

### NOTES

**Tract 5**

Tract Number : 2022

Description : K8/B2 T3N R8W D76 OLD MAP 52R 2B  
 FSA Physical Location : INDIANA/KNOX  
 ANSI Physical Location : INDIANA/KNOX  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : MARY ELIZABETH SCHIAU, LUCINDA HARTSHORNE  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.57	39.11	39.11	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	39.11	4.60	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	21.45	0.00	157
Soybeans	21.46	0.00	51
<b>TOTAL</b>	<b>42.91</b>	<b>0.00</b>	

### NOTES

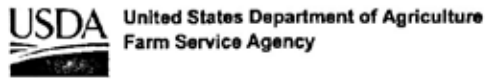
**Tracts 1, 2, 4 & North Half of Tract 3**

Tract Number : 2071

Description : L8/A1 T3N R9W D93 OLD MAP 52R 2A  
 FSA Physical Location : INDIANA/KNOX  
 ANSI Physical Location : INDIANA/KNOX  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : MARY ELIZABETH SCHIAU, LUCINDA HARTSHORNE  
 Other Producers : None  
 Recon ID : None

# FSA INFORMATION

INDIANA  
KNOX  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 5636  
Prepared : 12/1/22 8:57 AM CST  
Crop Year : 2023

### Tract Land Data

Tract 2071 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
173.05	160.75	160.75	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	160.75	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	78.90	0.00	157
Soybeans	78.97	0.00	51
<b>TOTAL</b>	<b>157.87</b>	<b>0.00</b>	

### NOTES

**Tracts 7 & 8**

Tract Number : 9976  
 Description : K8/B2 T3N R9W D77 OLD MAP 52R/2B  
 FSA Physical Location : INDIANA/KNOX  
 ANSI Physical Location : INDIANA/KNOX  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : LUCINDA HARTSHORNE, MARY ELIZABETH SCHIAU  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
161.80	150.40	150.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	150.40	18.20	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	81.77	0.00	157
Soybeans	81.85	0.00	51
<b>TOTAL</b>	<b>163.62</b>	<b>0.00</b>	

### NOTES

# FSA INFORMATION

INDIANA  
KNOX  
Form: FSA-156EZ



FARM : 5636  
Prepared : 12/1/22 8:57 AM CST  
Crop Year : 2023

## Tract 6

## Abbreviated 156 Farm Record

**Tract Number** : 9977  
**Description** : K8/B2 T3N R9W D41 OLD MAP 52R/1B  
**FSA Physical Location** : INDIANA/KNOX  
**ANSI Physical Location** : INDIANA/KNOX  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : LUCINDA HARTSHORNE, MARY ELIZABETH SCHIAU  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
33.51	33.51	33.51	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	33.51	3.90	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	18.36	0.00	157
Soybeans	18.37	0.00	51
<b>TOTAL</b>	<b>36.73</b>	<b>0.00</b>	

### NOTES

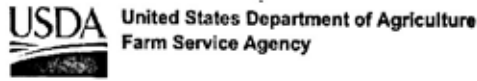
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# FSA INFORMATION

INDIANA  
KNOX  
Form: FSA-156EZ



FARM : 4114  
Prepared : 12/1/22 8:56 AM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : ICE FARMS INC  
CRP Contract Number(s) : 11315, 11318  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
617.03	574.64	574.64	0.00	0.00	9.30	0.00	0.00	Active	3
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	565.34	17.30		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	24.70	0.00	70	0
Corn	271.00	0.00	176	0
Soybeans	279.50	0.00	50	0
<b>TOTAL</b>	<b>575.20</b>	<b>0.00</b>		

### NOTES

**Tracts 9-11**

Tract Number : 2021  
Description : M8/A1 T3N R8W D115 OLD MAP 65L 2A & 65R 1A  
FSA Physical Location : INDIANA/KNOX  
ANSI Physical Location : INDIANA/KNOX  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MARY ELIZABETH SCHIAU, LUCINDA HARTSHORNE  
Other Producers : LUELLA FULFORD  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
273.29	260.51	260.51	0.00	0.00	5.80	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	254.71	7.80	0.00	0.00	0.00	0.00

### DCP Crop Data

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



# FSA INFORMATION

INDIANA  
KNOX  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 4114  
Prepared : 12/1/22 8:56 AM CST  
Crop Year : 2023

### Tract 2021 Continued ...

Wheat	5.90	0.00	70
Corn	128.30	0.00	176
Soybeans	127.20	0.00	50
<b>TOTAL</b>	<b>261.40</b>	<b>0.00</b>	

### NOTES

**Tracts 13 & 14**

**Tract Number** : 9611  
**Description** : M9/A2 T3N R8W Don 113 OLD MAP 66R 2A  
**FSA Physical Location** : INDIANA/KNOX  
**ANSI Physical Location** : INDIANA/KNOX  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : LUCINDA HARTSHORNE, MARY ELIZABETH SCHIAU  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
121.45	95.10	95.10	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	95.10	3.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.30	0.00	70
Corn	36.70	0.00	176
Soybeans	50.10	0.00	50
<b>TOTAL</b>	<b>98.10</b>	<b>0.00</b>	

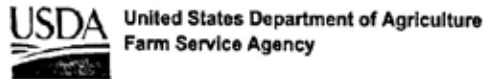
### NOTES

**Tract 12**

**Tract Number** : 10496  
**Description** : M8/B1 T3N R8W D115 OLD MAP 65R 1B  
**FSA Physical Location** : INDIANA/KNOX  
**ANSI Physical Location** : INDIANA/KNOX  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : MARY ELIZABETH SCHIAU, LUCINDA HARTSHORNE  
**Other Producers** : LUELLE FULFORD

# FSA INFORMATION

INDIANA  
KNOX  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 4114  
Prepared : 12/1/22 8:56 AM CST  
Crop Year : 2023

### Tract 10496 Continued ...

Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
222.29	219.03	219.03	0.00	0.00	3.50	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	215.53	6.50	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.50	0.00	70
Corn	106.00	0.00	176
Soybeans	102.20	0.00	50
<b>TOTAL</b>	<b>215.70</b>	<b>0.00</b>	

#### NOTES

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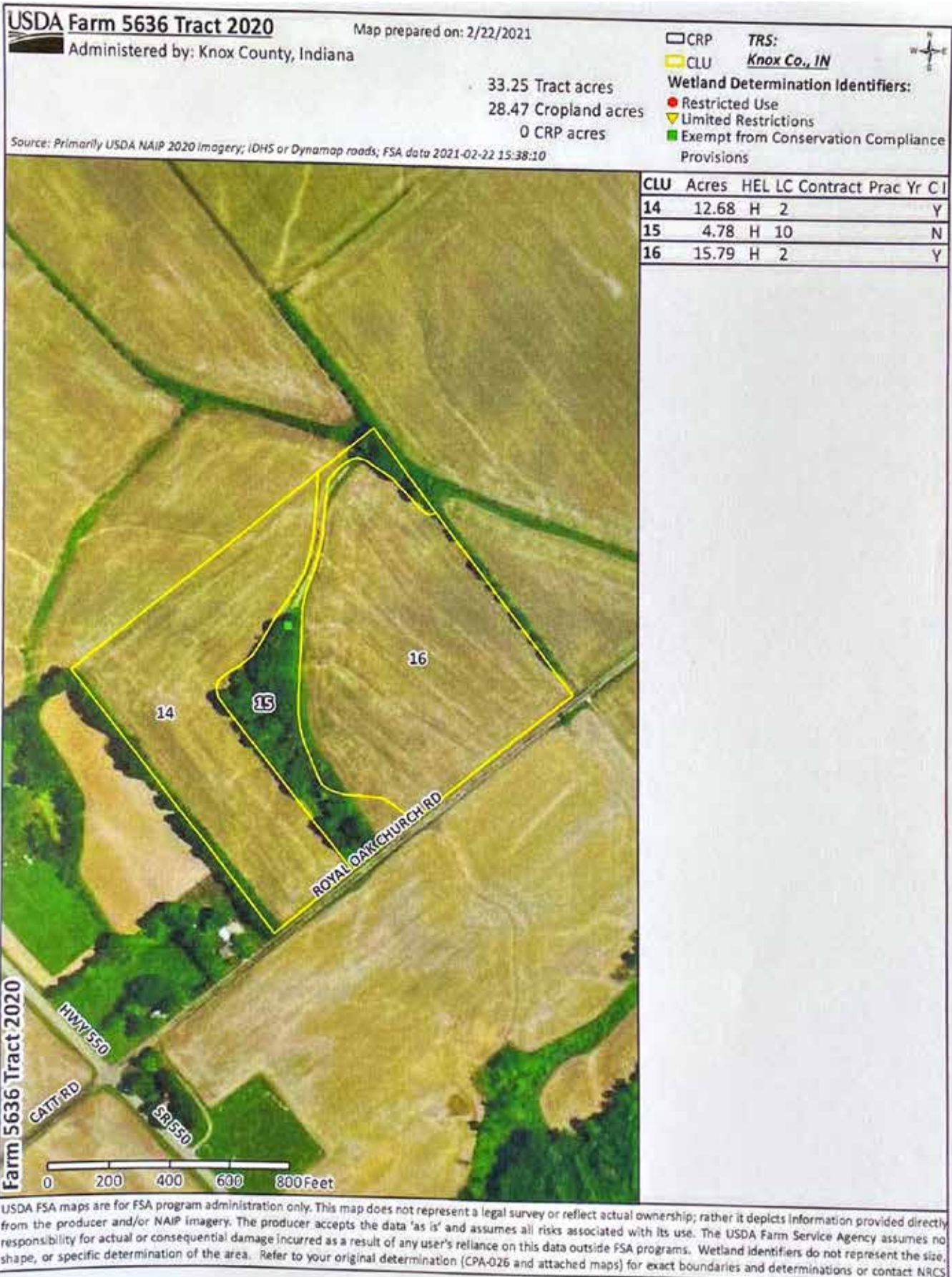
# FSA INFORMATION

**Tracts 1, 2, 4 & North Half of Tract 3**



# FSA INFORMATION

## Part of Tract 3



# FSA INFORMATION

## Tract 5

USDA Farm 5636 Tract 2022

Map prepared on: 2/22/2021

Administered by: Knox County, Indiana

CRP TRS:  
 CLU Knox Co., IN



40.57 Tract acres  
 39.11 Cropland acres  
 0 CRP acres

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

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-02-22 15:38:10

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	12.61	H	2					Y
2	26.5	N	2					Y
3	1.46	U	10					N

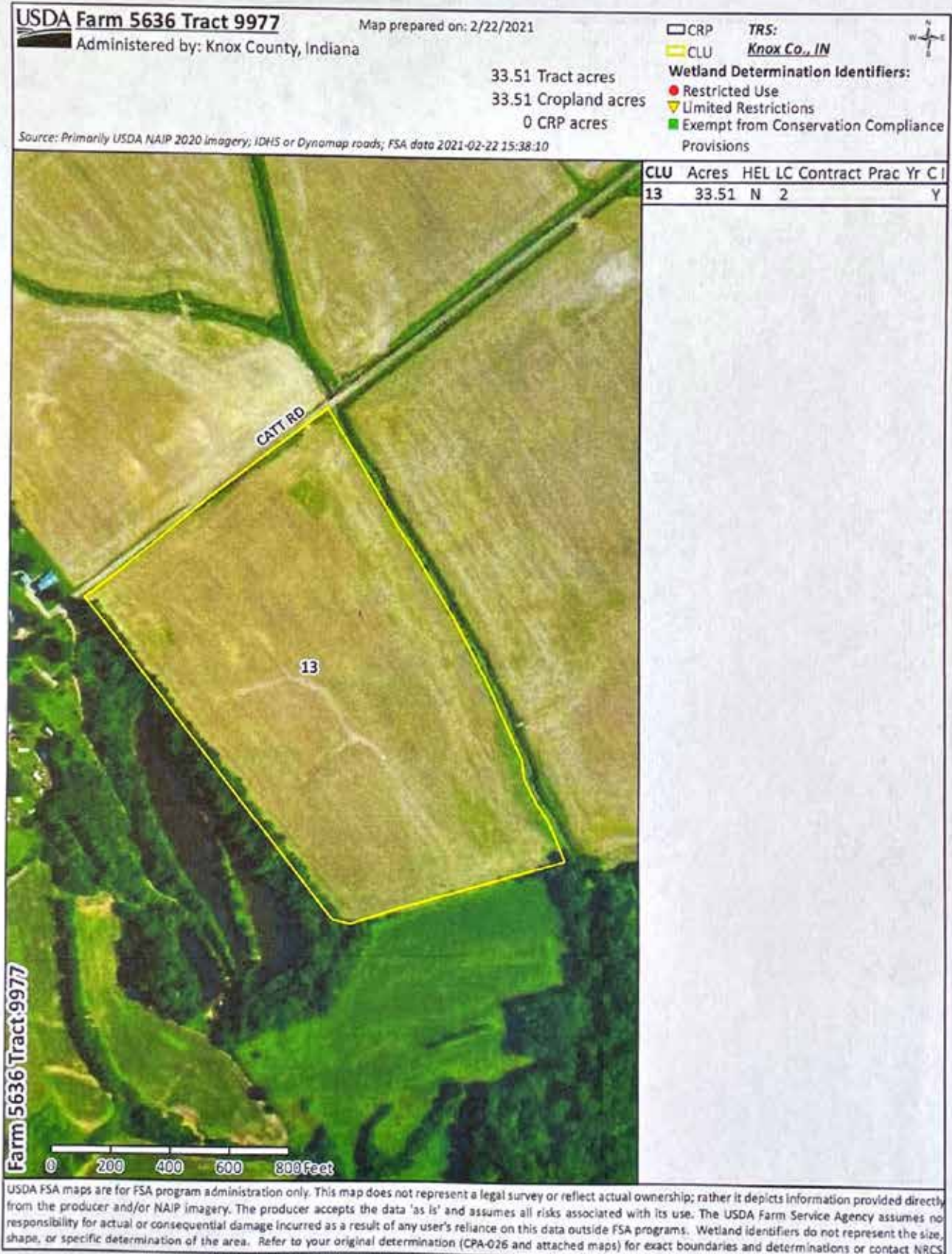


Farm 5636 Tract 2022

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# FSA INFORMATION

## Tract 6



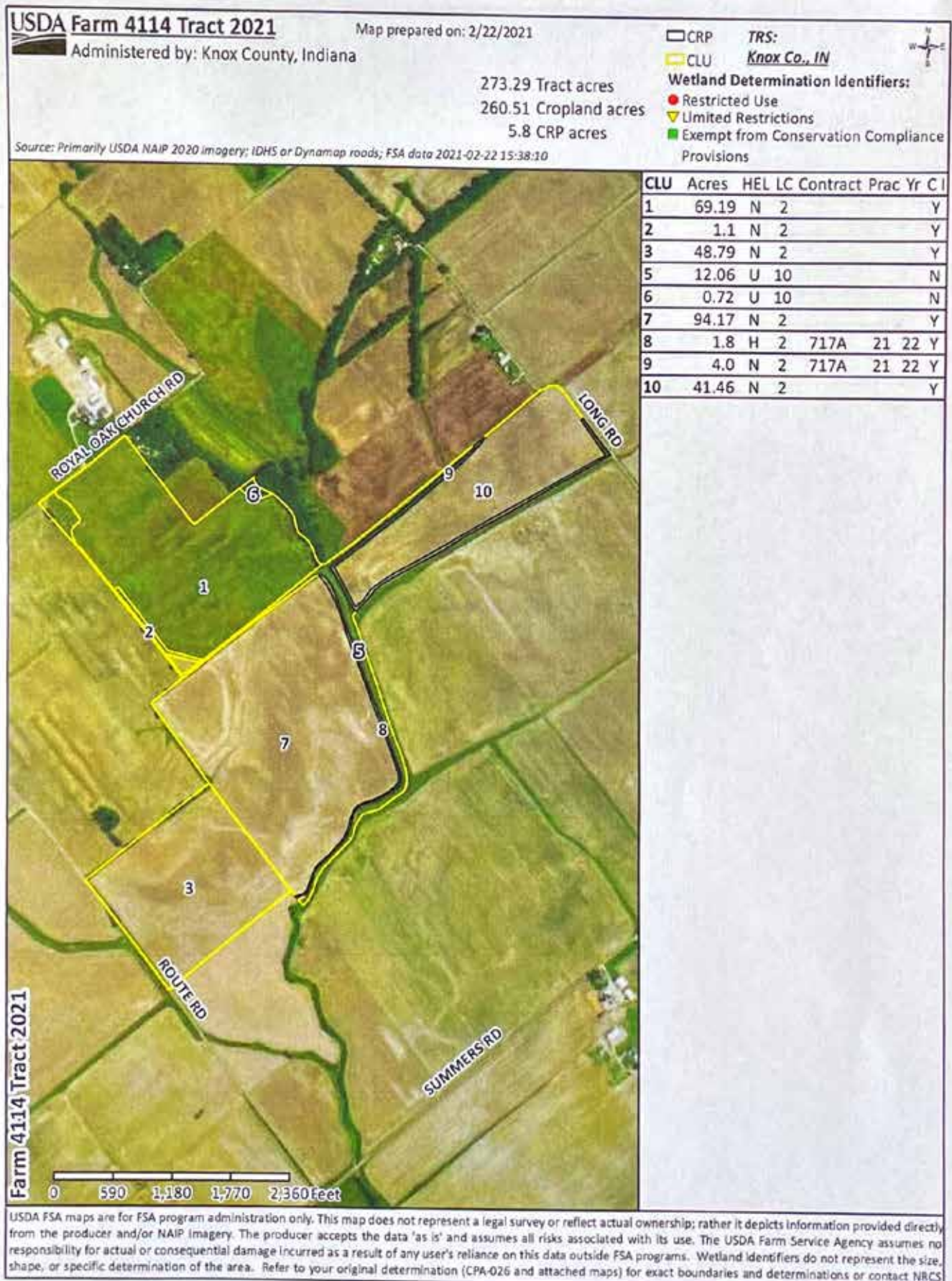
# FSA INFORMATION

## Tracts 7 & 8



# FSA INFORMATION

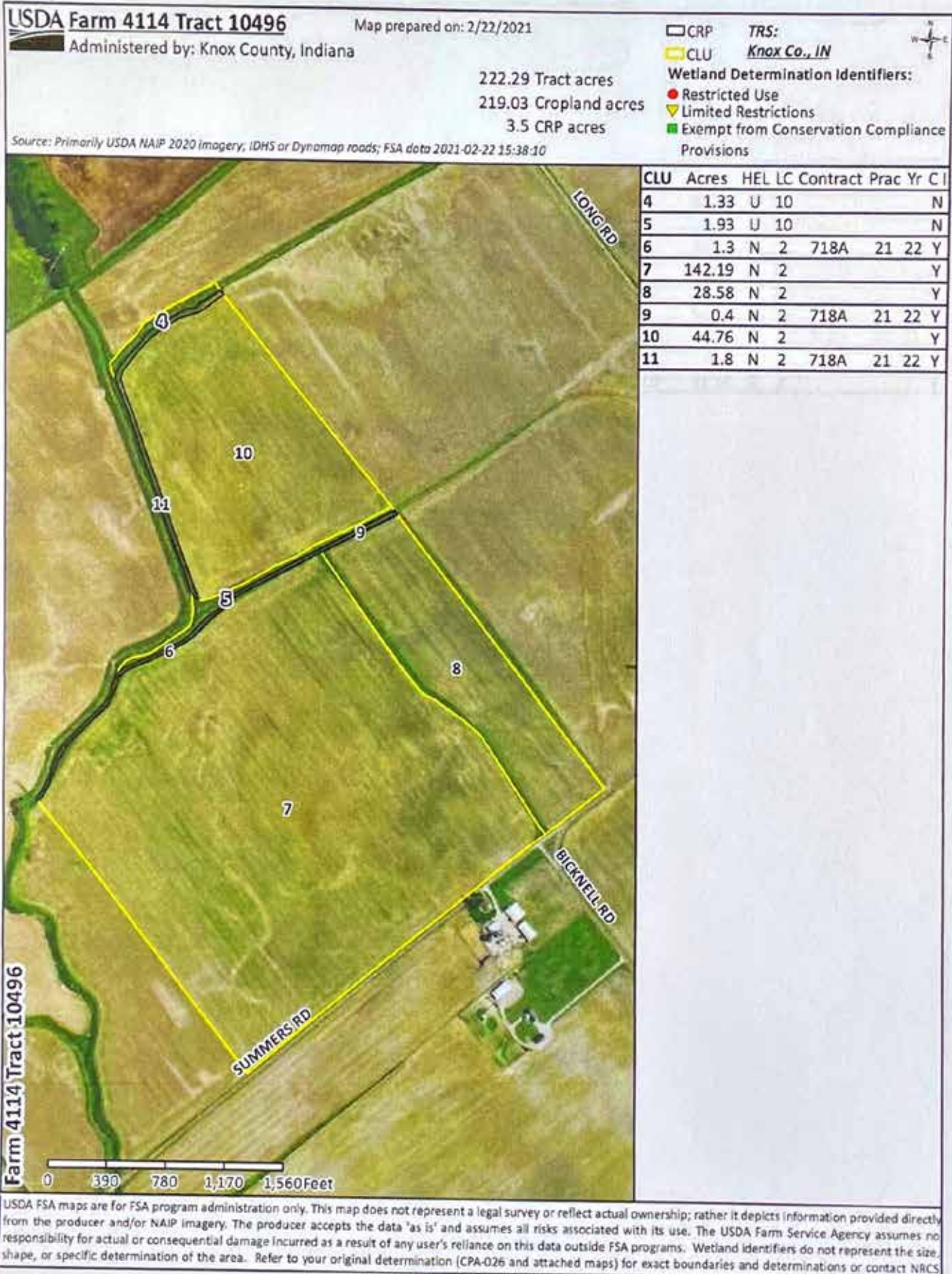
## Tracts 9-11





# FSA INFORMATION

## Tract 12



# FSA INFORMATION

## Tracts 13 & 14



# GRAIN BIN INFORMATION

# GRAIN BIN INFORMATION

## Luella F Fulford GRAIN BINS AVAILABLE HWY 550

BIN LOCATION	BIN ###	BIN SIDE WALL HEIGHT	BIN DIAMETER	D*D*H*.7854		D*D*H*.2618		D*D*H*.2618		CU/FT*.8		PROJECTED TOTAL
				BIN CUBIC FEET	CONE HEIGHT	ROOF CONE CUBIC FEET	HOPPER DEPTH	HOPPER CONE CUBIC FEET	TOTAL CUBIC FEET	TOTAL BUSHELS	PLUS 5%	
Bulter	1	24.67	23.50	10,700	3.75	542			11,242	8,994	9,444	
	2	24.67	30.00	17,438	4.50	1,060			18,498	14,798	15,538	
	3	24.67	30.00	17,438	4.50	1,060			18,498	14,798	15,538	
	4	24.67	30.00	17,438	4.50	1,060			18,498	14,798	15,538	
North C/L	5	18.67	24.50	8,802	3.75	589			9,391	7,513	7,889	
North GSI	6	23.00	24.00	10,405	3.75	565			10,970	8,776	9,215	
Overhead Hopper	7	19.66	12.00	1,245		0			1,245	996	1,046	
TOTAL-->>>				83,466		4,876			88,342	70,673	74,208	

## Luella F Fulford GRAIN EQUIPMENT HWY 550

	Description	Manufacturer	Bushels Capacity	Buckets or Trunking	Hp	CHAIN
1	Leg	Honeyville	4600 to 5750	48 - 30/ 10 x 6	7.5 to 40	
2	Dump Incline Drag	Honeyville	4600 to 5750	HD-F161C	7.5 TO 10	81XH
3	Down Spouting	Byrd Const.	5000 to 6500			
4	Top Drag	Caldwell	3254 to 7259	13 X 15		81X
5	Return Drag	Caldwell	1181 to 2678	9 x 9		81X
6	Electrical System	Smith Electric				
7	Overhead Bin Structure	Byrd's machine Shop		16'X16'		
8	Pit & Dump Building	Amish Built		21'X64.5'X16.5'&19'	14'X14' Door	
9	Propane Tank	Fulfords Own		1000 gal		
10	Deadman Supports	Byrd's machine Shop				

# PHOTOS

# PHOTOS

**Tract 1**



**Tract 1**



# PHOTOS

**Tracts 1 & 2**



**Tracts 1 & 2**



# PHOTOS

**Tract 2**



**Tract 2**





# PHOTOS



Tract2



Tract2

# PHOTOS

**Tract 3 - Road Frontage**



**Tract 5**



# PHOTOS



**Tracts 5 & 7**



**Tract 7**

# PHOTOS

**Tract 7**



**Tract 7**



# PHOTOS

**Tract 7 - Road Frontage**



**Tract 8**



# PHOTOS

**Tract 8**



**Tract 9**



# PHOTOS

**Tracts 9 & 10**



**Tract 10**



# PHOTOS

**Tract 10**



**Tract 10**





# PHOTOS



# PHOTOS

**Tracts 9-12**



**Tract 12**



# PHOTOS

**Tract 12 - Overlooking Tracts 9 & 10**



**Tract 12 - Overlooking Tracts 9 & 10**



# PHOTOS

**Tract 12**



**Tract 12 - Ditch Crossing**



# PHOTOS

**Tract 12 - Road Frontage**



**Tract 12**



# PHOTOS

**Tract 12**



**Tract 12**



# PHOTOS



**Tract 12**



**Tract 12 - Overlooking Tracts 9 & 10**

# PHOTOS

**Tract 12 - Overlooking Tracts 9 & 10**



**Tract 12 - Overlooking Tracts 9 & 10**





# PHOTOS



**Tract 12**



**Tract 13**

# PHOTOS

**Tract 13**



**Tracts 13 & 14**



# PHOTOS





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