

Important DeKalb County, IN **LAND**
AUCTION

- 55.5 FSA Tillable Acres
- Beautiful Potential Homestead and Development Site
- Great Hay and Pasture Opportunities • 2023 Farming Rights
- Tracts ranging from 12± acres to 27.5± acres in size

**INFORMATION
BOOKLET**

58±
Acres



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

Offered in 3 Tracts

800.451.2709
SchraderAuction.com

THURSDAY, FEBRUARY 9TH • 6PM EST

Auction held at the Fairfield Community Building, Corunna, IN

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: Prentice Farms Inc.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

AC63001504, AU08801377, RB22000867



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 58± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

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

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

DEED: Seller shall provide warranty Deed.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tract 1 in this property **2** for perimeter drain tile outlets, if perimeter

drain tile outlets beyond each individual tract are required by the Dekalb County Health Department.

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller will be responsible for 2022 taxes payable in 2023, buyer will take responsibility after.

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

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

SURVEY: Any need for a new survey shall be determined solely by the seller.

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

DISCLAIMER AND ABSENCE OF WARRANTIES:

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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**For Information Call Auction Managers:
Dean Rummel, 260-343-8511 & Daniel Days, 260-233-1401**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, FEBRUARY 9, 2023

58± ACRES – DEKALB COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, February 2, 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
58± Acres • Dekalb County, Indiana
Thursday, February 9, 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, February 9, 2023 at 6:00 PM. (EST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, February 2, 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.

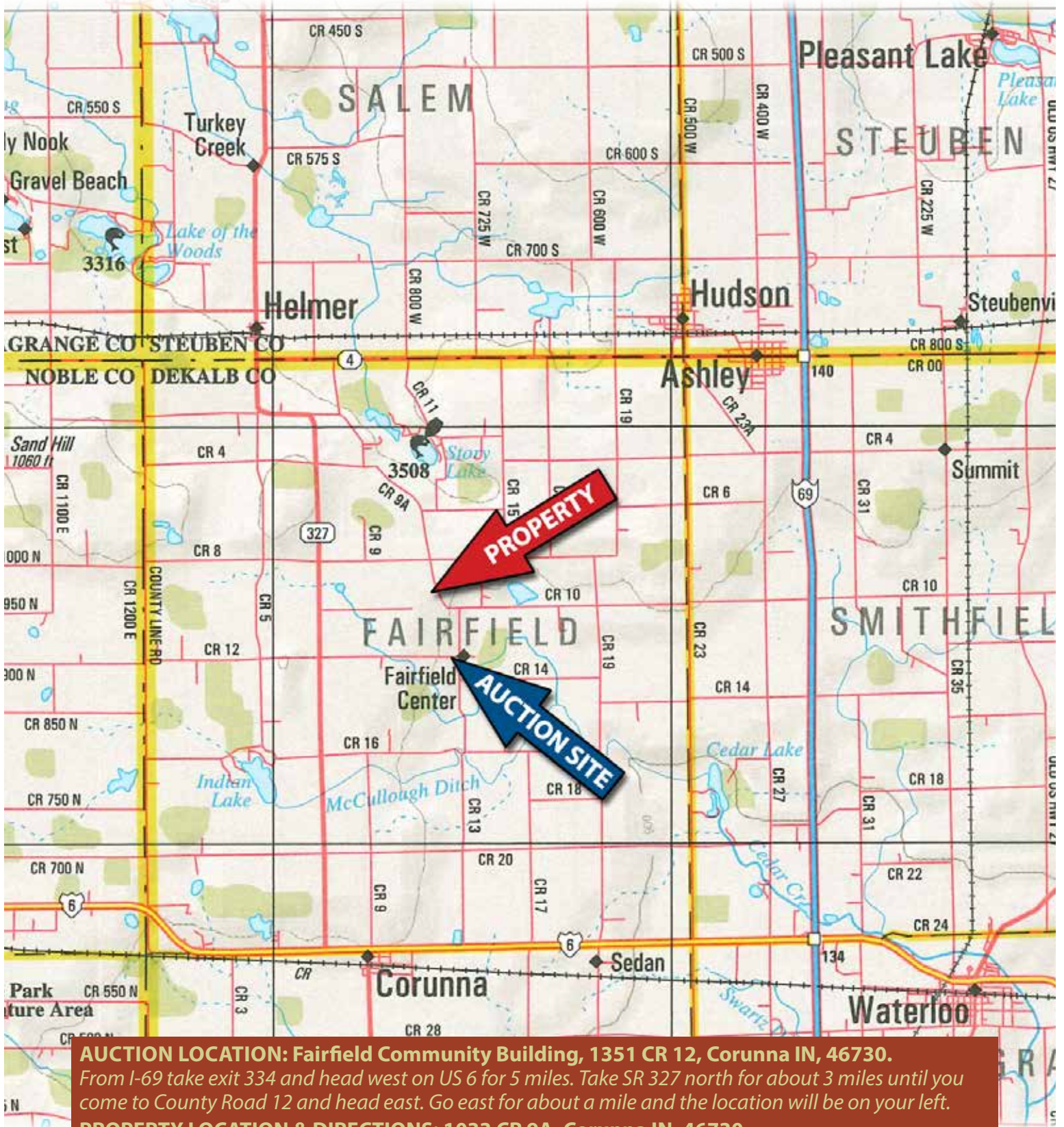
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & AERIAL TRACT MAPS

LOCATION MAP



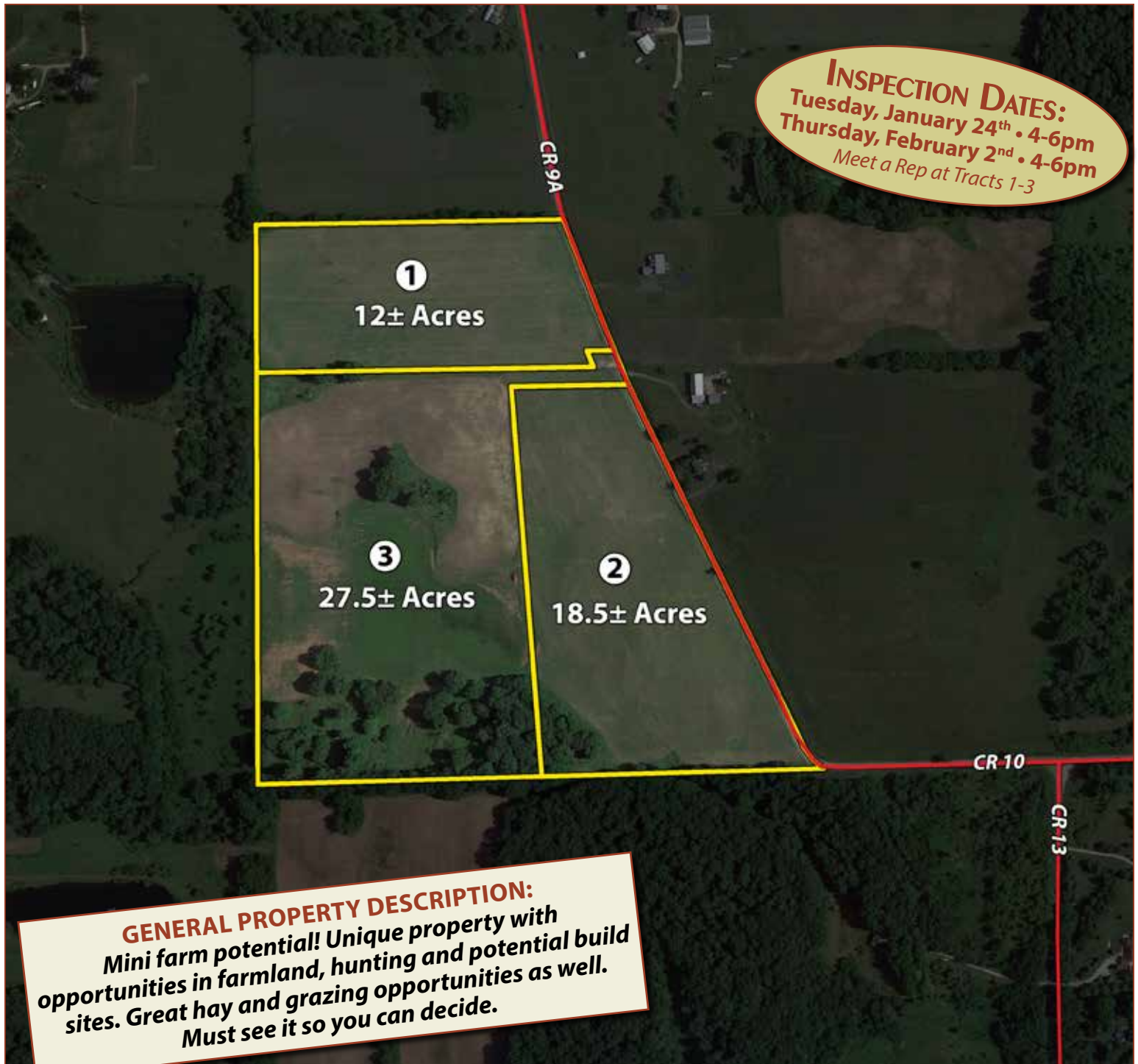
AUCTION LOCATION: Fairfield Community Building, 1351 CR 12, Corunna IN, 46730.

From I-69 take exit 334 and head west on US 6 for 5 miles. Take SR 327 north for about 3 miles until you come to County Road 12 and head east. Go east for about a mile and the location will be on your left.

PROPERTY LOCATION & DIRECTIONS: 1033 CR 9A, Corunna IN, 46730.

From I-69 take exit 334 and head west on US 6 for 5 miles. Take SR 327 north for about 3 miles until you come to County Road 12 and head east. Go east for approximately 1 mile until you come to County Road 13 and turn north. Take County Road 13 north ½ mile and turn west onto County Road 9A and the property will be ahead of you on the west side of the road.

AERIAL MAP



TRACT DESCRIPTIONS:

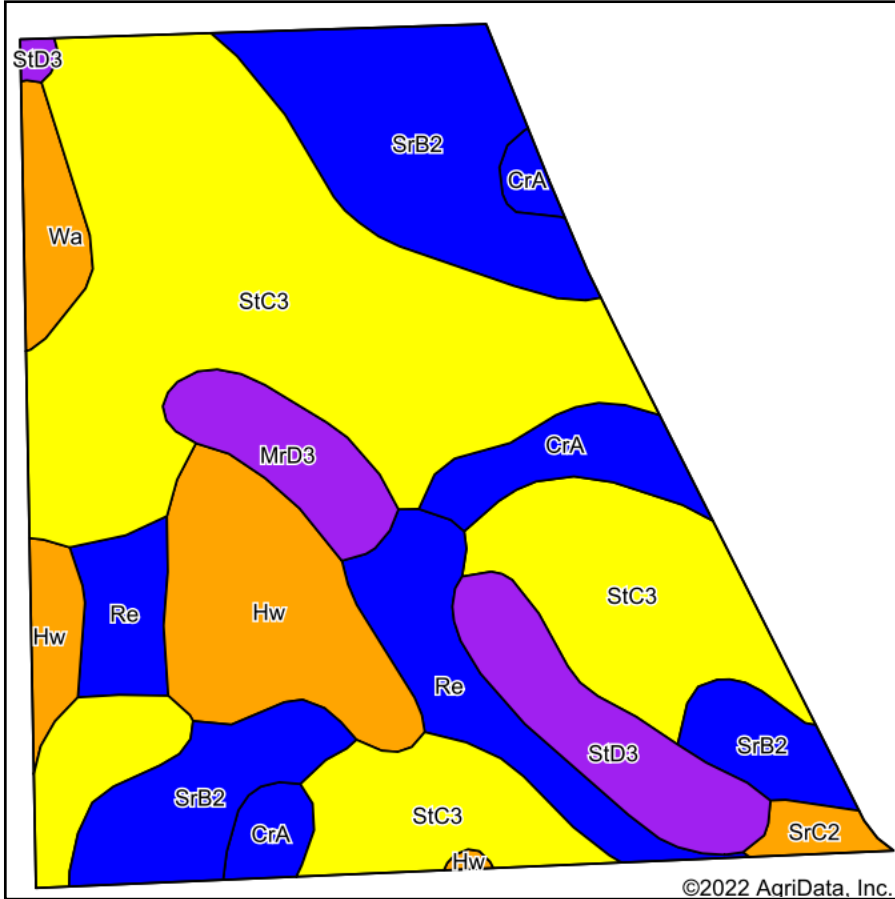
TRACT 1: 12± ACRES, tillable and possible build site with road frontage on County Road 9A. Very scenic. This tract can be combined to Tracts 2 and 3.

TRACT 2: 18.5± ACRES, tillable, rolling, and potential build site with road frontage on County Road 9A. Great hay or pasture for livestock. Scenic views. Consider combining with Tracts 1 and 3 for larger property.

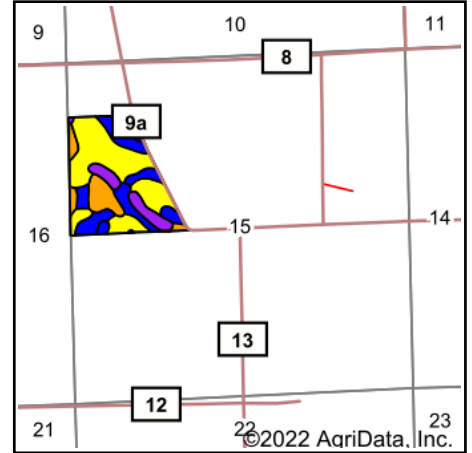
TRACT 3: 27.5± ACRES, 120' road frontage that narrows down to 60' to access the property from County Road 9A. This tract is tillable and has great hunting potential. This tract should be considered combining with Tract 1 & Tract 2.

SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **DeKalb**
 Location: **15-35N-12E**
 Township: **Fairfield**
 Acres: **58.06**
 Date: **12/28/2022**



Maps Provided By



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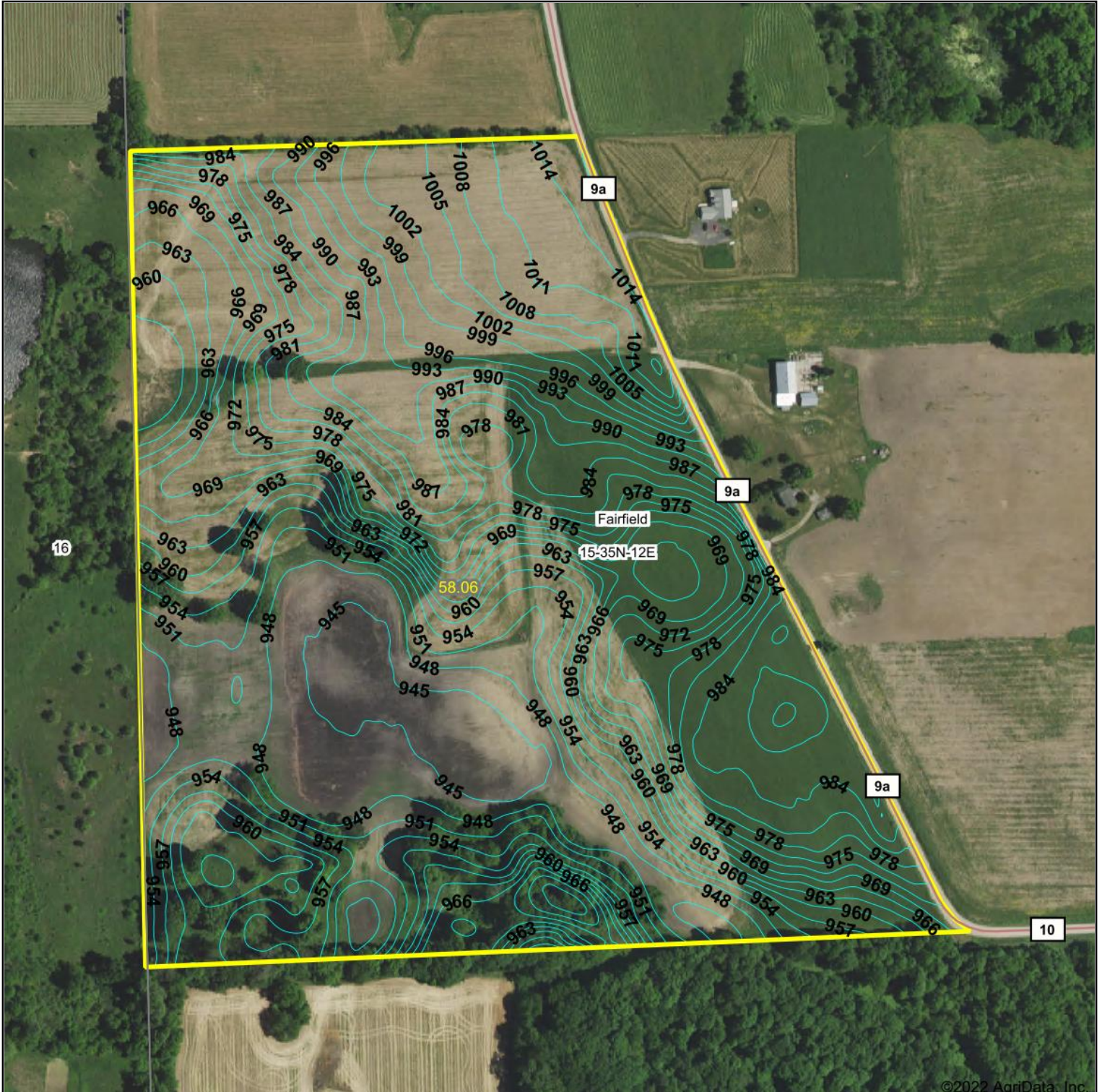


Area Symbol: IN033, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
StC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	27.16	46.8%		IVe	125	17	4		8	44	63
SrB2	Strawn loam, 2 to 6 percent slopes, eroded	9.92	17.1%		IIe	126	16	5		8	44	63
Hw	Houghton muck, drained	6.07	10.5%		IIIw	159		5		11	42	64
Re	Rensselaer loam, 0 to 1 percent slopes	4.59	7.9%		IIw	167		6		11	49	68
StD3	Strawn clay loam, 12 to 18 percent slopes, severely eroded	3.35	5.8%		VIe	110		4		7	39	55
CrA	Conover loam, 0 to 3 percent slopes	2.94	5.1%		IIw	144	20	5		10	46	65
MrD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	2.14	3.7%		VIe	92	15	3	6		33	42
Wa	Walkkill silt loam	1.31	2.3%		IIIw	165	23	5		11	49	66
SrC2	Strawn loam, 6 to 12 percent slopes, eroded	0.58	1.0%		IIe	130	18	4		9	46	65
Weighted Average					3.45	131.9	13	4.5	0.2	8.4	43.7	62.5

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

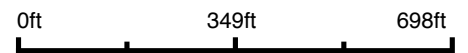
Min: 943.6

Max: 1,017.4

Range: 73.8

Average: 970.8

Standard Deviation: 19.59 ft



12/28/2022

Map Center: 41° 29' 30.72, -85° 8' 3.61

Maps Provided By



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15-35N-12E
DeKalb County
Indiana

FSA INFORMATION

FSA INFORMATION

INDIANA
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7531
Prepared : 1/17/23 7:06 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : PRENTICE FARMS INC
CRP Contract Number(s) : None
Recon ID : 18-033-2019-8
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
107.00	88.19	88.19	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	88.19	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

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

NOTES

Tract Number : 112
Description : FAIRFIELD SEC 15 CR9A N CR10 E & W SIDE
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
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 : PRENTICE FARMS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
107.00	88.19	88.19	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	88.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

NOTES

FSA INFORMATION

USDA Farm 7531 Tract 112

Administered by: DeKalb County, Indiana

OP: PRENTICE FARMS INC

OW: PRENTICE FARMS INC

Source: Primarily USDA NAIP 2020 Imagery, IHS or Dynamap roads, FSA data 2022-01-19 11:06:02

2022 Certification map prepared on: 1/19/2022

107 Tract acres

88.19 Cropland acres

0 CRP acres

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CRP
 CLU

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

DeKalb



CLU	Acres	HEL	Contract	Prac	Yr
1	47.39	H			
2	40.8	H			



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.

TAX INFORMATION

TAX INFORMATION

INFO IS BASED OFF WHOLE PROPERTY WHICH IS NOT BEING SOLD



Zoning Code(s): A2

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Property Tax Bill

Print Tax Bill Here

Print tax bill

Detailed billing information is available at: <https://lowtaxinfo.com/dekalbcounty>

Make a Payment Online

Homestead Deduction

Senior Citizen Deduction

Blind or Disabled Deduction

Geothermal/Solar Deduction

Heritage Barn Deduction

Tax Rate

1.4388

Owners - Auditor's Office

Deeded Owner
Prentice Farms Inc
2006 Cr 10
Waterloo, IN 46793

Taxing District - Assessor's Office

County: Dekalb
Township: Fairfield Township
State District: 004 FAIRFIELD TOWNSHIP
Local District: 003
School Corp: DEKALB COUNTY CENTRAL UNITED
Neighborhood: 931010-17004 VARIOUS AGRICULTURAL AREAS 931010-17004

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Unpaved
Area Quality:

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Tillable Cropland	CRA	0	0	4.9300	\$1,500.00	\$1,590.00	\$7,838.70	\$0.00	\$7,840.00

TAX INFORMATION

INFO IS BASED OFF WHOLE PROPERTY WHICH IS NOT BEING SOLD

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Non-tillable Land	CRA	0	0	0.2900	\$1,500.00	\$1,590.00	\$461.10	(\$60.00)	\$180.00
Non-tillable Land	HW	0	0	0.7600	\$1,500.00	\$1,665.00	\$1,265.40	(\$60.00)	\$510.00
Tillable Cropland	HW	0	0	5.9900	\$1,500.00	\$1,665.00	\$9,973.35	\$0.00	\$9,970.00
Tillable Cropland	MRD3	0	0	2.2200	\$1,500.00	\$750.00	\$1,665.00	\$0.00	\$1,670.00
Tillable Cropland	RE	0	0	5.0900	\$1,500.00	\$1,920.00	\$9,772.80	\$0.00	\$9,770.00
Non-tillable Land	RE	0	0	0.6600	\$1,500.00	\$1,920.00	\$1,267.20	(\$60.00)	\$510.00
Non-tillable Land	SRB2	0	0	2.7400	\$1,500.00	\$1,215.00	\$3,329.10	(\$60.00)	\$1,330.00
Tillable Cropland	SRB2	0	0	13.8100	\$1,500.00	\$1,215.00	\$16,779.15	\$0.00	\$16,780.00
Road Right of Way	SRB2	0	0	4.0100	\$1,500.00	\$1,215.00	\$4,872.15	(\$100.00)	\$0.00
Tillable Cropland	STC3	0	0	41.0100	\$1,500.00	\$1,020.00	\$41,830.20	\$0.00	\$41,830.00
Land Used by Farm Buildings	STC3	0	0	0.8000	\$1,500.00	\$1,020.00	\$816.00	(\$40.00)	\$490.00
Non-tillable Land	STC3	0	0	3.9600	\$1,500.00	\$1,020.00	\$4,039.20	(\$60.00)	\$1,620.00
Tillable Cropland	STD3	0	0	6.8800	\$1,500.00	\$825.00	\$5,676.00	\$0.00	\$5,680.00
Tillable Cropland	WA	0	0	10.8500	\$1,500.00	\$1,275.00	\$13,833.75	\$0.00	\$13,830.00

Residential Dwellings - Assessor's Office

Description	Single-Family R 01
Story Height	1.5
Style	
Finished Area	2424
# Fireplaces	0
Heat Type	Hot Water or Steam
Air Cond	0
Bedrooms	5
Living Rooms:	1
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	9
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1340	1340
1/2	Wood Frame	1084	1084
B		384	0
C		956	0

Features	Area
Stoop, Masonry	48

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	D	1890	1890	F	1.01	2424	1.44	0
Detached Garage 18X20	100	D	1900	1900	VP	1.01	360	1.44	0
Barn, Bank & Flat (T2) 36X70	100	D	1900	1900	P	1.01	2520	1.44	0.65
Barn, Bank & Flat (T2) 26X30	100	D	1900	1900	P	1.01	780	1.44	0.65
Utility Shed 9X12	100	D	1989	1989	F	1.01	108	1.44	0
Milk House 10X15	100	D	1980	1980	F	1.01	150	1.44	0
Silo	100	D	1900	1900	P	1.01	153	1.44	0
Utility Shed 14X22	100	D	1900	1900	VP	1.01	308	1.44	0
Milking Parlor 26X30	100	D	1980	1980	F	1.01	780	1.44	0

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
3/16/2020	PRENTICE FARMS INC			\$451,500.00
12/30/2013	PERLICH HOMESTEAD FARMS LLC			\$0.00
7/21/1997	PERLICH, DONALD L REV LIV TRUST	0		\$0.00
	PERLICH, DONALD L & BELVA			\$0.00

TAX INFORMATION

INFO IS BASED OFF WHOLE PROPERTY WHICH IS NOT BEING SOLD

Homestead Assessments - Auditor's Office

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$121,300.00	\$114,000.00	\$134,900.00	\$136,700.00	\$154,600.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$53,100.00	\$53,300.00	\$64,100.00	\$56,500.00	\$54,600.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/16/2020	Perlich Homestead Farms LLC	Warranty			
4/30/2014					
12/30/2013	Perlich, Donald L. Rev. Living Trust (Donald L. Perlich LL)				
7/21/1997	Unknown At Conversion				

Valuation - Assessor's Office

Assessment Year	2022	2021	2020	2020 (2)	2019
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	REEVALUATION (FORM 134)	Annual Adjustment
As Of Date	3/28/2022	3/31/2021	4/14/2020	12/18/2019	4/10/2019
Land	\$137,000	\$121,300	\$114,000	\$134,900	\$134,900
Land Res (1)	\$25,000	\$25,000	\$18,400	\$18,400	\$18,400
Land Non Res (2)	\$112,000	\$96,300	\$95,600	\$116,500	\$116,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$58,100	\$53,100	\$53,300	\$53,300	\$64,100
Imp Res (1)	\$47,300	\$43,600	\$43,600	\$43,600	\$54,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$10,800	\$9,500	\$9,700	\$9,700	\$9,700
Total	\$195,100	\$174,400	\$167,300	\$188,200	\$199,000
Total Res (1)	\$72,300	\$68,600	\$62,000	\$62,000	\$72,800
Total Non Res (2)	\$112,000	\$96,300	\$95,600	\$116,500	\$116,500
Total Non Res (3)	\$10,800	\$9,500	\$9,700	\$9,700	\$9,700

Tax History - Auditor's Office

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$0.00	\$1,124.86	\$1,094.70	\$1,263.85	\$1,368.82	\$1,481.44
+ Spring Penalty	\$0.00	\$112.49	\$54.74	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$109.47	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$1,124.86	\$1,094.70	\$1,263.85	\$1,368.82	\$1,481.44
+ Fall Penalty	\$0.00	\$112.49	\$54.74	\$60.32	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$109.47	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$1,124.86	\$1,094.70	\$1,206.34	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$221.96	\$109.47	\$120.63	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$2,219.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$331.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$841.41	\$841.41	\$562.67	\$107.66	\$105.02	\$441.72

TAX INFORMATION

INFO IS BASED OFF WHOLE PROPERTY WHICH IS NOT BEING SOLD

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
	0014-00-0 Frank Albright 60090 - \$108.94	0014-00-0 Frank Albright 60090 - \$108.94	0014-00-0 Frank Albright 60090 - \$99.62	0014-00-0 Frank Albright 60090 - \$63.82	0014-00-0 Frank Albright 60090 - \$62.26	0014-00-0 Frank Albright 60090 - \$31.12
	0454-00-0 Ernest Warner 62210 - \$657.68	0454-00-0 Ernest Warner 62210 - \$657.68	0454-00-0 Ernest Warner 62210 - \$394.62	0454-010ernestwarne Lat1 62215 - \$6.42	0454-010ernestwarne Lat1 62215 - \$6.26	0454-00-0 Ernest Warner 62210 - \$394.36
	0454-010ernestwarne Lat1 62215 - \$10.94	0454-010ernestwarne Lat1 62215 - \$10.94	0454-010ernestwarne Lat1 62215 - \$10.02	045402-0ernestwarnerlat2 62220 - \$31.02	045402-0ernestwarnerlat2 62220 - \$30.26	0454-00-0 Ernest Warner 62210 - \$394.36
	045402-0ernestwarnerlat2 62220 - \$52.94	045402-0ernestwarnerlat2 62220 - \$52.94	045402-0ernestwarnerlat2 62220 - \$48.42	0470-00-0 Cedar Creek 62265 - \$6.40	0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24
	0470-00-0 Cedar Creek 62265 - \$10.91	0470-00-0 Cedar Creek 62265 - \$10.91	0470-00-0 Cedar Creek 62265 - \$9.99			0103-00-0 Richard Carter 60915 - \$10.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,739.22	\$4,739.22	\$4,188.52	\$2,695.68	\$2,842.66	\$3,404.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$4,739.22)		(\$2,786.62)	(\$1,373.87)	(\$2,842.66)	(\$3,404.60)
= Total Due	\$0.00	\$4,739.22	\$1,401.90	\$1,321.81	\$0.00	\$0.00

The Spring taxes are due May 10, 2023. Fall taxes will be due November 13, 2023.
Delinquent payments made after the fall due date will still show due in the year they were originally assessed.
If paid, payment will show in the next tax year.

Payments

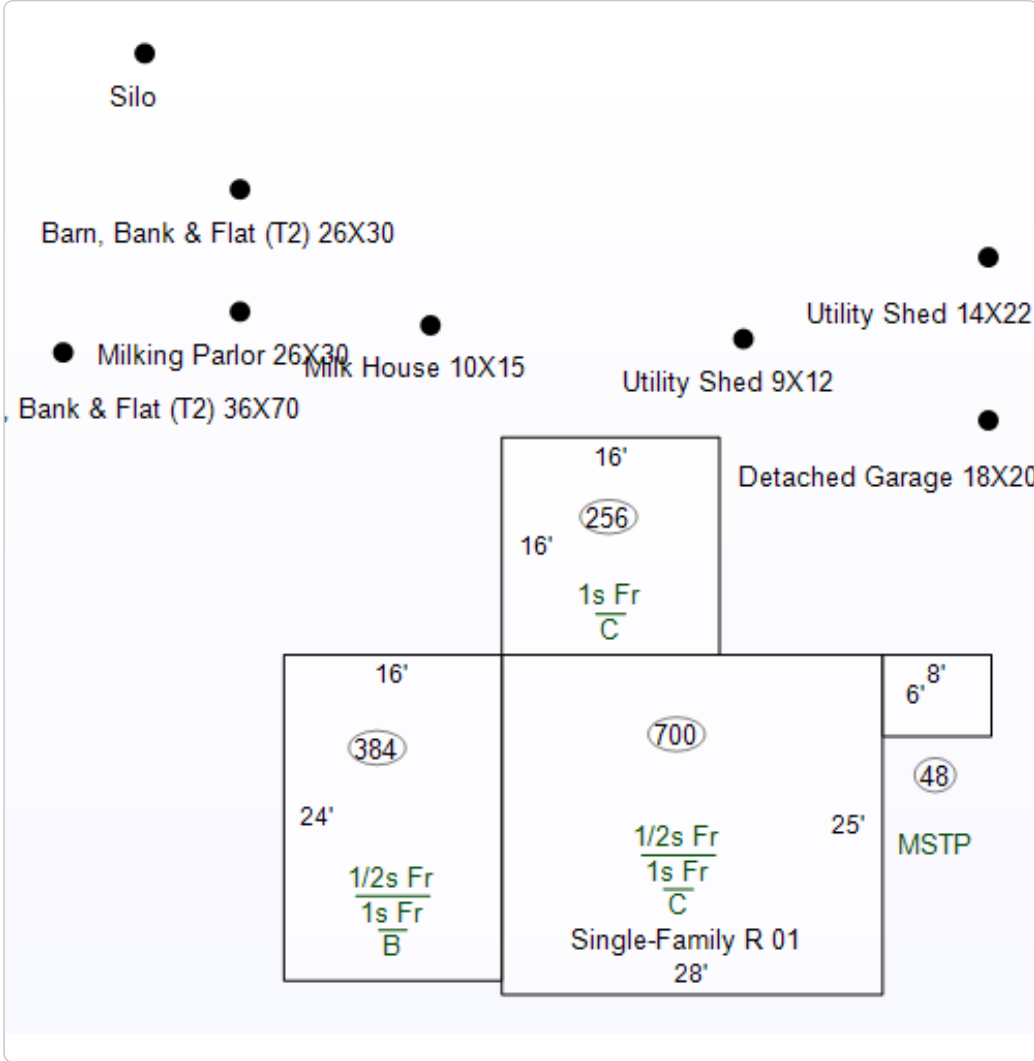
Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1973881	12/28/2022	\$739.22
2022 Pay 2023	1973628	12/13/2022	\$4,000.00
2021 Pay 2022			\$0.00
2020 Pay 2021	1892515	5/10/2021	\$1,401.90
2020 Pay 2021	1861846	4/1/2021	\$1,384.72
2019 Pay 2020	1834631	5/11/2020	\$1,373.87
2018 Pay 2019	1762540	5/2/2019	\$2,842.66
2017 Pay 2018	1710748	5/9/2018	\$3,404.60

The Spring taxes are due May 10, 2023. Fall taxes will be due November 13, 2023.

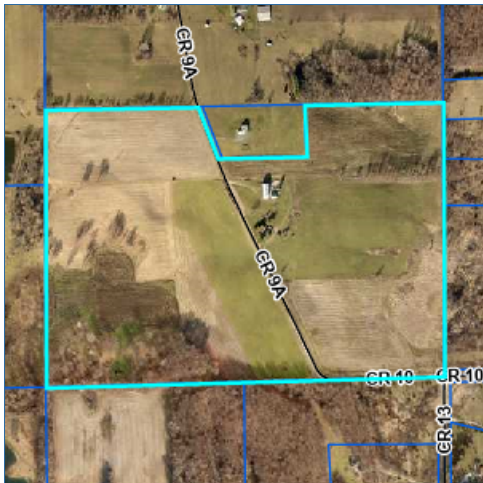
Sketches - Assessor's Office

TAX INFORMATION

INFO IS BASED OFF WHOLE PROPERTY WHICH IS NOT BEING SOLD



Map



No data available for the following modules: Commercial Buildings, Exemptions - Auditor's Office.

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TITLE COMMITMENT

TITLE COMMITMENT



COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY

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, Commonwealth Land Title Insurance Company, a Florida Corporation (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 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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.

ALTA Commitment for Title Insurance 8-1-16

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TITLE COMMITMENT



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.
 - (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**

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TITLE COMMITMENT



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 to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance 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. You may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Countersigned:

Jamie McKenzie

Jamie McKenzie
Assurance Title Company, LLC
102 E Main St.
Albion, IN 46701

COMMONWEALTH LAND TITLE INSURA

By: *Michael J. Nolan*
Michael J. Nolan
President

ATTEST: *Marjorie Nemzura*
Marjorie Nemzura
Secretary

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ALTA Commitment for Title Insurance 8-1-16

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TITLE COMMITMENT



Transaction Identification Data for reference only:

Issuing Agent: Assurance Title Company, LLC
Issuing Office: 102 E Main St., Albion, IN 46701
ALTA® Universal ID: 1125584
Loan ID Number:
Issuing Office File Number: 22-1312
Commitment Number: 22-1312
Revision Number:
Property Address: 1033 County Rd 9A, Corunna, IN 46730

SCHEDULE A

1. Commitment Date: 12/12/2022 at 8:00 AM
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy \$1.00

PROPOSED INSURED: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.
4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Prentice Farms, Inc., an Indiana Corporation
5. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: Jamie McKenzie
Jamie McKenzie, License #: 3388018
Authorized Signatory

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ALTA Commitment for Title Insurance 8-1-16



TITLE COMMITMENT



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. 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.
5. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Resolution from the Secretary of Prentice Farms, Inc. naming the signatories authorized to execute the required deed.
7. Duly authorized and executed Deed from Prentice Farms, Inc., an Indiana Corporation, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below, to be executed and recorded at closing.
8. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
9. Vendors, (Sellers), Closing Affidavit to be furnished this office.
10. Release of the insured property from the Mortgage dated March 12, 2020 and recorded on March 16, 2020 as Instrument #202001390 in the official records of DeKalb County Recorder, to be paid with proceeds of loan and released in the original principal amount of \$453,347.50 from Prentice Farms, Inc., an Indiana Corporation to Garrett State Bank.
11. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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ALTA Commitment for Title Insurance 8-1-16



TITLE COMMITMENT



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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes for 2021 payable 2022
Parcel No. 03-01-15-100-002
Tax Unit of Fairfield
State ID No. 17-01-15-100-002.000-004
May 10 \$1,124.86 PAID
November 10 \$1,124.86 (\$385.64 PAID; \$739.22 NOT PAID)
Assessed Valuation: Land \$121,300 Improvements \$53,100
Exemptions \$0
8. Annual assessment of \$62.26 for maintenance of 0014-00-0 Frank Albright 60090 Drain 2022,
May 10 \$31.13 PAID, November 10 \$31.13 PAID.
9. Annual assessment of \$375.82 for maintenance of 0454-00-0 Ernest Warner 62210 Drain 2022,
May 10 \$187.91 PAID, November 10 \$187.91 PAID.
10. Annual assessment of \$6.26 for maintenance of 0454-010 Ernest Warne Lat1 62215 Drain 2022,
May 10 \$3.13 PAID, November 10 \$3.13 PAID.

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ALTA Commitment for Title Insurance 8-1-16

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TITLE COMMITMENT



11. Annual assessment of \$30.26 for maintenance of 045402-0ErnestWarnerLat2 62220 Drain 2022, May 10 \$15.13 PAID, November 10 \$15.13 PAID.
12. Annual assessment of \$6.24 for maintenance of 0470-00-0 Cedar Creek 62265 Drain 2022, May 10 \$3.12 PAID, November 10 \$3.12 PAID.
13. Taxes for 2022 due and payable 2023, and subsequent taxes.
14. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
15. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
16. Right of way for drainage tiles, feeders and laterals, if any.
17. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
18. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
19. Affidavit pertaining to an existing tile drain by Donald L. Perlich, dated December 16, 1995 and recorded December 21, 1995 in Miscellaneous Record 4 page 113.
20. Oil and Gas Lease by and between Donald L. Perlich and Belva J. Perlich, husband and wife and Seneca Oil and Gas, Inc., dated October 26, 1981 and recorded December 14, 1981 in Oil and Gas Book 4 page 341.
21. Pipeline Easement by and between Hazel Getts, a widow and Donald L. Perlich and Belva Perlich, husband and wife and Dome Pipeline Corporation, dated June 29, 1972 and recorded July 20, 1972 in Miscellaneous Record 152 page 528.
22. This commitment has been issued without a judgment search being made against the name insured.

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TITLE COMMITMENT



EXHIBIT A Property Description

Issuing Office File No.: 22-1312

One Hundred Ten (110) acres off the South side of the Northwest Quarter (1/4) of Section Fifteen (15), Township Thirty-Five (35) North, Range Twelve (12) East, in said DeKalb County, Indiana.

EXCEPTING THEREFROM, the following described real estate, to-wit:

Lot Numbered One (1) in Hilltop Farm, an addition to DeKalb County, Indiana, according to the plat thereof, recorded as Document #201401774 in the Office of the Recorder of DeKalb County, Indiana.

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ALTA Commitment for Title Insurance 8-1-16



TITLE COMMITMENT



CHAIN OF TITLE

The only conveyances affecting said land, constituting a twenty-four (24) month chain of title, are as follows:

1. Perlich Homestead Farms, LLC, an Indiana limited liability company to Prentice Farms, Inc., an Indiana Corporation by deed dated 03/12/2020 and recorded on 03/16/2020 as Instrument Number 202001388 in the Official Records of the DeKalb County Recorder.

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ALTA Commitment for Title Insurance 8-1-16

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