



# land AUCTION

Clinton County  
Frankfort, Indiana

offered in 2 Tracts

# 78.31± ACRES

## MONDAY, FEBRUARY 27 • 6:00pm

Productive Tillable Farmland • Possible Building Site • Great Location • 2023 Farming Rights

**PROPERTY LOCATION:** Approximately 1 mile North of Frankfort, IN on US 421 / SR 38 / SR 39.

**AUCTION LOCATION:** Silver Coin Wedding & Event Manor, 3548 W CR 500 N, Frankfort, IN 46041. (Approximately 3 miles north of the property).

### TRACT DESCRIPTIONS:

**TRACT #1: 73.25± ACRES** with frontage on US 421. Mostly all tillable with primarily Camden and Russell soils.

**TRACT #2: 5.06± ACRES** with frontage on US 421. Camden and Reeseville soils. Possible building site just 1 mile north of Frankfort, IN.



Code	Soils	% of Field	Corn	Soybeans
CbA	Camden variant silt loam 0-2%			

# INFORMATION BOOKLET

Owners: Rhett & Jody Wainscott

Auction Manager: Arden Schrader, 260-229-2442



### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schrader-auction.com](http://www.schrader-auction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



800-451-2709  
[SchraderAuction.com](http://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.

**OWNERS: Rhett and Jody Wainscott**

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

AC63001504, AU01050022



**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 2 individual tracts, any combination of tracts and as a total 78.31± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole.

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

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

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2024 and thereafter.

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

**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 Manager:  
Arden Schrader, 260-229-2442**



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, FEBRUARY 27, 2023**

**78.31± ACRES – FRANKFORT, 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 Monday, February 20, 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**  
**78.31± Acres • Clinton County, Indiana**  
**Monday, February 27, 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 Monday, February 27, 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, Monday, February 20, 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:**

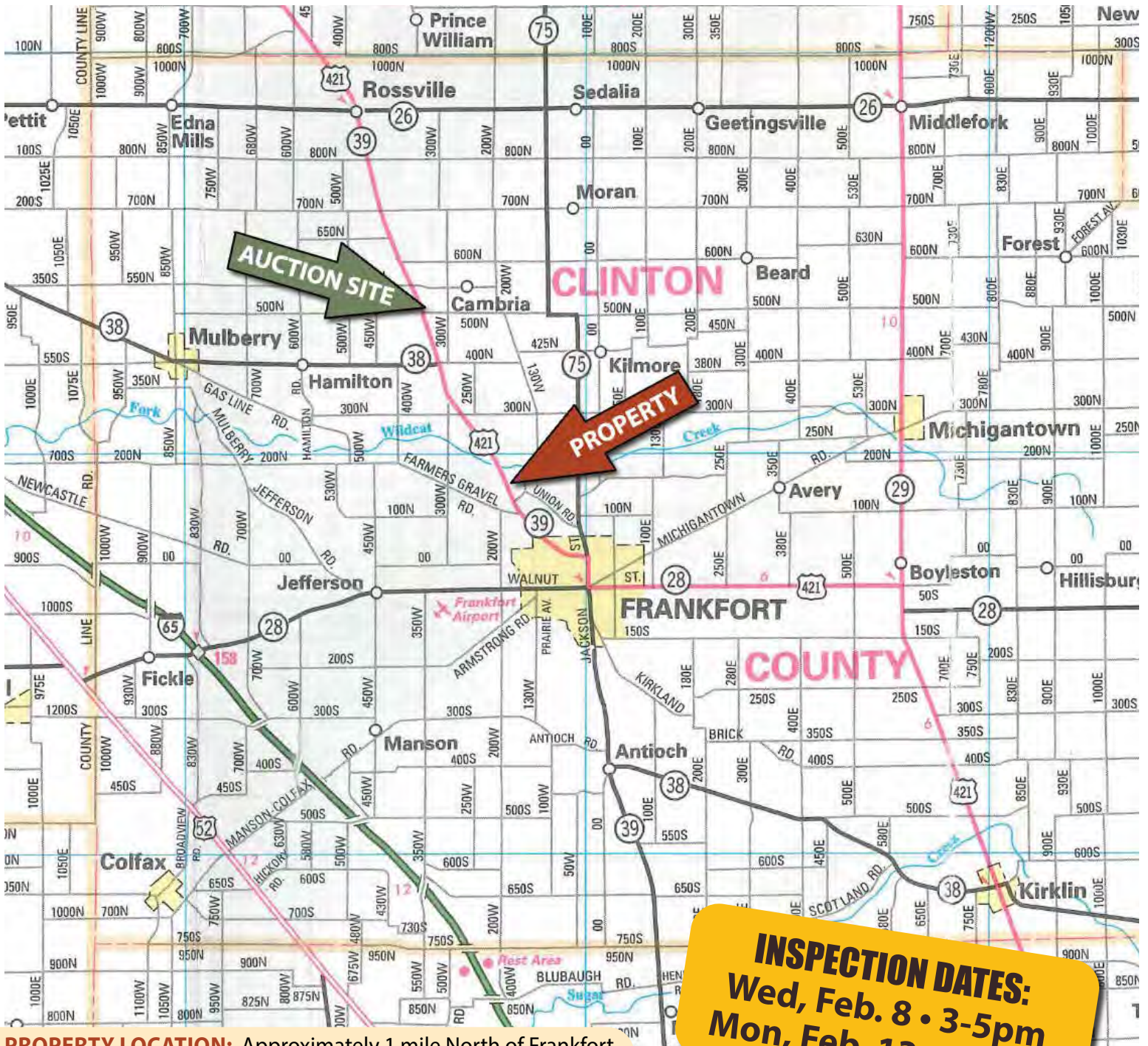
E-mail address of registered bidder: \_\_\_\_\_

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



**INSPECTION DATES:**  
Wed, Feb. 8 • 3-5pm  
Mon, Feb. 13 • 3-5pm

**PROPERTY LOCATION:** Approximately 1 mile North of Frankfort, IN on US 421 / SR 38 / SR 39.  
**AUCTION LOCATION:** Silver Coin Wedding & Event Manor, 3548 W CR 500 N, Frankfort, IN 46041. (Approximately 3 miles north of the property).

# AERIAL MAP



## **TRACT DESCRIPTIONS:**

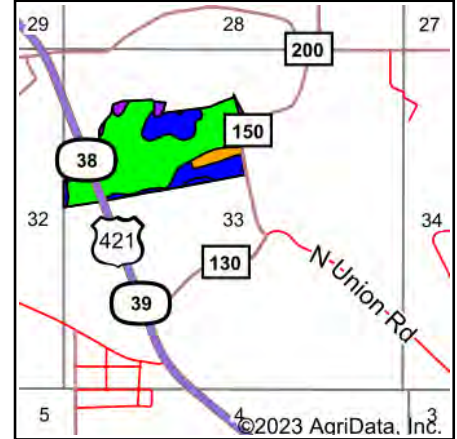
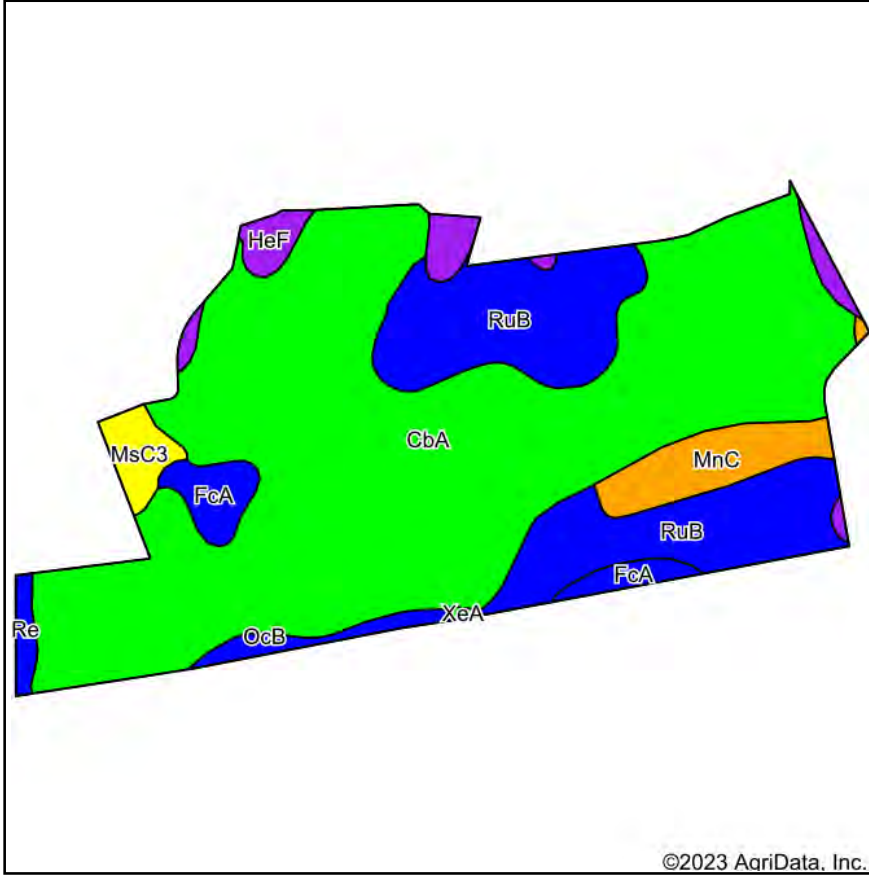
**TRACT #1: 73.25± ACRES** with frontage on US 421. Mostly all tillable with primarily Camden and Russell soils.

**TRACT #2: 5.06± ACRES** with frontage on US 421. Camden and Reeseville soils. Possible building site just 1 mile north of Frankfort, IN.



# **SOIL INFORMATION**

# SOIL MAP



State: **Indiana**  
 County: **Clinton**  
 Location: **33-22N-1W**  
 Township: **Union**  
 Acres: **73.63**  
 Date: **1/10/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IN023, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
CbA	Camden variant silt loam, 0 to 2 percent slopes	48.64	66.1%		I	155	5	10	54		78	
RuB	Russell silt loam, 2 to 6 percent slopes	14.30	19.4%		IIe	156	5	10	54		69	
MnC	Miami silt loam, 6 to 12 percent slopes	3.19	4.3%		IIIe	138	5	9	48		61	
HeF	Hennepin silt loam, 18 to 50 percent slopes	2.37	3.2%		VIIe							
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	2.17	2.9%		IIlw	168	5	11	62		65	
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	1.31	1.8%		IVe	121	4	8	41		54	
OcB	Ockley silt loam, 2 to 6 percent slopes	0.99	1.3%		IIe	132	5	9	46		66	
Re	Reesville silt loam	0.58	0.8%		IIlw	155	5	10	51		69	
XeA	Xenia silt loam, 0 to 2 percent slopes	0.08	0.1%		Iw	154	5	9	54	1	69	
<b>Weighted Average</b>						<b>1.58</b>	<b>148.9</b>	<b>4.8</b>	<b>9.6</b>	<b>51.9</b>	<b>*-</b>	<b>72</b>

Soils data provided by USDA and NRCS.

# TOPO CONTOURS MAP



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 816.7

Max: 841.5

Range: 24.8

Average: 833.4

Standard Deviation: 3.31 ft



1/10/2023

33-22N-1W  
Clinton County  
Indiana

Map Center: 40° 18' 38.73, -86° 32' 19.17



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# **FSA INFORMATION**

# FSA INFORMATION

INDIANA  
CLINTON



United States Department of Agriculture  
Farm Service Agency

FARM : 7203

Prepared : 2/1/23 8:18 AM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : RHETT JOHN-GERALD WAINSCOTT  
CRP Contract Number(s) : None  
Recon ID : 18-023-2020-192  
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
69.21	68.52	68.52	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	68.52	0.00		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	0.66	0.00	49	
Corn	38.06	0.00	167	
Soybeans	29.61	0.00	54	
<b>TOTAL</b>	<b>68.33</b>	<b>0.00</b>		

### NOTES

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Tract Number : 6893  
Description :  
FSA Physical Location : INDIANA/CLINTON  
ANSI Physical Location : INDIANA/CLINTON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : RHETT JOHN-GERALD WAINSCOTT, JODY LYNN WAINSCOTT  
Other Producers : None  
Recon ID : 18-023-2020-191

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
69.21	68.52	68.52	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	68.52	0.00	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  
CLINTON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7203  
Prepared : 2/1/23 8:18 AM CST  
Crop Year : 2023

### Tract 6893 Continued ...

Wheat	0.66	0.00	49
Corn	38.06	0.00	167
Soybeans	29.61	0.00	54
<b>TOTAL</b>	<b>68.33</b>	<b>0.00</b>	

### NOTES

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

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

# FSA INFORMATION

INDIANA  
CLINTON



United States Department of Agriculture  
Farm Service Agency

FARM : 7204

Prepared : 2/1/23 8:19 AM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : RHETT JOHN-GERALD WAINSCOTT  
CRP Contract Number(s) : None  
Recon ID : 18-023-2020-192  
Transferred From : None  
ARCPLC G/W/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
4.96	4.13	4.13	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	4.13	0.00		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	0.04	0.00	49	
Corn	2.29	0.00	167	
Soybeans	1.78	0.00	54	
<b>TOTAL</b>	<b>4.11</b>	<b>0.00</b>		

### NOTES

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Tract Number : 6894

Description :  
FSA Physical Location : INDIANA/CLINTON  
ANSI Physical Location : INDIANA/CLINTON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : RHETT JOHN-GERALD WAINSCOTT, JODY LYNN WAINSCOTT  
Other Producers : None  
Recon ID : 18-023-2020-191

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
4.96	4.13	4.13	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	4.13	0.00	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  
CLINTON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7204  
Prepared : 2/1/23 8:19 AM CST  
Crop Year : 2023

### Tract 6894 Continued ...

Wheat	0.04	0.00	49
Corn	2.29	0.00	167
Soybeans	1.78	0.00	54
<b>TOTAL</b>	<b>4.11</b>	<b>0.00</b>	

### NOTES

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

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

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# FSA INFORMATION



# FSA INFORMATION



USDA Farm 7204 Tract 6894  
 Administered by: Clinton County, Indiana

Map prepared on: 3/30/2022  
 4.96 Tract acres  
 4.13 Cropland acres  
 0 CRP acres

Wetland Determination Identifiers:  
 ● Restricted Use TRS: 22N1W33  
 ▼ Limited Restrictions Clinton  
 ■ Exempt from Conservation Compliance Provisions

CRP  
 CLU

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
2	4.13	N	2				Y

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

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.





# **CROP INSURANCE INFORMATION**

# CROP INSURANCE INFORMATION



**Farmers Mutual Hall**  
Insurance Company of Iowa  
6735 Western Parkway | West Des Moines, Iowa 50366

**COMBO REPORT**  
Effective Crop Year: 2023

Policy: 13-023-0872454-23  
State: INDIANA - 13  
County: CLINTON - 023

**Insured Information**

RHETT JG WAINSCOTT  
8275 W COUNTY ROAD 800 N  
ROSSVILLE, IN 46065  
Phone: (765) 491-7370 Cell:  
Signature Authority: Power of Attorney: RONALD WAINSCOTT  
Assignment of Indemnity:

Person Type: SPOUSAL/MARRIED  
SSN: XXX-XX-6780  
Spouse Name: JODY WAINSCOTT  
Spouse ID: XXX-XX-1376  
Email:

**Agency Information**

CIS-CROP INSURANCE SPECIALISTS INC  
7599 N COUNTY RD 200 E  
FRANKFORT, IN 46041  
Agency Code: 13001  
Phone: (888) 488-3020

Unit Number / Prod ID	Crop / Plan / Level	Practice / T/Type	Price	T-Yield	Map Area	QL	YE	Year <sup>1</sup>	PQ Prod	Prod	Acres	PQ Yld	Yld/Type	Rec Type
0001-0001EU / 2	CORN / RP / 85%	NON IRR / 55G	100%	197				2004		13064.0	76.40		171A	
Share	Options	Processor # / Name		Rate Yield	Adjusted Yield			2006		11842.0	76.40		155A	
1.0000	TA			198	198			2008		16247.0	77.00		211A	
Farm Name				Last Yr Appr Yld	Tot Yield/Years			2010		15651.0	77.10		203A	
COOPER/MILLER				216	578 / 10			2012		11011.0	77.00		143A	
Remarks / Other				Yield Indicator	Avg APH Yield			2014		16282.0	76.10		214A	
				Approved Yield				2016		17402.0	77.00		226A	
				219				2018		17469.9	76.96		227A	H
								2020		15993.0	72.65		220A	G
								2022		15111.2	72.65		208A	A
Legal Description				Other Person(s) Sharing (Landlord (L) / Tenant (T) Share)										
0033-022M-001W				FULL										
FN / Tract / Field	CUU / RLU Acres	Map Area	Remarks	Acreage Options	P#									
1114 / /	7203 / 6893 / 3		7204 / 6894 / 2											
Unit Number / Prod ID	Crop / Plan / Level	Practice / Type	Price	T-Yield	Map Area	QL	YE	Year <sup>1</sup>	PQ Prod	Prod	Acres	PQ Yld	Yld/Type	Rec Type
0001-0001EU / 1	SOYBEANS / RP / 85%	NFAC/NIHR / NT5	100%	60				2003		3476.8	84.80		41A	
Share	Options	Processor # / Name		Rate Yield	Adjusted Yield			2005		4460.2	76.90		59A	
1.0000	TA			58	58			2007		4152.6	76.90		54A	
Farm Name				Last Yr Appr Yld	Tot Yield/Years			2009		4081.0	77.00		53A	
COOPER/MILLER				64	578 / 10			2011		5152.3	76.90		67A	
Remarks / Other				Yield Indicator	Avg APH Yield			2013		4774.0	77.00		62A	
				Approved Yield				2015		4777.0	77.00		62A	
				64				2017		5140.0	77.00		67A	
								2019		4325.0	76.96		56A	
								2021		4203.0	72.65		58A	G
Added Land/New Crop/P/T	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Required:	<input type="checkbox"/> Field Review <input type="checkbox"/> Inspection	Other Person(s) Sharing (Landlord (L) / Tenant (T) Share)										
Legal Description				FULL										
0033-022M-001W														
FN / Tract / Field	CUU / RLU Acres	Map Area	Remarks	Acreage Options	PF									
1114 / /	7203 / 6893 / 3		7204 / 6894 / 2											
MPC Acres	Plant Date	Share	1.0000	<input type="checkbox"/> PP	<input type="checkbox"/> LP	<input type="checkbox"/> UI								

# CROP INSURANCE INFORMATION



**Farmers Mutual Hail**  
Insurance Company of Iowa  
6735 Western Parkway | West Des Moines, Iowa 50266

**COMBO REPORT**  
Effective Crop Year: 2023

**Policy: 13-023-0872454-23**  
State: INDIANA - 13  
County: CLINTON - 023

**2 PROTECTOR PLAN/ENDORSEMENT DESCRIPTIONS**

FULL - BASIC 0% DEDUCTIBLE

Crop (Practice/Type)	Plan - Level	Options Elec. or End.	Price %	Insured Acres	Uninsured Acres	Gross Premium	Net Covered Bu	Insured's Premium	Total Liability
<b>MPCI SUMMARY OF COVERAGE</b>									
CORN (NON IRR / GSG)	RP - 85%	PF TA YA YC YE	100%	0.00	0.00	\$0	0	\$0	\$0
SOYBEANS (INFAC-NIRR / NTS)	RP - 85%	PF TA YA YC	100%	0.00	0.00	\$0	0	\$0	\$0
<b>TOTAL</b>				<b>0.00</b>	<b>0.00</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>
<b>PRIVATE PRODUCT SUMMARY OF COVERAGE</b>									
CORN (NON IRR / GSG)	FULL - BASIC 0% DEDUCTIBLE - 201								
SEAN (INFAC-NIRR / NTS)	FULL - BASIC 0% DEDUCTIBLE - 201								
<b>TOTAL</b>				<b>\$800</b>	<b>\$600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

THIS IS NOT A BILL.

Total Admin Fees: \$0  
Total Premium and Fees: \$0

FHHA-P-HAR0922-R

VA

1.2 Descriptions on certification page

2 Descriptions above Summary of Coverage table

Generation Date: 01/09/2023

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# CROP INSURANCE INFORMATION



**Farmers Mutual Hail**  
Insurance Company of Iowa  
6726 Westown Parkway | West Des Moines, Iowa 50266

## COMBO REPORT



**Policy: 13-023-0872454-23**  
Insured: RHETT JC WAINSCOTT

### NEW PRODUCER VERIFICATION

I certify I have not produced the insured crop in the county for more than two years. **Crop:**

### YIELD EXCLUSION OPT-OUT

I certify that I have reviewed all APH databases that have opted-out of Yield Exclusion.

### YIELD CUP OPT-OUT

I certify that I have reviewed all APH databases that have opted-out of Yield Cup.

### QUALITY LOSS OPTION OPT-OUT

I certify that I have reviewed all APH databases that have opted-out of Quality Loss Option.

### BU GUARANTEE

Barbels or applicable unit of measurement.

### TOTAL PRODUCTION RECORD TYPE

- A. Harvested Production: self-stored/merchandise storage
- B. Harvested Production: farm stored/measured by insured
- C. Harvested Production: privately stored
- D. Harvested Production: automatic yield monitoring system
- E. Harvested Production: farm stored/measured by authorized representative
- F. Harvested Production: livestock feeding records
- G. Harvested Production: field harvest records
- H. Harvested Production: other
- I. Unharvested and destroyed. (APH only)
- J. Unharvested and put to another use. (APH only)
- K. Unharvested and production appraised by APH (APH only)
- L. Unreported production. (APH only)
- M. Claim for indemnity. For CCP policies only.
- N. Appraisal/iron-loss. For CCP policies only.
- O. Ulf or third party damage.
- P. Unharvested with Harvest Incomplete. (APH only)
- Q. Zero production when no determinable cause or production record for CCP policies only.
- R. Harvested Production: Actual production selected using pre-harvest appraisals
- Z. Zero Planted Acres

### COLLECTION OF INFORMATION AND DATA (PRIVACY ACT) STATEMENT

Agents, Loss Adjusters and Policyholders

The following statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a): The Risk Management Agency (RMA) is authorized by the Federal Crop Insurance Act (7 U.S.C. 1501-1524) or other Act, and the regulations promulgated thereunder, to solicit the information requested on documents established by RMA or by approved insurance providers (AIPs) that have been approved by the Federal Crop Insurance Corporation (FCIC) to deliver Federal crop insurance.

The information is necessary for AIPs and RMA to operate the Federal crop insurance program, determine program eligibility, conduct statistical analysis, and ensure program integrity. Information provided herein may be furnished to other Federal, state, or local agencies, as required or permitted by law, law enforcement agencies, courts or adjudicative bodies, foreign agencies, magistrate, administrative tribunals, AIPs, contractors and cooperators, Comprehensive Information Management System (CIMS), congressional offices, or entities under contract with RMA. For insurance agents, certain information may also be disclosed to the public to assist interested individuals in locating agents in a particular area.

Disclosure of the information requested is voluntary. However, failure to correctly report the requested information may result in the rejection of this document by the AIP or RMA in accordance with the Standard Reinsurance Agreement between the AIP and FCIC. Federal regulations, or RMA-approved procedures and the denial of program eligibility or benefits derived therefrom. Also, failure to provide true and correct information may result in civil suit or criminal prosecution and the assessment of penalties or pursuit of other remedies.

### ORGANIC STATEMENT

I certify that I have an organic plan, or organic certificate in place or that I have provided a written request for an updated plan or certificate to the certifying agent for all acreage reported as certified organic or transitional organic

### VERIFIED PRODUCTION CODES

- E - Records Built
- L - Loss Production
- N - Adjuster Verified Production
- R - APH Review Performed
- V - Excessive Yield Verified

### NON-DISCRIMINATION STATEMENT

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

**To file a Program Complaint:**  
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [www.usda.gov/occr](http://www.usda.gov/occr), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to the U.S. Department of Agriculture, Director, Center for Civil Rights Enforcement, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410 or e-mail at [program.intake@usda.gov](mailto:program.intake@usda.gov).

**Persons with Disabilities:** who require alternative means of communication for program information (e.g., braille, large print, audiotape, American Sign Language, etc.) should contact the responsible State or local Agency that administers the program or USDA's TARGET Center at (202) 690-0643 (voice) and TDDI or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

Persons with disabilities, who wish to file a program complaint, please see information above on how to contact the Department by mail directly or by email.

### STATE SPECIFIC FRAUD STATEMENT

#### INDIANA FRAUD STATEMENT:

A person who knowingly and with intent to defraud an insurer files a statement of claim containing any false, incomplete, or misleading information commits a felony.

### PRODUCTION REPORTING ONLY

**APH Certification Statement (Applies to Federally-reinsured policies only):** I certify that to the best of my knowledge and belief all of the information on this form is correct. I understand this form may be reviewed or audited and that information inaccurately reported or failure to explain records to support information on this form may result in a recomputation of the approved APH yield. I also understand that failure to report completely and accurately may result in sanctions under my policy, including but not limited to voidance of the policy, and in criminal or civil penalties (18 U.S.C. Sec. 1006 and Sec. 1014; 7 U.S.C. Sec. 1056-31 U.S.C. Sec. 3729; Sec. 3730 and any other applicable federal statutes).

Insured's Printed Name	Insured's Signature	Signed Date	Agent's Printed Name	Agent's Signature	Signed Date

FAHAPH480922-8

V8

800.247.5248

[www.fmh.com](http://www.fmh.com)

Generation Date: 01/09/2023

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# CROP INSURANCE INFORMATION



**Farmers Mutual Hail**  
Insurance Company of Iowa  
675 Westmore Parkway | West Des Moines, Iowa 50266

## COMBO REPORT



Policy: 13-023-0872454-23  
Insured: RHETT JG WAINSCOTT

### NEW PRODUCER VERIFICATION

(Applies to federally-reinsured policies only)

I certify I have not produced the insured crop in the county for more than two years. Crops:

### MEASUREMENT SERVICE REQUESTED

Is measurement service being requested?  Yes  No  
If yes, please provide the estimated acres by unit number(s) and the documentation that acreage measurement was requested.

### NUMBER OF PLANTS

Number of trees, wheat, bushes. Not applicable for cranberries or lowbush blueberries.

### USDA MULTIPLE BENEFIT CERTIFICATION STATEMENT

I understand that obtaining multiple Federal benefits for the same loss, such as a Noninsured Crop Disaster Assistance Program (NAP) payment(s) and a Federal crop insurance indemnity, is prohibited by law. I certify that I have or will disclose an other USDA benefit, including any NAP benefit, received for this crop. Failure to disclose the receipt of multiple Federal benefits, or failure to repay one of the multiple Federal benefits such as either the NAP benefit or the Federal crop insurance indemnity for the same crop, may result in my being disqualified from receiving Federal crop insurance benefits, as well as being ineligible for various programs administered by the Farm Service Agency for up to five (5) years.

### ACRES TYPE

LP - Late Planting  
PP - Prevented Planting  
UI - Uninsurable Acres

### DIRECT MARKETING CERTIFICATION STATEMENT

I acknowledge that I must notify my agent if I intend to direct market any portion of the crop or if my production records are not from a disaster-stricken third party.  
(a) This notification to my agent must be made by the Acreage Reporting Date, or if my marketing plans change after the Acreage Reporting Date, no later than 15 days prior to harvest.  
(b) The notification may either be in person or by telephone and must be certified in writing on the Marketing Certification within 15 days of notification.  
(c) If I fail to timely provide the required notification and do not have acceptable production records, it may result in assigned yields in accordance with section 5(a) of the Common Crop Insurance Policy Basic Provisions (7 CFR § 457.81).

### INSURED ANTI-REBATING STATEMENT

I certify, for the crop year indicated, that I have not directly or indirectly received, accepted, or been paid, offered, promised, or given any benefit, including money, goods, or services for which payment is usually made, rebate, discount, abatement, credit, or reduction of premium, or any other valuable consideration, as an inducement to procure insurance or in exchange for purchasing this insurance policy after it has been procured. I understand that this prohibition does not include payment of administrative fees, performance based discounts, and any other payment approved by FCIC that are authorized under sections 508(a)(9)(B) and 508(d)(3) of the Federal Crop Insurance Act (Act) (7 U.S.C. §§ 1508(a)(9)(B) and 1508(d)(3)). I understand that a false certification or failure to completely and accurately report any information on this form may subject me, and any person with a substantial beneficial interest in me, to sanctions, including but not limited to, criminal and civil penalties and administrative sanctions in accordance with section 515(h) of the Act (7 U.S.C. §1515(h)) and all other applicable federal statutes.

### AGENT ANTI-REBATING STATEMENT

I certify, for the crop year indicated, that I have neither offered nor promised, directly or indirectly, any benefit including money, goods, or services for which payment is usually made, rebate, discount, credit, reduction of premium, or any other valuable consideration to this person either as an inducement to procure insurance or in exchange for obtaining insurance after it has been procured. I understand that this prohibition does not include payment of administrative fees, performance based discounts, and any other payment approved by FCIC that are authorized under sections 508(a)(9)(B) and 508(d)(3) of the Federal Crop Insurance Act (Act) (7 U.S.C. §§ 1508(a)(9)(B) and 1508(d)(3)). I understand that a false certification or failure to completely and accurately report any violation may subject me, and all agencies/companies I represent, to sanctions, including but not limited to, criminal and civil penalties and administrative sanctions in accordance with section 515(h) of the Act (7 U.S.C. §1515(h)) and all other applicable federal statutes.

### ACREAGE REPORTING ONLY

**Insured Certification Statement:** I certify that to the best of my knowledge and belief all of the information on this form is correct. I also understand that failure to report completely and accurately may result in sanctions under my policy, including but not limited to voidance of the policy, and in criminal or civil penalties (18 U.S.C. Sec. 1006 and Sec. 1014; 7 U.S.C. Sec. 1506, 31 U.S.C. Sec. 3729, Sec. 3730 and any other applicable federal statutes). (Applies to federally-reinsured policies only)

Insured's Printed Name

Insured's Signature

Signed Date

Agent's Printed Name

Agent's Signature

Signed Date

**Agent Certification Statement:** I certify that I am responsible for establishing the approved APH yields that are used to calculate the production guarantees contained in this acreage report and that such approved APH yields are correct to the best of my knowledge.

FARMHAR0224F

V4

800.247.5248

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Generation Date: 01/09/2023

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