

The Late Marvin & Mary Lois Luers Farm



Jasper County, Indiana **REAL ESTATE AUCTION**

1-2½ Miles South of Rensselaer

320[±] acres

OFFERED IN 6 TRACTS

Ranging from 5.5± to 120± acres

- PRODUCTIVE SOILS
- HIGHLY TILLABLE TRACTS
- 1-STORY HOME AND DETACHED GARAGE ON 5.5± ACRES
- MOSTLY WOODED TRACT

*Investigate for Potential Home Site,
Hunting/Recreational and Possible Timber Value*



THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL 6:00pm Eastern

INFORMATION Booklet

Online Bidding Available

800.451.2709 • SchraderAuction.com

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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Auction Terms & Conditions:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 320 ± 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be on or before November 1, 2023 or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession will be delivered at closing subject to tenant and seller rights for the 2023 crop.

REAL ESTATE TAXES: Seller shall pay all 2022 real estate taxes due and payable in 2023 as well as the 2023 real estate taxes due and payable in 2024.

Buyer shall assume any taxes thereafter. Seller shall pay drainage assessments due and payable in November 2023. Buyer shall assume any ditch and drainage assessments due thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

CONSERVATION RESERVE PROGRAM: Buyer of Tract 2 shall assume the existing Conservation Reserve Program (CRP) contract(s) obligations and shall timely sign all documents required by the FSA office in connection therewith. Any penalty, repayment and/or owner-ineligibility after closing shall be the responsibility of the Buyer. All allocations of the annual contract payments shall be prorated by the FSA office in accordance with its usual practices.

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 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. 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 and surveyed acres, except for Tract 5 or any combination that includes Tract 5.

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

STOCK PHOTOGRAPHY: A deer photo was used for illustrative purposes only and was not taken on the auction property.

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.

Auction Managers

Jim Hayworth • 765.427.1913

Matt Wiseman • 219.689.4373

800.451.2709 • SchraderAuction.com



BOOKLET INDEX



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Building Information
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BIDDER PRE-REGISTRATION FORM

THURSDAY, SEPTEMBER 14, 2023
320± ACRES – RENSSELAER, 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, September 7, 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
320± Acres • Jasper County, Indiana
Thursday, September 14, 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, September 14, 2023 at 5:00 PM. (CST)
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, September 7, 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.

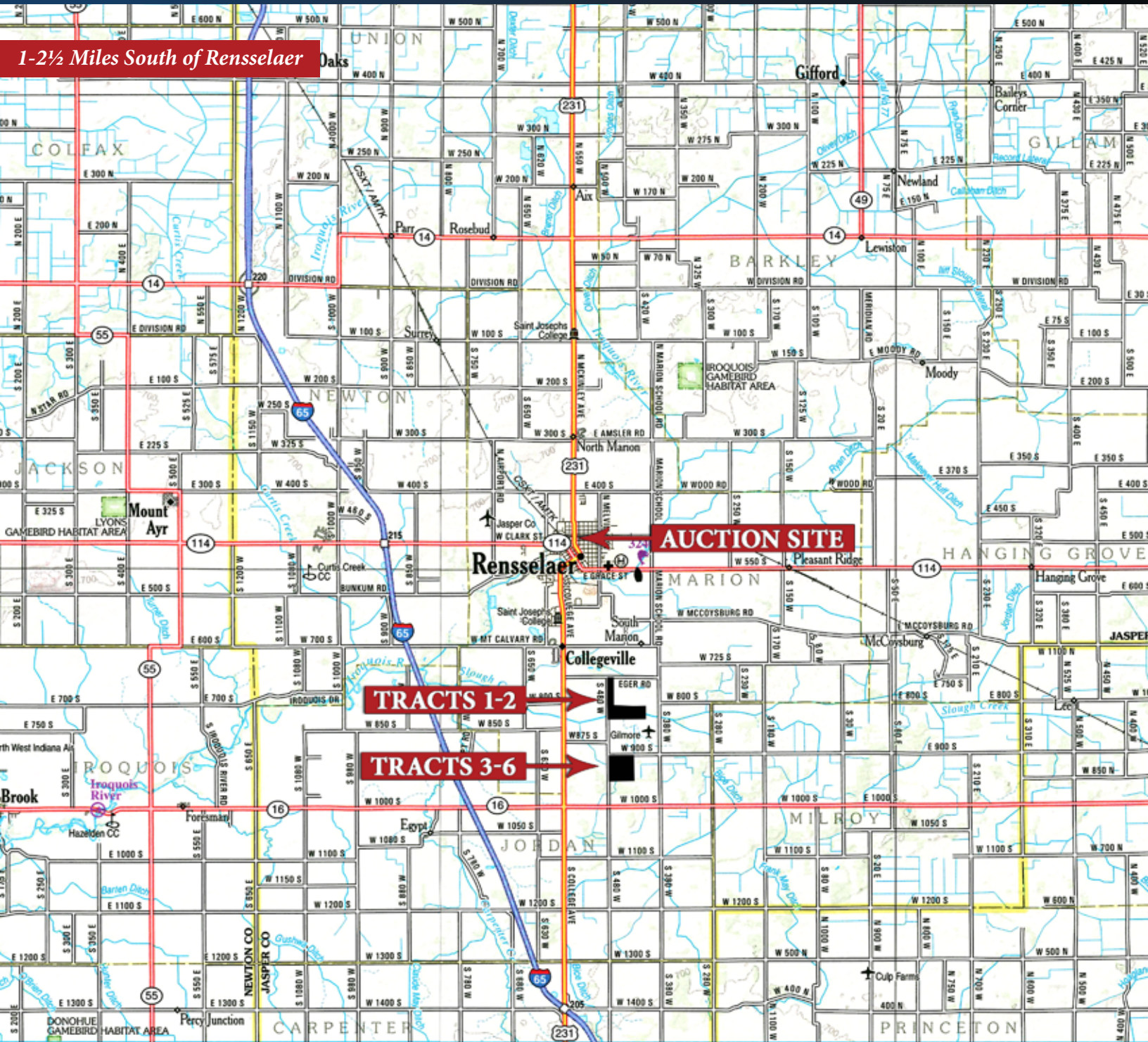
The Late Marvin & Mary Lois Luers Farm

LOCATION MAP

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

LOCATION MAP



Auction Location: Knights of Columbus, 325 E. Vine St., Rensselaer, IN 47978. From downtown Rensselaer at the Jasper County Courthouse head northeast for 2 blocks on US 231 (Washington St.). Turn left on US 231 (N. McKinley Ave.) and go approximately 0.3 mile to E. Vine St. (E. Vine St. is the first street south of the railroad tracks). Turn east on E. Vine St. and go 1 block to auction site.



Online Bidding Available

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company, 800.451.2709.

Property Location: From the south side of Rensselaer at the intersection of US 231 (College Ave.) & Drexel Parkway (Walmart) go south on US 231 1.3 miles to Eger Rd (CR 750 S). Go east on Eger Rd 0.8 mile to CR 480 W at the southeast corner of that intersection. Go south on 480 W along the west side of Tract 1 for 1/2 mile to Tract 2 on the east side of the road. Continue south of Tract 2 on 480 W for 3/4 mile to CR 900 S. Tract 4 is at the southeast corner of this intersection. Go east on 900 S approximately 0.1 mile to Tract 5 on the south side of the road (4713 W 900 S Rensselaer, IN) or approximately 0.4 mile to Tract 3 on the south side of the road. To Tract 6, go back to the intersection of 900 S and 480 W and go south on 480 W approximately 0.2 mile to Tract 6 on the east side of the road.

The Late Marvin & Mary Lois Luers Farm

TRACT MAPS

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

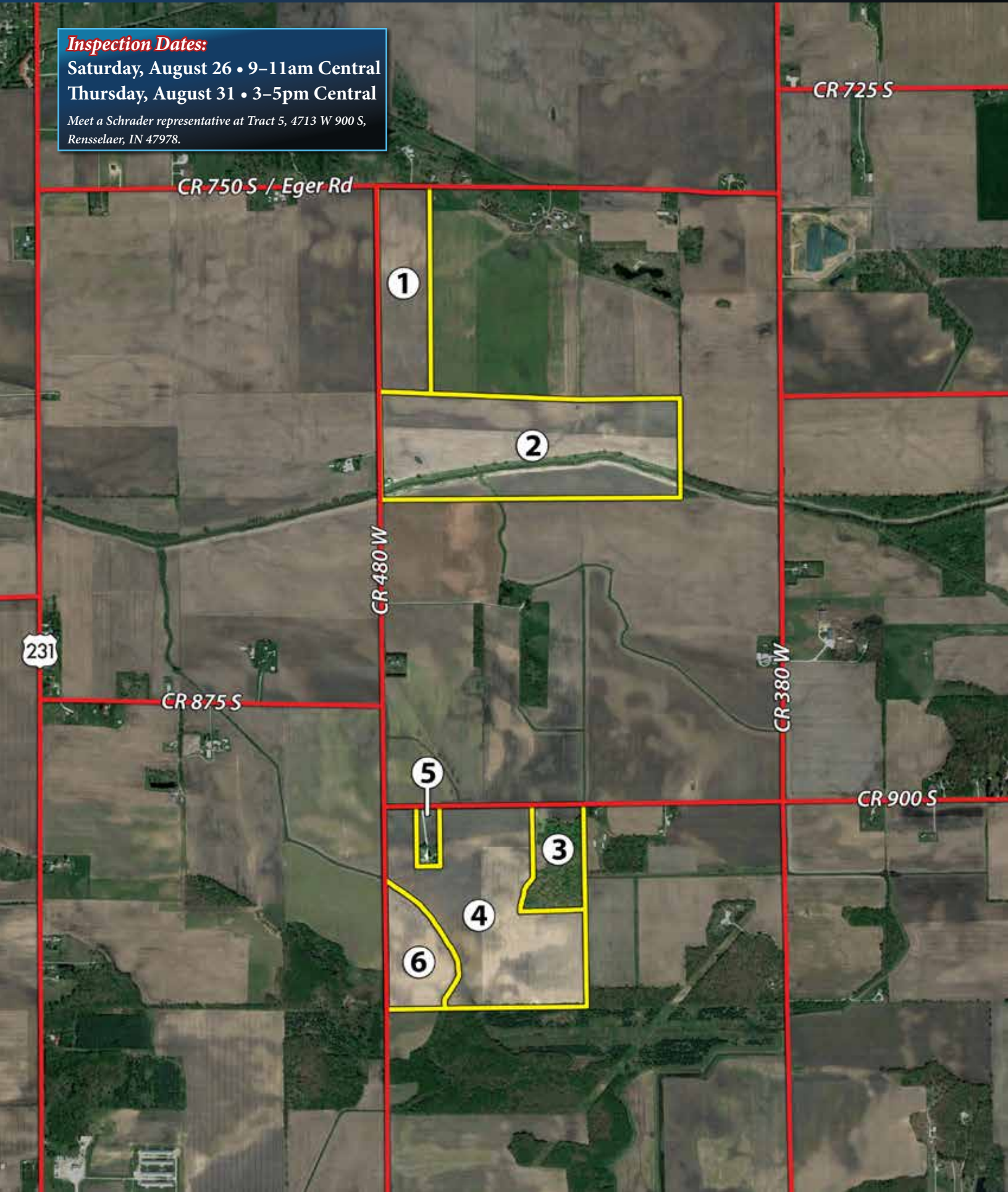
TRACT MAP

Inspection Dates:

Saturday, August 26 • 9–11am Central

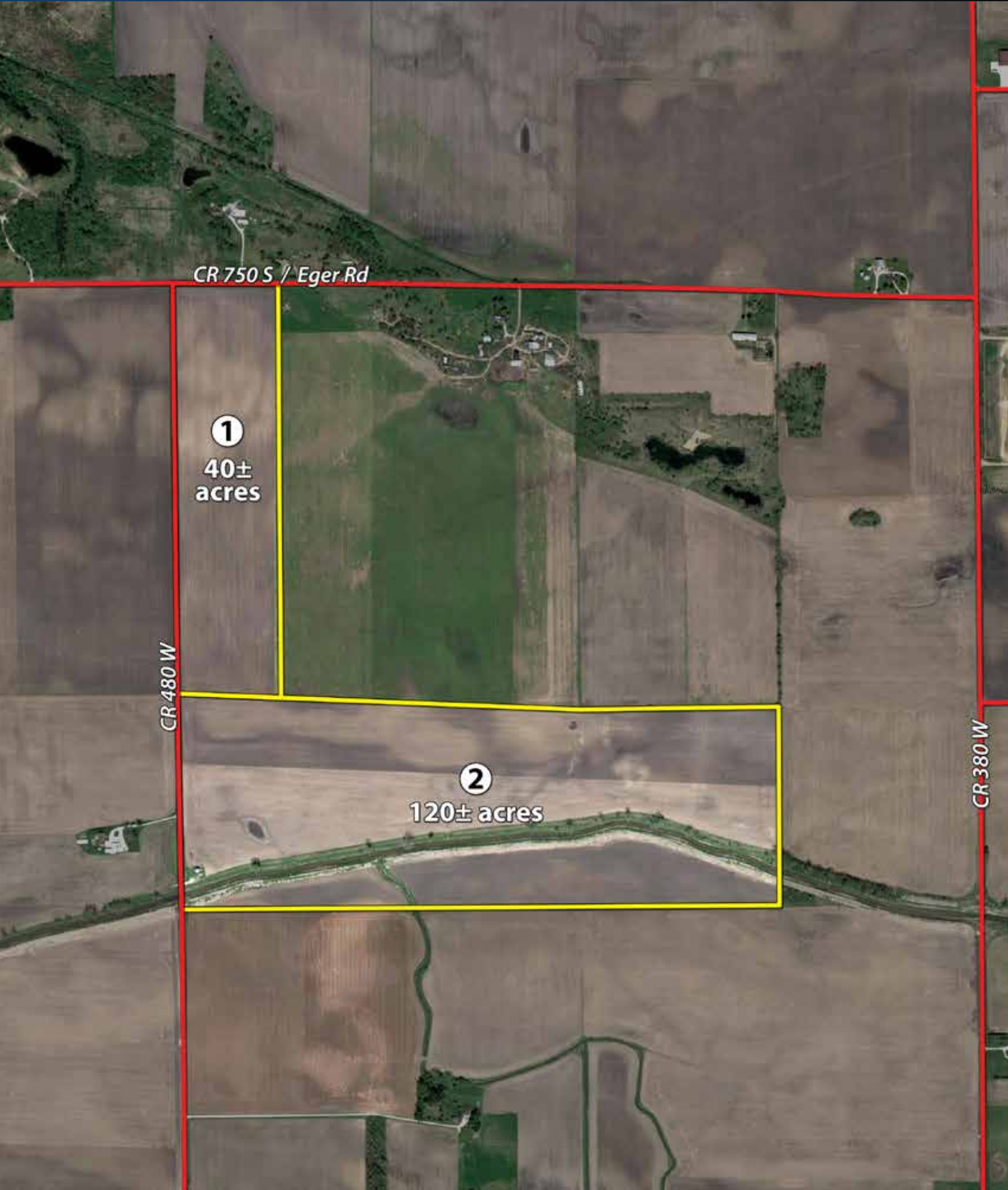
Thursday, August 31 • 3–5pm Central

Meet a Schrader representative at Tract 5, 4713 W 900 S,
Rensselaer, IN 47978.



TRACT MAP

TRACTS 1-2



CR 750 S / Eger Rd

1

40±
acres

CR 480 W

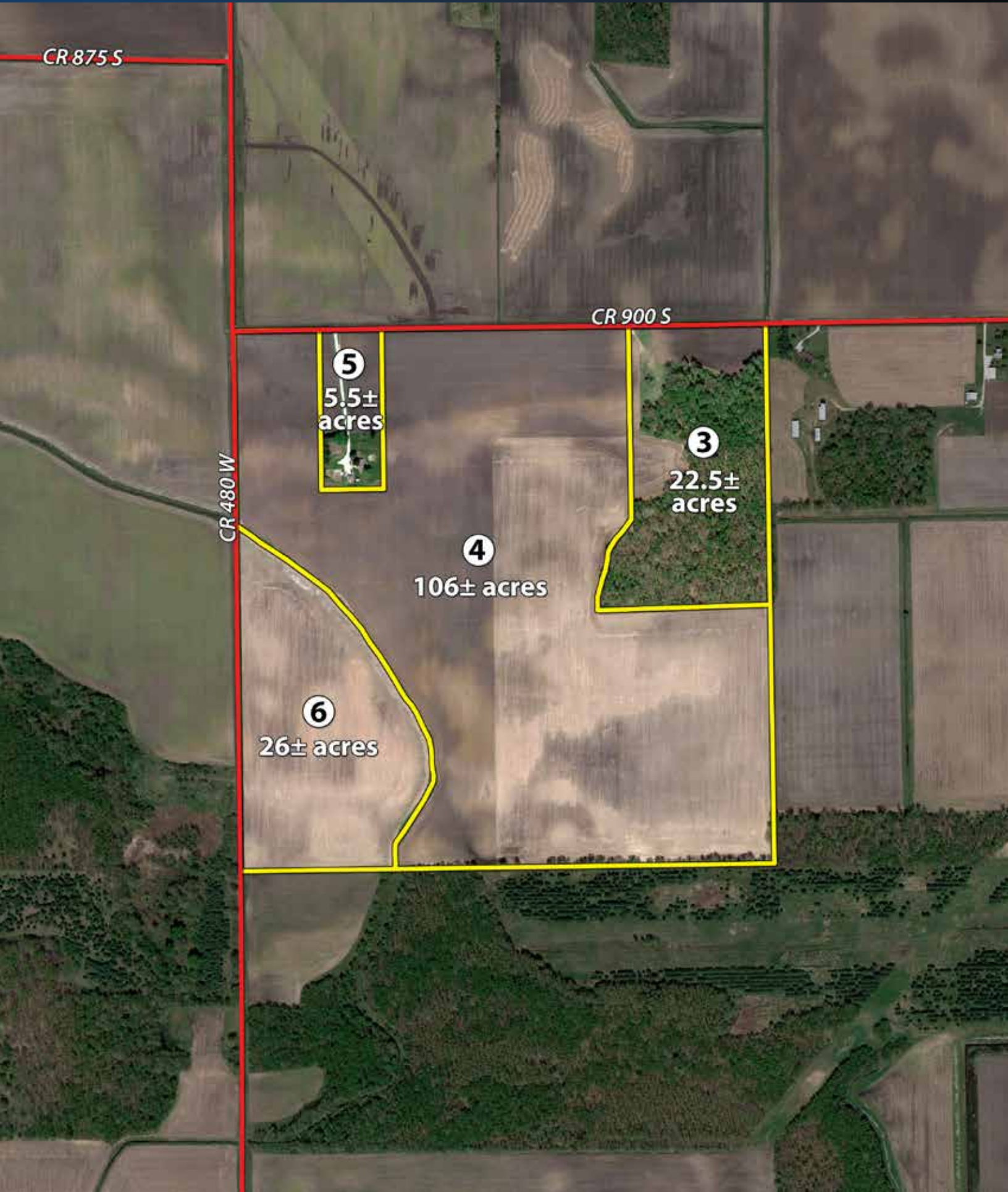
2

120± acres

CR 380 W

TRACT MAP

TRACTS 3-6



CR 875 S

CR 900 S

CR 480 W

5
5.5±
acres

3
22.5±
acres

4
106± acres

6
26± acres

The Late Marvin & Mary Lois Luers Farm

TRACT DESCRIPTIONS

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

The Late Marvin & Mary Lois Luers Farm

Jasper County, Indiana

320[±] acres
OFFERED IN 6 TRACTS

REAL ESTATE AUCTION

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

6:00pm Eastern • Online Bidding Available

2022 Real Estate Taxes Payable 2023:

Tract 1 (1 Tax #): \$560.48
Drainage assessments: \$122.56
Tract 2 (1 Tax #): \$917.86
Drainage assessments: \$295.56
Tracts 3 – 6 (1 Tax #): \$2,219.62
Drainage assessments: \$409.72

TRACT 1: 40[±] acres; Productive farmland and nearly all tillable except roads. Main soil types are Rensselaer loam, Darroch loam and Gilford fine sandy loam. Frontage on Eger Rd (CR 750 S) and CR 480 W.

TRACT 2: 120[±] acres; Productive farmland and mostly tillable. Two CRP contracts for land along the ditch. One CRP contract is for 3.6 acres with a payment of \$117.33/acre or a total annual payment of \$422.00 and the contract expires September 30, 2029. The other CRP contract is for 2.84 acres with a payment of \$222.76/acre or a total annual payment of \$633.00 and the contract expires September 30, 2026. There is also 26.5' D x 17' high dryer bin with a two screw stirator. Frontage on CR 480 W.

TRACT 3: 22.5[±] acres; Scenic country setting with this mostly wooded tract. There is some tillable land in the front and on the west side. Investigate the possibilities of this tract for a potential home site, hunting and recreation and timber value. Explore the possible uses of the tillable land for crop rental income, pasture, yard or wildlife food plots. Frontage on CR 900 S.

TRACT 4: 106[±] acres; Productive farmland and nearly all tillable except for roads and ditch. Frontage on CR 900 S and CR 480 W.

TRACT 5: 5.5[±] acres; This tract features a 3 bedroom, 1 bath home (approx. 1565 SF) and a large yard with fruit trees and some tillable acreage for income or more yard. The home has a living room, kitchen, dining room and laundry room with an additional walk in shower. There is also another small room which could be an office/storage or small bedroom. There is an attic for storage and the home has a large back deck. There is a 20' x 24' detached garage with concrete floor and electric. Frontage on CR 900 S.

Address: 4713 W 900 S, Rensselaer, IN 47978.

TRACT 6: 26[±] acres; Productive farmland with 25.19[±] cropland acres per FSA. Frontage on CR 480 W.

OWNER: The Marlo Legacy LLC



Auction Managers

Jim Hayworth • 765.427.1913

Matt Wiseman • 219.689.4373



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

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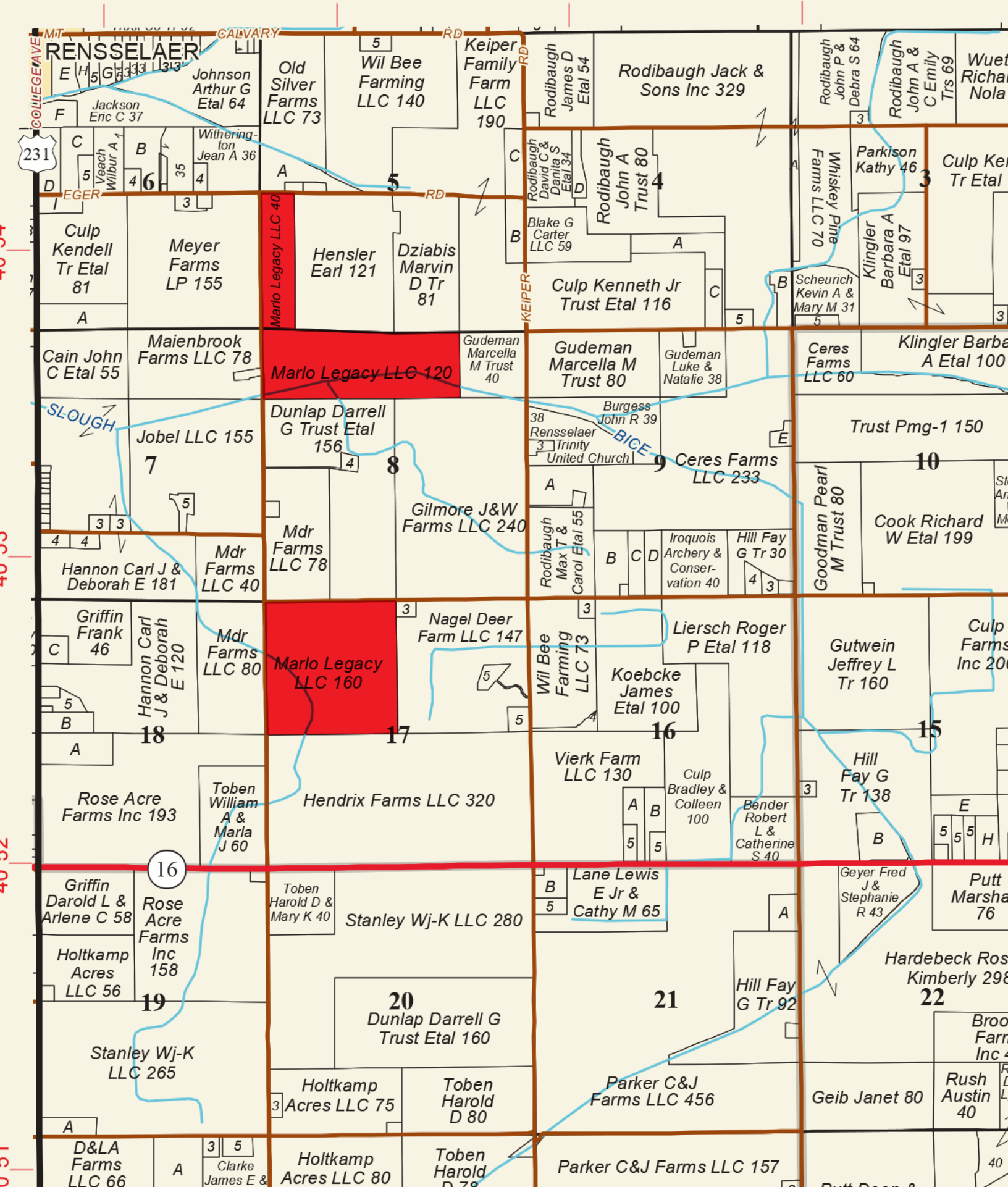
The Late Marvin & Mary Lois Luers Farm

PLAT MAP

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

PLAT MAP



The Late Marvin & Mary Lois Luers Farm

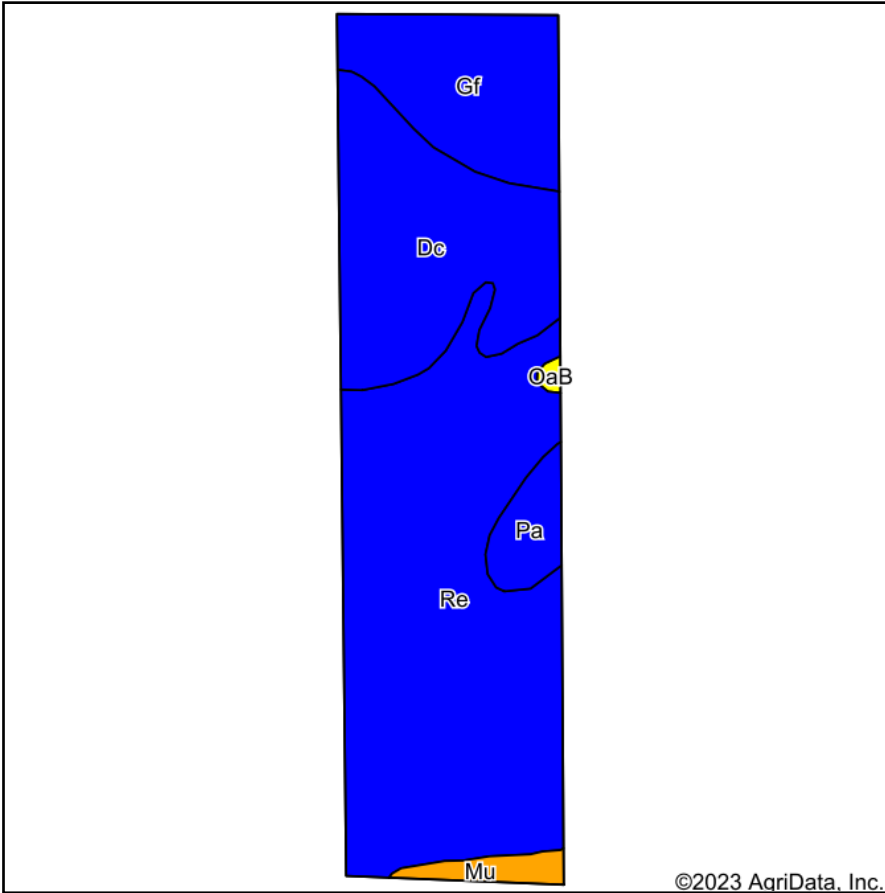
SOILS MAPS

6:00pm Eastern • Online Bidding Available

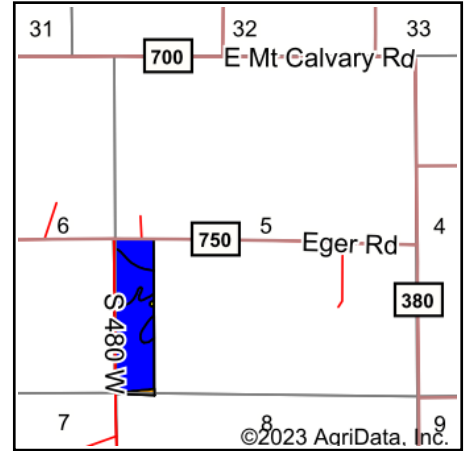
THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **5-28N-6W**
 Township: **Marion**
 Acres: **42.19**
 Date: **8/17/2023**



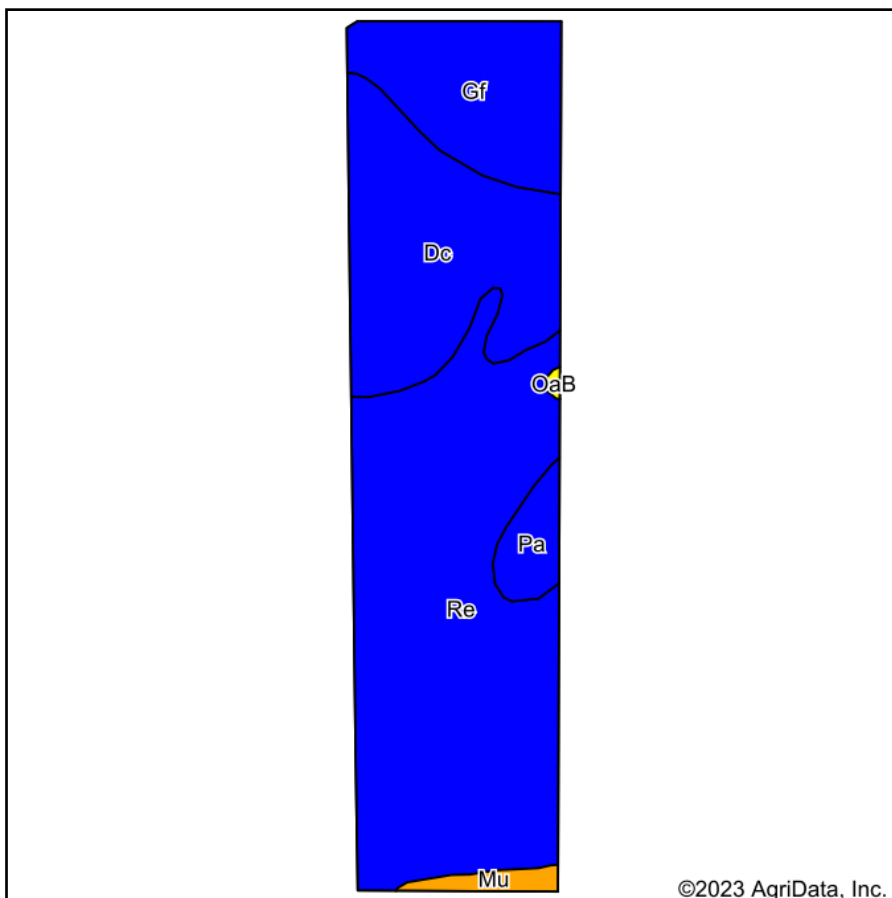
Area Symbol: IN073, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu
Re	Rensselaer loam, 0 to 1 percent slopes	22.89	54.3%		IIw	167	6	11	49		68
Dc	Darroch loam	10.32	24.5%		IIw	160	5	11	49		72
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	6.34	15.0%		IIw	148	5	10	51		48
Pa	Papineau sandy loam	1.64	3.9%		IIw	150	5	10	46		68
Mu	Morocco loamy sand, 0 to 2 percent slopes	0.86	2.0%		IIIs	102	3	7	36	38	3
OaB	Oakville fine sand, 2 to 6 percent slopes	0.14	0.3%		IVs	72	3	5	25		36
Weighted Average					2.03	160.1	5.5	10.7	48.8	0.8	64.5

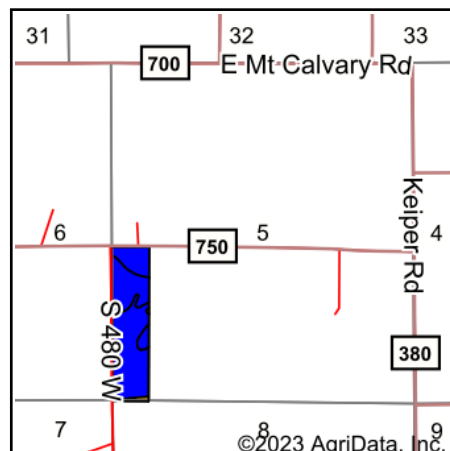
Soils data provided by USDA and NRCS.

ESTIMATED TILLABLE SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **5-28N-6W**
 Township: **Marion**
 Acres: **38.95**
 Date: **8/17/2023**



Maps Provided By:



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Area Symbol: IN073, Soil Area Version: 23

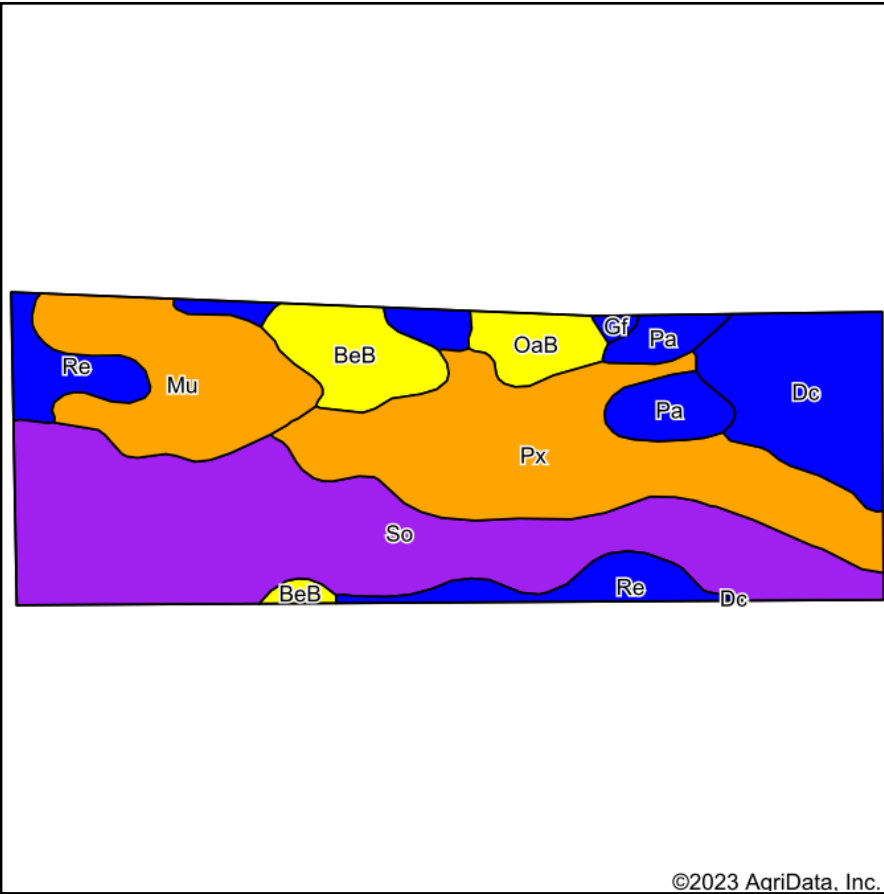
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu
Re	Rensselaer loam, 0 to 1 percent slopes	21.36	54.8%		IIw	167	6	11	49		68
Dc	Darroch loam	9.76	25.1%		IIw	160	5	11	49		72
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	5.79	14.9%		IIw	148	5	10	51		48
Pa	Papineau sandy loam	1.36	3.5%		IIw	150	5	10	46		68
Mu	Morocco loamy sand, 0 to 2 percent slopes	0.61	1.6%		IIIs	102	3	7	36	38	3
OaB	Oakville fine sand, 2 to 6 percent slopes	0.07	0.2%		IVs	72	3	5	25		36
Weighted Average					2.02	160.6	5.5	10.7	48.9	0.6	65

Soils data provided by USDA and NRCS.

Estimated Tillable Soils are based on field borders in Surety Aerial Maps.

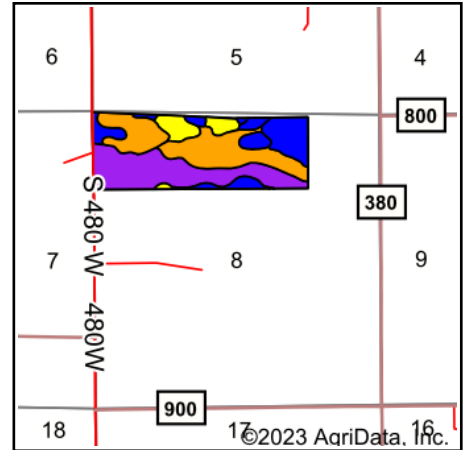
SOILS MAP

TRACT 2



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Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **8-28N-6W**
 Township: **Marion**
 Acres: **119.52**
 Date: **8/17/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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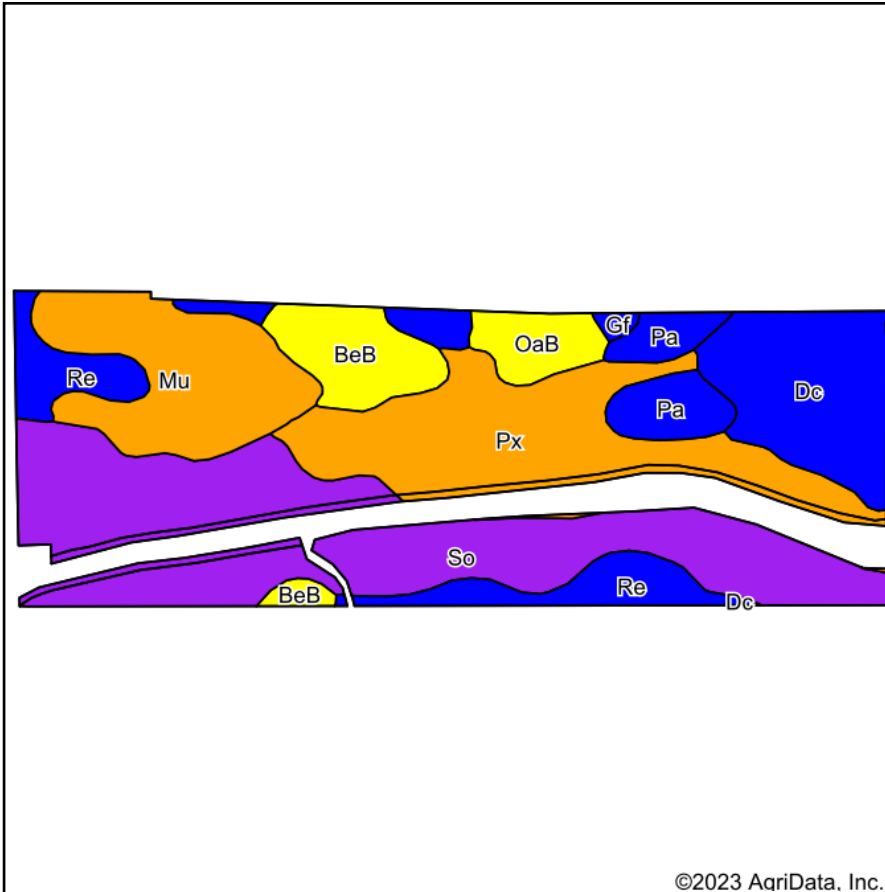


Area Symbol: IN073, Soil Area Version: 23														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
So	Sloan silt loam, frequently flooded, undrained	40.53	33.9%		Vw									
Px	Prochaska loamy sand, frequently flooded	27.02	22.6%		Illw	110				19				
Mu	Morocco loamy sand, 0 to 2 percent slopes	14.13	11.8%		Ills	102		3	7	36		38	3	
Dc	Darroch loam	12.25	10.2%		Ilw	160		5	11	49			72	
Re	Rensselaer loam, 0 to 1 percent slopes	9.78	8.2%		Ilw	167		6	11	49			68	
BeB	Brems loamy sand, 1 to 3 percent slopes	6.77	5.7%		IVs	91	5	3	6	32	2		41	
Pa	Papineau sandy loam	5.06	4.2%		Ilw	150		5	10	46			68	
OaB	Oakville fine sand, 2 to 6 percent slopes	3.59	3.0%		IVs	72		3	5	25			36	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	0.39	0.3%		Ilw	148		5	10	51			48	
Weighted Average						3.53	81.1	0.3	1.8	3.8	22.3	0.1	4.5	19.7

Soils data provided by USDA and NRCS.

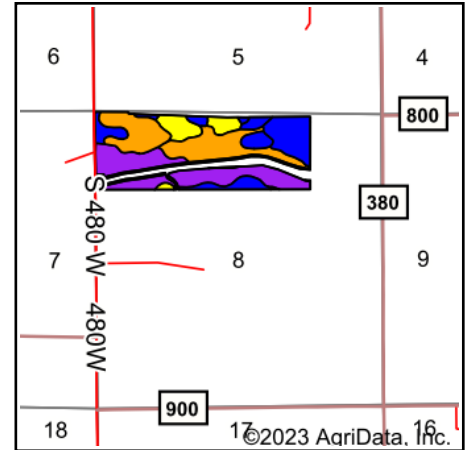
ESTIMATED TILLABLE SOILS MAP

TRACT 2



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **8-28N-6W**
 Township: **Marion**
 Acres: **108.65**
 Date: **8/17/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN073, Soil Area Version: 23

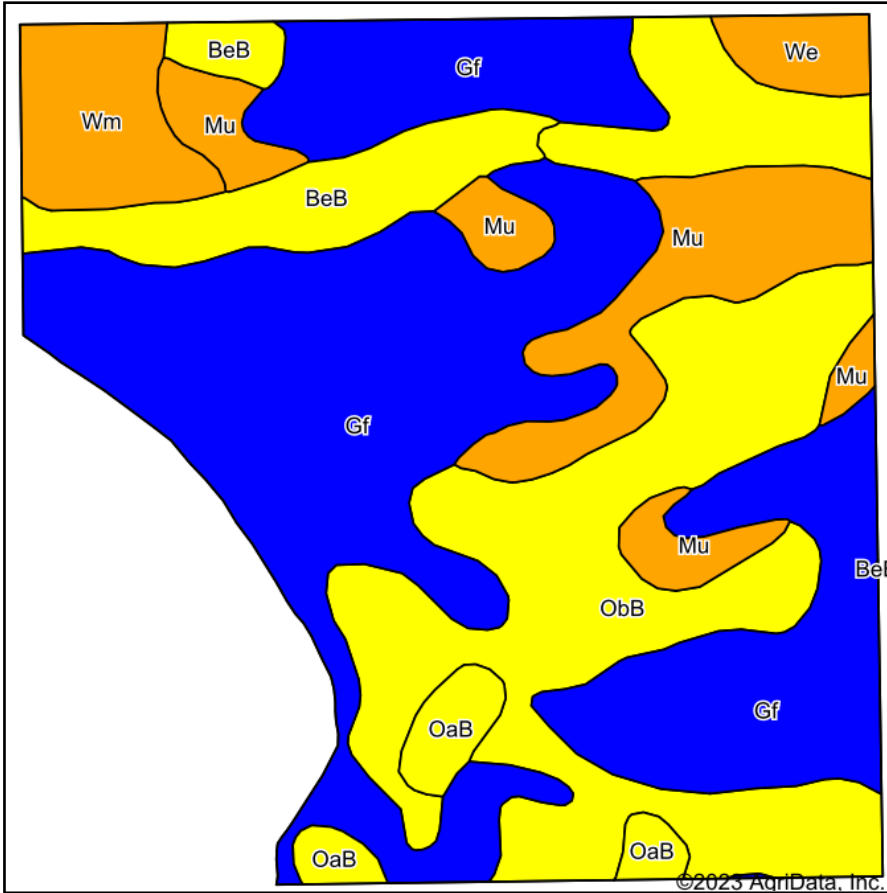
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
So	Sloan silt loam, frequently flooded, undrained	35.06	32.3%		Vw									
Px	Prochaska loamy sand, frequently flooded	20.94	19.3%		Illw	110				19				
Mu	Morocco loamy sand, 0 to 2 percent slopes	14.25	13.1%		Ills	102		3	7	36		38	3	
Dc	Darroch loam	12.47	11.5%		Ilw	160		5	11	49			72	
Re	Rensselaer loam, 0 to 1 percent slopes	10.07	9.3%		Ilw	167		6	11	49			68	
BeB	Brems loamy sand, 1 to 3 percent slopes	6.78	6.2%		IVs	91	5	3	6	32	2		41	
Pa	Papineau sandy loam	5.10	4.7%		Ilw	150		5	10	46			68	
OaB	Oakville fine sand, 2 to 6 percent slopes	3.55	3.3%		IVs	72		3	5	25			36	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	0.43	0.4%		Ilw	148		5	10	51			48	
Weighted Average						3.48	84.1	0.3	2.1	4.2	23.7	0.1	5	22.1

Soils data provided by USDA and NRCS.

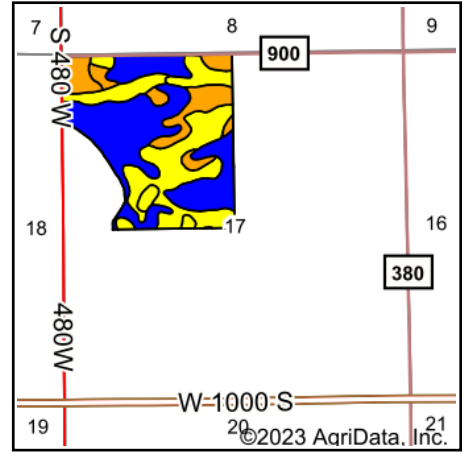
Estimated Tillable Soils are based on field borders in Surety Aerial Maps.

SOILS MAP

TRACTS 3-5



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **17-28N-6W**
 Township: **Marion**
 Acres: **131.8**
 Date: **8/17/2023**



Maps Provided By:



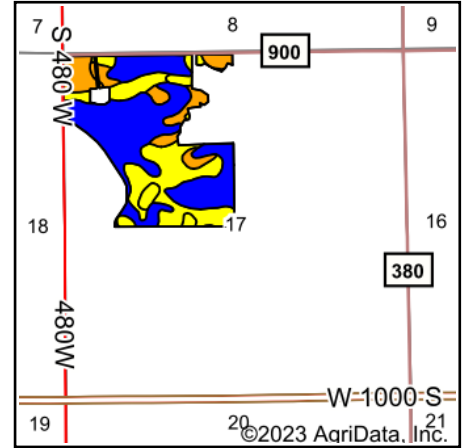
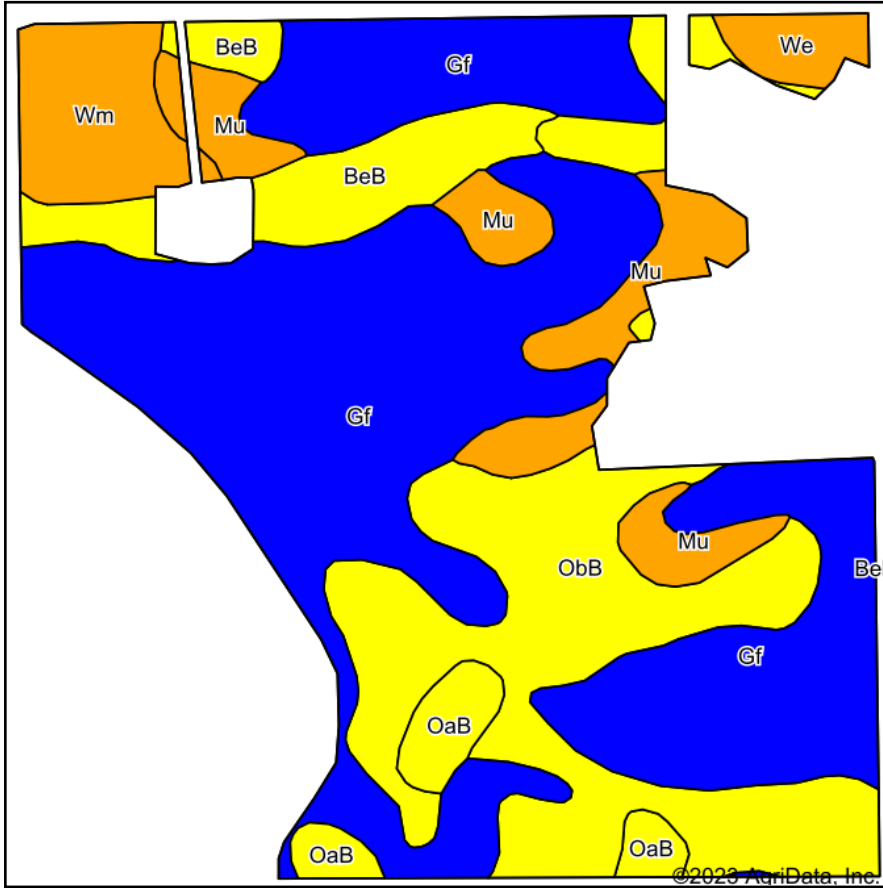
Area Symbol: IN073, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	59.01	44.8%		Ilw	148		5	10	51			48	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	36.85	28.0%		IVs	81		3	5	29			37	
Mu	Morocco loamy sand, 0 to 2 percent slopes	15.05	11.4%		IIIs	102		3	7	36		38	3	
BeB	Brems loamy sand, 1 to 3 percent slopes	8.85	6.7%		IVs	91	5	3	6	32	2		41	
Wm	Watseka-Maumee loamy sands	6.23	4.7%		IIIs	125		4	8	29			53	
OaB	Oakville fine sand, 2 to 6 percent slopes	3.51	2.7%		IVs	72		3	5	25			36	
We	Watseka loamy fine sand	2.30	1.7%		IIIs	105		4	7	27			47	
Weighted Average						2.93	116.3	0.3	4	7.7	39.7	0.1	4.3	39.2

Soils data provided by USDA and NRCS.

ESTIMATED TILLABLE SOILS MAP

TRACTS 3-5



State: **Indiana**
 County: **Jasper**
 Location: **17-28N-6W**
 Township: **Marion**
 Acres: **109.33**
 Date: **8/21/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IN073, Soil Area Version: 23

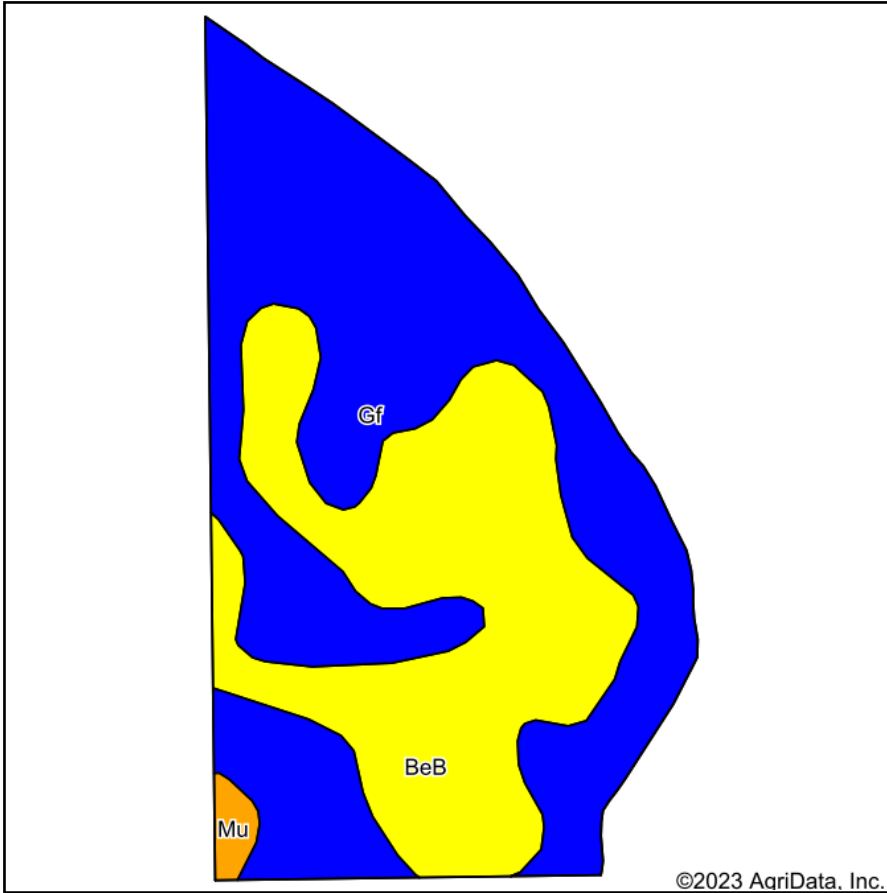
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	56.22	51.4%		IIw	148		5	10	51		48	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	25.37	23.2%		IVs	81		3	5	29		37	
Mu	Morocco loamy sand, 0 to 2 percent slopes	9.42	8.6%		IIIs	102		3	7	36		3	
BeB	Brems loamy sand, 1 to 3 percent slopes	7.27	6.6%		IVs	91	5	3	6	32	2	41	
Wm	Watseka-Maumee loamy sands	5.72	5.2%		IIIs	125		4	8	29		53	
OaB	Oakville fine sand, 2 to 6 percent slopes	3.46	3.2%		IVs	72		3	5	25		36	
We	Watseka loamy fine sand	1.87	1.7%		IIIs	105		4	7	27		47	
Weighted Average						2.82	120.4	0.3	4.1	8	41	0.1	41

Soils data provided by USDA and NRCS.

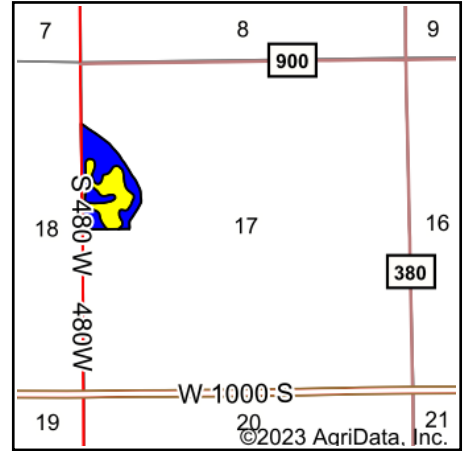
Estimated Tillable Soils are based on field borders in Surety Aerial Maps.

SOILS MAP

TRACT 6



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **17-28N-6W**
 Township: **Marion**
 Acres: **26.27**
 Date: **8/17/2023**



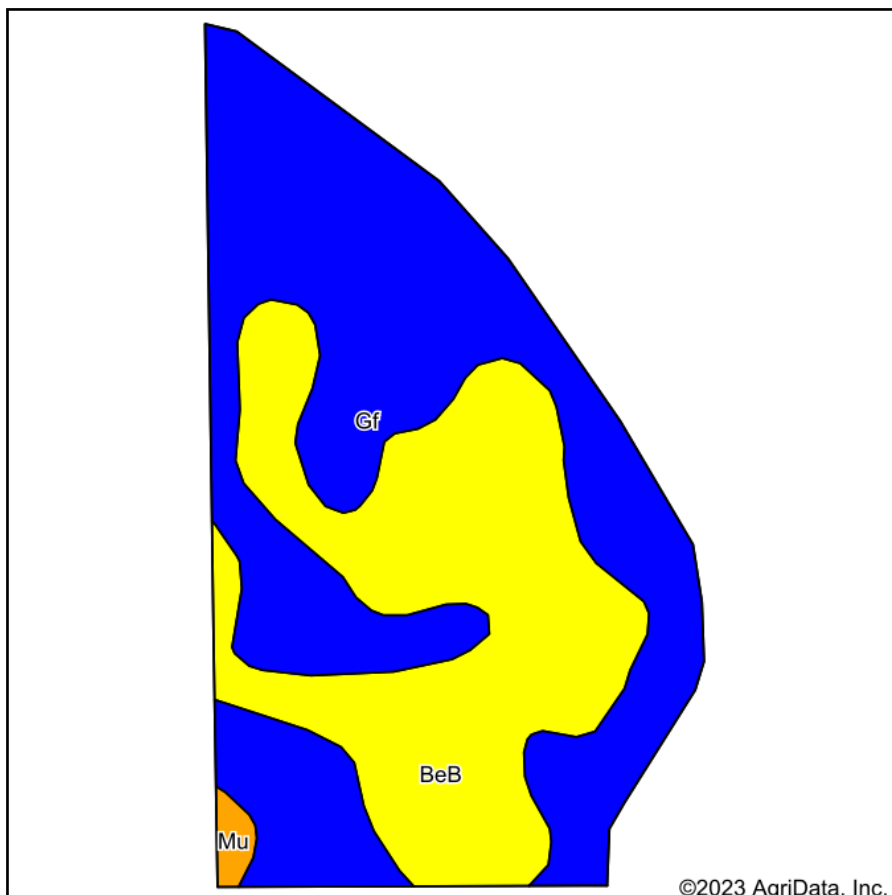
Area Symbol: IN073, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	15.44	58.8%		Ilw	148		5	10	51			48	
BeB	Brems loamy sand, 1 to 3 percent slopes	10.51	40.0%		IVs	91	5	3	6	32	2		41	
Mu	Morocco loamy sand, 0 to 2 percent slopes	0.32	1.2%		IIIs	102		3	7	36		38	3	
Weighted Average						2.81	124.6	2	4.2	8.4	43.2	0.8	0.5	44.7

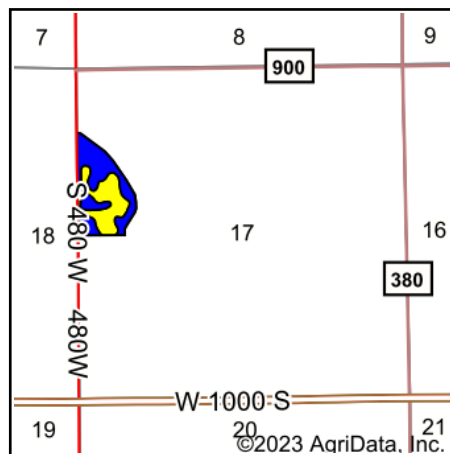
Soils data provided by USDA and NRCS.

ESTIMATED TILLABLE SOILS MAP

TRACT 6



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jasper**
 Location: **17-28N-6W**
 Township: **Marion**
 Acres: **25.19**
 Date: **8/17/2023**



Area Symbol: IN073, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	14.59	57.9%		IIw	148		5	10	51			48	
BeB	Brems loamy sand, 1 to 3 percent slopes	10.36	41.1%		IVs	91	5	3	6	32	2		41	
Mu	Morocco loamy sand, 0 to 2 percent slopes	0.24	1.0%		IIIs	102		3	7	36		38	3	
Weighted Average						2.83	124.1	2.1	4.2	8.3	43	0.8	0.4	44.7

Soils data provided by USDA and NRCS.

Estimated Tillable Soils are based on field borders in Surety Aerial Maps.

The Late Marvin & Mary Lois Luers Farm

SURETY AERIAL MAPS

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

SURETY AERIAL MAP

TRACT 1



©2023 AgriData, Inc.



Map Center: 40° 53' 57.93, -87° 8' 15.23



5-28N-6W
Jasper County
Indiana



Surety Aerial Maps used to estimate tillable soils maps.

Field borders provided by Farm Service Agency as of 5/21/2008.

SURETY AERIAL MAP

TRACT 2



©2023 AgriData, Inc.



Map Center: 40° 53' 37.84, -87° 7' 53.81



8-28N-6W
Jasper County
Indiana



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Surety Aerial Maps used to estimate tillable soils maps.

Field borders provided by Farm Service Agency as of 5/21/2008.

SURETY AERIAL MAP

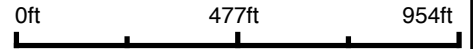
TRACTS 3-6



©2023 AgriData, Inc.



Map Center: 40° 52' 38.35, -87° 8' 1.3



17-28N-6W
Jasper County
Indiana



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Surety Aerial Maps used to estimate tillable soils maps.

Field borders provided by Farm Service Agency as of 5/21/2008.

The Late Marvin & Mary Lois Luers Farm

FSA INFORMATION

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

FSA 156EZ

INDIANA
JASPER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 847
Prepared : 7/31/23 9:01 AM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : KOEBCKE BROTHERS
CRP Contract Number(s) : 11149, 11277
Recon ID : None
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
315.03	285.69	285.69	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	279.25	0.00		6.44	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	166.10	0.00	156	0
Soybeans	111.10	0.00	48	0
TOTAL	277.20	0.00		

NOTES

--

Tract Number : 1324

Description : S17 T28N R6W
FSA Physical Location : INDIANA/JASPER
ANSI Physical Location : INDIANA/JASPER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARLO LEGACY LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.58	134.52	134.52	0.00	0.00	0.00	0.00	0.0

FSA 156EZ

INDIANA
JASPER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 847
Prepared : 7/31/23 9:01 AM CST
Crop Year : 2023

Tract 1324 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	134.52	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	79.30	0.00	156
Soybeans	54.80	0.00	48

TOTAL 134.10 0.00

NOTES

Tract Number : 1333

Description : S8 T28N R6W
FSA Physical Location : INDIANA/JASPER
ANSI Physical Location : INDIANA/JASPER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARLO LEGACY LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.45	151.17	151.17	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	144.73	0.00	6.44	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	86.80	0.00	156
Soybeans	56.30	0.00	48

TOTAL 143.10 0.00

NOTES

FSA 156EZ

INDIANA
JASPER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 847
Prepared : 7/31/23 9:01 AM CST
Crop Year : 2023

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

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

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

FSA MAP

TRACTS 1-2

USDA Farm 847 Tract 1333

Map prepared on: 4/26/2023

Administered by: Jasper County, Indiana

159.45 Tract acres
 151.17 Cropland acres
 6.44 CRP acres

CRP **TRS: 28N6W8**
 CLU **Jasper**



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

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-26 11:32:32



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
2	2.84	N	2	11149	21	26	Y
3	38.95	N	2				Y
6	0.9	N	2	11277	21	29	Y
7	5.51	N	2				Y
8	2.7	N	2	11277	21	29	Y
9	79.13	N	2				Y
11	21.14	N	2				Y

Farm 847 Tract 1333

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.

FSA MAP

TRACTS 3-6

USDA Farm 847 Tract 1324

Map prepared on: 4/26/2023

Administered by: Jasper County, Indiana

155.58 Tract acres
 134.52 Cropland acres
 0 CRP acres

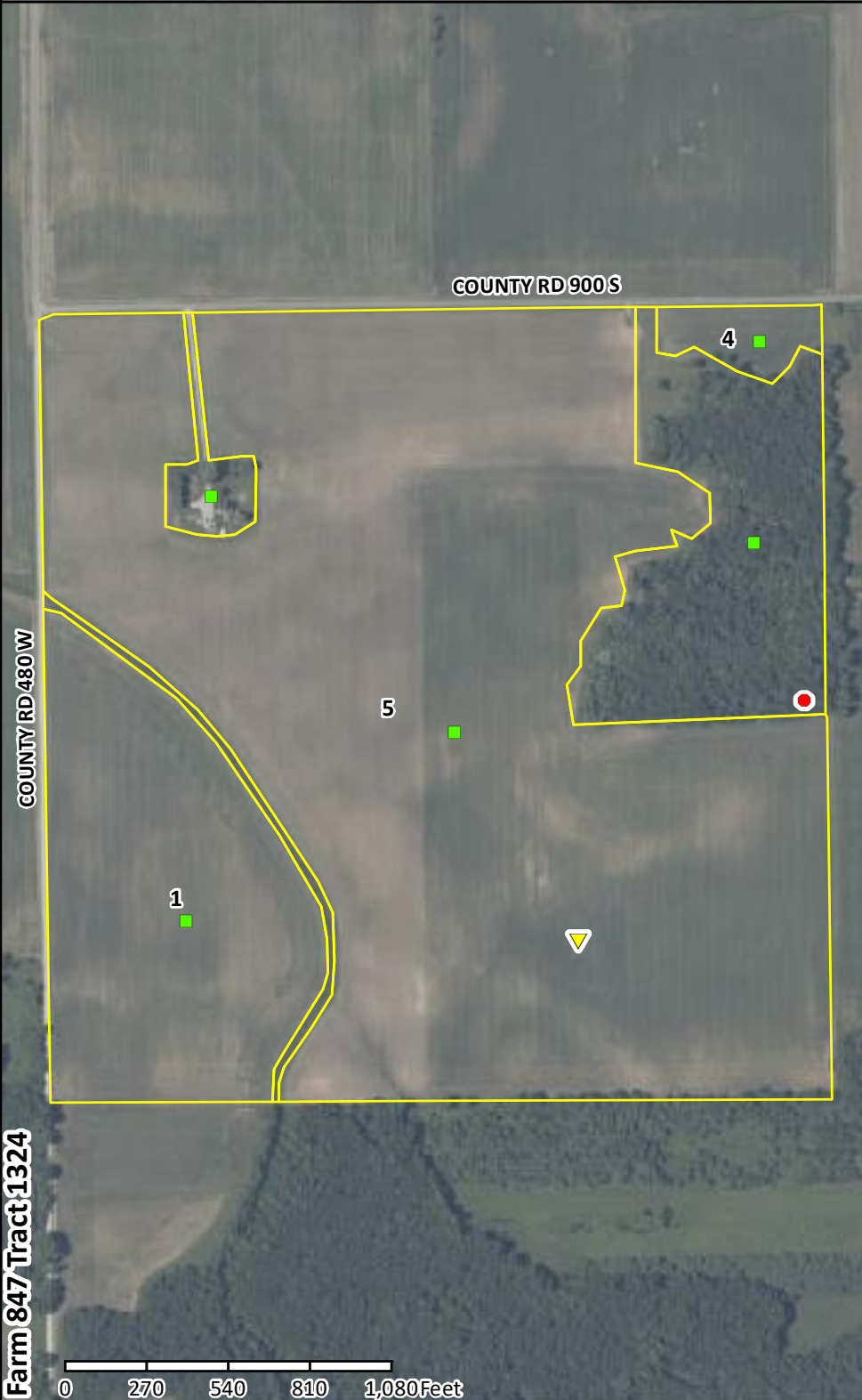
CRP **TRS: 28N6W17**
 CLU **Jasper**



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

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-26 11:32:32

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	25.19	N	2					Y
4	2.34	N	2					Y
5	106.99	N	2					Y



Farm 847 Tract 1324

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.

The Late Marvin & Mary Lois Luers Farm

CRP CONTRACTS

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

CRP CONTRACT

TRACT 2

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 18 073	2. SIGN-UP NUMBER 52
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11277	4. ACRES FOR ENROLLMENT 3.60
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) JASPER COUNTY FARM SERVICE AGENCY 211 E DREXEL PARKWAY RENSSELAER, IN47978-0219		6. TRACT NUMBER 1333	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2019 TO: (MM-DD-YYYY) 09-30-2029
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (219) 866-8554		8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 117.33	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 422.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1333	0006	CP21	0.90	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		1333	0008	CP21	2.70	\$ 0.00

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

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
KOEBCKE BROTHERS [REDACTED]	50.00 %			
MARLO LEGACY LLC 16 SUSAN HALL 718 E THOMPSON ST RENSSELAER, IN47978-3223	50.00 %			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
-------------------------	------------------------------------	----------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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

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

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

CRP CONTRACT

TRACT 2

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 18 073	2. SIGN-UP NUMBER 48
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11149	4. ACRES FOR ENROLLMENT 2.84
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) JASPER COUNTY FARM SERVICE AGENCY 211 E DREXEL PARKWAY RENSSELAER, IN47978-0219		6. TRACT NUMBER 1333	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 05-01-2016 TO: (MM-DD-YYYY) 09-30-2026
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (219) 866-8554		8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 222.76	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 633.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1333	2	CP21	2.84	\$ 148.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
KORBCKE BROTHERS [REDACTED]	50.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
MARLO LEGACY LLC SUSAN HALL 718 E THOMPSON ST RENSSELAER, IN47978-3223	50.00 %			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
	%			
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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

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

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

The Late Marvin & Mary Lois Luers Farm

YIELD INFORMATION

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

YIELD INFORMATION

2023 P 181418490 181418491

AGRI GENERAL INSURANCE COMPANY

APH Information Inquiry

INSURED INFORMATION

MARLO LEGACY LLC
501 REMARD RD
WEST LAFAYETTE, IN 47906-0000
PHONE: [REDACTED]

AGENCY INFORMATION

GUTWEIN & RISNER INS AGENCY INC
PO BOX 9
RENSSELAER, IN 47978-0009
PHONE: [REDACTED] CODE: 7523-10

COMPANY INFORMATION

CENTRAL DIVISION
7800 N SOMMER STREET, SUITE 504
PEORIA, IL 61615-1970

POLICY #	CROP YEAR	DATE
[REDACTED]	2023	08/21/2023
		PAGE
		1 of 1

Yield Number 1.0 Unit 1.0001

Crop/Pr Corn Farm B47

Prac NON IRR (30) County JASPER

Type 656 (0160) County T-Yield 170

Unit Description N LUERS
5 8 28N 6N

Crop Year	Total Production	Acres	Yield/ Yield Descriptor
13	20286	107.6	189 TA L
14	15419	79.0	195 TA L
15	5856	108.6	54 P TA L
16	16341	78.1	209 TA
17	23113	105.6	219 TA
18	17770	79.1	225 TA
19	19446	104.7	186 TA
20	15911	79.0	201 TA
21	23742	105.8	224 TA
22	16703	78.1	214 TA

Interest 0.500 Avg Yld 192 Non-Trend 196.0
OPTIONS TAYA App Yld
Prior Yld 198 App Yld 204

Yield Number 4.0 Unit 1.0001

Crop/Pr Soybeans Farm 847

Prac NFAC-NIRR (530) County JASPER

Type NTS (9970) County T-Yield 51

Unit Description N LUERS
5 8 28N 6N

Crop Year	Total Production	Acres	Yield/ Yield Descriptor
13	2130	40.0	53 TA
14	3649	68.6	53 TA
15	2425	39.0	62 TA L
16	3745	66.7	56 TA
17	2254	39.1	58 TA
18	4334	65.6	66 TA
19	2196	40.0	55 TA
20	3671	65.8	56 TA L
21	2853	39.0	73 TA
22	3677	66.7	55 TA

Interest 0.500 Avg Yld 59 Non-Trend 59.0
OPTIONS TA App Yld
Prior Yld 52 App Yld 61

Yield Number 2.0 Unit 1.0002

Crop/Pr Corn Farm 847

Prac NON IRR (30) County JASPER

Type 656 (0160) County T-Yield 170

Unit Description S LUERS
17 28N 6N

Crop Year	Total Production	Acres	Yield/ Yield Descriptor
13	9591	58.5	164 TA L
14	14697	76.0	193 TA L
15	2354	58.5	40 P TA L
16	13833	76.0	182 TA
17	11471	58.5	196 TA
18	14512	76.0	191 TA
19	7924	56.2	141 TA
20	11145	77.7	143 TA
21	10213	53.8	190 TA
22	15086	78.3	193 TA

Interest 0.500 Avg Yld 163 Non-Trend 169.0
OPTIONS TAYA App Yld
Prior Yld 167 App Yld 178

Yield Number 3.0 Unit 1.0002

Crop/Pr Soybeans Farm 847

Prac NFAC-NIRR (530) County JASPER

Type NTS (9970) County T-Yield 51

Unit Description S LUERS
17 28N 6N

Crop Year	Total Production	Acres	Yield/ Yield Descriptor
13	2466	76.0	32 TA
14	3421	58.5	58 TA
15	2897	76.0	38 TA L
16	2404	58.5	41 TA
17	3365	76.0	44 TA
18	2807	58.5	48 TA
19	2264	76.0	30 TA L
20	2070	56.2	37 TA L
21	3280	78.3	42 TA
22	2220	56.2	40 TA

Interest 0.500 Avg Yld 41 Non-Trend 41.0
OPTIONS TA App Yld
Prior Yld 44 App Yld 44

TRACTS 1-2

TRACTS 3-6

The Late Marvin & Mary Lois Luers Farm

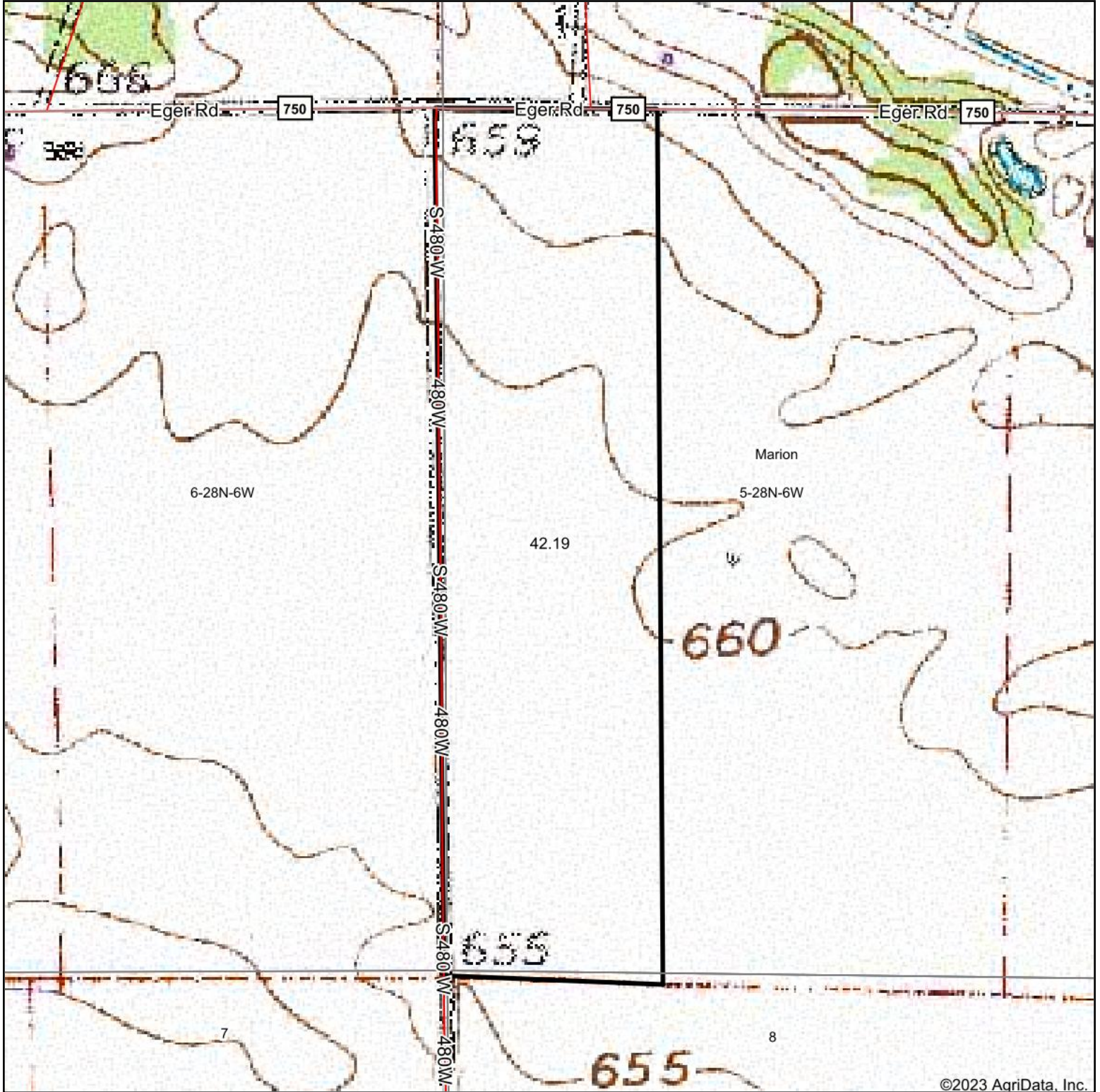
TOPOGRAPHY MAPS

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

TOPOGRAPHY MAP

TRACT 1



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Map Center: 40° 53' 57.93, -87° 8' 15.23



5-28N-6W
Jasper County
Indiana



8/17/2023

Maps Provided By:

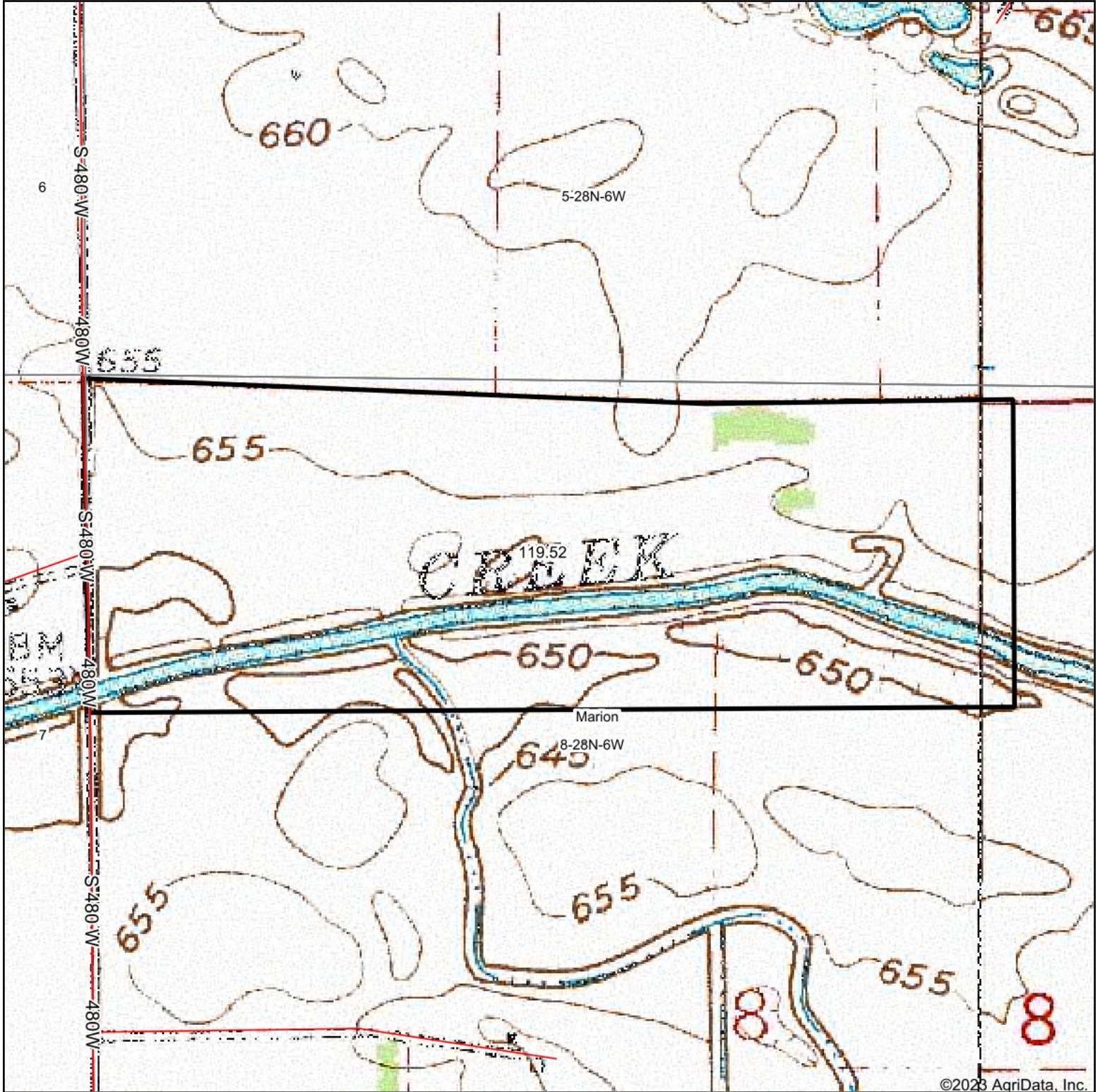


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TOPOGRAPHY MAP

TRACT 2



Map Center: 40° 53' 37.84, -87° 7' 53.81



8-28N-6W
Jasper County
Indiana



8/17/2023

Maps Provided By:

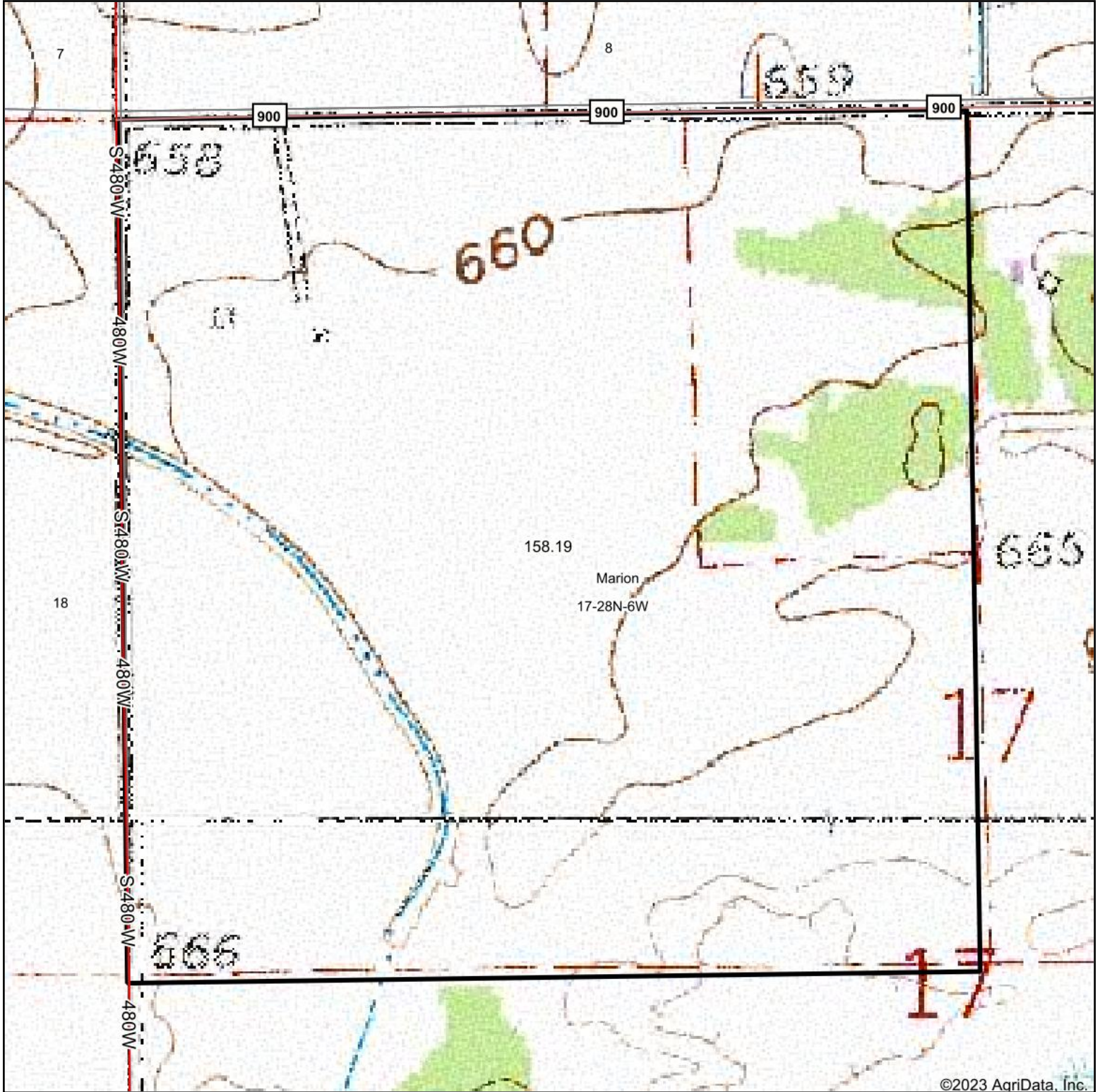


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TOPOGRAPHY MAP

TRACTS 3-6



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Map Center: 40° 52' 38.35, -87° 8' 1.3



17-28N-6W
Jasper County
Indiana



The Late Marvin & Mary Lois Luers Farm

FLOOD ZONE MAPS

6:00pm Eastern • Online Bidding Available

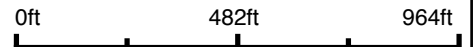
THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

FLOOD ZONE MAP

TRACT 1



Map Center: 40° 53' 57.93, -87° 8' 15.23



5-28N-6W
Jasper County
Indiana



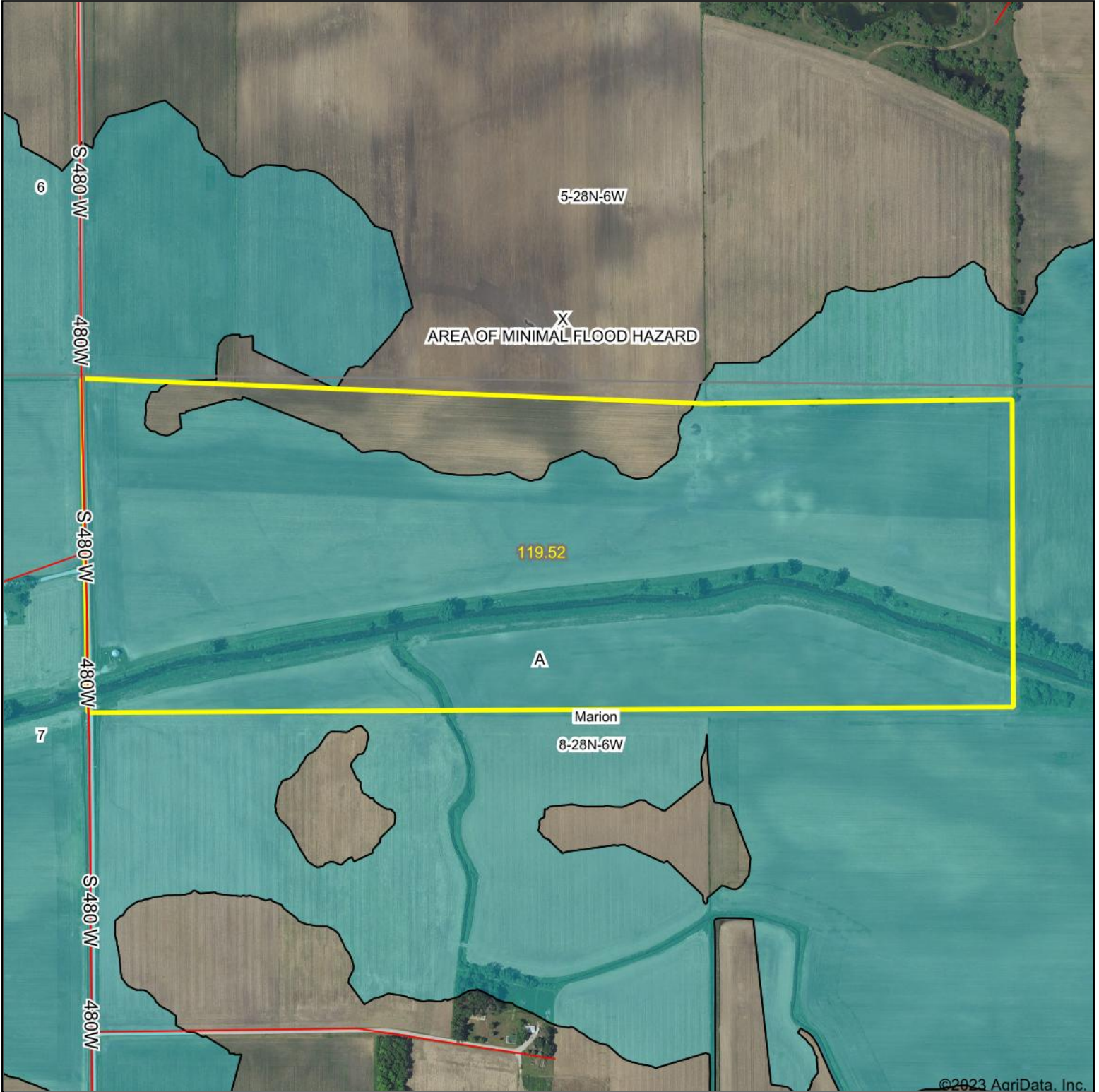
Maps Provided By:

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8/17/2023

FLOOD ZONE MAP

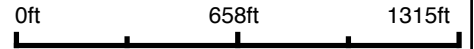
TRACT 2



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Map Center: 40° 53' 37.84, -87° 7' 53.81



8-28N-6W
Jasper County
Indiana



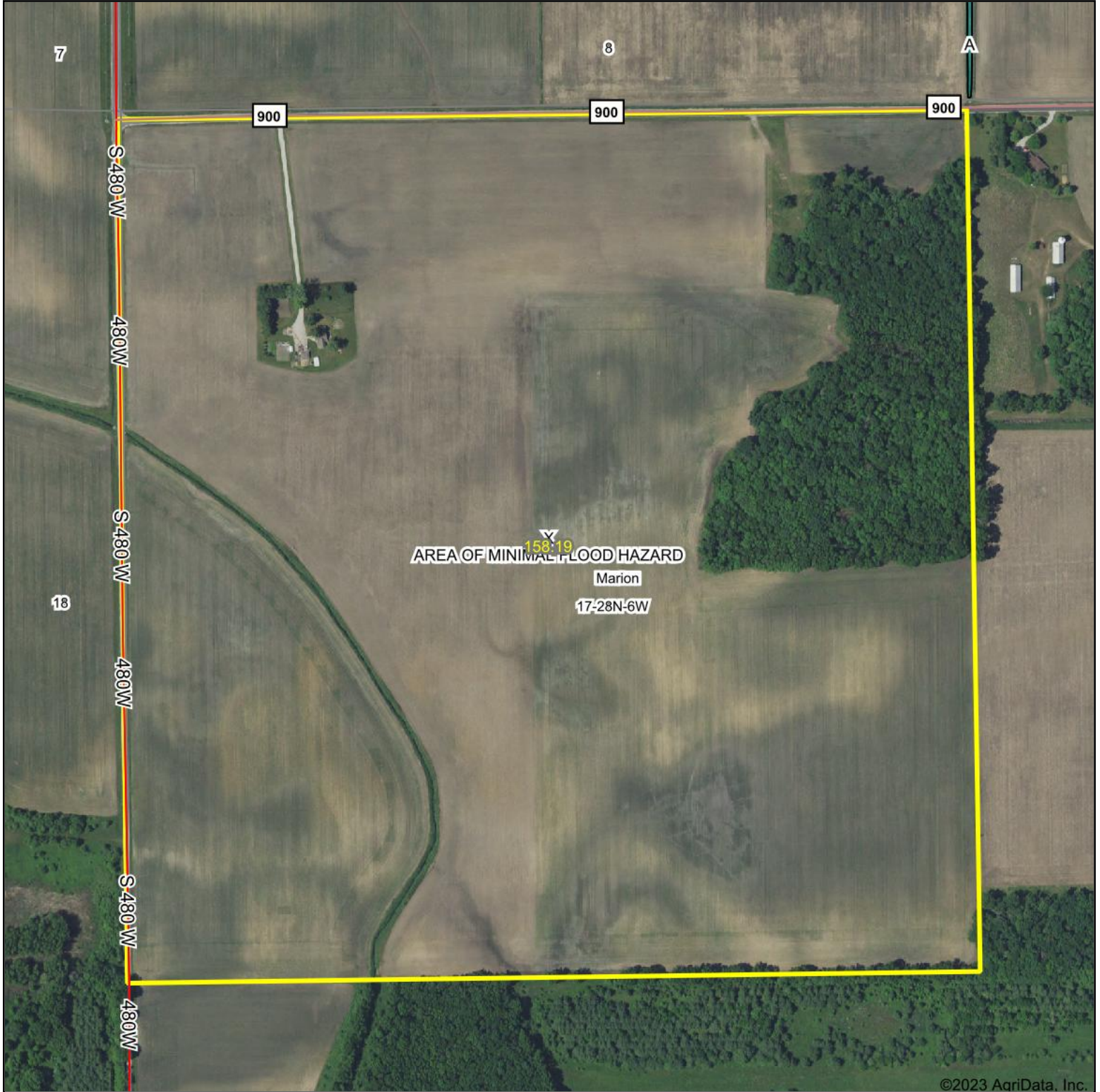
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8/17/2023

Flood related information provided by FEMA

FLOOD ZONE MAP

TRACTS 3-6



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Map Center: 40° 52' 38.35, -87° 8' 1.3



17-28N-6W
Jasper County
Indiana



Maps Provided By:

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8/18/2023

Flood related information provided by FEMA

The Late Marvin & Mary Lois Luers Farm

**PROPERTY
RECORD CARDS**

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

PROPERTY RECORD CARD

TRACT 1

General Information
 Parcel Number
 37-04-05-000-004.000-026
 Local Parcel Number
 00800037900
 Tax ID:

Ownership
 THE MARLO LEGACY LLC
 718 E THOMPSON ST
 RENSSELAER, IN 47978

Transfer of Ownership
 Date Owner
 09/04/2015 THE MARLO LEGACY
 08/01/1996 LUERS, MARVIN E T
 11/28/1979 LUERS, MARVIN E. &
 01/01/1900 FROM LUERS, MARVI

Routing Number
 5-28-6 A5
Property Class 100
 Vacant Land
Year: 2024

Notes

Legal
 W1/2 W1/2 SW 5 28 6. 40A.

Location Information
 County
 Jasper
 Township
 MARION TOWNSHIP
 District 026 (Local 008)
 Marion Township
 School Corp 3815
 RENSSELAER CENTRAL
 Neighborhood 8101-026
 8101-026
 Section/Plat

Location Information
 Location Address (1)
 480 W
 RENSSELAER, IN 47978

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2023	2022	2021	2020	2019
2024	WIP	04/12/2023	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$82,800	\$65,400	\$56,200	\$55,800	\$68,000
2023	AA	04/12/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2022	AA	04/12/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2021	AA	04/12/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2020	AA	04/08/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2019	AA	04/11/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0

Agricultural

Land	Rate	Ext. Value	Res Market % Elig	Value
Land Res (1)	\$1,900	\$2,109	0%	\$18,630
Land Non Res (2)	\$1,900	\$1,938	0%	\$10,470
Land Non Res (3)	\$1,900	\$1,292	0%	\$1,000
Improvement	\$0	\$0	0%	\$130
Imp Res (1)	\$0	\$0	0%	\$0
Imp Non Res (2)	\$0	\$0	0%	\$0
Imp Non Res (3)	\$0	\$0	0%	\$0
Total	\$82,800	\$65,400	0%	\$68,000
Total Res (1)	\$0	\$0	0%	\$0
Total Non Res (2)	\$82,800	\$65,400	0%	\$68,000
Total Non Res (3)	\$0	\$0	0%	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Method ID	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Res Market % Elig	Value
4 A	DC	0	8.8358	\$1,900	\$2,109	\$18,635	0%	\$18,630
4 A	GF	0	5.4023	\$1,900	\$1,938	\$10,470	0%	\$10,470
4 A	MU	0	0.7721	\$1,900	\$1,292	\$998	0%	\$1,000
4 A	OAB	0	0.1314	\$1,900	\$969	\$127	0%	\$130
4 A	PA	0	1.5404	\$1,900	\$2,185	\$3,366	0%	\$3,370
4 A	RE	0	20.2452	\$1,900	\$2,432	\$49,236	0%	\$49,240
82 A	<NONE	0	3.0728	\$1,900	\$1,900	\$5,838	-100%	\$0

Land Computations

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
81 Legal Drain NV	0.00
82 Public Roads NV	3.07
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	36.93
Farmland Value	\$82,840
Measured Acreage	36.93
Avg Farmland Value/Acre	2243
Value of Farmland	\$82,830
Classified Total	\$0
Farm / Classified Value	\$82,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$82,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$82,800

Land Pricing Method ID

Land Pricing Method ID	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Res Market % Elig	Value
4 A	DC	0	8.8358	\$1,900	\$2,109	\$18,635	0%	\$18,630
4 A	GF	0	5.4023	\$1,900	\$1,938	\$10,470	0%	\$10,470
4 A	MU	0	0.7721	\$1,900	\$1,292	\$998	0%	\$1,000
4 A	OAB	0	0.1314	\$1,900	\$969	\$127	0%	\$130
4 A	PA	0	1.5404	\$1,900	\$2,185	\$3,366	0%	\$3,370
4 A	RE	0	20.2452	\$1,900	\$2,432	\$49,236	0%	\$49,240
82 A	<NONE	0	3.0728	\$1,900	\$1,900	\$5,838	-100%	\$0

Characteristics

Topography	Flood Hazard	<input type="checkbox"/>
Level	ERA	<input type="checkbox"/>
Public Utilities	TIF	<input type="checkbox"/>
Streets or Roads	Paved	<input type="checkbox"/>
Neighborhood Life Cycle Stage	Other	<input type="checkbox"/>

Appraiser 10/26/2021 **NEXUS**

Collector

Data Source Aerial

Review Group 2022

Printed Wednesday, August 2, 2023

Collector

Appraiser 10/26/2021 **NEXUS**

PROPERTY RECORD CARD

TRACT 2

37-04-08-000-006.000-026 480 W 199, Other Agricultural Use 8101-026 /8101-026 1/2

General Information		Ownership		Transfer of Ownership		Notes	
Parcel Number	Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
37-04-08-000-006.000-026	09/04/2015	THE MARLO LEGACY LLC	147936	TD	/	\$0	I
Local Parcel Number	08/01/1996	LUERS, MARVIN E T		WD	/	\$0	I
	03/17/1994	LUERS, MARVIN E. &		WD	/	\$0	I
Tax ID:	03/17/1994	PADGITT, ALTON KEI		WD	/	\$0	I
Routing Number	01/01/1900	FROM BROOKS, DEN		WD	/	\$0	I
8-28-6 A8							

Legal

N1/2 NW 6 28 6, 80A
NW NE 8 28 6, 40A

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

Assessment Year	Reason For Change	2023	2022	2021	2020	2019
2024	WIP					
04/12/2023	As Of Date	04/12/2023	04/12/2022	04/12/2021	04/08/2020	04/11/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Land	\$131,400	\$103,800	\$89,200	\$88,500	\$108,000
	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)	\$131,400	\$103,800	\$89,200	\$88,500	\$108,000
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$3,300	\$3,300	\$3,200	\$3,200	\$3,200
	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$3,300	\$3,300	\$3,200	\$3,200	\$3,200
	Total	\$134,700	\$107,100	\$92,400	\$91,700	\$111,200
	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)	\$131,400	\$103,800	\$89,200	\$88,500	\$108,000
	Total Non Res (3)	\$3,300	\$3,300	\$3,200	\$3,200	\$3,200

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type	Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	BEB	0	6.8251	\$1,900	\$1,140	\$7,781	0%	0%	1.0000	\$7,780
4	A	DC	0	12.4863	\$1,900	\$2,109	\$26,334	0%	0%	1.0000	\$26,330
4	A	GF	0	0.4253	\$1,900	\$1,938	\$824	0%	0%	1.0000	\$820
4	A	MU	0	14.4284	\$1,900	\$1,292	\$18,641	0%	0%	1.0000	\$18,640
4	A	OAB	0	3.6912	\$1,900	\$969	\$3,577	0%	0%	1.0000	\$3,580
4	A	PA	0	5.2049	\$1,900	\$2,185	\$11,373	0%	0%	1.0000	\$11,370
4	A	RE	0	9.2692	\$1,900	\$2,432	\$22,543	0%	0%	1.0000	\$22,540
4	A	SO	0	0.0043	\$1,900	\$850	\$64	0%	0%	1.0000	\$00
41	A	PX	0	18.2812	\$1,900	\$1,615	\$29,525	-30%	0%	1.0000	\$20,670
41	A	SO	0	29.6222	\$1,900	\$950	\$28,141	-30%	0%	1.0000	\$19,700
81	A	<NONE	0	18.4168	\$1,900	\$1,900	\$34,992	-100%	0%	1.0000	\$00
82	A	<NONE	0	1.3443	\$1,900	\$1,900	\$2,554	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	120.00
Actual Frontage	120.00
Developer Discount	<input type="checkbox"/>
Parcel Acreage	120.00
81 Legal Drain NV	18.42
82 Public Roads NV	1.34
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	100.24
Farmland Value	\$131,430
Measured Acreage	100.24
Avg Farmland Value/Acre	1311
Value of Farmland	\$131,410
Classified Total	\$0
Farm / Classified Value	\$131,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$131,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$131,400

Characteristics

Flood Hazard

Public Utilities ERA

Streets or Roads Unpaved

Neighborhood Life Cycle Stage TIF

Other

Printed Wednesday, August 2, 2023

Review Group 2022

Data Source External Only Collector

Appraiser 11/24/2021 NEXUS

PROPERTY RECORD CARD

TRACT 2

480 W

THE MARLO LEGACY LLC

37-04-08-000-006.000-026

199, Other Agricultural Use

8101-026 /8101-026

2/2

General Information		Plumbing	
Occupancy	Steel Grain Bin	#	TF
Description	Steel Grain Bin R 01		
Story Height	0		
Style	N/A		
Finished Area			
Make			
Floor Finish			
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish			
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
Exterior Features			
Description	Area	Value	

Cost Ladder			
Floor	Constr	Base	Finish
1			Value
2			Value
3			Value
4			Value
1/4			Value
1/2			Value
3/4			Value
Attic			Value
Bsmt			Value
Crawl			Value
Slab			Value
			Totals

Total Base
Row Type Adj.

- Adjustments**
- Unfin Int (-)
 - Ex Liv Units (+)
 - Rec Room (+)
 - Loft (+)
 - Fireplace (+)
 - No Heating (-)
 - A/C (+)
 - No Elec (-)
 - Plumbing (+ / -)
 - Spec Plumb (+)
 - Elevator (+)

Specialty Plumbing	
Description	Value
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	\$0
Location Multiplier	0.95
Replacement Cost	\$12,545

Sub-Total, One Unit \$0
 Sub-Total, 1 Units \$0
 Exterior Features (+) \$0
 Garages (+) 0 sqft \$0
 Quality and Design Factor (Grade) \$0
 Location Multiplier 0.95
 Replacement Cost \$12,545

Summary of Improvements

Description	Res	Story	Year	Eff	Eff	Co	Base	LCM	Adj	RCN	Size	Norm	Remain.	Abn	PC	Nbhd	Mkrt	Improv
1: Steel Grain Bin R 01	Eligibl	Height	Built	Year	Age	nd	Rate	Rate	Rate	Rate		Dep	Value	Obs	100%	1,000%	0.8600	Value
	0%	1	1978	1978	45	F	0.95	0.95			27' x 15'	70%	\$3,760	0%	100%	1,000%	0.8600	\$3,300

Total all pages \$3,300

Total this page \$3,300

PROPERTY RECORD CARD

TRACTS 3-6

1/4

8101-026 /8101-026

101, Cash Grain/General Farm

4713 W 900 S

THE MARLO LEGACY LLC

37-04-17-000-002.000-026

General Information
 Parcel Number 37-04-17-000-002.000-026
 Local Parcel Number 0080038000
 Tax ID:

Ownership
 THE MARLO LEGACY LLC
 718 E THOMPSON ST
 RENSSELAER, IN 47978

Transfer of Ownership
 Date 09/04/2015
 Owner THE MARLO LEGACY
 Doc ID 147935
 Code TD
 Book/Page /
 Adj Sale Price \$0
 V/I \$0
 08/01/1996 LUERS, MARVIN E T
 WD / \$0
 11/28/1979 LUERS, MARVIN E. &
 WD / \$0
 01/01/1900 FROM LUERS, MARVI
 WD / \$0

Legal
 NW 17 28 6, 180A

Routing Number
 17-28-6 A11
Property Class 101
 Cash Grain/General Farm
Year: 2024

Location Information
 County Jasper
 Township MARION TOWNSHIP
 District 026 (Local 008)
 Marion Township
 School Corp 3815
 RENSSELAER CENTRAL
 Neighborhood 8101-026
 8101-026
 Section/Plat

Assessment Year
 2024 WIP
 Reason For Change 04/12/2023
 As Of Date 04/12/2023
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2023 AA
 Reason For Change 04/12/2023
 As Of Date 04/12/2023
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2022 AA
 Reason For Change 04/12/2022
 As Of Date 04/12/2022
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2019 AA
 Reason For Change 04/11/2019
 As Of Date 04/11/2019
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2024	WIP	04/12/2023	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$228,600	\$24,000	\$204,600	\$0	\$80,200	\$79,000	\$0	\$1,200	\$308,800	\$103,000	\$204,600	\$1,200
2023	AA	04/12/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$185,400	\$24,000	\$161,400	\$0	\$73,600	\$72,400	\$0	\$1,200	\$259,000	\$96,400	\$161,400	\$1,200
2022	AA	04/12/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$162,900	\$24,000	\$138,900	\$0	\$49,500	\$49,400	\$0	\$100	\$212,400	\$73,400	\$138,900	\$100
2021	AA	04/12/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$161,800	\$24,000	\$137,800	\$0	\$47,300	\$47,200	\$0	\$100	\$209,100	\$71,200	\$137,800	\$100
2019	AA	04/11/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$184,900	\$17,000	\$167,900	\$0	\$44,700	\$44,600	\$0	\$100	\$229,600	\$61,600	\$167,900	\$100

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Market Elig %	Value
9 A	0	1.0000	1.00	\$24,000	\$24,000	\$24,000	0%	100%	\$24,000
4 A	0	17.2318	0.60	\$1,900	\$1,140	\$19,644	0%	0%	\$19,640
4 A	0	63.5226	1.02	\$1,900	\$1,938	\$123,107	0%	0%	\$123,110
4 A	0	9.6707	0.68	\$1,900	\$1,292	\$12,495	0%	0%	\$12,490
4 A	0	3.3574	0.51	\$1,900	\$969	\$3,253	0%	0%	\$3,250
4 A	0	24.8847	0.55	\$1,900	\$1,045	\$25,984	0%	0%	\$25,980
4 A	0	1.6101	0.77	\$1,900	\$1,463	\$2,356	0%	0%	\$2,360
4 A	0	5.2653	0.85	\$1,900	\$1,615	\$8,503	0%	0%	\$8,500
5 A	0	0.6013	0.60	\$1,900	\$1,140	\$685	-60%	0%	\$270
5 A	0	1.0482	1.02	\$1,900	\$1,938	\$2,031	-60%	0%	\$810
5 A	0	5.6939	0.68	\$1,900	\$1,292	\$7,357	-60%	0%	\$2,940
5 A	0	11.4055	0.55	\$1,900	\$1,045	\$11,919	-60%	0%	\$4,770
5 A	0	0.3343	0.77	\$1,900	\$1,463	\$489	-60%	0%	\$200
5 A	0	0.2603	0.85	\$1,900	\$1,615	\$420	-60%	0%	\$170
81 A	0	9.5762	1.00	\$1,900	\$1,900	\$18,195	-100%	0%	\$0

Land Computations
 Calculated Acreage 160.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 160.00
 81 Legal Drain NV 9.58
 82 Public Roads NV 4.56
 83 UT Towers NV 0.00
 9 Homesite 1.00
 91/92 Acres 0.00
 Total Acres Farmland 144.86
 Farmland Value \$204,490
 Measured Acreage 144.87
 Avg Farmland Value/Acre \$204,550
 Value of Farmland Classified Total \$0
 Farm / Classified Value \$204,500
 Homesite(s) Value \$24,000
 91/92 Value \$0
 Supp. Page Land Value \$0
 CAP 1 Value \$24,000
 CAP 2 Value \$204,600
 CAP 3 Value \$0
 Total Value \$228,600

Characteristics
 Topography High
 Public Utilities ERA
 Streets or Roads Paved
 Neighborhood Life Cycle Stage Other

Flood Hazard
 Flood Hazard TIF

Review Group 2022
 Printed Wednesday, August 2, 2023

Data Source External Only
Collector

Appraiser 12/08/2021
NEXUS

PROPERTY RECORD CARD

TRACTS 3-6

37-04-17-000-002.000-026 THE MARLO LEGACY LLC 4713 W 900 S 101, Cash Grain/General Farm 8101-026 /8101-026 3/4

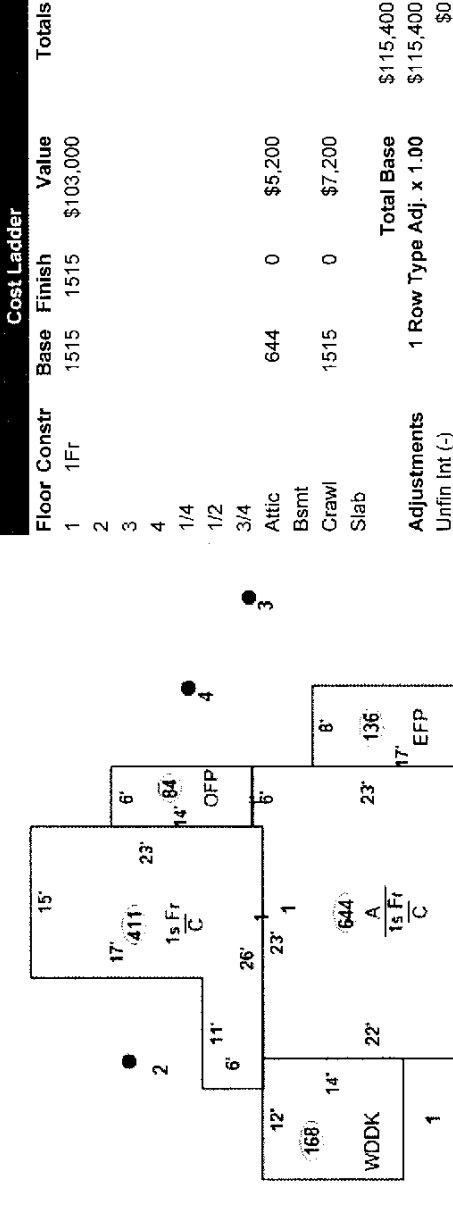
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	1	3
Story Height	1	0	0
Style	36 1 STORY OLDER	1	1
Finished Area	1515 sqft	1	1
Make		0	0
		3	5

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	4
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	7

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing		Exterior Features	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	

Description	Area	Value
Porch, Open Frame	84	\$4,100
Porch, Enclosed Frame	136	\$8,100
Wood Deck	168	\$3,200



Floor Constr	Base	Finish	Value	Totals
1 1Fr	1515	1515	\$103,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	644	0	\$5,200	
Bsmt				
Crawl	1515	0	\$7,200	
Slab				
Adjustments				Total Base
Unfin Int (-)				\$115,400
Ex Liv Units (+)				\$115,400
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+/-)				\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$115,400
Sub-Total, 1 Units				\$15,400
Exterior Features (+)				\$130,800
Garages (+) 0 sqft				\$130,800
Quality and Design Factor (Grade)				0.85
Location Multiplier				0.95
Replacement Cost				\$105,621

Summary of Improvements										
Description	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	Count	Value
1: Single-Family R 01	1980	43	A	\$33.35	0.95	\$25.35	\$105,621	2,159 sqft	1	\$215,900
2: Detached Garage R 01	1950	73	P	\$33.35	0.95	\$25.35	\$12,166	20'x24'	1	\$243,300
3: Utility Shed	2000	23	A	0.95	0.95			8'x12'	1	\$9,000
4: Utility Shed R 01	1900	123	F	0.95	0.95				1	\$900

The Late Marvin & Mary Lois Luers Farm

TAX STATEMENTS

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

TAX STATEMENT

TRACT 1

COUNTY:37-JASPER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-04-05-000-004.000-026	COUNTY PARCEL NUMBER 008-00379-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION W1/2 W1/2 SW 5 28 6, 40A.		



SPRING AMOUNT DUE
BY May 10, 2023 **\$0.00**

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSSELAER, IN 47978

Office Phone:(219) 866-4938 - Pay by Phone: (866) 549-1010 Code 4515593
Pay Online at: <https://certifiedpayments.net/index.aspx?BureauCode=4615593>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSSELAER, IN 47978

813700800379000000000002

COUNTY:37-JASPER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-04-05-000-004.000-026	COUNTY PARCEL NUMBER 008-00379-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION W1/2 W1/2 SW 5 28 6, 40A.		



FALL AMOUNT DUE
BY November 13, 2023 **\$325.24**

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSSELAER, IN 47978

Office Phone:(219) 866-4938 - Pay by Phone: (866) 549-1010 Code 4515593
Pay Online at: <https://certifiedpayments.net/index.aspx?BureauCode=4615593>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSSELAER, IN 47978

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COUNTY:37-JASPER

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 37-04-05-000-004.000-026	COUNTY PARCEL NUMBER 008-00379-00	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION W1/2 W1/2 SW 5 28 6, 40A.		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT:8/2/2023

PROPERTY ADDRESS		
480 W		
PROPERTY TYPE Real Estate	TOWNSHIP 008-MARION	
ACRES 40.00	COUNTY SPECIFIC RATE/CREDIT 27.72/\$180.36	BILL. CODE

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSSELAER, IN 47978

TOTAL DUE FOR 2022 Payable 2023: \$325.24

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$280.24	\$280.24
Delinquent Tax	\$0.00	\$258.50
Delinquent Penalty	\$0.00	\$12.93
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$77.56	\$45.00
Amount Due	\$629.23	\$325.24
Payments Received	(\$629.23)	\$0.00
Balance Due	\$0.00	\$325.24

TAX STATEMENT

TRACT 2

COUNTY:37-JASPER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-04-08-000-006.000-026	COUNTY PARCEL NUMBER 008-00464-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION N1/2 NW 8 28 6, 80A NW NE 8 28 6, 40A		



SPRING AMOUNT DUE
BY May 10, 2023 \$0.00

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSSELAER, IN 47978

Office Phone:(219) 866-4938 - Pay by Phone: (866) 549-1010 Code 4515593
Pay Online at: <https://certifiedpayments.net/index.aspx?BureauCode=461559>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSSELAER, IN 47978

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COUNTY:37-JASPER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-04-08-000-006.000-026	COUNTY PARCEL NUMBER 008-00464-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION N1/2 NW 8 28 6, 80A NW NE 8 28 6, 40A		



FALL AMOUNT DUE
BY November 13, 2023 \$593.93

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSSELAER, IN 47978

Office Phone:(219) 866-4938 - Pay by Phone: (866) 549-1010 Code 4515593
Pay Online at: <https://certifiedpayments.net/index.aspx?BureauCode=461559>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSSELAER, IN 47978

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COUNTY:37-JASPER

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 37-04-08-000-006.000-026	COUNTY PARCEL NUMBER 008-00464-00	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION N1/2 NW 8 28 6, 80A NW NE 8 28 6, 40A		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT:8/2/2023

PROPERTY ADDRESS		
480 W		
PROPERTY TYPE Real Estate	TOWNSHIP 008-MARION	
ACRES 120.00	COUNTY SPECIFIC RATE/CREDIT 27.72/\$295.38	BILL CODE

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSSELAER, IN 47978

TOTAL DUE FOR 2022 Payable 2023: \$593.93

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$458.93	\$458.93
Delinquent Tax	\$0.00	\$425.02
Delinquent Penalty	\$0.00	\$21.25
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$160.56	\$135.00
Amount Due	\$1,065.76	\$593.93
Payments Received	(\$1,065.76)	\$0.00
Balance Due	\$0.00	\$593.93

TAX STATEMENT

TRACTS 3-6

COUNTY:37-JASPER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-04-17-000-002.000-026	COUNTY PARCEL NUMBER 008-00380-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION NW 17 28 6, 160A.		



SPRING AMOUNT DUE
BY May 10, 2023 **\$0.00**

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSELAER, IN 47978

Office Phone:(219) 866-4938 - Pay by Phone: (866) 549-1010 Code 4515593
Pay Online at: <https://certifiedpayments.net/index.aspx?BureauCode=461559>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSELAER, IN 47978

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COUNTY:37-JASPER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-04-17-000-002.000-026	COUNTY PARCEL NUMBER 008-00380-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION NW 17 28 6, 160A.		



FALL AMOUNT DUE
BY November 13, 2023 **\$1,314.67**

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSELAER, IN 47978

Office Phone:(219) 866-4938 - Pay by Phone: (866) 549-1010 Code 4515593
Pay Online at: <https://certifiedpayments.net/index.aspx?BureauCode=4615593>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSELAER, IN 47978

813700800380000001314676

COUNTY:37-JASPER

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 37-04-17-000-002.000-026	COUNTY PARCEL NUMBER 008-00380-00	TAX YEAR 2022 Payable 2023	DUE DATES SPRING - May 10, 2023 FALL - November 13, 2023
TAXING UNIT NAME 008/026 MARION	LEGAL DESCRIPTION NW 17 28 6, 160A.		

DATE OF STATEMENT:8/2/2023

PROPERTY ADDRESS		
4713 W 900 S		
PROPERTY TYPE Real Estate	TOWNSHIP 008-MARION	
ACRES 160.00	COUNTY SPECIFIC RATE/CREDIT 27.72/\$714.32	BILL CODE

THE MARLO LEGACY LLC
718 E THOMPSON ST
RENSELAER, IN 47978

TOTAL DUE FOR 2022 Payable 2023: \$1,314.67

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,109.81	\$1,109.81
Delinquent Tax	\$0.00	\$976.97
Delinquent Penalty	\$0.00	\$48.85
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$23.36
Delinquent OA Penalty	\$0.00	\$1.17
Fees	\$0.00	\$0.00
(County Specific Charge)	\$204.86	\$204.86
Amount Due	\$2,365.02	\$1,314.67
Payments Received	(\$2,365.02)	\$0.00
Balance Due	\$0.00	\$1,314.67

The Late Marvin & Mary Lois Luers Farm

**BUILDING
INFORMATION**

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

BUILDING INFORMATION

TRACT 5

HOUSE

Approximately 1565 SF on main level including entry way

Sizes are approximate

Kitchen – 14' x 11' 6"

Dining Room – 13' 6" x 13'

Living Room – 13' x 13'

Laundry Room – 9' x 9'±, includes walk-in shower, furnace and hot water heater

Bedroom – 10' x 10'

Bedroom – 12' x 10' 6"

Bedroom – 14' x 10' 7" with 2' 8" x 7' offset

Storage/office or small bedroom – 13' x 8' including closet

Bedroom closets have no doors

1 Bathroom with tub/shower

Entry – 16' x 7'

There is a partial crawl space where the well pump is

There is an attic for storage

318 SF back deck

DETACHED GARAGE

20' x 24' concrete floor and electric (*work bench on north wall stays*)

The tenant will be removing the following items and they will not go with the property:

- Boiler building, piping to the house and associated equipment connected to the water heater and furnace.
- Cabinets and shelving on north wall of kitchen
- Refrigerator, stove/oven, dishwasher, washer and dryer
- Shelf in bathroom on opposite wall of tub
- Window air conditioners
- Storage box on concrete wall leading to crawl space
- In the garage – work bench on west wall, parts bin, vice, wood stove and compressor
- Above ground fuel tank
- Two small metal sided buildings

The Late Marvin & Mary Lois Luers Farm

**RESIDENTIAL
REAL ESTATE
DISCLOSURE**

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

RESIDENTIAL R.E. DISCLOSURE

TRACT 5



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R6 / 6-14)

Date (month, day, year)
7/28/23

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)
4713 W 900 S, Rensselaer, IN 47978

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System				✓	Cistern				✓	
Clothes Dryer				✓	Septic Field / Bed				✓	
Clothes Washer				✓	Hot Tub				✓	
Dishwasher				✓	Plumbing				✓	
Disposal				✓	Aerator System				✓	
Freezer				✓	Sump Pump				✓	
Gas Grill				✓	Irrigation Systems				✓	
Hood				✓	Water Heater / Electric				✓	
Microwave Oven				✓	Water Heater / Gas				✓	
Oven				✓	Water Heater / Solar				✓	
Range				✓	Water Purifier				✓	
Refrigerator				✓	Water Softener				✓	
Room Air Conditioner(s)				✓	Well				✓	
Trash Compactor				✓	Septic & Holding Tank/Septic Mound				✓	
TV Antenna / Dish				✓	Geothermal and Heat Pump				✓	
Other:				✓	Other Sewer System (Explain)				✓	
					Swimming Pool & Pool Equipment				✓	
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				✓	
					Are the structures connected to a public sewer system?					✓
					Are there any additions that may require improvements to the sewage disposal system?					✓
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier				✓	Attic Fan				✓	
Burglar Alarm				✓	Central Air Conditioning				✓	
Ceiling Fan(s)				✓	Hot Water Heat				✓	
Garage Door Opener / Controls				✓	Furnace Heat / Gas				✓	
Inside Telephone Wiring and Blocks / Jacks				✓	Furnace Heat / Electric				✓	
Intercom				✓	Solar House-Heating				✓	
Light Fixtures				✓	Woodburning Stove				✓	
Sauna				✓	Fireplace				✓	
Smoke / Fire Alarm(s)				✓	Fireplace Insert				✓	
Switches and Outlets				✓	Air Cleaner				✓	
Vent Fan(s)				✓	Humidifier				✓	
60 / 100 / 200 Amp Service (Circle one)				✓	Propane Tank				✓	
Generator				✓	Other Heating Source				✓	

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Susan M. Nail</i>	Date (mm/dd/yy) 07/28/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<p>The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.</p>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

RESIDENTIAL R.E. DISCLOSURE

TRACT 5

Property address (number and street, city, state, and ZIP code) 4713 W 900 S, Rensselaer, IN 47978			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			✓
Does the roof leak?			✓
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
<p>The farm house has been rented to various tenants for over 50 years. The living heirs have not been in the house.</p>			
4. OTHER DISCLOSURES			
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?			✓
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?	✓	✓	
Is the access to your property via a public road?	✓	✓	
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?			✓
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓
Is there any damage due to wind, flood, termites or rodents?			✓
Have any structures been treated for wood destroying insects?			✓
Are the furnace/woodstove/chimney/flue all in working order?			✓
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>			
Signature of Seller <i>Susan M. Nail</i>	Date (mm/dd/yy) 07/28/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<p>The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.</p>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

The Late Marvin & Mary Lois Luers Farm

**LEAD BASED PAINT
DISCLOSURE**

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

LEAD BASED PAINT DISCLOSURE

TRACT 5

Property address: 4713 W 900 S, Rensselaer, IN 47978

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) *MWH* Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Susan M. Nail</i>	<i>7/28/23</i>		
Seller	Date	Seller	Date
		Purchaser	Date
<i>Mark W. Wiseman</i>	<i>7/29/23</i>		
Agent	Date	Agent	Date

The Late Marvin & Mary Lois Luers Farm

PRELIMINARY TITLE

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

PRELIMINARY TITLE

COMMITMENT SCHEDULE A

Policy or Policies to be issued:

<u>COMMITMENT No.</u>	<u>EFFECTIVE DATE:</u>	<u>ALTA Owner's Policy— (10-17-92)</u>	<u>ALTA Loan Policy (10-17-92)</u>
#17,585	July 28, 2023 @ 4:00 P.M.	\$1,000.00	NA

Proposed Insured — OWNER:

NA

Proposed Insured — LOAN:

NA

The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

The MarLo Legacy LLC

The land referred to in this Commitment is described as follows:

See attached legal descriptions

Chicago Title Insurance Company
Sammons Title Agency, LLC
d/b/a Newton County Title

By 

Authorized Signatory

PRELIMINARY TITLE

Schedule A Continued:

Commitment No.: 17,585

The Land is described as follows:

Tract No. 1: **(#008-00380-00)**

The Northwest Quarter of Section 17, Township 28 North, Range 6 West of the Second Principal Meridian, in Marion Township, Jasper County, Indiana.

Tract No. 2: **(#008-00379-00)**

The West Half of the West Half of the Southwest Quarter of Section 5, Township 28 North, Range 6 West of the Second Principal Meridian, in Marion Township, Jasper County, Indiana.

Tract No. 3: **(#008-00464-00)**

The North Half of the Northwest Quarter, and the Northwest Quarter of the Northeast Quarter of Section 8, Township 28 North, Range 6 West of the Second Principal Meridian, in Marion Township, Jasper County, Indiana.

In Jasper County, Indiana.

--- End of Schedule A ---

PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY 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.

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by any public records.
6. Taxes or special assessments which are not shown as existing liens by the public record.

Special Exceptions:

1. Taxes and Assessments for **Tract No. 1** for the year 2022 in the amount of \$1,314.67 due and payable May 10 and in the amount of \$1,314.67 due November 13, 2023 are assessed in the name of The MarLo Legacy LLC. May installment is Paid. November installment is Unpaid. County Parcel No. 008-00380-00. State Parcel No. 37-04-17-000-002.000-026. Assessed Value: Land \$185,400, Improvements \$73,600, Exemptions \$-0-.
2. Taxes and Assessments for **Tract No. 2** for the year 2022 in the amount of \$357.80 due and payable May 10 and in the amount of \$325.24 due November 13, 2023 are assessed in the name of The MarLo Legacy LLC. May installment is Paid. November installment is Unpaid. County Parcel No. 008-00379-00. State Parcel No. 37-04-05-000-004.000-026. Assessed Value: Land \$65,400, Improvements \$-0-, Exemptions \$-0-.
3. Taxes and Assessments for **Tract No. 3** for the year 2022 in the amount of \$619.49 due and payable May 10 and in the amount of \$593.93 due November 13, 2023 are assessed in the name of The MarLo Legacy LLC. May installment is Paid. November installment is Unpaid. County Parcel No. 008-00464-00. State Parcel No. 37-04-08-000-006.000-026. Assessed Value: Land \$103,800, Improvements \$3,300, Exemptions \$-0-.

PRELIMINARY TITLE

Schedule B Continued:

Commitment No.: 17,585

4. Taxes for 2023 due and payable in 2024 now a lien, not yet due and payable.
5. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the following named LLC: The MarLo Legacy LLC
 - a. A copy of its Articles of Organization, and any amendments
 - b. A copy of its Operating Agreement and Certificate of Existence.
 - c. If less than all members, or manager, will be signing, furnish evidence of authority of those signing. The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
6. Easement for electric transmission line and all rights incident thereto in favor of Jasper County Rural Electric Membership Corporation dated February 16, 1939 and recorded December 11, 1940 in Deed Record 125 page 260. (Note: This pertains to Tract No. 1.)
7. Ditch Construction Agreement and all rights incident thereto by and between Helen Hoover and Mary E. Luers dated October 2, 1967 and recorded March 13, 1968 in Deed Record 165 page 156. (Note: This pertains to Tract No. 2.)
8. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within County Road 480 West along the West side of Tract Nos. 1, 2 and 3.
9. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within County Road 900 South along the North side of Tract No. 1.
10. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within County Road 750 South along the North side of Tract No. 2.
11. Right of way for drainage, flow and maintenance of Meneley Ditch #1983 aka Adams Lat. #4 to Waukarusa, together with an additional 75 foot right of way as provided by IC 36-9-27-33 as to Tract No. 1.
12. Right of way for drainage, flow and maintenance of Denton Ditch #235 -and- Smith Barker Ditch aka Smith Lat. #6, together with an additional 75 foot right of way as provided by IC 36-9-27-33, as to Tract No. 3.
13. Rights of way for drainage tiles, ditches, feeders, laterals and public utilities, if any.
14. Rights of tenants under unrecorded leases.
15. Judgment search for 10 years past has been made vs. The MarLo Legacy LLC, and none found.

The Late Marvin & Mary Lois Luers Farm

PROPERTY PHOTOS

6:00pm Eastern • Online Bidding Available

THURSDAY, SEPTEMBER 14 at 5:00PM CENTRAL

TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACTS 1 & 2



TRACTS 1 & 2



TRACT 2





TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2





TRACTS 3, 4 & 5



TRACT 3





TRACT 3



TRACT 3





TRACT 3



TRACT 3



TRACTS 3 & 4



TRACT 4



TRACTS 4 & 5



TRACTS 4 & 5



TRACTS 4 & 5



TRACT 4



TRACT 4



TRACT 4





TRACT 5



TRACT 5





TRACT 5



TRACT 5



TRACT 6



TRACT 6





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