

Whitley County, Indiana - Near Columbia City, Indiana

7± Miles East of Columbia City
10± Miles West of Fort Wayne/I-69

IMPORTANT LAND AUCTION

126± Acres

Offered in 5 Tracts
or Combinations

Monday, November 27 • 6pm Held at the Whitley County 4-H Community Center



INFORMATION BOOKLET



• Commercial Development Potential • Productive Tillable Farmland • Potential Building Site • Great Location Near US-30 & Rail Connect Business Park • Rail Frontage - Potential Siding Opportunity • Water & Sewer in the Adjacent Business Park

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

DISCLAIMER:

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

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

Owners: Dover Farms LLC



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts & as a total 126± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.

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

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

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

DEED: Seller shall provide Warranty Deed(s).

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

POSSESSION: Possession is at closing subject to harvest of 2023 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ the 2024 taxes due in 2025 & thereafter.

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

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only. AGENCY: Schrader Real Estate & Auction Company,

Inc. & its representatives are exclusive agents of the Seller.

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

SALE MANAGER: Kevin Jordan • 800.451.2709

#AC63001504, #AU10600023

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, NOVEMBER 27, 2023

126± ACRES – COLUMBIA CITY, 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 Monday, November 20, 2023.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
126± Acres • Whitley County, Indiana
Monday, November 27, 2023

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, November 27, 2023 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, November 20, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

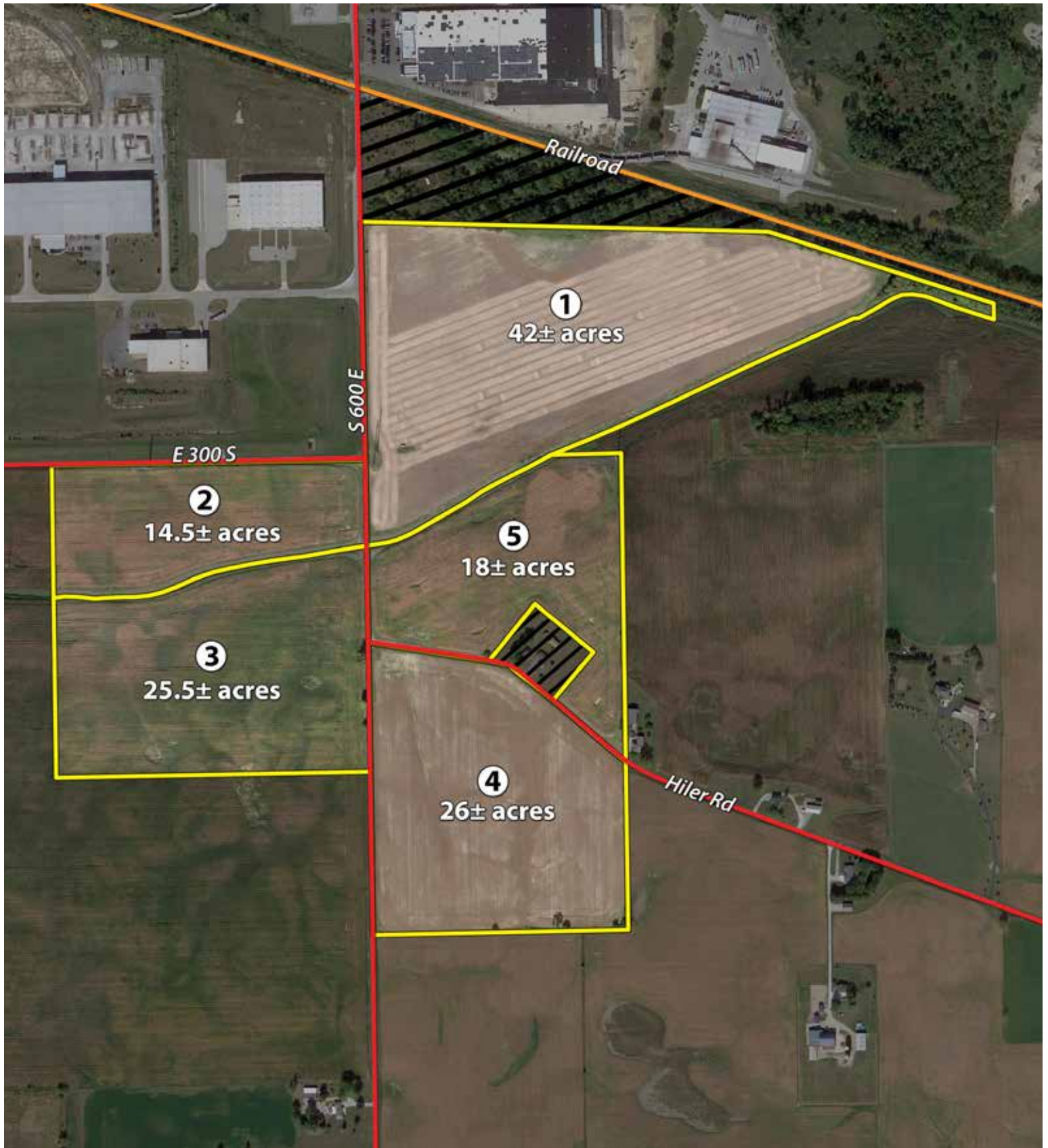
LOCATION & TRACT MAPS



AUCTION LOCATION: Whitley County 4-H Community Center • 680 W Squawbuck Rd, Columbia City, IN 46725

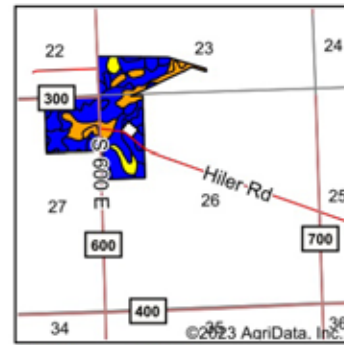
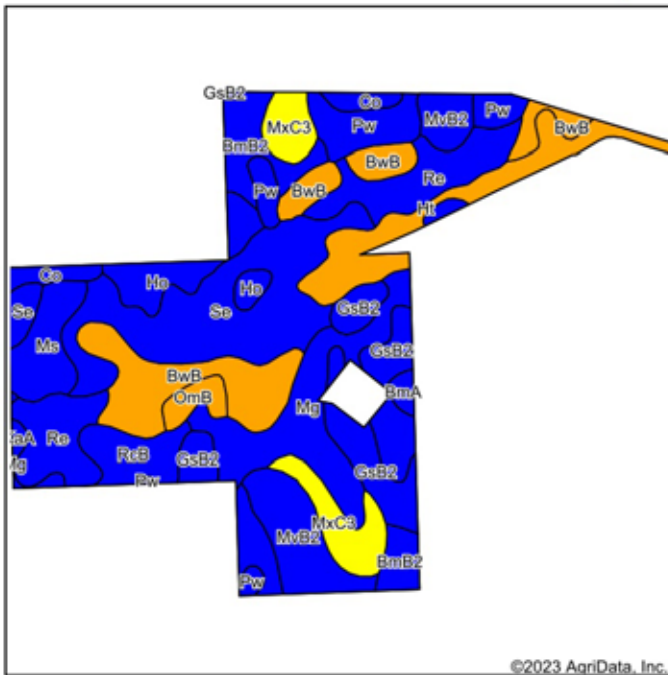
PROPERTY LOCATION: From the intersection US-30 & CR 600 E (between Columbia City & Fort Wayne) travel south on CR 600 E 1/3 mile to the property directly across from Rail Connect Business Park.

LOCATION & TRACT MAPS



MAPS

SURETY SOILS MAP



State: **Indiana**
 County: **Whitley**
 Location: **26-31N-10E**
 Township: **Union**
 Acres: **126.5**
 Date: **10/3/2023**

SCHRADER
 Real Estate and Auction Company, Inc.

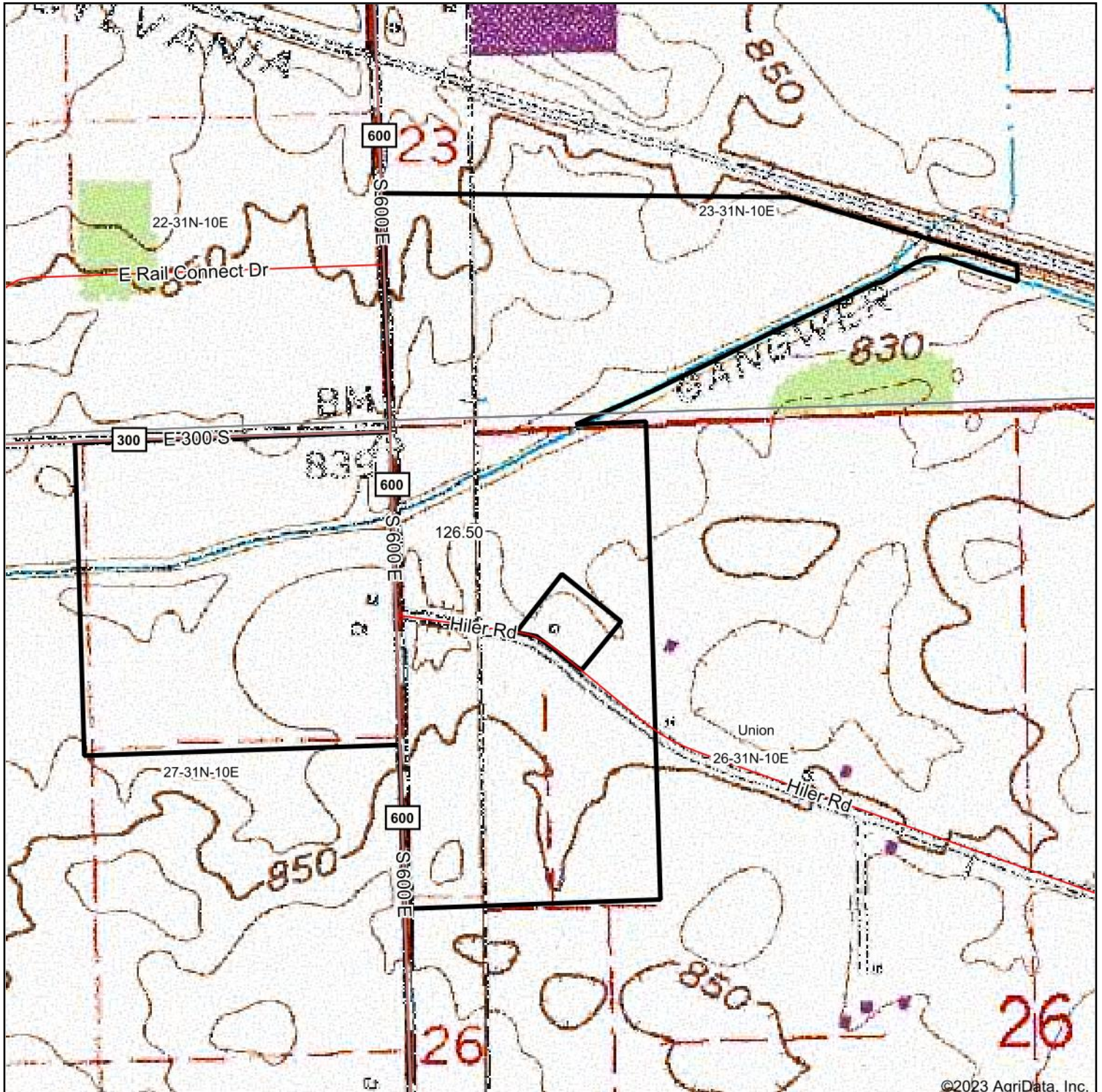


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Se	Sebewa loam, disintegration moraine, 0 to 1 percent slopes	20.06	15.9%		Ilw			133		4				9	37	65
BwB	Boyer sandy loam, 1 to 6 percent slopes	14.17	11.2%		Ills	Ile	4	98	15	3		62	6	34	51	
Mg	Merrill loam	13.03	10.3%		Ilw			170	23	6			11	49	68	
Re	Rensselaer loam, 0 to 1 percent slopes	12.01	9.5%		Ilw			167		6			11	49	68	
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	9.20	7.3%		Ile		5	128	18	4	8	78		41	56	
Ht	Houghton muck, drained	8.64	6.8%		Illw			159		5			11	42	64	
MvB2	Morley loam, 3 to 6 percent slopes, eroded	8.53	6.7%		Ile			119	17	4			8	42	53	
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	8.17	6.5%		Ile			137	17	5			9	50	54	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	6.94	5.5%		Ilw			157		5	11			47	64	
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	6.62	5.2%		Ive			105	15	4	7			37	47	
Ho	Homer loam	5.13	4.1%		Ilw			99	17	4			6	32	45	
Ms	Milford silty clay loam, 0 to 2 percent slopes	4.69	3.7%		Ilw			154		5			11	43	62	
RcB	Rawson sandy loam, 2 to 6 percent slopes	4.22	3.3%		Ile			126	18	5			8	44	57	
Co	Coesse silty clay loam	2.31	1.8%		Ilw			150	22	5			10	44	60	
OmB	Ormas loamy fine sand, 0 to 4 percent slopes	1.70	1.3%		Ille			99	14	3			6	32	45	
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	0.71	0.6%		Ilw			142	17	5			9	52	56	
KaA	Kalamazoo sandy loam, 0 to 2 percent slopes	0.37	0.3%		Ils			117	16	4			8	41	59	
Weighted Average					2.30	-	0.8	135.7	10.4	4.6	1.6	12.6	7.4	41.8	59.2	

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

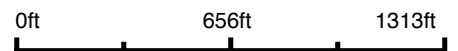
TOPOGRAPHY MAP



©2023 AgriData, Inc.



Map Center: 41° 7' 1.58, -85° 22' 25.97



26-31N-10E
Whitley County
Indiana



10/3/2023



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Part of Tract 1

UNION AG & RURAL 1/2

S 600 E 100, Vacant Land

Beck, Vincent N Jr

Ownership

General Information

10/22/2019 RA20: No change per reassessment
 1/1/1900 RA16: Reassessment 2016 no changes per reassessment

Owner: Beck, Vincent N Jr
 Date: 12/31/2003
 Doc ID: 2003120796
 Code: WD
 Book/Page: 98/10/244
 Adj Sale Price: \$0
 VI: \$0

Beck, Vincent N Jr
 Beck, Kay L Trustees of the Beck Famil C/O Ann Dover
 267 Bowie Dr
 LOS OSOS, CA 93402

Transfer of Ownership

Parcel Number: 92-05-23-000-301.000-012
 Local Parcel Number: 080-020-00001572
 Tax ID:
 Routing Number: 21
 Property Class: 100
 Vacant Land

Notes

Notes

Notes

Notes

Notes

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	2019
2023	WIP	02/26/2023	Indiana Cost Mod	1.0000		\$59,300	\$46,800	\$40,300	\$39,900
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
Total						\$59,300	\$46,800	\$40,300	\$39,900
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0

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)
\$59,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,300	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Land Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
4	A	MYB2	0	3.2690	0.77	\$1,900	\$4,783	0%	0%	1.0000	\$4,780
4	A	GSB2	0	0.0370	0.77	\$1,900	\$54	0%	0%	1.0000	\$50
4	A	BMB2	0	4.6650	0.85	\$1,900	\$7,534	0%	0%	1.0000	\$7,530
4	A	MXC3	0	2.6450	0.60	\$1,900	\$3,015	0%	0%	1.0000	\$3,020
4	A	PW	0	4.6680	1.11	\$1,900	\$9,845	0%	0%	1.0000	\$9,840
4	A	CO	0	1.3960	1.06	\$1,900	\$2,812	0%	0%	1.0000	\$2,810
4	A	BWB	0	4.4440	0.64	\$1,900	\$5,404	0%	0%	1.0000	\$5,400
4	A	HT	0	2.3880	1.11	\$1,900	\$5,036	0%	0%	1.0000	\$5,040
4	A	RE	0	5.2440	1.28	\$1,900	\$12,753	0%	0%	1.0000	\$12,750
4	A	HO	0	1.3590	0.85	\$1,900	\$2,195	0%	0%	1.0000	\$2,190
4	A	SE	0	3.0120	1.02	\$1,900	\$5,837	0%	0%	1.0000	\$5,840
81	A	BMB2	0	4.1440	0.85	\$1,900	\$6,693	-100%	0%	1.0000	\$0
82	A	BMB2	0	0.7290	0.85	\$1,900	\$1,177	-100%	0%	1.0000	\$0

Land Data (Standard Depth: Res 120', Cl 120', Base Lot: Res 0' X 0', Cl 0' X 0')	Actual Frontage	Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm / Classified Value	Homesite(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
	38.00		38.00	4.14	0.73	0.00	0.00	0.00	33.13	\$59,250	33.13	1789	\$59,260	\$0	\$59,300	\$0	\$0	\$0	\$0	\$0	\$0	\$59,300

Characteristics	Flood Hazard	Public Utilities	Streets or Roads	Paved	Neighborhood Life Cycle Stage
	<input type="checkbox"/>	ERA <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Static

Land Computations

Land Computations

Land Computations

Land Computations

Land Computations

Appraiser: 05/18/2022 JP

Appraiser: 05/18/2022 JP

Appraiser: 05/18/2022 JP

Appraiser: 05/18/2022 JP

Appraiser: 05/18/2022 JP

Data Source: Aerial
 Collector: 05/18/2022 JP
 Review Group: 2023

Printed: Wednesday, April 26, 2023

COUNTY TAX INFORMATION

Part of Tract 1 & Tracts 4 & 5

UNION AG & RURAL 1/2

General Information		Ownership		S 600 E		100, Vacant Land		UNION AG & RURAL	
Parcel Number	92-05-26-000-401.000-012	Owner	Beck, Vincent N Jr	Date	12/31/2003	Doc ID	2003120796	Code	WD
Local Parcel Number	080-020-00001571	Beck, Vincent N Jr	Beck, Vincent N Jr	Beck, Vincent N Jr	02/02/2000	Beck, Vincent N Jr	2003120796	Adj Sale Price	\$0
Tax ID:		Legal	W50A NW4 EX. 71A EX 1.29A S26 T31 R10 48A	Final Decree	10/14/1998	Final Decree	10/13/1989	VI	\$0
Routing Number	21	Notes		Final Decree	10/10/1991	Final Decree	01/01/1900		
Property Class	100			Final Decree	01/01/1900	Final Decree			
Year: 2023									

Location Information	
County	Whitley
Township	UNION TOWNSHIP
District 012 (Local 080)	UNION TOWNSHIP
School Corp 8665	WHITLEY COUNTY CONSOLIDAT
Neighborhood 921210-012	UNION AG & RURAL
Section/Plat	26
Location Address (1)	S 600 E
	Columbia City, IN 46725

Valuation Records (Work In Progress values are not certified values and are subject to change)	
Assessment Year	2023
Reason For Change	AA
As Of Date	04/10/2023
Valuation Method	Indiana Cost Mod
Equalization Factor	1.0000
Notice Required	<input type="checkbox"/>
Land	\$73,000
Land Res (1)	\$0
Land Non Res (2)	\$73,000
Land Non Res (3)	\$0
Improvement	\$0
Imp Res (1)	\$0
Imp Non Res (2)	\$0
Imp Non Res (3)	\$0
Total	\$73,000
Total Res (1)	\$0
Total Non Res (2)	\$73,000
Total Non Res (3)	\$0

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')	
Land Pricing Soil Method ID	4 A SE
Act Front.	0
Size Factor	1.02
Rate	\$1,900
Adj. Rate	\$1,938
Ext. Value	\$8,828
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$8,830
Land Type	4 A HT
Act Front.	0
Size Factor	1.11
Rate	\$1,900
Adj. Rate	\$2,109
Ext. Value	\$2,556
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$2,560
Land Type	4 A HO
Act Front.	0
Size Factor	0.85
Rate	\$1,900
Adj. Rate	\$1,615
Ext. Value	\$1,365
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$1,360
Land Type	4 A MG
Act Front.	0
Size Factor	1.15
Rate	\$1,900
Adj. Rate	\$2,185
Ext. Value	\$24,317
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$24,320
Land Type	4 A GSB2
Act Front.	0
Size Factor	0.77
Rate	\$1,900
Adj. Rate	\$1,463
Ext. Value	\$11,929
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$11,930
Land Type	4 A BWB
Act Front.	0
Size Factor	0.64
Rate	\$1,900
Adj. Rate	\$1,216
Ext. Value	\$4,065
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$4,070
Land Type	4 A BMA
Act Front.	0
Size Factor	0.89
Rate	\$1,900
Adj. Rate	\$1,691
Ext. Value	\$1,429
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$1,430
Land Type	4 A MXC3
Act Front.	0
Size Factor	0.60
Rate	\$1,900
Adj. Rate	\$1,140
Ext. Value	\$3,124
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$3,120
Land Type	4 A GTB3
Act Front.	0
Size Factor	0.68
Rate	\$1,900
Adj. Rate	\$1,292
Ext. Value	\$332
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$330
Land Type	4 A BMB2
Act Front.	0
Size Factor	0.85
Rate	\$1,900
Adj. Rate	\$1,615
Ext. Value	\$6,051
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$6,050
Land Type	4 A MBV2
Act Front.	0
Size Factor	0.77
Rate	\$1,900
Adj. Rate	\$1,463
Ext. Value	\$8,007
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$8,010
Land Type	4 A PW
Act Front.	0
Size Factor	1.11
Rate	\$1,900
Adj. Rate	\$2,109
Ext. Value	\$1,008
Infli. % Elig	0%
Res Market Factor	1.0000
Value	\$1,010
Land Type	81 A BMB2
Act Front.	0
Size Factor	0.85
Rate	\$1,900
Adj. Rate	\$1,615
Ext. Value	\$4,554
Infli. % Elig	-100%
Res Market Factor	1.0000
Value	\$0
Land Type	82 A BT
Act Front.	0
Size Factor	0.50
Rate	\$1,900
Adj. Rate	\$950
Ext. Value	\$2,282
Infli. % Elig	-100%
Res Market Factor	1.0000
Value	\$0

Land Computations	
Calculated Acreage	48.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	48.00
81 Legal Drain NV	2.82
82 Public Roads NV	2.40
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	42.78
Farmland Value	\$73,020
Measured Acreage	42.78
Avg Farmland Value/Acre	1707
Value of Farmland	\$73,020
Classified Total	\$0
Farm / Classified Value	\$73,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$73,000
CAP 3 Value	\$0
Total Value	\$73,000

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

Appraiser	
Appraiser	05/18/2022 JP
Collector	05/18/2022 JP
Data Source	Aerial
Review Group	2023

Printed	
Printed	Wednesday, April 26, 2023

COUNTY TAX INFORMATION

Tracts 2 & 3

UNION AG & RURAL 1/2

Notes
 5/18/2022 RAZ3: REVIEWED (4/22 OR 5/22) NO CHANGE - JDP
 4/30/2020 21p22: F-135 filed 4-30-20: removed structures
 10/22/2019 RA20: No change per reassessment

3144 S 600 E

Transfer of Ownership
Doc ID Code **Book/Page** **Adj Sale Price** **VII**
 2003120796 WD / \$0
 9810228 WD / \$0
 8910206 WD / \$0
 8910206 WD / \$0

3144 S 600 E

Ownership
Date **Owner**
 12/31/2003 Beck, Vincent N Jr
 10/14/1998 BECK KAY LOUISE
 10/10/1991 FINAL DECREE
 10/13/1989 FINAL DECREE
 01/01/1900 REM JACOB

Beck, Vincent N Jr

Legal
 N2 E2 NE4 S27 T31 R10 40A

92-05-27-000-102.000-012

General Information
Parcel Number
 92-05-27-000-102.000-012
Local Parcel Number
 080-020-00001570
Tax ID:

Routing Number
1

Property Class 100
 Vacant Land

Year: 2023

Location Information

County Whitley
Township UNION TOWNSHIP
District 012 (Local 080)
 UNION TOWNSHIP
School Corp 8665
 WHITLEY COUNTY CONSOLIDAT
Neighborhood 921210-012
 UNION AG & RURAL

Section/Plat
27

Location Address (1)
 3144 S 600 E
 Columbia City, IN 46725

Zoning

Subdivision

Lot

Market Model

Characteristics

Flood Hazard
 Level
Public Utilities
 ERA
 Gas, Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed Wednesday, April 26, 2023
Review Group 2023



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

	2023	2023	2022	2021	2020	2019
Assessment Year	WIP	AA	AA	AA	AA	AA
Reason For Change	02/26/2023	04/10/2023	04/07/2022	04/14/2021	01/01/2020	06/27/2019
As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Valuation Method	1,0000	1,0000	1,0000	1,0000	1,0000	1,0000
Equalization Factor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notice Required						
Land	\$62,400	\$62,400	\$49,300	\$42,400	\$58,700	\$67,600
Land Res (1)	\$0	\$0	\$0	\$0	\$18,000	\$18,000
Land Non Res (2)	\$62,400	\$62,400	\$49,300	\$42,400	\$40,700	\$49,600
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$62,200	\$57,800
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$62,400	\$62,400	\$49,300	\$42,400	\$120,900	\$125,400
Total Res (1)	\$0	\$0	\$0	\$0	\$80,200	\$75,800
Total Non Res (2)	\$62,400	\$62,400	\$49,300	\$42,400	\$40,700	\$49,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Elig	Res Factor	Market Value
4	A	CO	0	2.359	1.06	\$1,900	\$2,014	\$4,751	0%	0%	1.0000	\$4,750
4	A	HO	0	3.4890	0.85	\$1,900	\$1,615	\$5,635	0%	0%	1.0000	\$5,630
4	A	SE	0	6.7130	1.02	\$1,900	\$1,938	\$13,010	0%	0%	1.0000	\$13,010
4	A	MS	0	3.3060	1.15	\$1,900	\$2,185	\$7,224	0%	0%	1.0000	\$7,220
4	A	BWB	0	4.169	0.64	\$1,900	\$1,216	\$5,070	0%	0%	1.0000	\$5,070
4	A	RE	0	5.2890	1.28	\$1,900	\$2,432	\$12,863	0%	0%	1.0000	\$12,860
4	A	OMB	0	0.9550	0.60	\$1,900	\$1,140	\$1,089	0%	0%	1.0000	\$1,090
4	A	MG	0	1.2490	1.15	\$1,900	\$2,185	\$2,729	0%	0%	1.0000	\$2,730
4	A	AAA	0	0.6610	0.72	\$1,900	\$1,368	\$904	0%	0%	1.0000	\$900
4	A	RCB	0	4.0040	0.94	\$1,900	\$1,786	\$7,151	0%	0%	1.0000	\$7,150
4	A	GSB2	0	1.0650	0.77	\$1,900	\$1,463	\$1,558	0%	0%	1.0000	\$1,560
4	A	PW	0	0.0730	1.11	\$1,900	\$2,109	\$154	0%	0%	1.0000	\$150
71	A	BWB	0	0.3670	0.64	\$1,900	\$1,216	\$446	-40%	0%	1.0000	\$270
71	A	OMB	0	0.0730	0.60	\$1,900	\$1,140	\$83	-40%	0%	1.0000	\$50
81	A	AE	0	4.4790	0.85	\$1,900	\$1,615	\$7,234	-100%	0%	1.0000	\$0

Land Computations
 Calculated Acreage 40.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 40.00
 81 Legal Drain NV 4.48
 82 Public Roads NV 1.75
 83 UT Towers NV 0.00
 9 Homesite 0.00
 91/92 Acres 0.00
 Total Acres Farmland 33.77
 Farmland Value \$62,440
 Measured Acreage 33.77
 Avg Farmland Value/Acre 1849
 Value of Farmland \$62,440
 Classified Total \$0
 Farm / Classified Value \$62,400
 Homesite(s) Value \$0
 91/92 Value \$0
 Supp. Page Land Value \$0
 CAP 1 Value \$62,400
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value \$62,400

Appraiser 05/18/2022 JP

Collector 05/18/2022 JP

Data Source Aerial

COUNTY TAX INFORMATION

Tracts 2 & 3

92-05-27-000-102.000-012 Beck, Vincent N Jr 3144 S 600 E Supplemental Land Page UNION AG & RURAL /9 2/2

Land Data (Standard Depth: Res 120', Cl 120'		Base Lot: Res 0' X 0', Cl 0' X 0'		Ext. Infi.		Res Market				
Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Value	% Elig	% Factor	Value
82	A	AE	0	1,7490	0.85	\$1,900	\$1,615	-100%	0%	\$00

FSA INFORMATION

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8049

Prepared : 10/30/23 2:01 PM CST

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : 18-183-2024-33
Transferred From : None
ARCPLC G//F Eligibility : Elig ble

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
121.55	119.73	119.73	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	119.73	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	24.60	0.00	48	
Corn	42.70	0.00	107	
Soybeans	46.50	0.00	32	
TOTAL	113.80	0.00		

NOTES

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Tract Number : 13824

Description : L7/T31N R10E/SEC26&27/Union Twp/Whitley Co
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DOVER FARMS LLC
Other Producers : None
Recon ID : 18-183-2024-32

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
121.55	119.73	119.73	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8049
Prepared : 10/30/23 2:01 PM CST
Crop Year : 2024

Tract 13824 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	119.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	24.60	0.00	48
Corn	42.70	0.00	107
Soybeans	46.50	0.00	32
TOTAL	113.80	0.00	

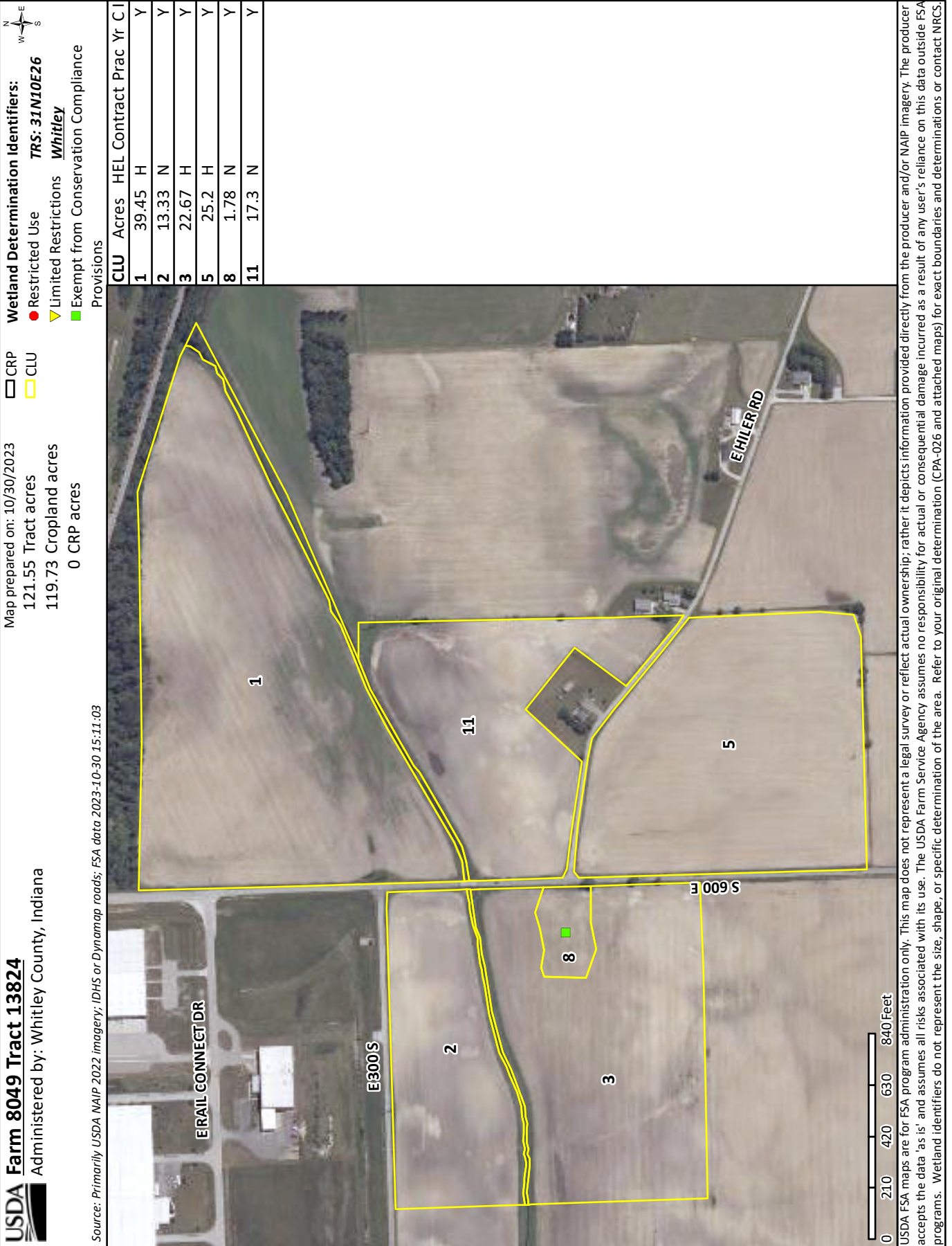
NOTES

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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.

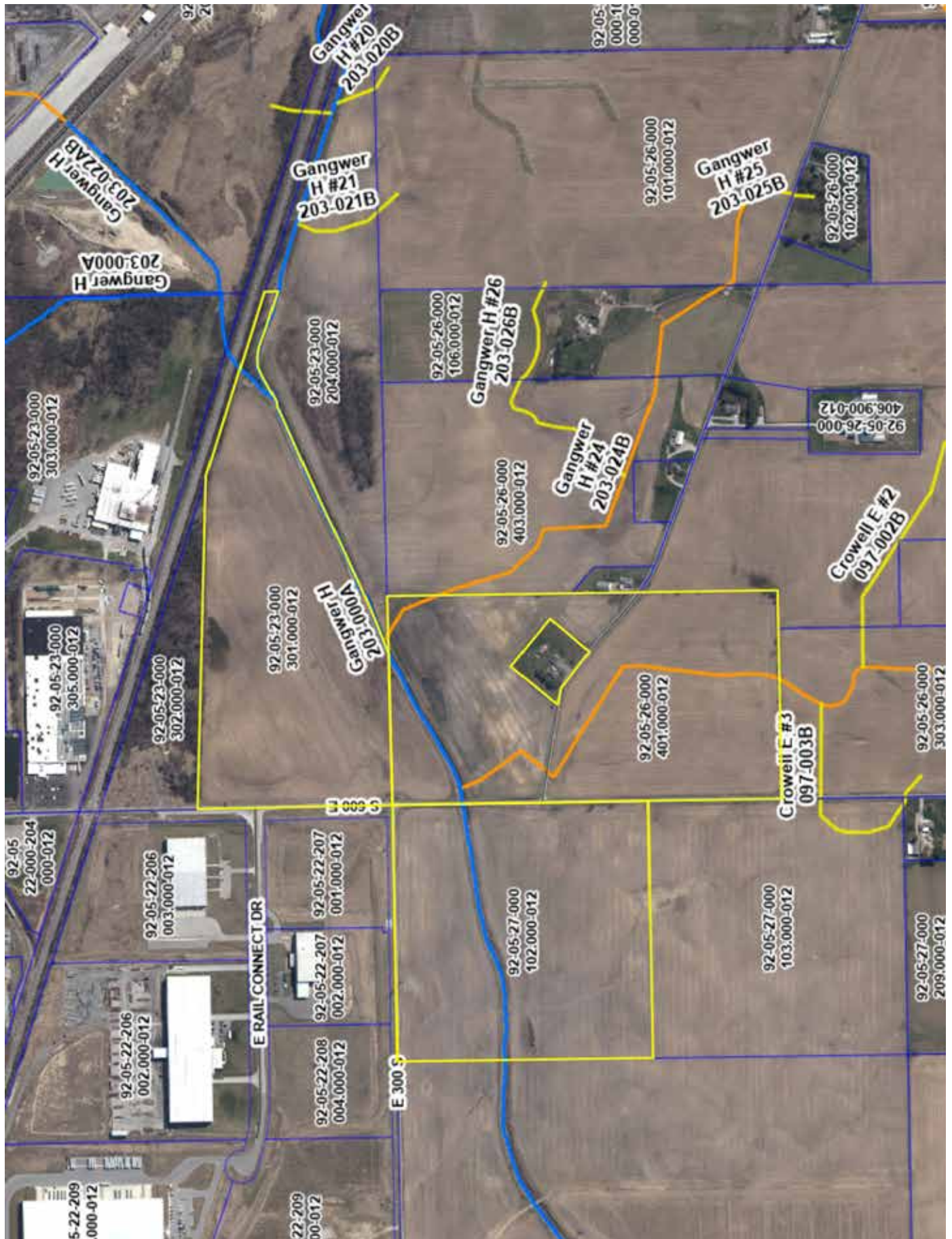
FSA INFORMATION



COUNTY DRAINAGE MAP

COUNTY DRAINAGE MAP

Downloaded From the Whitley County Beacon GIS Website



COUNTY ZONING & UTILITIES MAP

COUNTY ZONING & UTILITIES MAP

Provided by Whitley County Planning Office



PRELIMINARY TITLE

PRELIMINARY TITLE



First American

Schedule A

ALTA Commitment for Title Insurance

Issued by

Metropolitan Title of Indiana, LLC

as issuing Agent for First American Title Insurance Company

File No: 4054-237187

Transaction Identification Data for reference only:

Issuing Agent: Metropolitan Title of Indiana, LLC

Issuing Office: 9604 Coldwater Road, Fort Wayne, IN
46825

Commitment No.: 4054-237187

Issuing Office File No.: 4054-237187

Property Address: 92-05-23-000-301.000-012 (38± ac.), 92-05-
26-000-401.000-012 (48± ac.), 92-05-27-000-102.000-012 (40±
ac.), Whitley County, IN

Revision:

Printed Date: 10/25/2023

SCHEDULE A

1. Commitment Date: October 06, 2023 8:00 AM
2. Policy to be issued:
 - (A) ALTA Owner's Policy (6-17-06)
Proposed Insured: To Be Determined
Proposed Policy Amount: \$500.00
 - (B) ALTA Loan Policy (6-17-06)
Proposed Insured: TBD - Lender and each successor and/or assign that is defined as an
Insured in the Conditions.
Proposed Policy Amount: \$500.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Dover Farms LLC, an Indiana limited liability company

5. The Land is described as follows:

See Schedule C attached hereto and made a part hereof



Issued By: Metropolitan Title of Indiana, LLC
For questions regarding this commitment contact;
(877)269-7670 or fax to (877)270-0534
9604 Coldwater Road
Fort Wayne, IN 46825

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC, as issuing Agent for First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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PRELIMINARY TITLE


INSURANCE FRAUD WARNING by First American Title Insurance Company: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

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PRELIMINARY TITLE

 <p>Schedule BI & BII</p>	<p>ALTA Commitment for Title Insurance</p> <p>Issued by Metropolitan Title of Indiana, LLC as issuing Agent for First American Title Insurance Company</p> <p>File No: 4054-237187</p>
---	---

Commitment No.: 4054-237187

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 interest to the insured, or both, must be properly authorized, executed, acknowledged, proved by a subscribing witness before a notarial officer pursuant to IC 32-21-2-3(a) effective July 1, 2020, and recorded in the Public Records.
5. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
6. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
7. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
8. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
9. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
10. By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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PRELIMINARY TITLE



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

Issued by

Metropolitan Title of Indiana, LLC

as issuing Agent for First American Title Insurance Company

File No: 4054-237187

11. Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
12. Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
13. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.

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PRELIMINARY TITLE



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

Issued by

Metropolitan Title of Indiana, LLC

as issuing Agent for First American Title Insurance Company

File No: 4054-237187

Commitment No.: 4054-237187

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. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Record but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.

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PRELIMINARY TITLE

7. Real estate taxes assessed for the year 2022 are due in two installments payable May 10, 2023 and November 10, 2023:

Parcel No.: 92-05-23-000-301.000-012 (38 Acres)
May Installment of \$326.08 shows paid
November Installment of \$326.08 shows paid

Tax Year: Current Year 2022 due 2023

Land: \$46,800.00
Improvements: \$0
Homeowners Exemption: \$0
Mortgage Exemption: \$0
Supplemental Homestead: \$0
Other Exemption: \$0

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2023 due in May and November, 2024.

8. Real estate taxes assessed for the year 2022 are due in two installments payable May 10, 2023 and November 10, 2023:

Parcel No.: 92-05-26-000-401.000-012 (48 Acres)
May Installment of \$402.02 shows paid
November Installment of \$402.02 shows paid

Tax Year: Current Year 2022 due 2023

Land: \$57,700.00
Improvements: \$0
Homeowners Exemption: \$0
Mortgage Exemption: \$0
Supplemental Homestead: \$0
Other Exemption: \$0

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2023 due in May and November, 2024.

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PRELIMINARY TITLE

9. Real estate taxes assessed for the year 2022 are due in two installments payable May 10, 2023 and November 10, 2023:

Parcel No.: 92-05-27-000-102.000-012 (40 Acres)

May Installment of \$343.50 shows paid

November Installment of \$343.50 shows paid

Tax Year: Current Year 2022 due 2023

Land: \$49,300.00

Improvements: \$0

Homeowners Exemption: \$0

Mortgage Exemption: \$0

Supplemental Homestead: \$0

Other Exemption: \$0

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2023 due in May and November, 2024.

10. Solid Waste Assessment for the year 2023 (Parcel 92-05-27-000-102.000-012) to be paid with the real estate taxes May installment of \$53.00 shows paid; November Installment of \$0.
11. Submit certificate of good standing for Dover Farms LLC, an Indiana limited liability company to METROPOLITAN TITLE OF INDIANA, LLC.
12. Submit to the Company the Operating Agreement, including any amendments thereto, of Dover Farms LLC, an Indiana limited liability company, and the Certificate from the appropriate office in its state of domicile evidencing proper filing of the Articles of Organization.

The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.

13. If the Articles of Organization do not appoint a Manager, we require a resolution signed by all members approving the execution of the Limited Liability Company Warranty Deed or Mortgage and appointing an individual to sign the Limited Liability Company Warranty Deed or Mortgage.
14. Easement for anchors, cables and connections granted to Whitley County Rural Electric Membership Corporation as recorded September 20, 1937 in Miscellaneous Record "T", page 31. (Affects 40 Acres)
15. Easement for anchors, cables and connections granted to Whitley County Rural Electric Membership Corporation as recorded September 20, 1937 in Miscellaneous Record "T", page 32. (Affects 48 Acres)

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16. Easement for power lines granted to Whitley County Rural Electric Membership Corporation as recorded July 23, 1968 in Deed Record 116, page 174. (Affects 48 Acres)
17. Survey of Power Line Easements recorded March 08, 1999 in 99-3-194.
18. Easement for power lines granted to Wabash Valley Power Association as recorded March 17, 1999 in 99-3-409. (Affects 48 Acres)
19. Easement for power lines granted to Wabash Valley Power Association as recorded March 17, 1999 in 99-3-410. (Affects 38 Acres)
20. Easement for power lines granted to Wabash Valley Power Association as recorded March 17, 1999 in 99-3-411. (Affects 40 Acres)
21. Easement for utilities granted to Whitley Department of Redevelopment as recorded January 14, 2011 in 2011010253.
22. Rights of tenants, if any, under any unrecorded leases including to crops.
23. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.
24. Rights of the public and adjoining owners to the unobstructed flow of the waters of Gangwer Ditch.
25. Right of Way for drainage, flow and maintenance of gangwer Ditch as set forth in IC 36-9-27-33.
26. We do not insure title to any portion of said premises that consists of artificial accretions, avulsions or fill.
27. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
28. Notwithstanding any reference to the acreage or quantity of land described on Schedule C, nothing contained herein insures the quantity of land contained within the boundaries of the land described in Schedule C.
29. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

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PRELIMINARY TITLE

 <p>Schedule C</p>	<p>ALTA Commitment for Title Insurance</p> <p>Issued by Metropolitan Title of Indiana, LLC as issuing Agent for First American Title Insurance Company</p> <p>File No: 4054-237187</p>
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Commitment No.: 4054-237187

The land referred to in this Commitment, situated in the County of Whitley, State of Indiana, is described as follows:

The Northeast Quarter of the Northeast Quarter of Section 27, Township 31 North, Range 10 East, containing 40 acres.

Also, a tract of land in the northwest corner of the Northwest Quarter of Section 26, Township 31 North, Range 10 East, more particularly described as follows: Commencing at the Northwest corner of said Section, running thence North 89 degrees 20 minutes East along the North line of said Section for a distance of 16.35 chains to a post; thence South parallel to the West line of said Section, 30.50 chains to an iron post; thence Southwesterly 16.35 chains to the West line of said Section; thence North along the West line of said Section, 30.47 chains to the place of beginning, containing 49.84 acres of land, EXCEPT the following tract: Commencing at the northwest corner of Section 26, Township 31 North, Range 10 East; thence due South along the West line of the said Section, 770.0 feet to the center line of Hiler Road; thence South 80 degrees 45 minutes East along the said center line 606.0 feet to the point of beginning; thence North 42 degrees 00 minutes East, 222.5 feet; thence South 44 degrees 16 minutes East, 133.2 feet; thence South 35 degrees 32 minutes west, 207.0 feet to the center of said road; thence North 51 degrees 00 minutes West along the center line of said road; 156.5 feet to the point of beginning, containing 0.71 acres, more or less, and subject to all legal highways.

ALSO: All thence part of the Southwest Quarter of Section 23, Township 31 North, Range 10 East, of the Second Principal Meridian, which lies South of the right-of-way of Pittsburg, Fort Wayne, Chicago Railroad Company and more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 23, Township and Range aforesaid, and running thence East on the South line of said Southwest Quarter, 40.32 chains to the southeast corner of said Southwest Quarter; thence North on the East line of said Southwest Quarter, 9.05 chains to the South line of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad Company; thence North 71 degrees West along the South line of said railroad right-of-way, 42.64 chains to the West line of said Southwest Quarter; thence South on said West line 23 chains to the Southwest corner of said quarter and the place of beginning, containing 62 acres, more or less, EXCEPT: Commencing at the southeast corner of the Southwest Quarter of Section 23, Township 31 North, Range 10 East, thence North on the East line of said Southwest Quarter to the point where the East line intersects the Gangwer Ditch; thence Northwest and Southwest along the center of said Gangwer Ditch to a point where said Gangwar Ditch intersects with the South line of said Southwest Quarter; thence East along the South line of said Southwest Quarter to the Southeast corner thereof, containing approximately 14 acres, more or less, containing in all 48 acres, more or less. EXCEPT ALSO: Commencing at a point where the south line of the right-of-way of the Pittsburg, Fort Wayne and Chicago Railroad Company intersects the west line of the Southwest Quarter of Section 23, Township 31 North, Range 10 East of the Second Principal Meridian, running thence south on the west section line a distance of 513 feet; thence east parallel with the south line of said quarter section a distance of approximately 1700 feet to the south line of the right-of-way of said railroad; thence north 71 degrees west along the south line of said railroad right-of-way to the place of beginning, containing 10 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING:

Part of the Northwest Quarter of Section 26, Township 31 North, Range 10 East, Whitley County, Indiana, more

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PRELIMINARY TITLE

particularly described as follows, to-wit:

Commencing at an iron pin found at the Northwest corner of said Northwest Quarter; thence South 00 degrees 00 minutes West (recorded South), on and along the West line of said Northwest Quarter, a distance of 770.0 feet to a P. K. nail at the point of intersection with the centerline of Hiler Road; thence South 79 degrees 48 minutes East (recorded South 80 degrees 45 minutes East), on and along said centerline, a distance of 507.7 feet to a P. K. nail at the true point of beginning; thence continuing South 79 degrees 48 minutes East, on and along said centerline, a distance of 87.0 feet to a P. K. nail at the most Westerly corner of a certain 0.71 acre tract of land, as recorded in Deed Record 120, page 413, in the records of Whitley County, Indiana; thence North 42 degrees 17 minutes East (recorded North 42 degrees 00 minutes East), on and along the Northwesterly line of said 0.71 acre tract of land, a distance of 222.5 feet to a rail iron post found at the most Northerly corner of said 0.71 acre tract of land; thence South 44 degrees 20 minutes 15 seconds East (recorded South 44 degrees 16 minutes East), on and along the Northeasterly line of said 0.71 acre tract of land, a distance of 133.2 feet to the most Easterly corner of said 0.71 acre tract of land; thence South 35 degrees 49 minutes 45 seconds West (recorded South 35 degrees 32 minutes West) on and along the Southeasterly line of said 0.71 acre tract of land, a distance of 207.0 feet to a P. K. nail at the most southerly corner of said 0.71 acre tract of land, said P. K. nail being on the centerline of said Hiler Road; thence South 48 degrees 51 minutes 10 seconds East, on and along said centerline, a distance of 86.6 feet to a P. K. nail; thence North 41 degrees 08 minutes 50 seconds East, a distance of 266.4 feet to an iron pin; thence North 48 degrees 51 minutes 10 seconds West, a distance of 317.6 feet to an iron pin; thence South 41 degrees 08 minutes 50 seconds West, a distance of 317.0 feet to the true point of beginning, containing 1.290 acres of land more or less., subject to legal right-of-way for Hiler Road, subject to all legal drain easements and all other easements of record.

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PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



Great Road Frontage



52 Tract 2

PHOTOS



Tracts 1 & 5





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