

# Important Indiana LAND AUCTION

EAST CENTRAL INDIANA • WAYNE COUNTY  
Near Cambridge City and Greens Fork, IN

# 495<sup>±</sup>

acres  
Offered in  
11 Tracts

- Investment Quality Soils (460<sup>±</sup> FSA Cropland Acres)
- Located between Cambridge City and Greens Fork, IN
- 2024 Crop Rights to the Buyer(s)
- Well drained soils with systematic drainage
- Potential Building Site and wooded Recreational tract
- Ranch Style home with buildings
- 1031 Exchange Opportunity

TRACTS 6-10

## TUESDAY, NOVEMBER 28<sup>th</sup> • 11:00 AM



Auction held at the Wayne County Fairgrounds,  
KUHLMAN CENTER, 861 N. Salisbury Rd.,  
Richmond, IN 47374

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



## DISCLAIMER:

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

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

## OWNER: The Joyce E. Walther Revocable Living Trust

Dated October 8, 2020

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

Andrew M. Walther:  
AU19400167  
Schrader Real Estate and  
Auction Company, Inc. AC63001504



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

## TERMS AND CONDITIONS

**PROCEDURES:** The property will be offered in 11 individual tracts, any combination of tracts, or as a total 495± 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.

**DOWNPAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; 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:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

**DEED:** Sellers shall provide Trustee's Deed.

**CLOSING:** The targeted closing will occur on or after January 26th 2024, but on or before February 29th 2024. The balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** Seller to pay 2022 taxes payable in 2023 prior to closing. NOTE: Buyer(s) will be responsible for all 2023 taxes, payable in 2024.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

**FSA INFORMATION:** See Agent.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

# BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP**
- **SOIL INFORMATION (Soils, Topo Contours Maps)**
- **FSA INFORMATION**
- **PRELIMINARY TITLE**
- **PHOTOS**

**For Information Call Auction Manager: Andy Walther, 765-969-0401**



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, NOVEMBER 28, 2023**

**495± ACRES – CAMBRIDGE 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, November 21, 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**  
**495± Acres • Wayne County, Indiana**  
**Tuesday, November 28, 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 Tuesday, November 28, 2023 at 11:00 AM (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](mailto:auctions@schraderauction.com)

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, November 21, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

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

\_\_\_\_\_  
Date

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

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

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

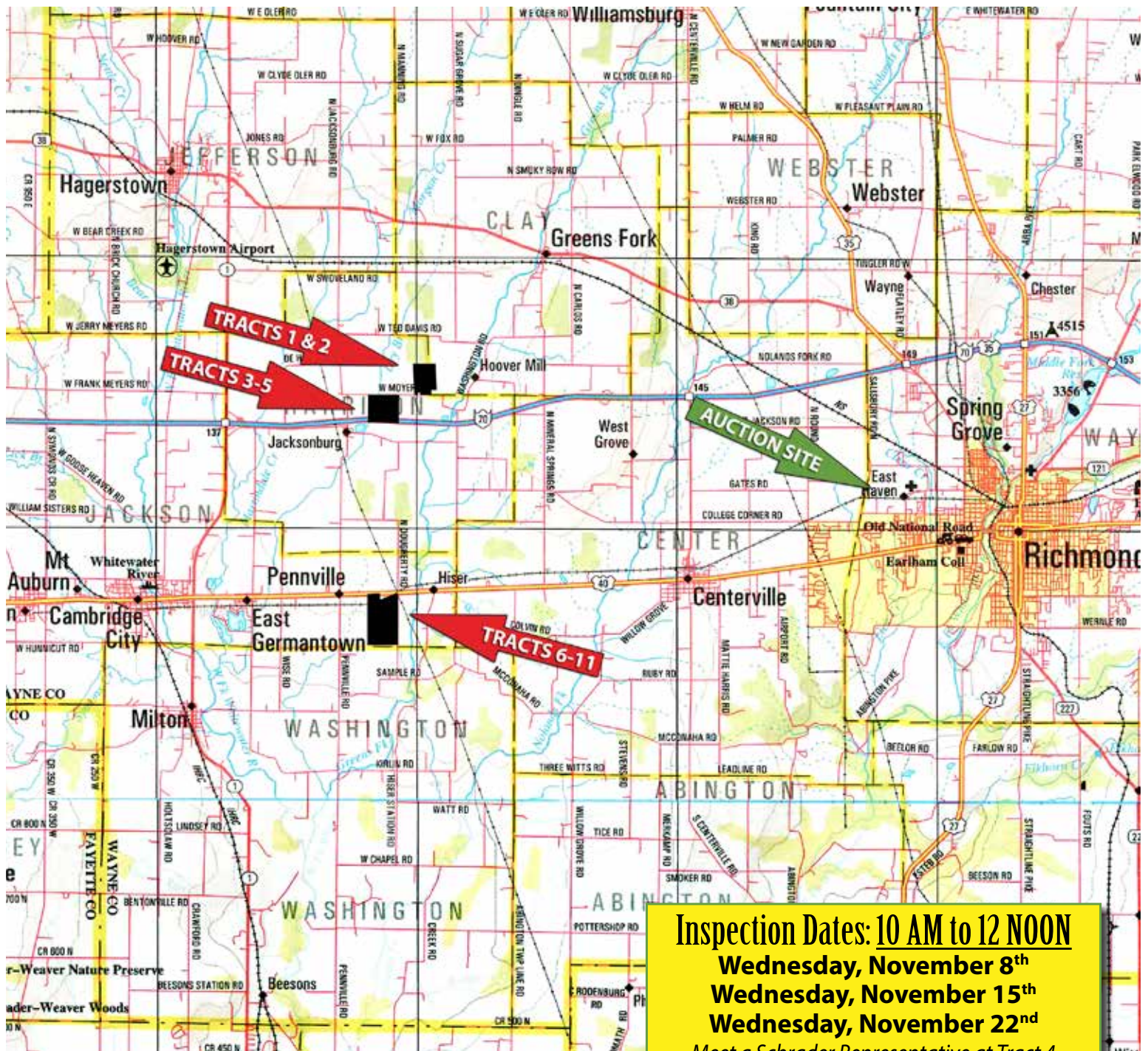
E-mail address of registered bidder: \_\_\_\_\_

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



# **LOCATION & AERIAL TRACT MAP**

# LOCATION MAP



**AUCTION SITE:** Wayne County Fairgrounds, KUHLMAN CENTER, 861 N. Salisbury Rd., Richmond, IN 47374.

**PROPERTY LOCATION AND DIRECTIONS:**

**TRACTS 1- 5:** Located at or near 11513 Moyer Rd. Cambridge City, IN 47327. From Cambridge City take Hwy. 40 east 3 miles to Jacksonburg Rd. Turn left at Jacksonburg Rd. then head north 3 miles to Moyer Rd. Turn right on Moyer Rd. and travel ½ mile to Tracts 3-5 on your right. Continue ½ mile to find Tracts 1 & 2 on your left.

**TRACTS 6-11:** Located at the southwest corner of the intersection of Swallow Rd. and US Highway 40, Cambridge City, IN. From Cambridge City take Hwy. 40 east 3 ½ miles to the farm on your right. Continue to Swallow Rd. finding 1 mile of road frontage. (For GPS purposes, use 11751 US Hwy 40, Cambridge City, IN 47327).

# AERIAL MAP - TRACTS 1 & 2

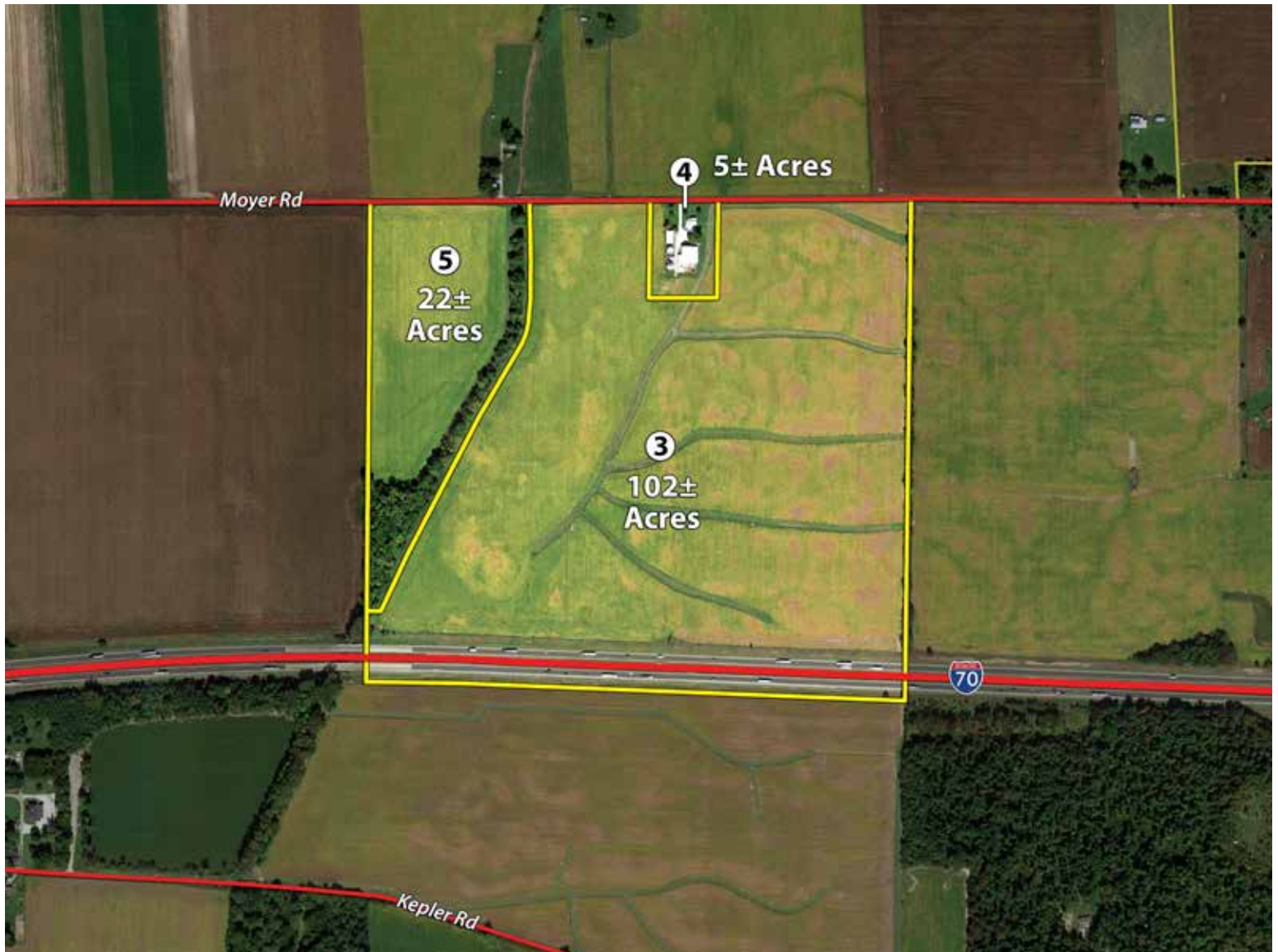


## **FARM A: 110± Acres (Sec. 4 of Clay Twp. & Sec. 4 of Harrison Twp.) 109± FSA Cropland Acres**

**TRACT 1: 100± ACRES** nearly all tillable. This is an excellent investment tract with productive Treaty, Crosby and Miamian soils. The farm features systematic drainage that was installed in the 1990's. Add this quality piece to your farming operation. Large field with ease of operation.

**TRACT 2: 10± ACRES** nearly all tillable with 40' of owned road frontage. Tracts of this size are very scarce in the market. Potential building site with an off-road setting. *Combine this with Tract 1 for 110± contiguous acres.*

# AERIAL MAP - TRACTS 3-5



## **FARM B: 129± Acres (Section 8 of Harrison Twp.) 120± FSA Cropland Acres**

**TRACT 3: 102± ACRES** with 97± FSA Cropland acres and an additional 4.5± acres of surface drainage waterways. Quality soil types and a nice large field with excellent frontage along Moyer Road and I-70. The tract contains an income producing billboard fronting I-70.

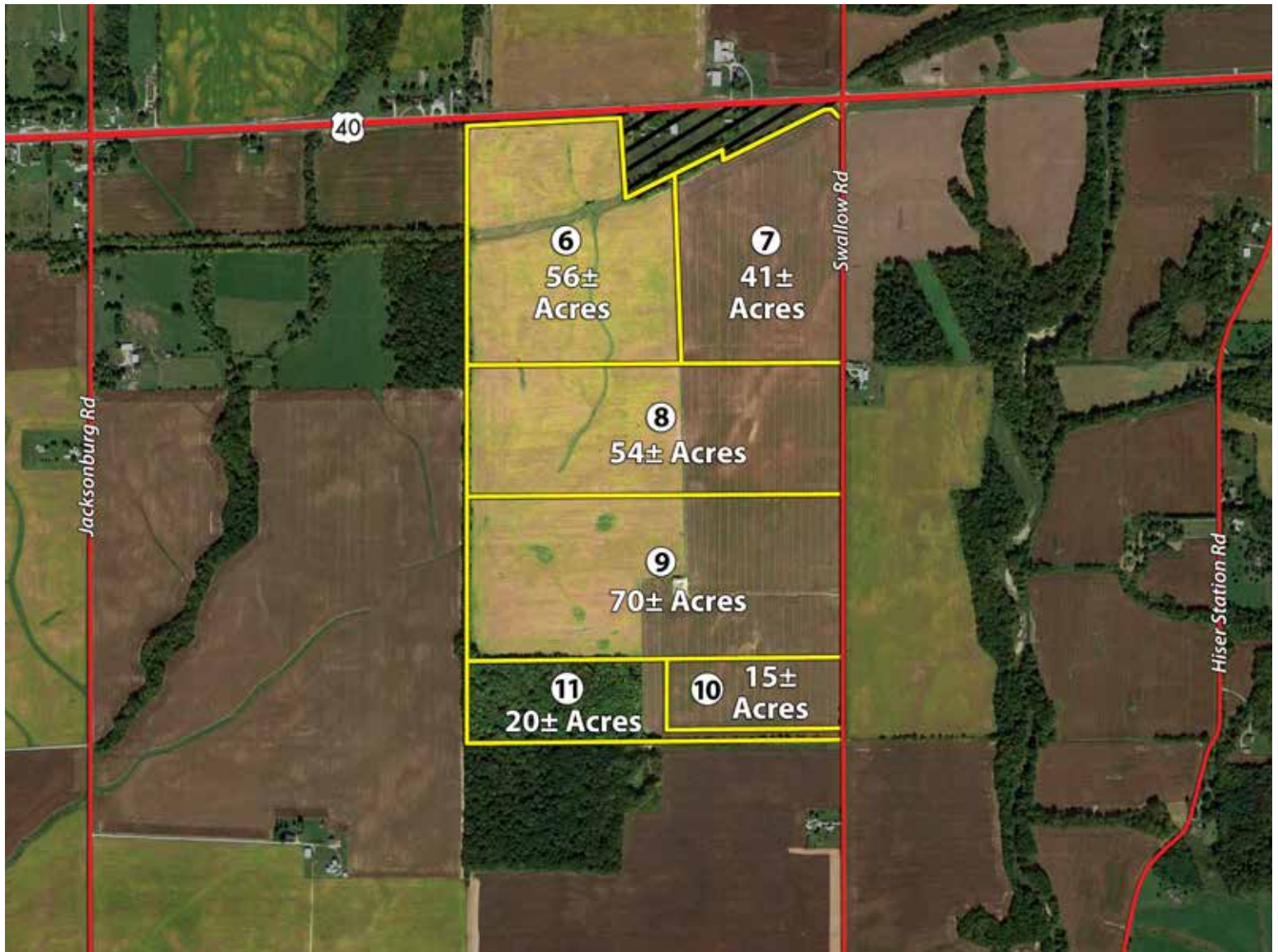
**TRACT 4: 5± ACRES** featuring an established farmstead with house, barns and grain bins. Investigate everything this Tract has to offer including:

- 1,940± Sf Brick Ranch Home with 3 BR and 2 Full Baths. The home has many updates including a new kitchen, a full basement, and 2 ½ car attached garage. (1,544± sf main house w/396± sf finished all-season porch connecting to the garage). Updated mechanics including an electric geothermal water furnace.
- Steel-sided Machinery Shed (30' x 60')
- (2) Grain Bins with Drying Floors (10,000 bushel and 12,000 bushel)
- 2-story wood framed livestock barn (43' x 80' main structure with a 34' x 80' Lean-to)
- Additional concrete livestock floors and small outbuildings

*These rural homesteads are hard to find in the marketplace. The acreage allows for animals ... make this your mini-farm.*

**TRACT 5: 22± ACRES** with 17± FSA cropland acres. Featuring Westland and Treaty soils. The balance of this tract consists of a tree-lined creek. *Consider combining with Tract 3 & 4 for 129± acre complete farm unit.*

# AERIAL MAP - TRACTS 6-11



## FARM C: 256± Acres (Section 29 of Jackson Twp.) 231± FSA Cropland Acres

**TRACT 6: 56± ACRES** nearly all tillable with frontage on US Hwy. 40. This is a highly visible tract featuring Crosby and Miamian Soils.

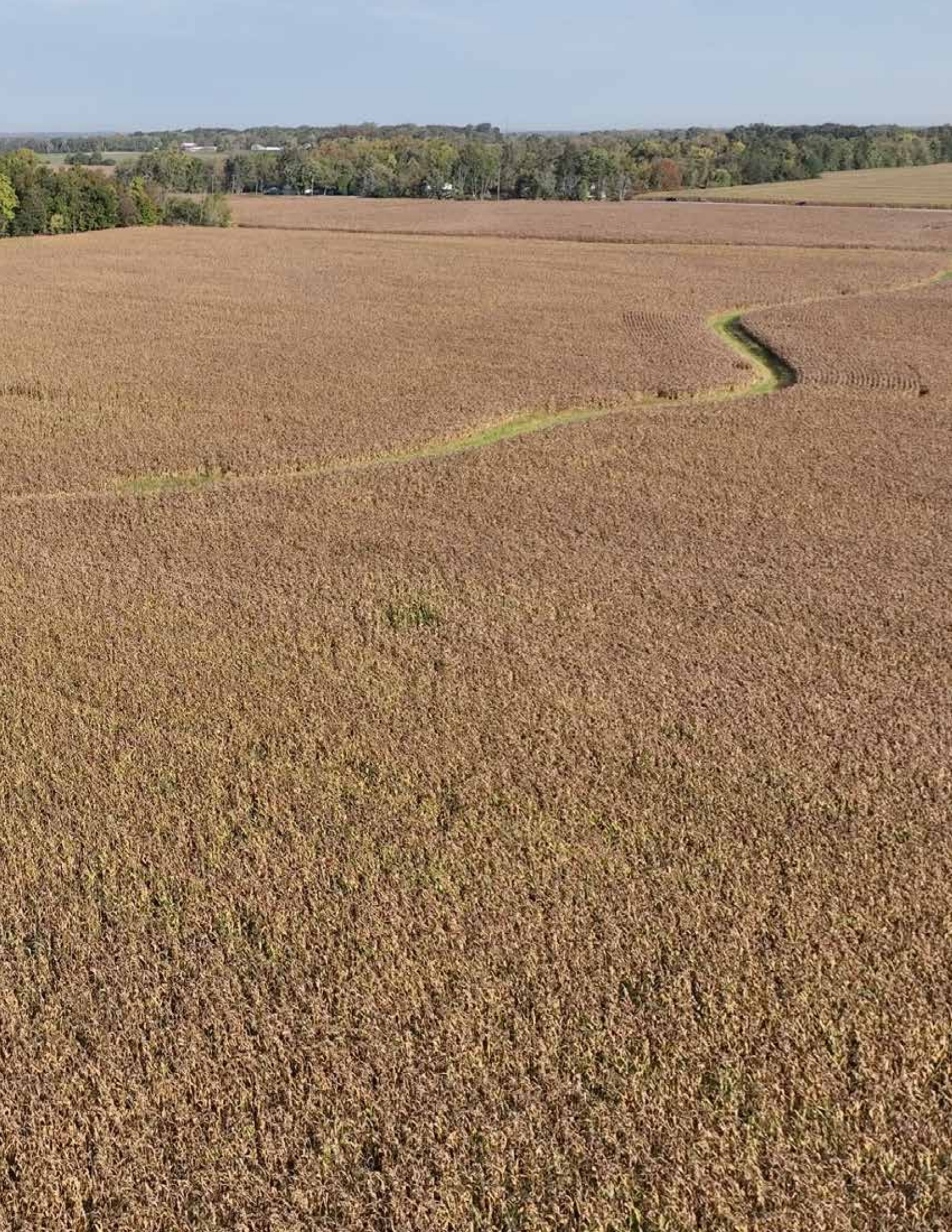
**TRACT 7: 41± ACRES** nearly all tillable. Frontage on Swallow Rd. *Consider combining with Tract 6 for 97± contiguous acres.*

**TRACT 8: 54± ACRES** nearly all tillable. Productive Crosby and Miamian Soils. Great investment tract or combine with adjacent tracts to increase your holdings.

**TRACT 9: 70± ACRES** nearly all tillable with an established lane to an older barn with (3) silos. 1,130'± of road frontage. Electric and well located at the barn. Very productive Crosby soils with improved drainage.

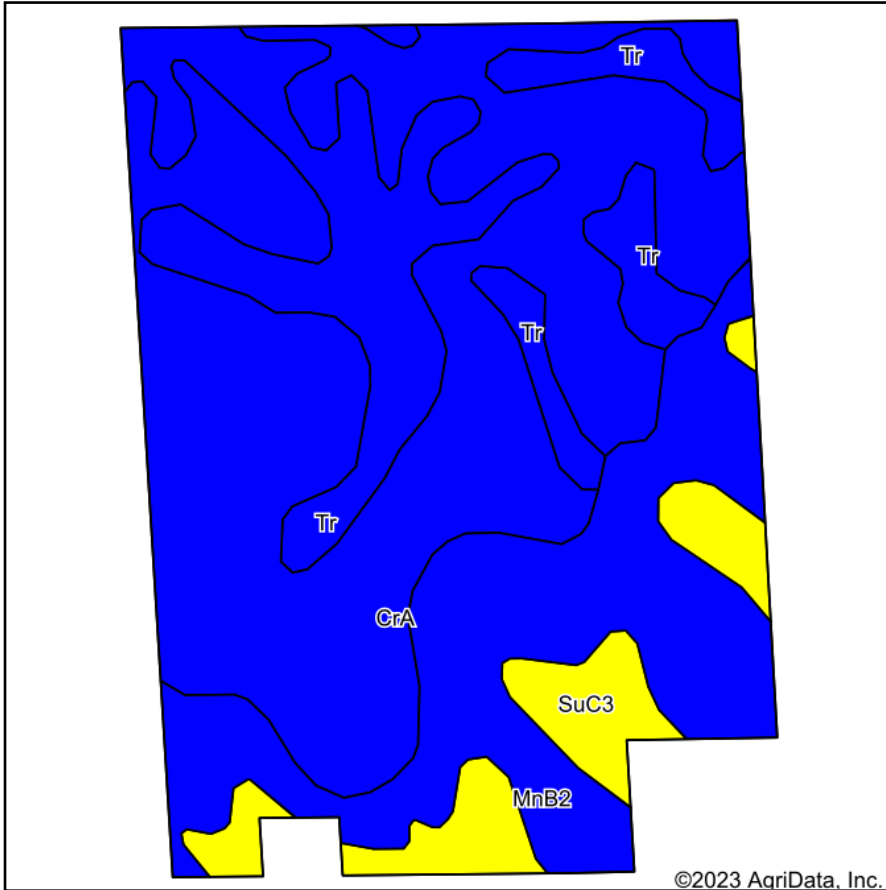
**TRACT 10: 15± ACRES** nearly all tillable with predominantly Crosby soils. Potential building site or consider combining with Tract 11 for your 35± acre mini-farm. 530'± ft. of frontage on Swallow Rd.

**TRACT 11: 20± ACRES** including 16± acres of woods and a 40' owned access with frontage on Swallow Road. This is a dense wildlife habitat that also offers an opportunity for a building site. Smaller wooded tracts are hard to find.



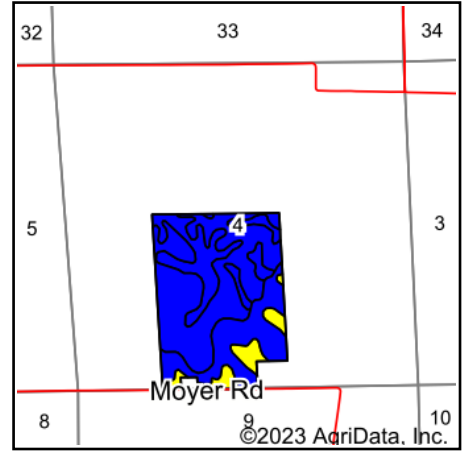
# **SOIL INFORMATION**

# SOIL MAP - TRACTS 1 & 2



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Wayne**  
 Location: **4-16N-13E**  
 Township: **Harrison**  
 Acres: **110.46**  
 Date: **1/5/2023**



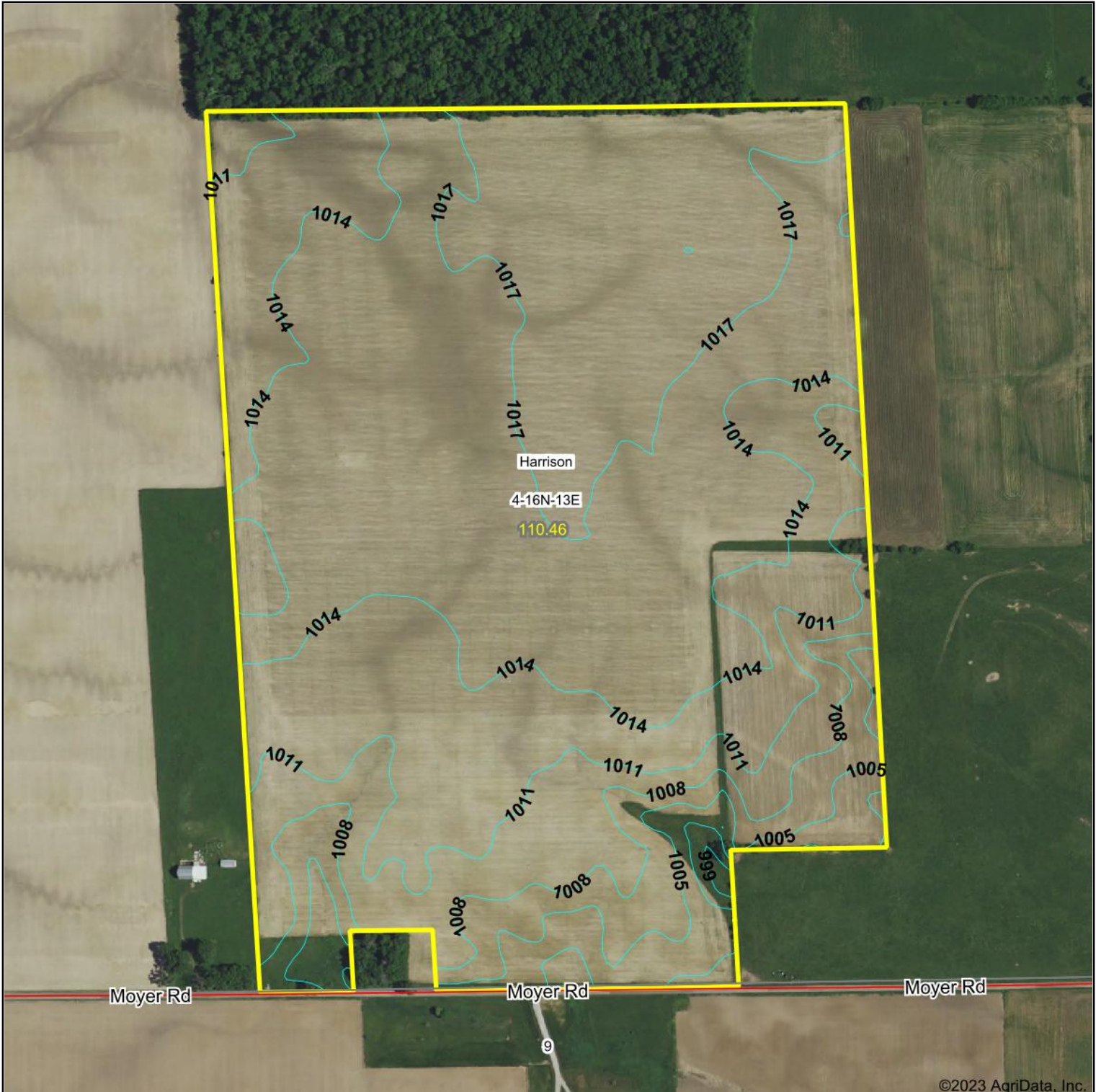
Area Symbol: IN177, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	53.69	48.6%		llw	123	5	59	3	1	41	6	49	
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	25.69	23.3%		lle	142	5			9	49		63	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	21.93	19.9%		llw	181	6			12	64		61	
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	9.15	8.3%		Ive	121	4			8	43		54	
<b>Weighted Average</b>						<b>2.17</b>	<b>138.8</b>	<b>5.1</b>	<b>28.7</b>	<b>1.5</b>	<b>5.6</b>	<b>47.6</b>	<b>2.9</b>	<b>55.1</b>

Soils data provided by USDA and NRCS.



# TOPO CONTOURS MAP - TRACTS 1 & 2



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Source: USGS 10 meter dem

Interval(ft): 3.0

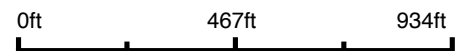
Min: 996.8

Max: 1,020.0

Range: 23.2

Average: 1,013.5

Standard Deviation: 4.07 ft



1/5/2023

4-16N-13E  
Wayne County  
Indiana

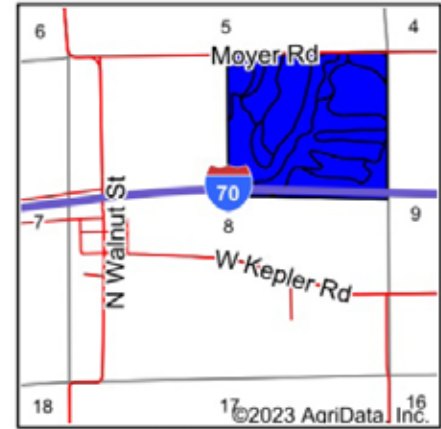
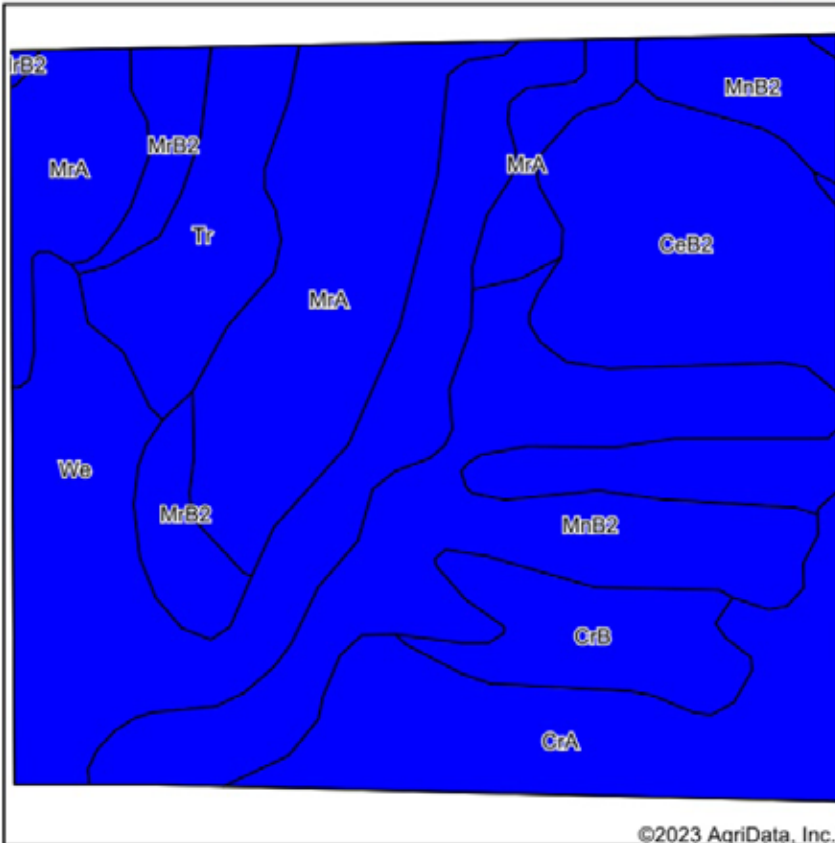
Map Center: 39° 51' 49.17, -85° 4' 52.02

Maps Provided By



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# SOIL MAP - TRACTS 3-5



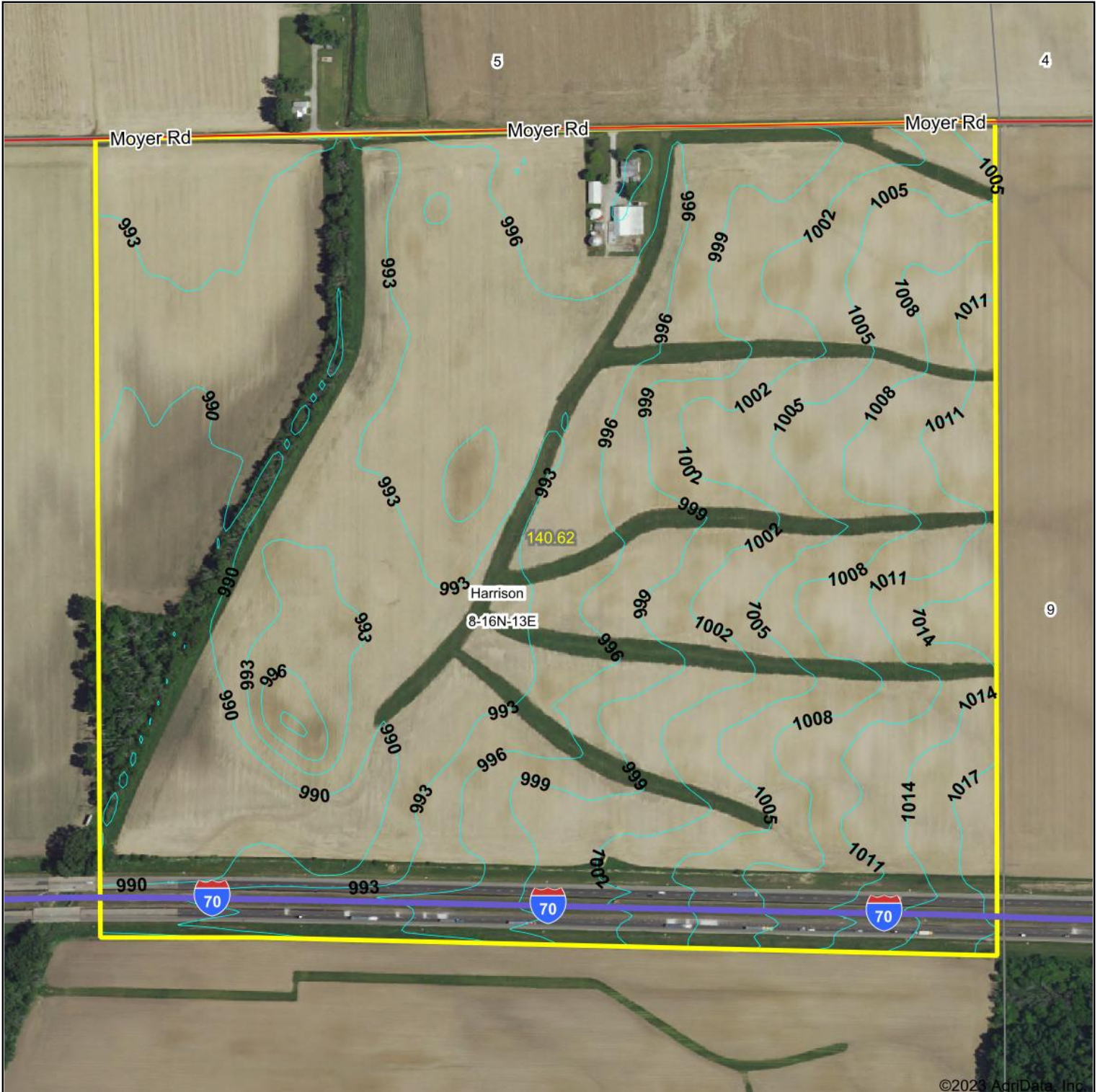
State: **Indiana**  
 County: **Wayne**  
 Location: **8-16N-13E**  
 Township: **Harrison**  
 Acres: **140.62**  
 Date: **1/5/2023**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	Winter wheat Bu
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	28.10	20.0%		Ile		142	5				9	49		63
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	27.19	19.3%		Ils		138	5				9	48		54
We	Westland silty clay loam, 0 to 2 percent slopes	25.68	18.3%		Ilw		174	6			12	49			69
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	20.88	14.8%		Ile	4	125	4	67	5	8	40	6	43	52
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	16.90	12.0%		Ilw		123	5	59	3	1	41	6		49
Tr	Treaty silty clay loam, 0 to 1 percent slopes	8.50	6.0%		Ilw		181	6			12	64			61
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	7.22	5.1%		Ilw		138	5			9	46			61
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	6.15	4.4%		Ile		157	5			10	55			69
<b>Weighted Average</b>					<b>2.00</b>	<b>0.6</b>	<b>145.1</b>	<b>5.1</b>	<b>17</b>	<b>1.1</b>	<b>8.7</b>	<b>47.5</b>	<b>1.6</b>	<b>6.4</b>	<b>59.1</b>

# TOPO CONTOURS MAP - TRACTS 3-5



©2023 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 985.9

Max: 1,018.9

Range: 33.0

Average: 998.6

Standard Deviation: 7.68 ft

0ft 451ft 902ft



1/5/2023

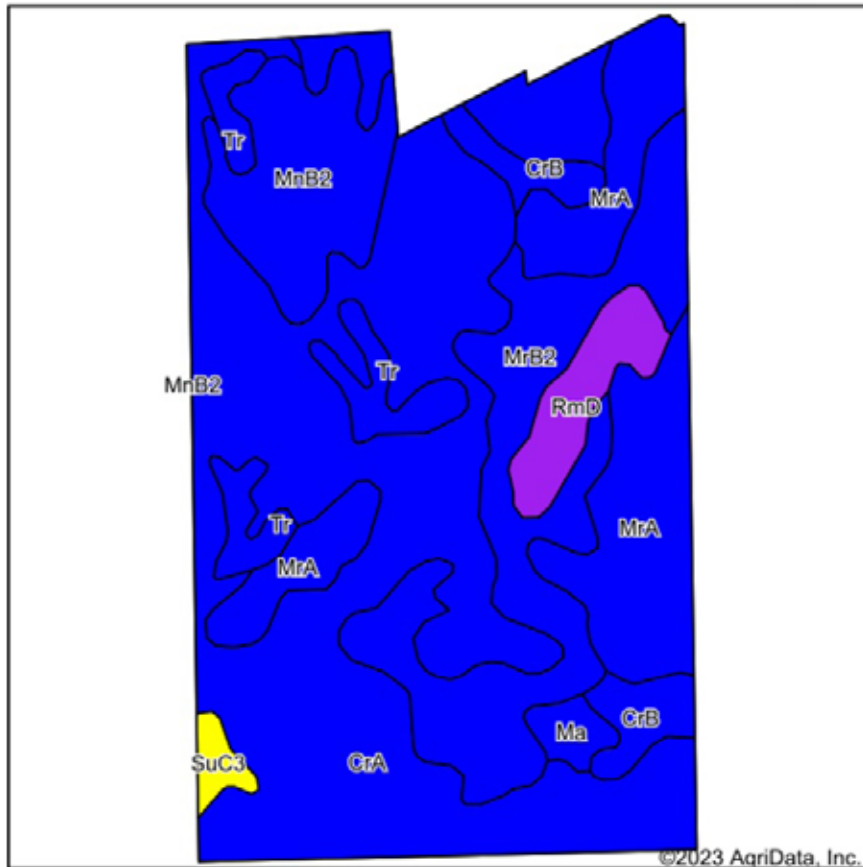
**8-16N-13E**  
Wayne County  
Indiana

Map Center: 39° 51' 24.4, -85° 5' 36.92



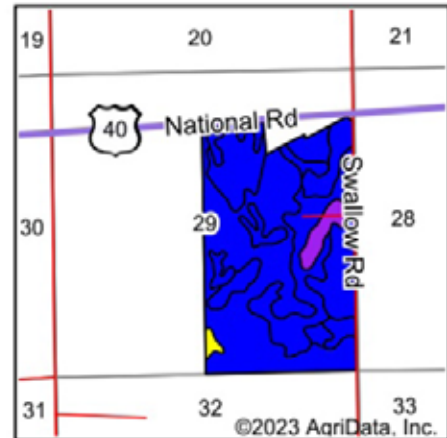
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# SOIL MAP - TRACTS 6-11



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



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State: **Indiana**  
 County: **Wayne**  
 Location: **29-16N-13E**  
 Township: **Jackson**  
 Acres: **254.4**  
 Date: **1/19/2023**



Maps Provided By



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www.AgriDataInc.com



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	110.19	43.3%		Ilw	123	5	59	3	1	41	6	49	
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	47.59	18.7%		Ile	157	5			10	55		69	
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	39.37	15.5%		Ils	138	5			9	48		54	
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	21.10	8.3%		Ile	142	5			9	49		63	
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	11.43	4.5%		Ilw	138	5			9	46		61	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	10.96	4.3%		Ilw	181	6			12	64		61	
RmD	Rodman gravelly loam, 15 to 25 percent slopes	8.79	3.5%		Vllc	50	2			3	14		23	
Ma	Mahalasville silt loam	2.80	1.1%		Ilw	175	6			12	49		70	
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	2.17	0.9%		Ive	121	4			8	43		54	
<b>Weighted Average</b>						<b>2.19</b>	<b>134.5</b>	<b>4.9</b>	<b>25.6</b>	<b>1.3</b>	<b>5.7</b>	<b>45.8</b>	<b>2.6</b>	<b>55.1</b>

# TOPO CONTOURS MAP - TRACTS 6-11



©2023 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 4.0

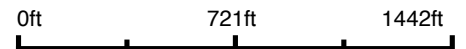
Min: 950.1

Max: 995.0

Range: 44.9

Average: 963.5

Standard Deviation: 9.35 ft



1/19/2023

**29-16N-13E**  
Wayne County  
Indiana

Map Center: 39° 48' 29.44, -85° 5' 39.39





# **FSA INFORMATION**

# FSA INFORMATION - TRACTS 1 & 2

**USDA Farm 4542 Tract 9514**

2023 Certification map prepared on: 11/2/2022

CRP **TRS: 16N13E4**  
 CLU **Wayne**



Administered by: Wayne County, Indiana

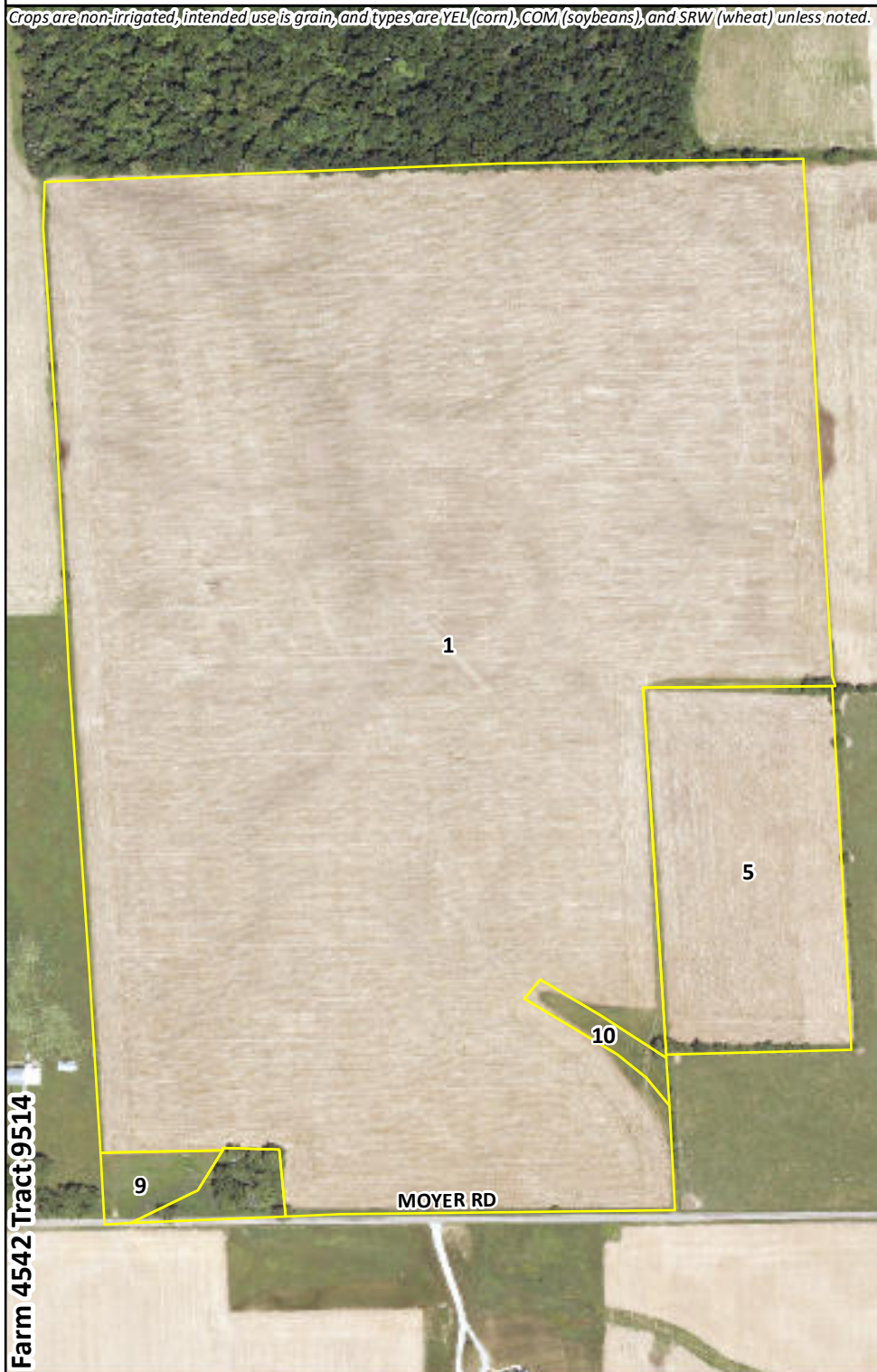
110.54 Tract acres  
 109.62 Cropland acres  
 0 CRP acres

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

**All NIRR / Shares:**

Source: Primarily USDA NAIP 2022 EAWS production imagery; IDHS or Dynamap roads; FSA data 2022-11-01 13:26:00

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




CLU	Acres	HEL	LC	Contract	Prac	Yr
1	98.24	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
5	9.88	H	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
9	0.9	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
10	0.6	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						



Farm 4542 Tract 9514


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 INFORMATION - TRACTS 3 & 4

**USDA Farm 4542 Tract 9414**      2023 Certification map prepared on: 11/2/2022       CRP      **Wetland Determination Identifiers:**

Administered by: Wayne County, Indiana      107.71 Tract acres       CLU       Restricted Use      **TRS: 16N13E8**

103.52 Cropland acres      0 CRP acres       Limited Restrictions      **Wayne**

Source: Primarily USDA NAIP 2022 EAWS production imagery; IDHS or Dynamap roads; FSA data 2022-11-01 13:26:00      **All NIRR / Shares:**       Exempt from Conservation Compliance

Page 1 of 2

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



CLU	Acres	HEL	LC	Contract	Prac	Yr
2	98.42	N			2	
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
8	2.1	N			2	
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
9	0.7	N			2	
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
11	0.7	N			2	
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
13	0.7	N			2	
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
15	0.4	N			2	
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
16	0.2	N			2	
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
17	0.1	N			2	
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						

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# FSA INFORMATION - TRACT 5

**USDA Farm 4542 Tract 9413**

2023 Certification map prepared on: 11/2/2022

CRP

TRS: 16N13E8



Administered by: Wayne County, Indiana

CLU

Wayne

20.28 Tract acres

**Wetland Determination Identifiers:**

16.88 Cropland acres

● Restricted Use

▼ Limited Restrictions

0 CRP acres

■ Exempt from Conservation Compliance Provisions

**All NIRR / Shares:**

Source: Primarily USDA NAIP 2022 EAWS production imagery; IDHS or Dynamap roads; FSA data 2022-11-01 13:26:00

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

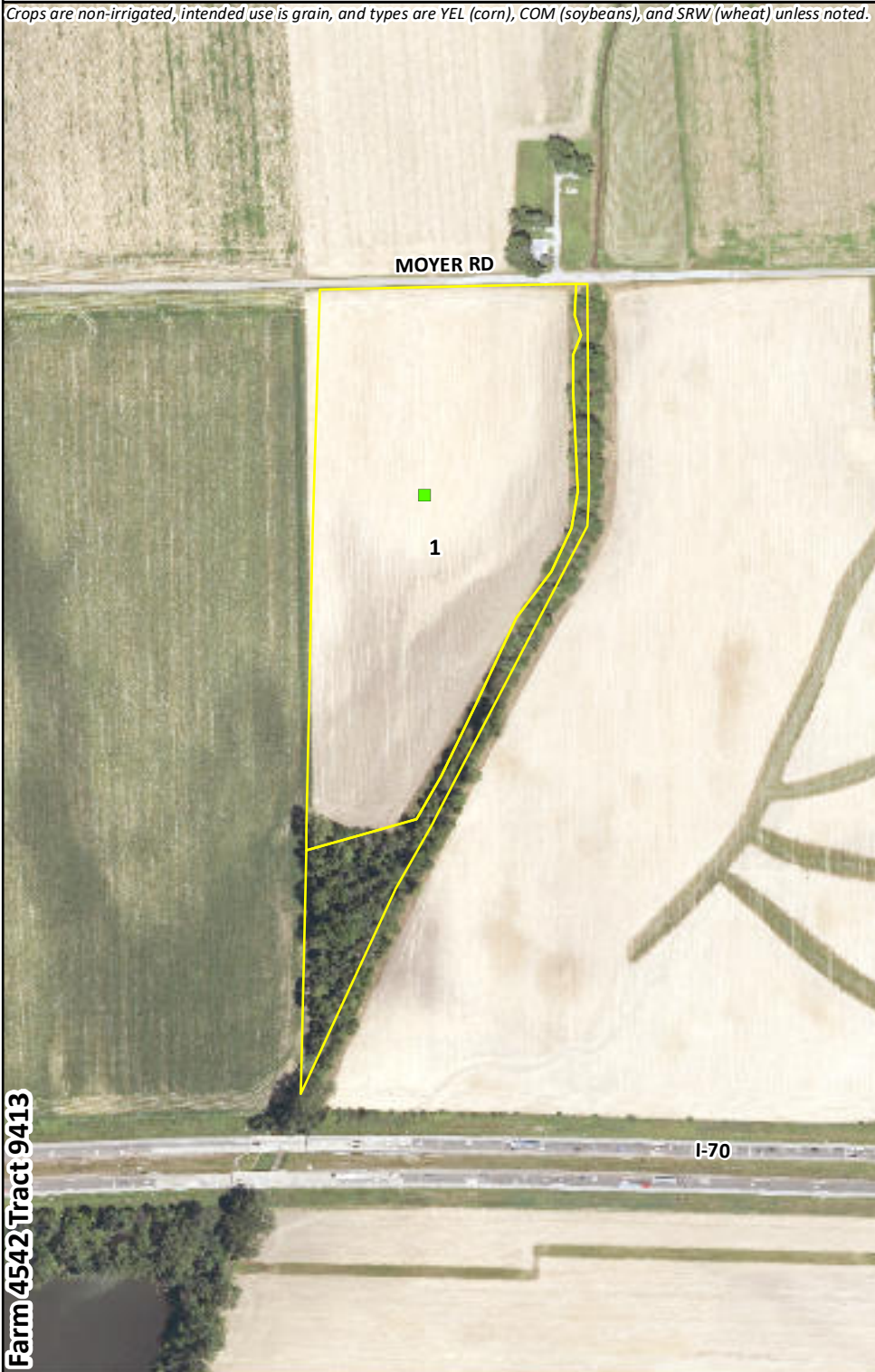
CLU	Acres	HEL	LC	Contract	Prac	Yr
1	16.88	N	2			

1 16.88 N 2

IUse:

NI or IRR

Shares:



Farm 4542 Tract 9413

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# FSA INFORMATION - TRACTS 6-11

**USDA Farm 4542 Tract 8294**

2023 Certification map prepared on: 11/2/2022

CRP **TRS: 16N13E29**



Administered by: Wayne County, Indiana

CLU **Wayne**

253.33 Tract acres

**Wetland Determination Identifiers:**

229.84 Cropland acres

● Restricted Use

▼ Limited Restrictions

0 CRP acres

■ Exempt from Conservation Compliance Provisions

**All NIRR / Shares:**

Source: Primarily USDA NAIP 2022 EAWS production imagery; IDHS or Dynamap roads; FSA data 2022-11-01 13:26:00

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

CLU	Acres	HEL	LC	Contract	Prac	Yr
1	15.34	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
8	99.97	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						
9	114.53	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
<b>Shares:</b>						



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**PRELIMINARY  
TITLE**

# PRELIMINARY TITLE



Fidelity National Title Insurance Company

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Freedom Title Company, Inc.  
Issuing Office: 700 East Main St., Richmond, IN 47374  
Issuing Office's ALTA® Registry ID: 0044380  
Loan ID No.:  
Commitment No.: 23100025  
Issuing Office File No.: 23100025  
Property Address: Swallow Rd/0 & 11513 Moyer Rd/US Hwy 40, Milton/CambridgeCty/Greensfork, IN  
Revision No.:

## SCHEDULE A

1. Commitment Date: October 3, 2023 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Own. Policy (7/1/2021)  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below  
Proposed Amount of Insurance:  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: The Joyce E. Walther Revocable Living Trust
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

**FIDELITY NATIONAL TITLE INSURANCE  
COMPANY**

By:

  
Freedom Title Company, Inc.

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27C170 Sch. A

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(23100025.PFD\23100025/5)

# PRELIMINARY TITLE



Fidelity National Title Insurance Company

## SCHEDULE B, PART I - Requirements

Commitment No.: 23100025

File No. 23100025

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. For each policy to be issued as identified in Schedule A, Item 2: the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, addition exceptions or requirements after the designation of the Proposed Insured.
6. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount (2) will be revised, and premium will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
7. The Company requires a copy of the Trust Agreement and any amendments, or a currently executed Certification of Trust pursuant to IC 30-4-4-5, for review prior to the issuance of any title insurance predicated upon a conveyance by The Joyce E. Walther Revocable Living Trust.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. A Trustees Deed from The Joyce E. Walther Revocable Living Trust, to proposed insured purchaser.

Deed to recite that signatory/ies is/are the duly qualified (Co-) Successor Trustee(s) of the The Joyce E. Walther Revocable Living Trust, that said trust is in writing and in force and effect on the date of the deed; and, the (Co-) Successor Trustee(s) is/are authorized by said trust to make the conveyance.

9. A Vendor's Affidavit to be furnished.
10. NOTE: If a conveyance document is to be recorded, a sales disclosure form must be filed in the Wayne County Auditor's office.

NOTE: By virtue of IC 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 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

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27C170 Sch. B

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# PRELIMINARY TITLE

## SCHEDULE B (Continued)

Commitment No.: 23100025

File No. 23100025

NOTE: Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. [Sign, Print or Type Name]."

Additionally, pursuant to IC 35-2-7.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the county recorder since the law's inception in 2005 and will continue to be collected until further notice.

11. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, 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 real estate broker licensed under IC 25-34.1.

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(23100025 PFD/23100025/5)



# PRELIMINARY TITLE

## SCHEDULE B (Continued)

Commitment No.: 23100025

File No. 23100025

### SCHEDULE B, PART II - Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions 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 the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. TRACT I: Taxes assessed for the year 2022 due and payable in 2023.  
Taxing Unit: Jackson Twp.  
Tax Parcel #010-00702-00, State ID #89-09-29-000-423.000-015  
Auditor's Legal: PT SE SEC 29-16-13 160A  
Assessed Value: Land \$210,600.00, Improvements \$16,500.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment \$2,508.37, PAID  
b) Second Installment \$2,508.37, UNPAID
8. TRACT I: Taxes assessed for the year 2022 due and payable in 2023.  
Taxing Unit: Jackson Twp.  
Tax Parcel #010-00702-02, State ID #89-09-29-000-217.000-015  
Auditor's Legal: PT NE SEC 29-16-13 90.964A  
Assessed Value: Land \$126,700.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment \$1,387.37, PAID  
b) Second Installment \$1,387.37, UNPAID
9. TRACT II: Taxes assessed for the year 2022 due and payable in 2023.

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(23100025 PFD/231000255)

# PRELIMINARY TITLE

## SCHEDULE B (Continued)

Commitment No.: 23100025

File No. 23100025

Taxing Unit Harrison Twp.  
Tax Parcel #009-00194-00, State ID #89-09-04-000-306.000-014  
Auditor's Legal: E 1/2 SW SEC 4-16-13 75A  
Assessed Value: Land \$116,000.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$1,160.00, PAID  
b) Second Installment: \$1,160.00, UNPAID

10. TRACT II: Taxes assessed for the year 2022 due and payable in 2023.  
Taxing Unit Clay Twp.  
Tax Parcel #006-00336-00, State ID #89-09-04-000-403.000-008  
Auditor's Legal: SE SEC 4-16-13 35.237A  
Assessed Value: Land \$50,800.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$508.00, PAID  
b) Second Installment: \$508.00, UNPAID
11. TRACT III: Taxes assessed for the year 2022 due and payable in 2023.  
Taxing Unit Jackson Twp.  
Tax Parcel #010-00810-00, State ID #89-09-29-000-220.000-015  
Auditor's Legal: Jackson Twp.  
Assessed Value: Land \$15,200.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$186.36, PAID  
b) Second Installment: \$186.36, UNPAID
12. TRACT IV: Taxes assessed for the year 2022 due and payable in 2023.  
Taxing Unit Harrison Twp  
Tax Parcel #009-00021-01, State ID #89-09-08-000-209.001-014  
Auditor's Legal: NE SEC 8-16-13 143.37A EX 13.837A TO STHWY, SUB TO 0.334A HW RW  
Assessed Value: Land \$187,100.00, Improvements \$193,400.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$38,780.00, Standard Deduction \$45,000.00.  
a) First Installment: \$2,999.15, PAID  
b) Second Installment: \$2,999.15, UNPAID
13. Taxes assessed for the year 2023 due and payable in 2024, a lien not yet due and payable.
14. Taxes for subsequent years which are not yet due and payable.
15. The Company assumes no liability for increases in the amount of real estate taxes as shown above as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
16. Municipal assessments, if any, assessed against the land.

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# PRELIMINARY TITLE

## SCHEDULE B (Continued)

Commitment No.: 23100025

File No. 23100025

17. TRACT III: Easement reserved in Warranty Deed recorded in Deed Record 132, page 283, in the Office of the Wayne County Recorder.
18. TRACT III: Covenants, conditions, and restrictions as contained in Quit-claim Deed recorded as Instrument #1994005253 in the Office of the Recorder of Wayne County.
19. TRACT IV: Easement granted to the State of Indiana, as referenced in Quit-claim Deed recorded as Instrument #2002016503 in the Office of the Wayne County Recorder, and shown by Survey by Beals Surveying Corporation recorded as a part thereof.
20. TRACT IV: Dedication of Public Way granted to Wayne County, Indiana, recorded as Instrument #2002006404 in the Office of the Wayne County Recorder, as amended by Amendment thereto recorded as Instrument #2003007447.
21. TRACT IV: Permanent extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility known as Interstate Route 70 to and from the land.
22. Rights of the Public, the State of Indiana, and County of Wayne and the municipality in and to that part of the premises taken or used for road purposes.
23. Right of way for drainage tiles, ditches, feeders and laterals, if any.
24. TRACT IV: Rights of upper and lower riparian owners in and to the use of the waters of creeks or rivers thereon and the natural flow thereof.
25. TRACT IV: Any adverse claim based upon assertion that
  - a) Said land or any part thereof is now or at any time has been below the ordinary low water mark of Dry Branch Creek.
  - b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
  - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Dry Branch Creek, or has been formed by accretion to such portion so created.
26. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
27. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
28. NOTE: Easements for ingress to and egress from Tracts I and III of the subject real estate set out in Warranty Deeds, recorded in Deed Record 132, page 283, and in Deed Record 446, page 218, in the Office of the Wayne County Recorder, however, policy when issued will not insure the ownership or continued use of said easement.
29. NOTE: We reserve the right to make additional exceptions or requirements upon receipt of a survey, if any.
30. NOTE: Subject to an examination for judgments against the proposed insured.
31. NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

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(23100025.PFD23100025/5)

# PRELIMINARY TITLE

## EXHIBIT A

The following described real estate situate in Wayne County, State of Indiana, to-wit:

TRACT I: 25-29-000-217.000-10; 25-29-000-423.000-10 (Commonly known as SWALLOW RD MILTON, IN 47357)  
The East half of Section 29, Township 16, Range 13 East, lying south of the National Road, except 3.281 acres, more or less, deeded to the P.C.C. & St. L. Railroad Company by deed dated July 28, 1910 and recorded in Deed Record 132, page 283 of the records in the Recorder's Office of Wayne County, Indiana, containing 257-1/2 acres, more or less.

EXCEPTING, the following described real estate: A part of the northeast quarter of Section 28, Township 16 North, Range 13 East in Wayne County, Indiana, described as follows, to-wit: Beginning at the intersection of the south line of the right-of-way of United States Highway 40 and the westerly right-of-way line of the P.C.C. & St. L. Railroad Company, running thence in a westerly direction along the southerly right-of-way of said United States Highway No. 40 a distance of 430 feet, more or less, to a concrete post and fence, thence in a southerly direction along said existing fence 190 feet, more or less, to the right-of-way of the P.C.C. & St. L. Railroad Company; thence in a northeastwardly direction along said right-of-way of said P.C.C. & St. L. Railroad Company 470 feet, more or less, to the place of beginning.

ALSO EXCEPTING THEREFROM the following described real estate:

Being a part of the Northeast Quarter of Section 29, Township 16 North, Range 13 East in Jackson Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at a steel corner post in the northward right-of-way of the Penn Central Railroad, said point being 655.46 feet south and 950.17 feet south 63 degrees, 07 minutes and 55 seconds west of a marked stone at the northeast corner of the Northeast Quarter of said Section 29, and running thence, from said beginning point, continuing south 63 degrees, 07 minutes and 55 seconds west, along an existing fence in the northward right-of-way of said Railroad, 638.75 feet to a point of curve in said right-of-way; thence continuing along the curve in said right-of-way, having a 3754.80 foot radius curve to the right, a chord which bears south 65 degrees, 56 minutes and 45 seconds west, a distance of 112.09 feet to an iron rod set in line with the extension of an existing fence line; thence north 2 degrees, 55 minutes and 35 second west, along the extension of the fence line and along the fence line, 490.04 feet to a concrete corner post in the south right-of-way of United States Highway Number 40; thence north 86 degrees and 54 minutes east, along the south right-of-way of said Highway, 360.07 feet to a right-of-way monument; thence north 89 degrees, 45 minutes and 45 seconds east, along said right-of-way, 100.12 feet to a point; thence north 84 degrees, 02 minutes and 15 seconds east, along said right-of-way, 100.12 feet to a point; thence north 86 degrees and 54 minutes east, along said right-of-way, 126.54 feet to a point, witness northeast corner of concrete corner post is 1.50 feet south 3 degrees, 26 minutes and 30 seconds east of true corner; thence south 3 degrees, 26 minutes and 30 seconds east, along an existing fence, 192.51 feet to the place of beginning, containing an area of 5.418 acres.

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ALSO EXCEPTING THEREFROM the following described real estate:

A part of the Northeast Quarter of Section 29, Township 16 North, Range 13 East, Wayne County, Indiana, described as follows: Commencing at the southeast corner of said quarter section thence North 00 degrees 20 minutes 17 seconds East 1702.98 feet along the east line of said section to a point 938.89 feet South 00 degrees 20 minutes 17 seconds West of the stone at the northeast corner of said section; thence North 89 degrees 39 minutes 43 seconds West 19.00 feet to the west boundary of Swallow Road and the point of beginning of this description; thence North 44 degrees 52 minutes 02 seconds West 96.61 feet; thence South 87 degrees 50 minutes 00 seconds West 36.36 feet to the southeastern line of the right of way of the Consolidated Rail Corporation; thence North 63 degrees 27 minutes 53 seconds East 40.11 feet along said southeastern line to the south boundary of U.S.R. 40, as established by a Right of Way Grant dated May 10, 1935, and recorded June 22, 1962, in Deed Record 306 on page 55 in the Office of the Recorder of said County; thence North 87 degrees 43 minutes 07 seconds East 49.82 feet along the boundary of said U.S.R. 40; thence North 87 degrees 53 minutes 27 seconds East 18.03 feet along said boundary to the west boundary of Swallow Road; thence South 00 degrees 39 minutes 00 seconds East 76.85 feet along the boundary of said Swallow Road; thence South 00 degrees 20 minutes 17 seconds West 10.82 feet along said boundary to the point of beginning and containing 0.088 acres, more or less.

TRACT II: 20-04-000-403.000-05; 28-04-000-306.000-09 (COMMONLY KNOWN AS MOYER RD, MILTON, IN  
47357 & MOYER RD, GREENS FERRY, IN  
47345)  
The Southeast Quarter of Section Four (4), and the East half of the Southwest Quarter of Section Four (4), Township Sixteen (16), Range Thirteen (13), Except One and three hundredths (1.03) acres described as follows, to-wit:

Beginning at a point Seventeen (17) poles East of the Southwest corner of the East Half of the Southwest Quarter of said Section, Township and Range; running thence East fifteen (15) poles; thence North Eleven (11) poles; thence West Fifteen (15) poles; thence South Eleven (11) poles to the place of beginning, containing after said Exception Two hundred thirty-eight and ninety-seven hundredths (238.97) acres, more or less, but subject to all legal highways.

EXCEPT: 28.90 acres more or less in the Southeast Quarter Section 4-16-13 described in the following Real Estate:

Being a part of the Northeast quarter of Section 9, Township 16 North, Range 13 East in Harrison Township and a part of the Southeast Quarter of Section 4, Township 16 North, Range 13 East in Clay Township, all in Wayne County, Indiana, and more particularly described below:

# PRELIMINARY TITLE

Commencing at the northeast corner of the northeast quarter of said Section 9; thence south 0 degrees 20 minutes 0 seconds east 1177.344 feet along the east line of said quarter to an iron rod in the center of the Moyer Road; thence north 85 degrees 40 minutes west 251.552 feet to an iron rod in the center of said road; thence north 78 degrees 30 minutes 59 seconds west 110.033 feet; thence north 75 degrees 39 minutes 40 seconds west 987.857 feet along the center of said road to an iron rod; thence north 9 degrees 09 minutes 30 seconds east 904.896 feet along the center of said road to an iron rod in the north line of said quarter; thence south 89 degrees 54 minutes 30 seconds east 15.00 feet along said north line to an iron rod; thence north 3 degrees 39 minutes 40 seconds east 1143.456 feet to an iron rod; thence south 89 degrees 47 minutes 0 seconds east 1059.740 feet to an iron rod in the east line of said Section 4; thence south 0 degrees 50 minutes 40 seconds east 1138.815 feet along said east line to the place of beginning, containing a total area of 59.21 acres, more or less.

ALSO EXCEPTING THEREFROM the following described real estate:

Situated in the Southeast Quarter, Section 4, Township 16 North, Range 13 East, Clay Township, Wayne County, Indiana, being part of a 210.07 acre tract as described in Deed Record Book 413, Page 273, as recorded in the Wayne County Recorder's Office, being more particularly described as follows:

Beginning at a wood post found at the northeast corner of said Southeast Quarter;

thence South 01°33'17" East 1506.96 feet along the east line of said Quarter, to a point at the northeast corner of a 59.21 acre tract described in Deed Record Book 366, Page 220, witness a wood post found North 47°38'25" West 1.92 feet;

thence South 89°36'18" West 1059.74 feet along the north line of said 59.21 acre tract, to a point, witness a wood post found North 76°34'27" West 3.22 feet;

thence South 03°11'05" West 1143.46 feet along the west line of said 59.21 acre tract, to an iron rod set on the south line of said Quarter (all iron rods set are 5/8" rebar with plastic cap stamped RLS #7955);

thence South 89°28'24" West 1266.02 feet along the south line of said Quarter in Moyer Road, to an iron rod set, witness a wood post found North 02°58'17" West 16.50 feet;

thence North 02°58'17" West 418.25 feet, to a wood post found;

thence North 89°35'20" East 468.39 feet, to a wood post found;

thence North 02°40'05" West 2235.28 feet, to an iron rod set on the north line of said Quarter;

# PRELIMINARY TITLE

thence North 89°37'31" East 2005.72 feet along said north line, to the point of beginning, containing 95.863 acres, more or less, as shown on Drawing Number C-205, dated August 25, 2004, being subject to right-of-way of Moyer Road and all legal easements of record.

TRACT III: 25-29-000-220.000-10 (COMMONLY KNOWN AS US HWY 40, MILTON, IN 47357)  
Being a part of the Northeast Quarter of Section 29, Township 16 North, Range 13 East, in Jackson Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the west line of the Northeast Quarter of said Section 29 with the south right-of-way line of the former Penn-Central Railroad, said iron rod being 780.63 feet north 00 degrees, 01 minute and 10 seconds west of a wood post found at the southwest corner of said Northeast Quarter, and running thence from said beginning point continuing north 00 degrees, 01 minute and 10 seconds west, along the west line of said Northeast Quarter, 125.57 feet to a point on the north right-of-way line of said former Railroad, and being on a curve, witness a steel post found 1.61 feet south 40 degrees, 41 minutes and 20 seconds west of the true corner, thence along a 3754.80 foot radius curve to the left, and along said north right-of-way line a chord which bears north 75 degrees, 36 minutes and 38 seconds east, a chord distance of 1150.08 feet to an iron rod found; thence south 02 degrees, 55 minutes and 35 seconds east, 69.21 feet to an iron pipe found in the centerline of said former Railroad, and being on a curve, thence along a 3819.80 foot radius curve to the left, and along said centerline, a chord which bears north 66 degrees, 07 minutes and 32 seconds east, a chord distance of 138.01 feet to the point of tangency of said curve; thence north 63 degrees, 07 minutes and 55 seconds east, continuing along said centerline, 612.82 feet to an iron pipe found; thence south 03 degrees, 26 minutes and 30 seconds east, 65.35 feet to an iron rod set on the south right-of-way line of said former Railroad; thence south 63 degrees, 07 minutes and 55 seconds, west, along said south right-of-way line, 588.89 feet to a point of curve; thence along a 3879.80 foot radius curve to the right, and along said south right-of-way line, a chord which bears south 74 degrees, 50 minutes and 42 seconds west, a chord distance of 1314.69 feet to the place of beginning, containing an area of 4.354 acres.

TRACT IV: 28-08-000-209.010-09 (COMMONLY KNOWN AS 11513 MOYER RD, CAMBRIDGE CITY, IN 47327)  
The Northeast Quarter of Section Eight (8), Township Sixteen (16), Range Thirteen (13), containing ONE HUNDRED SIXTY (160) acres:

EXCEPTING THEREFROM: Being a part of the Northeast Quarter of Section 8, Township 16 North, Range 13 East, in Harrison Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at the southwest corner of the Northeast Quarter of said Section 8, and running thence north 01 degree, 05 minutes and 30 seconds west, along the west line of said Northeast Quarter, 332.80 feet to an iron pipe on the south right-of-way line of Interstate Highway Number 70, and being on a curve; thence along the south right-of-way line of said Highway the following courses and distances: along a 14,965.26 foot radius curve to the left, a chord which bears north 89 degrees, 32 minutes and 30 seconds east, a chord distance 111.00 feet to a point, witness a right-

# PRELIMINARY TITLE

of-way post 0.52 feet north 02 degrees, 48 minutes and 55 seconds west of the true corner; thence north 88 degrees, 42 minutes and 15 seconds east, 200.05 feet to a point on a curve, witness a right-of-way post 1.18 feet north 18 degrees, 34 minutes and 30 seconds east of the true corner; thence along a 14,970.26 foot radius curve to the right, a chord which bears south 88 degrees, 57 minutes and 05 seconds east, a chord distance of 276.30 feet to a point; thence south 88 degrees, 47 minutes and 10 seconds east, 2007.21 feet to a point on the east line of said Northeast Quarter; thence leaving the right-of-way of said Highway south 00 degrees, 16 minutes and 40 seconds east, along said east line, 184.49 feet to a point, said point being 31.70 feet north 00 degrees, 16 minutes and 40 seconds west of a marked stone at the southeast corner of said Northeast Quarter; thence south 88 degrees, 21 minutes and 15 seconds west, parallel to the south line of said Northeast Quarter, 39.10 feet to a point; thence south 01 degree, 20 minutes and 50 seconds west, 31.73 feet to a point on said south line; thence south 88 degrees, 21 minutes and 15 seconds west, along said south line, 2549.79 feet to the place of beginning, containing an area of 16.630 acres.

ALSO EXCEPTING THEREFROM the following described tract for right-of-way purposes taken by the Indiana State Highway Commission for Indiana Interstate Highway #70, as follows: Commencing at the Southwest corner of the Northeast Quarter of Section 8, Township 16 North, Range 13 East, Harrison Township, Wayne County, Indiana; thence Northerly 333 feet along the West line of said quarter section to the point of beginning of Parcel No. 11 limited access right of way; thence North one degree 29 minutes East, 240 feet along the West side of this tract; thence Southeasterly 589.8 feet along an arc to the right and having a radius of 17,308.7 feet and subtended by a long chord having a bearing of South 88 degrees 22 minutes East, and a length of 589.7 feet; thence South 87 degrees 24 minutes East, 23.6 feet; thence South 85 degrees 58 minutes East, 200.1 feet; thence South 87 degrees 24 minutes East, 1,781 feet to the East side of this tract; thence South one degree 12 minutes West, 230.1 feet along said side; thence North 87 degrees 24 minutes West 2,010.2 feet; thence Northwesterly 274.6 feet along an arc to the left and having a radius of 17,073.7 feet and subtended by a long chord having a bearing of North 87 degrees 51 minutes West, and a length of 274.6 feet; thence South 89 degrees 55 minutes west, 198.7 feet; thence Northwesterly 112 feet along an arc to the left and having a radius of 17,068.7 feet and subtended by a long chord having a bearing of North 89 degrees and 10 minutes West, and a length of 112 feet to the point of beginning and containing Thirteen and Eight hundred eight thousandths (13.808) acres, more or less.



**PHOTOS**

# PHOTOS



*TRACTS 1 & 2*



*TRACTS 1 & 2*

# PHOTOS



# PHOTOS



*TRACT 1*



*TRACT 1*

# PHOTOS



*TRACTS 3-5*



*TRACTS 3 & 4*

# PHOTOS



**TRACT 3**



**TRACT 3**

# PHOTOS



# PHOTOS



*TRACT 4*



*TRACT 4*



# PHOTOS



**TRACT 4**



**TRACTS 6-10**

# PHOTOS



*TRACTS 6-10*



*TRACTS 6-11*

# PHOTOS



*TRACT 9*



*TRACT 9*



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