

PAINTER FAMILY FARMS

Hoagland & Monroeville, IN Area Farms

- PRODUCTIVE TILLABLE SOILS
- SEVERAL GREAT POTENTIAL COUNTRY BUILDING SITES
- EXECUTIVE AND MINI FARM SITES

435[±]
acres

- 5 FARMS •
 - 8 COUNTY PARCELS •
- Offered in 14 Tracts and Combinations!*

Allen County LAND AUCTION

INFORMATION BOOKLET

Auction held at "The Eden" Reception Hall,
14013 Emanuel Rd, Hoagland, IN 46745

THE ORIGINAL  VIRTUAL
LIVE WITH ONLINE
MULTI-TRACT AUCTIONS

260-749-0445
866-340-0445
SchraderFortWayne.com

Thursday, August 22nd @ 6:00pm

DISCLAIMER:

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

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

SELLER: Painter Family Farms, LLC

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

AC63001504, AU19300123, AU08602044



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in Fourteen (14) individual tracts, any combination of tracts and as a total 435± 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. The property will be bid in a manner resulting in the highest total sale price.

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

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

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).

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Allen County Health Department.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before September 30, 2024.

2 POSSESSION: Buyer(s) shall receive possession at

closing, subject to Tenant Farmer 2024 crops.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

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

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

SURVEY: Perimeter surveys are being completed on each Farm. The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of all surveys. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

BUILDING SITES: For purposes of building sites, all tracts are being offered as a non-reviewed sell-offs by the Allen County Plan Commission. It will be the

Buyer's responsibility to apply for any Platting and Building permitting required by the Allen County Plan Commission, Allen County Building and Health Departments.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and Auction of Fort Wayne, LLC and its representatives are exclusive agents of the Seller.

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

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

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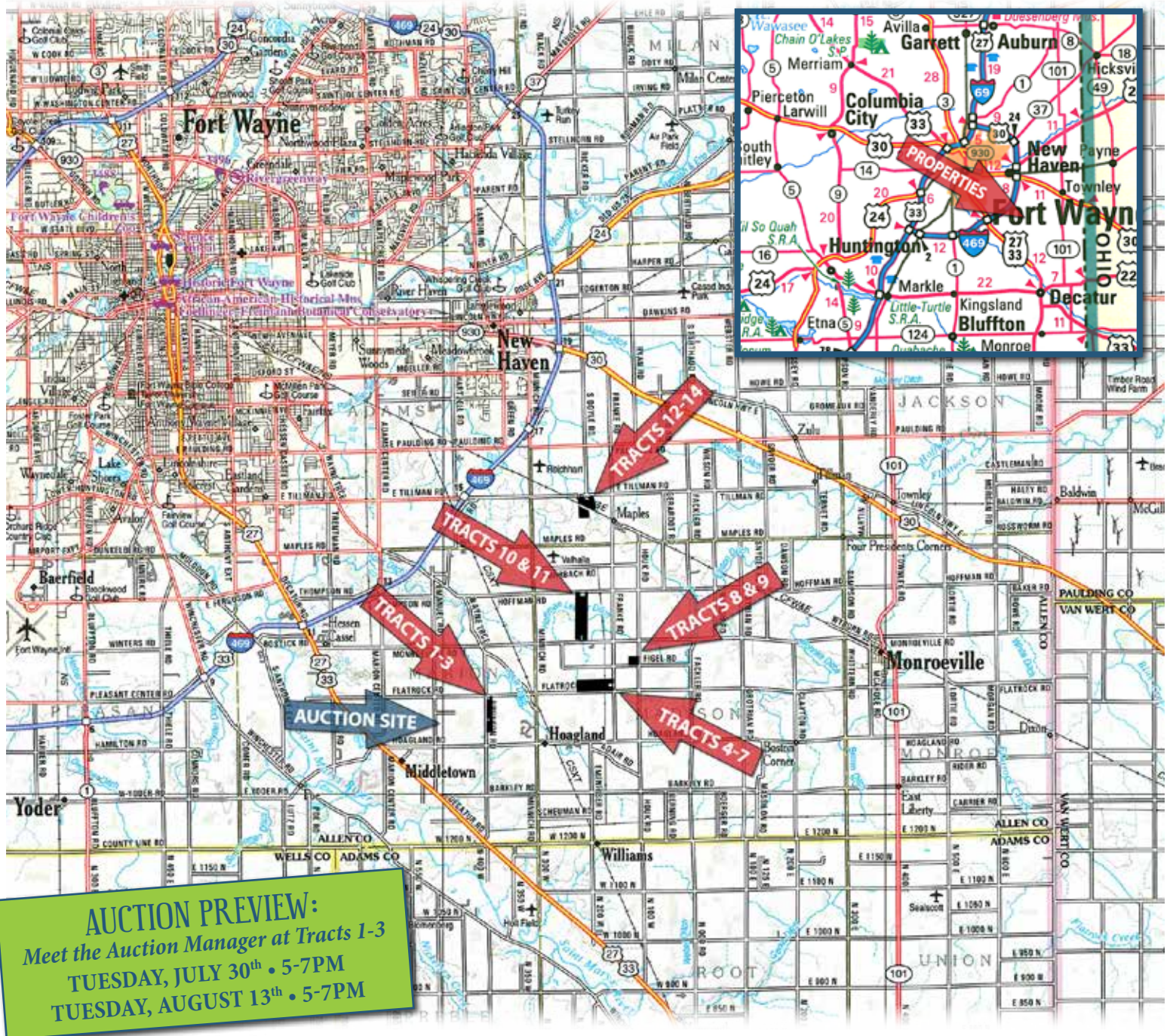
**For Information Call Auction Managers:
Jerry Ehle, 260-410-1996 and Mike Roy, 260-437-5428**





LOCATION & AERIAL MAP

LOCATION MAP



AUCTION PREVIEW:
 Meet the Auction Manager at Tracts 1-3
 TUESDAY, JULY 30th • 5-7PM
 TUESDAY, AUGUST 13th • 5-7PM

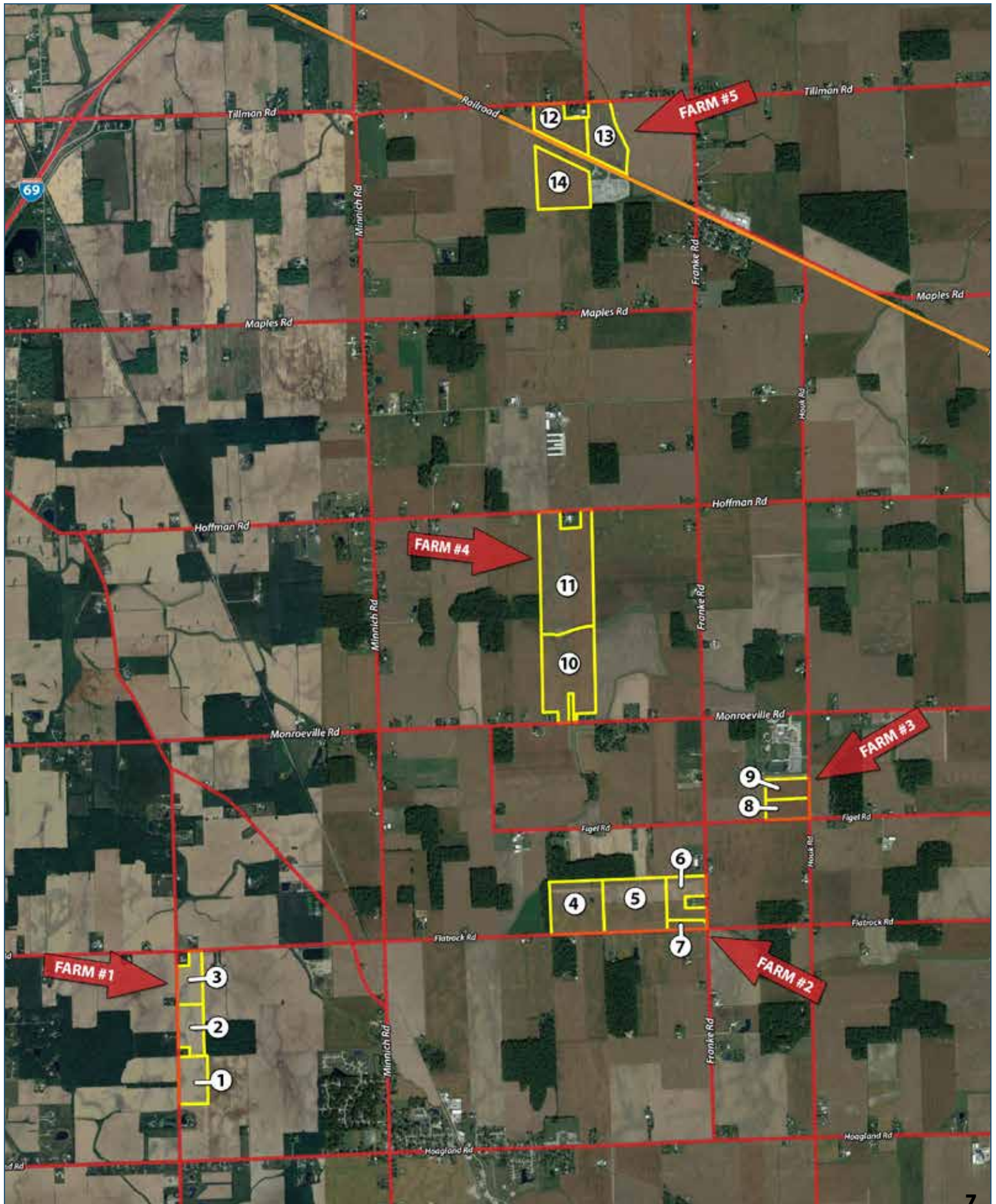
FARM LOCATIONS:

- FARM #1: 55.5± ACRES (1 County Parcel) Located Along Brunson Rd, North of Hoagland Road.
- FARM #2: 116.5± ACRES (Parcel A: 40± acres, Parcel B: 76.5± acres) Located along Flatrock Road, just West of Franke Road.
- FARM #3: 25.41± ACRES (1 County Parcel) Located at Corner of Figel and Houk Roads.
- FARM #4: 149± ACRES (Parcel A: 72.20± acres, Parcel B: 76.8± acres) Located between Monroeville Road and Hoffman Road, west of Franke Road and east of Minnich Road.
- FARM #5: 88.5± ACRES (Parcel A: 62.23± acres, Parcel B: 26.26± acres) Located along Tillman Road, near Maples, and west of Franke Road.

AUCTION LOCATION:

Held at “The Eden” Reception Hall, 14013 Emanuel Rd, Hoagland, IN 46745.

AERIAL MAP - ALL FARMS

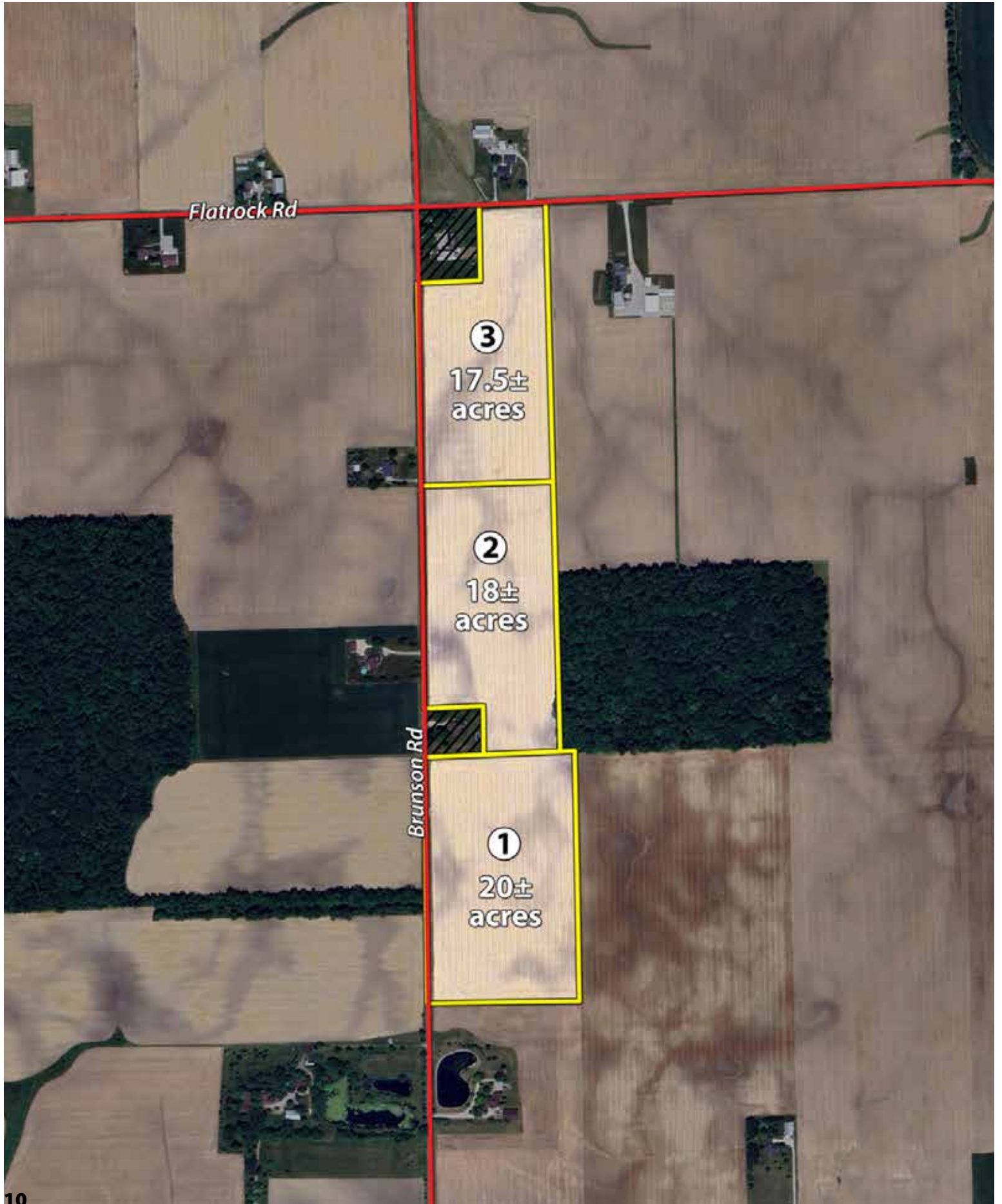




FARM 1

(TRACTS 1-3)

TRACT MAP - TRACTS 1-3



TAX REPORT - TRACTS 1-3

02-18-24-100-001.001-051 **Painter Farms LLC** **BRUNSON RD** **100, Vacant Land** **AG/RURAL RES HOMESIT** 1/2

General Information
Parcel Number
 02-18-24-100-001.001-051
Local Parcel Number
 20-0024-0068
Tax ID:

Ownership
 Painter Farms LLC
 12714 Coldwater Rd Ste A
 Fort Wayne, IN 46845
Owner
 Painter Farms LLC
 2015044845 QC /
 Painter Lester L & Nan
 2015044844 QC /
 Painter Lester L
 2011037837 WD /
 REICHHART DENNIS
 2008052401 WD /
 LOTZ LYNN M
 07/17/2002 QC 02/11427 /
 REICHART MADELYN
 01/01/1900 WD /

Transfer of Ownership
Date
 08/28/2015
 08/28/2015
 01/01/2012
 11/06/2008
 07/17/2002
 01/01/1900
Doc ID Code
 2015044845
 2015044844
 2011037837
 2008052401
 QC
 QC
 WD
 QC
 WD
Book/Page
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Adj Sale Price
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Notes

Routing Number _____

Property Class 100
 Vacant Land

Year: 2024

Location Information
County
 Allen
Township
 MARION TOWNSHIP
District 051 (Local 020)
 051 MARION (20)
School Corp 0255
 EAST ALLEN COUNTY
Neighborhood 511020-051
 AGRURAL RES HOMESITES 051



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

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	01/23/2024	04/07/2023	03/21/2022	03/08/2021	03/13/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required					
Land	\$119,000	\$99,200	\$78,300	\$67,300	\$66,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$119,000	\$99,200	\$78,300	\$67,300	\$66,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$119,000	\$99,200	\$78,300	\$67,300	\$66,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$119,000	\$99,200	\$78,300	\$67,300	\$66,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BMA	0	22.81	0.89	\$2,280	\$46,281	0%	1.0000	0.00	100.00	0.00	\$46,280
4	A	MRB	0	6.412	0.77	\$2,280	\$11,259	0%	1.0000	0.00	100.00	0.00	\$11,280
4	A	PE	0	24.305	1.11	\$2,280	\$61,516	0%	1.0000	0.00	100.00	0.00	\$61,520
82	A	PE	0	1.98	1.11	\$2,280	\$5,011	-100%	1.0000	0.00	100.00	0.00	\$0

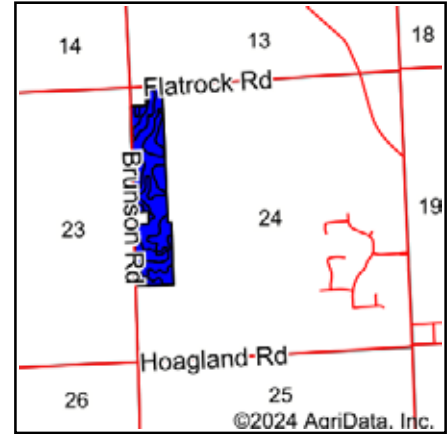
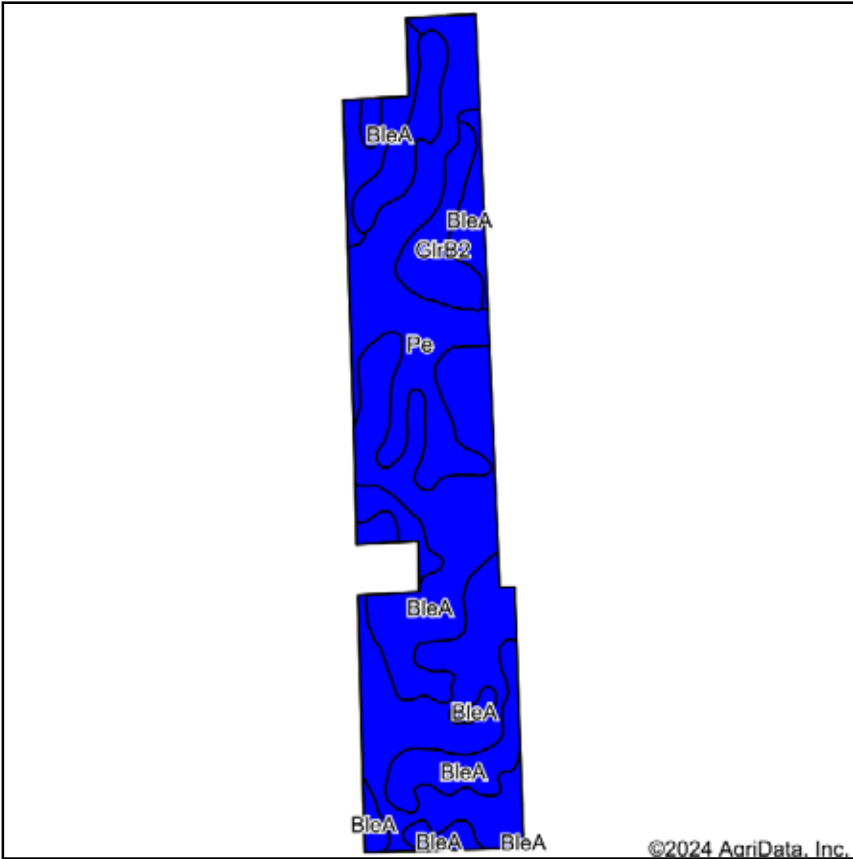
Market Model
 N/A

Characteristics
Topography
 Level
 Flood Hazard
Public Utilities
 Water, Sewer, Electricity ERA
 Streets or Roads TIF
 Unpaved
Neighborhood Life Cycle Stage
 Other
 Printed Tuesday, June 4, 2024
Review Group 2023
Data Source N/A
Collector 02/21/2023 cxcroab
Appraiser 02/21/2023 cxcroab
Total Value \$119,000

Land Computations

Calculated Acreage	55.51
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	55.51
81 Legal Drain NV	0.00
82 Public Roads NV	1.98
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	53.53
Farmland Value	\$119,060
Measured Acreage	53.53
Avg Farmland Value/Acre	2224
Value of Farmland	\$119,040
Classified Total	\$0
Farm / Classified Value	\$119,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$119,000
CAP 3 Value	\$0
Total Value	\$119,000

SOIL MAP - TRACTS 1-3



State: **Indiana**
 County: **Allen**
 Location: **24-29N-13E**
 Township: **Marion**
 Acres: **54.47**
 Date: **3/29/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IN003, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	25.33	46.5%		llw	157	5	11	47	64
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	22.76	41.8%		llw	140	5	9	45	63
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	6.38	11.7%		lle	128	4	8	44	57
Weighted Average					2.00	146.5	4.9	9.8	45.8	62.8

TOPO CONTOURS MAP - TRACTS 1-3



Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 813.4
Max: 834.5
Range: 21.1
Average: 826.4
Standard Deviation: 4.82 ft



3/29/2024

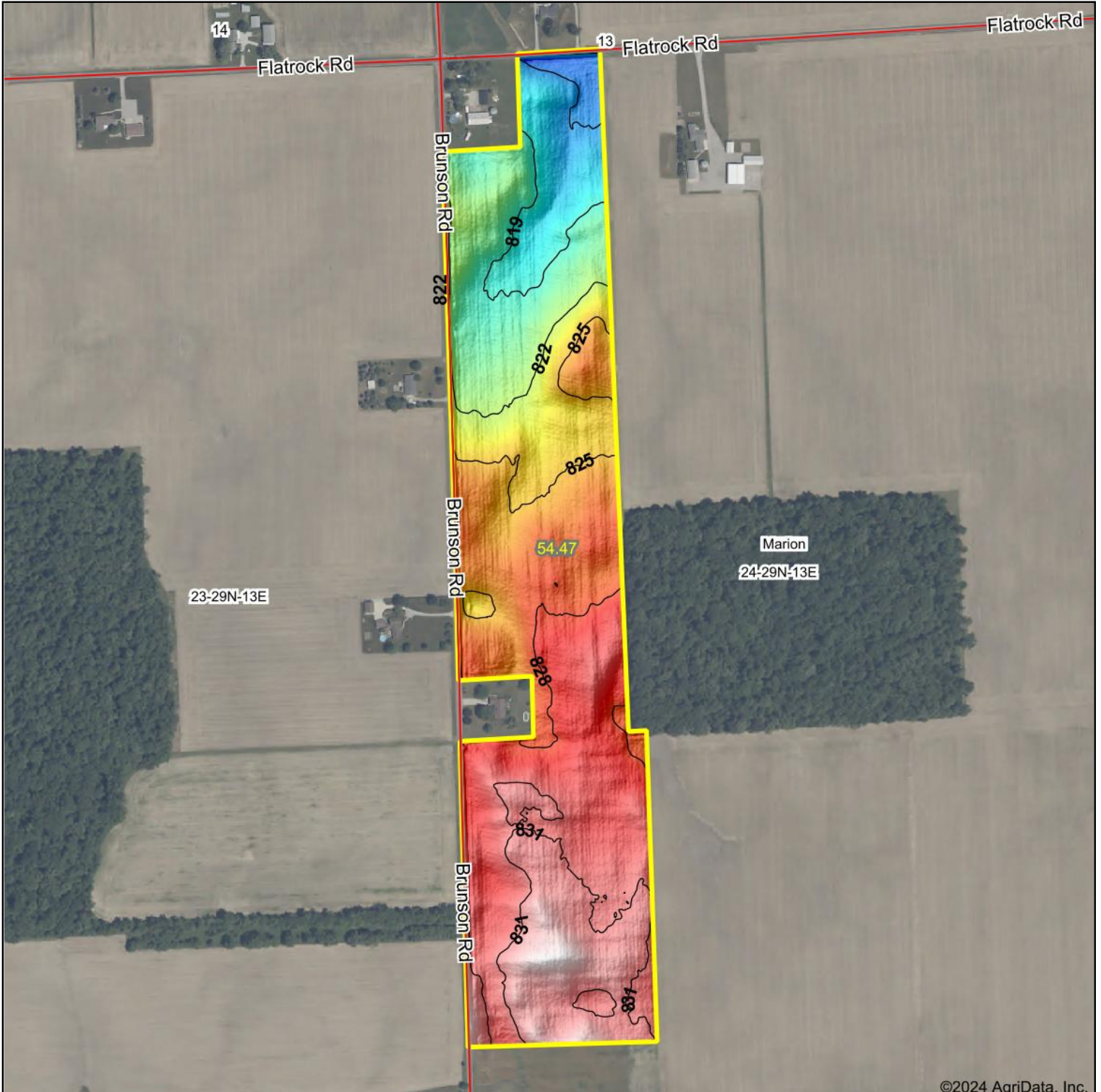
24-29N-13E
Allen County
Indiana

Boundary Center: 40° 57' 24.3, -85° 0' 57

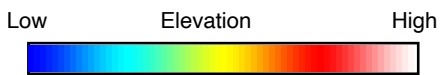


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TOPO HILLSHADE MAP - TRACTS 1-3



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3

Min: 813.4

Max: 834.5

Range: 21.1

Average: 826.4

Standard Deviation: 4.82 ft

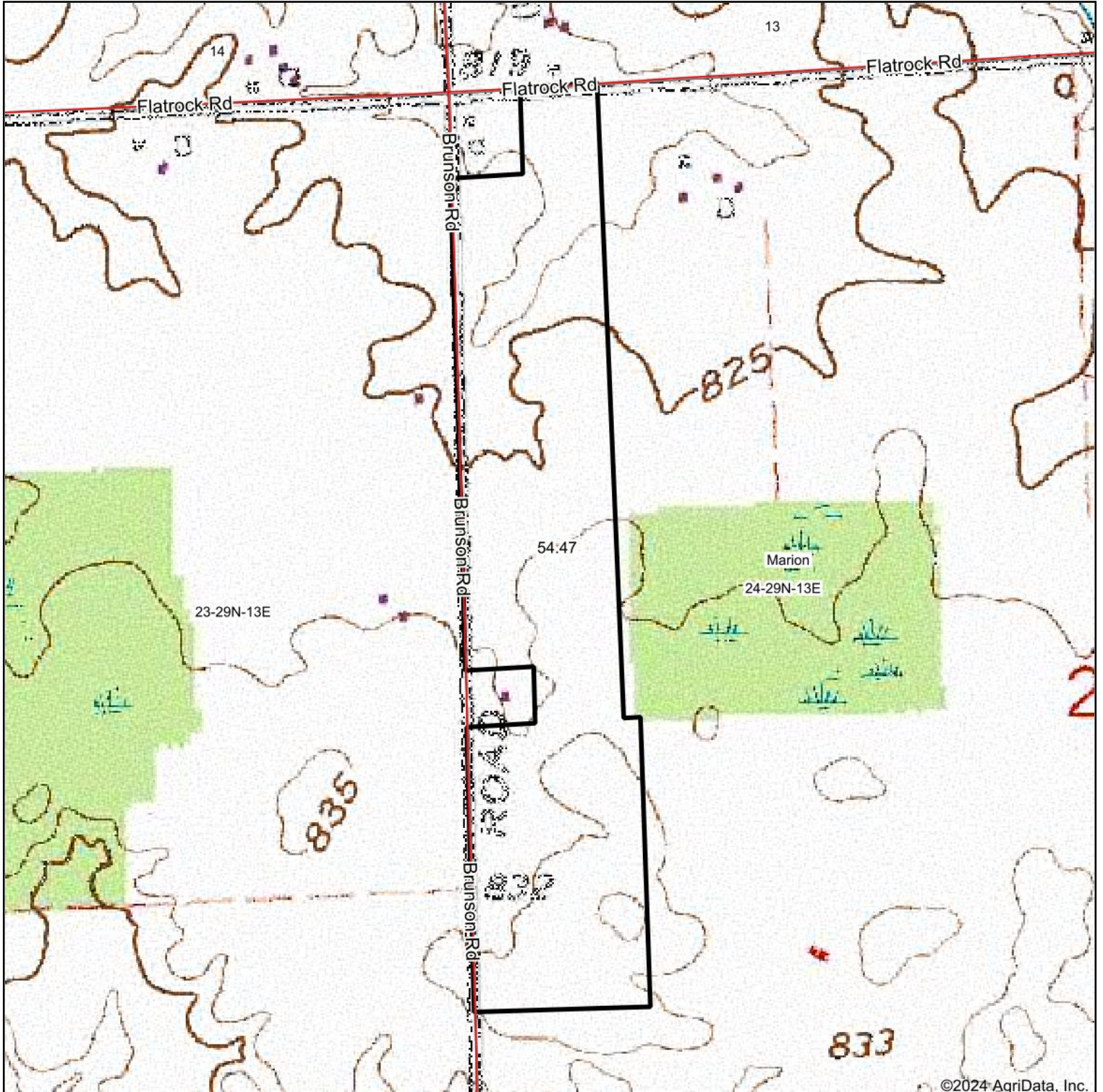


3/29/2024

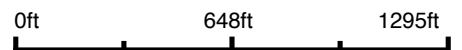
24-29N-13E
Allen County
Indiana

Boundary Center: 40° 57' 24.3, -85° 0' 57

TOPOGRAPHY MAP - TRACTS 1-3



Map Center: 40° 57' 24.3, -85° 0' 57



24-29N-13E
Allen County
Indiana

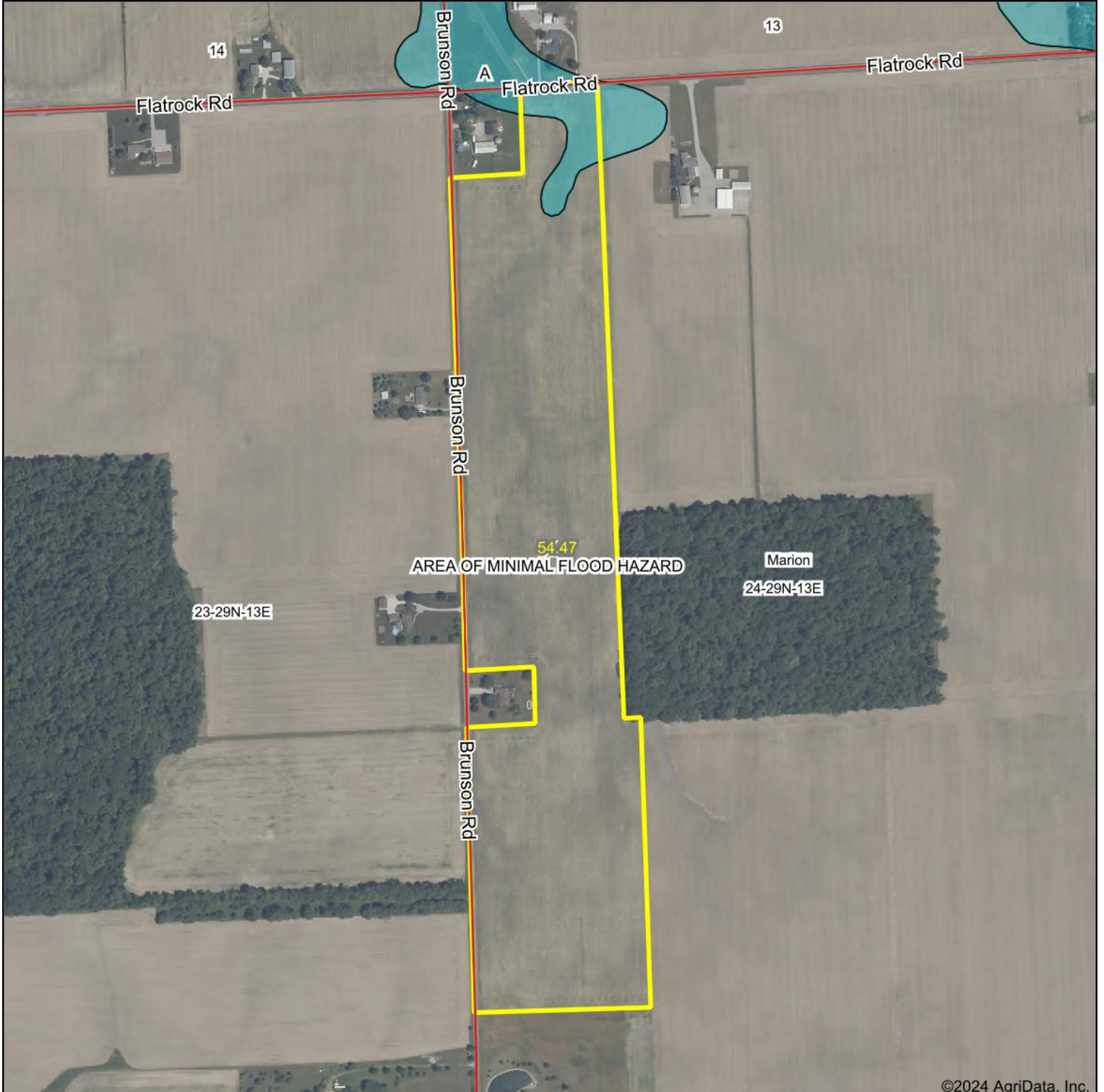


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3/29/2024

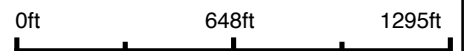
FLOODZONE MAP - TRACTS 1-3



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Map Center: 40° 57' 24.3, -85° 0' 57



24-29N-13E
Allen County
Indiana



3/29/2024

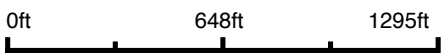
FSA MAP - TRACTS 1-3



©2024 AgriData, Inc.



Map Center: 40° 57' 24.3, -85° 0' 57



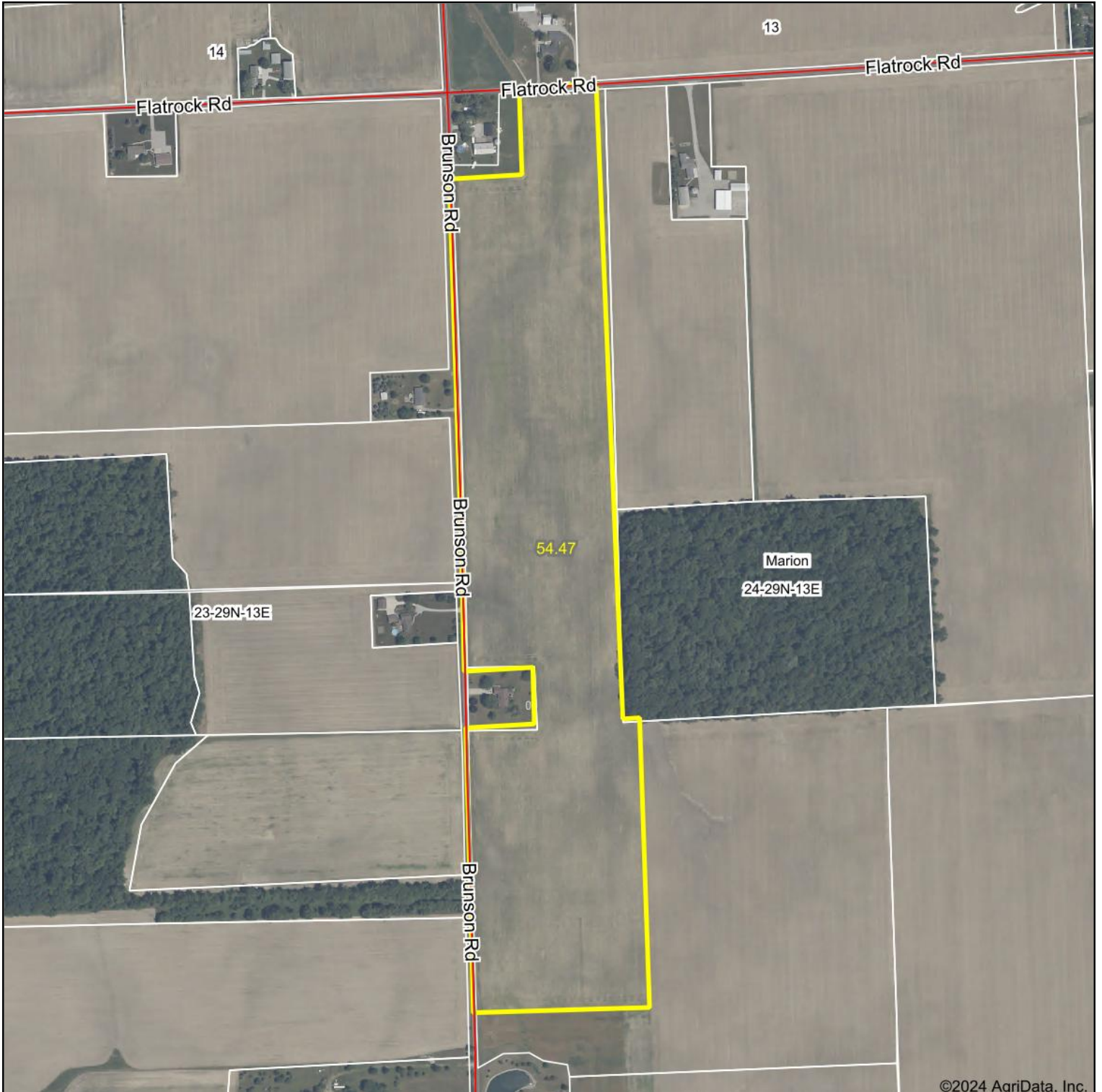
24-29N-13E
Allen County
Indiana



3/29/2024

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

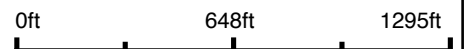
FSA ACRES MAP - TRACTS 1-3



©2024 AgriData, Inc.



Map Center: 40° 57' 24.3, -85° 0' 57



24-29N-13E
Allen County
Indiana



3/29/2024

FSA INFORMATION - TRACTS 1-3

USDA Farm 10302 Tract 14172

2024 Certification map prepared on: 5/8/2024

Administered by: Allen County, Indiana

CRP TRS: 29N13E24
 CLU Allen



OP:

54.69 Tract acres

OW: PAINTER FARMS LLC

54.69 Cropland acres

Shares:

0 CRP acres

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2024-05-07 11:10:57

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	C
1	54.69	N	2				Y

Crop:
 Date:
 Shares:



Farm 10302 Tract 14172

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 1-3

INDIANA **Tracts 1, 2, 3**
ALLEN

USDA United States Department of Agriculture
Farm Service Agency

FARM : 10302

Form: FSA-156EZ

Prepared : 7/10/24 10:49 AM CST

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 18-003-2012-152
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
54.69	54.69	54.69	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.Ref. Activity	SOD	
0.00	0.00	54.69	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	16.00	0.00	101	
Soybeans	16.00	0.00	37	
TOTAL	32.00	0.00		

NOTES

Tract Number : 14172
Description : MARION TWP SEC 24 E OF BRUNSON RD
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PAINTER FARMS LLC
Other Producers :
Recon ID : 18-003-2012-151

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.69	54.69	54.69	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - TRACTS 1-3

INDIANA
ALLEN
Form: FSA-156EZ



FARM : 10302
Prepared : 7/10/24 10:49 AM CST
Crop Year : 2024

Tract 14172 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	GRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	54.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	16.00	0.00	101
Soybeans	16.00	0.00	37
TOTAL	32.00	0.00	

NOTES

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

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-5027, found online at http://www.eocr.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) 632-9292. 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: programpalada@usda.gov. USDA is an equal opportunity provider, employer, and lender.



FARM 2

(TRACTS 4-7)

TRACT MAP - TRACTS 4-7



TAX REPORT - TRACTS 4-7

AG/RURAL RES HOMESIT 1/2

11600 FLATROCK RD 100, Vacant Land

Painter Farms LLC

Painter Farms LLC

02-19-18-400-005.000-050

Notes

Transfer of Ownership

Ownership

General Information

Parcel Number
02-19-18-400-005.000-050

Local Parcel Number
19-0018-0010

Tax ID:

Routing Number

Date
12/23/2014
12/23/2014
12/23/2014
10/28/2003
01/01/1900

Owner
Painter Farms LLC
Painter Lester L & Nan
Painter Nancy J
PAINTER NANCY TRS
PAINTER NANCY

Doc ID Code
2014061168
2014061166
2014061165
WD 03/12223
WD

Book/Page Adj Sale Price V/I
QC /
QC /
TD /
/ /
/ /

12714 Coldwater Rd Ste A
Fort Wayne, IN 46845

Legal
SE 1/4 SE 1/4 SEC.18

Parcel Number
02-19-18-400-005.000-050

Local Parcel Number
19-0018-0010

Tax ID:

Routing Number

Notes

Transfer of Ownership

Ownership

General Information

Property Class 100

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

Reason For Change

Location Information

Year: 2024

County
Allen

Township
MADISON TOWNSHIP

District 050 (Local 019)
050 MADISON (19)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 501003-050
AG/RURAL RES HOMESITES 01 0

Section/Plat
0018

Location Address (1)
11600 FLATROCK RD
HOAGLAND, IN 46745

2024	2023	2022	2021	2020
WIP	AA	AA	AA	AA
03/28/2024	04/07/2023	03/21/2022	03/08/2021	03/13/2020
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$79,300	\$66,000	\$52,100	\$44,800
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$79,300	\$66,000	\$52,100	\$44,800
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$79,300	\$66,000	\$52,100	\$44,800
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$79,300	\$66,000	\$52,100	\$44,800
Total Non Res (3)	\$0	\$0	\$0	\$0

2024	2023	2022	2021	2020
WIP	AA	AA	AA	AA
03/28/2024	04/07/2023	03/21/2022	03/08/2021	03/13/2020
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$79,300	\$66,000	\$52,100	\$44,800
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$79,300	\$66,000	\$52,100	\$44,800
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$79,300	\$66,000	\$52,100	\$44,800
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$79,300	\$66,000	\$52,100	\$44,800
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BMA	0	7.0400	\$2,280	\$2,029	\$14,284	0%	1.0000	0.00	100.00	0.00	\$14,280
4	A	PE	0	23.9140	\$2,280	\$2,531	\$60,526	0%	1.0000	0.00	100.00	0.00	\$60,530
6	A	BMA	0	1.1000	\$2,280	\$2,029	\$2,232	-80%	1.0000	0.00	100.00	0.00	\$450
6	A	PE	0	7.9000	\$2,280	\$2,531	\$19,995	-80%	1.0000	0.00	100.00	0.00	\$4,000
82	A	R0B2	0	0.0460	\$2,280	\$2,280	\$105,100%		1.0000	0.00	100.00	0.00	\$00

Land Computations

Base Lot: Res 0' X 0', CI 0' X 0'

Characteristics

Land Computations

Calculated Acreage
40.00

Actual Frontage
0

Developer Discount

Parcel Acreage
40.00

81 Legal Drain NV
0.00

82 Public Roads NV
0.05

83 UT Towers NV
0.00

9 Homesite
0.00

91/92 Acres
0.00

Total Acres Farmland
39.95

Farmland Value
\$79,260

Measured Acreage
39.95

Avg Farmland Value/Acre
1984

Value of Farmland
\$79,270

Classified Total
\$0

Farm / Classified Value
\$79,300

Homesite(s) Value
\$0

91/92 Value
\$0

Supp. Page Land Value
\$0

CAP 1 Value
\$0

CAP 2 Value
\$79,300

CAP 3 Value
\$0

Total Value
\$79,300

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BMA	0	7.0400	\$2,280	\$2,029	\$14,284	0%	1.0000	0.00	100.00	0.00	\$14,280
4	A	PE	0	23.9140	\$2,280	\$2,531	\$60,526	0%	1.0000	0.00	100.00	0.00	\$60,530
6	A	BMA	0	1.1000	\$2,280	\$2,029	\$2,232	-80%	1.0000	0.00	100.00	0.00	\$450
6	A	PE	0	7.9000	\$2,280	\$2,531	\$19,995	-80%	1.0000	0.00	100.00	0.00	\$4,000
82	A	R0B2	0	0.0460	\$2,280	\$2,280	\$105,100%		1.0000	0.00	100.00	0.00	\$00

Topography
Level

Flood Hazard

Public Utilities
Electricity

ERA

Streets or Roads
Unpaved

TIF

Neighborhood Life Cycle Stage
Other

Printed Tuesday, June 4, 2024

Review Group 2023

Data Source N/A

Collector 02/22/2023 ivgoaa

Appraiser 02/22/2023 ivgoaa

Topography
Level

Flood Hazard

Public Utilities
Electricity

ERA

Streets or Roads
Unpaved

TIF

Neighborhood Life Cycle Stage
Other

Printed Tuesday, June 4, 2024

Review Group 2023

Data Source N/A

Collector 02/22/2023 ivgoaa

Appraiser 02/22/2023 ivgoaa

TAX REPORT - TRACTS 4-7

AG/RURAL RES HOMESIT 1/2

100, Vacant Land

13204 FRANKE RD

Painter Farms LLC

02-19-17-300-006.000-050

Notes

Transfer of Ownership

Ownership

General Information

Parcel Number
02-19-17-300-006.000-050

Local Parcel Number
19-0017-0012

Tax ID:

Routing Number

Date
10/14/2019
12/23/2014
12/23/2014
12/23/2014
10/28/2003
01/01/1900

Doc ID Code
2019052365
2014061167
2014061166
2014061165
WD 03/12223
WD

Owner
Painter Farms LLC
Painter Lester L & Nan
Painter Lester L & Nan
Painter Nancy J
PAINTER NANCY TRS
PAINTER NANCY

Reason For Change
AA
AA
AA
AA
AA
AA

As Of Date
03/22/2024
04/07/2023
Indiana Cost Mod
1.0000

Valuation Method
Indiana Cost Mod

Equalization Factor
1.0000

Notice Required

Legal
S 1/2 SW 1/4 Sec 17 Ex Tract

Property Class 100

Agricultural

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

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

Location Information

Year: 2024

County
Allen

Township
MADISON TOWNSHIP

District 050 (Local 019)
050 MADISON (19)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 501003-050
AG/RURAL RES HOMESITES 01 0

Section/Plat
0017

Location Address (1)
13204 FRANKE RD
HOAGLAND, IN 46745

2024
WIP
03/28/2024
Indiana Cost Mod
1.0000

2023
AA
04/07/2023
Indiana Cost Mod
1.0000

2022
AA
03/21/2022
Indiana Cost Mod
1.0000

2021
AA
03/08/2021
Indiana Cost Mod
1.0000

2020
AA
03/13/2020
Indiana Cost Mod
1.0000

Assessment Year
2024

Reason For Change
WIP

As Of Date
03/28/2024

Valuation Method
Indiana Cost Mod

Equalization Factor
1.0000

Notice Required

Land
\$164,400

Land Res (1)
\$0

Land Non Res (2)
\$164,400

Land Non Res (3)
\$0

Improvement
\$0

Imp Res (1)
\$0

Imp Non Res (2)
\$0

Imp Non Res (3)
\$0

Total
\$164,400

Total Res (1)
\$0

Total Non Res (2)
\$164,400

Total Non Res (3)
\$0

Land Computations

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

Land Computations

Land Computations

Land Computations

Land Computations

Land Computations

Calculated Acreage
76.46

Actual Frontage
0

Developer Discount

Parcel Acreage
76.46

81 Legal Drain NV
4.48

82 Public Roads NV
1.36

83 UT Towers NV
0.13

9 Homesite
0.00

91/92 Acres
0.00

Total Acres Farmland
70.49

Farmland Value
\$164,380

Measured Acreage
70.49

Avg Farmland Value/Acre
2332

Value of Farmland
\$164,390

Classified Total
\$0

Farm / Classified Value
\$164,400

Homesite(s) Value
\$0

91/92 Value
\$0

Supp. Page Land Value
\$0

CAP 1 Value
\$0

CAP 2 Value
\$164,400

CAP 3 Value
\$0

Total Value
\$164,400

Adj. Rate
\$2,280

Ext. Value
\$56,721

Market Factor
0%

Cap 1
0.00

Cap 2
100.00

Cap 3
0.00

Value
\$56,720

Land Type
4 A BMA

Soil ID
PE

Act Front.
0

Size Factor
0.89

Rate
\$2,280

Adj. Rate
\$2,029

Ext. Value
\$56,721

Market Factor
0%

Cap 1
0.00

Cap 2
100.00

Cap 3
0.00

Value
\$56,720

Land Type
81 A

Soil ID
A

Act Front.
0

Size Factor
1.11

Rate
\$2,280

Adj. Rate
\$2,531

Ext. Value
\$107,684

Market Factor
0%

Cap 1
0.00

Cap 2
100.00

Cap 3
0.00

Value
\$107,660

Land Type
82 A

Soil ID
A

Act Front.
0

Size Factor
1.00

Rate
\$2,280

Adj. Rate
\$2,280

Ext. Value
\$3,103

Market Factor
-100%

Cap 1
0.00

Cap 2
100.00

Cap 3
0.00

Value
\$0

Land Type
83 A

Soil ID
A

Act Front.
0

Size Factor
1.00

Rate
\$2,280

Adj. Rate
\$2,280

Ext. Value
\$285

Market Factor
-100%

Cap 1
0.00

Cap 2
100.00

Cap 3
0.00

Value
\$0

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
ERA

Public Utilities
Electricity

Streets or Roads
Paved

TIF
TIF

Neighborhood Life Cycle Stage
Other

Printed Tuesday, June 4, 2024

Review Group 2023

Data Source N/A

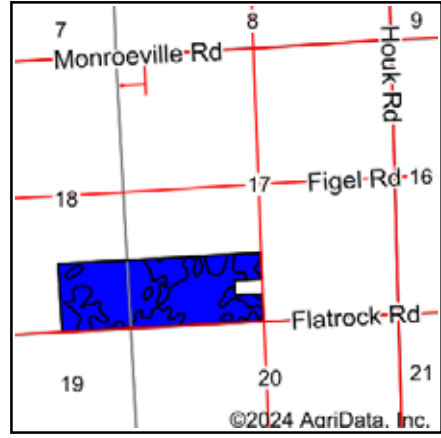
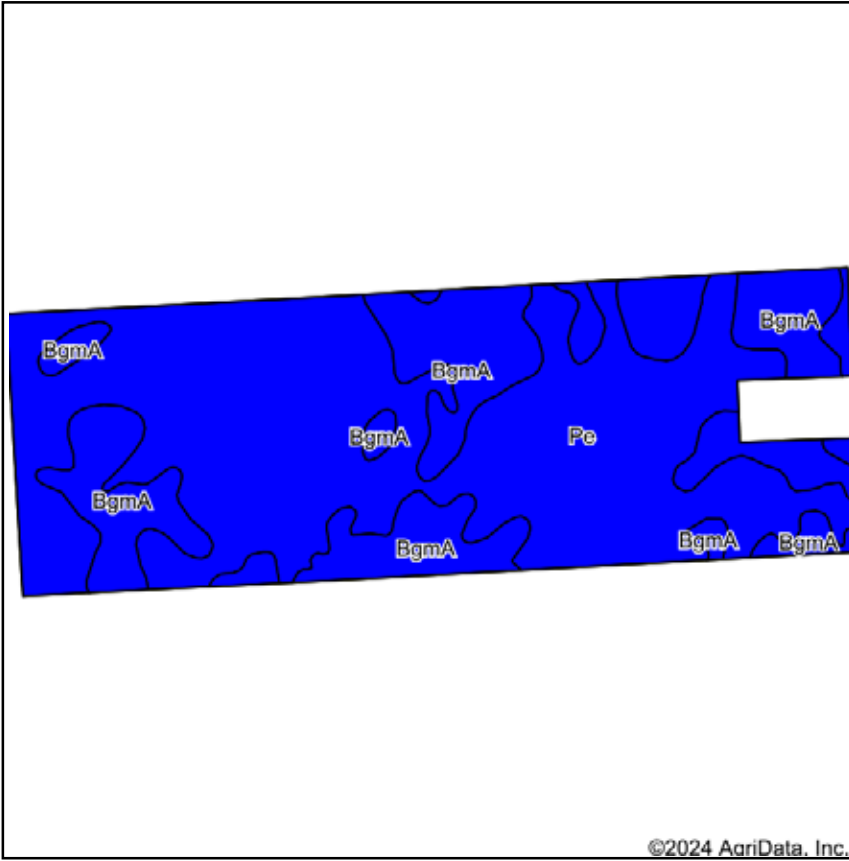
Collector 02/22/2023

Appraiser 02/22/2023

ivgoaa

ivgoaa

SOIL MAP - TRACTS 4-7



State: **Indiana**
 County: **Allen**
 Location: **17-29N-14E**
 Township: **Madison**
 Acres: **115.9**
 Date: **3/29/2024**



Soils data provided by USDA and NRCS.

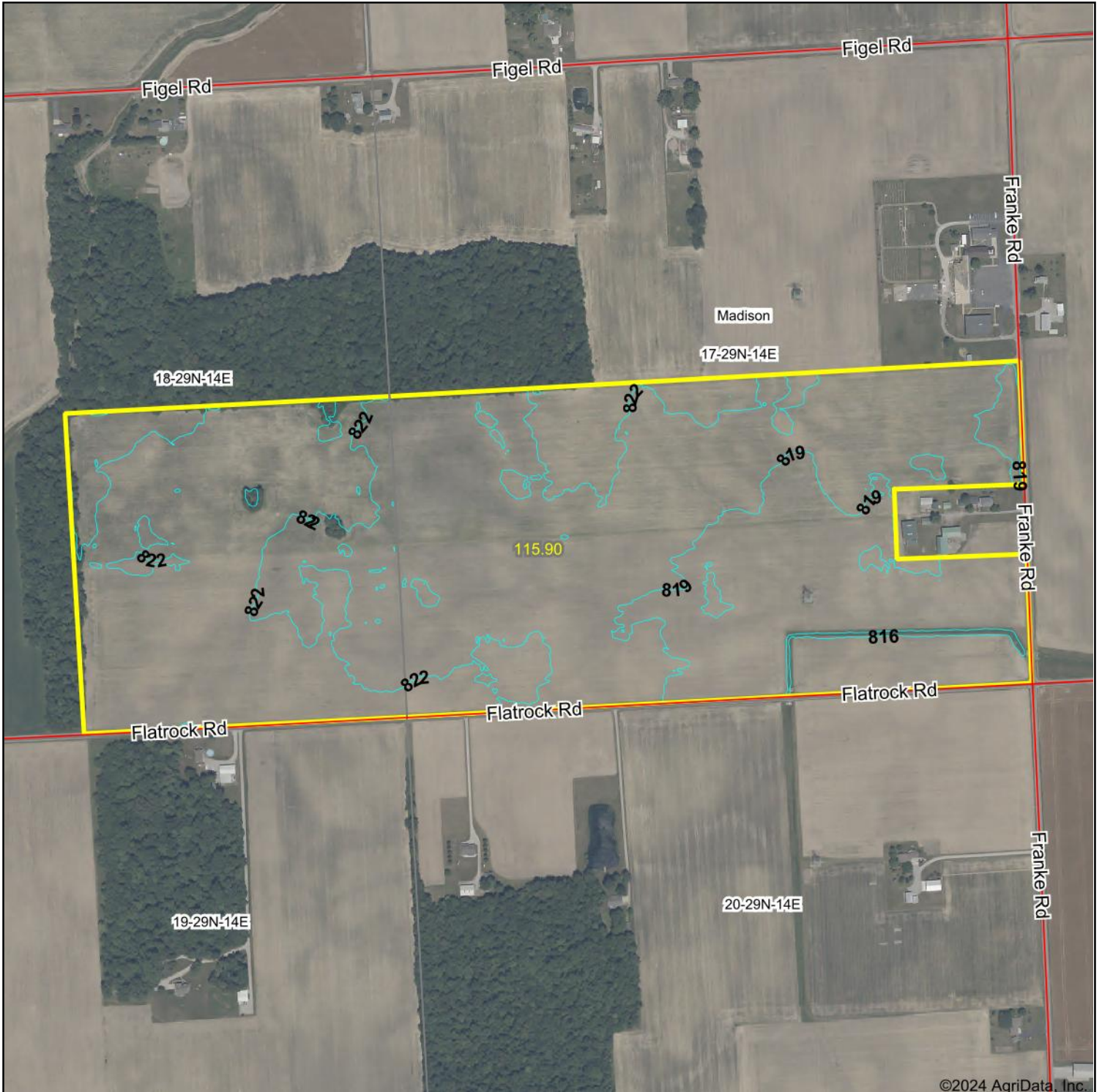
©2024 AgriData, Inc.

Area Symbol: IN003, Soil Area Version: 23

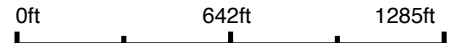
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	78.09	67.4%		Ilw	157	5	11	47	64
EgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	37.81	32.6%		Ilw	141	5	9	45	63
Weighted Average					2.00	151.8	5	10.3	46.3	63.7

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 4-7



Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 812.8
Max: 826.1
Range: 13.3
Average: 821.5
Standard Deviation: 2 ft

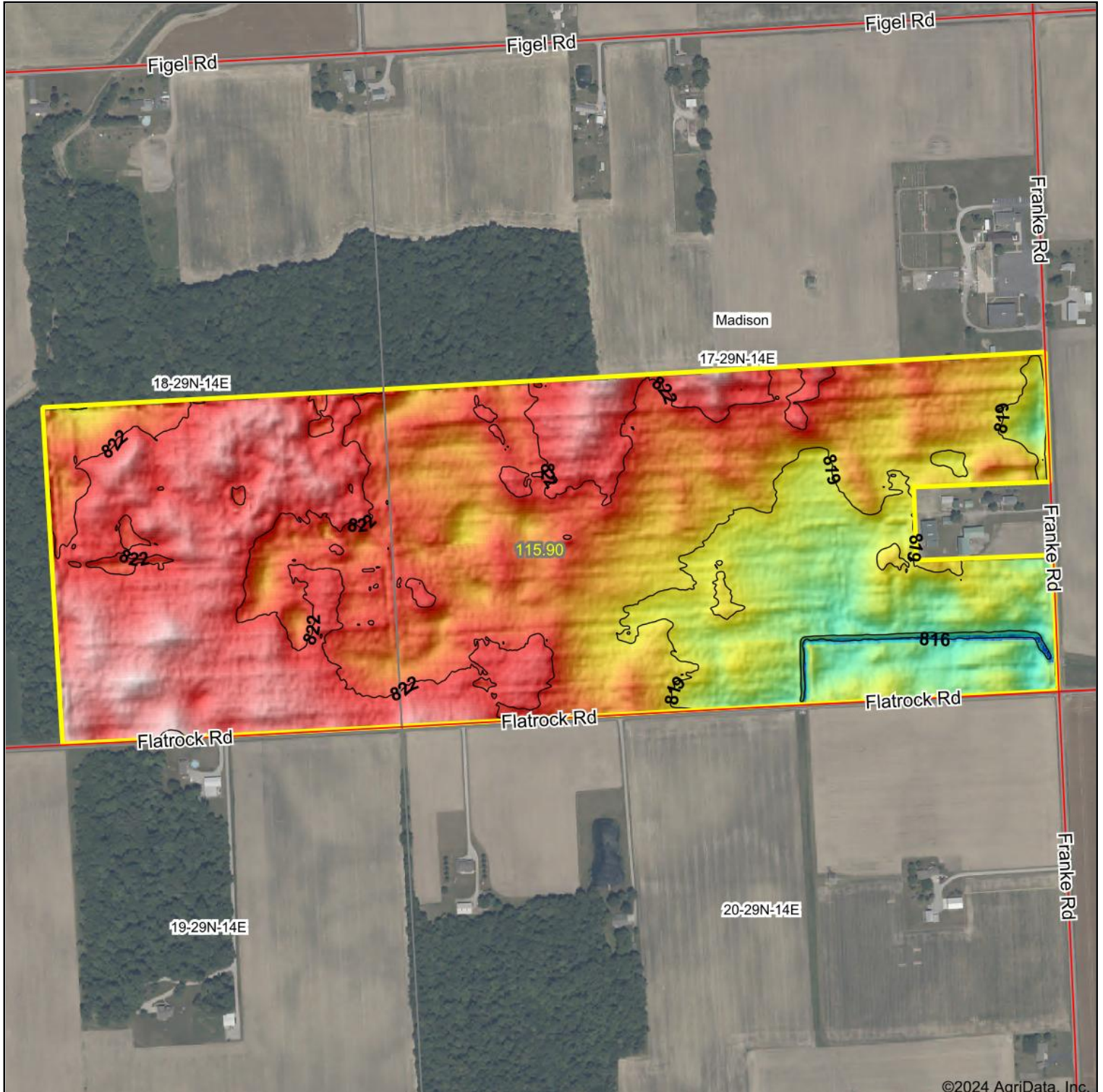


3/29/2024

17-29N-14E
Allen County
Indiana

Boundary Center: 40° 57' 53.75, -84° 58' 34.06

TOPO HILLSHADE MAP - TRACTS 4-7



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SCHRADER
Real Estate and Auction Company, Inc.

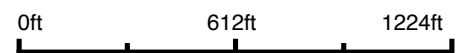
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 3
Min: 812.8
Max: 826.1
Range: 13.3
Average: 821.5
Standard Deviation: 2 ft

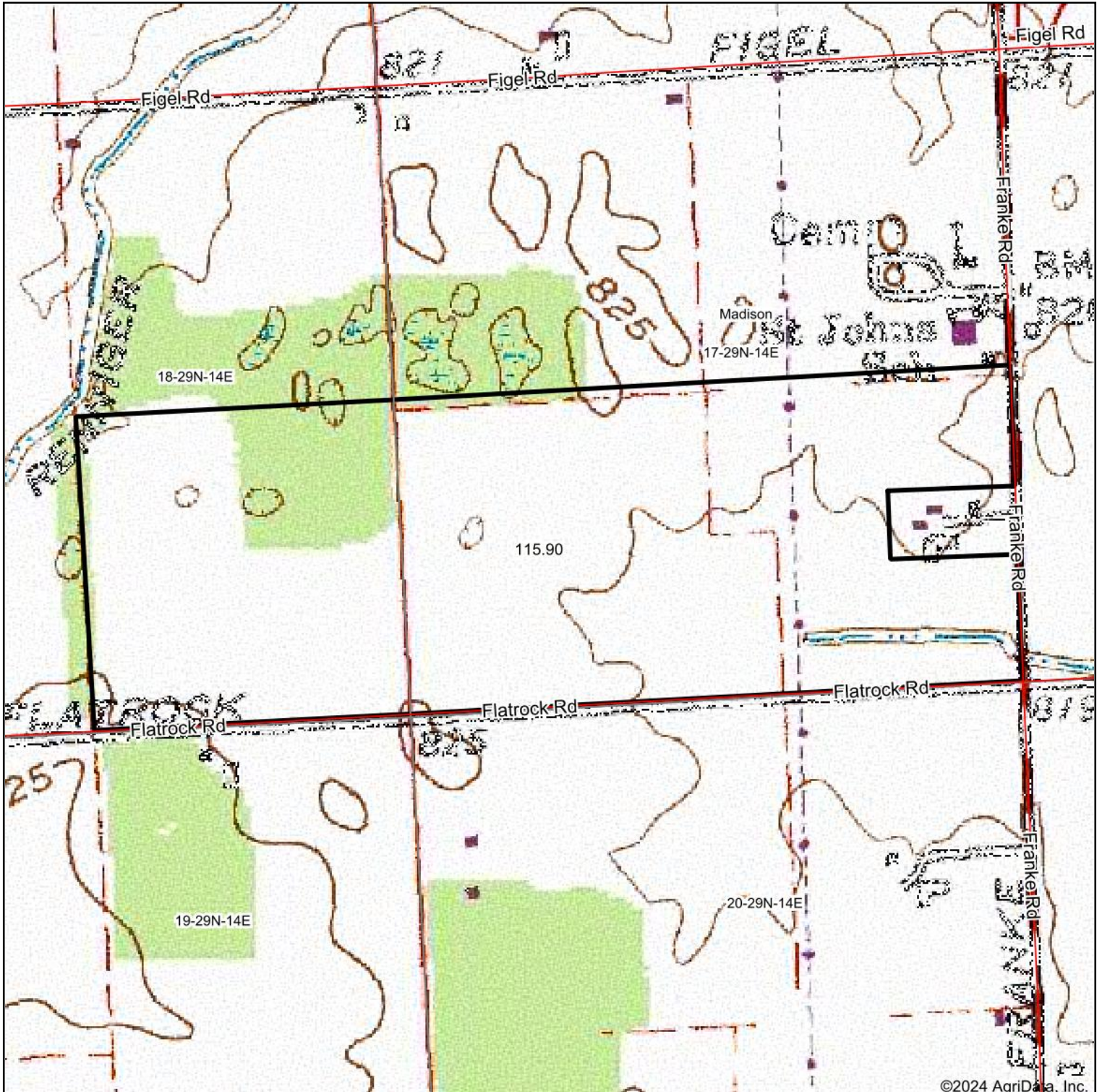


3/29/2024

17-29N-14E
Allen County
Indiana

Boundary Center: 40° 57' 53.75, -84° 58' 34.06

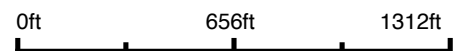
TOPOGRAPHY MAP - TRACTS 4-7



©2024 AgriData, Inc.



Map Center: 40° 57' 53.75, -84° 58' 34.06



17-29N-14E
Allen County
Indiana

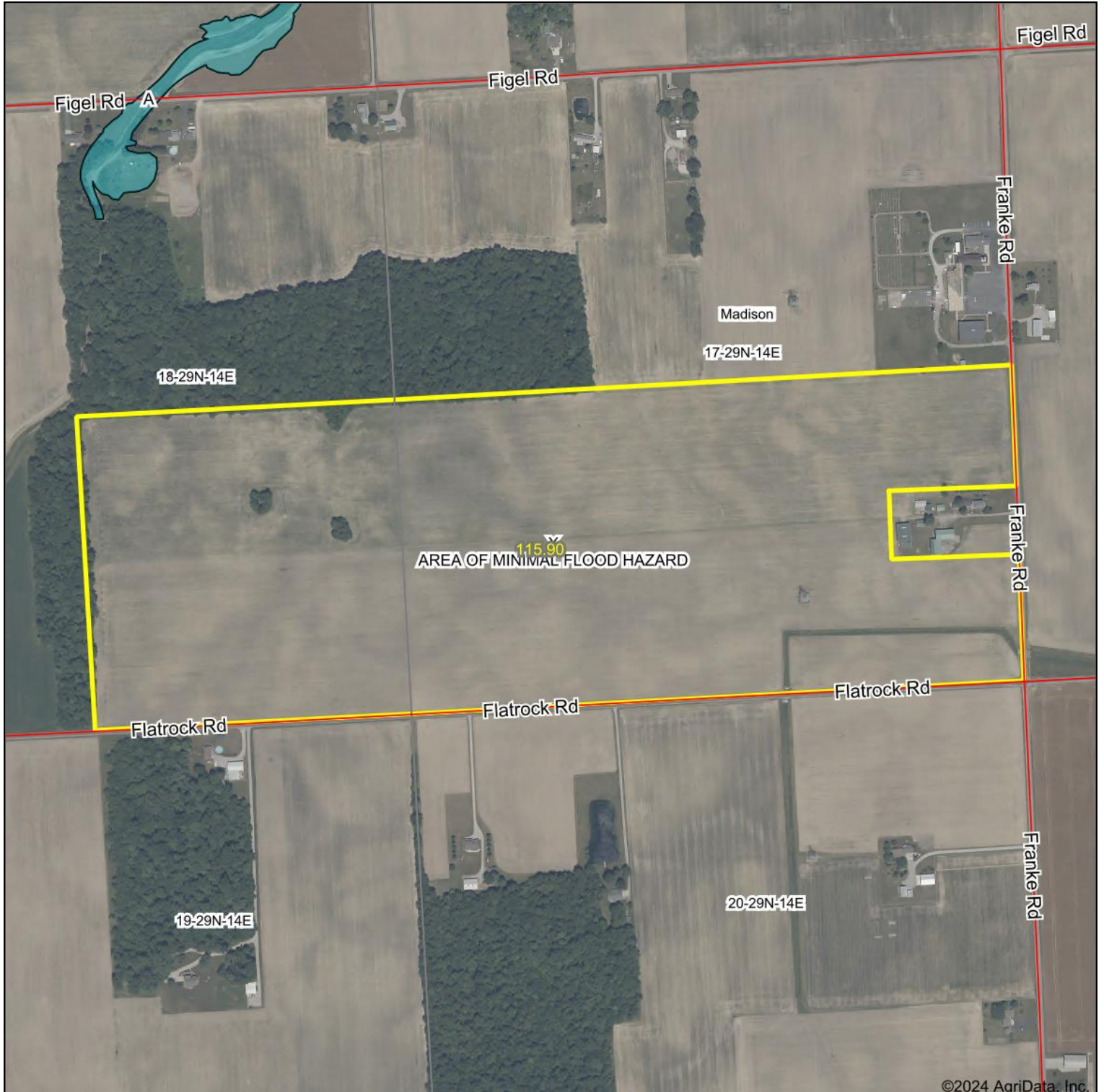


3/29/2024



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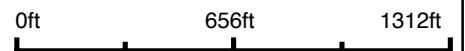
FLOODZONE MAP - TRACTS 4-7



©2024 AgriData, Inc.



Map Center: 40° 57' 53.75, -84° 58' 34.06



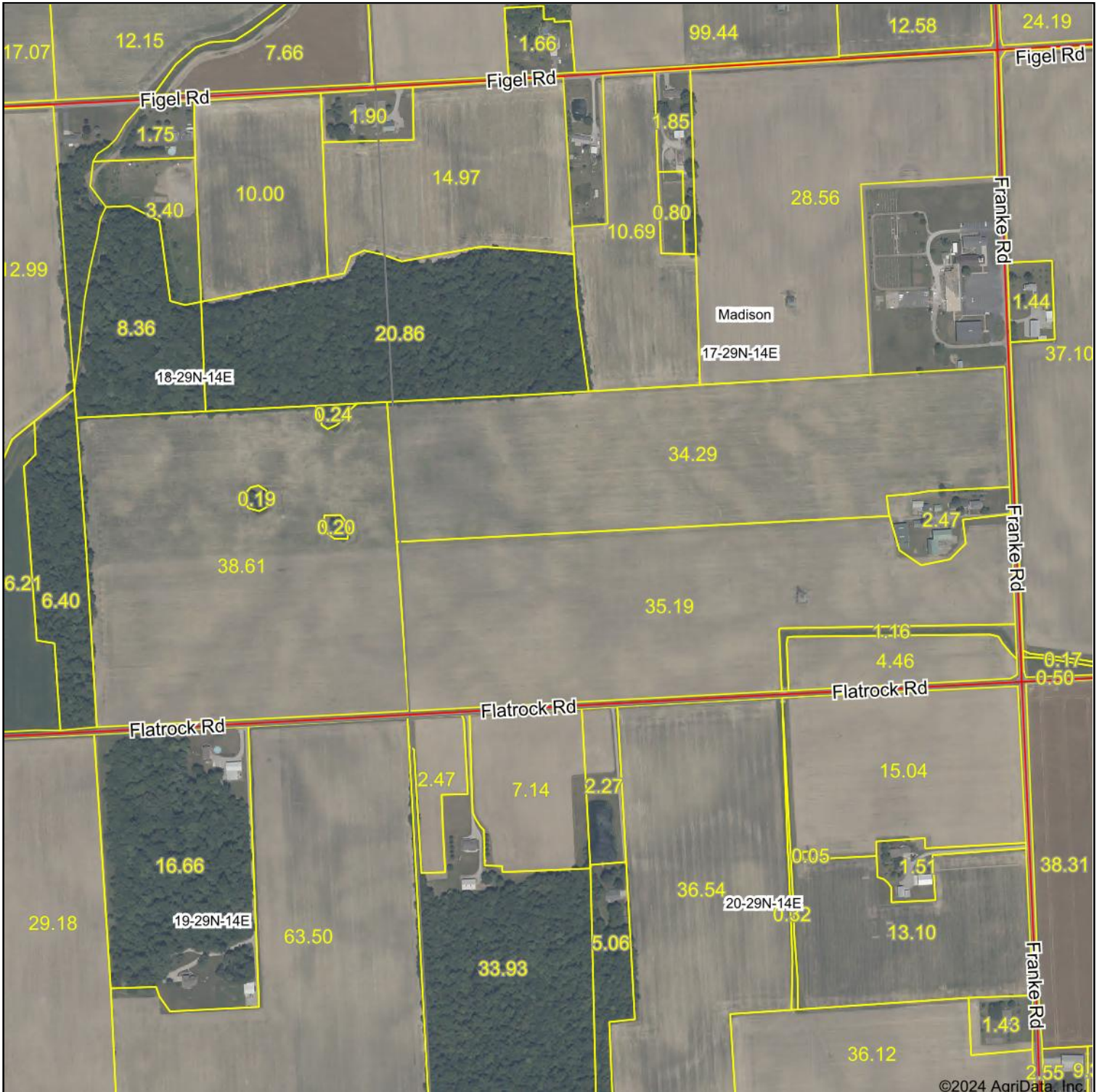
17-29N-14E
Allen County
Indiana



3/29/2024

Flood related information provided by FEMA

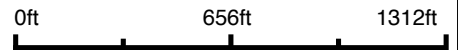
FSA MAP - TRACTS 4-7



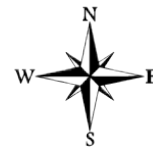
©2024 AgriData, Inc.



Map Center: 40° 57' 53.75, -84° 58' 34.06

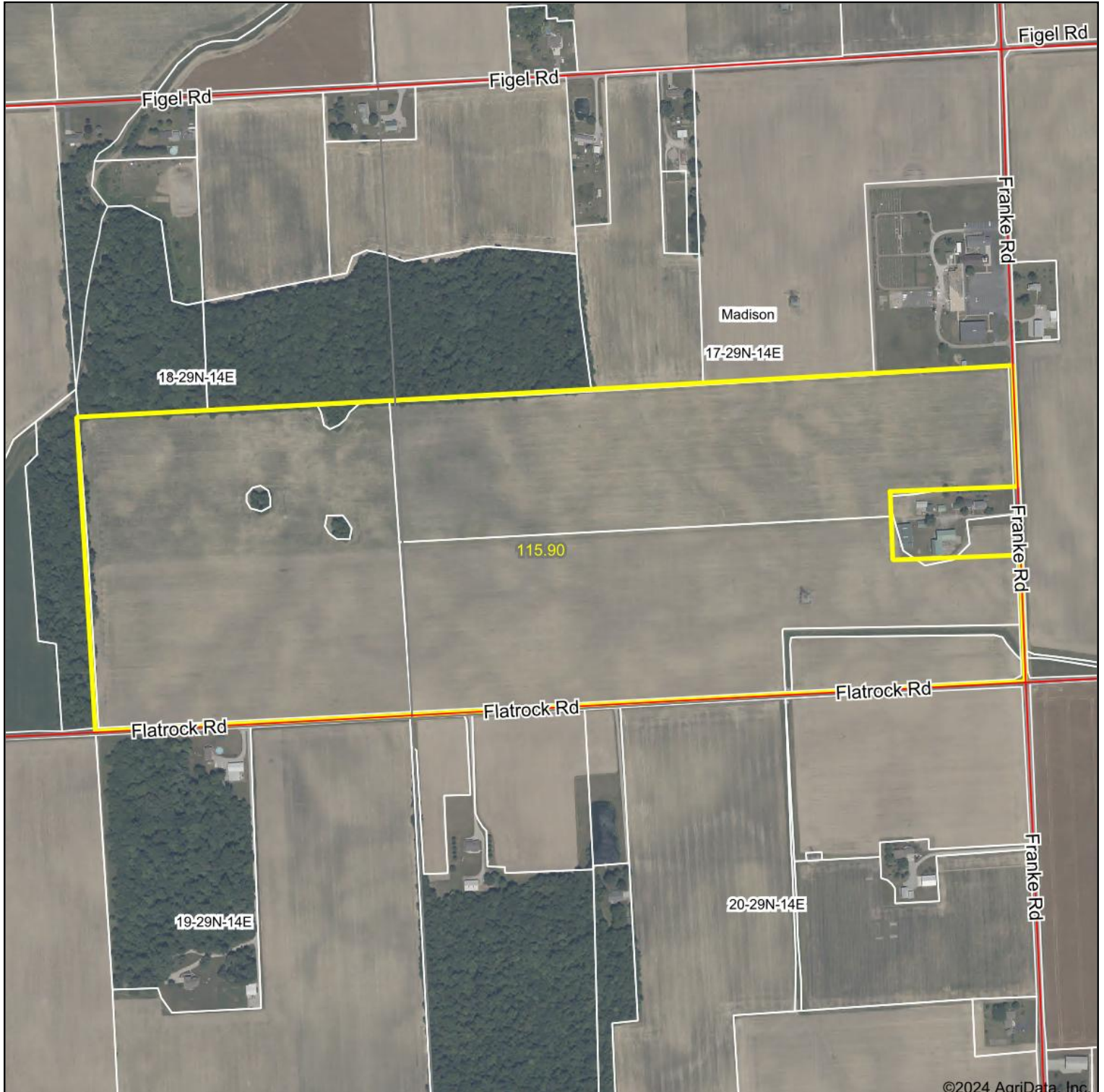


17-29N-14E
Allen County
Indiana



3/29/2024

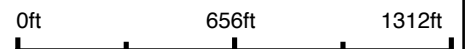
FSA ACRES MAP - TRACTS 4-7



©2024 AgriData, Inc.



Map Center: 40° 57' 53.75, -84° 58' 34.06



17-29N-14E
Allen County
Indiana

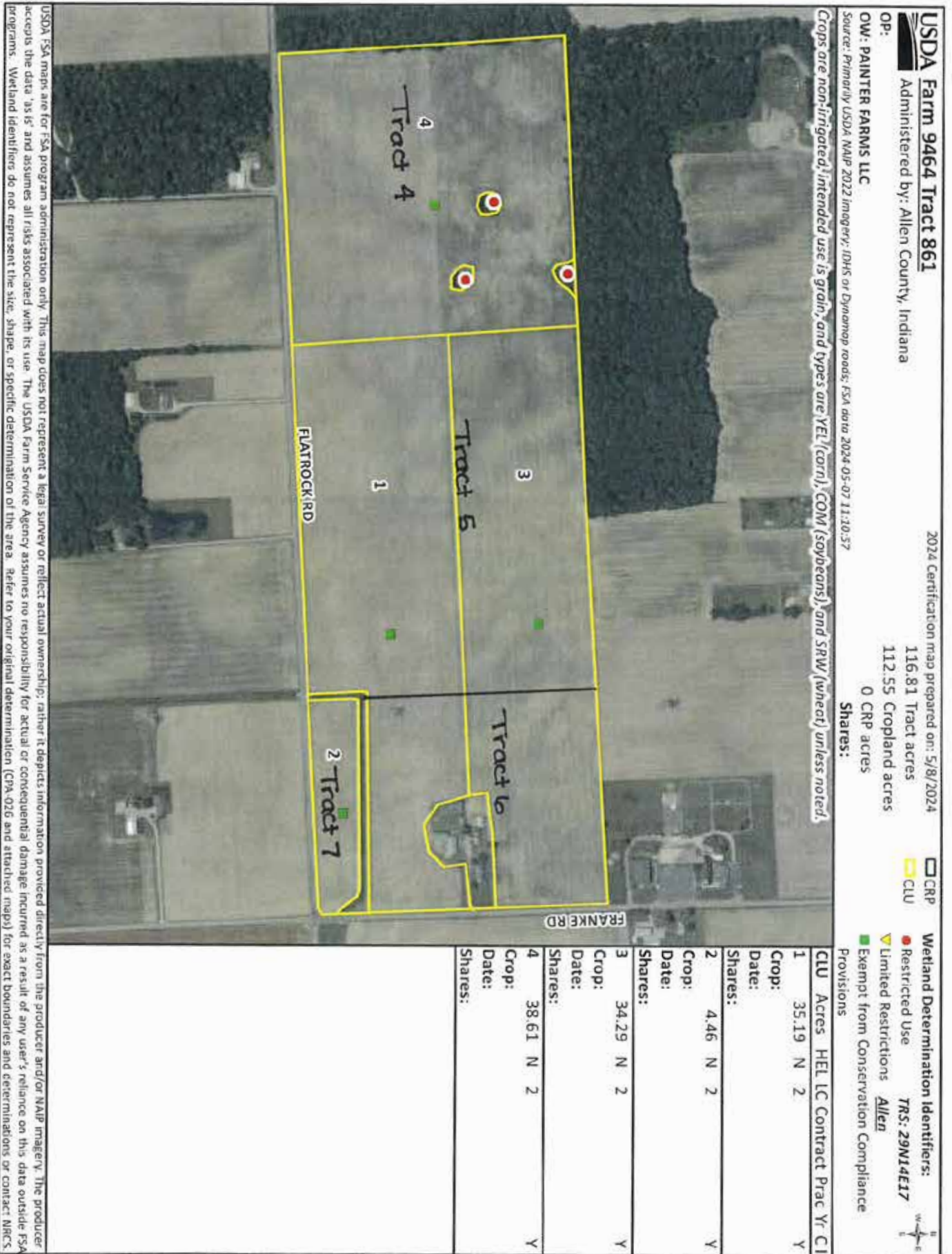


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3/29/2024

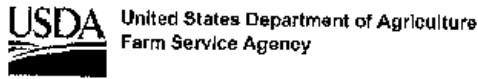
Field borders provided by Farm Service Agency as of 5/21/2008.

FSA INFORMATION - TRACTS 4-7



FSA INFORMATION - TRACTS 4-7

INDIANA
ALLEN
Form: FSA-156EZ



FARM : 9464
Prepared : 7/10/24 10:10 AM CST
Crop Year : 2024

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : 11575, 11576
Recon ID : 18-003-2009-158
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
395.21	360.32	380.32	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	358.42	0.00		1.90	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	82.20	0.00	55	
Com	129.50	0.00	129	
Soybeans	163.80	0.00	45	
TOTAL	355.50	0.00		

NOTES

Tract Number : 801
Description : K11/1A&2A MADISON TWP SEC 17/18 N FLATROCK W FRANK
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PAINTER FARMS LLC
Other Producers :
Recon ID : None

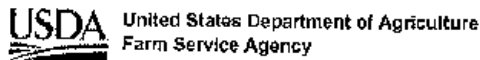
Tracts 4-7

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.81	112.55	112.55	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - TRACTS 4-7

INDIANA
ALLEN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 9464
Prepared : 7/10/24 10:10 AM CST
Crop Year : 2024

Tract 861 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	112.55	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	15.05	0.00	60
Corn	40.04	0.00	129
Soybeans	56.63	0.00	45
TOTAL	111.72	0.00	

NOTES

Tract Number : 13398

Description : K/10/1B Madison Twp Sec 7 Hoffman Rd
 FSA Physical Location : INDIANA/ALLEN
 ANSI Physical Location : INDIANA/ALLEN
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : PAINTER FARMS LLC
 Other Producers :
 Recon ID : 18-003-2009-187

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
146.51	145.99	145.99	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.19	0.00	0.80	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	32.43	0.00	60
Corn	50.40	0.00	129
Soybeans	60.84	0.00	45
TOTAL	143.67	0.00	

NOTES

FARM 3
(TRACTS 8 & 9)

TRACT MAP - TRACTS 8 & 9



TAX REPORT - TRACTS 8 & 9

02-19-17-200-007.000-050

Painter Farms LLC

13800 FIGEL RD

100, Vacant Land

AG/RURAL RES HOMESIT 1/2

General Information
Parcel Number 02-19-17-200-007.000-050
Local Parcel Number 19-0017-0001
Tax ID:
Routing Number

Ownership
 Painter Farms LLC
 12714 Coldwater Rd Ste A
 Fort Wayne, IN 46845

Transfer of Ownership
Date 08/08/2016
Owner Painter Farms LLC
Doc ID 2016042470
Code WD
Book/Page /
Adj Sale Price \$228,690
V/I V
 06/02/2007 GRIEBEL MICHAEL A 207034667 WD / \$34,000 I
 01/06/2005 GRIEBEL DAVID W & GRIEBEL VIRGINIA D PR 04/23476 I
 04/20/2001 GRIEBEL VIRGINIA D AS 01/1801 I
 01/01/1900 GRIEBEL VIRGINIA D WD / I

Legal
 Ft S 1009.2' Of E 1/102' NE 1/4 Sec 17

Location Information
Property Class 100
 Vacant Land
Year: 2024



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

Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Reason For Change AA
As Of Date 03/22/2024
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Location Information
County Allen
Township MADISON TOWNSHIP
District 050 (Local 019)
 050 MADISON (19)
School Corp 0255
 EAST ALLEN COUNTY
Neighborhood 501003-050
 AGRURAL RES HOMESITES 01 0
Section/Plat
 0017
Location Address (1)
 13800 FIGEL RD
 MONROEVILLE, IN 46773

Year	Assessment Year	2024	2023	2022	2021	2020
2024	WIP	AA	AA	AA	AA	AA
03/28/2024	04/07/2023	03/22/2024	04/07/2023	03/21/2022	03/08/2021	03/13/2020
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

Land	2024	2023	2022	2021	2020
Land	\$58,500	\$48,700	\$38,500	\$33,100	\$32,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$58,500	\$48,700	\$38,500	\$33,100	\$32,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$58,500	\$48,700	\$38,500	\$33,100	\$32,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$58,500	\$48,700	\$38,500	\$33,100	\$32,800
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')										
Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Value
4	A	BMA	0	6.8000	0.89	\$2,280	\$13,797	0%	1.0000	\$13,800
4	A	PE	0	17.6500	1.11	\$2,280	\$44,672	0%	1.0000	\$44,670
82	A	ROB2	0	0.9600	1.00	\$2,280	\$2,189	-100%	1.0000	\$0

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Value
4	A	BMA	0	6.8000	0.89	\$2,280	\$13,797	0%	1.0000	\$13,800
4	A	PE	0	17.6500	1.11	\$2,280	\$44,672	0%	1.0000	\$44,670
82	A	ROB2	0	0.9600	1.00	\$2,280	\$2,189	-100%	1.0000	\$0

Market Model	
N/A	

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

Land Computations	
Calculated Acreage	25.41
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	25.41
81 Legal Drain NV	0.00
82 Public Roads NV	0.96
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	24.45
Farmland Value	\$58,470
Measured Acreage	24.45
Avg Farmland Value/Acre	2391
Value of Farmland	\$58,460
Classified Total	\$0
Farm / Classified Value	\$58,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$58,500
CAP 3 Value	\$0
Total Value	\$58,500

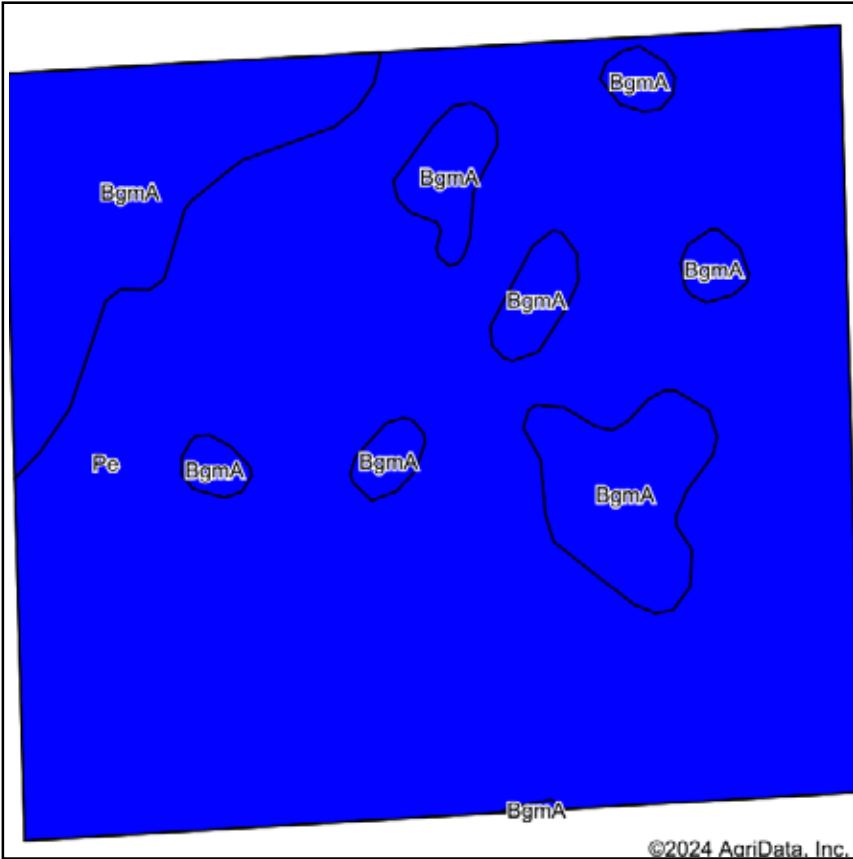
Land Type	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Value
4	A	BMA	0	6.8000	0.89	\$2,280	\$13,797	0%
4	A	PE	0	17.6500	1.11	\$2,280	\$44,672	0%
82	A	ROB2	0	0.9600	1.00	\$2,280	\$2,189	-100%

Land Type	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Value
4	A	BMA	0	6.8000	0.89	\$2,280	\$13,797	0%
4	A	PE	0	17.6500	1.11	\$2,280	\$44,672	0%
82	A	ROB2	0	0.9600	1.00	\$2,280	\$2,189	-100%

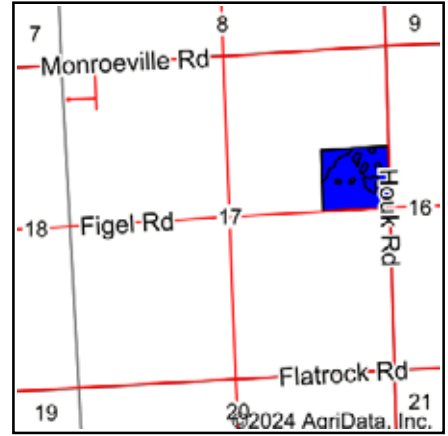
Data Source	Collector	Appraiser
N/A	ivgoaa	02/22/2023

Review Group 2023
 Tuesday, June 4, 2024

SOIL MAP - TRACTS 8 & 9



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **17-29N-14E**
 Township: **Madison**
 Acres: **25.54**
 Date: **3/29/2024**



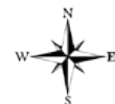
Area Symbol: IN003, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	20.57	80.5%		Ilw	157	5	11	47	64
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	4.97	19.5%		Ilw	141	5	9	45	63
Weighted Average					2.00	153.9	5	10.6	46.6	63.8

TOPO CONTOURS MAP - TRACTS 8 & 9



Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 808.4
Max: 816.7
Range: 8.3
Average: 813.2
Standard Deviation: 1.54 ft



3/29/2024

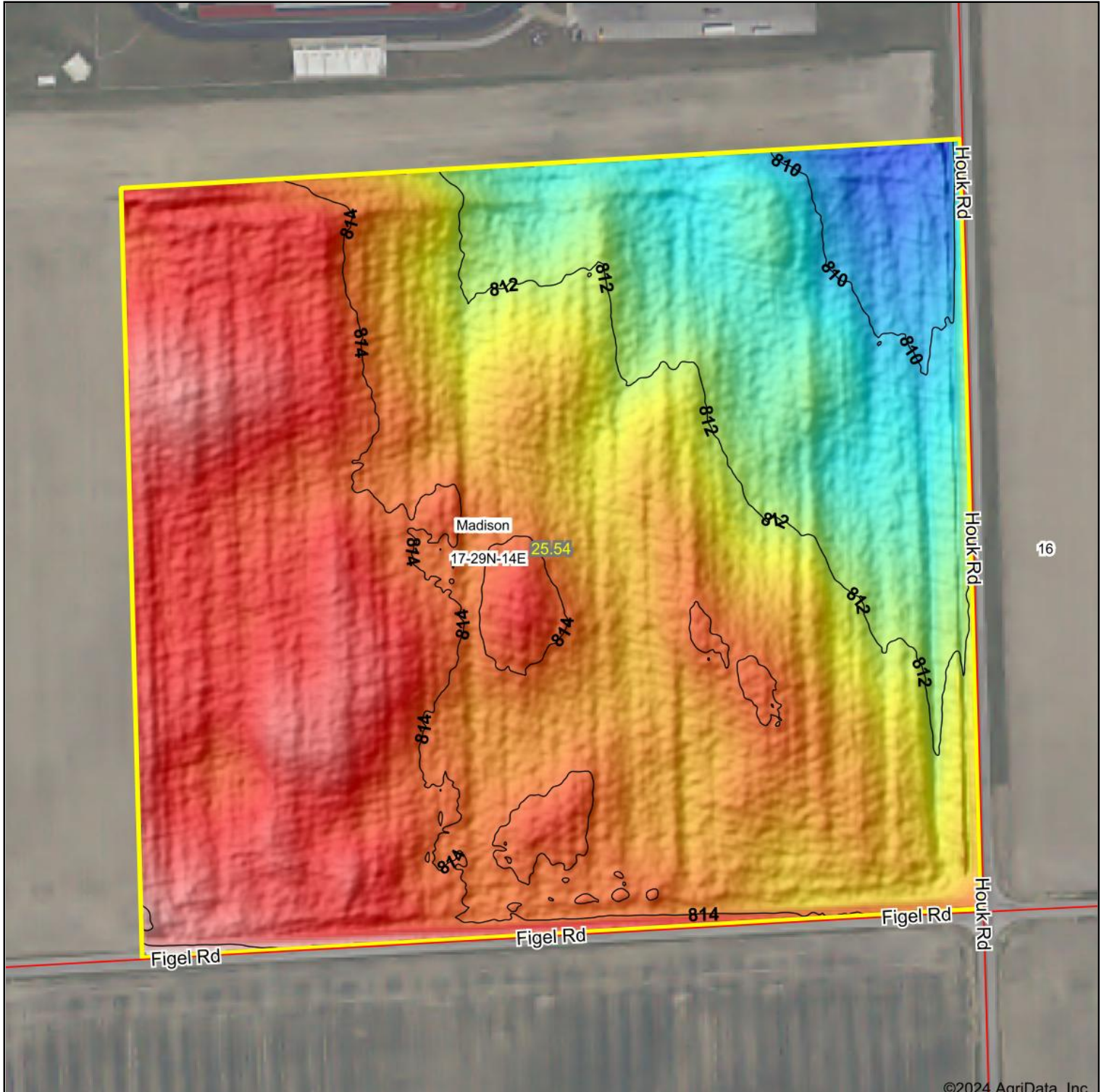
17-29N-14E
Allen County
Indiana

Boundary Center: 40° 58' 19.76, -84° 57' 41.6

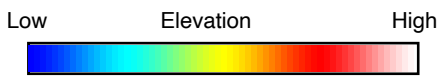


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TOPO HILLSHADE MAP - TRACTS 8 & 9



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SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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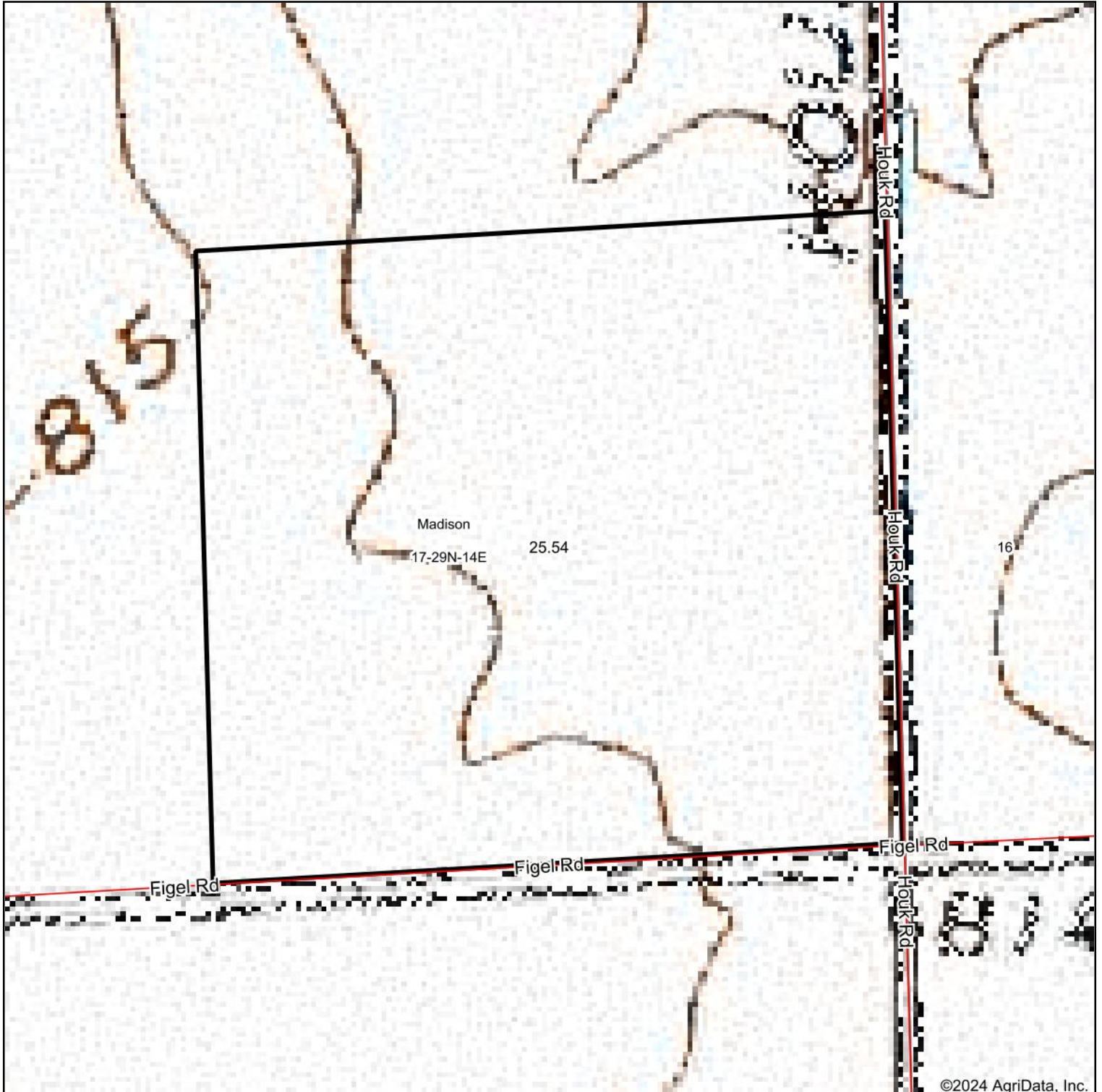
Source: USGS 1 meter dem
Interval(ft): 2
Min: 808.4
Max: 816.7
Range: 8.3
Average: 813.2
Standard Deviation: 1.54 ft



17-29N-14E
Allen County
Indiana

Boundary Center: 40° 58' 19.76, -84° 57' 41.6

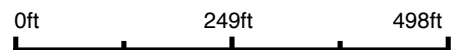
TOPOGRAPHY MAP - TRACTS 8 & 9



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Map Center: 40° 58' 19.76, -84° 57' 41.59



17-29N-14E
Allen County
Indiana



3/29/2024

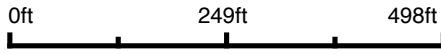


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FLOODZONE MAP - TRACTS 8 & 9



Boundary Center: 40° 58' 19.76, -84° 57' 41.6



17-29N-14E
Allen County
Indiana



3/29/2024

Flood related information provided by FEMA

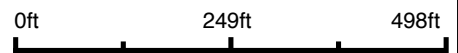
FSA MAP - TRACTS 8 & 9



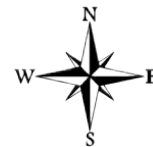
©2024 AgriData, Inc.



Map Center: 40° 58' 19.76, -84° 57' 41.59



17-29N-14E
Allen County
Indiana



3/29/2024

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

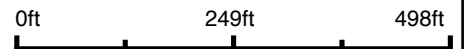
FSA ACRES MAP - TRACTS 8 & 9



©2024 AgriData, Inc.



Boundary Center: 40° 58' 19.76, -84° 57' 41.6



17-29N-14E
Allen County
Indiana



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3/29/2024

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

FSA INFORMATION - TRACTS 8 & 9

USDA Farm 2617 Tract 859

Administered by: Allen County, Indiana

OP:

OW: PAINTER FARMS LLC

Source: Primarily USDA NADP 2022 Imagery; IDHS or Dyrnumap roads; FSA data 2024-05-07 11:10:57

2024 Certification map prepared on: 5/8/2024

24.69 Tract acres

24.69 Cropland acres

0 CRP acres

Shares:

CRP
 CLU

Wetland Determination Identifiers:

Restricted Use

Limited Restrictions Allen

Exempt from Conservation Compliance Provisions



TRS: 29N14E17

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	Cl
1	24.69	N	2				Y

Crop:

Date:

Shares:

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 NADP 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 8 & 9

INDIANA
ALLEN

Tract 8 & Tract 9



United States Department of Agriculture
Farm Service Agency

FARM : 2617

Prepared : 7/10/24 10:07 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
24.69	24.69	24.69	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		GRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	24.69	0.00		0.00	0.60	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.00	0.00	61	
Corn	6.00	0.00	176	
Soybeans	12.00	0.00	58	
TOTAL	24.00	0.00		

NOTES

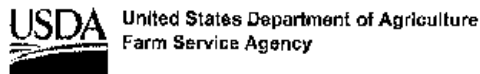
Tract Number : 859
Description : K11/2A MADISON TWP SEC 17 N OF FEGEL W OF HOUCK RD
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PAINTER FARMS LLC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
24.69	24.69	24.69	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - TRACTS 8 & 9

INDIANA
ALLEN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2617
Prepared : 7/10/24 10:07 AM GST
Crop Year : 2024

Tract 859 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOP
0.00	0.00	24.69	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	6.00	0.00	81
Com	6.00	0.00	176
Soybeans	12.00	0.00	58
TOTAL	24.00	0.00	

NOTES

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

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.nrc.usda.gov/for/afn/afn_forms/ad3027.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 (865) 632-8952. 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.



FARM 4
(TRACTS 10 & 11)

TRACT MAP - TRACTS 10 & 11



TAX REPORT - TRACTS 10 & 11

AG/RURAL RES HOMESIT 1/2

MONROEVILLE RD 100, Vacant Land

Painter Farms LLC

Painter Farms LLC

02-19-07-426-001.000-050

Notes

Transfer of Ownership

Owner

Doc ID Code Book/Page Adj Sale Price VI

Parcel Number

12/23/2014 Painter Farms LLC 2014061142 QC /

12/23/2014 Painter Lester L & Nan 2014061141 QC /

12/23/2014 Painter Lester L 2014061140 TD /

10/28/2003 PAINTER LESTER LT WD 03/12220

Local Parcel Number

06/13/1997 PAINTER LESTER L 0 WD 97/4177

01/01/1900 WIEHE MORITZ & ALI WD /

Legal

72.188 A Tract E 1/2 SE 1/4 Sec 7

Routing Number

Property Class 100

Vacant Land

Year: 2024

Location Information

County

Allen

Township

District 050 (Local 019)

School Corp 0255

Neighborhood 501003-050

AG/RURAL RES HOMESITES 01 0

Section/Plat

Location Address (1)

MONROEVILLE RD

MONROEVILLE, IN 46773

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Level

Electricity

Paved

Other

Printed

Flood Hazard

ERA

TIF

2023

Review Group

2023

Collector

02/21/2023

ivgoaa

Appraiser

02/21/2023

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TAX REPORT - TRACTS 10 & 11

AG/RURAL RES HOMESIT 1/2

12000 HOFFMAN RD 100, Vacant Land

Painter Farms LLC

Painter Farms LLC

02-19-07-200-004.000-050

Notes

Transfer of Ownership

Ownership

General Information

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Vl
12/23/2014	Painter Farms LLC	2014061145	QC	/	/	/
12/23/2014	Painter Lester L & Nan	2014061144	QC	/	/	/
12/23/2014	Painter Lester L	2014061143	TD	/	/	/
10/28/2003	PAINTER LESTER LT	WD		03/12221		
01/10/1900	PAINTER LESTER L	WD		/	/	/

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Vl
12/23/2014	Painter Farms LLC	2014061145	QC	/	/	/
12/23/2014	Painter Lester L & Nan	2014061144	QC	/	/	/
12/23/2014	Painter Lester L	2014061143	TD	/	/	/
10/28/2003	PAINTER LESTER LT	WD		03/12221		
01/10/1900	PAINTER LESTER L	WD		/	/	/

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Vl
12/23/2014	Painter Farms LLC	2014061145	QC	/	/	/
12/23/2014	Painter Lester L & Nan	2014061144	QC	/	/	/
12/23/2014	Painter Lester L	2014061143	TD	/	/	/
10/28/2003	PAINTER LESTER LT	WD		03/12221		
01/10/1900	PAINTER LESTER L	WD		/	/	/

Parcel Number	Local Parcel Number	Tax ID:	Routing Number
02-19-07-200-004.000-050	19-0007-0001		

Legal

E 1/2 FRL NE 1/4 EX W 507.2 OF E 789.3 OF N 438 FT SEC 7

12714 Coldwater Rd Ste A Fort Wayne, IN 46845

Property Class 100 Vacant Land

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

Reason For Change

As Of Date

Valuation Method

Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2024	2023	2022	2021	2020
2024	WIP	03/28/2024	Indiana Cost Mod	1.0000		\$187,800	\$156,500	\$123,600	\$106,200	\$105,500
2023	AA	04/07/2023	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2022	AA	03/21/2022	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2021	AA	03/08/2021	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2020	AA	03/13/2020	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0

Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2024	2023	2022	2021	2020
2024	WIP	03/28/2024	Indiana Cost Mod	1.0000		\$187,800	\$156,500	\$123,600	\$106,200	\$105,500
2023	AA	04/07/2023	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2022	AA	03/21/2022	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2021	AA	03/08/2021	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2020	AA	03/13/2020	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0

Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2024	2023	2022	2021	2020
2024	WIP	03/28/2024	Indiana Cost Mod	1.0000		\$187,800	\$156,500	\$123,600	\$106,200	\$105,500
2023	AA	04/07/2023	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2022	AA	03/21/2022	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2021	AA	03/08/2021	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2020	AA	03/13/2020	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0

Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2024	2023	2022	2021	2020
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2023	AA	04/07/2023	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2022	AA	03/21/2022	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2021	AA	03/08/2021	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
2020	AA	03/13/2020	Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0

Land Computations

Calculated Acreage 76.81

Actual Frontage 0

Developer Discount

Parcel Acreage 76.81

81 Legal Drain NV 0.00

82 Public Roads NV 0.78

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 76.03

Farmland Value \$187,810

Measured Acreage 76.03

Avg Farmland Value/Acre 2470

Value of Farmland \$187,790

Classified Total \$0

Farm / Classified Value \$187,800

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$0

CAP 2 Value \$187,800

CAP 3 Value \$0

Total Value \$187,800

Land Type d

Pricing Metho d

Land Type ID

Size Factor

Act Front

Ext. Value

Adj. Rate

Market Factor

Cap 1

Cap 2

Cap 3

Value

4 A BMA 0 9.2200 0.89 \$2,280 \$2,280 0% 1.0000 0.00 100.00 0.00 \$18,710

4 A PE 0 66.8100 1.11 \$2,280 \$2,531 \$169,096 0% 1.0000 0.00 100.00 0.00 \$169,100

82 A ROB2 0 0.7800 1.00 \$2,280 \$2,280 -100% 1.0000 0.00 100.00 0.00 \$0

Market Model N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities Electricity

Streets or Roads Paved

ERA

TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, June 4, 2024

Review Group 2023

Data Source N/A

Collector 02/21/2023 ivgoaa

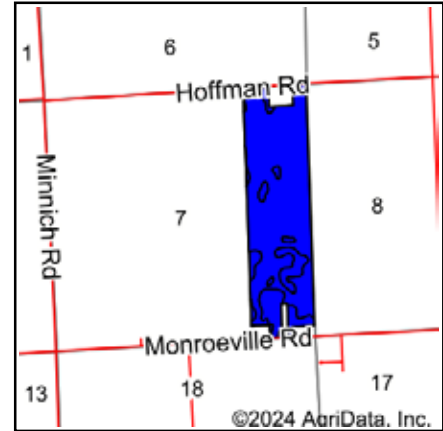
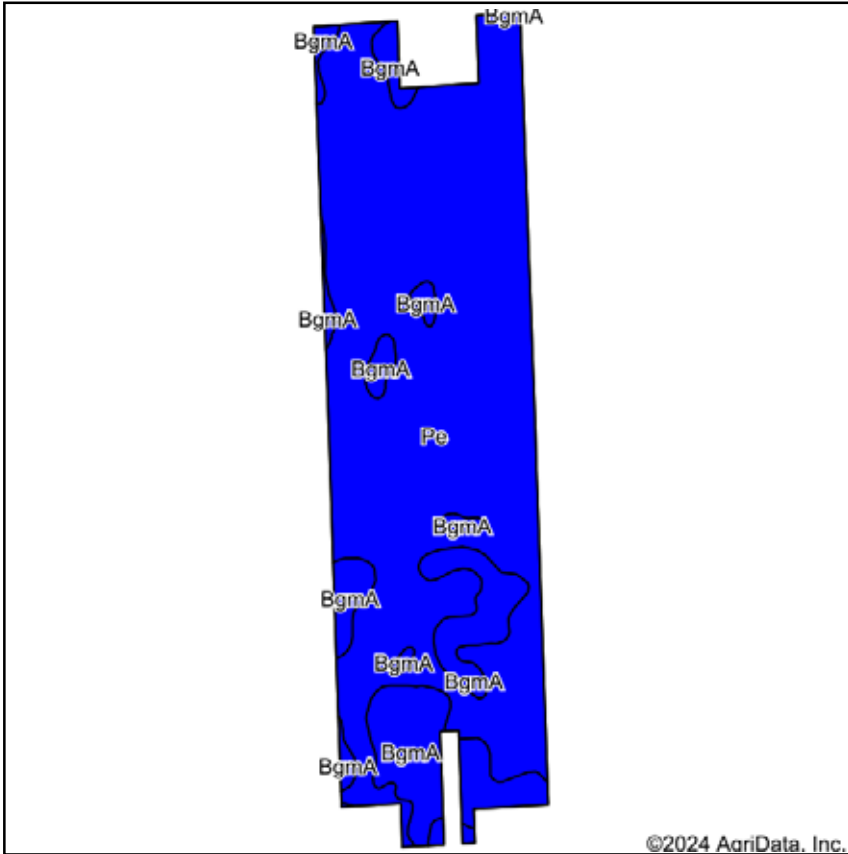
Appraiser 02/21/2023 ivgoaa

Collector 02/21/2023 ivgoaa

Data Source N/A

Appraiser 02/21/2023 ivgoaa

SOIL MAP - TRACTS 10 & 11



State: **Indiana**
 County: **Allen**
 Location: **7-29N-14E**
 Township: **Madison**
 Acres: **149.91**
 Date: **6/20/2024**



Soils data provided by USDA and NRCS.

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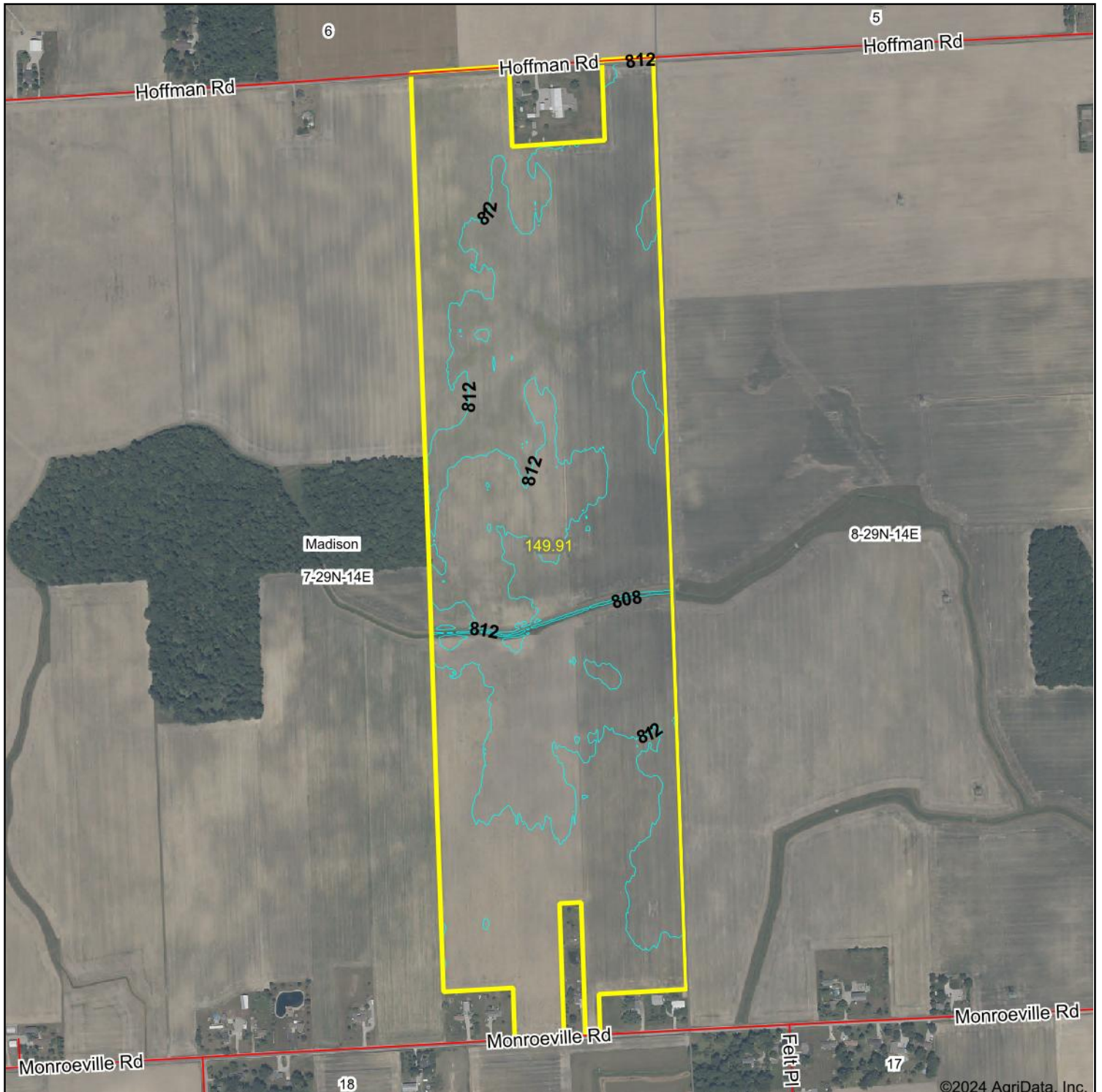
www.AgriDataInc.com

Area Symbol: IN003, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	122.30	81.6%		Ilw	157	5	11	47	64	75	75	62	66
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	27.61	18.4%		Ilw	141	5	9	45	63	70	70	63	58
Weighted Average					2.00	154.1	5	10.6	46.6	63.8	*n 74.1	*n 74.1	*n 62.2	*n 64.5

*n: The aggregation method is "Weighted Average using all components"

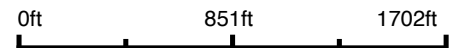
TOPO CONTOURS MAP - TRACTS 10 & 11



©2024 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 4.0
 Min: 806.1
 Max: 816.8
 Range: 10.7
 Average: 812.5
 Standard Deviation: 1.35 ft



7-29N-14E
Allen County
Indiana

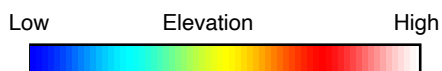
Boundary Center: 40° 59' 5.47, -84° 58' 53.26



TOPO HILLSHADE MAP - TRACTS 10 & 11



©2024 AgriData, Inc.



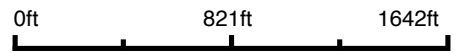
SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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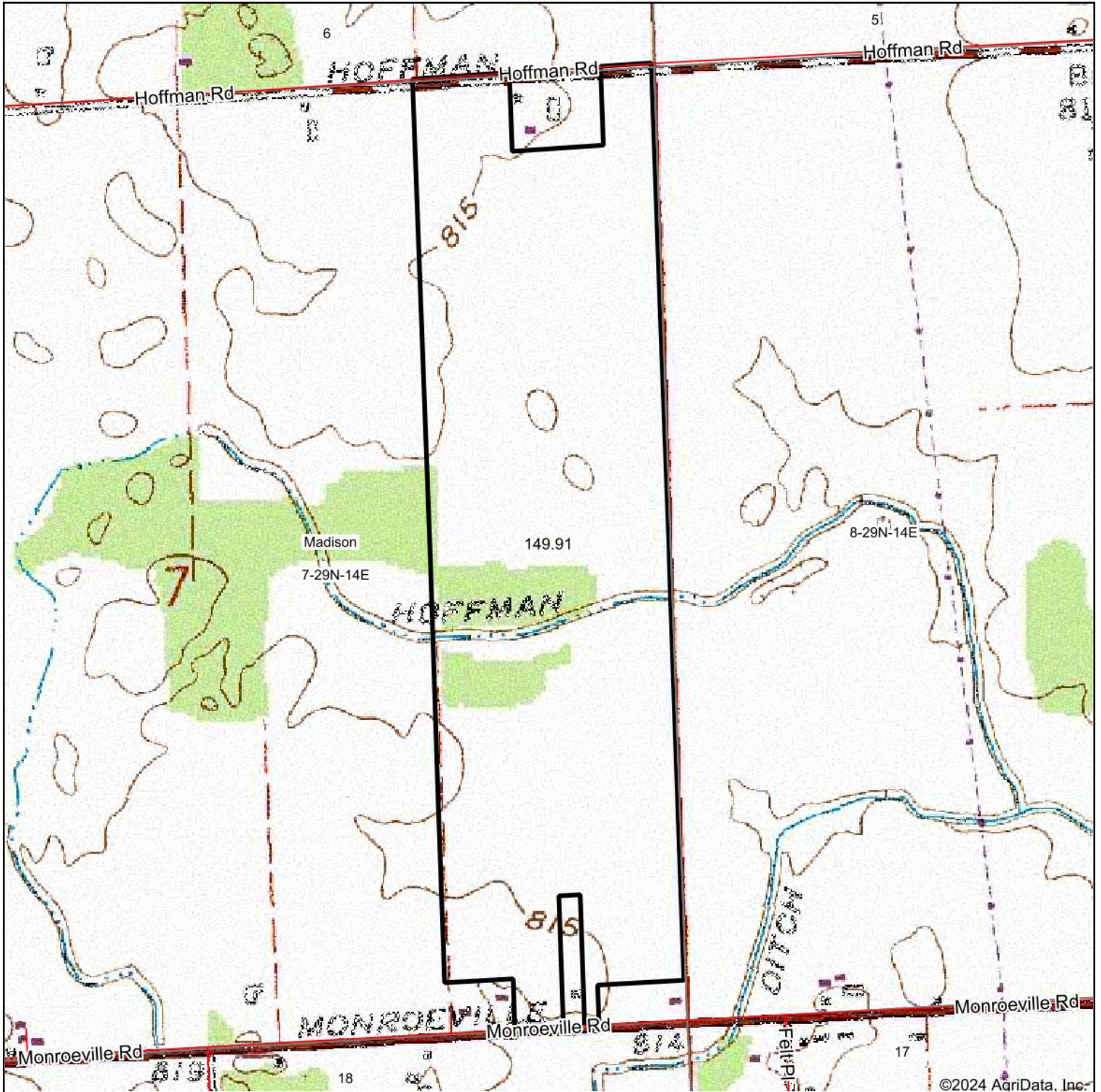
Source: USGS 3 meter dem
Interval(ft): 4
Min: 806.1
Max: 816.8
Range: 10.7
Average: 812.5
Standard Deviation: 1.35 ft



7-29N-14E
Allen County
Indiana

Boundary Center: 40° 59' 5.47, -84° 58' 53.26

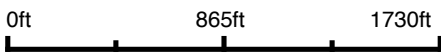
TOPOGRAPHY MAP - TRACTS 10 & 11



©2024 AgriData, Inc.



Map Center: 40° 59' 5.47, -84° 58' 53.26



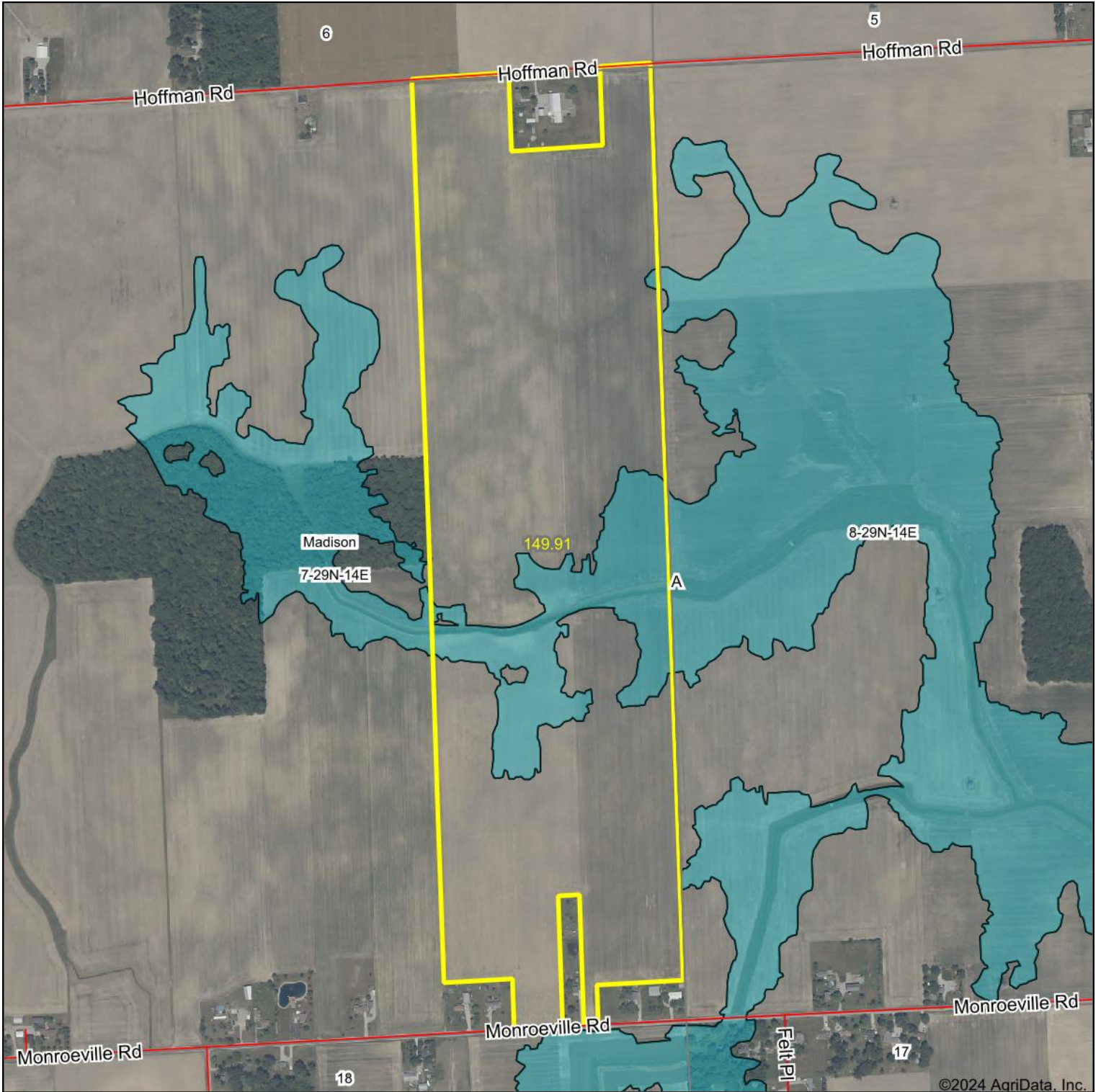
7-29N-14E
Allen County
Indiana



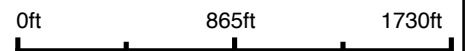
6/20/2024



FLOODZONE MAP - TRACTS 10 & 11



Map Center: 40° 59' 5.47, -84° 58' 53.26



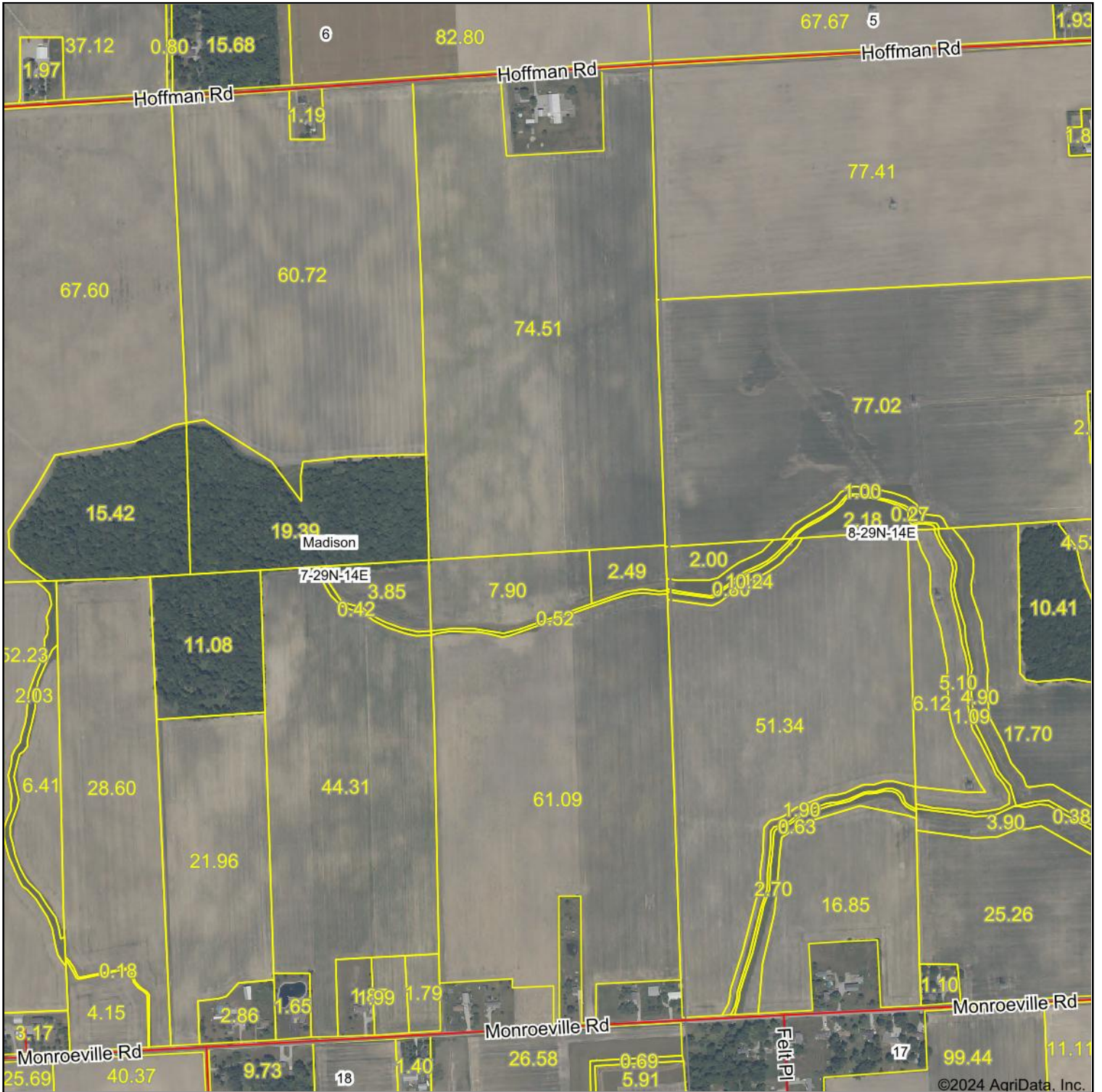
7-29N-14E
Allen County
Indiana



6/20/2024

Flood related information provided by FEMA

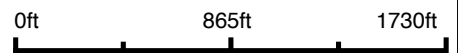
FSA MAP - TRACTS 10 & 11



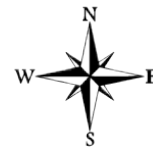
©2024 AgriData, Inc.



Map Center: 40° 59' 5.47, -84° 58' 53.26



7-29N-14E
Allen County
Indiana

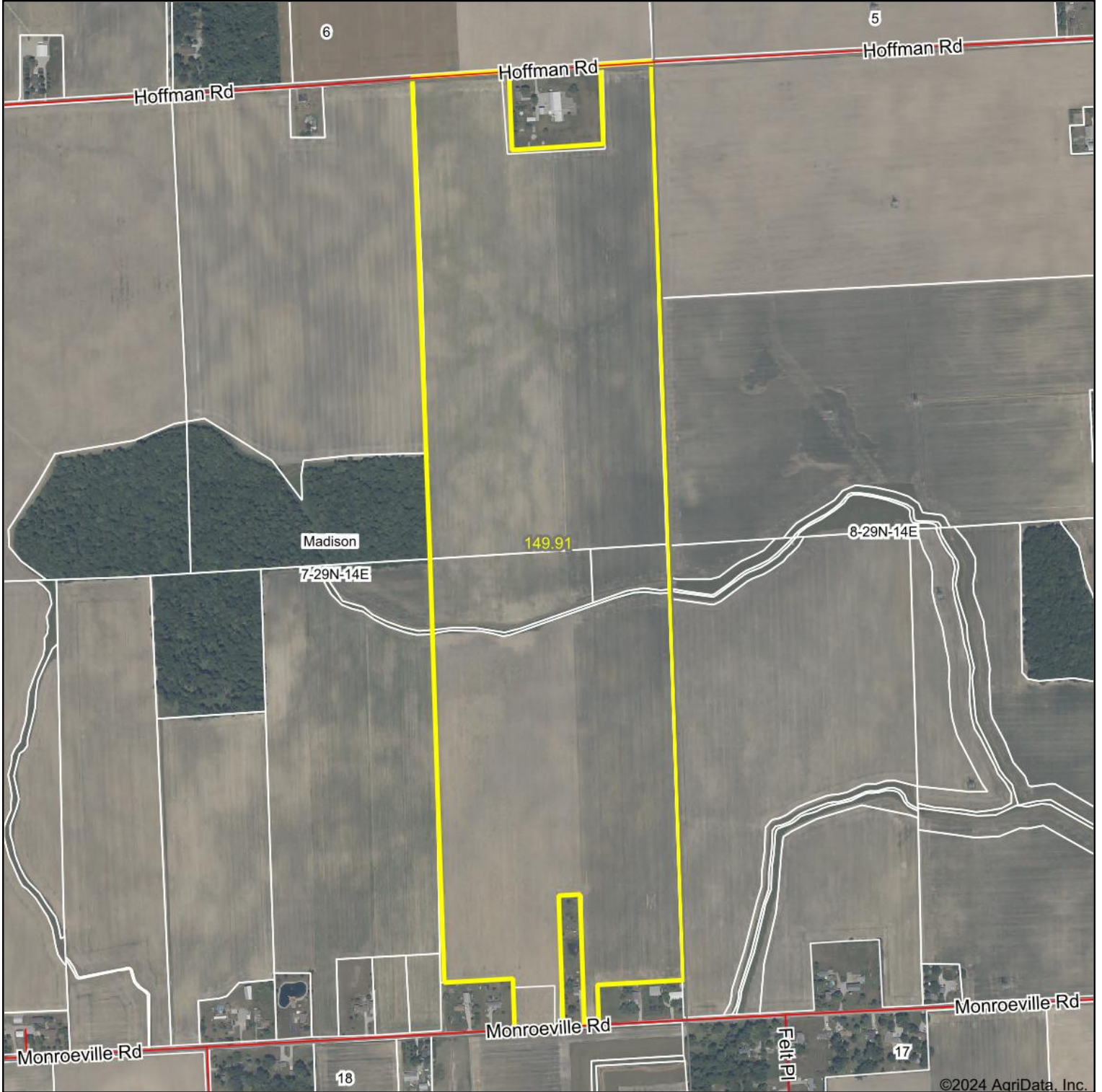


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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6/20/2024

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

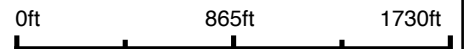
FSA ACRES MAP - TRACTS 10 & 11



©2024 AgriData, Inc.



Map Center: 40° 59' 5.47, -84° 58' 53.26



7-29N-14E
Allen County
Indiana



6/20/2024

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

FSA INFORMATION - TRACTS 10 & 11

USDA Farm 9464 Tract 13398

2024 Certification map prepared on: 5/8/2024

CRP TRS: 29N14E7
 CLU Allen



Administered by: Allen County, Indiana

OP:

146.51 Tract acres

OW: PAINTER FARMS LLC

145.99 Cropland acres

Shares:

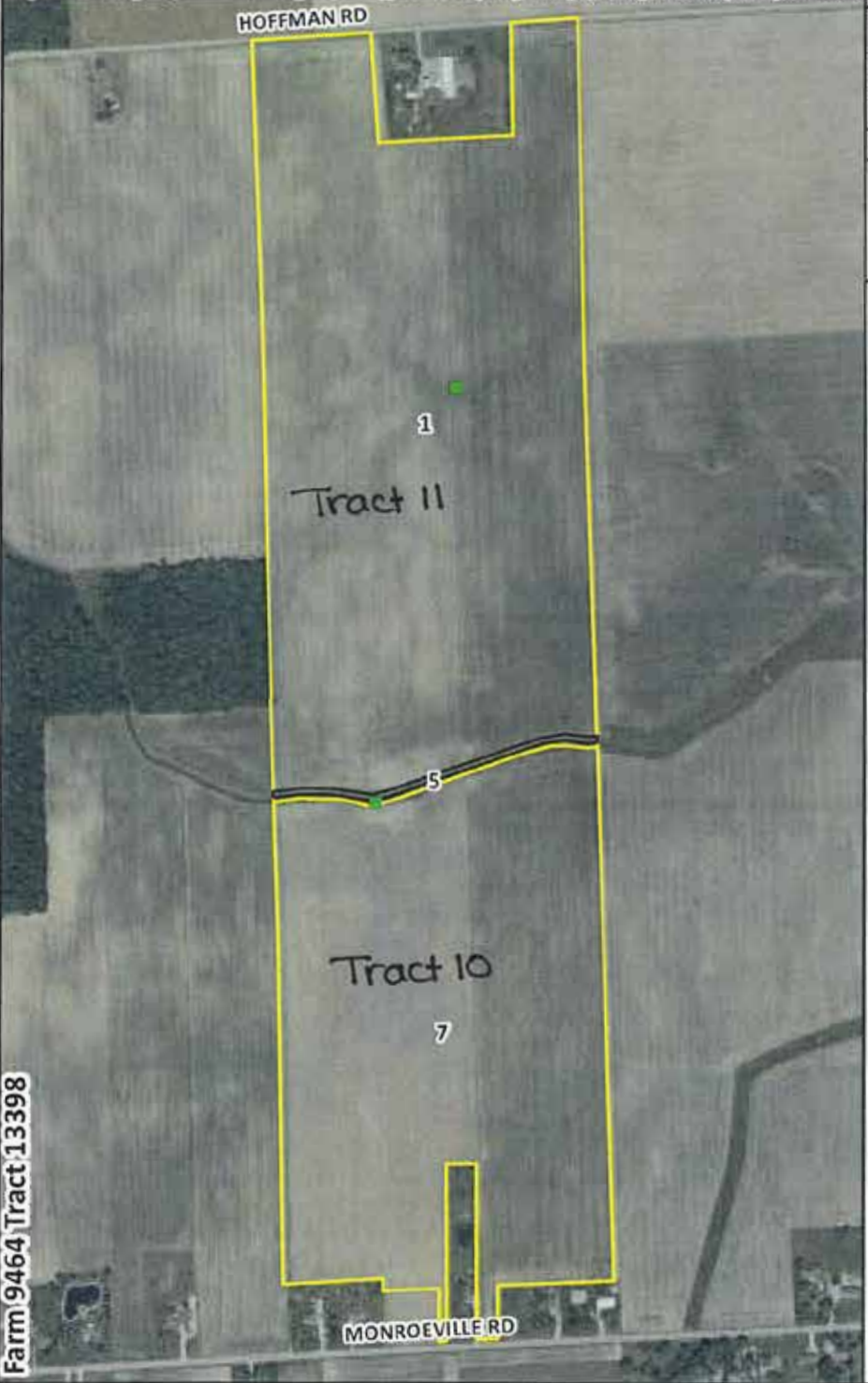
0.8 CRP acres

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-05-07 11:10:57

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	C	I
1	84.1	N	2					Y
Crop:								
Date:								
Shares:								
5	0.8	N	2	11575	21	36		Y
7	61.09	N	2					Y
Crop:								
Date:								
Shares:								

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FSA INFORMATION - TRACTS 10 & 11

INDIANA
ALLEN
Form: FSA-156EZ

Tracts 10 & 11

USDA United States Department of Agriculture
Farm Service Agency

FARM : 9464
Prepared : 7/10/24 10:10 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number : 13886
Description : K9/2B JEFFERSON TWP SEC 32 S TILLMAN SPLIT CONRAIL
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PAINTER FARMS LLC
Other Producers :
Recon ID : 18-003-2011-119

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.04	95.04	95.04	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	93.94	0.00	1.10	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	13.74	0.00	60
Corn	36.45	0.00	129
Soybeans	43.18	0.00	45
TOTAL	93.37	0.00	

NOTES

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FARM 5

(TRACTS 12-14

TRACT MAP - TRACTS 12-14



TAX REPORT - TRACTS 12-14

02-14-31-200-007.000-046

12236 E TILLMAN RD

Painter Farms LLC

Painter Farms LLC

AG/RURAL RES HOMESIT

100, Vacant Land

Transfer of Ownership

Notes

Parcel Number 02-14-31-200-007.000-046

Local Parcel Number 16-0031-0001

Tax ID: E 1/2 NE 1/4 EX RR & EX W 277.2 OF E 550.9 OF FRL N 282.6 & EX N 284.47 FT S OF RR SEC 31 EX TRS

Routing Number

Property Class 100 Vacant Land

Year: 2024

Location Information

County Allen

Township JEFFERSON TOWNSHIP

District 046 (Local 016)

046 JEFFERSON (16)

School Corp 0255 EAST ALLEN COUNTY

Neighborhood 461007-046

AG/RURAL RES HOMESITES HER

Section/Plat 0031

Location Address (1) 12236 E TILLMAN RD FORT WAYNE, IN 46816

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved

TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, June 4, 2024

Review Group 2023

Data Source N/A

Collector 02/28/2023 drwiaa

Appraiser 02/28/2023 drwiaa

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

Year	Assessment Year	Reason For Change	Date	Doc ID	Code	Book/Page	Adj Sale Price	Val
2024	WIP	AA	02/09/2024	2016007879	QC	/	/	
2023	AA	AA	04/07/2023	2016007878	QC	/	/	
2022	AA	AA	03/21/2022	2016007877	QC	/	/	
2021	AA	AA	03/08/2021	2016007876	TD	/	/	
2020	AA	AA	03/13/2020	2016007875	TD	/	/	

Land Computations

Category	Value	Area
Land	\$147,500	
Land Res (1)	\$0	
Land Non Res (2)	\$147,500	
Land Non Res (3)	\$0	
Improvement	\$0	
Imp Res (1)	\$0	
Imp Non Res (2)	\$0	
Imp Non Res (3)	\$0	
Total	\$147,500	
Total Res (1)	\$0	
Total Non Res (2)	\$147,500	
Total Non Res (3)	\$0	
Calculated Acreage		62.23
Actual Frontage		0
Developer Discount		<input type="checkbox"/>
Parcel Acreage	62.23	
81 Legal Drain NV	0.00	
82 Public Roads NV	0.50	
83 UT Towers NV	0.00	
9 Homesite	0.00	
91/92 Acres	0.00	
Total Acres Farmland		61.73
Farmland Value		\$147,540
Measured Acreage		61.73
Avg Farmland Value/Acre		2390
Value of Farmland		\$147,530
Classified Total		\$0
Farm / Classified Value		\$147,500
Homesite(s) Value		\$0
91/92 Value		\$0
Supp. Page Land Value		\$0
CAP 1 Value		\$0
CAP 2 Value		\$147,500
CAP 3 Value		\$0
Total Value		\$147,500

TAX REPORT - TRACTS 12-14

AG/RURAL RES HOMESIT 1/2

12400 TILLMAN RD

100, Vacant Land

Painter Farms LLC

02-14-32-100-001.000-046

Notes

Transfer of Ownership

Owner

Date

Doc ID Code Book/Page Adj Sale Price V/I

Parcel Number

Painter Farms LLC

Painter Farms LLC

02/10/2016

2016007879 QC /

12714 Coldwater Rd Ste A

02-14-32-100-001.000-046

Painter Lester L & Nan

Painter Lester L & Nan

02/10/2016

2016007878 QC /

Fort Wayne, IN 46845

16-0032-0005

Painter Lester L & Nan

Painter Lester L & Nan

02/10/2016

2016007877 QC /

W 1/2 NW 1/4 OF DENNIS

16-0032-0005

Painter Lester L Und 1/

Painter Lester L Und 1/

02/10/2016

2016007876 TD /

DITCH & N OF RR SEC 32

16-0032-0005

Painter Lester L Und 1/

Painter Lester L Und 1/

02/10/2016

2016007875 TD /

EX W 54 OF N 385

16-0032-0005

PAINTER LESTER L T

PAINTER LESTER L T

10/28/2003

WD 03/12222

Legal

16-0032-0005

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

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land

Land Res (1)

Land Non Res (2)

Land Non Res (3)

Improvement

Imp Non Res (1)

Imp Non Res (2)

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

Total Non Res (3)

Price

Rate

Ext. Value

Adj. Rate

Size Factor

Act Front.

Soil ID

Ext. Inf. %

Market Factor

Cap 1

Cap 2

Cap 3

Value

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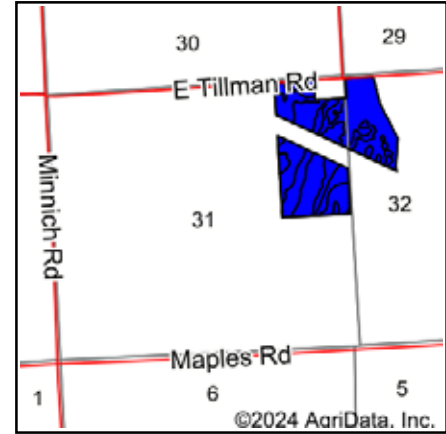
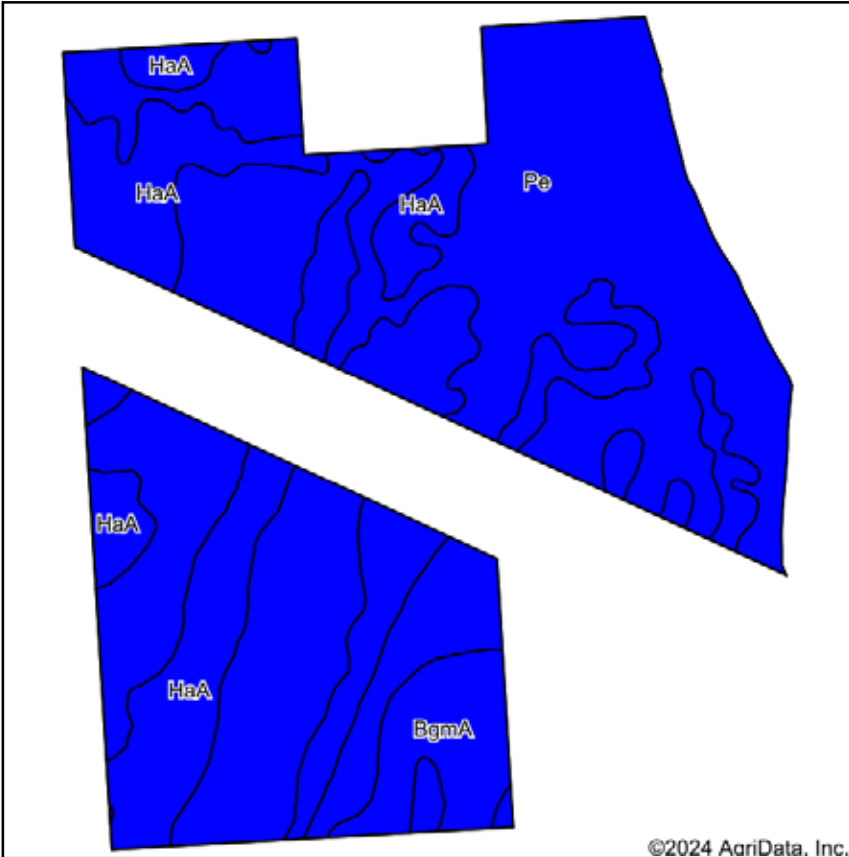
Value

Value

Value

Value

SOIL MAP - TRACTS 12-14



State: **Indiana**
 County: **Allen**
 Location: **31-30N-14E**
 Township: **Jefferson**
 Acres: **92.81**
 Date: **7/11/2024**



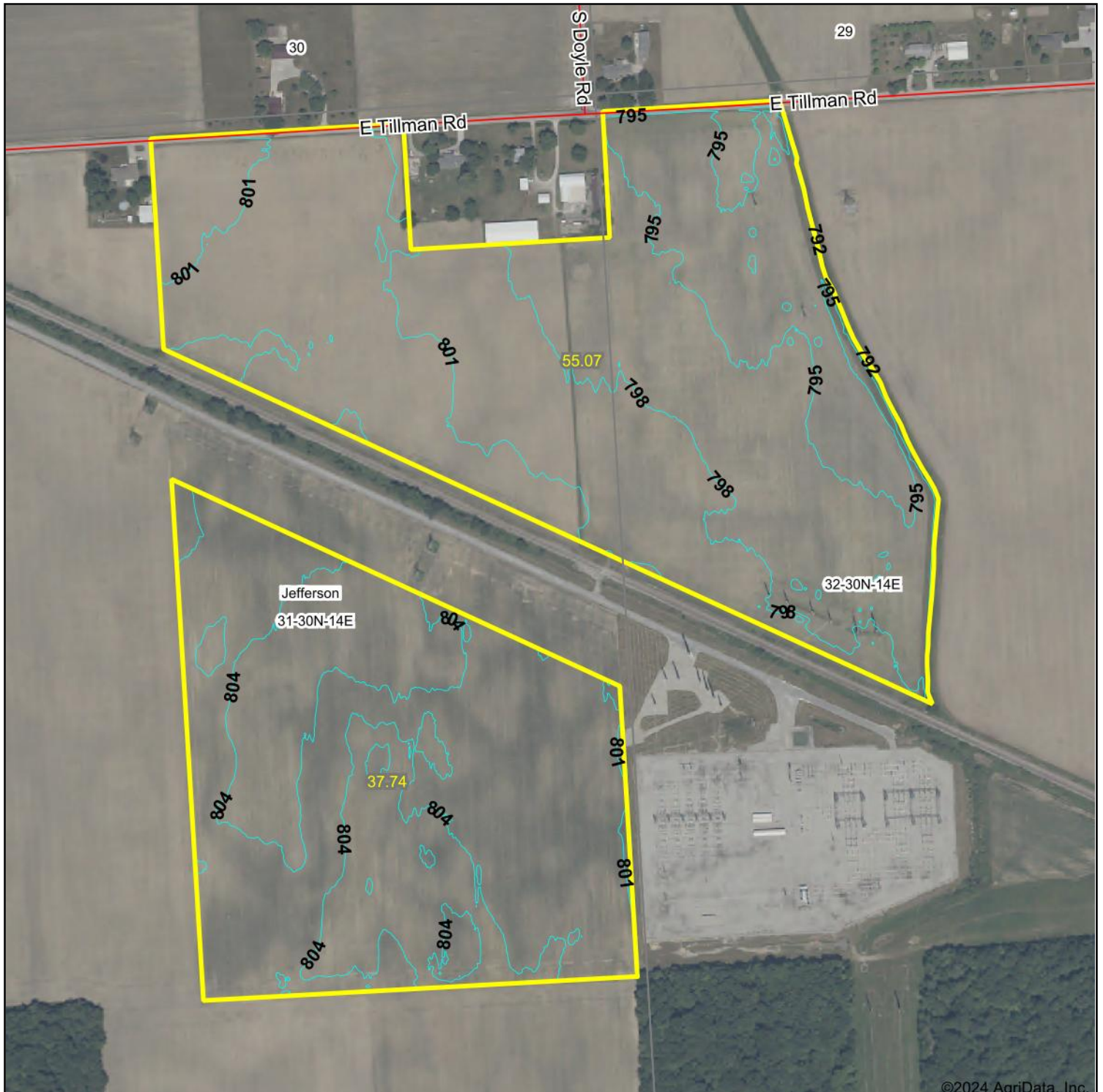
Soils data provided by USDA and NRCS.

Area Symbol: IN003, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu	
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	59.41	64.0%		Ilw	157	5	11	47	64	
HaA	Haskins loam, 0 to 3 percent slopes	21.03	22.7%		Ilw	158	5	11	59	62	
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	12.37	13.3%		Ilw	141	5	9	45	63	
Weighted Average						2.00	155.1	5	10.7	49.5	63.4

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 12-14



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Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 790.6
 Max: 807.1
 Range: 16.5
 Average: 800.5
 Standard Deviation: 3.48 ft



31-30N-14E
Allen County
Indiana

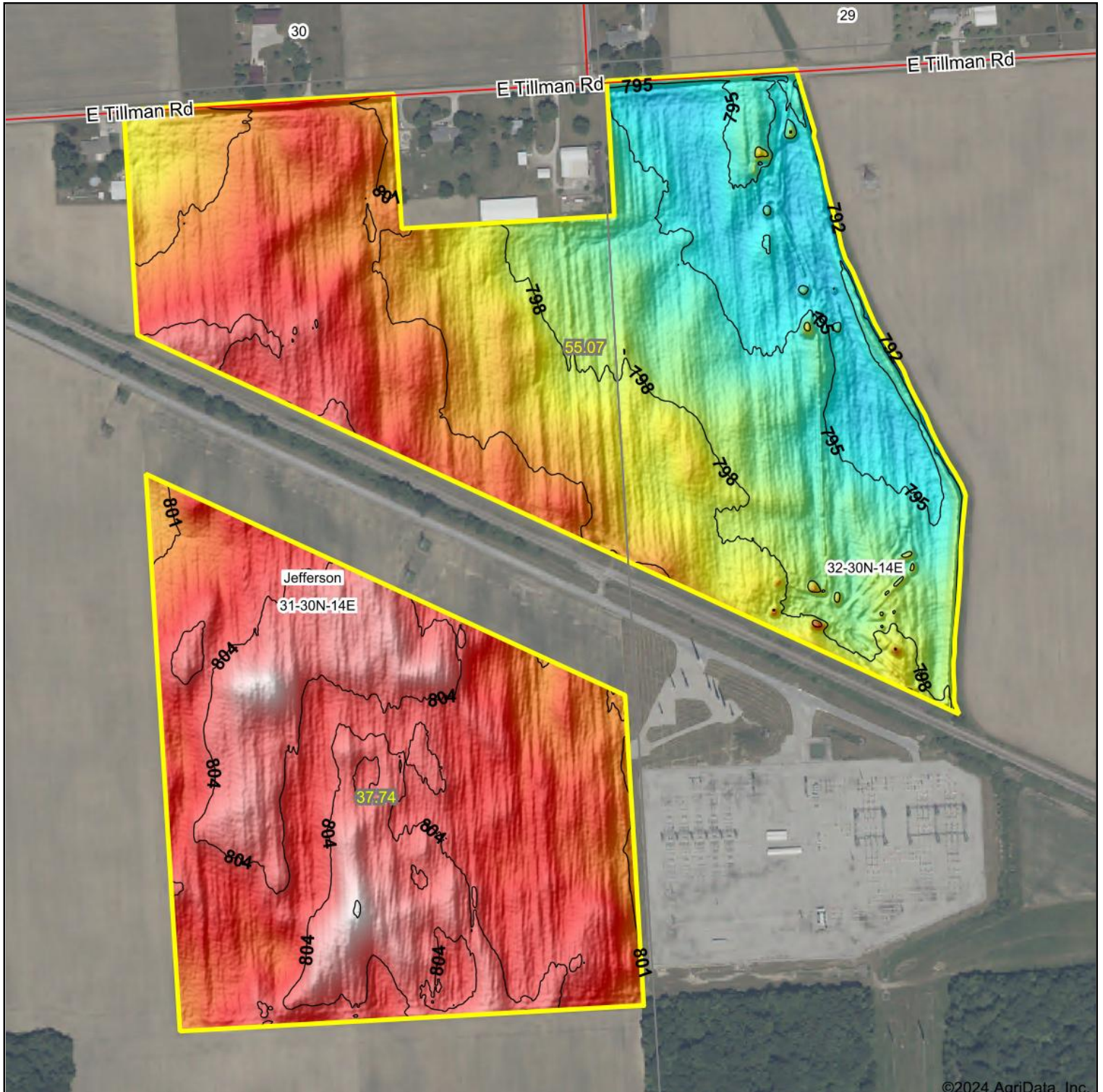
7/11/2024

Boundary Center: 41° 0' 59.77, -84° 58' 47.63

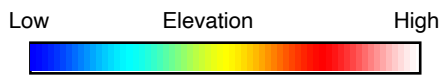


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TOPO HILLSHADE MAP - TRACTS 12-14



©2024 AgriData, Inc.



Source: USGS 1 meter dem



Interval(ft): 3

Min: 790.6

Max: 807.1

Range: 16.5

Average: 800.5

Standard Deviation: 3.48 ft



7/11/2024

31-30N-14E
Allen County
Indiana

Boundary Center: 41° 0' 59.77, -84° 58' 47.63



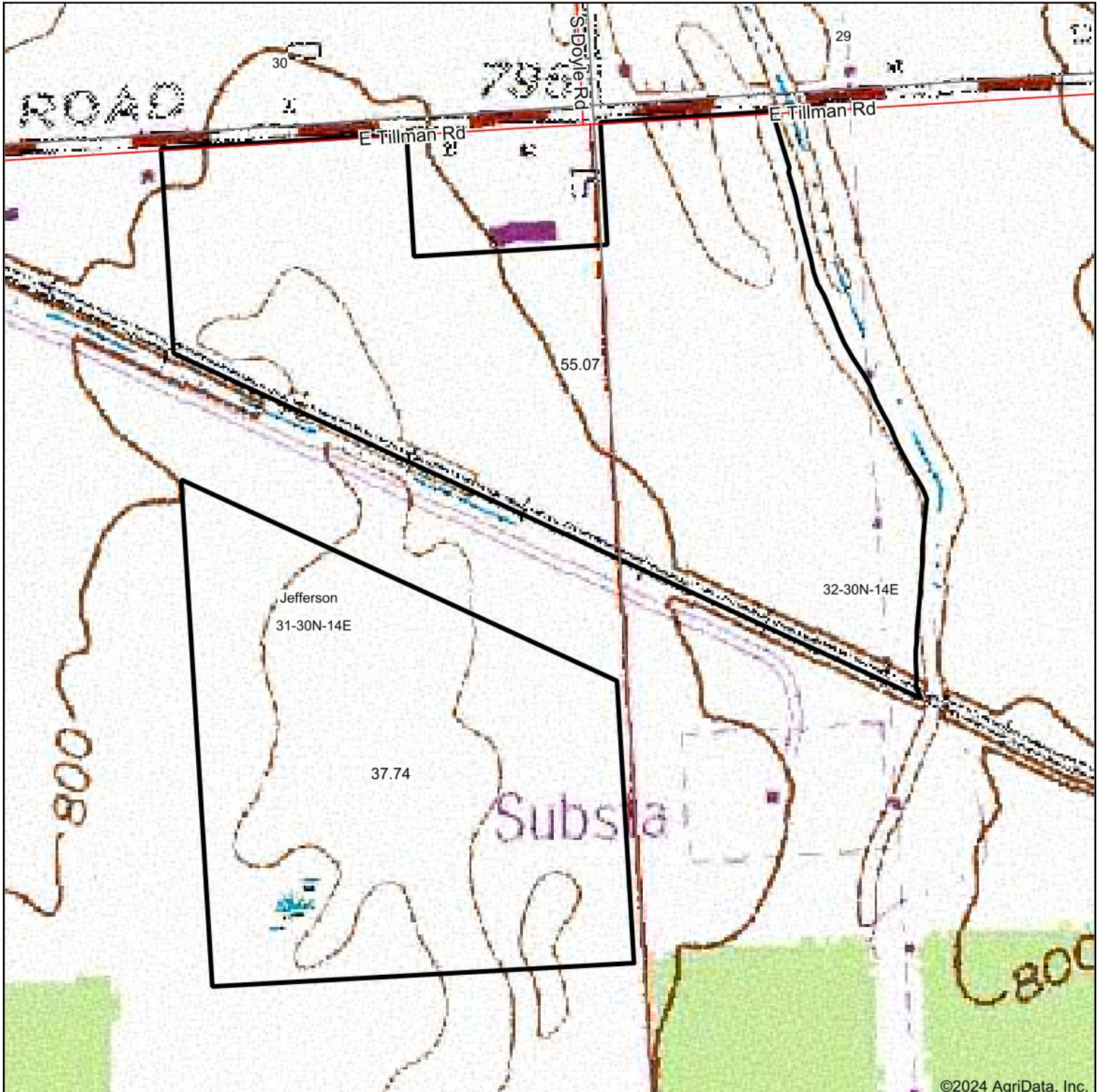
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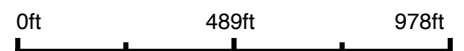
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TOPOGRAPHY MAP - TRACTS 12-14



Map Center: 41° 0' 59.77, -84° 58' 47.63



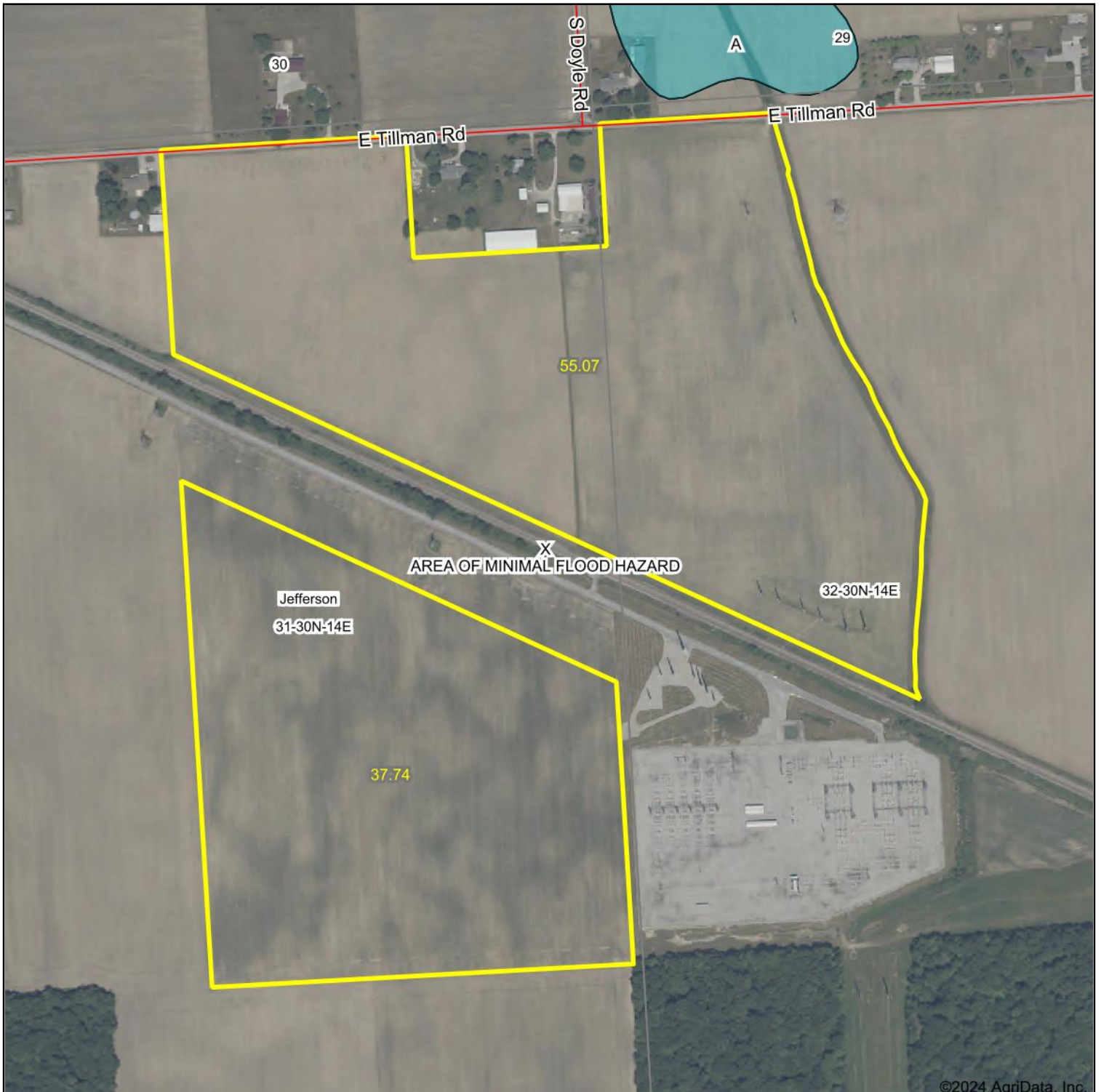
31-30N-14E
Allen County
Indiana



7/11/2024



FLOODZONE MAP - TRACTS 12-14



Map Center: 41° 0' 59.77, -84° 58' 47.63



31-30N-14E
Allen County
Indiana



7/11/2024

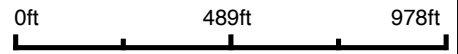
FSA MAP - TRACTS 12-14



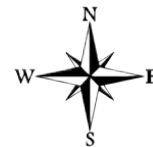
©2024 AgriData, Inc.



Map Center: 41° 0' 59.77, -84° 58' 47.63

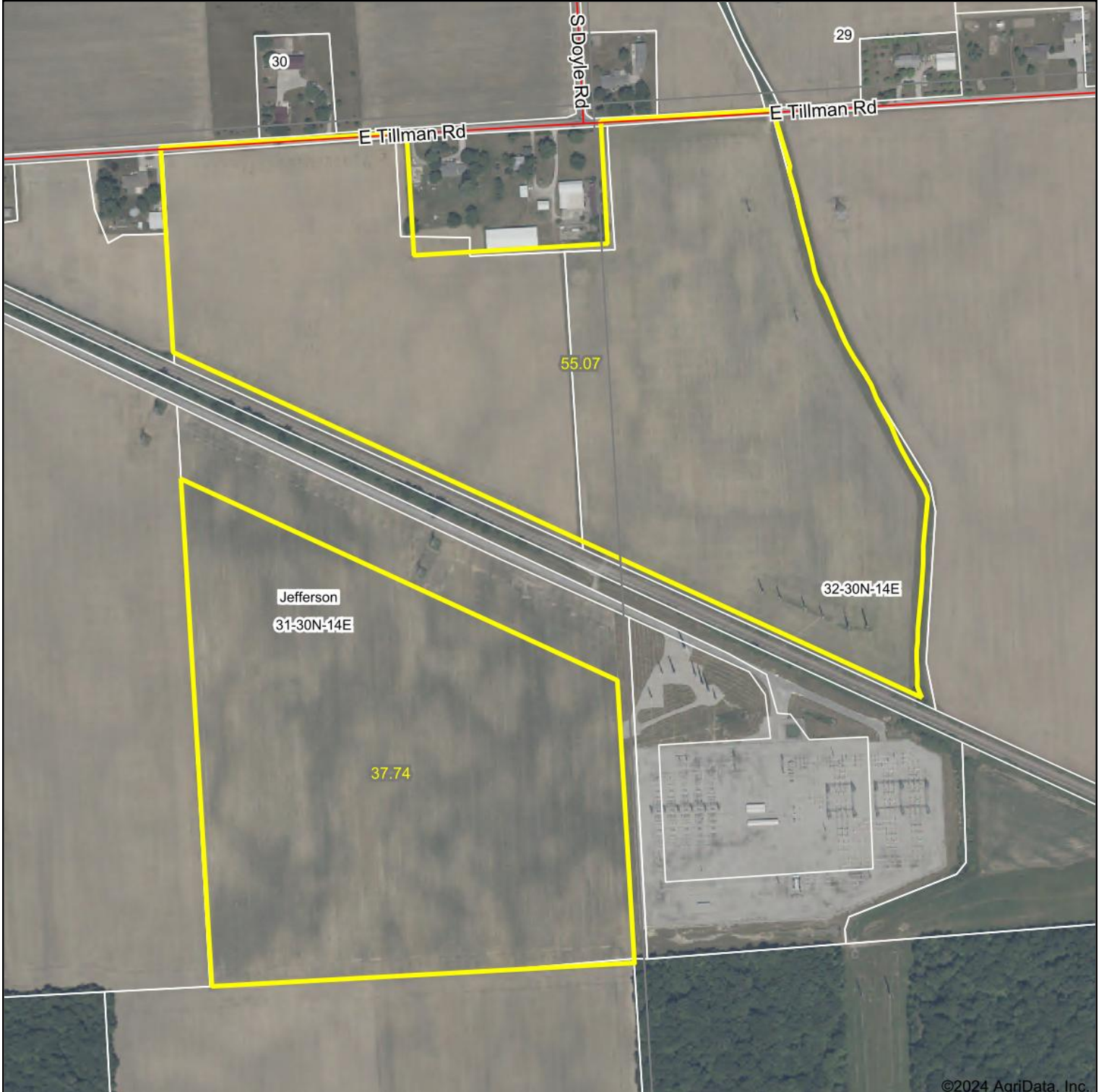


31-30N-14E
Allen County
Indiana



7/11/2024

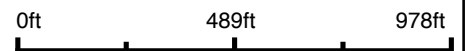
FSA ACRES MAP - TRACTS 12-14



©2024 AgriData, Inc.



Map Center: 41° 0' 59.77, -84° 58' 47.63



31-30N-14E
Allen County
Indiana



7/11/2024

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

FSA INFORMATION - TRACTS 12-14

USDA Farm 9464 Tract 13886

Map prepared on: 5/8/2024

Administered by: Allen County, Indiana

95.04 Tract acres
 95.04 Cropland acres
 1.1 CRP acres

CRP TRS: 30N14E31
 CLU Allen



Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-05-07 11:10:57



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	55.04	N	2				Y
3	38.9	N	2				Y
7	1.1	N	2	11576	21	36	Y

Farm 9464 Tract 13886

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FSA INFORMATION - TRACTS 12-14

INDIANA
ALLEN
Form: FSA-156EZ



Abbreviated 15B Farm Record

FARM : 9464
Prepared : 7/11/24 8:45 AM CST
Crop Year : 2024

Tract Number : 13886
Description : K9/28 JEFFERSON TWP SEC 32 S TILLMAN SPLIT CONRAIL
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PAINTER FARMS LLC
Other Producers :
Recon ID : 18-003-2017-119

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.04	95.04	95.04	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	93.94	0.00	1.10	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	13.74	0.00	60
Corn	36.45	0.00	120
Soybeans	43.18	0.00	45
TOTAL	93.37	0.00	

NOTES

[REDACTED]

FSA INFORMATION - TRACTS 12-14

CRP-1 (01-08-24)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 18 003	2. SIGN-UP NUMBER 55
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11576	4. ACRES FOR ENROLLMENT 1.10
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) ALLEN COUNTY FARM SERVICE AGENCY 9602 Coldwater Road, Suite 104 FORT WAYNE, IN46825		6. TRACT NUMBER 13886	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2021 TO: (MM-DD-YYYY) 09-30-2036
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code); (260) 494-5848		8. SIGNUP TYPE: Continuous	
<p><i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i></p>			
9A. Rental Rate Per Acre \$ 260.76	10. Identification of CRP Land (See Page 2 for additional space)		
9B. Annual Contract Payment \$ 287.00	A. Tract No. 13886	B. Field No. 0007	C. Practice No. CP21
9C. First Year Payment \$	D. Acres 1.10		E. Total Estimated Cost/Share \$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)			
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARCEL EATON LLC C/O RAYCO BAINBRUN 151 ELMOR ST MUNSTER, IN46348-1023	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE		B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3848(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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

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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (800) 832-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and funder.

FSA INFORMATION - TRACTS 12-14

CRP-1 (01-08-24) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 18 003		2. SIGN-UP NUMBER 55
	3. CONTRACT NUMBER 11575		4. ACRES FOR ENROLLMENT 0.80
	6. TRACT NUMBER 13398	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2021 09-30-2036	
	8. SIGNUP TYPE: Continuous		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) ALLEN COUNTY FARM SERVICE AGENCY 9602 Coldwater Road, Suite 104 FORT WAYNE, IN46825			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (260) 484-5643			

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

9A. Rental Rate Per Acre	\$ 260.76	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 209.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	13398	0005	CR21	0.80	\$ 0.00
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
DAVID H. HARRIS LLC 370 BAYVIEW LANE 101 NORTH ST ANDREW, IN46705-1633	100.00 %				
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
	%				
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
	%				

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 116-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses Identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 15 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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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.ers.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) 896-7442; or (3) email: usprogram.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

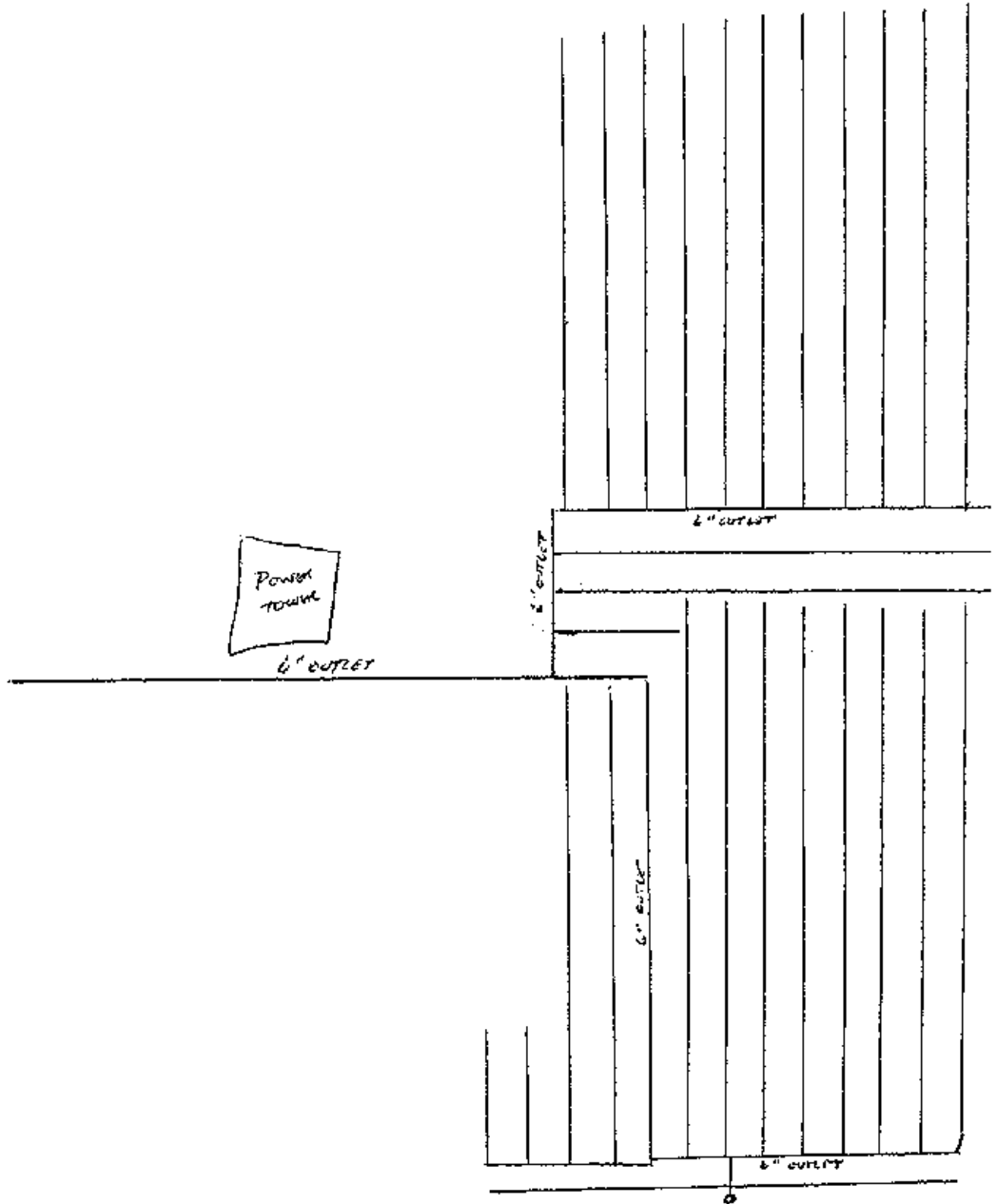


OLD TILE MAPS

OLD TILE MAPS

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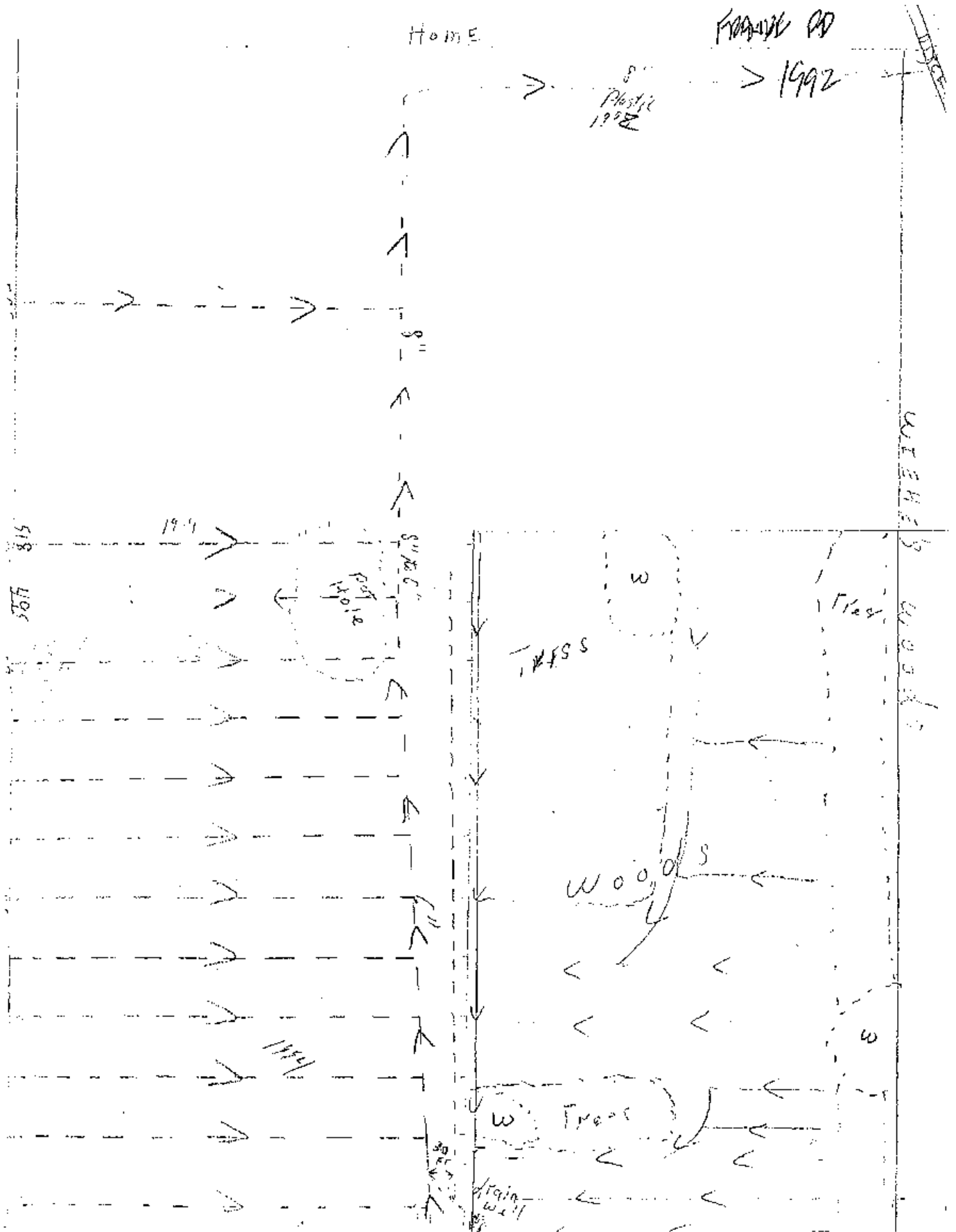
LESTER PANDER
40' SPACING



OLD TILE MAPS

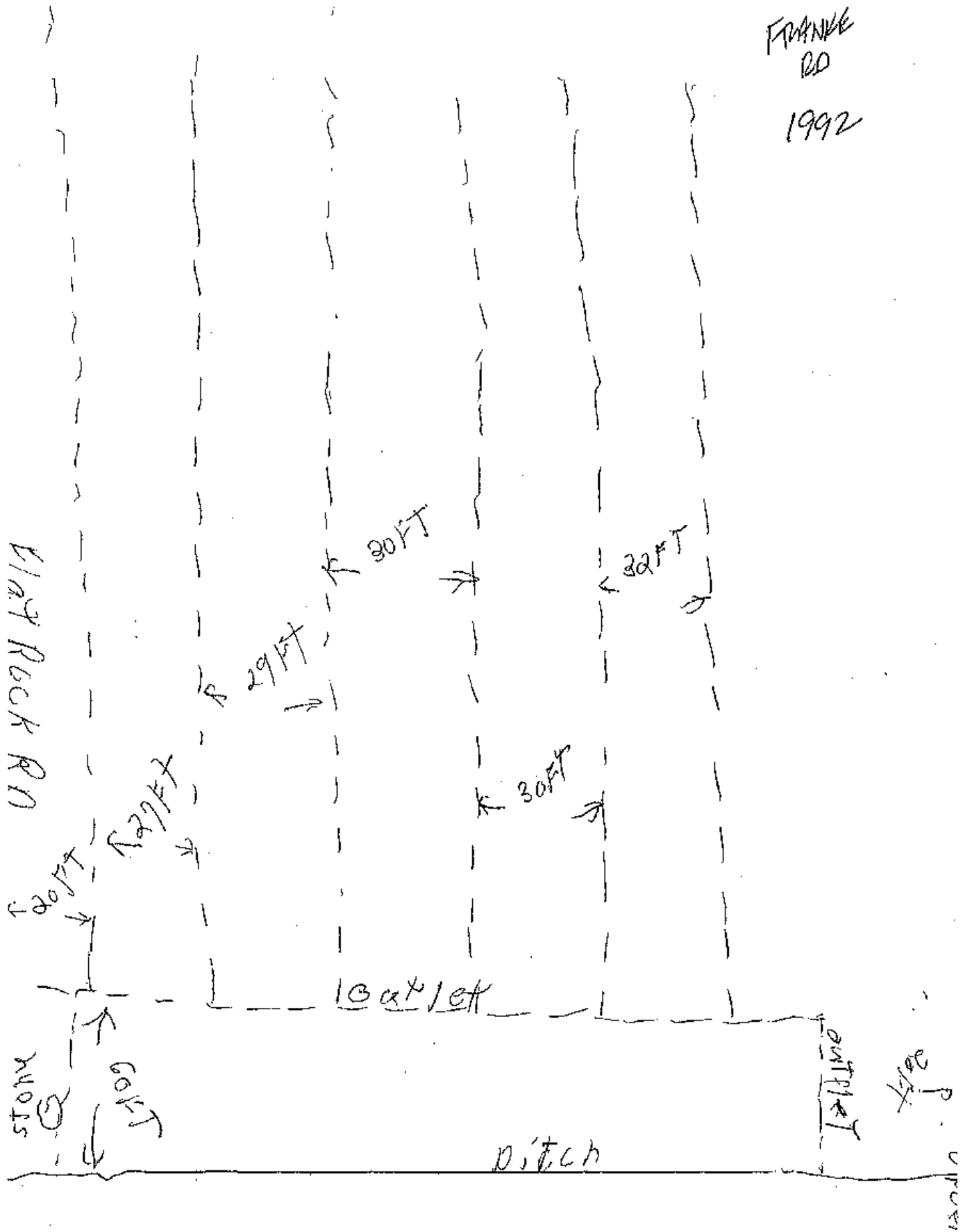


OLD TILE MAPS

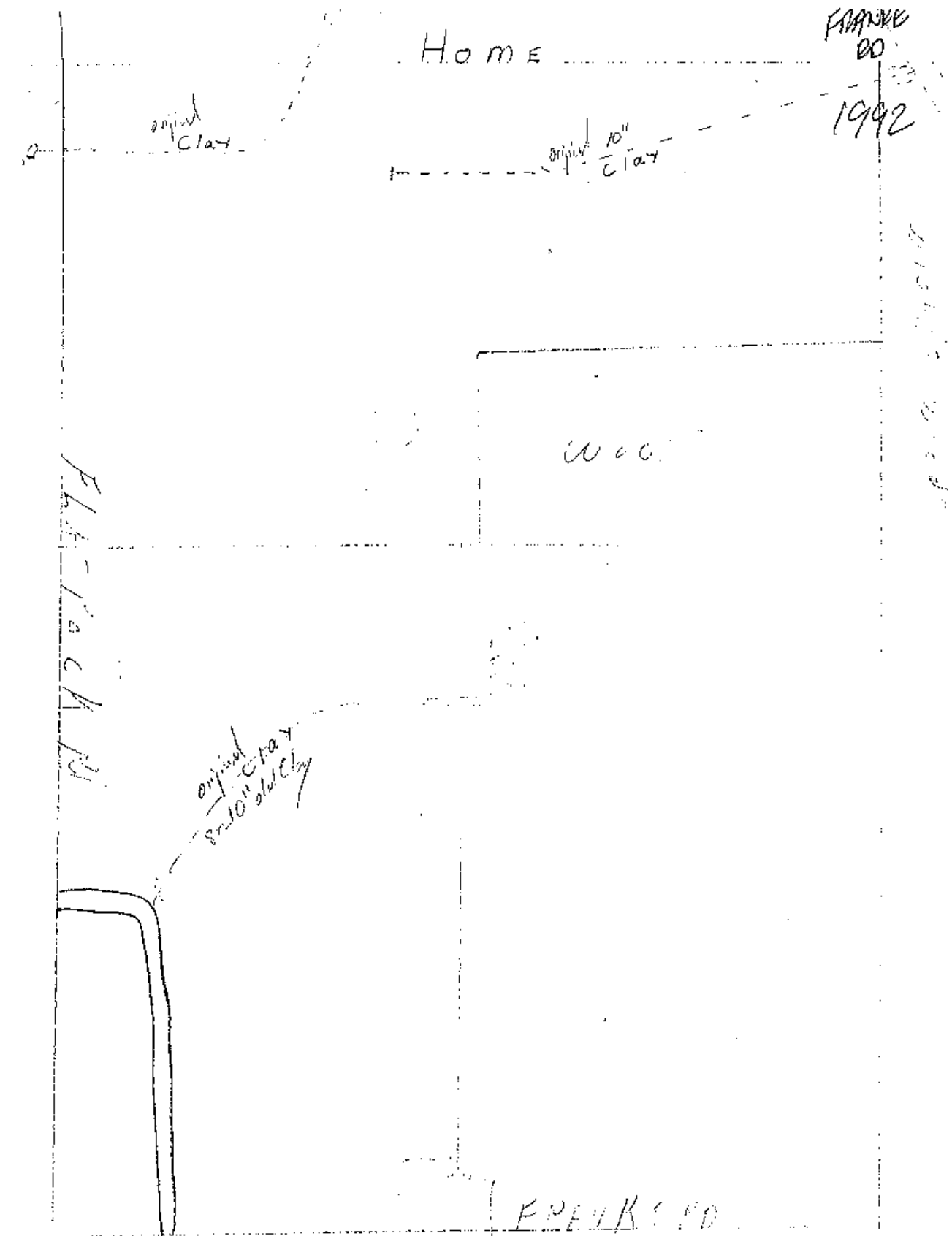


OLD TILE MAPS

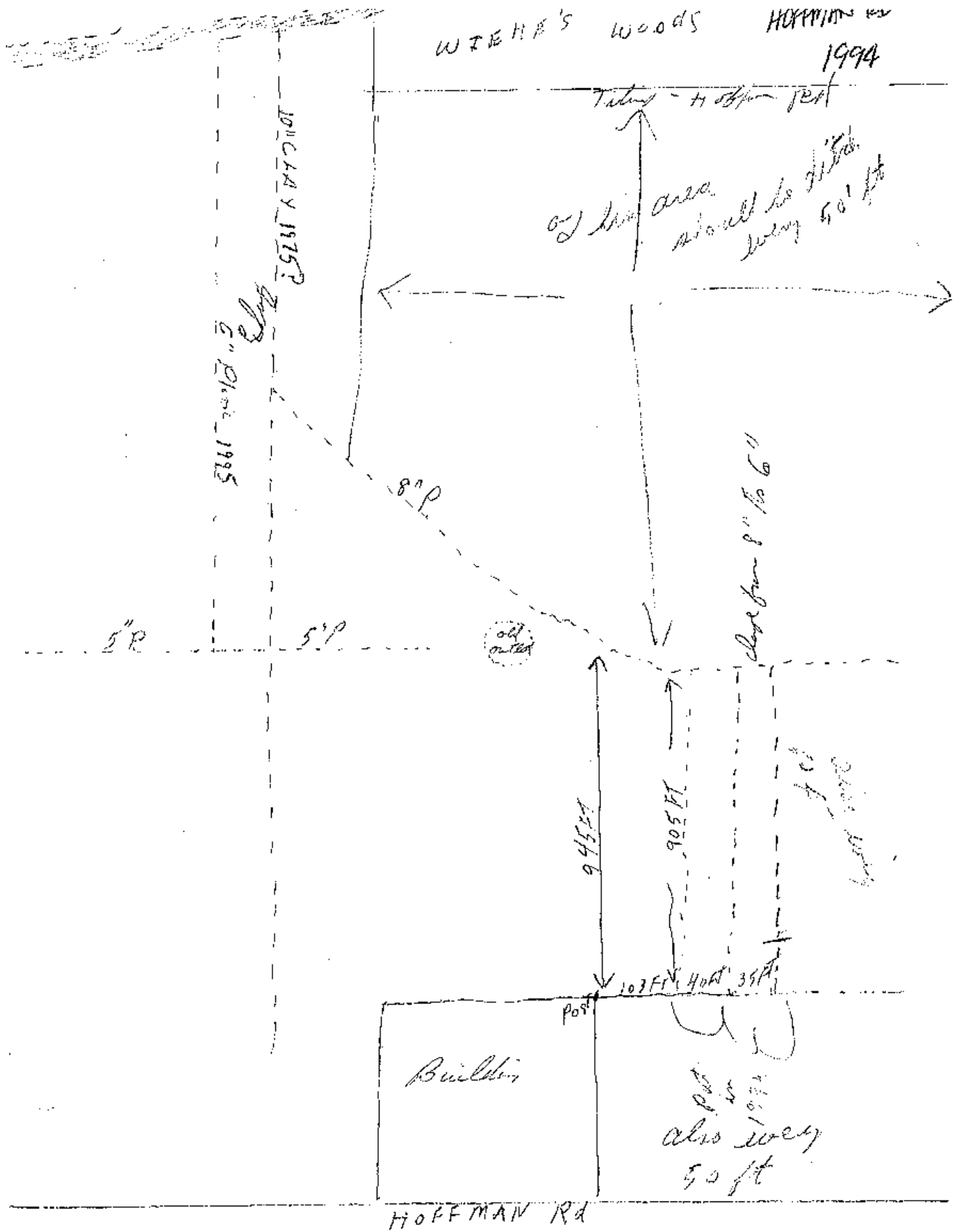
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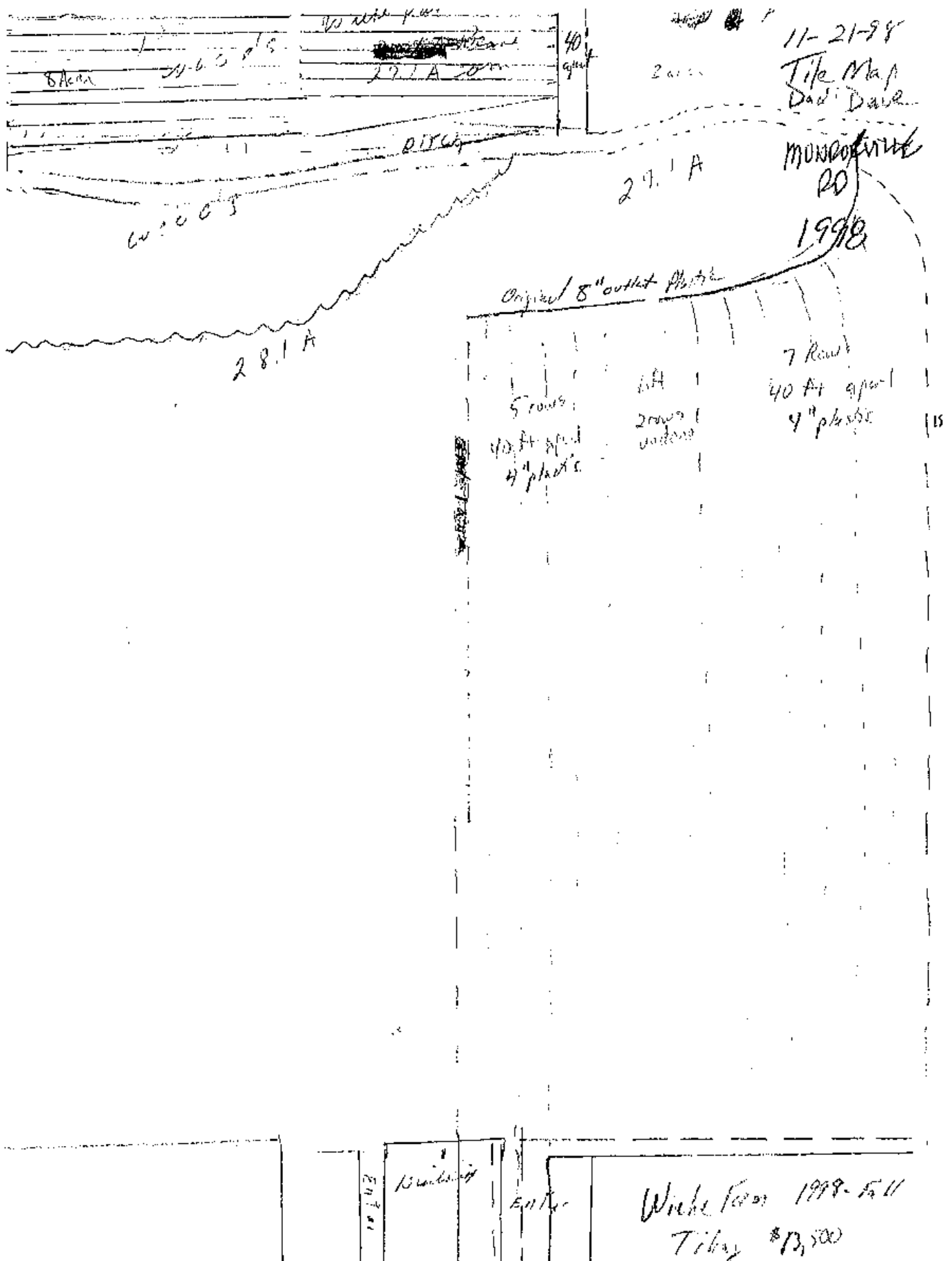
OLD TILE MAPS



OLD TILE MAPS



OLD TILE MAPS



PHOTOS

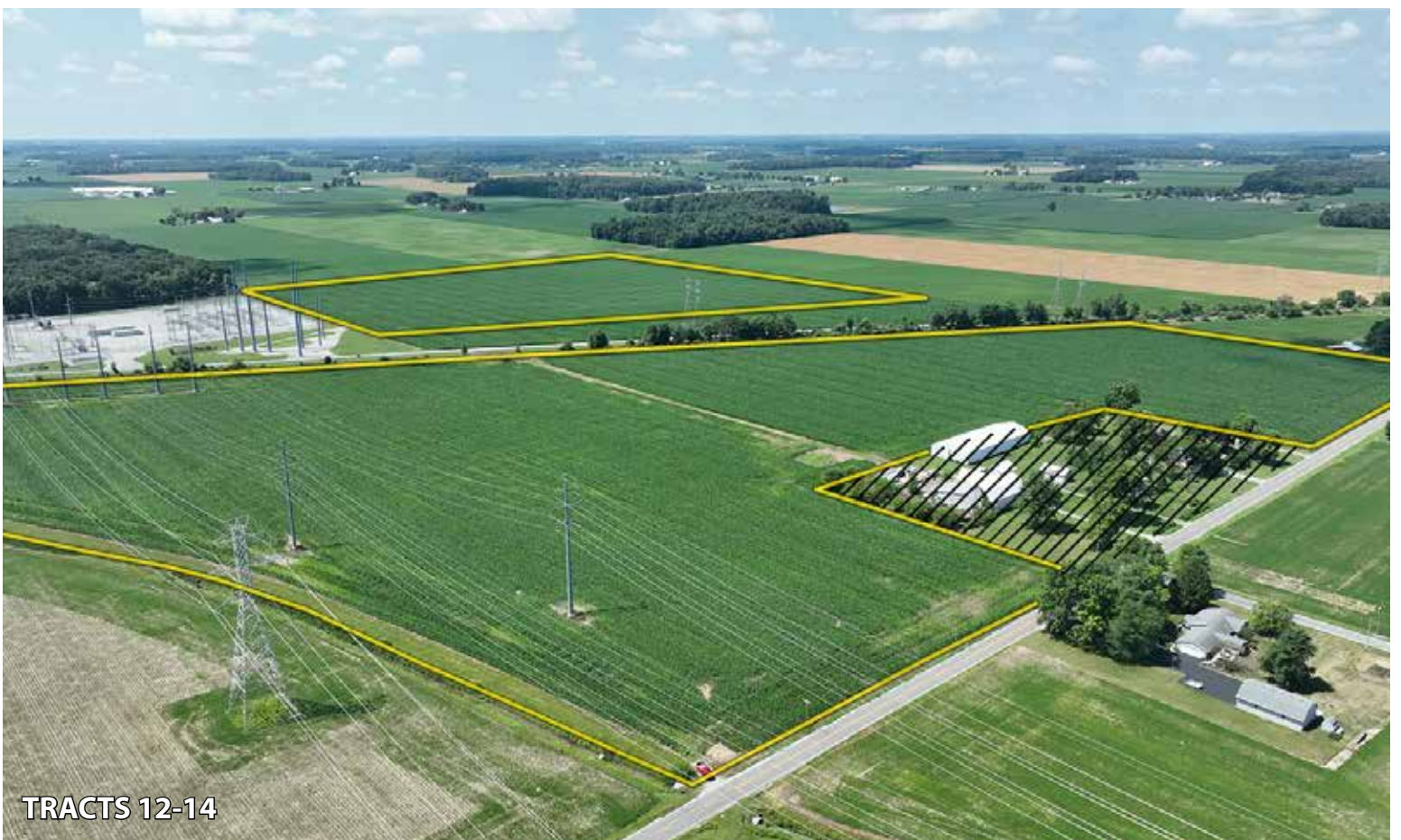
PHOTOS



PHOTOS



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TRACTS 12-14



TRACTS 1-3

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TRACTS 1-3



TRACTS 1-3

PHOTOS



TRACTS 1-3



TRACTS 4-7

PHOTOS



TRACTS 4-7



TRACTS 4-7

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TRACTS 4-7



TRACTS 8 & 9

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TRACTS 8 & 9



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TRACTS 12-14

PHOTOS



TRACTS 12-14



TRACTS 12-14

PHOTOS



TRACTS 12-14



TRACTS 12-14



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

