

Rolling Prairie, La Porte County, Indiana

LAND AUCTION

4± MILES NORTH OF ROLLING PRAIRIE • 4± MILES WEST OF NEW CARLISLE
10± MILES NORTHEAST OF LA PORTE

76[±]
ac

Offered in 5 Tracts

- Rolling Potential Building Sites
- 61.7± Acres Productive Tillable
- Woods for Hunting
- Great Location Just North of Saugany Lake
- I-80/90 Frontage / Blount & Riddles Soils

Information BOOKLET

MONDAY, OCTOBER 14 • 6 PM CENTRAL
7 PM EASTERN

at Heston Hills Event Center, La Porte, IN • Online Bidding Available

SCHRADER
THE ORIGINAL

TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

MULTI-TRACT
AUCTIONS

3% Buyer's
Premium

800.451.2709 • SchraderAuction.com



Disclaimer

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

Auction Managers

Keith Lineback • 574.286.2622 AU01043124

Kevin Jordan • 800.451.2709 AU10600023



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

MONDAY, OCTOBER 14, 2024

76± ACRES – LAPORTE COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, October 7, 2024.
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
76± Acres • Laporte County, Indiana
Monday, October 14, 2024

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder’s Package for the auction being held on Monday, October 14, 2024 at 6:00 PM (CST) / 7:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, October 7, 2024**. 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 Map

LOCATION MAP



Auction Location: Heston Hills Event Center
1933 E 800 N La Porte, IN 46350



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

Property Location: From the intersection of Hwy 20 and SR 2 on the east side of Rolling Prairie, travel northeast on Hwy 20 1/2 mile to CR 600 E. Turn north on CR 600 E and travel 3.5 miles (jogging around Saugany Lake) to the property.



Tract Map

TRACT MAP

Inspection Dates

Wednesday September 18

Noon-2pm CST / 1-3pm EST

Saturday October 5

10-Noon CST / 11am-1pm EST

*Meet a Schrader Representative at the property
for more information about the auction*



E 800 N

N 600 E



①
10± acres

②
10± acres

③
11± acres

⑤
29.7± acres
Swing Tract

④
15.6± acres



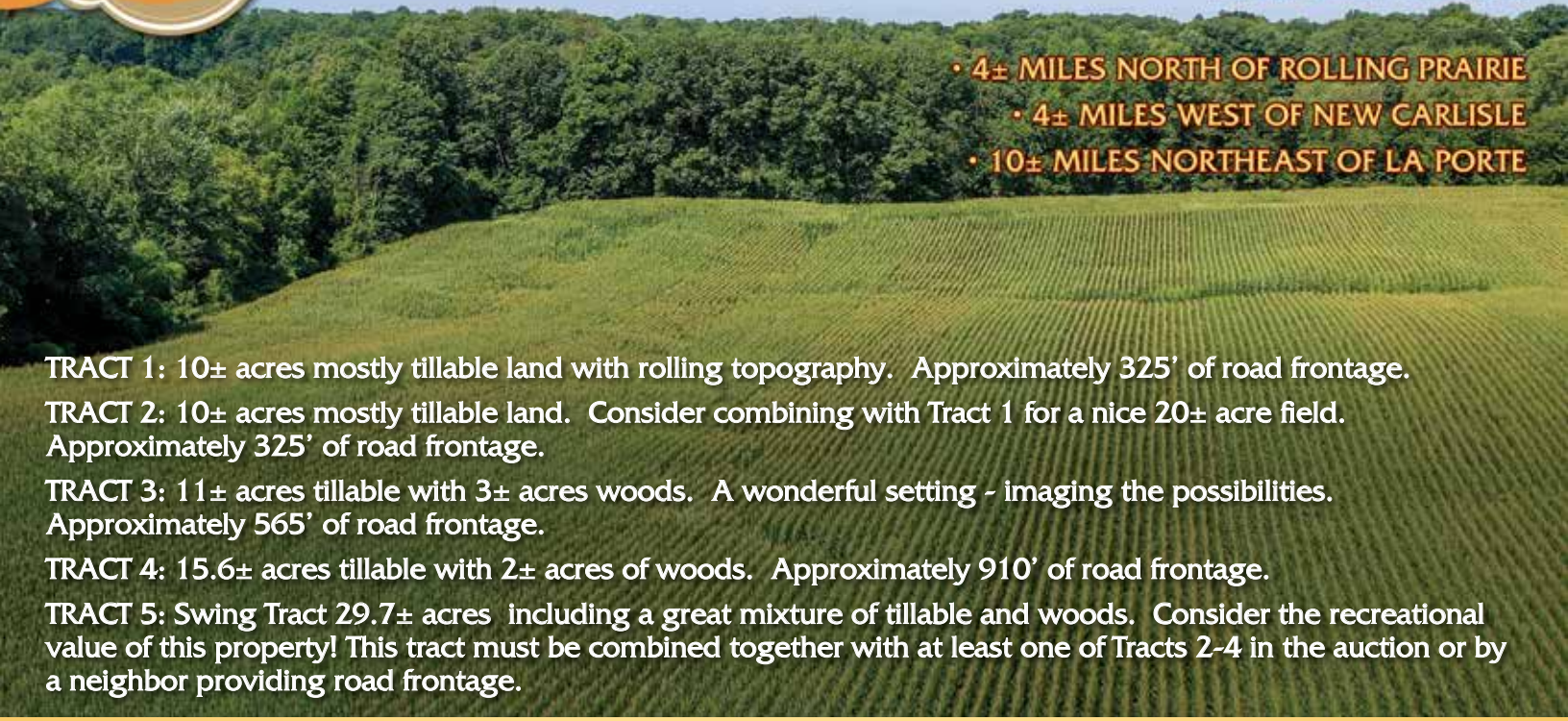
Tract Descriptions



Rolling Prairie
LaPorte County
Indiana

LAND AUCTION

MONDAY, OCTOBER 14 • 6PM CENTRAL
7PM EASTERN



- 4± MILES NORTH OF ROLLING PRAIRIE
- 4± MILES WEST OF NEW CARLISLE
- 10± MILES NORTHEAST OF LA PORTE

- TRACT 1:** 10± acres mostly tillable land with rolling topography. Approximately 325' of road frontage.
- TRACT 2:** 10± acres mostly tillable land. Consider combining with Tract 1 for a nice 20± acre field. Approximately 325' of road frontage.
- TRACT 3:** 11± acres tillable with 3± acres woods. A wonderful setting - imaging the possibilities. Approximately 565' of road frontage.
- TRACT 4:** 15.6± acres tillable with 2± acres of woods. Approximately 910' of road frontage.
- TRACT 5:** Swing Tract 29.7± acres including a great mixture of tillable and woods. Consider the recreational value of this property! This tract must be combined together with at least one of Tracts 2-4 in the auction or by a neighbor providing road frontage.

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 76± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.

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

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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

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

DEED: Seller shall provide Warranty Deed(s).

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

POSSESSION: Possession is at closing, subject to Farm Tenant's rights to harvest growing crop.

REAL ESTATE TAXES: Real estate taxes will be

the responsibility of the Buyer(s) beginning with the 2025 taxes due in 2026 & thereafter.

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

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

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

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained

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

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

Owner: Higgins Family Farm LLC

Auction Managers:

Keith Lineback · 574.286.2622

Kevin Jordan · 800.451.2709

800.451.2709

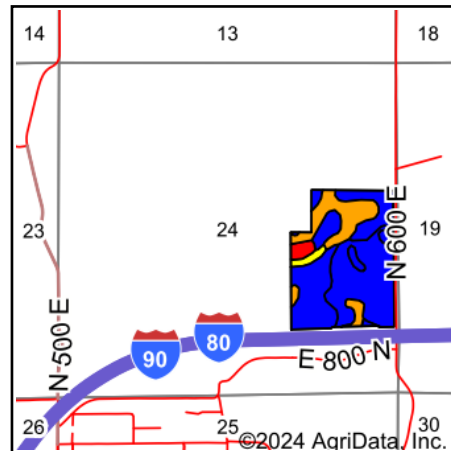
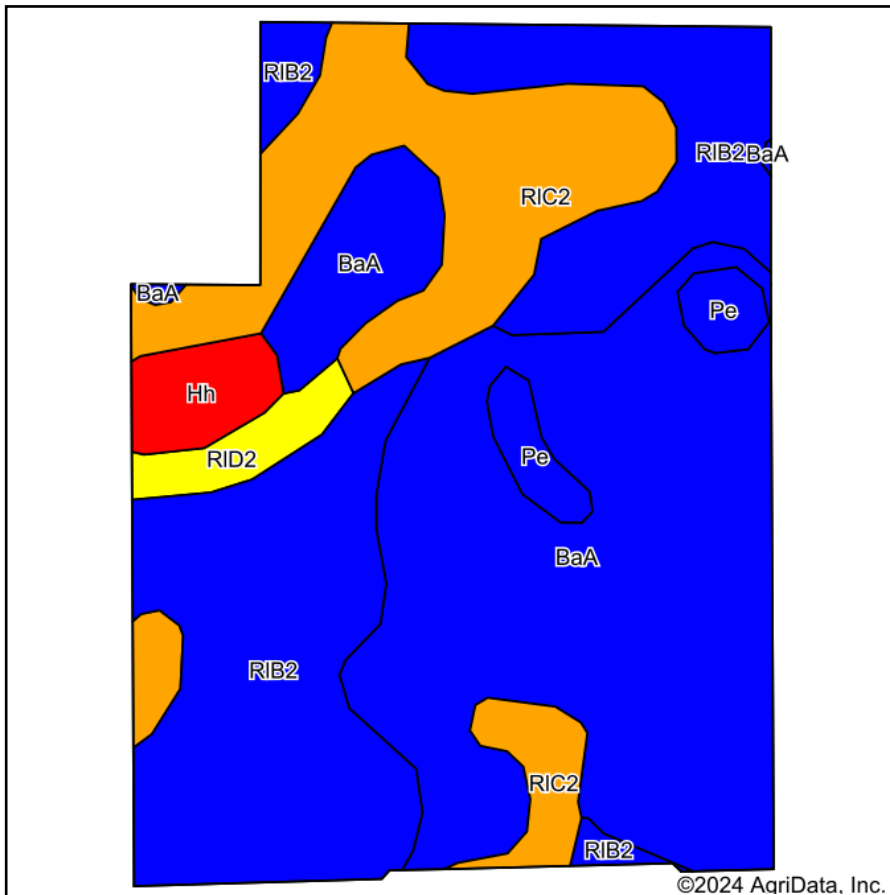
SchraderAuction.com





Soils Map

SOILS MAP



State: **Indiana**
 County: **LaPorte**
 Location: **24-38N-2W**
 Township: **Galena**
 Acres: **74.28**
 Date: **7/23/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
BaA	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	30.81	41.5%		IIw	124	4	6	59		42	51	
RIB2	Riddles loam, 2 to 6 percent slopes, eroded	24.07	32.4%		IIe	140	5			9	49	70	
RIC2	Riddles loam, 6 to 12 percent slopes, eroded	13.82	18.6%		IIIe	130	4			9	46	65	
Hh	Histosols and Aquolls	2.00	2.7%		VIII								
Pe	Pewamo silty clay loam	1.91	2.6%		IIw	160	5			11	44	64	
RID2	Riddles loam, 12 to 18 percent slopes, eroded	1.67	2.2%		IVe	115	4			8	40	58	
Weighted Average						2.39	127.7	4.2	2.5	24.5	5.1	43.9	58.9



Fsa Information

FSA INFORMATION

INDIANA
LAPORTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 798
Prepared : 9/11/24 4:03 PM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : 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
78.62	61.66	61.66	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	61.66	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.20	0.00	139	0
Soybeans	29.20	0.00	44	0
TOTAL	58.40	0.00		

NOTES

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Tract Number : 2405

Description : K3/1A L1/1A F1/2B,S24,T38N,R2W 19L
FSA Physical Location : INDIANA/LAPORTE
ANSI Physical Location : INDIANA/LAPORTE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HIGGINS FAMILY FARM LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.62	61.66	61.66	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
LAPORTE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 798
Prepared : 9/11/24 4:03 PM CST
Crop Year : 2024

Tract 2405 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	61.66	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	29.20	0.00	139
Soybeans	29.20	0.00	44
TOTAL	58.40	0.00	

NOTES

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

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

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

FSA INFORMATION

USDA Farm 798 Tract 2405
 Administered by: LaPorte County, Indiana

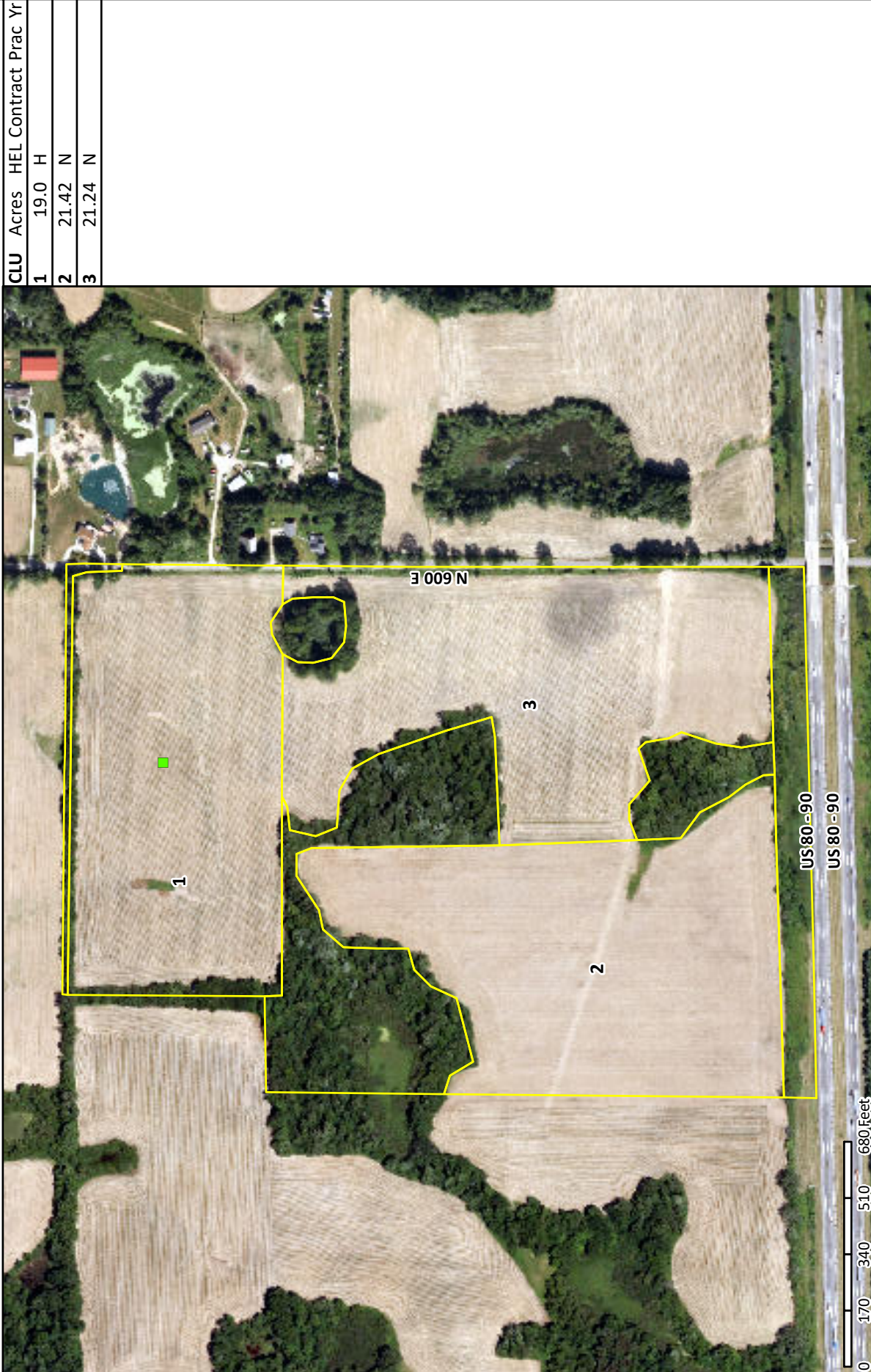
Map prepared on: 11/9/2022
 78.62 Tract acres
 61.66 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use **TRS: 38N2W24**
 ▼ Limited Restrictions **LaPorte**
 ■ Exempt from Conservation Compliance Provisions

□ CRP
 □ CLU



Source: Primarily USDA NAIP 2022 EAWS production imagery; IDHS or Dynamap roads; FSA data 2022-11-09 09:27:04



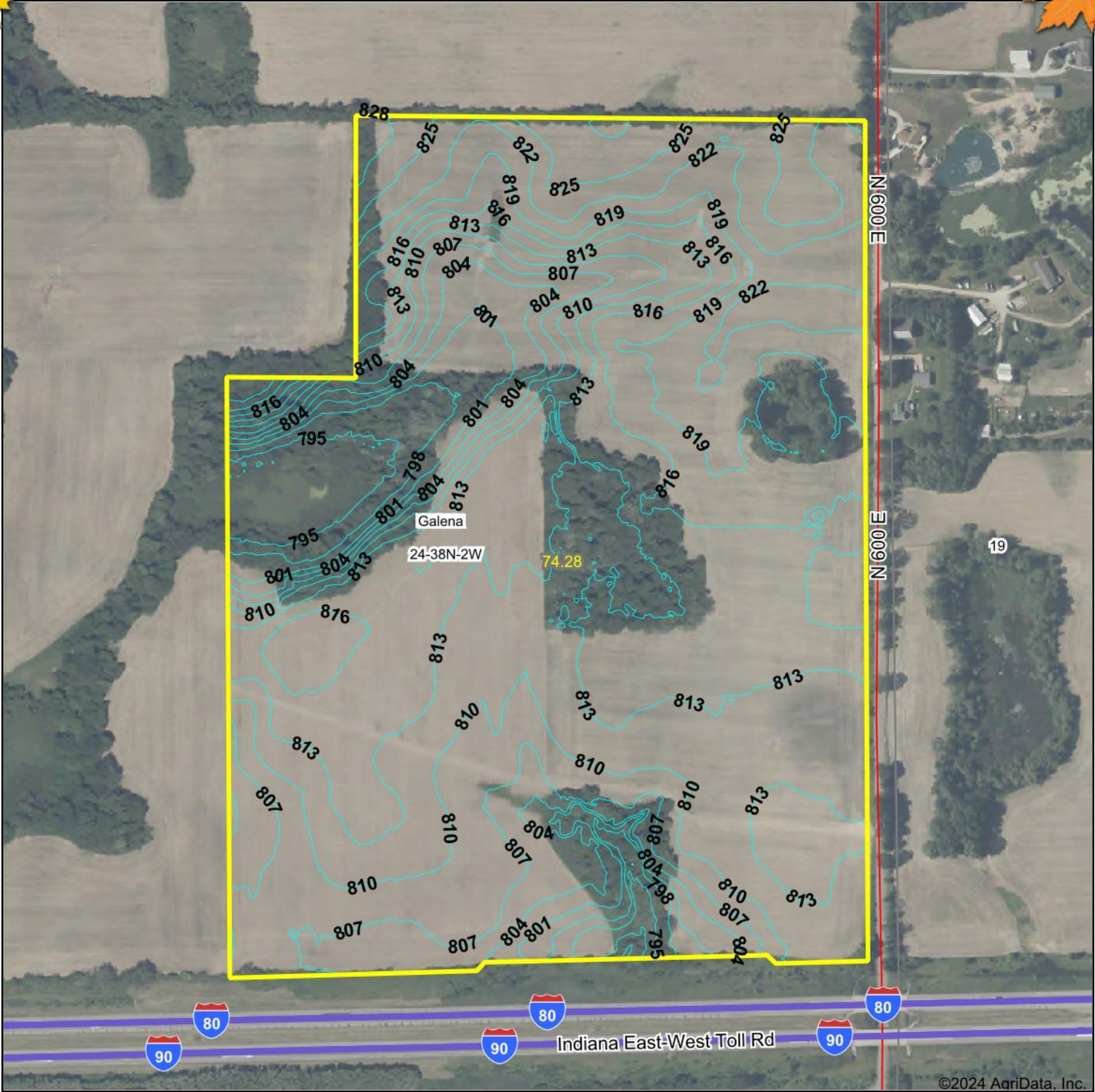
CLU	Acres	HEL Contract	Prac Yr
1	19.0	H	
2	21.42	N	
3	21.24	N	

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



Topography Map

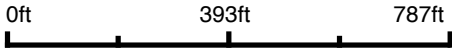
TOPOGRAPHY MAP



©2024 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 786.7
 Max: 830.9
 Range: 44.2
 Average: 812.2
 Standard Deviation: 7.35 ft



7/23/2024

24-38N-2W
LaPorte County
Indiana

Boundary Center: 41° 43' 48.19, -86° 35' 11.58



Maps Provided By: AgriData, Inc. 2023 www.AgriDataInc.com



County Tax Information

COUNTY TAX INFORMATION

TRACTS 3-4

1/2

Galena/4606500-048

Notes

100, Vacant Land

N 600 E

Higgins Family Farm Lic

Ownership

Higgins Family Farm Lic
59650 Peach Rd
South Bend, IN 46619-9758

Date

10/04/2000 Higgins Family Farm LI
10/04/2000 HIGGINS PATRICK J / \$10
12/31/1998 HIGGINS PATRICK J /
12/31/1998 HIGGINS PATRICK J / \$12
12/31/1998 HIGGINS PATRICK J /
01/01/1900 HIGGINS PATRICK J /

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price VI
WD /
WD / \$10
WD /
WD / \$12
WD /
WD /

46-03-24-426-002.000-048

General Information

Parcel Number
46-03-24-426-002.000-048
Local Parcel Number
46-03-24-426-002.000-048
Tax ID:

Routing Number
03-24-000-015

Property Class 100
Vacant Land

Year: 2024

Location Information

County LaPorte
Township GALENA TOWNSHIP
District 048 (Local 020)
GALENA TOWNSHIP
School Corp 4805
NEW PRAIRIE UNITED
Neighborhood 4606500-048
Galena

Section/Plat
24

Location Address (1)
N 600 E

ROLLING PRAIRIE, IN 46371



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

2024	2024	2024	2023	2022	2021
Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
WIP	AA	04/11/2024	Indiana Cost Mod	1.0000	AA
01/25/2024	AA	06/30/2023	Indiana Cost Mod	1.0000	AA
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
\$43,600	\$0	\$43,600	\$36,300	\$28,700	\$24,700
\$0	\$0	\$0	\$0	\$0	\$0
\$43,600	\$0	\$43,600	\$36,300	\$28,700	\$24,700
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$43,600	\$0	\$43,600	\$36,300	\$28,700	\$24,700
\$0	\$0	\$0	\$0	\$0	\$0
\$43,600	\$0	\$43,600	\$36,300	\$28,700	\$24,700
\$0	\$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	BAA		0	18.58	0.89	\$2,280	\$37,699	0%	1.0000	0.00	100.00	0.00	\$37,700
4 A	RIB2		0	1.3000	0.98	\$2,280	\$2,904	0%	1.0000	0.00	100.00	0.00	\$2,900
6 A	BAA		0	1.3000	0.89	\$2,280	\$2,638	-80%	1.0000	0.00	100.00	0.00	\$530
6 A	PE		0	2.7000	1.11	\$2,280	\$6,834	-80%	1.0000	0.00	100.00	0.00	\$1,370
6 A	RIC2		0	2.7000	0.89	\$2,280	\$5,478	-80%	1.0000	0.00	100.00	0.00	\$1,100

Market Model

4606500 - GALENA

Characteristics

Topography High, Rolling
Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved
Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 1, 2024

Review Group 2025

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	26.58
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	26.58
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UJT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	26.58
Farmland Value	\$43,600
Measured Acreage	26.58
Avg Farmland Value/Acre	1640
Value of Farmland	\$43,590
Classified Total	\$0
Farm / Classified Value	\$43,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$43,600
CAP 3 Value	\$0
Total Value	\$43,600



Preliminary Title

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION
Commercial Division North West Indiana

1000 W. State Road 2
LaPorte, IN 46350
219.362.3228
219.246.2292 FAX
laporte@meridiantitle.com

File No.: 24-19261

Effective Date: July 31, 2024 at 8:00 AM

Customer Reference No.:

Property Address Reference: Vacant Land North 600 East, Rolling
Prairie, IN 46371

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06

Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

[Higgins Family Farm, LLC, an Indiana limited liability company](#)

4. The land referred to in this Preliminary Title Report is located in the County of La Porte, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 24-19261

SCHEDULE A

EXHIBIT A

Parcel I: (46-03-24-200-006.000-048)

The following described real estate in LaPorte County, in the State of Indiana, to-wit: The South Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 38 North, Range 2 West.

Parcel II: (46-03-24-426-001.000-048)

That part of the Southeast Quarter of Section 24, Township 38 North, Range 2 West, described as follows: being Lot 3 as shown by the plat of the partition of real estate among the heirs of Benjamin Magie, as appears of record in Book B page 669 of the Probate Court of LaPorte County, Indiana, which is bounded as follows: Beginning 12 chains and 40 links West of the Quarter Section corner on the East side of Section 24, Township 38 North, Range 2 West, thence running South 38 chains to the margin of Saugany Lake thence with the meandering of said lake as follows: South 82 degrees West 3 chains; thence North 53 degrees 9.50 chains; thence West 5 chains, thence South 52 1/4 degrees West 4.10 chains; thence leaving Saugany Lake North 35 chains and 25 links; thence East 18 chains and 50 links to the place of beginning.

EXCEPT 20 acres off the West side of the above tract, conveyed to George Jaswak.

ALSO EXCEPT a parcel of land in the Southeast Quarter of Section 24, Township and Range aforesaid described as follows; Beginning in the center of the public highways running East and West through the Southeast Quarter of said Section 24 where said centerline intersects the East line of 20 acres of land off the West side of Lot 3 and which East line of said 20 acres tract is the West line of land of Henry Tuholski, said point being 100 rods West of the East line said Section; thence Easterly along said centerline of said highway 200 feet; thence Southerly parallel with the East line of said 20 acre tract 22 feet to the margin of Saugany Lake; thence Westerly along the margin of Saugany Lake 200 feet more or less to the East line of said 20 acre tract; thence Northerly 200 feet more or less along the East line of said 20 acre tract to the place of beginning.

Parcel III: (46-03-24-426-002.000-048)

That part of the Southeast Quarter of Section 24, Township 38 North, Range 2 West; described as follows: Being Lot 4 as shown on the plat of the partition of real estate among the heirs of Benjamin Magie, as appears of record in Book B page 669 of the Probate Court of LaPorte County, Indiana, which is bounded as follows; Beginning at the Quarter Section corner on the East side of Section 24, Township 38 North, Range 2 West, running thence West 12 chains and 40 links, thence South 37 chains 50 links to the margin of Saugany Lake, thence North 56 degrees East 7 chains and 50 links; thence South 76 1/2 degrees East 2 chains 50 links; thence South 48 1/2 degrees East 4 chains 40 links to the East boundary of said Section; thence North along the East boundary 38 chains, 3 links to the place of beginning.

EXCEPT Tuholski' s First Addition to Saugany Lake as shown at Plat Book 7 page 175 in the Office of the Recorder of LaPorte County, Indiana, being a subdivision of all that part of the Southeast Quarter of Section 24, Township 38 North, Range 2 West, lying between the centerline of the public highway running thence East and West through the Southeast Quarter of said Section and the Northerly marginal line of Saugany Lake and East of a line described as 200 feet East of the East line of 20 acres of land off the West side of Lot 3 as shown by the plat of the Partition of real estate of Benjamin Magie among his heirs, which plat appears of record in Book B page 670 of the Probate Court of LaPorte County, Indiana, containing in said Addition 14.1 acres, more or less.

EXCEPTING from the above described real estate a parcel of land consisting of 10.4 acres sold to the Indiana Toll Road Commission and conveyed to the said Indiana Toll Road Commission by deed dated November 10, 1954 and recorded in Deed Record 249 page 320 in the Office of the Recorder of LaPorte County, Indiana.

ALSO EXCEPT five acres sold to said Toll Road Commission South of proposed Toll Road, as shown in Deed dated November 10, 1954 recorded in Deed Record 249 page 319 in the Office of the Recorder of LaPorte County, Indiana.

PRELIMINARY TITLE

File No.: 24-19261

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Warranty Deed suitable for recording, when the proposed insured is determined.
6. There were no open mortgage liens found in the public record against the subject property.

NOTE: The policy to be issued will not insure that the proposed insured real estate is a buildable parcel. A check should be made with the local building department, as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvements on said parcel.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details. Note: Effective beginning April 6, 2016, provide satisfactory evidence that the property, if it has an on-site potable water well is in compliance with the LaPorte County Health Department standards of the quality of drinking water. If the property does not have a current Certificate of Compliance on file with the Department, the owner must notify the Department and schedule an inspection. If the property has municipal water the owner will need to supply the Department with a bill for these services or an affidavit. For more information please contact the LaPorte County Health Department at 219-326-6808, ext. 2200.

PRELIMINARY TITLE

File No.: 24-19261

Part II, SCHEDULE B

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. All Fall taxes for the year 2023 Payable in 2024 and subsequent years, not yet due and payable.

Taxes for the year 2023 Payable in 2024 are as follows:

State ID No. 46-03-24-200-006.000-048 - Galena Township (Affects Parcel I)
1st installment due May 10, 2024 \$362.75 - Paid
2nd installment due Nov. 10, 2024 \$362.75 - Unpaid

Assessed Valuations: 2023/2024

Land \$35,700.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuation \$35,700.00

Assessment for the Ditch/Drain payable semi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2024 in the amount of \$10.00, principal.

8. State ID No. 46-03-24-426-001.000-048 - Galena Township (Affects Parcel II)
1st installment due May 10, 2024 \$418.64 - Paid
2nd installment due Nov. 10, 2024 \$418.64 - Unpaid

Assessed Valuations: 2023/2024

Land \$41,200.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuation \$41,200.00

Assessment for the Ditch/Drain payable semi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2024 in the amount of \$14.86, principal.

State ID No. 46-03-24-426-002.000-048 - Galena Township (Affects Parcel III)
1st installment due May 10, 2024 \$368.84 - Paid
2nd installment due Nov. 10, 2024 \$368.84 - Unpaid

Assessed Valuations: 2023/2024

PRELIMINARY TITLE

File No.: 24-19261

Part II, SCHEDULE B

Land \$36,300.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuation \$36,300.00

Assessment for the Ditch/Drain payable semi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2024 in the amount of \$13.29, principal.

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

9. Subject to all legal highways and rights of way.
10. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
11. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
12. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A, if any. The Company does not insure the area, square footage, or acreage of the land.
13. Subject to parties in possession by virtue of unrecorded leases.
14. Easement and associated rights granted to Indiana & Michigan Electric Company by Henry Tuholski in an instrument dated October 15, 1940 and recorded November 21, 1941 in [Book 187, page 312](#) in the Office of the Recorder of La Porte County, Indiana.
15. Easement and associated rights granted to The State of Indiana, by and through the Indiana Toll Road Commission by in an instrument recorded November 12, 1954 in [Book 249, page 316](#) in the Office of the Recorder of La Porte County, Indiana.
16. Easement and associated rights granted to The State of Indiana, by and through the Indiana Toll Road Commission by in an instrument recorded November 12, 1954 in [Book 249, page 317](#) in the Office of the Recorder of La Porte County, Indiana.

[VIEW YOUR VESTING DEED AND SCHEDULE B DOCUMENTS BY FOLLOWING THIS LINK](#)

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.

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

PRELIMINARY TITLE

File No.: 24-19261

Part II, SCHEDULE B

Matters subsequent to Search date herein;
Property Owners fees and assessments, unless recorded as a lien;
City and/or County codes and ordinances;
Unrecorded building lines, easements, restrictions, covenants, or rights of way.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.



Property Photos

SOUTHWEST CORNER



SOUTH SIDE



WEST SIDE



NORTHWEST SIDE



TRACTS 1 & 2



TRACTS 3 & 4





TRACT 3



TRACTS 3 & 4





TRACTS 4 & 5



TRACT 5







SCHRADER

Real Estate and Auction Company, Inc.

950 North Liberty Drive, PO Bo 508
Columbia City, IN 46725

800.451.2709

SchraderAuction.com

Auction Managers

Keith Lineback • 574.286.2622
AU01043124

Kevin Jordan • 800.451.2709
AU10600023

