

Important

Near Jay City and New Corydon

LAND AUCTION

EAST CENTRAL INDIANA • JAY COUNTY • WABASH TOWNSHIP

INFORMATION *Booklet*

70±
acres

Offered in 4 Tracts

- **Country Home Building Sites**
- Tillable, Open Cropland
- Great Mix of Soils Includes Blount and Pewamo
- Established Waterways in Place
- Attractive Recreational use with Frontage on the Wabash River
- Excellent Access with Frontage on Two Roads
- **2026 Crop Rights to the Buyer**

Wednesday, March 25 • 6pm
held at Bryant Community Center, Bryant, IN



800.451.2709
SchraderAuction.com

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

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.

Auction Manager: **Mark Smithson • 765.744.1846**



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

800.451.2709 | 260.244.7606

www.schraderauction.com

Follow us and download our Schrader iOS app



BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Map

Tract Descriptions & Auction Terms

Soils Map & Productivity Information

Topography Map

Flood Zone Map

FSA Information

CRP Termination Letter

Preliminary Title

Property Photos



BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MARCH 25, 2026

70± ACRES – JAY 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 Wednesday, March 18, 2026.
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
70± Acres • Jay County, Indiana
Wednesday, March 25, 2026

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 Wednesday, March 25, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, March 18, 2026**. 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.

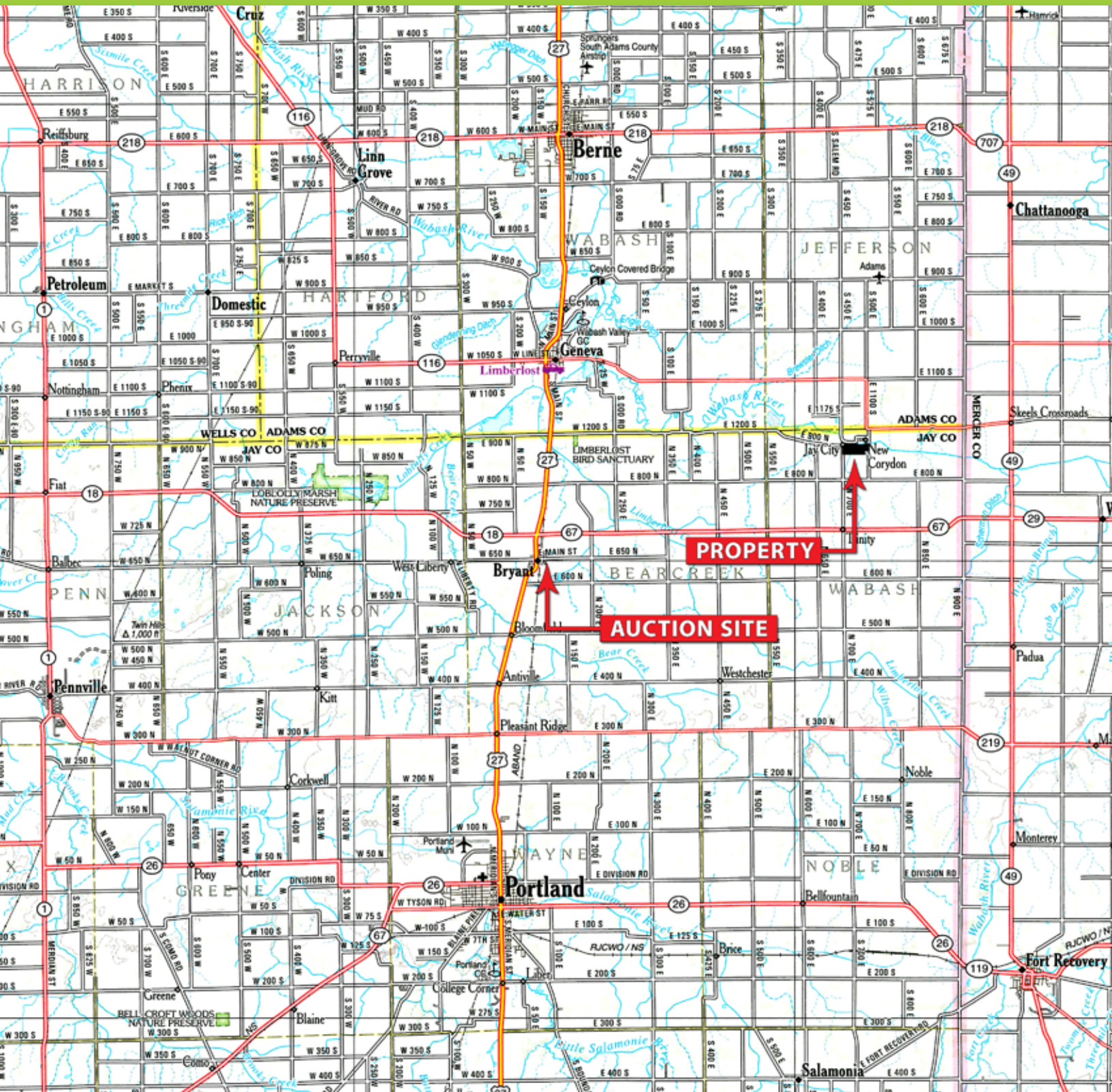
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



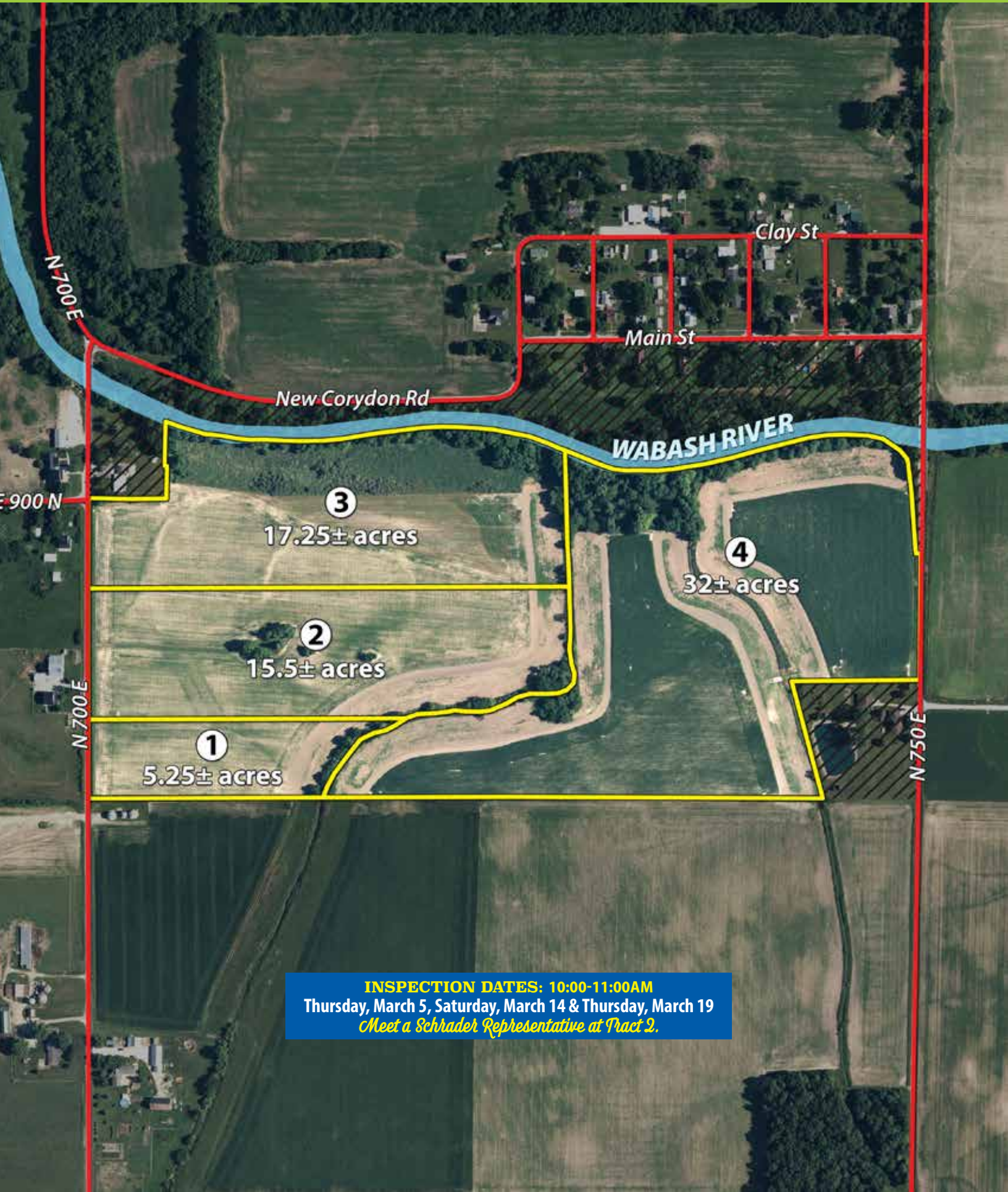
AUCTION LOCATION: Bryant Community Center, 107 S Malin St, Bryant, IN. From near the south edge of Bryant, travel east on Wilson St 2½ blocks to the auction site.

PROPERTY LOCATION: From Bryant: Travel east on SR 67 approx. 6 miles to CR 700 E, then north (left) 1¾ miles to Tracts 1, 2 & 3. For Tract 4, travel back south to CR 800 N, then east (left) ½ mile to CR 750 E, then north (left) to Tract 4 along CR 750 E.

 **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.

TRACT MAP

TRACT MAP



INSPECTION DATES: 10:00-11:00AM
Thursday, March 5, Saturday, March 14 & Thursday, March 19
Meet a Schrader Representative at Tract 2.

TRACT DESCRIPTIONS

Important

LAND AUCTION

EAST CENTRAL INDIANA • JAY COUNTY • WABASH TOWNSHIP

Near Jay City and New Corydon

70± acres

- JUST 7 MILES TO GENEVA
- 8 MILES TO BRYANT
- 12 MILES TO BERNE
- 15 MILES NE OF PORTLAND

Offered in
4 Tracts

2026 Crop Rights to the Buyer

Wednesday, March 25 • 6pm

Section 5, Township 24 North, Range 15 East, Wabash Township, Jay County

TRACT 1: 5.25± acres mostly tillable parcel with frontage along CR 700 E. This is prime small acreage with mostly tillable land and convenient road frontage. Ideal for a home site and endless small-farm possibilities.

TRACT 2: 15.5± acres nearly all-tillable tract offering frontage along CR 700 E. The picturesque driveway leads to the secluded former homesite location. Combine with Tracts 1 and/or 3 for endless possibilities.

TRACT 3: 17.25± acres with approximately 11± acres of tillable land, this parcel offers the perfect blend of home building potential, productive farmland and

riverfront recreational use. Ideal to combine with Tract 2 for a larger holding. Enjoy convenient access along CR 700 E while exploring all this tract has to offer.

TRACT 4: 32± acres nearly all-tillable acreage with convenient access along CR 750 E and scenic river frontage makes this rare tract perfect for farming, hunting, fishing, or long-term investment.

FARM PROGRAM INFO:

Farm 2231, Tracts 2526 and 2527.

Contact agent for more information.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 70-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

ACCEPTANCE OF BID PRICES: All 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 Trustee's Deed(s).

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

POSSESSION: At closing, 2026 crop rights transfer to the Buyer(s).

REAL ESTATE TAXES: 2025 Real Estate taxes due 2026 will be paid by the Seller. Buyer(s) will be responsible

for all taxes thereafter. Real Estate taxes estimated at approximately \$22/acre, paid in 2025.

PROPERTY INSPECTION: 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.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and 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 and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement.

The property is being sold on 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 their 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.

OWNER: Miriam E. DeBolt Revocable Living Trust

AUCTION MANAGER:

Mark Smithson
765.744.1846

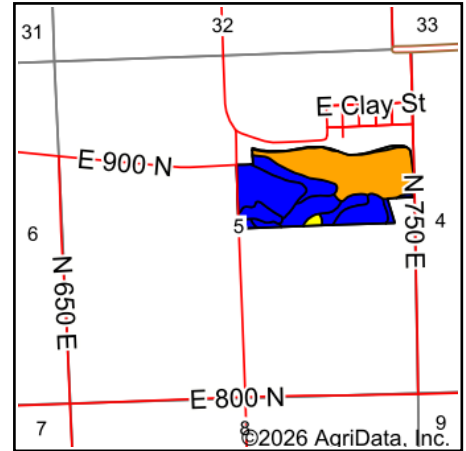
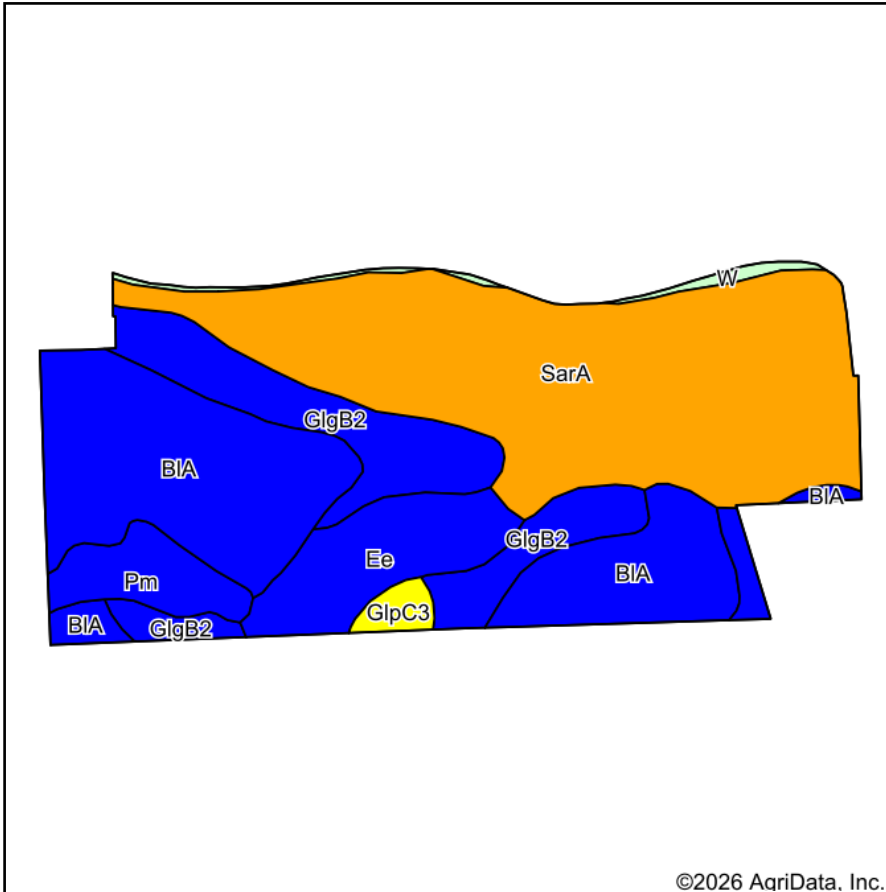
800.451.2709

SchraderAuction.com



SOILS MAP

SOILS MAP



State: **Indiana**
 County: **Jay**
 Location: **5-24N-15E**
 Township: **Wabash**
 Acres: **69.86**
 Date: **2/19/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

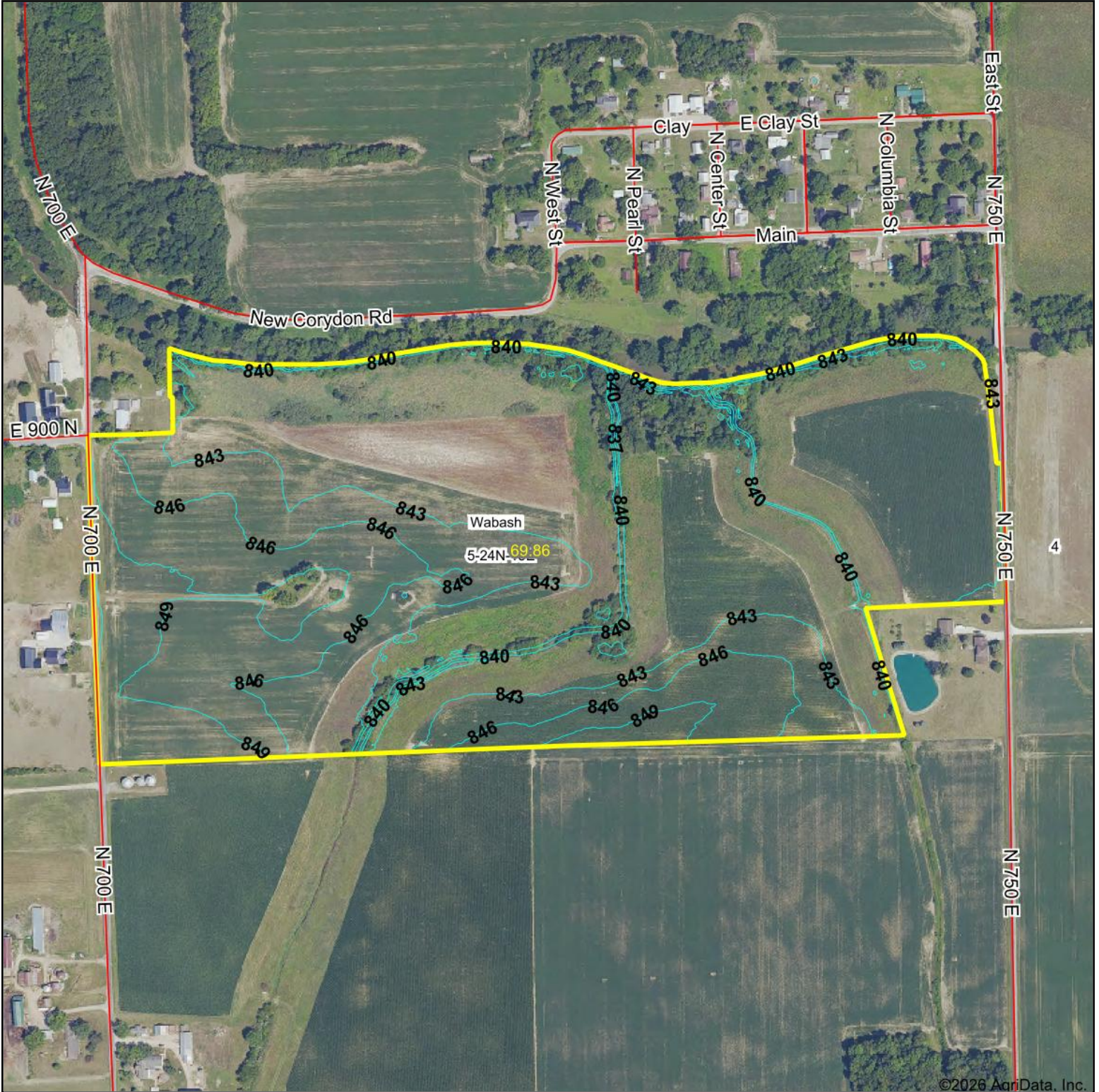
Area Symbol: IN075, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
SarA	Saranac silty clay loam, 0 to 2 percent slopes, frequently flooded	28.77	41.2%		IIIw	128	4	8		45	6
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	19.49	27.9%		IIw	131	5		9	44	59
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	10.41	14.9%		Ile	123	4	8		42	55
Ee	Eel clay loam, 0 to 2 percent slopes, frequently flooded	5.70	8.2%		IIw	124	4	8		43	
Pm	Pewamo silty clay, 0 to 2 percent slopes	3.79	5.4%		IIw	153	5	10		43	62
W	Water	0.86	1.2%								
GlpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	0.84	1.2%		IVe	112	4	7		29	49
Weighted Average					*-	127.4	4.3	5.8	2.5	43.3	31.1

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

TOPOGRAPHY MAP

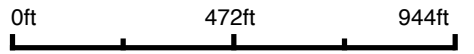
TOPOGRAPHY MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 835.4
 Max: 852.9
 Range: 17.5
 Average: 843.6
 Standard Deviation: 3.05 ft

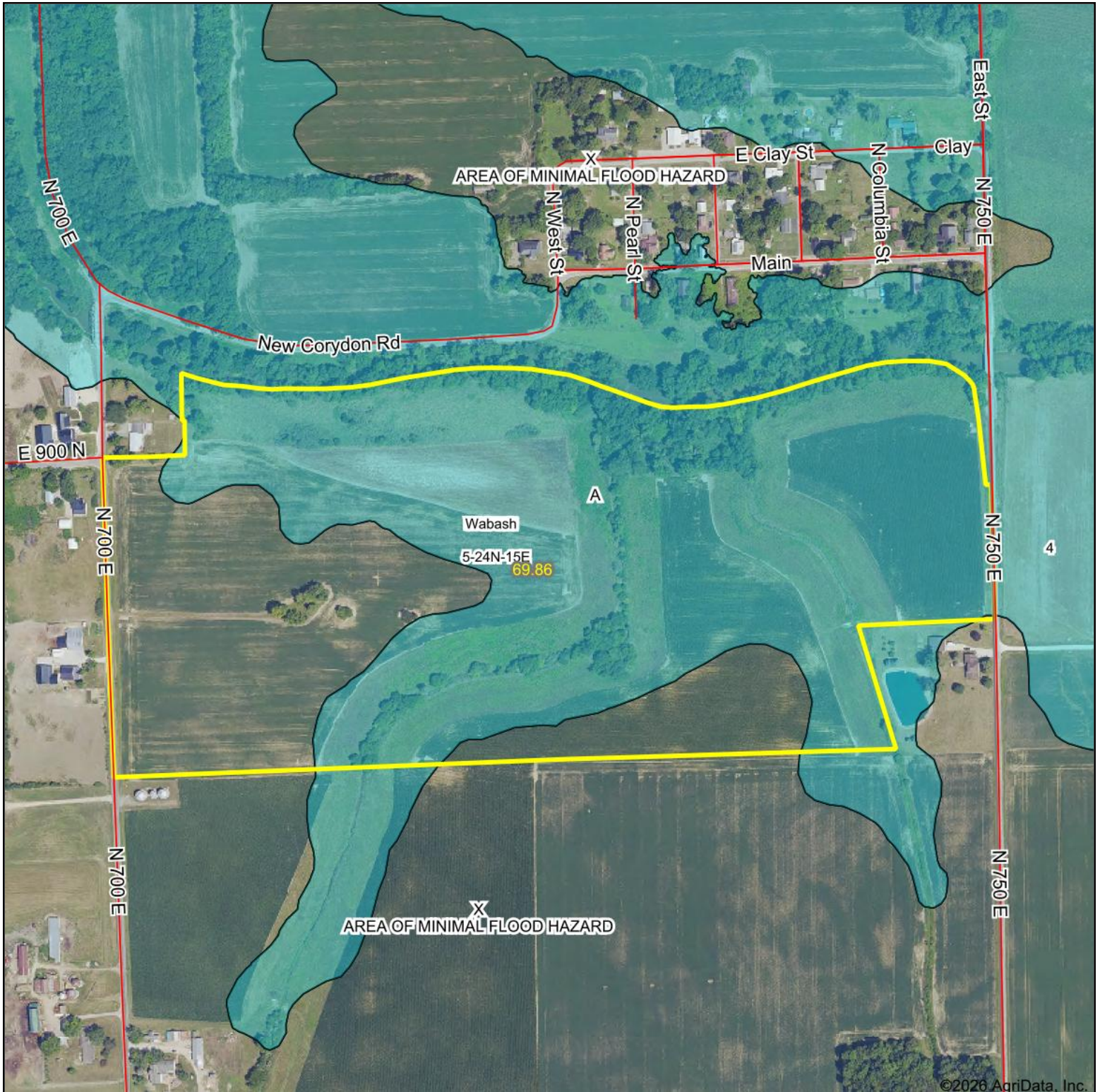


5-24N-15E
Jay County
Indiana

Boundary Center: 40° 33' 57.69, -84° 50' 36.91

FLOOD ZONE MAP

FLOOD ZONE MAP



©2026 AgriData, Inc.



Boundary Center: 40° 33' 57.69, -84° 50' 36.91



5-24N-15E
Jay County
Indiana



© AgriData, Inc. 2025 www.AgriDataInc.com

2/19/2026

Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION

USDA Farm 2231 Tract 2526

Administered by: Jay County, Indiana

OP: MARTIN FARMS OF JAY CO INC

OW: MIRIAM E DEBOLT REVOCABLE LIVING TRUST

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-23 11:05:03

2025 Certification map prepared on: 4/23/2025
 42.84 Tract acres
 39.9 Cropland acres
 6.6 CRP acres

Wetland Determination Identifiers:

- Restricted Use TRS: 24N15E5
- ▲ Limited Restrictions Jay
- Exempt from Conservation Compliance Provisions

- CRP
- CLU



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
2	2.55	N	2				Y
3	4.4	N	2	11350	21	34	Y
4	2.2	N	2	11350	21	34	Y
6	4.06	H	2				Y
10	4.65	U	2				Y
17	22.04	U	2				Y

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

USDA Farm 2231 Tract 2527

2025 Certification map prepared on: 4/23/2025

CRP TRS: 24N15E5
 CLU Jay



Administered by: Jay County, Indiana

OP: MARTIN FARMS OF JAY CO INC

29.74 Tract acres

OW: MIRIAM E DEBOLT REVOCABLE LIVING TRUST

23.83 Cropland acres

8.5 CRP acres

Wetland Determination Identifiers:

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

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-23 11:05:03

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	8.53	N	2					Y
2	6.8	N	2					Y
3	1.4	N	2	11351	21	34		Y
4	3.0	N	2	11351	21	34		Y
5	4.1	N	2	11351	21	34		Y

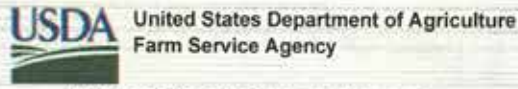


Farm 2231 Tract 2527

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

INDIANA
JAY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2231
Prepared : 1/28/26 12:36 PM CST
Crop Year : 2026

Tract 2526 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.30	0.00	6.60	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	16.30	1.75	122
Soybeans	17.00	1.75	38
TOTAL	33.30	3.50	

NOTES

Tract Number : 2527

Description : L1/1A S5 T24N R15E
FSA Physical Location : INDIANA/JAY
ANSI Physical Location : INDIANA/JAY
BIA Unit Range Number :
CRP Contract Number(s) : 11351
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MIRIAM E DEBOLT REVOCABLE LIVING TRUST
Other Producers : MIRIAM E DEBOLT
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
29.74	23.83	23.83	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	15.33	0.00	8.50	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	8.02	3.49	122
Soybeans	7.31	3.49	38
TOTAL	15.33	6.98	

NOTES

CRP TERMINATION LETTER

CRP TERMINATION LETTER



Jay County Farm Service Agency

1331 W State Road 67

Portland, IN 47371

February 12, 2026

Estate of Miriam Debolt

1249 Par View Drive

Sanibel, FL 33957

Dear Sir or Madam,

On February 10, 2026, Conservation Reserve Program (CRP) Contract #11351 was terminated by the Jay County Committee at your request. The 8.50 acres of CRP Filterstrips are no longer under contract as of this date.

If you have any questions, please call our office at (260) 726-4888 ext 2.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Kirkpatrick".

Jamie Kirkpatrick

County Executive Director

Jay County Farm Service Agency

CRP TERMINATION LETTER



Farm Service Agency
U.S. DEPARTMENT OF AGRICULTURE

Jay County Farm Service Agency
1331 W State Road 67
Portland, IN 47371

February 12, 2026

Estate of Miriam Debolt
1249 Par View Drive
Sanibel, FL 33957

Dear Sir or Madam,

On February 10, 2026, Conservation Reserve Program (CRP) Contract #11350 was terminated by the Jay County Committee at your request. The 6.60 acres of CRP Filterstrips are no longer under contract as of this date.

If you have any questions, please call our office at (260) 726-4888 ext 2.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Kirkpatrick", written over a large, stylized circular flourish.

Jamie Kirkpatrick
County Executive Director
Jay County Farm Service Agency

PRELIMINARY TITLE

PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

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

Issuing Agent: Adams County Land Title
Issuing Office: 113 N. 2nd Street, Decatur, IN 46733
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 25802-2026-35
Issuing Office File No.: 25802-2026-35
Property Address: 750 E & 700 E, Bryant, IN 47326
Revision No.:

SCHEDULE A

1. Commitment Date: February 5, 2026 at 08:00 AM
2. Policy to be issued:
 - a. Proposed Insured: TBD
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Miriam E. DeBolt Revocable Living Trust dated March 13, 2013.
5. The Land is described as follows:

TRACT I - Parcel 38-04-05-100-011.000-032

Commencing at a point on the east line of section five (5) on the south side of the Wabash River; thence south to the southeast corner of the northeast quarter of said section; thence west sixty-nine (69) rods; thence north five degrees and forty-five minutes west to the south line of the Wabash River; thence east along the meanderings of said river to the place of beginning, containing twenty nine and one-half (29 1/2) acres, except a mill lot out of the northwest corner of said tract.

EXCEPT THEREFROM:

Part of the northeast quarter of Section 5, Township 24 North, Range 15 East in Wabash Township, Jay County, Indiana, described as follows:

Beginning at the southeast corner of the northeast quarter of Section 5, Township 24 North, Range 15 East; thence north 89 degrees 30 minutes 00 seconds west 318.00 feet (assumed bearing) along the south line of said quarter section; thence north 15 degrees 11 minutes 45 seconds west 410.30 feet; thence south 89 degrees 30 minutes 00 seconds east 429.00 feet to the east line of said quarter section; thence south 00 degrees 30 minutes 00 seconds west 395.00 feet to the point of beginning, containing 3.39 acres, more or less and subject to the right-of-way for County Road 215 along the east side thereof and to all easements of record.

ALSO EXCEPT THEREFROM:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170 Sch. A

ALTA Commitment for Title Insurance (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(25802-2026-35.PFD/25802-2026-35/3)

PRELIMINARY TITLE

SCHEDULE A

(Continued)

Commitment No.: 25802-2026-35

File No. 25802-2026-35

A part of the Northwest Quarter of Section 5, Township 24 North, Range 15 East, Jay County, Indiana, and being a part of Marion and Miriam E. Debolt (Deed Record 97, Page 500, Office of the Recorder) more particularly described as follows: Commencing at the Southeast corner of the said Northeast Quarter of Section 5, also being the Southeast corner of the said owners' land; thence North 00 degrees 30 minutes 00 seconds East (assumed bearing) on and along the East line of the said Northeast Quarter of Section 5, also being the East line of the said owners' land, a distance of 72510 feet to the point of beginning; thence North 89 degrees 28 minutes 07 seconds West a distance of 15.37 feet; thence North 14 degrees 34 minutes 07 seconds West a distance of 51.79 feet; thence North 03 degrees 16 minutes 58 seconds West a distance of 375.83 feet; thence North 00 degrees 31 minutes 53 seconds east a distance of 70.00 feet more or less to the center of the Wabash River, also being the North line of the said owners' land; thence Easterly on and along the center of the Wabash River and being the North line of the said owners' land; a distance of 15.00 feet to the West right-of-way line of County Road 215 East as recorded in Deed Book 106, Page 7, in the Office of the Recorder. The next three courses are on and along the said West right-of-way line of County Road 215 East. Thence South 00 degrees 31 minutes 53 seconds West a distance of 56.50 feet; thence South 02 degrees 35 minutes 27 seconds East a distance of 275.41 feet; thence South 89 degrees 28 minutes 07 seconds East a distance of 23.78 feet to the East line of the said Northwest Quarter of Section 5; thence South 00 degrees 30 minutes 00 seconds West on and along the East line of the said Northwest Quarter of Section 5 a distance of 163.50 feet to the point of beginning, and containing 0.22 acre more or less, of which 0.06 acre more or less is presently being used as public right-of-way.

TRACT II - Parcel 38-04-05-103-001.000-032

The south fraction of the northeast quarter of Section 5, Township 24 North, Range 15 East of the Second Principal Meridian except some town lots in the town of Jay City taken off of the west end of said tract, also one lot 22 feet wide and 100 feet long, said lot being on the northwest corner of said tract and sold to Barney B. Boehm, EXCEPT, also about 30 acres off the east end of said tract sold to George Stoltz and also described as follows:

Commencing at the southwest corner of the northeast quarter of Section 5, Township 24 North, Range 15 East, Jay County, Indiana; thence east on the half section line 1625 feet; thence north 1195 feet to the center line of the Wabash River; thence north 80 degrees west on said center line 400 feet; thence south 86 degrees west on said center line 600 feet; thence north 79 degrees west on said center line 358 feet to an established line fence; thence south along said line 155 feet; thence west along said line 108 feet; thence south along said line 139 feet; thence west along said line 130 feet to the half section line; thence south on said half section line 997 feet to the place of beginning, containing 43.7 acres, more or less, in Wabash Township, Jay County, Indiana.

EXCEPT THEREFROM:

Commencing at the southwest corner of the northeast quarter of Section 5, Township 24 North, Range 15 East; thence north 00 degrees 07 minutes 43 seconds east 997.00 feet (assumed bearing) along the west line of said quarter section; thence north 89 degrees 50 minutes 48 seconds East 130.00 feet to the point of beginning; thence north 00 degrees 07 minutes 43 seconds east 117.00 feet; thence north 89 degrees 50 minutes 43 seconds east 108.00 feet; thence south 00 degrees 07 minutes 43 seconds west 117.00 feet; thence south 89 degrees 50 minutes 48 seconds west 108.00 feet to the point of beginning, containing 0.29 of an acre, more or less, and subject to all easements of record.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170 Sch. A

ALTA Commitment for Title Insurance (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(25802-2026-35.PFD/25802-2026-35/3)

PRELIMINARY TITLE

SCHEDULE A (Continued)

Commitment No.: 25802-2026-35

File No. 25802-2026-35

CHICAGO TITLE INSURANCE COMPANY

By: _____
Adams County Land Title

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170 Sch. A

ALTA Commitment for Title Insurance (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I - Requirements

Commitment No.: 25802-2026-35

File No. 25802-2026-35

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Trustee's Deed from Miriam E. DeBolt Revocable Living Trust dated March 13, 2013 to TBD
1. NOTE: Any documents that require a preparation statement and are executed or acknowledged in Indiana must contain the following affirmation statement required by IC 36-2-11-15: I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (Name)
2. NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
3. 24 MONTH CHAIN OF TITLE: Miriam E. DeBolt Revocable Living Trust dated March 13, 2013 acquired title by virtue of a Warranty Deed dated March 23, 2013 and recorded April 8, 2013 as Document Number 201300974 of the records of Jay County, Indiana.

NOTE: Miriam E. DeBolt is deceased. Date of death is November November 19, 2025.
4. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
5. Terms and provisions of the trust under which title is held.
6. Any conveyance by the Trustee of the trust under which title is held must be accompanied by evidence of the continued existence of the trust, the identity of the Trustee and evidence of authority with respect to the contemplated transaction.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170 Sch. B

ALTA Commitment for Title Insurance (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(25802-2026-35.PFD/25802-2026-35/3)

PRELIMINARY TITLE

SCHEDULE B (Continued)

Commitment No.: 25802-2026-35

File No. 25802-2026-35

SCHEDULE B, PART II - Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by public records.
7. 2024 Taxes due and payable in 2025, each installment in the amount of \$292.51, are assessed in the name(s) of Miriam E. DeBolt Revocable Living Trust. May Installment - PAID; November Installment - PAID; Wabash Township: Tax Code No. 38-04-05-100-011.000-032; Assessed Value: Land - \$32,600.00; Improvements - \$0; Exemptions - None. (Tract 1 - 25.69A)
8. 2024 Taxes due and payable in 2025, each installment in the amount of \$485.84, are assessed in the name(s) of Miriam E. DeBolt Revocable Living Trust. May Installment - PAID; November Installment - PAID; Wabash Township: Tax Code No. 38-04-05-103-001.000-032; Assessed Value: Land - \$58,300.00; Improvements - \$0; Exemptions - None. (Tract 2 - 43.41A)
9. Taxes for the year 2025 due and payable in 2026 are a lien not yet due and payable.

Taxes for the year 2026 due and payable in 2027 are a lien not yet due and payable.
10. M Luteman Ditch annual maintenance assessment for the year 2025, each installment in the amount of \$ 29.51; May Installment - PAID; November Installment - PAID, and all future installments not yet due and payable. (Tract 1 - 25.39A)
11. M Luteman Ditch annual maintenance assessment for the year 2025, each installment in the amount of \$ 29.64; May Installment - PAID; November Installment - PAID, and all future installments not yet due and payable. (Tract 2 - 43.41A)
12. Right of Way Grant in favor of the County of Jay dated May 22, 1963 and recorded April 24, 1965 in Deed Record 106, pages 7-8 of the records of Jay County, Indiana. (Tract 1 -29.39A)
13. Temporary Right of Way Grant in favor of the County of Jay dated May 22, 1963 and recorded April 24, 1965 in Deed Record 106, pages 9-10 of the records of Jay County, Indiana. (Tract 1 -29.39A)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170 Sch. B

ALTA Commitment for Title Insurance (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(25802-2026-35.PFD/25802-2026-35/3)

PRELIMINARY TITLE

SCHEDULE B (Continued)

Commitment No.: 25802-2026-35

File No. 25802-2026-35

14. The acreage/square footage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
15. Rights of way for drainage tiles, ditches, feeders, and laterals, if any.
16. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.
17. No UCC Search was performed at the State or County level.
18. NOTE: We do not insure against any loss or damages incurred on account of any part of the real estate or improvements that may be determined to lie in a flood zone.
19. The address shown on Schedule A is solely for the purpose of identifying said tract and should not be construed as insuring the address shown, if any, in the description of the land.
20. Judgment search has been made vs. Miriam E. DeBolt Revocable Living Trust and none found.
21. END OF SCHEDULE B

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170 Sch. B

ALTA Commitment for Title Insurance (07-01-2021)

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(25802-2026-35.PFD/25802-2026-35/3)



PROPERTY PHOTOS

TRACT 1



TRACTS 1-3





TRACTS 2-3



TRACT 3



TRACT 4



TRACT 4





Auction Manager: **Mark Smithson**
765.744.1846

Real Estate Broker #RB14036561, Auctioneer #AU10100108

 **SCHRADER**
Real Estate and Auction Company, Inc.

950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

RC26-551

