

REAL ESTATE AUCTION

Grant County, Indiana

131[±] acres

Offered in 2 Tracts

- *Farming Rights for 2026*
- *Farmstead*
- *1,140 sq ft, 2 Bedroom, 1 Bath Home*
- *Cattle & Storage Barns*



800.451.2709
SchraderAuction.com

INFORMATION *Booklet*



Tuesday, May 19 at 6:00pm held at Knight-Bergman Center, Warren, IN

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

Al Pfister • 260.760.8922



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



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BIDDER PRE-REGISTRATION FORM

TUESDAY, MAY 19, 2026

131± ACRES – GRANT 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 Tuesday, May 12, 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
131± Acres • Grant County, Indiana
Tuesday, May 19, 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 Tuesday, May 19, 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, Tuesday, May 12, 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.

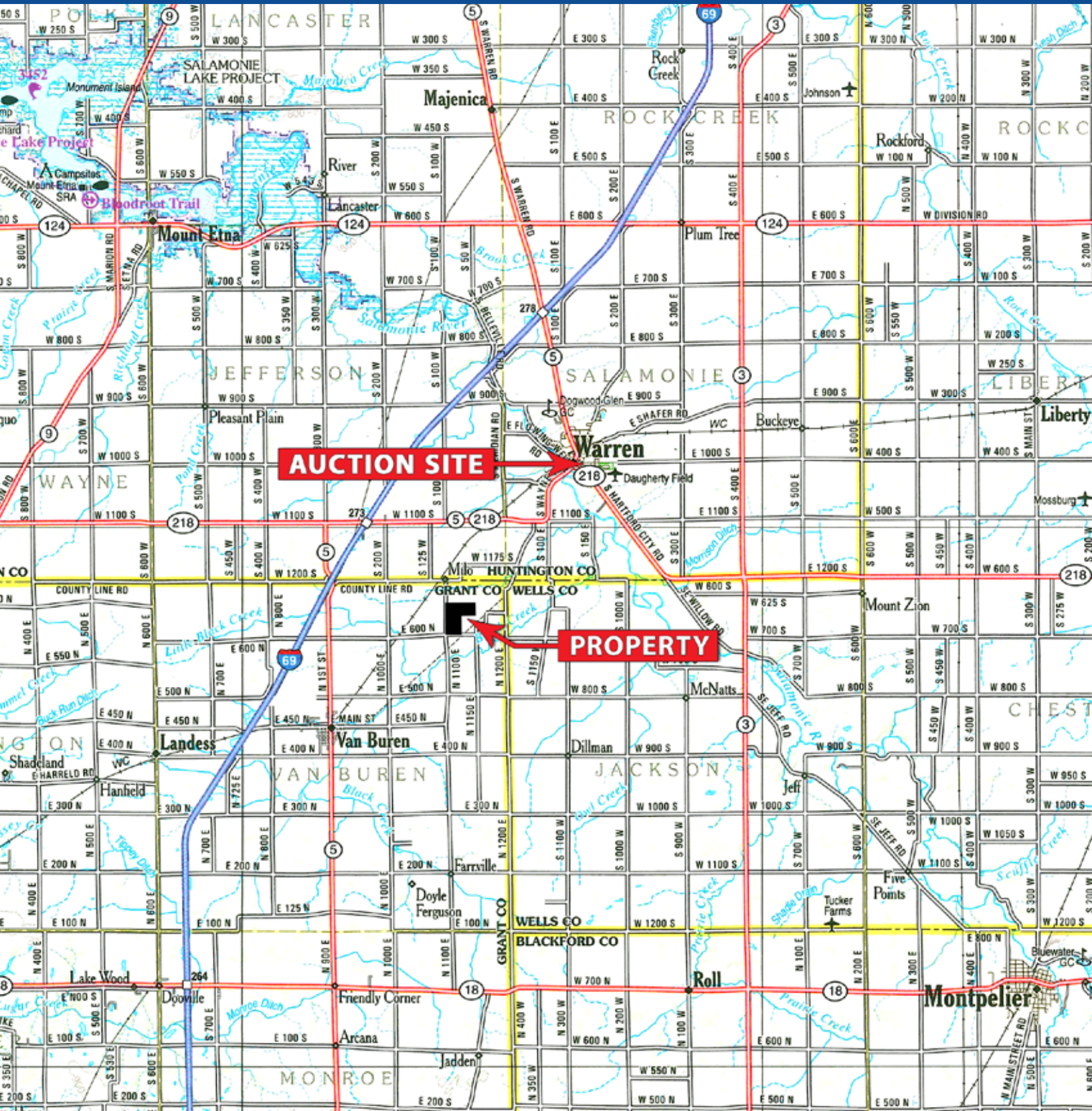
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



PROPERTY LOCATION: From Van Buren, travel east on E 450 N for 2 miles to N 1100 E, turn north 2 miles to property.

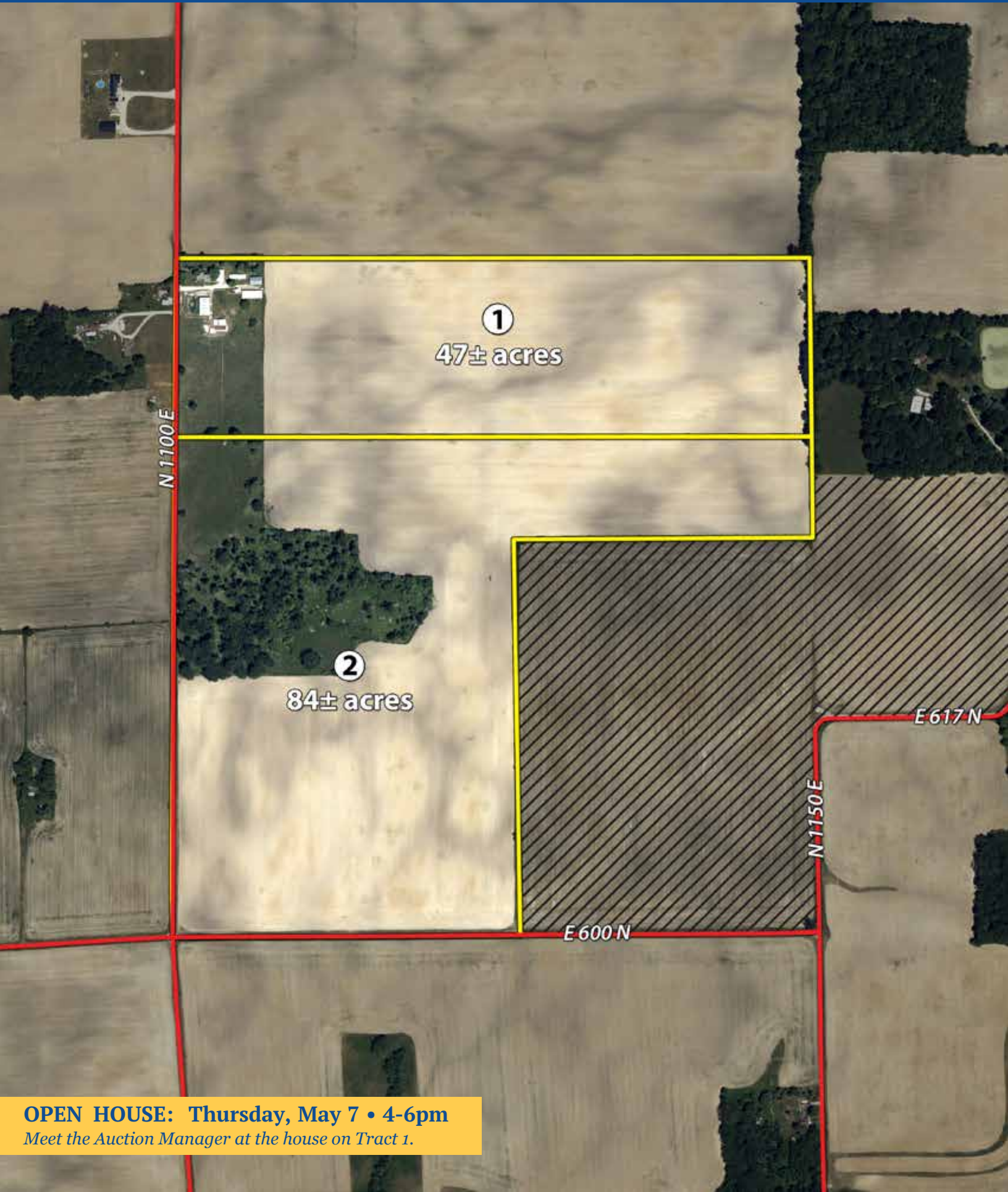
AUCTION LOCATION: Knight-Bergman Center, 132 Nancy St, Warren, IN



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



OPEN HOUSE: Thursday, May 7 • 4-6pm
Meet the Auction Manager at the house on Tract 1.

Tract Descriptions

REAL ESTATE AUCTION

Grant County, Indiana

131± acres

Offered in 2 Tracts

• Farming Rights for 2026

• Farmstead

• 1,140 sq ft, 2 Bedroom, 1 Bath Home

• Cattle & Storage Barns

TRACT 1: 47± acres, Single Family Home, 1,140 sq ft (UPDATED), 2 bedroom, 1 bath, and cattle & storage barns. Frontage on N 1100 E, 40± tillable acres. Predominate soils are Pewamo Silty Clay loam and Blount Silt loam.

TRACT 2: 84± acres, 69± tillable acres with frontage on N 1100 E & E 600 N. Predominate soils are Pewamo Silty Clay loam and Blount Silt loam.

OWNER: Robert Thompson Estate

TUESDAY, MAY 19 AT 6:00PM

held at Knight-Bergman Center, 132 Nancy St, Warren, IN

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 131± acre unit. There will be open bidding on all tracts and the whole during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or the whole. 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 Personal Representative's Deed(s).

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

POSSESSION: Possession will be delivered at closing. However, immediate access is available prior to closing for spring farming activities (including planting the 2026 crop). If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) and sign a Pre-Closing Access Addendum.

REAL ESTATE TAXES: Buyer will pay the property taxes for the calendar year 2026 due in 2027, and all taxes due thereafter (UPDATED).

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.

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 & 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. 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.

AUCTION MANAGER:
Al Pfister • 260.760.8922

800.451.2709 • SchraderAuction.com



FSA Information

FSA INFORMATION

**USDA Grant County
Indiana**

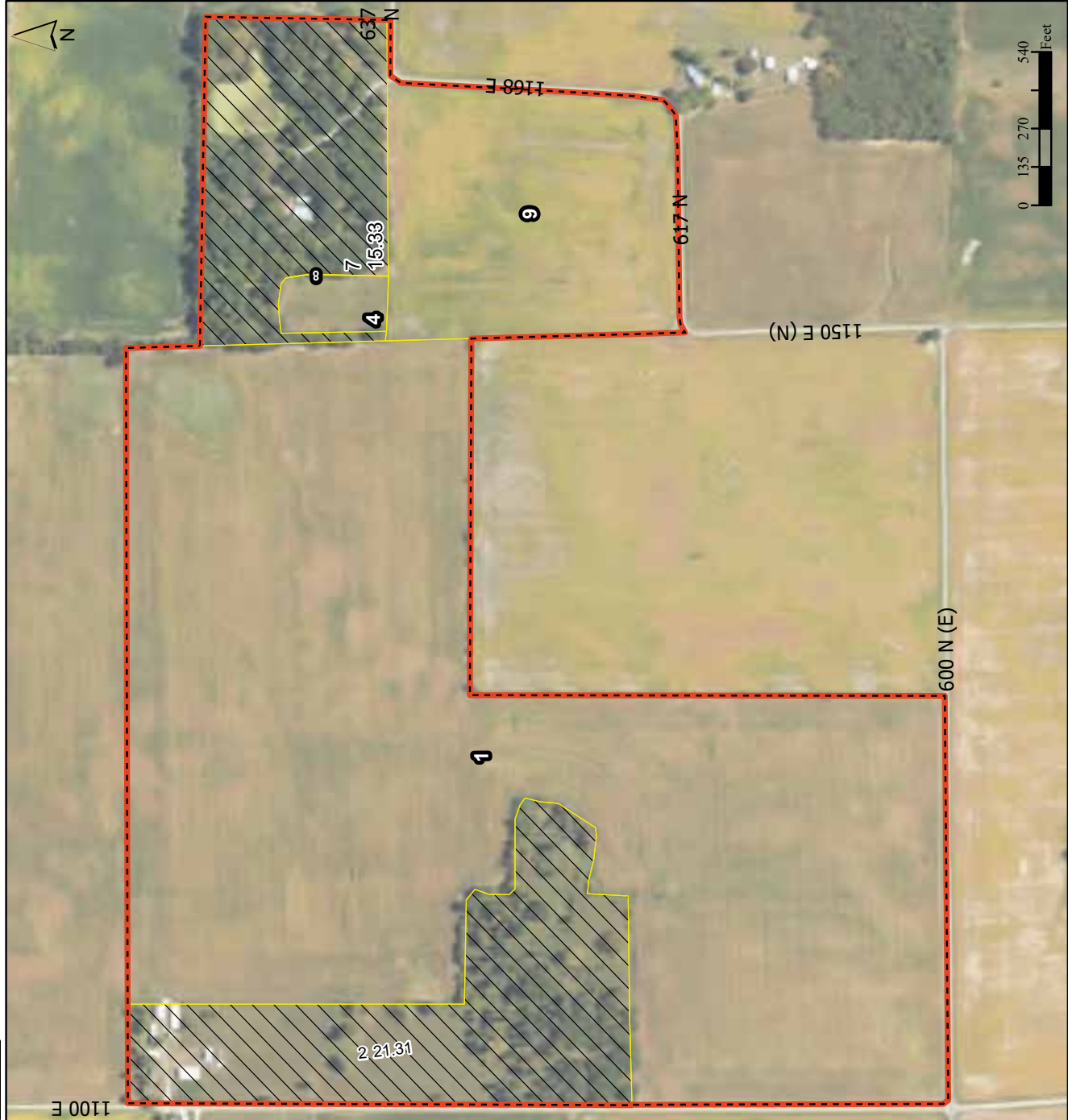
Farm 6893 Tract 10484

2026 Program Year 2024 Imagery Phy. County: Grant, IN

Map Created 04/03/2026

CLU	Acres	HEL	Crop
1	108.29	NHEL	
2	21.31	UH/EL	INC
4	1.73	NHEL	
7	15.33	UH/EL	INC
8	0.01	UH/EL	
9	20.39	NHEL	

**INCLUDES LAND
THAT IS NOT PART
OF THE AUCTION**



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the MAP 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.

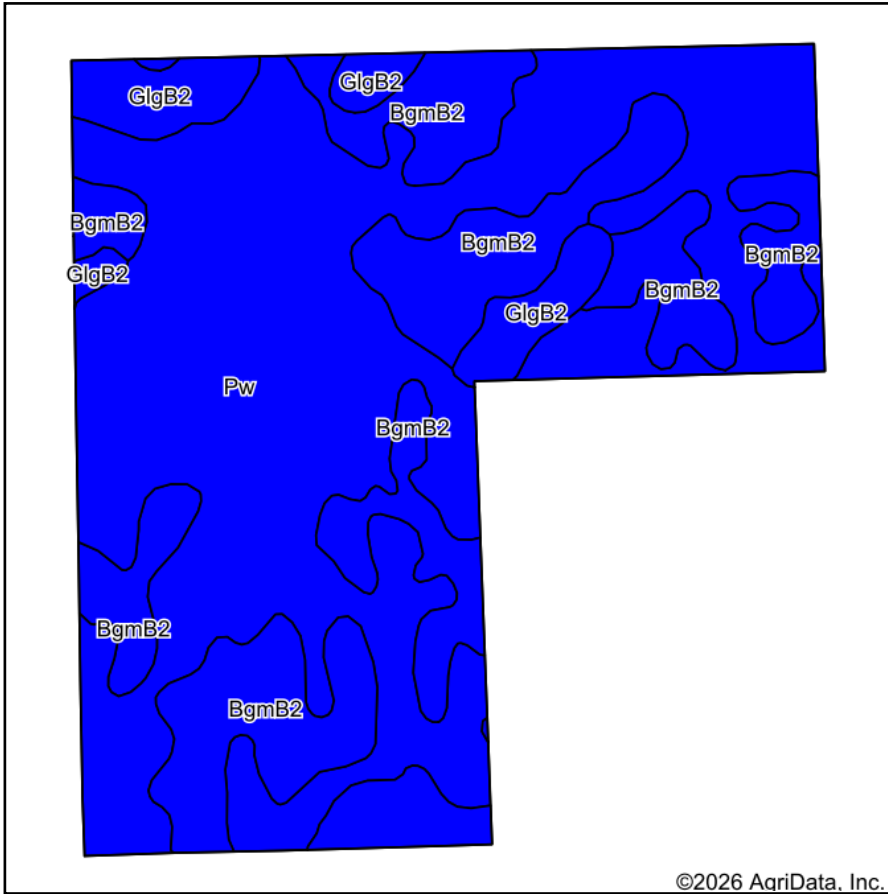
Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

Tract Cropland Total: 130.42 acres

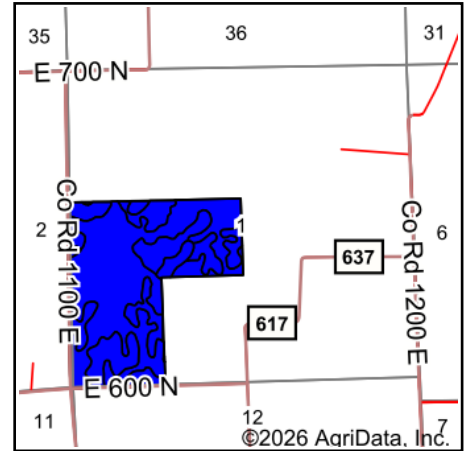
- Tract Boundary
- Noncropland
- Cropland
- County_Street_Centline
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Soils Maps

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Grant**
 Location: **1-25N-9E**
 Township: **Van Buren**
 Acres: **130.48**
 Date: **4/10/2026**

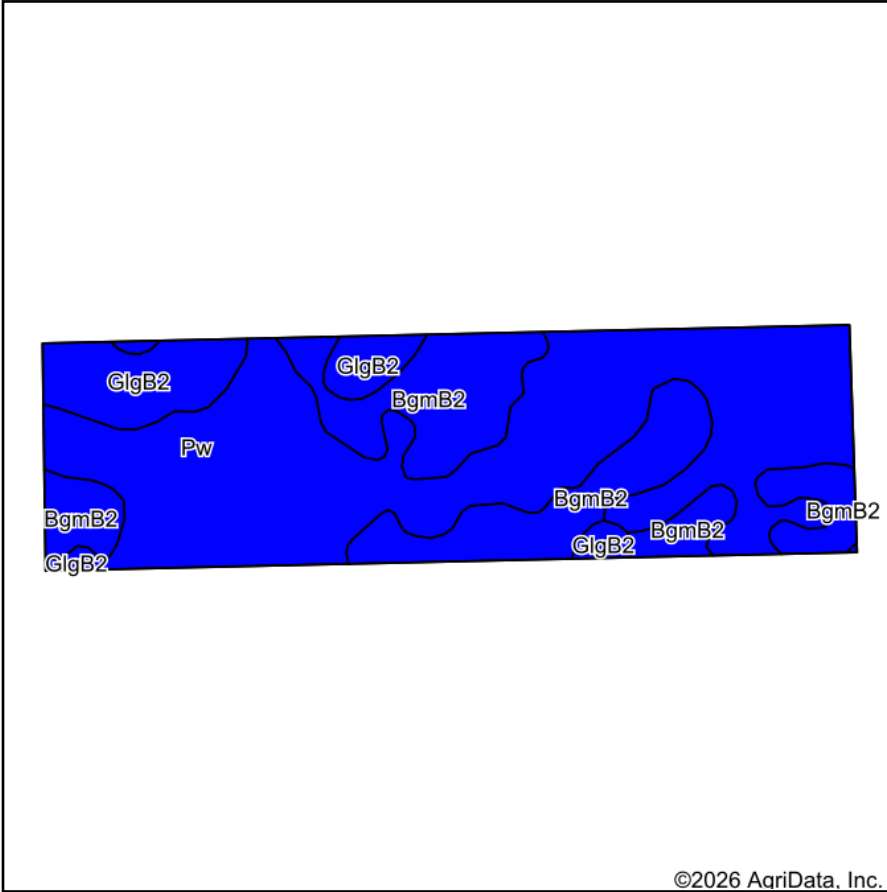


Area Symbol: IN053, Soil Area Version: 33

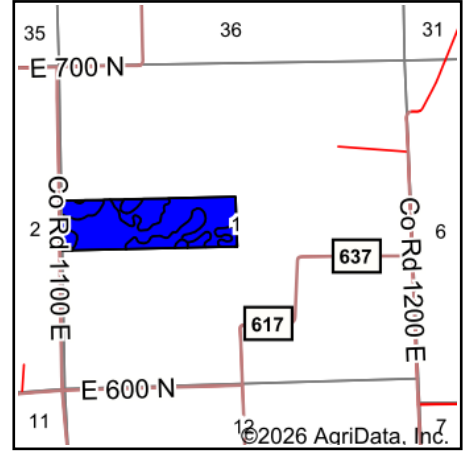
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	79.55	61.0%		llw	157	5	11	47	64
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	42.67	32.7%		lle	137	5	9	44	61
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	8.26	6.3%		lle	123	4	8	42	55
Weighted Average					2.00	148.3	4.9	10.2	45.7	62.4

SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Grant**
 Location: **1-25N-9E**
 Township: **Van Buren**
 Acres: **47**
 Date: **4/14/2026**

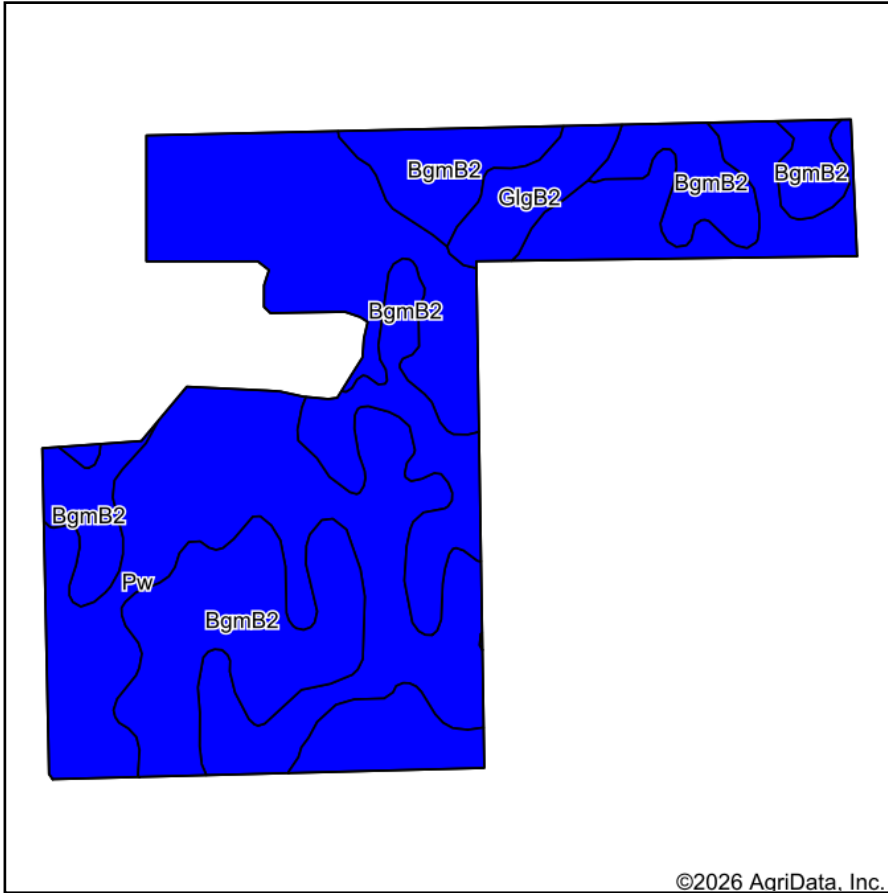


Area Symbol: IN053, Soil Area Version: 33

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
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	27.24	57.9%		Ilw	157	5	11	47	64
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	14.37	30.6%		Ile	137	5	9	44	61
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	5.39	11.5%		Ile	123	4	8	42	55
Weighted Average					2.00	147	4.9	10	45.5	62.1

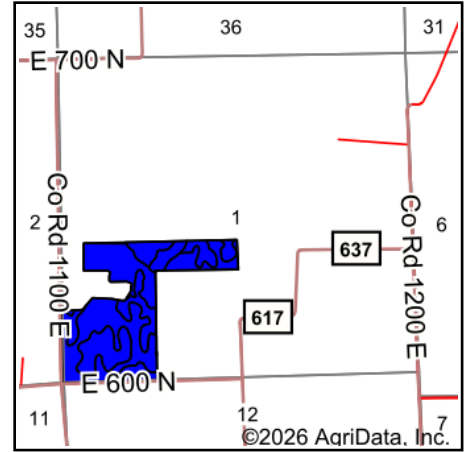
SOILS MAP

TRACT 2



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



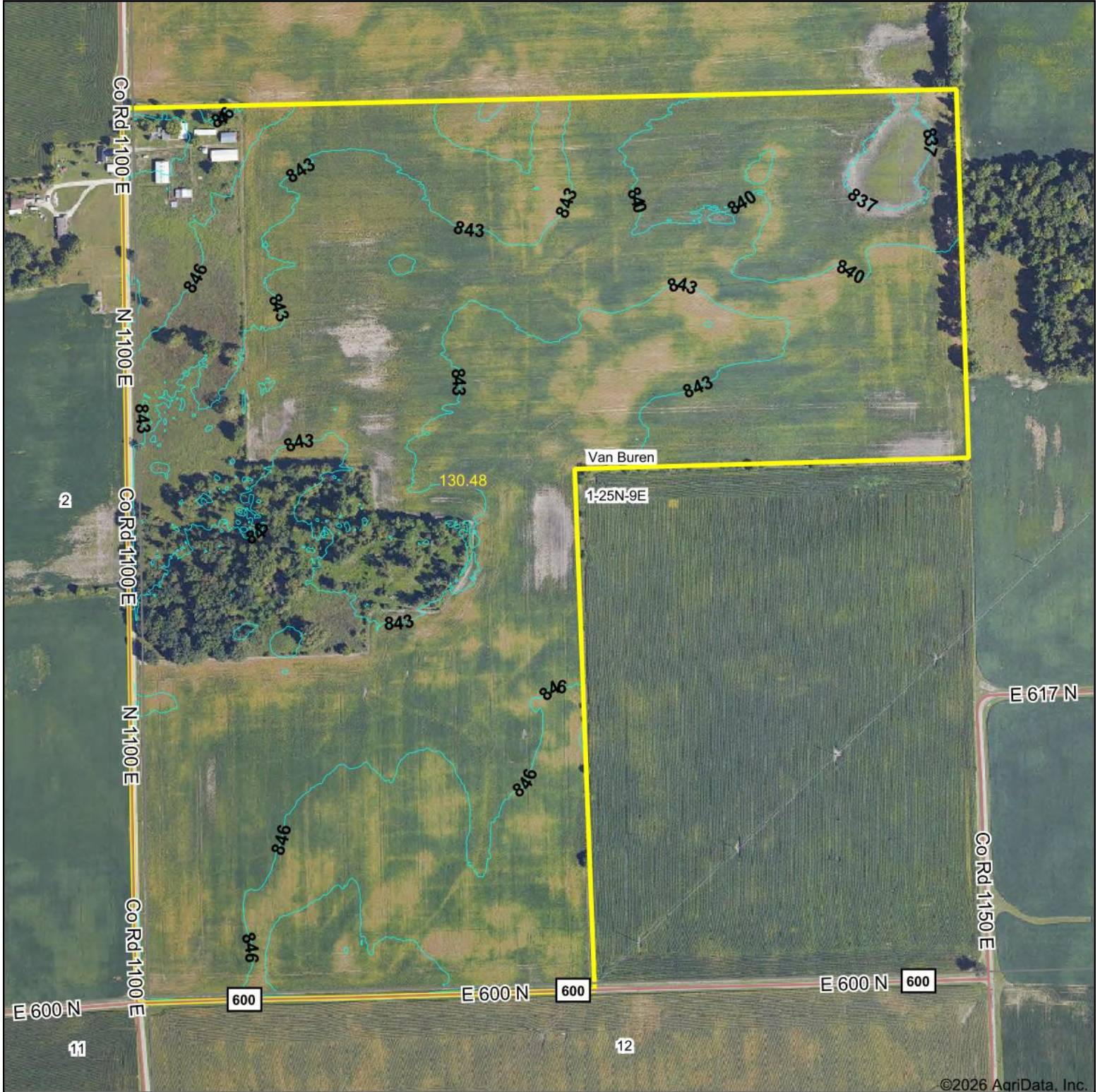
State: **Indiana**
 County: **Grant**
 Location: **1-25N-9E**
 Township: **Van Buren**
 Acres: **68.47**
 Date: **4/14/2026**



Area Symbol: IN053, Soil Area Version: 33										
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
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	38.93	56.9%		llw	157	5	11	47	64
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	26.93	39.3%		lle	137	5	9	44	61
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	2.61	3.8%		lle	123	4	8	42	55
Weighted Average					2.00	147.8	5	10.1	45.6	62.5

Topography Maps

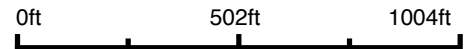
TOPOGRAPHY MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 836.1
 Max: 852.0
 Range: 15.9
 Average: 843.6
 Standard Deviation: 2.46 ft



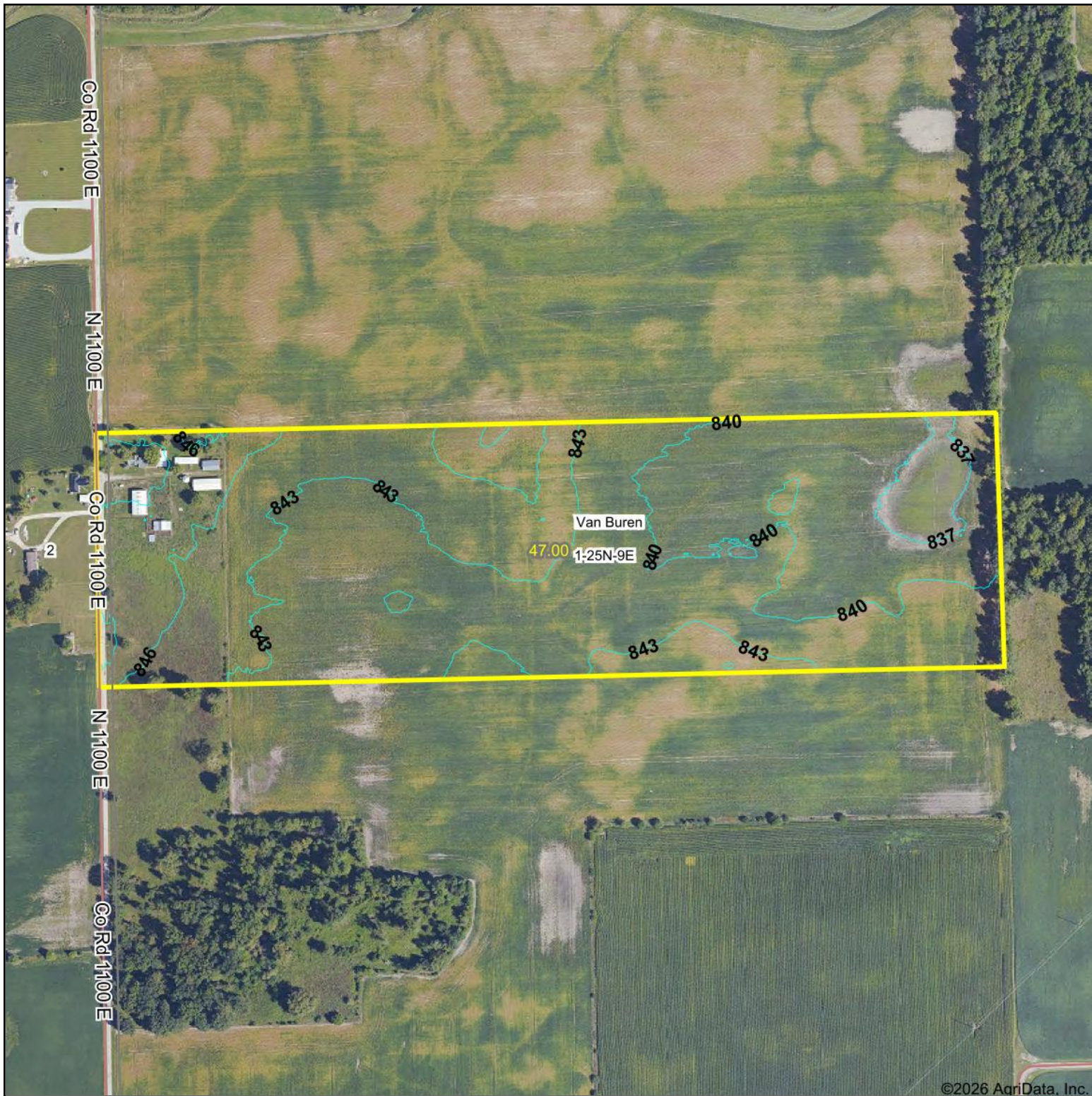
4/10/2026

1-25N-9E
Grant County
Indiana

Boundary Center: 40° 38' 38.88, -85° 27' 47.76

TOPOGRAPHY MAP

TRACT 1



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 836.1
 Max: 852.0
 Range: 15.9
 Average: 842.3
 Standard Deviation: 3.08 ft



4/14/2026

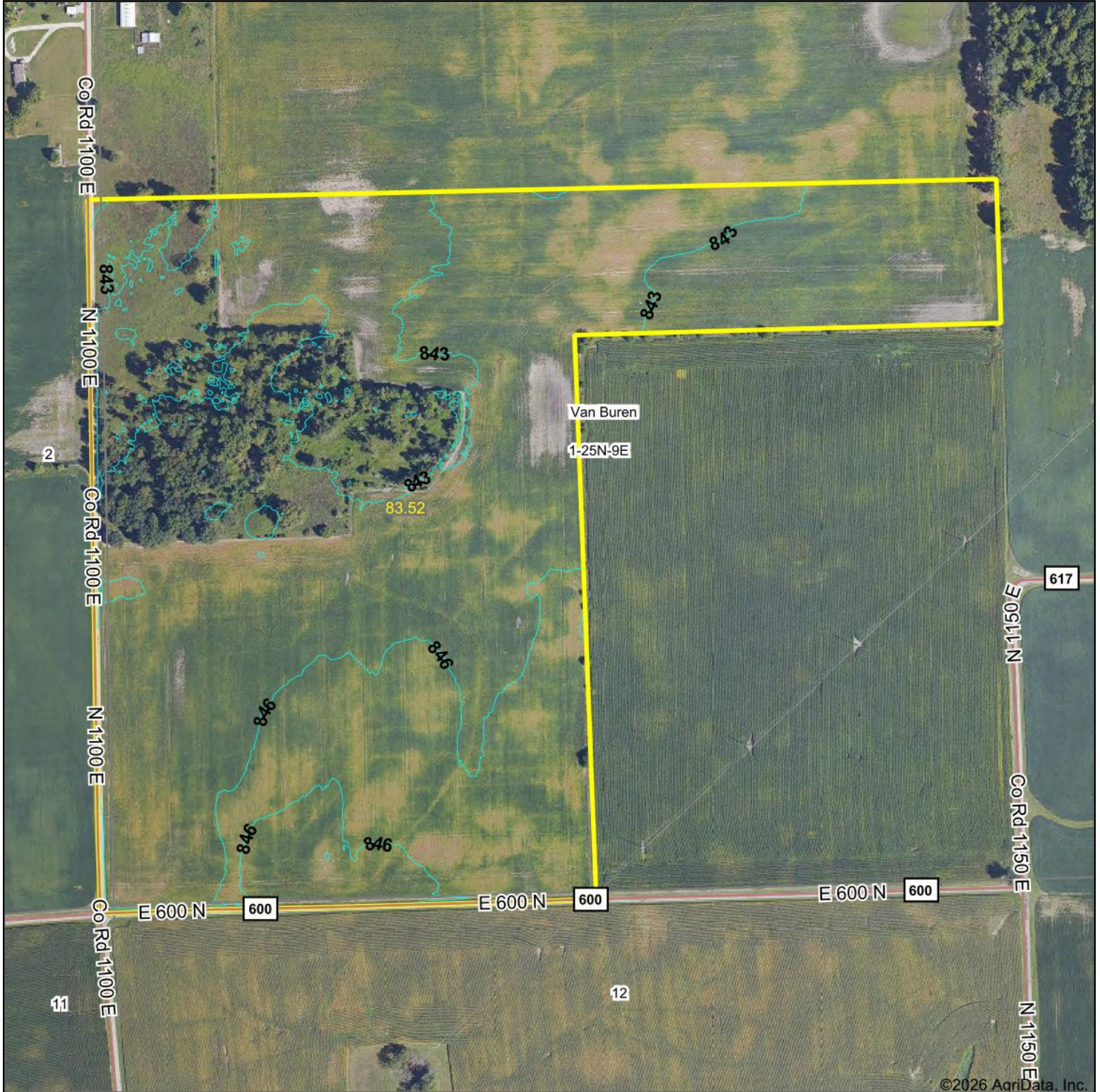
1-25N-9E
 Grant County
 Indiana

Boundary Center: 40° 38' 49.38, -85° 27' 47.79

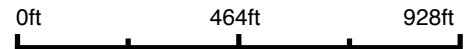


TOPOGRAPHY MAP

TRACT 2



Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 839.9
 Max: 850.1
 Range: 10.2
 Average: 844.4
 Standard Deviation: 1.64 ft



4/14/2026

1-25N-9E
Grant County
Indiana

Boundary Center: 40° 38' 35.13, -85° 27' 47.76



*County Property
Reports*



COUNTY PROPERTY REPORTS

TRACT 1

Grant County, IN

6522 N 1100 E, VAN BUREN, IN 46991
27-01-01-600-004.000-029



Parcel Information

Parcel Number: 27-01-01-600-004.000-029
Alt Parcel Number: 0101-600-004.000-01
Property Address: 6522 N 1100 E
VAN BUREN, IN 46991
Neighborhood: 01 VAN BUREN TWP
Property Class: Cash Grain/General Farm
Owner Name: Thompson, Robert J
Owner Address: 3891 N 600 E
VAN BUREN, IN 46991
Legal Description: 01-01-3 & 5; S/END NW; SEC 1; 26A
N/SD N SW; SEC 1; 21A

Taxing District

Township: VAN BUREN TOWNSHIP
Corporation: EASTBROOK COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
82	0.321	
9Rr	1.0	
81	1.333	
4	43.351	
71	0.995	

COUNTY PROPERTY REPORTS

TRACT 1

27-01-01-600-004.000-029

General Information

Parcel Number
27-01-01-600-004.000-029

Local Parcel Number
0101-600-004.000-01

Tax ID:

0010100030

Routing Number

0101-600-004.000

Property Class 101

Cash Grain/General Farm

Year: 2025

Location Information

County
Grant

Township
VAN BUREN TOWNSHIP

District 029 (Local 001)
VAN BUREN TOWNSHIP

School Corp 2815
EASTBROOK COMMUNITY

Neighborhood 29100

01 VAN BUREN TWP

Section/Plat

000

Location Address (1)

6522 N 1100 E
VAN BUREN, IN 46991

6522 N 1100 E

Transfer of Ownership

Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **Vil**

01/02/2020 Thompson, Robert J 2020-000043 QC / / /

10/10/2019 Thompson, Carri Jo 2019-007404 QC / / /

10/10/2019 Thompson, Robert J 2019-007403 AS / / /

07/10/2002 THOMPSON, ROBER / WD / / /

Legal

01-01-3 & 5
SIEND NW SEC 1 28A
N/SD N SW SEC 1 21A



Agricultural

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	03/18/2025	04/08/2024	04/05/2023	03/29/2022	04/08/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$118,100	\$113,500	\$97,400	\$82,700	\$73,500
Land Res (1)	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
Land Non Res (2)	\$101,100	\$96,500	\$80,400	\$65,700	\$56,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$126,600	\$120,400	\$118,200	\$86,200	\$71,100
Imp Res (1)	\$99,700	\$94,400	\$66,200	\$33,200	\$29,100
Imp Non Res (2)	\$10,300	\$10,200	\$0	\$0	\$0
Imp Non Res (3)	\$16,600	\$15,800	\$52,000	\$53,000	\$42,000
Total	\$244,700	\$233,900	\$215,600	\$168,900	\$144,600
Total Res (1)	\$116,700	\$111,400	\$83,200	\$50,200	\$46,100
Total Non Res (2)	\$111,400	\$106,700	\$80,400	\$65,700	\$56,500
Total Non Res (3)	\$16,600	\$15,800	\$52,000	\$53,000	\$42,000

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 66' X 132', Cl 66' X 132')

Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9rr	A	0	1.000	\$17,000	\$17,000	\$17,000	0%	1.0000	100.00	0.00	0.00	\$17,000
4	A	BkB2	0	\$2,390	\$2,032	\$32,337	0%	1.0000	0.00	100.00	0.00	\$32,340
4	A	GsB3	0	\$2,390	\$1,530	\$7,609	0%	1.0000	0.00	100.00	0.00	\$7,610
4	A	Pw	0	\$2,390	\$2,653	\$59,597	0%	1.0000	0.00	100.00	0.00	\$59,600
71	A	Pw	0	\$2,390	\$2,653	\$2,640	-40%	1.0000	0.00	100.00	0.00	\$1,580
81	A		0	\$2,390	\$2,390	\$3,186	-100%	1.0000	0.00	100.00	0.00	\$00
82	A		0	\$2,390	\$2,390	\$767	-100%	1.0000	0.00	100.00	0.00	\$00

Characteristics

Topography
Level

Flood Hazard
ERA

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

101, Cash Grain/General Farm

Notes

8/3/2022 RE-A: RR23 UPDATED LAND TO INCLUDE 81. UPDATED EFF. YR ADDED AC. REMOVED OBSOL FOR OCCUPANCY AND. UPDATED DIMENSIONS ON OUT-BUILDINGS. CA.

1/4/2019 NC: NC19: UPDATE Barn/AbrnObs

7/20/2018 RE-A: RR19 REMOVE 2 LEAN TOS. ADD T3AW, CHANGE GRANE BIN OBSL.

4/6/2018 RC: RC19 T3AW FOR CONC & ELECT. DWELLING FOR OCCUPANCY & INT & EXT COMPLETION.

12/1/2014 RE-A: RR15 ADD EFF. WDDK. LEAN-TO & T3ISO CHCD GR ON OUTBLDGS DWELL EFFYR -40% OBSOL

8/18/2011 Annual F11: 2011 sent Form 11 Notice of Assessment 8/24/11

2/1/2011 RE-A: RE-A HSE TO AVE.-50% OBSOL. VACANT REMO OUTBLDGS TM

Land Computations

Calculated Acreage 47.00

Actual Frontage 0

Developer Discount

Parcel Acreage 47.00

81 Legal Drain NV 1.33

82 Public Roads NV 0.32

83 UT Towers NV 0.00

9 Homesite 1.00

91/92 Acres 0.00

Total Acres Farmland 44.35

Farmland Value \$101,130

Measured Acreage 44.35

Avg Farmland Value/Acre 2280

Value of Farmland \$101,110

Classified Total \$0

Farm / Classified Value \$101,100

Homesite(s) Value \$17,000

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$17,000

CAP 2 Value \$101,100

CAP 3 Value \$0

Total Value \$118,100

Appraiser

Collector 05/02/2022 Summer

Data Source N/A

Review Group 2023

Printed Wednesday, May 7, 2025

COUNTY PROPERTY REPORTS

TRACT 1

2/4

01 VAN BUREN TWP/29100

101, Cash Grain/General Farm

6522 N 1100 E

Thompson, Robert J

27-01-01-600-004.000-029

General Information

Occupancy	Single-Family	#	TF
Description	Single-Family Residen	1	3
Story Height	1	0	0
Style	Farmhouse	1	1
Finished Area	1140 sqft	1	1
Make		0	0
		3	5

Plumbing

Full Bath	1
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	3

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	5

Roofing

Built-Up	<input type="checkbox"/>	Metal	<input type="checkbox"/>	Asphalt	<input type="checkbox"/>	Slate	<input type="checkbox"/>	Tile	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	Other	<input type="checkbox"/>						

Exterior Features

Porch, Open Frame	144	\$8,300
Porch, Enclosed Frame	120	\$10,600
Wood Deck	120	\$3,300

Wall Finish

Plaster/Drywall	<input type="checkbox"/>	Unfinished
Paneling	<input type="checkbox"/>	Other
Fiberboard	<input type="checkbox"/>	

Floor Finish

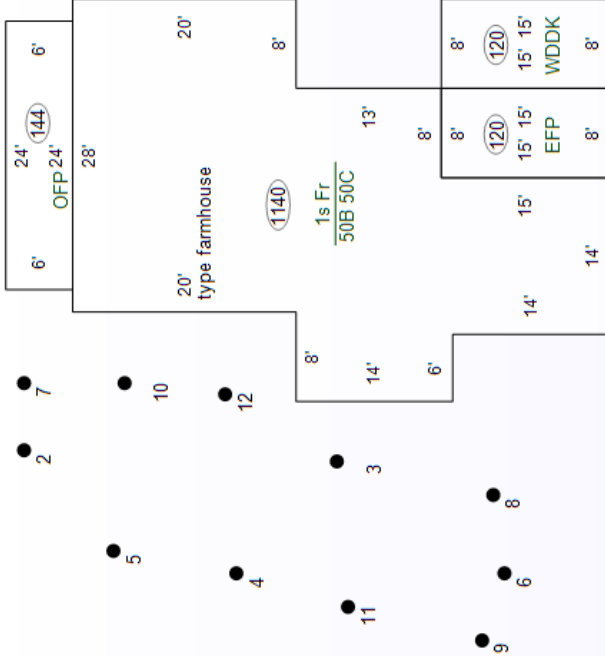
Earth	<input type="checkbox"/>	Tile
Slab	<input type="checkbox"/>	Carpet
Sub & Joist	<input type="checkbox"/>	Unfinished
Wood	<input type="checkbox"/>	Other
Parquet	<input type="checkbox"/>	

Roofing

Built-Up	<input type="checkbox"/>	Metal	<input type="checkbox"/>	Asphalt	<input type="checkbox"/>	Slate	<input type="checkbox"/>	Tile	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	Other	<input type="checkbox"/>						

Exterior Features

Porch, Open Frame	144	\$8,300
Porch, Enclosed Frame	120	\$10,600
Wood Deck	120	\$3,300



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1140	1140	\$114,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	570	0	\$26,000	
Crawl	570	0	\$6,200	
Slab				

Adjustments

Unfin Int (-)		Total Base	\$146,800
Ex Liv Units (+)		1 Row Type Adj. x 1.00	\$146,800
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+/-)	5 - 5 = 0		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
		Sub-Total, One Unit	\$143,100
		Sub-Total, 1 Units	\$22,200
		Exterior Features (+)	\$165,300
		Garages (+) 0 sqft	\$0
		Quality and Design Factor (Grade)	\$165,300
		Location Multiplier	0.85
		Replacement Cost	0.92
			\$129,265

Summary of Improvements

Description	Count	Value	LCM	Adj Rate	Base Rate	Eff Co	Year	Year	Year	Grade	Story	Constr	Height	Area	Value
Specialty Plumbing	1	\$2,400	0.92		\$18.04	66 A	1900	1959	1959	D+1	1	Wood Fr	1	1,710 sqft	\$129,265
					\$15.07	27 A	1998	1998	1998	D	1	T3AW	1	30' x 48' x 10'	\$14,530
					\$15.36	35 A	1990	1990	1990	D	1	T3AW	1	32' x 83' x 14'	\$22,383
					\$14.71	19 A	2006	2006	2006	D	1	T31SO	1	32' x 48' x 12'	\$13,182
					\$21.68	7 A	2018	2018	2018	D	1	T3AW	1	40' x 72' x 14'	\$24,037
					\$3.80	125 A	1900	1900	1900	D	1	Drive Thr	1	20' x 24'	\$7,659
					\$4.69	27 A	1998	1998	1998	D	1	Earth Flo	1	8'x16' x 6'	\$358
					\$4.69	96 A	1900	1929	96 A	D	1	Earth Flo	1	14'x24' x 8'	\$1,160
					\$4.69	95 A	1930	1930	95 A	D	1	Earth Flo	1	14'x24' x 8'	\$1,160
					\$20.17	35 A	1990	1990	1990	D	1	Wood Fr	1	18'x69'	\$18,438
					\$26.47	85 A	1940	1940	1940	D	1	Wood Fr	1	16'x20'	\$6,234

Totals

Total all pages	\$126,600
Total supplemental page	\$2,400
Total this page	\$124,200

COUNTY PROPERTY REPORTS

TRACT 1

27-01-01-600-004.000-029 **Thompson, Robert J** **6522 N 1100 E** **Specialty Plumbing** **101, Cash Grain/General Farm** **01 VAN BUREN TWP/29100** 3/4
Description **Exterior Features** **Area** **Value** **Description** **Count** **Value**

Summary of Improvements																				
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
12: STEEL GRAIN BIN	1		D	1930	1930	95 A	0.92			18' x 15'	\$9,886	65%	\$3,460	30%	100%	1,000	0.00	0.00	100.00	\$2,400

COUNTY PROPERTY REPORTS

TRACT 2

Grant County, IN

6522 N 1100 E, VAN BUREN, IN 46991
27-01-01-300-006.000-029



Parcel Information

Parcel Number: 27-01-01-300-006.000-029

Alt Parcel Number: 0101-300-006.000-01

Property Address: 6522 N 1100 E
VAN BUREN, IN 46991

Neighborhood: 01 VAN BUREN TWP

Property Class: Vacant Land

Owner Name: Thompson, Robert J

Owner Address: 3891 N 600 E
VAN BUREN, IN 46991

Legal Description: 01-01-08 & 10 & 09 PT N SW 28 A & S
SW 27 A & S PT W SW 29 A ALL SEC 1

Taxing District

Township: VAN BUREN TOWNSHIP

Corporation: EASTBROOK COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
82	1.65	
81	3.035	
4	71.33	
6	7.985	

COUNTY PROPERTY REPORTS

TRACT 2

27-01-01-300-006.000-029
Parcel Number
 27-01-01-300-006.000-029
Local Parcel Number
 0101-300-006.000-01
Tax ID:
 0010100070
Routing Number
 0101-300-006.000
Property Class 100
 Vacant Land
Year: 2025

Thompson, Robert J
 Ownership
 Thompson, Robert J
 11688 E 637 N
 Van Buren, IN 46991-9700
Legal
 01-01-08 & 10 & 09 PT N SW 28 A & S SW 27 A & S PT W SW 29 A ALL SEC 1

6522 N 1100 E
 100, Vacant Land
Doc ID Code Book/Page Adj Sale Price V/i
 01/02/2020 Thompson, Robert J 2020-000043 QC /
 10/10/2019 Thompson, Carri Jo 2019-007404 QC /
 10/10/2019 Thompson, Robert J 2019-007403 AS /
 02/20/1992 THOMPSON, ROBER WD /

01 VAN BUREN TWP/29100
 Notes
 8/2/2022 RE-A: RR23 ADJ LAND TO INCLUDE LEGAL DITCH, CA.
 7/20/2018 RE-A: RR19 NO CHANGE
 11/25/2014 RE-A: RR15 NO CHCG

2025
Location Information
County
 Grant
Township
 VAN BUREN TOWNSHIP
District 029 (Local 001)
 VAN BUREN TOWNSHIP
School Corp 2815
 EASTBROOK COMMUNITY
Neighborhood 29100
 01 VAN BUREN TWP
Section/Plat
 000
Location Address (1)
 6522 N 1100 E
 VAN BUREN, IN 46991

01 VAN BUREN TWP/29100
 Notes
 8/2/2022 RE-A: RR23 ADJ LAND TO INCLUDE LEGAL DITCH, CA.
 7/20/2018 RE-A: RR19 NO CHANGE
 11/25/2014 RE-A: RR15 NO CHCG

6522 N 1100 E
 100, Vacant Land
Doc ID Code Book/Page Adj Sale Price V/i
 01/02/2020 Thompson, Robert J 2020-000043 QC /
 10/10/2019 Thompson, Carri Jo 2019-007404 QC /
 10/10/2019 Thompson, Robert J 2019-007403 AS /
 02/20/1992 THOMPSON, ROBER WD /

01 VAN BUREN TWP/29100
 Notes
 8/2/2022 RE-A: RR23 ADJ LAND TO INCLUDE LEGAL DITCH, CA.
 7/20/2018 RE-A: RR19 NO CHANGE
 11/25/2014 RE-A: RR15 NO CHCG

01 VAN BUREN TWP/29100
 Notes
 8/2/2022 RE-A: RR23 ADJ LAND TO INCLUDE LEGAL DITCH, CA.
 7/20/2018 RE-A: RR19 NO CHANGE
 11/25/2014 RE-A: RR15 NO CHCG



Agricultural

Assessment Year		2025	2024	2023	2022	2021
Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	03/18/2025	04/08/2024	04/05/2023	03/29/2022	04/08/2021	
Valuation Method	Indiana Cost Mod	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	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$170,500	\$162,600	\$135,500	\$108,000	\$92,900	\$92,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$170,500	\$162,600	\$135,500	\$108,000	\$92,900	\$92,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$170,500	\$162,600	\$135,500	\$108,000	\$92,900	\$92,900
Total Non Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$170,500	\$162,600	\$135,500	\$108,000	\$92,900	\$92,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 66' X 132', Cl 66' X 132')															
Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Value					
4	A	BkB2	0	36.731	0.85	\$2,390	\$2,032	\$74,637	0%	1.0000	0.00	100.00	0.00	0.00	\$74,640
4	A	Pw	0	34.599	1.11	\$2,390	\$2,653	\$91,791	0%	1.0000	0.00	100.00	0.00	0.00	\$91,790
6	A	BkB2	0	1.837	0.85	\$2,390	\$2,032	\$3,733	-80%	1.0000	0.00	100.00	0.00	0.00	\$750
6	A	Pw	0	6.148	1.11	\$2,390	\$2,653	\$16,311	-80%	1.0000	0.00	100.00	0.00	0.00	\$3,260
81	A		0	3.035	1.00	\$2,390	\$2,390	\$7,254	-100%	1.0000	0.00	100.00	0.00	0.00	\$00
82	A		0	1.650	1.00	\$2,390	\$2,390	\$3,944	-100%	1.0000	0.00	100.00	0.00	0.00	\$00

Land Computations	
Calculated Acreage	84.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	84.00
81 Legal Drain NV	3.04
82 Public Roads NV	1.65
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	79.31
Farmland Value	\$170,440
Measured Acreage	79.31
Avg Farmland Value/Acre	2149
Value of Farmland	\$170,450
Classified Total	\$0
Farm / Classified Value	\$170,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$170,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$170,500

Cap 1	Cap 2	Cap 3	Value
0.00	100.00	0.00	\$74,640
0.00	100.00	0.00	\$91,790
0.00	100.00	0.00	\$750
0.00	100.00	0.00	\$3,260
0.00	100.00	0.00	\$00
0.00	100.00	0.00	\$00

Collector	05/02/2022	Summer
Appraiser		

Data Source	N/A
Appraiser	

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

Printed	Wednesday, May 7, 2025
Review Group	2023

Preliminary Title

PRELIMINARY TITLE

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

Issuing Agent: GCA Title

Issuing Office: 200 South Washington Street
Marion, IN 46952

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: MAR-26-283

Issuing Office File Number: MAR-26-283

Property Address: 6522 N 1100 E, Van Buren, IN 46991

Revision Number: PRELIMINARY

SCHEDULE A COMMITMENT

1. Commitment Date: April 24, 2026 at 8:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Homeowner's Policy
Proposed Insured: TBD Search
Proposed Amount of Insurance: \$
The estate or interest to be insured: fee simple
 - b. 2021 ALTA Loan Policy
Proposed Insured:
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: Estate of Robert J. Thompson
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

GCA TITLE

200 South Washington Street, Marion, IN 46952
Telephone: (765) 664-7371

Countersigned by:



Connie J Plummer, License #727601
GCA Title, License # 3572492

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ORT Form 4757 A

Schedule A – ALTA Commitment for Title Insurance 2021 v. 01.00
07/01/2021

PRELIMINARY TITLE

SCHEDULE B I COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Personal Representative's Deed from Bradley Thompson as Successor Personal Representative of the Estate of Robert J. Thompson, deceased, in Cause No. 27D03-2403-ES-000007 to TBD Search, to be executed and recorded at closing.

Duly authorized and executed Mortgage from TBD Search, to _____, securing its loan in the amount of \$_____.

5. Seller's closing affidavit to be furnished.
6. Mortgagor's closing affidavit to be furnished
7. Evidence of payment of any Federal Estate Tax due in the Estate of Robert J. Thompson, deceased, in Cause No. 27D03-2403-ES-000007 or non-liability thereof.
8. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
9. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34-1. Personal checks exceeding \$500.00 will not be accepted.
10. NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
11. NOTE: Effective July 1, 2013, IC 27-7-3-22 requires title companies acting as settlement or closing agents to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued.

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PRELIMINARY TITLE

12. NOTE: In the event any document is to be notarized using remote online notary, the following requirements apply: A. Confirmation prior to closing that the County Recorder's Office of Grant, Indiana will accept and approve authorized electronic recording of electronically signed and notarized instruments in the form and format being used. B. Electronic recordation in the Recorders Office of Grant of the documents required herein to create the insured estates or interests. C. Execution of instruments in accordance with Indiana law. D. Acknowledgment of the documents required herein to create the insured estates or interests by a notary public properly commissioned as an online notary public by the Indiana Secretary of State with the ability to perform electronic and online notarial acts under IC 33-42-17.
13. NOTE: If an insured closing is completed Short Form Policy/Policies will be issued at the time of closing if applicable.
14. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditors Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
15. NOTE: A 10 year judgment search has been made on Robert J. Thompson and Estate of Robert J. Thompson, and we find none.
16. 24 Month Chain of Title:
Quit Claim Deed from Carri Jo Thompson to Robert J. Thompson recorded January 2, 2020 as Document No. 2020-000043, Grant County Indiana Recorder's Office.

PRELIMINARY TITLE

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

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.
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 in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All taxes for the year 2026 and subsequent years, not yet due and payable.
8. Acreage shown in the legal description is for identification purposes ONLY. The Company does not insure quantity of land.
9. Property Taxes are as follows:
TRACT 1
Tax Year: 2025
Due and Payable: 2026
May Installment: \$1,619.26
Penalty: \$0.00 Status: UNPAID
November Installment: \$1,619.26
Penalty: \$0.00 Status: UNPAID
Deed Owner: Thompson, Robert J
Land: \$106,700.00
Improvements: \$126,600.00
Exemptions: \$13,002.00 (2% Deduction)
Taxing Unit: Van Buren Township
Tax Id No.: 001-01000-30
Parcel #: 27-01-01-600-004.000-029
Key No.: 01-01-01 & 5
Description: S/End NW Sec 1 26A & N/SD N SW Sec 1 21A

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PRELIMINARY TITLE

10. TRACT 2

Tax Year: 2025
Due and Payable: 2026
May Installment: \$1,286.98
Penalty: \$0.00 Status: UNPAID
November Installment: \$1,286.98
Penalty: \$0.00 Status: UNPAID
Deed Owner: Thompson, Robert J
Land: \$151,200.00
Improvements: \$0.00
Exemptions: \$ 9,072.00 (2% Deduction)
Taxing Unit: Van Buren Township
Tax Id No.: 001-01000-70
Parcel #: 27-01-01-300-006.000-029
Key No.: 01-01-08 & 10 & 09
Description: PT N SW 28 A & S SW 27 A & S PT W SW 29 A ALL SEC 1

11. Added improvements in place as of January 1, 2025 are subject to assessment which could increase the tax amounts due in 2026, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
12. Subject to the rights of the public and utilities to continue to use County Road 1100 East on the west side of the property as shown on plat.
13. Subjects to the rights of the public and utilities to continue to use County Road 600 North on the south side of the property as shown on plat.
14. Subject to a 75' drainage easement on each side of Conwell Ditch.
15. Deed of Easement between J.D. Conwell and John M. Conwell and Indiana Pipe line Company, recorded August 31, 1904, in Miscellaneous Record 33, page 282, Recorder's Office, Grant County, Indiana.
16. Easement for Transmission Line between Ida Conwell and Indiana Service Corporation, recorded November 16, 1931, in Deed Record 164, page 106, Recorder's Office, Grant County, Indiana.
17. Deed of Easement between Ida M. Conwell and Indiana & Michigan Electric Company, recorded November 13, 1945, in Deed record 189, page 164, Recorder's office, Grant County, Indiana.
18. Oil and Gas Lease between Artie Conwell and Patric Petroleum Company, dated August 24, 1967, recorded December 11, 1967, in Miscellaneous Micro 67-2095, Recorder's Office, Grant County, Indiana. Said Lease having been subsequently assigned to White Shield Oil and Gas, Incorporated by assignment dated October 24, 1967, recorded November 20, 1967, in Miscellaneous Micro 67-1078, Recorder's Office, Grant County, Indiana.
19. Supplemental Easement and Right of Way between Robert J. Thompson a widowed and Mary K. Thompson, deceased and Indiana Michigan Power Company, recorded September 1, 2017, in Document No. 2017-006524, Recorder's Office of Grant County, Indiana.
20. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
21. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
22. NOTE: The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
23. NOTE: Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the Land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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PRELIMINARY TITLE

24. NOTE: If there is any information you become aware of that is different than as shown on this commitment, because of something filed in another county or Bankruptcy Court, you must contact us prior to closing. We reserve the right to make additional requirements/exceptions based upon the new information obtained.

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PRELIMINARY TITLE

EXHIBIT A LEGAL DESCRIPTION

TRACT 1

Beginning 30 chains and 30 links South of the North West corner of Section 1, Township 25 North, Range 9 East, at a stone 3 chains and 29 links North of the North West corner of the South West Quarter of said Section 1, running thence South 11 chains and 50 links to a stone, thence East to the East line of said South West Quarter of said Section 1, thence North 11 Chains and 5 links to a stone 3 chains and 98 links North of the North East corner of said Southwest Quarter of said Section 1, thence West to the place of beginning, containing 47 acres, more or less.

TRACT 2

Beginning at the South West corner of the South West Quarter (1/4) of Section 1, Township 25 North, Range 9 East, in Grant County, Indiana, thence North on the West line of said Quarter (1/4) 1678.14 feet, to a stone, thence East 753.35 feet, to a stone, thence South 1675.48 feet, to a stone in the South line of said Quarter (1/4), thence West on the South line thereof 753.35 feet to the place of beginning containing 29 acres and being a part of said South West Quarter, Section, Township and Range aforesaid.

Also, beginning at a stone Twelve (12) chains and Two (2) links North of the South West corner of the North Half (1/2) of the Southwest Quarter (1/4) of Section One (1), Township Twenty-five (25) North, Range Nine (9) East, and running thence East 2702 feet to a stone in the East line of said North Half (1/2) of said South West Quarter (1/4), thence South on said East line 450.06 feet to a stone, thence West 2711.60 feet to a stone in the West line of said North Half (1/2) of said South West Quarter (1/4), thence North on said West line 450.06 feet to the place of beginning, containing 28 acres, more or less, and being a part of the North Half (1/2) of the South West Quarter of Section One (1), Township Twenty-five (25) North, Range Nine (9) East.

Also beginning at a stone 753.35 feet East of the South West corner of the South West Quarter of Section One (1), Township Twenty-five (25) North, Range Nine (9) East, and running thence North 1675.48 feet to a stone, thence East 702.51 feet to a stone, thence South 1672.82 feet to a stone in the South line of said South West Quarter (1/4), thence West on said South line 702.51 feet to the place of beginning, containing 28.60 acres, more or less, and being a part of the South West Quarter (1/4) of Section One (1), Township Twenty-five (25) North, Range Nine (9) East.

Property Photos

TRACT 1



TRACT 1





TRACT 1



TRACT 1





TRACTS 1 & 2



TRACTS 1 & 2



TRACTS 1 & 2



TRACT 2





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