

Eastern DeKalb County, IN

FARMLAND AUCTION

Tuesday,

NOVEMBER 24TH • 6:00PM EST

73[±]
acres

Offered in 3 Tracts

INFORMATION BOOKLET

- 73[±] Acres of FSA Tillable Farmland
- Road Frontage along CR 44 & CR 63
- Farming Rights in 2027
- Potential Build Sites
- Easy Road Access
- New Tile

DISCLAIMER:

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

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

SELLER: Bowman and Bowman Farms LLC

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

Daniel James Days, RB22000867
Schrader Real Estate and Auction Company, Inc., CO81291723, AC63001504



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 73± acres. There will be open bidding on each individual tract, as well as combination of tracts.

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

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

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession is at closing, subject to the 2026 Farming Rights.

FARMING RIGHTS: Buyer will have 2027 farming rights.

REAL ESTATE TAXES: Seller will be responsible for all 2026 real estate taxes due in 2027.

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.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the DeKalb County Planning Commission and Health Departments.

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.

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

DISCLAIMER AND ABSENCE OF WARRANTIES:

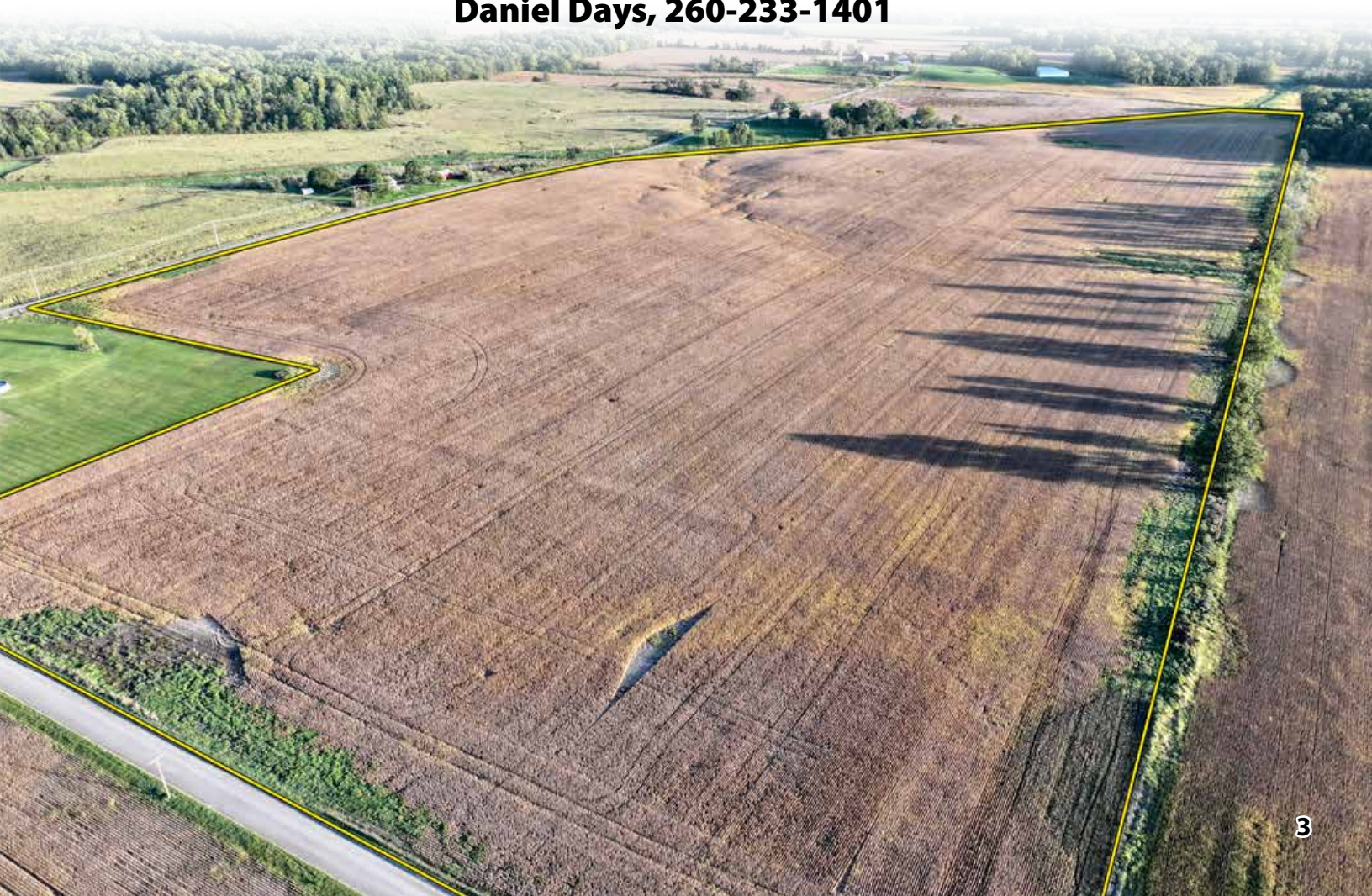
All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by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

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

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**For Information Call Auction Manager:
Daniel Days, 260-233-1401**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, NOVEMBER 24, 2026

73± ACRES – DEKALB 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, November 17, 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
73± Acres • DeKalb County, Indiana
Tuesday, November 24, 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, November 24, 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, November 17, 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
TRACT MAP
TILE MAP

LOCATION MAP

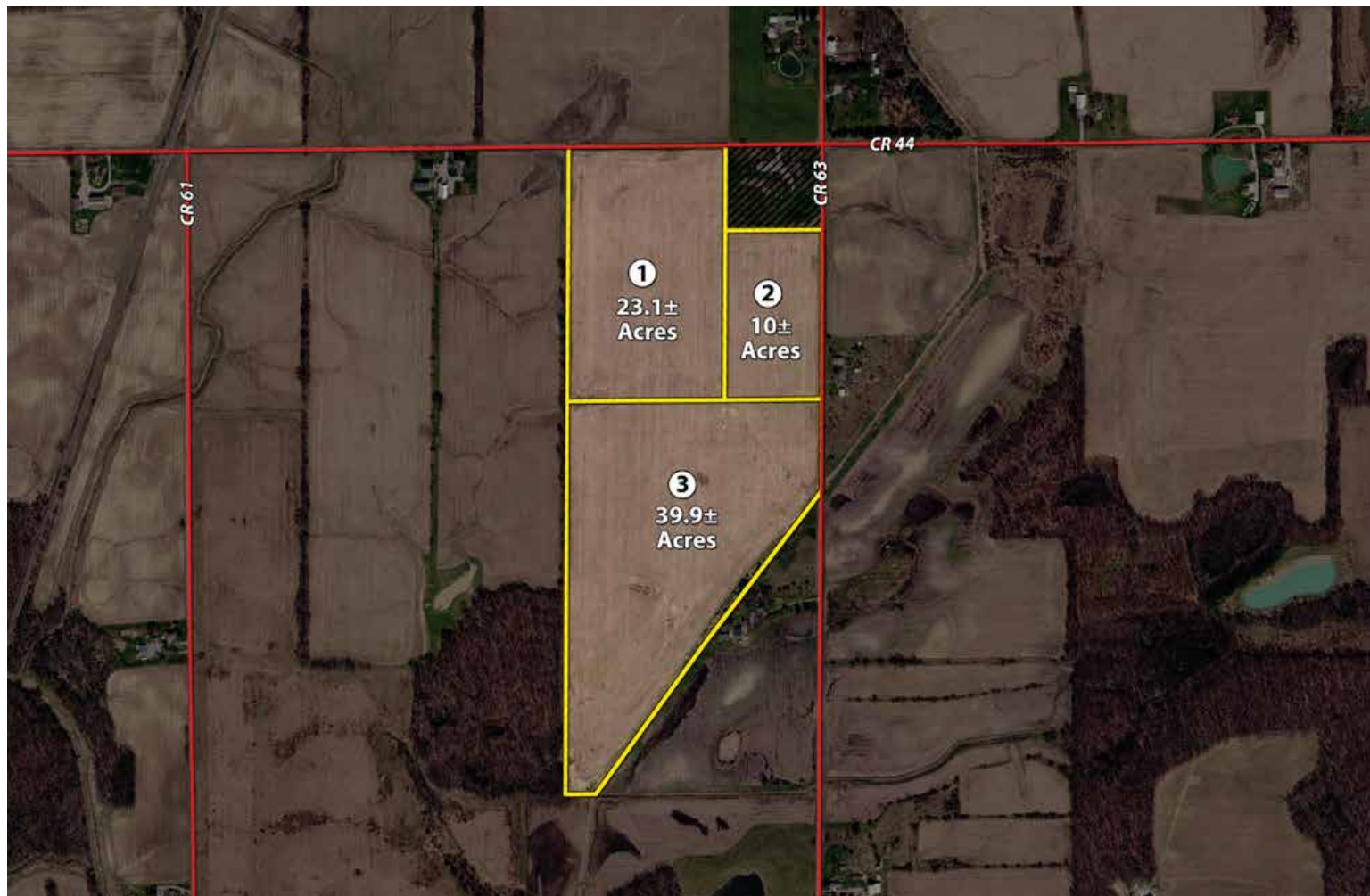


AUCTION LOCATION: International Monster Truck Museum, 541 W Main St, Butler, IN, 46721.

DIRECTIONS TO PROPERTY: Take State Road 1 east out of St. Joe, continue on State Road 1 and head north once outside of town. Continue north for 3 miles and arrive at State Road 8. Continue north onto CR 63 for ½ mile, the property is on the west side of the road.

Inspection Dates:
Tuesday, November 10th
4pm-5pm
Thursday, November 19th
4pm-5pm

TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 23.1± ACRES of 100% tillable farmland with soils primarily made of Blount loam and Pewamo silty clay. Tract has a slightly rolling topography with road access off CR 44. Tract has a 6" tile on the south end of the tract that feeds to the open ditch. Would make a great potential build site! Farming rights in 2027. Consider combining with Tract 2 for road frontage along CR 63.

TRACT 2: 10± ACRES of 100% tillable farmland with soils primarily made of Blount silt loam. Tract has a 4" tile draining towards the northeast corner of the tract. Tract has a flat topography with road access off CR 63. Would make a great potential build site with excellent frontage and acreage for a homestead! Farming rights in 2027. Consider combining with Tract 1 for more acres and road frontage.

TRACT 3: 39.9± ACRES of 100% tillable farmland with soils ranging primarily in Blount loam and Pewamo silty clay. Tract has a graded topography with an open ditch running along the south edge. Property has 6" and 8" tile fingers across the tract and a 10" main draining into the ditch. Tract has road access off CR 63. Farming rights in 2027.

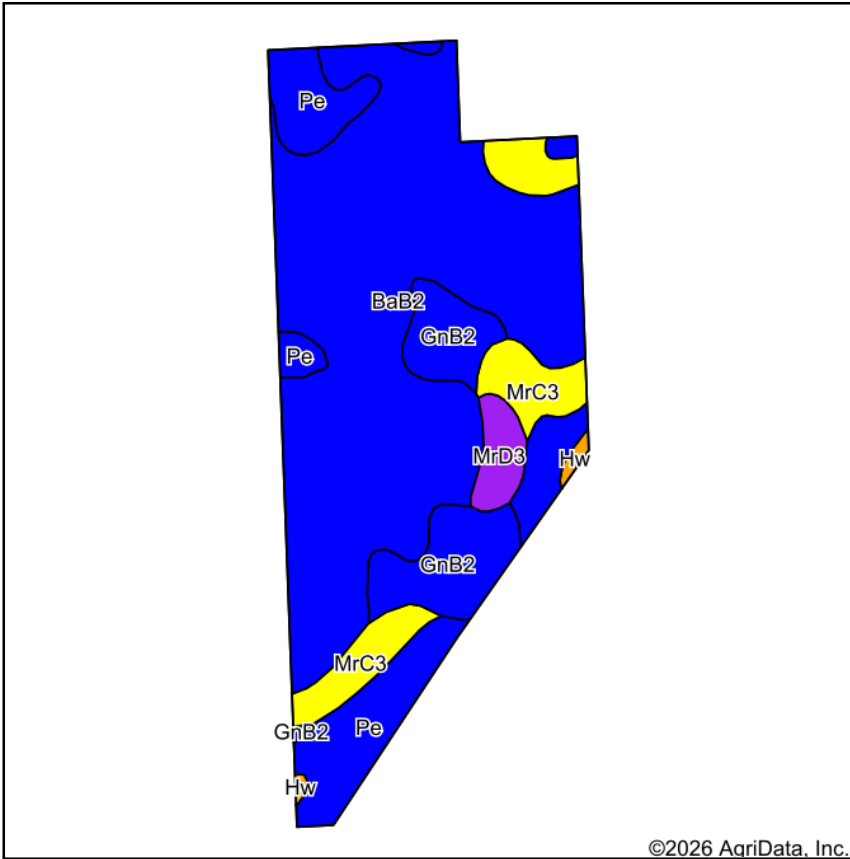
TILE MAP



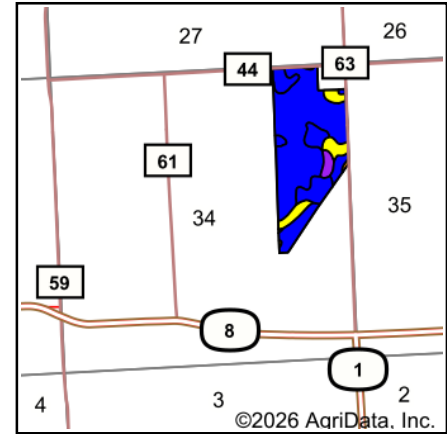
An aerial photograph of a vast agricultural field, likely corn, with rows of crops stretching across the landscape. In the background, a line of trees separates the field from a city skyline visible on the horizon. The sky is bright blue with a sun flare in the upper left corner. The text "SOIL INFORMATION" is overlaid in the center of the image.

SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.

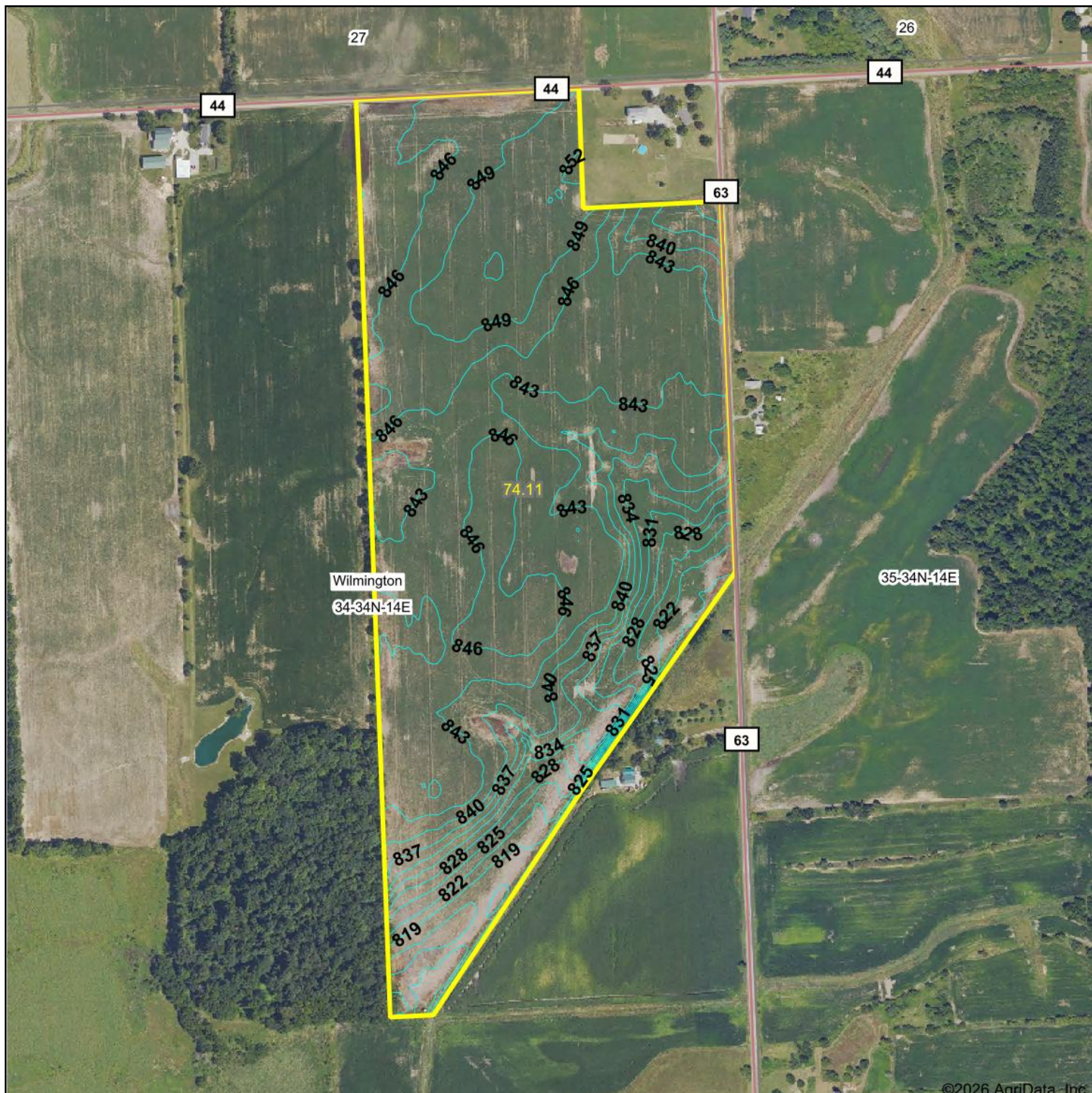


State: **Indiana**
 County: **DeKalb**
 Location: **34-34N-14E**
 Township: **Wilmington**
 Acres: **74.11**
 Date: **10/7/2026**



Area Symbol: IN033, Soil Area Version: 30														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	45.31	61.1%		Ile		137	17	5			9	50	54
Pe	Pewamo silty clay	11.68	15.8%		Ilw		155	22	5			10	42	62
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	7.97	10.8%		Ile	5	128	18	4	8	78		41	56
MrC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	6.84	9.2%		IVe		105	15	4	7			37	47
MrD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	1.93	2.6%		Vle		92	15	3	6			33	42
Hw	Houghton muck, drained	0.38	0.5%		IIIw		159		5			11	42	64
Weighted Average					2.29	0.5	134.9	17.6	4.7	1.7	8.4	7.1	46.1	54.6

TOPO CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 812.3

Max: 853.5

Range: 41.2

Average: 842.0

Standard Deviation: 8.96 ft

0ft 564ft 1128ft



10/7/2026

34-34N-14E
DeKalb County
Indiana

Boundary Center: 41° 21' 58.38, -84° 53' 26.99

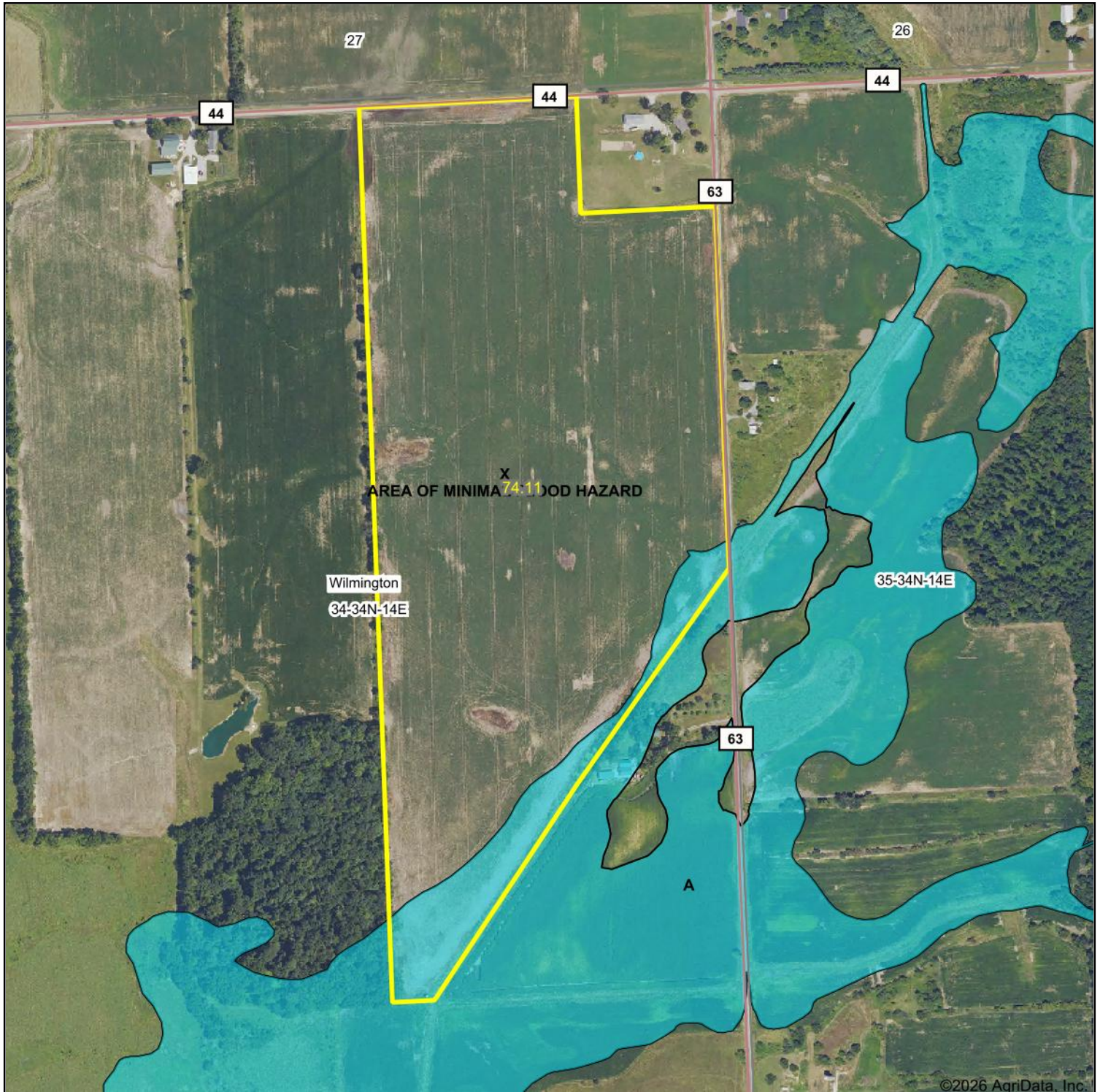
Maps Provided By



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www.AgriDataInc.com

FLOOD ZONE MAP



Map Center: 41° 21' 58.38, -84° 53' 26.99

0ft 578ft 1156ft

34-34N-14E
DeKalb County
Indiana



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

10/7/2026

Flood related information provided by FEMA

An aerial photograph of a rural landscape. A dirt road runs diagonally from the bottom left towards the center. To the left of the road is a lush green field. To the right is a large, flat, brownish field, possibly a dry pond or a harvested field. In the background, a dense line of green trees separates the fields from a clear blue sky. A tall utility pole is visible on the far left. The text "FSA INFORMATION" is overlaid in large, bold, white letters with a black outline across the middle of the image.

FSA INFORMATION

FSA INFORMATION

INDIANA

DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6802

Prepared : 10/19/26 12:30 PM CST

Crop Year : 2027

Operator Name : BOWMAN & BOWMAN FARMS INC

CRP Contract Number(s) : None

Recon ID : 18-033-2014-4

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
77.22	77.22	77.22	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	77.22	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	15.58	0.00	38	
Corn	48.20	0.00	109	0
Soybeans	11.74	0.00	36	0
TOTAL	75.52	0.00		

NOTES

Tract Number : 32603

Description : WILMINGTON SEC 34 SW CORNER CR63 & CR 44

FSA Physical Location : INDIANA/DEKALB

ANSI Physical Location : INDIANA/DEKALB

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BOWMAN & BOWMAN FARMS INC

Other Producers : KEVIN ROBERT BOWMAN

Recon ID : None

FSA INFORMATION

INDIANA
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6802
Prepared : 10/19/26 12:30 PM CST
Crop Year : 2027

Tract Land Data

Tract 32603 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.22	77.22	77.22	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	77.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	15.58	0.00	38
Corn	48.20	0.00	109
Soybeans	11.74	0.00	36

TOTAL **75.52** **0.00**

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, 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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

☐ Payments

Columns ▼			
Year	Receipt #	Transaction Date	Amount
2025 Pay 2026	2184619	5/11/2026	\$1,191.44
2024 Pay 2025	2145588	11/7/2025	\$1,001.82
2024 Pay 2025	2106060	5/1/2025	\$1,001.82
2023 Pay 2024	2078115	11/5/2024	\$1,069.79
2023 Pay 2024	2039248	4/17/2024	\$1,069.79
2022 Pay 2023	2014892	11/1/2023	\$562.68
2022 Pay 2023	1982568	4/24/2023	\$562.68
2021 Pay 2022	1964867	11/3/2022	\$472.96
2021 Pay 2022	1925566	4/22/2022	\$472.96
2020 Pay 2021	1899512	10/27/2021	\$469.44
2020 Pay 2021	1870115	4/26/2021	\$469.44
2020 Pay 2021	1858926	11/10/2020	\$622.54

COUNTY TAX INFORMATION

Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$826.72	\$833.56	\$700.44	\$544.71	\$472.96
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$826.72	\$833.56	\$700.44	\$544.71	\$472.96
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$729.44	\$336.52	\$738.70	\$35.94	\$0.00
	002B-01-0 Sol Shank L1 60250 - \$297.44 002B-00-0 Solomon Shank 60247 - \$432.00	002B-01-0 Sol Shank L1 60250 - \$301.64 0042-00-0 John Weicht 60400 - \$34.88	002B-01-0 Sol Shank L1 60250 - \$300.64 002B-00-0 Solomon Shank 60247 - \$438.06	0042-00-0 John Weicht 60400 - \$35.94	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,382.88	\$2,003.64	\$2,139.58	\$1,125.36	\$945.92
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,191.44)	(\$2,003.64)	(\$2,139.58)	(\$1,125.36)	(\$945.92)
= Total Due	\$1,191.44	\$0.00	\$0.00	\$0.00	\$0.00

An aerial photograph of a vast agricultural field, likely corn, with rows of crops stretching towards the horizon. A paved road runs along the right side of the field. In the background, there is a small white building and a line of trees under a clear blue sky.

PRELIMINARY TITLE

PRELIMINARY TITLE



October 7, 2026

Property Address:

County:

File Number:

Vacant Land , IN

DeKalb

26-24881

Listing Agent:

Daniel Days, Schrader Real Estate and Auction Company, Inc.

Enclosures:

Preliminary Title Report

Notes:

Corporate Office

202 S. Michigan Street

Suite 300

South Bend, IN 46601

574.232.5845 FAX 574.289.1514

***For a complete list of offices,
please visit our website***

www.meridiantitle.com/locations

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Commercial Division Fort Wayne

5375 East Dupont Road, Ste. 102

Fort Wayne, IN 46825

260.490.1100

260. 490.1130 FAX

fortwayneoffice@meridiantitle.com

File No.: 26-24881

Effective Date: September 18, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: Vacant Land , IN

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:

[Bowman & Bowman Farms, Inc., an Indiana corporation](#)

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

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 26-24881

SCHEDULE A

EXHIBIT A

The East one-half of the Northeast Quarter of Section thirty-four (34); and the North one-half of the Northeast Quarter of the Southeast Quarter of said section thirty-four (34) all in township thirty-four (34) North, Range fourteen (14) East.

EXCEPTING THEREFROM, the following described real estate, to wit: Beginning on the South line of the North half of the Northeast Quarter of the Southeast Quarter of said section 34, said township and range, nine (9) rods East of the West line of said North half of the Northeast Quarter of the Southeast Quarter of said section; thence East to the East line of said section thirty-four (34); thence North on said section line to the center line of the David Maxwell ditch in said section; thence Southwesterly along the center of said ditch to the place of beginning; said exception containing twenty-two (22) acres, more or less.

ALSO EXCEPTING THEREFROM, the following described real estate, to-wit: A part of the Northeast Quarter of Section 34, Township 34 North, Range 14 East, Wilmington Civil Township, DeKalb County, Indiana, and more particularly described as follows: Beginning at a Railroad Spike marking the Northeast Corner of the Northeast Quarter of said Section 34; thence South 00 degrees 00 minutes 00 seconds West (Assumed-Basis), along the East line of said Northeast Quarter, a distance of 435.00 feet to a Railroad Spike; thence South 89 degrees 13 minutes 40 seconds West and parallel with the North line of said Northeast Quarter, a distance of 500.00 feet to a 5/8 inch rebar; thence North 00 degrees 00 minutes 00 seconds East and parallel with the East line of said Northeast Quarter, a distance of 435.00 feet to a 5/8 inch rebar on the North line of said Northeast Quarter; thence North 89 degrees 13 minutes 40 seconds East, along said North line, a distance of 500.00 feet to the POINT OF BEGINNING, said exception said to contain 4.993 acres, more or less.

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

PRELIMINARY TITLE

File No.: 26-24881

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. Corporate Warranty Deed suitable for recording.
6. Provide Articles of Incorporation and a copy of resolution of the Board of Directors of Bowman & Bowman Farms, Inc., an Indiana corporation authorizing this sale to named insured and naming the officers of Seller who are authorized to execute and deliver such deed.

AND

Language appearing on the deed that: "the undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected or authorized by the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

7. There were no open mortgage liens found in the public record against the subject property.

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.

PRELIMINARY TITLE

File No.: 26-24881

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. Taxes for the year 2025 Payable in 2026 and subsequent years, not yet due and payable.

Taxes for the year 2025 Payable in 2026 are as follows:

Key No. 13111 - Wilmington (73.007A)
State ID No. 17-07-34-200-002.000-026
1st installment due May 10, 2026 \$826.72 - Paid
2nd installment due Nov. 10, 2026 \$826.72 - Unpaid

Assessed Valuations: 2025/2026

Land \$137,700.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuation \$137,700.00

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.

8. Assessment for the Solomon Shank 60247 Ditch/Drain payable bi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2026 in the amount of \$216.00, principal.
9. Assessment for the Sol Shank S1 60250 Ditch/Drain payable bi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2026 in the amount of \$148.72, principal.
10. Subject to all legal highways and rights of way.
11. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
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. 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.

PRELIMINARY TITLE

File No.: 26-24881

Part II, SCHEDULE B

14. Subject to parties in possession by virtue of unrecorded leases.
15. Any change in the boundary of the Maxwell Ditch due to any change in the course of the ditch, which forms the Southeast boundary of said tract.

NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32-22-3-1, 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:

- 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/.

PRELIMINARY TITLE



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates (including insurance companies and insurance agents), from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of privacy policies and practices of Meridian Title Corporation.

We may collect nonpublic information about you from the following sources:

- Information we receive from you, such as on applications or other forms,
- information about your transaction that we secure from our files, from our affiliates or from third parties,
- information we receive from a consumer reporting agency and
- information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic information will be collected about you.

If you are concerned about the information we have collected, please write us.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

No response to this notice is required, but if you have questions, please write us:

Meridian Title Corporation
202 S. Michigan Street, Suite 701
South Bend, Indiana 46601



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