

LAND AUCTION

200± Acres

offered in 4 Tracts

Shelbyville, Indiana • Northwest Shelby County



INFORMATION BOOKLET

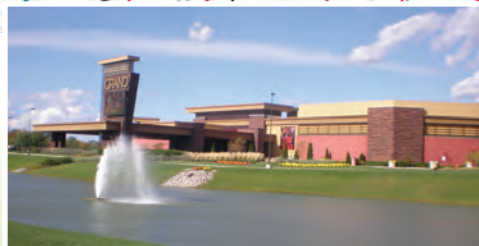
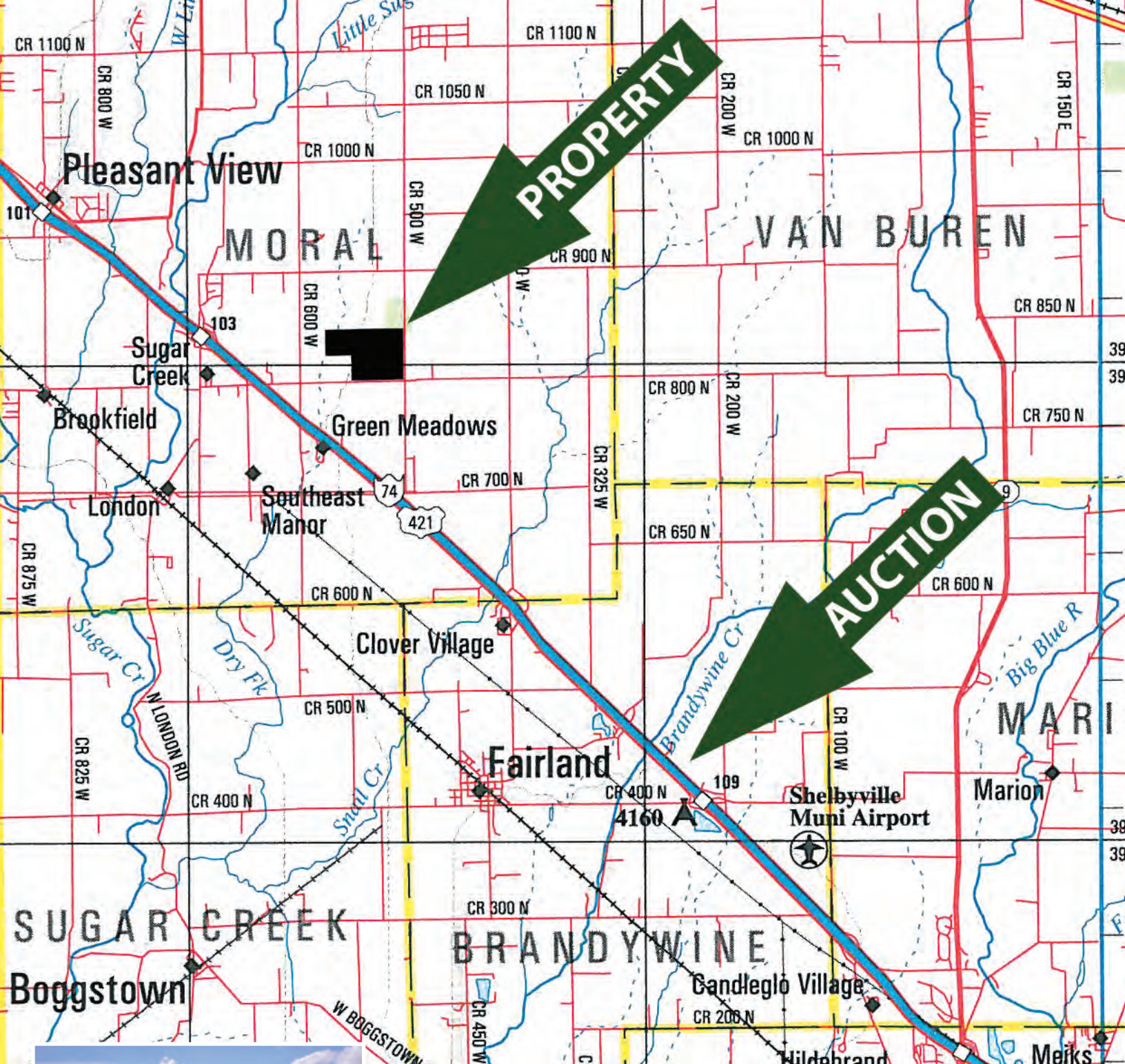


SCHRADER
Real Estate & Auction Co., Inc.

877-747-0212 SchraderAuction.com

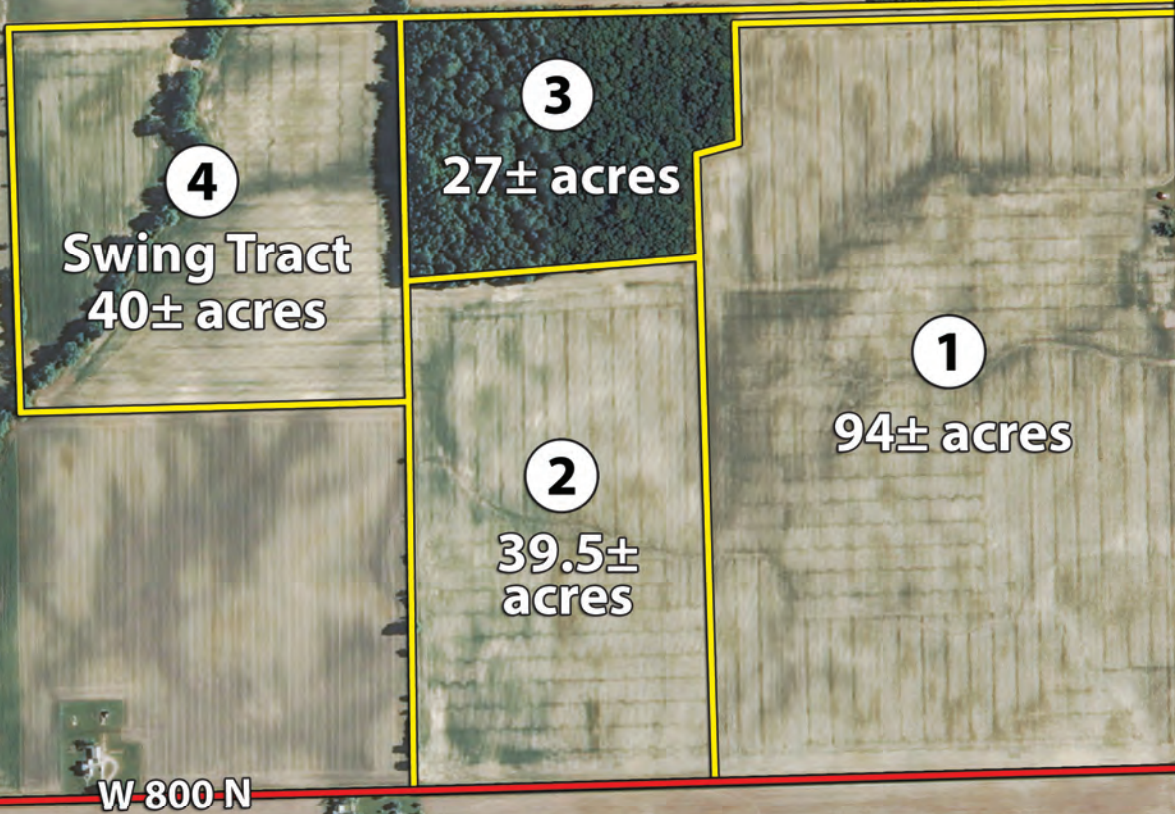
MONDAY, NOVEMBER 17 • 6PM

Held at the Indiana Grand Racing Casino - Shelbyville, IN



AUCTION LOCATION: Indiana Grand Racing-Casino. 4200 N. Michigan Road, Shelbyville, Indiana. 2nd floor Marquee Room. I-74 Exit 109/Fairland between Indianapolis and Shelbyville. 11 miles southeast of I-465 Indianapolis. From parking garage, enter casino, then right to escalator up to 2nd floor (Meeting Rooms).

PROPERTY LOCATION: From I-69 south of Indianapolis to Exit 103 London Road then left on Co. Rd. 700W across interstate, then immediately right on Michigan Road, then south 1 mile to Co. Rd. 800N, then left 1 mile to property on the left to the corner of Co. Rd. 800N and 500W. From Shelbyville north to London Road (Exit 103) then right immediately to Michigan Road, then south 1 mile to Co. Rd. 800N. 1 mile to property on the left.



TRACT DESCRIPTIONS

TRACT 1: 94± Acres all cropland. Highly productive Brookston/ Crosby soils. Systematically tiled. 1/2 mi. north/ south rows all with frontage on Co. Rd. 500W. Over 1/4 mi. frontage on Co. Rd. 800N. Approx. 8,000 bu. Bin with newer electric. Investment quality tract.

TRACT 2: 39.5 Acres all cropland. Top Brookston/Crosby soils. Systematically tiled. About 1,000 ft. of frontage on Co. Rd. 800N. Combine Tracts 1&2 for one large contiguous field (ditch crossing to access Tract 4).

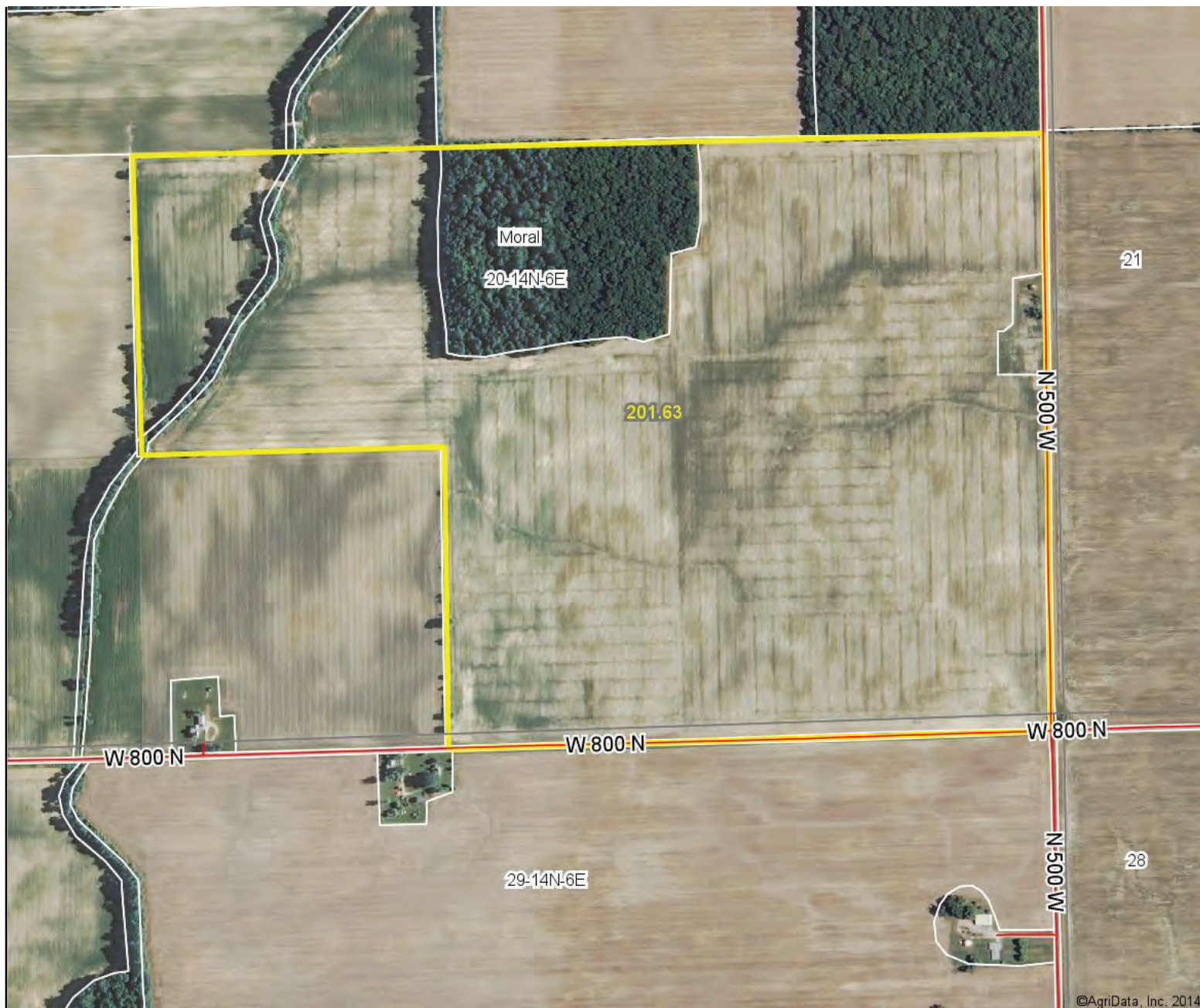
TRACT 3: 27± Acres woodland with 50 ft. of owned frontage on Co. Rd. 500W. Nice recreational tract and long term timber investment.

TRACT 4: 40± acres (Swing Tract) with approximately 37 of acres cropland. Crosby/Brookston soils. Systematically tiled. Open county ditch with crossing. This tract must be purchased with Tract 2, 3 or by adjoining property owner.

421

INTERSTATE
74

SYSTEMATICALLY TILED - SPRING 2012



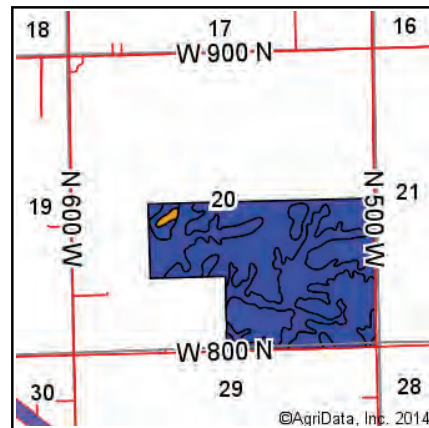
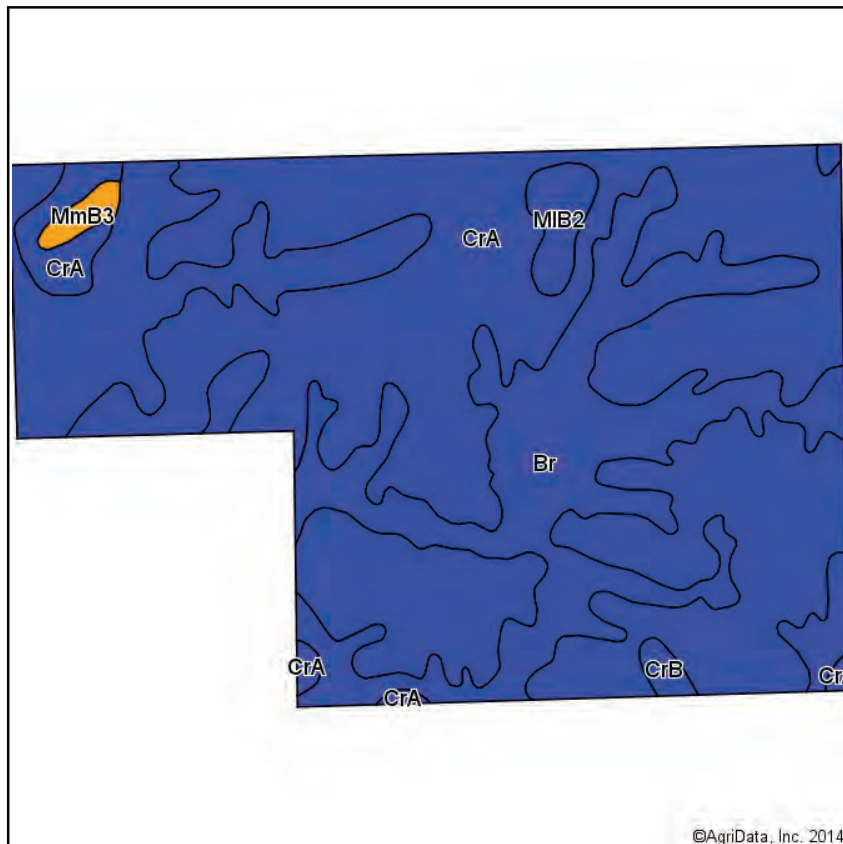
**5,155 feet of 8" tile
for sub-mains**

**1,075 feet of 6" tile
for sub-mains**

**91,055 feet of 4" tile
for laterals**

**Installation By:
Drainage Construction
Unlimited, Inc.
Greenfield, IN**

Soil Map



State: **Indiana**
 County: **Shelby**
 Location: **20-14N-6E**
 Township: **Moral**
 Acres: **201.63**
 Date: **9/4/2014**

SCHRADER
 Real Estate and Auction Company, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

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Viewing soils data as of 2/5/2014

Area Symbol: IN145. Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CrA	Crosby silt loam, 0 to 2 percent slopes	125.88	62.4%		Ilw	140	4.6	9.2	46	63
Br	Brookston silty clay loam	70.01	34.7%		Ilw	185	6.1	12.2	53	74
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.27	1.6%		Ile	140	4.6	9.2	49	63
MmB3	Miami clay loam, 2 to 6 percent slopes, severely eroded	1.40	0.7%		Ille	135	4.5	8.9	47	61
CrB	Crosby silt loam, 2 to 4 percent slopes	1.07	0.5%		Ile	140	4.6	9.2	46	63
Weighted Average						155.6	5.1	10.2	48.5	66.8

Area Symbol: IN145, Soil Area Version: 15

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

USDA Farm 1359 Tract 422

Administered by: Shelby County, Indiana

Certification map prepared on: 5/6/2014

201.86 Tract acres
178.09 Cropland acres
0 CRP acres

CRP

CLU

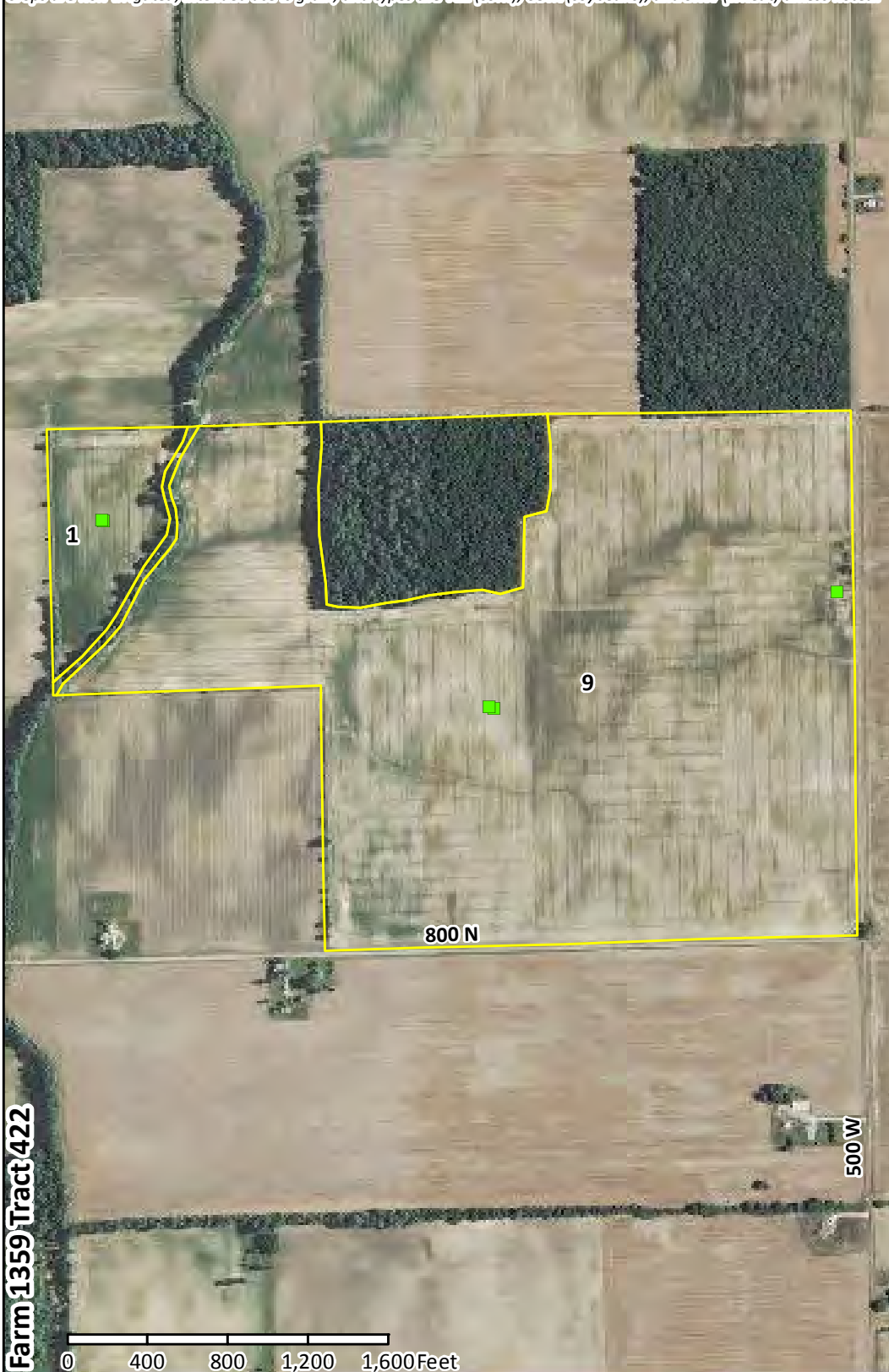
Wetland Determination Identifiers:

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

Source: USDA Farm Service Agency - 2012 or 2013 (Ohio) NAIP imagery; IDHS Nov 2013 or Dynamap 2008 road names

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

CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	13.01	N					Y
Shares:							
9	165.08	N					Y
Shares:							



Farm 1359 Tract 422

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.

Indiana
Shelby

U.S. Department of Agriculture
Farm Service Agency

FARM: 1359
Prepared: 10/2/14 2:02 PM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
JAMES R MARSHALL		

Farms Associated with Operator:

258, 466, 1000, 1018, 1627, 1629, 1746, 1847, 2041, 3821, 4205, 4206, 4265, 4473, 4474, 4530, 4572, 5110, 5125, 5126, 5785

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
201.86	178.09	178.09	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	178.09	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	89.3	109	119	0.0	0.0
SOYBEANS	87.1	34	41	0.0	0.0
Total Base Acres:	176.4				

Tract Number: 422 Description: B3 2B SEC 20 14N 6E OLD MAP C2

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

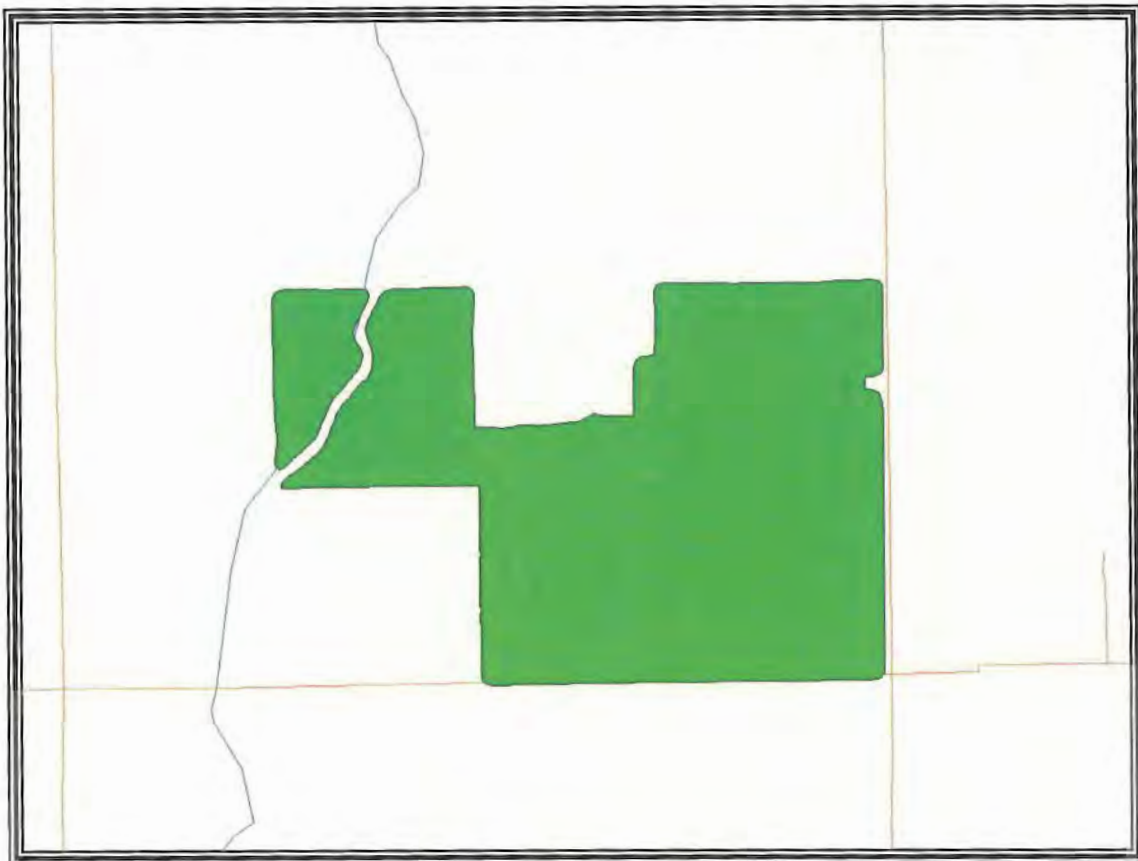
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
201.86	178.09	178.09	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	178.09	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	89.3	109	119	0.0	0.0
SOYBEANS	87.1	34	41	0.0	0.0
Total Base Acres:	176.4				

Owners: MIDWEST FARMS LLC

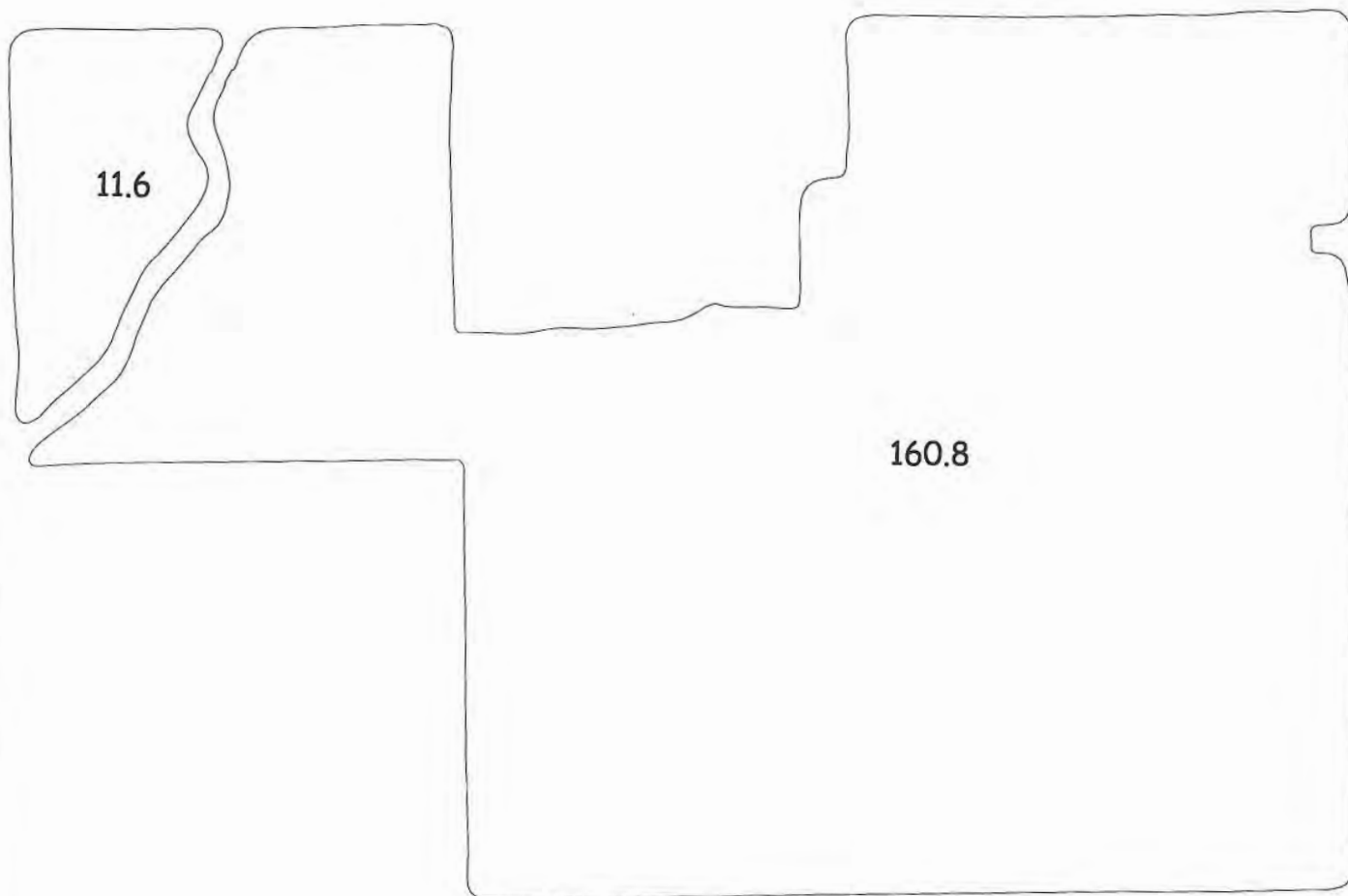
Other Producers: TODD MARSHALL


Ryan Marshall
Soil Test Report
2013



MWF / ADAMS
#15437
172.37A SEC20 MORAL

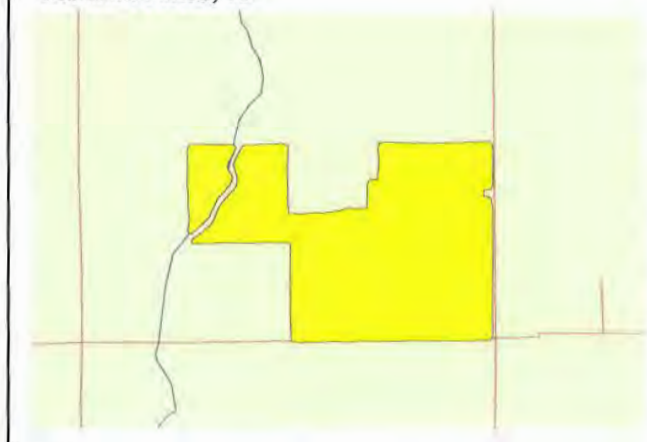
15437 Fld; 13 (172.37 ac.)



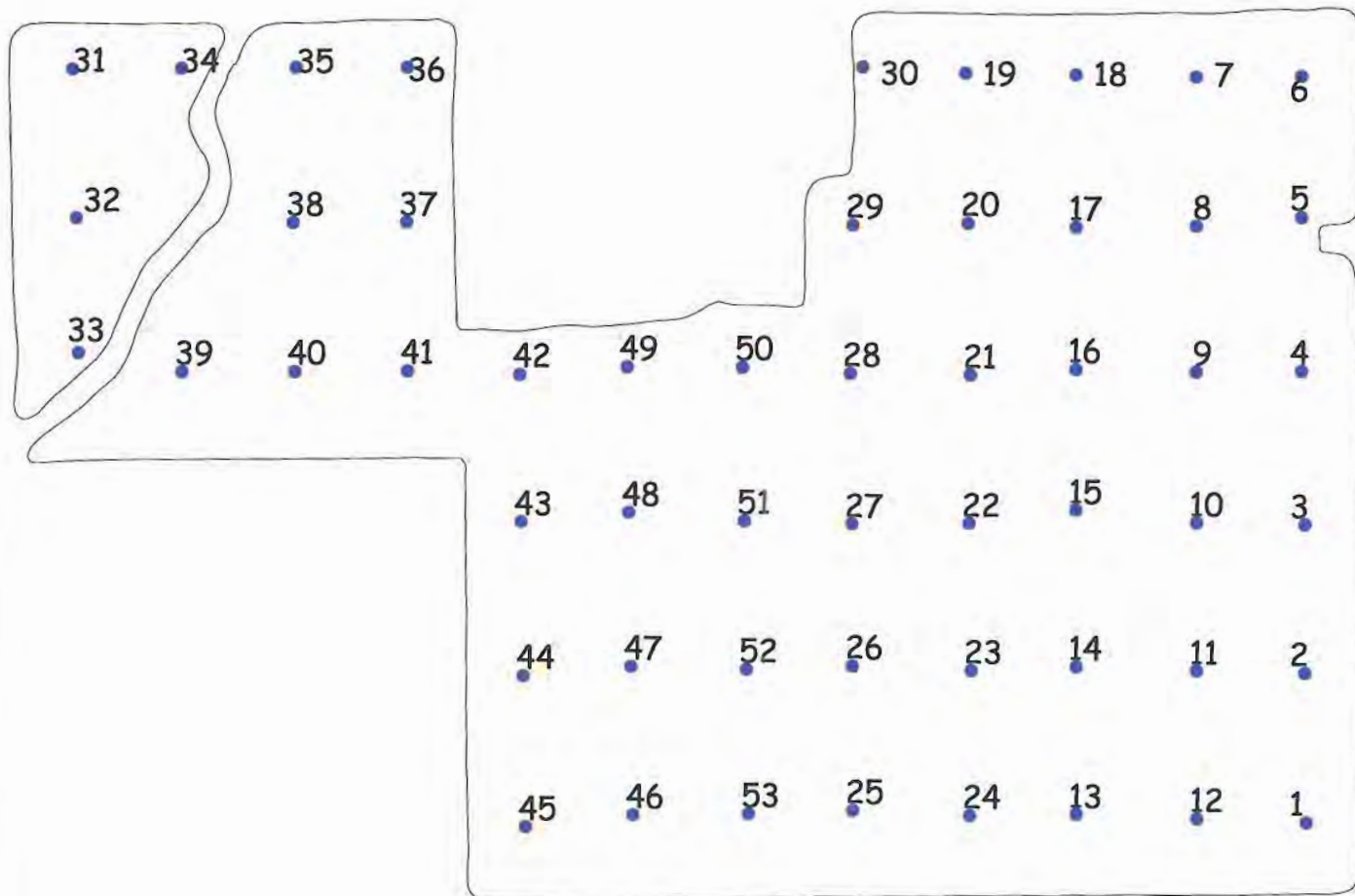
 (172.4ac.)Field Boundary



Date: Jul 9, 2013
Field Name: 15437 Fld; 13
Location: Shelby Co., Indiana, U.S.
Farm Name: Marshall Farms
Client Name: Ryan Marshall
Total Acres: 172.37
Field Boundary Start Location:
Latitude: 39.64612040
Longitude: -85.88918873

Marshall Farms; 13

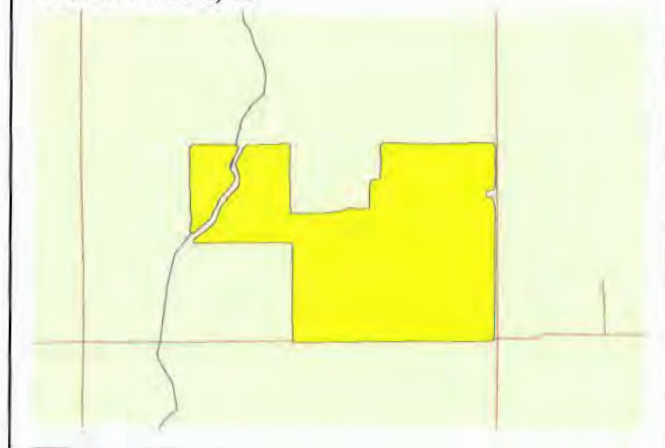


15437 Fld; 13 (172.37 ac.)



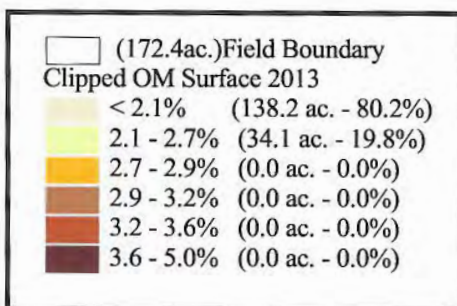
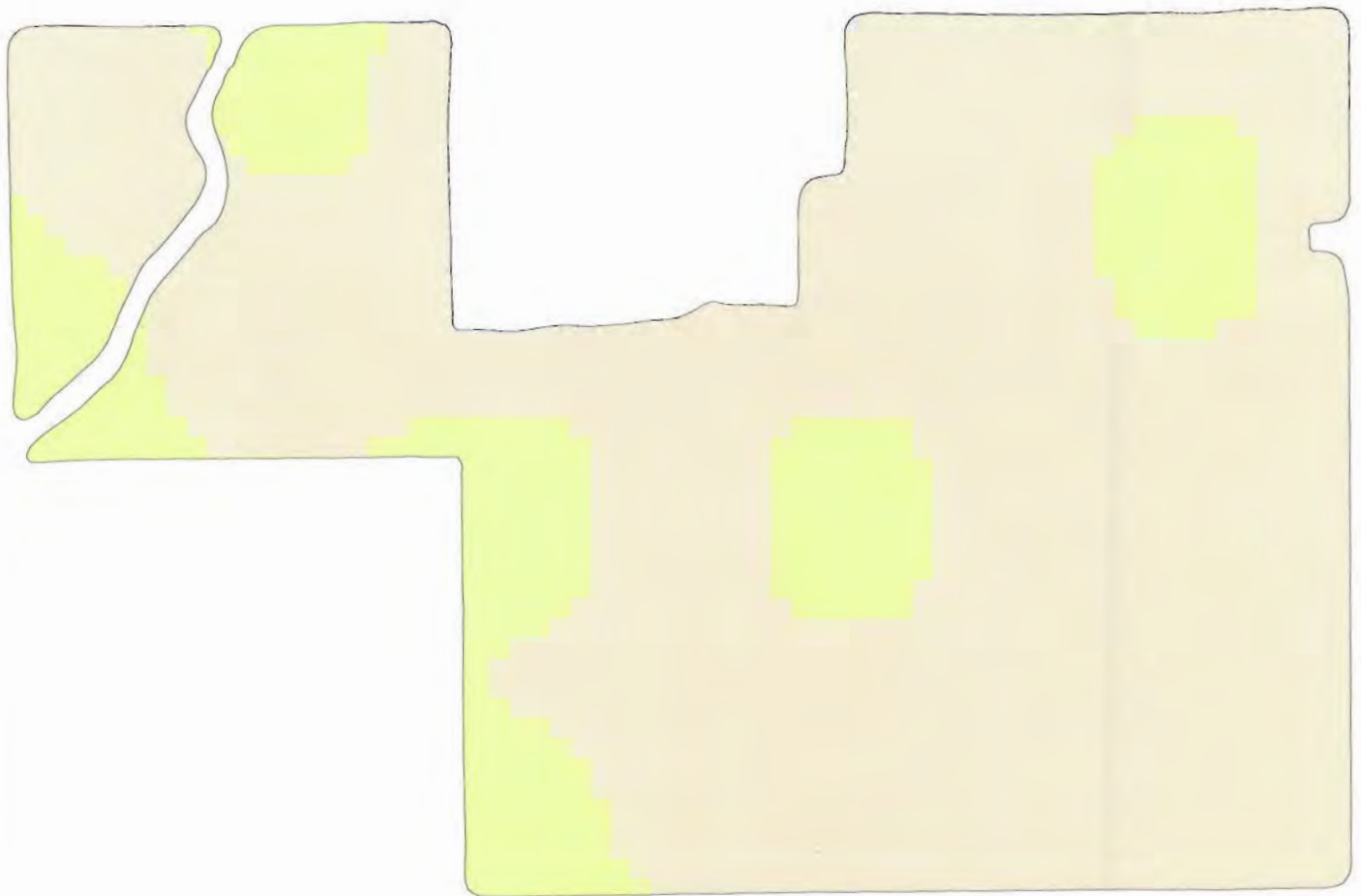
 (172.4ac.)Field Boundary
 15437 Soil Test 2013

Marshall Farms; 13

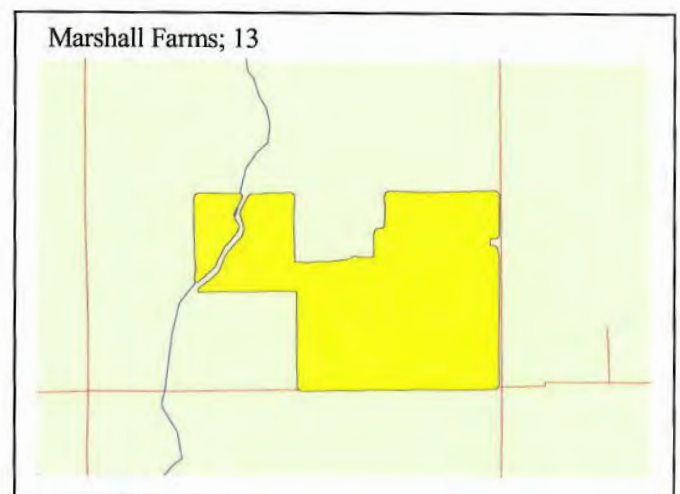


Date: Jul 9, 2013
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 Farm Name: Marshall Farms
 Client Name: Ryan Marshall
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 Field Boundary Start Location:
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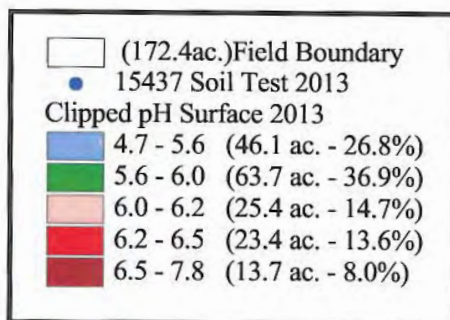
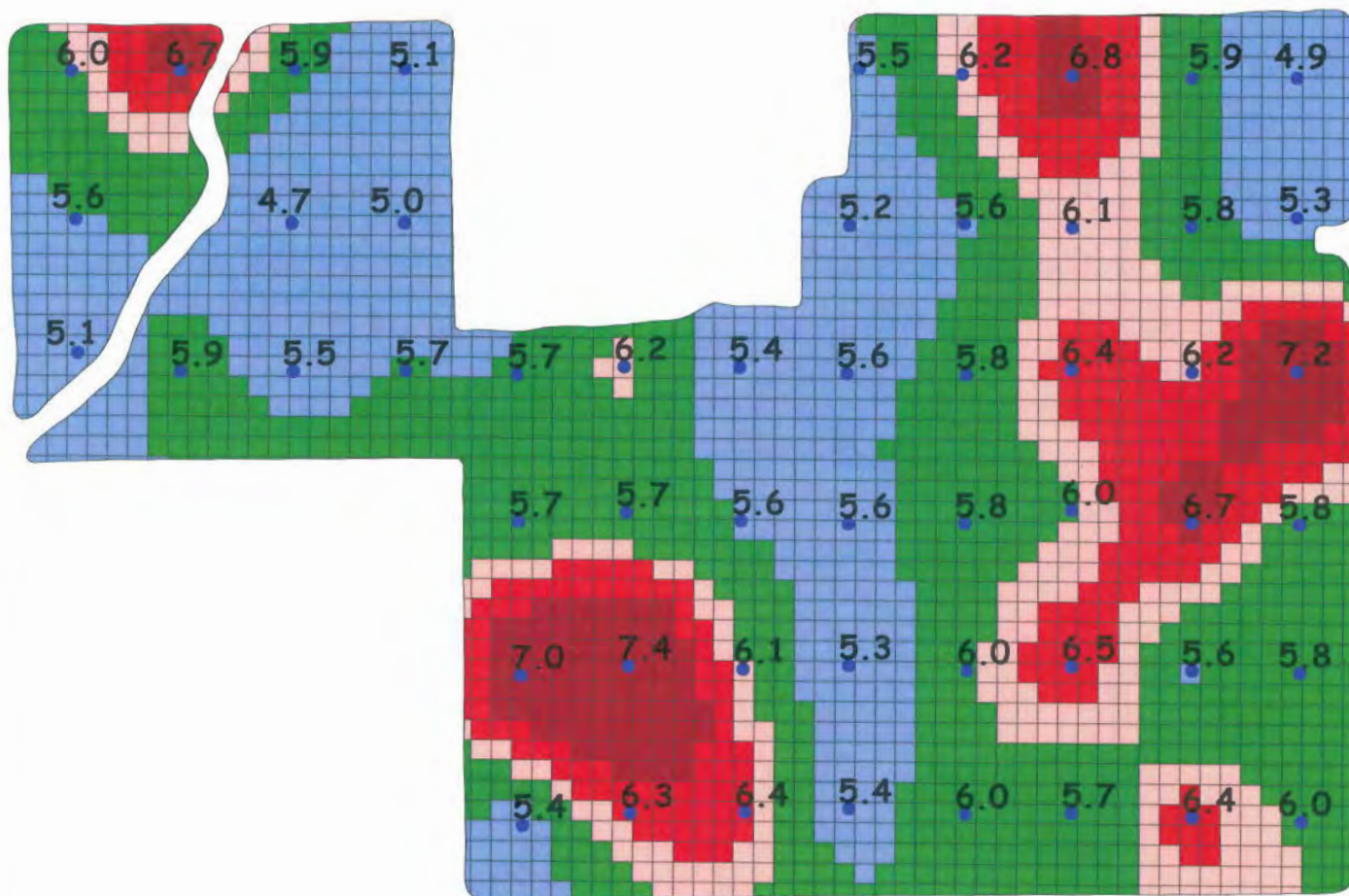
15437 Fld; 13 (172.37 ac.)



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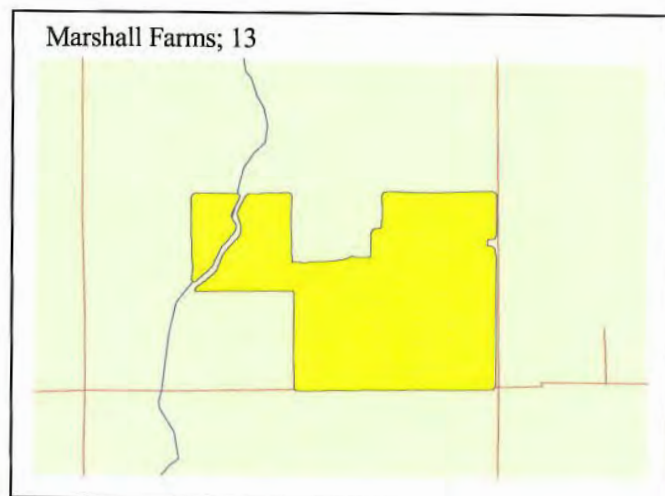


15437 Fld; 13 (172.37 ac.)

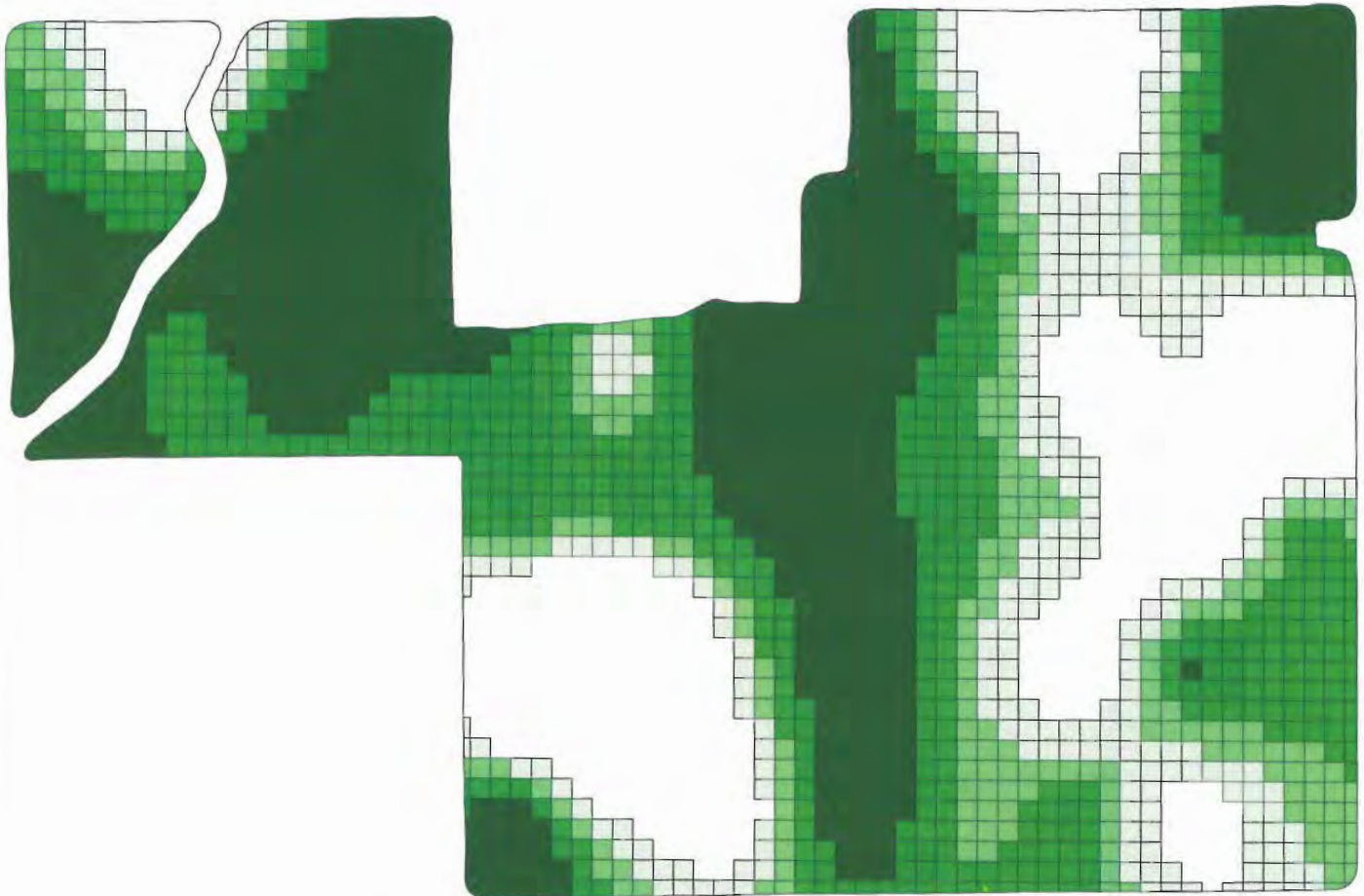


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 Field Boundary Start Location:
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 Longitude: -85.88918873

Ave 5.9



15437 Fld; 13 (172.37 ac.) - AgLime Recommendation



Equation Used: L 2

Date: Jul 9, 2013
 Field Name: 15437 Fld; 13
 Farm Name: Marshall Farms
 Client Name: Ryan Marshall
 Location: Shelby Co., Indiana, U.S.
 Total Acres: 172.37
 Field Boundary Start Location:
 Latitude: 39.64612040
 Longitude: -85.88918873

Application Estimates:

Product: AgLime
 Min. Rate: 1000.0 Lbs/ac.
 Max. Rate: 6000.0 Lbs/ac.
 Avg. Rate: 4215.5 Lbs/ac.
 Total AgLime: 280.17 Tons
 Total Lime (100%): 280.17 Tons
 Product Price per ton: \$23.00
 Product Cost: \$6443.91
 Number of Acres to be Applied: 134.17 Acres
 Per Acre Application Charge: \$0.00
 Anticipated Application Charge: \$0.00
 Total Cost: \$6443.91
 Cost per Applied Acre: \$48.03
 Total Acre Cost: \$37.38

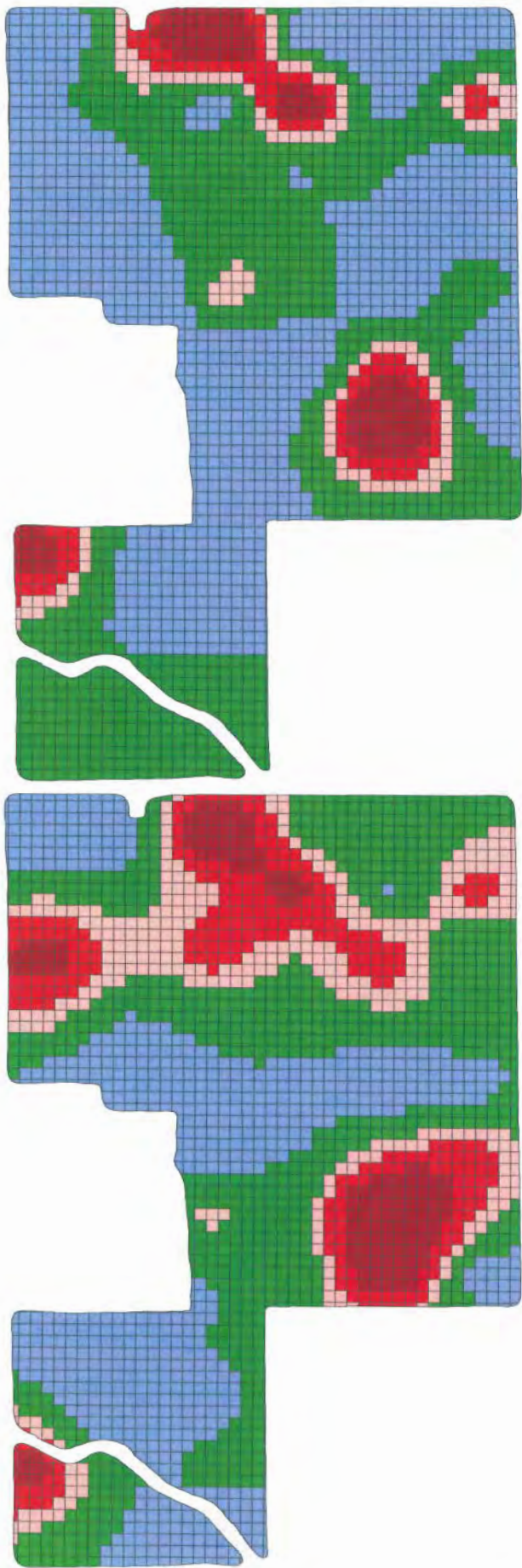
Ave 3309 lbs/acre

(172.4ac.)Field Boundary
 AgLime (L 2)
 1000 - 1700 (21.8 ac. - 12.6%)
 1700 - 3000 (18.2 ac. - 10.6%)
 3000 - 4200 (20.7 ac. - 12.0%)
 4200 - 5300 (18.8 ac. - 10.9%)
 5300 - 6000 (54.7 ac. - 31.8%)

15437 Fld; 13 (172.37 ac.)

Clipped pH Surface 2013

Clipped pH Surface 2011



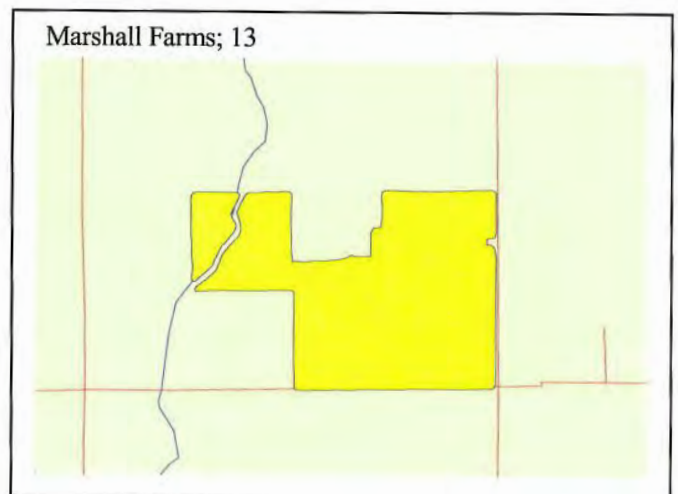
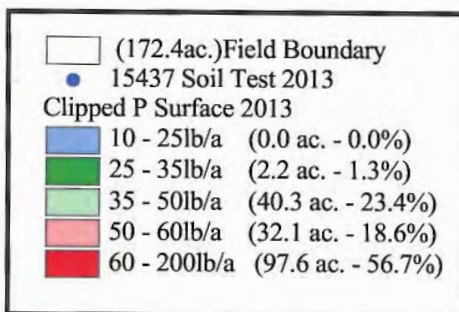
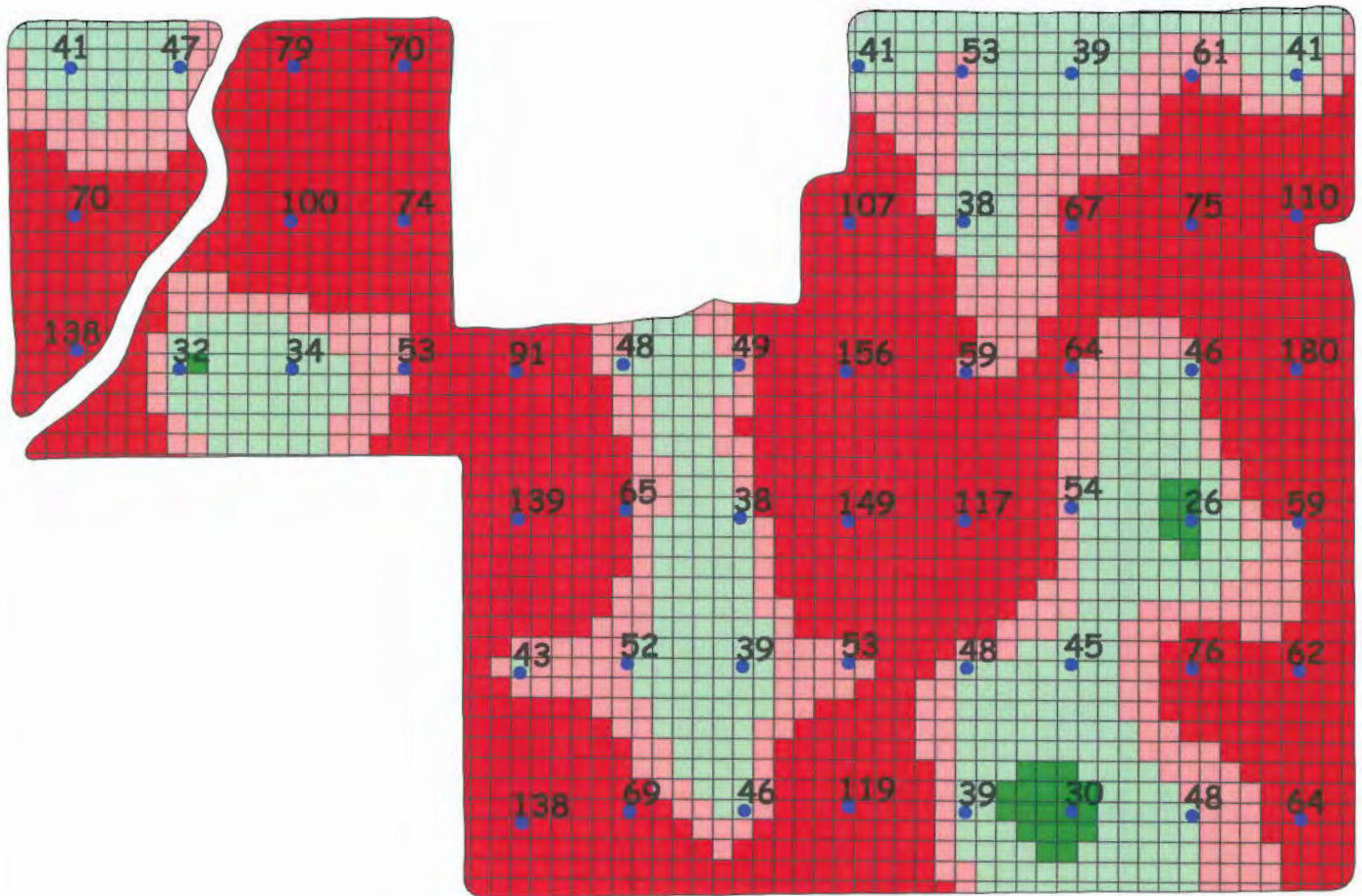
Clipped pH Surface 2013
 4.7 - 5.6 (46.1 ac. - 26.8%)
 5.6 - 6.0 (63.7 ac. - 36.9%)
 6.0 - 6.2 (25.4 ac. - 14.7%)
 6.2 - 6.5 (23.4 ac. - 13.6%)
 6.5 - 7.8 (13.7 ac. - 8.0%)

Clipped pH Surface 2011
 4.6 - 5.6 (69.5 ac. - 40.4%)
 5.6 - 6.0 (72.9 ac. - 42.3%)
 6.0 - 6.2 (11.4 ac. - 6.6%)
 6.2 - 6.5 (9.3 ac. - 5.4%)
 6.5 - 7.8 (9.1 ac. - 5.3%)

Date: Jul 9, 2013
 Field Name: 15437 Fld; 13
 Location: Shelby Co., Indiana, U.S.
 Farm Name: Marshall Farms
 Client Name: Ryan Marshall
 Total Acres: 172.37
 Field Boundary Start Location:
 Latitude: 39.64612040
 Longitude: -85.88918873

Ph Stats:
 No. of Observations: 2259
 Minimum Ph: 4.7
 Maximum Ph: 7.3
 Average Ph: 5.9
 Ph Stats:
 No. of Observations: 2259
 Minimum Ph: 4.6
 Maximum Ph: 7.4
 Average Ph: 5.7

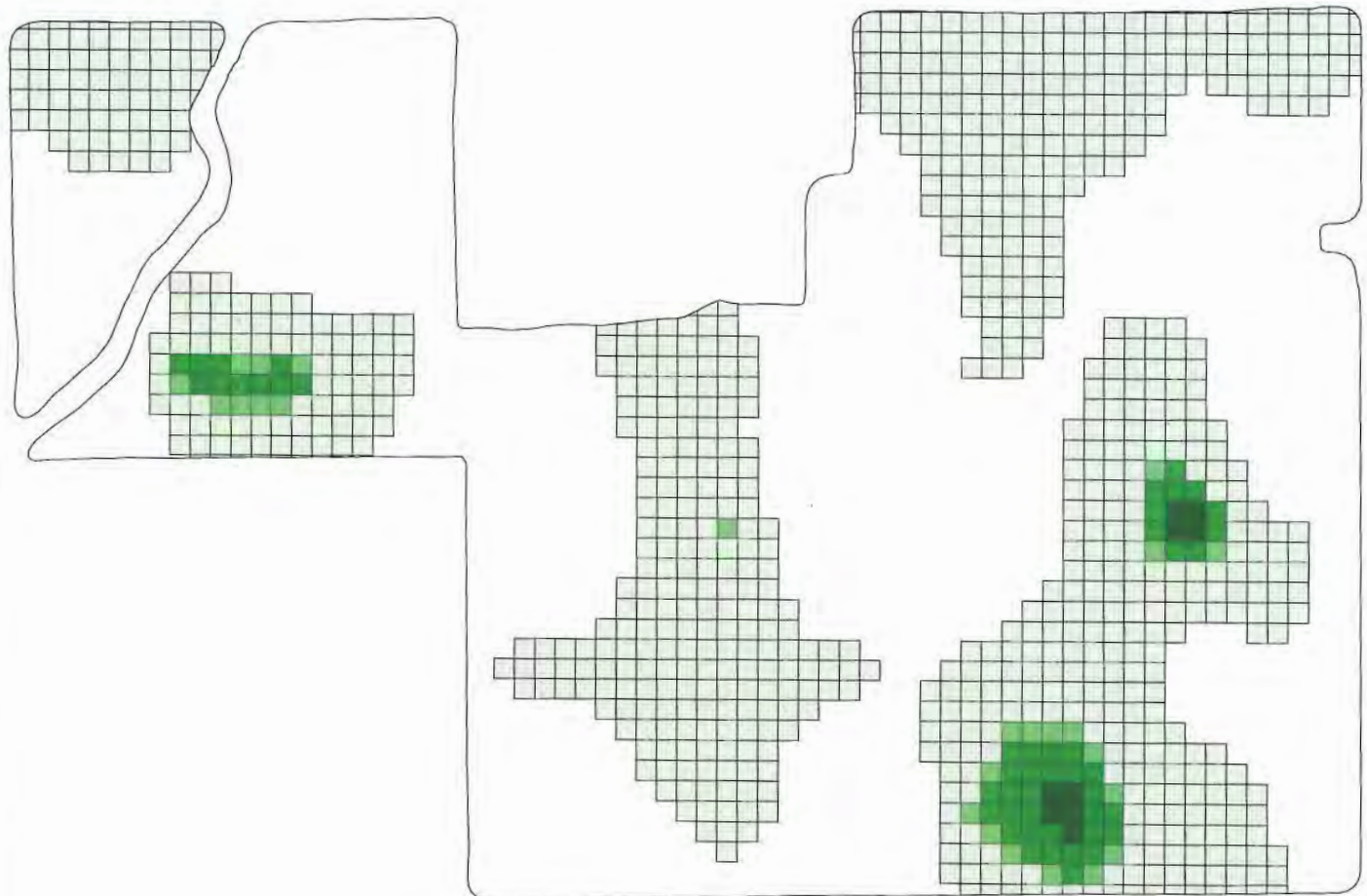
15437 Fld; 13 (172.37 ac.)



Date: Jul 9, 2013
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 Farm Name: Marshall Farms
 Client Name: Ryan Marshall
 Total Acres: 172.37
 Field Boundary Start Location:
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 Longitude: -85.88918873

Ave 70

15437 Fld; 13 (172.37 ac.) - TSP Recommendation



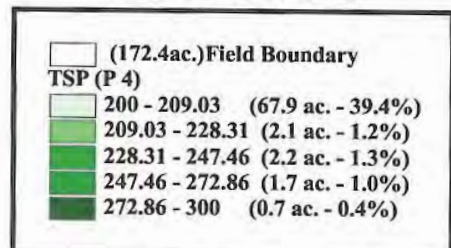
Equation Used: P 4

Date: Jul 9, 2013
 Field Name: 15437 Fld; 13
 Farm Name: Marshall Farms
 Client Name: Ryan Marshall
 Location: Shelby Co., Indiana, U.S.
 Total Acres: 172.37
 Field Boundary Start Location:
 Latitude: 39.64612040
 Longitude: -85.88918873

Application Estimates:

Product: TSP	
Min. Rate:	200.0 Lbs/ac.
Max. Rate:	300.0 Lbs/ac.
Avg. Rate:	203.8 Lbs/ac.
Total TSP:	7.62 Tons
Total P (45%):	3.43 Tons
Total Total (100%):	7.62 Tons
Product Price per ton:	\$600.00
Product Cost:	\$4572.00
Number of Acres to be Applied:	74.69 Acres
Per Acre Application Charge:	\$3.00
Anticipated Application Charge:	\$224.07
Total Cost:	\$4796.07
Cost per Applied Acre:	\$64.21
Total Acre Cost:	\$27.82

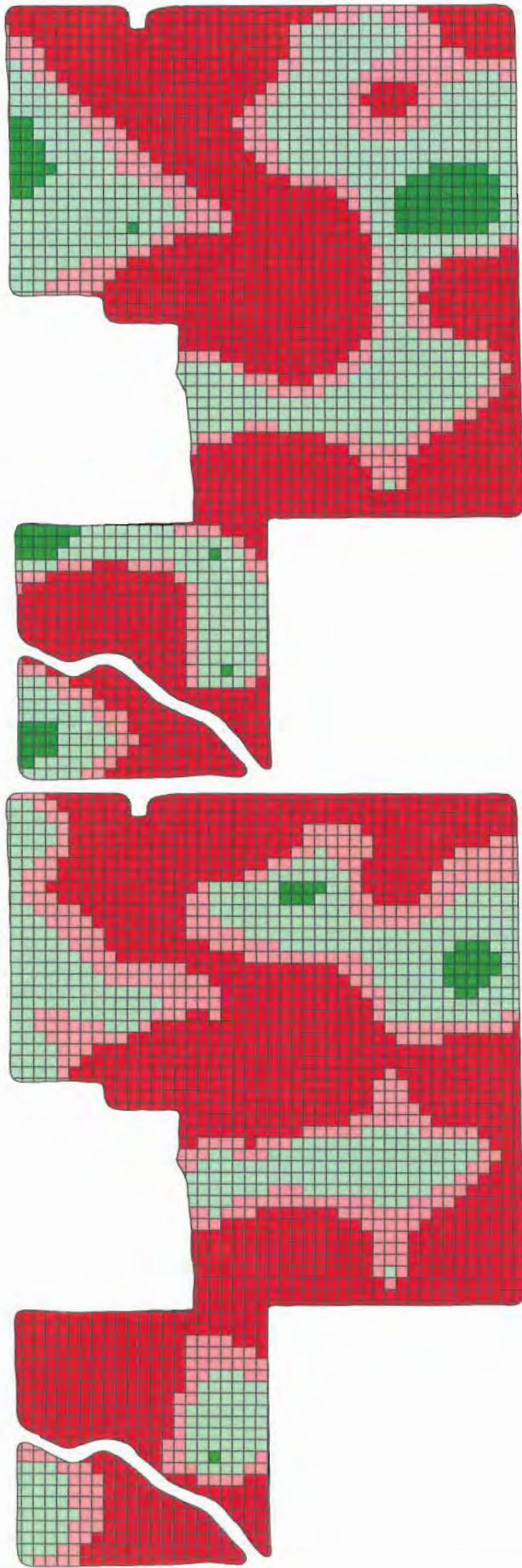
Ave 87 lbs/acre



15437 Fld; 13 (172.37 ac.)

Clipped P Surface 2013

Clipped P Surface 2011



Clipped P Surface 2013

10 - 25lb/a	(0.0 ac. - 0.0%)
25 - 35lb/a	(2.2 ac. - 1.3%)
35 - 50lb/a	(40.3 ac. - 23.4%)
50 - 60lb/a	(32.1 ac. - 18.6%)
60 - 200lb/a	(97.8 ac. - 56.7%)

Clipped P Surface 2011

10 - 25lb/a	(0.0 ac. - 0.0%)
25 - 35lb/a	(7.9 ac. - 4.6%)
35 - 50lb/a	(53.6 ac. - 31.1%)
50 - 60lb/a	(25.9 ac. - 15.1%)
60 - 200lb/a	(84.9 ac. - 49.2%)

Date: Jul 9, 2013

Field Name: 15437 Fld; 13

Location: Shelby Co., Indiana, U.S.

Farm Name: Marshall Farms

Client Name: Ryan Marshall

Total Acres: 172.37

Field Boundary Start Location:

Latitude: 39.64612040

Longitude: -85.88918873

P Stats:

No. of Observations: 2259

Minimum P: 29

Maximum P: 174

Average P: 70

P Stats:

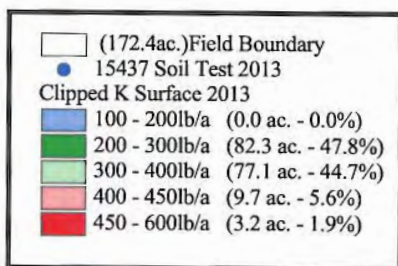
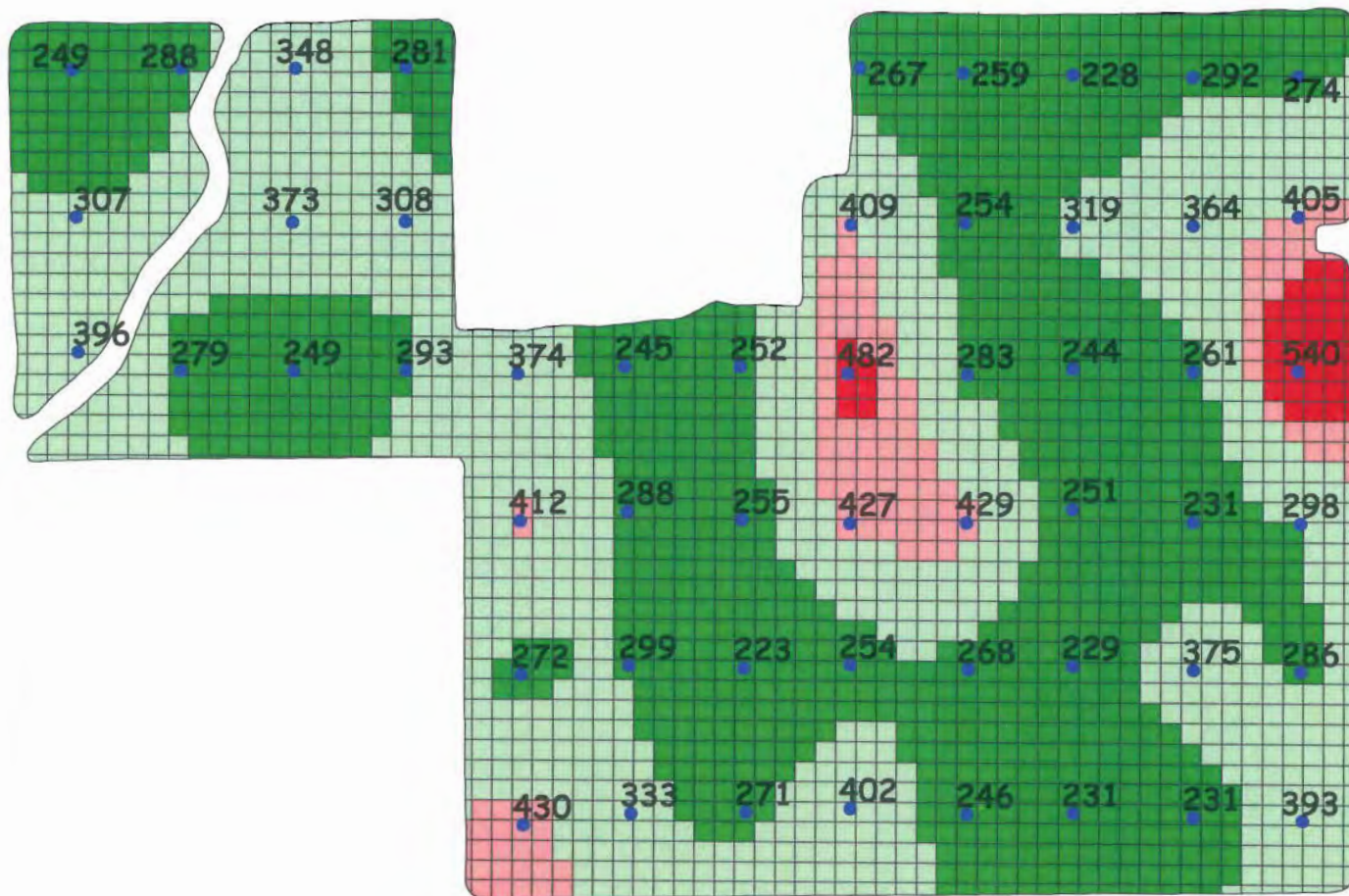
No. of Observations: 2259

Minimum P: 26

Maximum P: 178

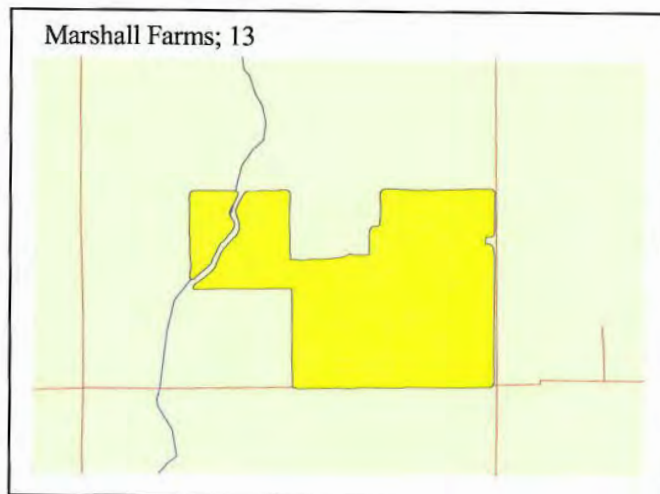
Average P: 71

15437 Fld; 13 (172.37 ac.)

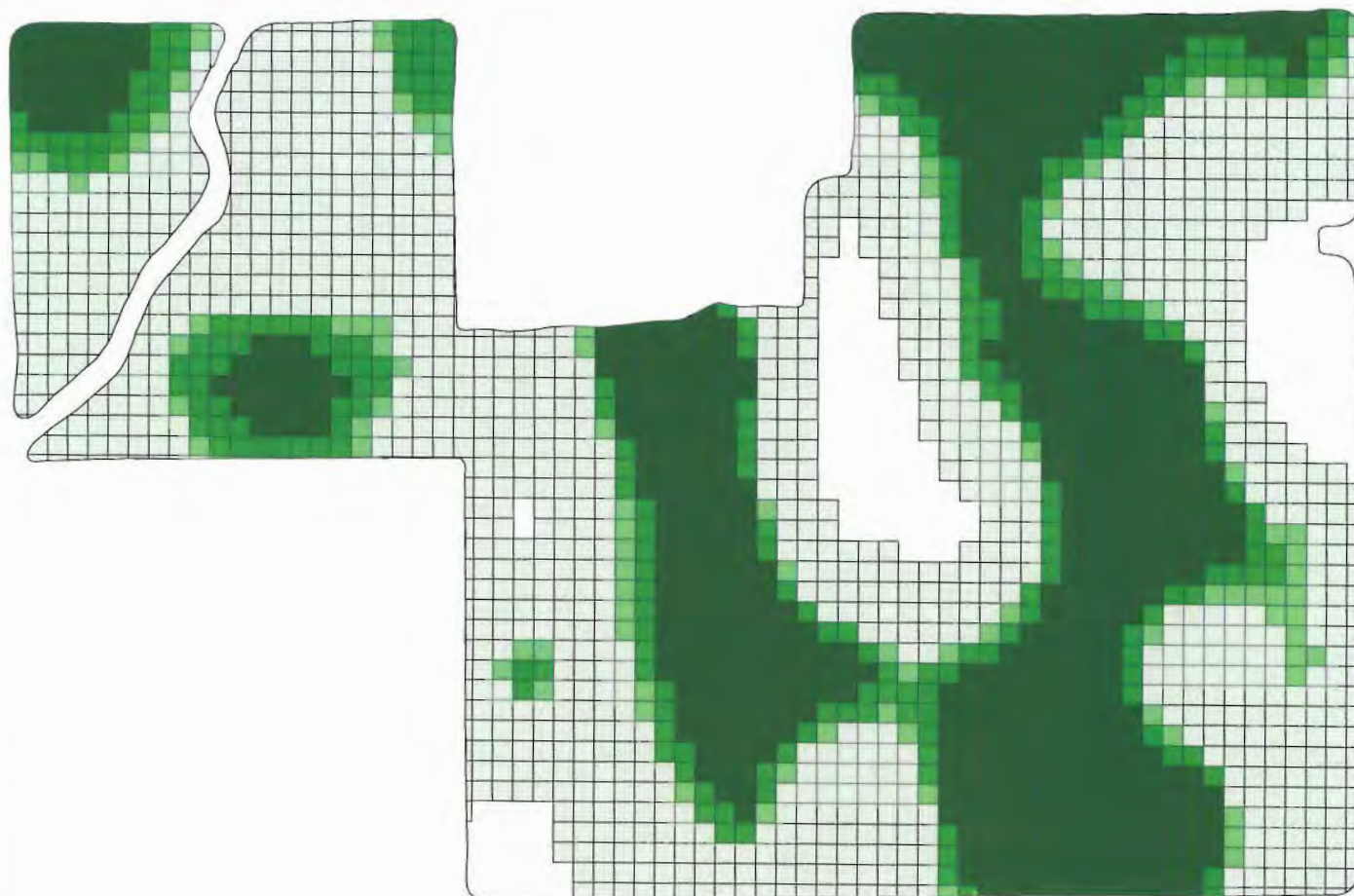


Ave 312

Date: Jul 9, 2013
 Field Name: 15437 Fld; 13
 Location: Shelby Co., Indiana, U.S.
 Farm Name: Marshall Farms
 Client Name: Ryan Marshall
 Total Acres: 172.37
 Field Boundary Start Location:
 Latitude: 39.64612040
 Longitude: -85.88918873



15437 Fld; 13 (172.37 ac.) - Potash Recommendation



Equation Used: K 01

Date: Jul 9, 2013
 Field Name: 15437 Fld; 13
 Farm Name: Marshall Farms
 Client Name: Ryan Marshall
 Location: Shelby Co., Indiana, U.S.
 Total Acres: 172.37
 Field Boundary Start Location:
 Latitude: 39.64612040
 Longitude: -85.88918873

Application Estimates:

Product: Potash
 Min. Rate: 200.0 Lbs/ac.
 Max. Rate: 300.0 Lbs/ac.
 Avg. Rate: 238.6 Lbs/ac.
 Total Potash: 19.09 Tons
 Total K (60%): 11.45 Tons
 Product Price per ton: \$625.00
 Product Cost: \$11931.25
 Number of Acres to be Applied: 159.38 Acres
 Per Acre Application Charge: \$3.00
 Anticipated Application Charge: \$478.14
 Total Cost: \$12409.39
 Cost per Applied Acre: \$77.86
 Total Acre Cost: \$71.99

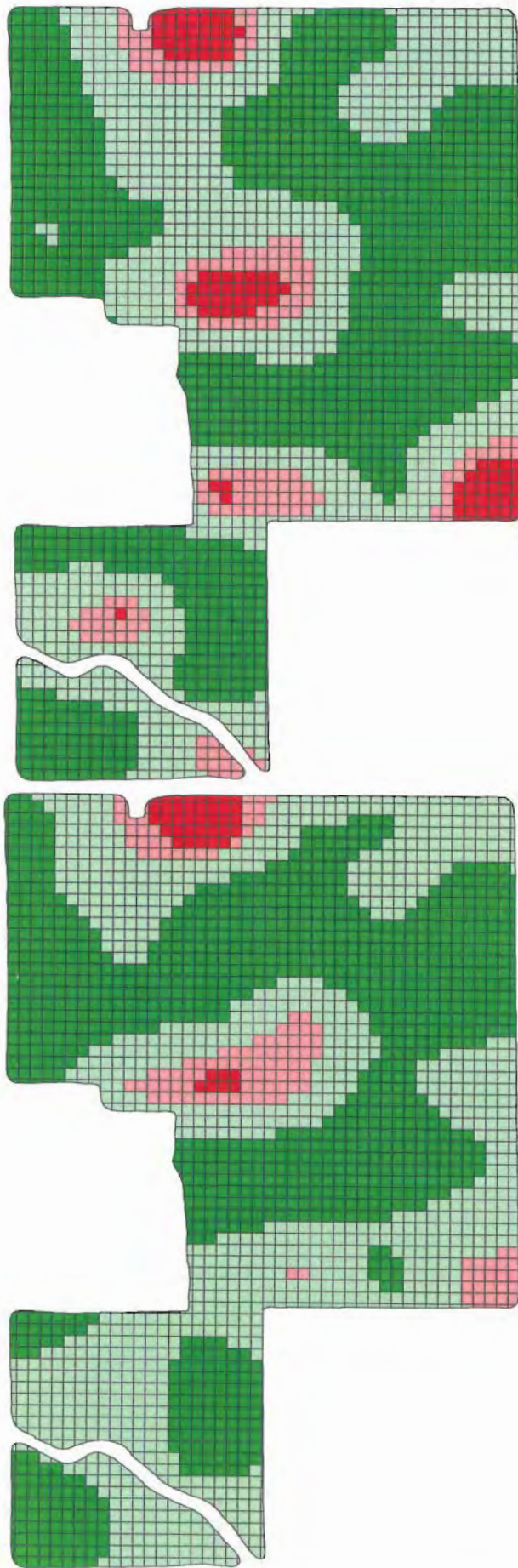
Ave 221 lbs/acre

(172.4ac.)Field Boundary
 Potash (K 01)
 200 - 210 (82.9 ac. - 48.1%)
 210 - 230 (7.8 ac. - 4.5%)
 230 - 250 (7.7 ac. - 4.4%)
 250 - 280 (11.7 ac. - 6.8%)
 280 - 300 (49.3 ac. - 28.6%)

15437 Fld; 13 (172.37 ac.)

Clipped K Surface 2013

Clipped K Surface 2011



Date: Jul 9, 2013

Field Name: 15437 Fld; 13

Location: Shelby Co., Indiana, U.S.

Farm Name: Marshall Farms

Client Name: Ryan Marshall

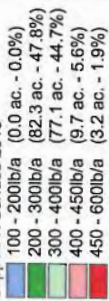
Total Acres: 172.37

Field Boundary Start Location:

Latitude: 39.64612040

Longitude: -85.88918873

Clipped K Surface 2013



K Stats:

No. of Observations: 2259

Minimum K: 224

Maximum K: 527

Average K: 312

K Stats:

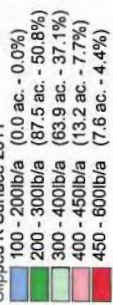
No. of Observations: 2259

Minimum K: 202

Maximum K: 537

Average K: 312

Clipped K Surface 2011



Type notes here	Printed 09/05/2014	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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[General](#)
[Payments](#)
[Bills](#)
[Deductions](#)
[Assessments](#)

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Owner Name	Midwest Farms LLC
State Parcel Number	73-02-20-300-007.000-013
Parcel Number	73-02-20-300-007.000-013
Map Number	033-38007-00
Legal Description	PT E2 SW 20 14 6 40.00A
Acreage	0.000000
Instrument Number	
Book Number	
Page Number	
Location Address	800 NORTH FOUNTAIN TOWN, IN 46130
Owner Address	PO Box 654 KIRKLAND, WA 98083
Note	Transfer from: ADAMS JOHN JAMES Date of Transfer: 10/27/97

Payment History Information

Pay Date	Tax Year	Paid By	Amount
05/06/2014	2013	Midwest Farms LLC	449.10



2.0

3.0

7.0

4.0

8.0

800 N

800 N

800 N

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE
APPROVED BY STATE BOARD OF ACCOUNTS

Pay 2014 Tax Payment Coupon Shelby County

Instructions to Taxpayer

Notice: This tax bill is the only notice you will receive for payment of both installments for your 2013 property tax, payable in 2014.

- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the exemption block in Table 5 on the Comparison Statement, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.
- You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.
- Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.
- Credit/Debit Card Payment: To pay your property taxes by credit/debit card, visit www.govpaynow.com or call (888) 604-7888 24 hours a day, 7 days a week. Use authorization code 5894. The credit card vendor will add a convenience fee to process the card payment. The following credit cards will be accepted, American Express, Discover, MasterCard, and Visa. The fees are as follows: 5% of tax amount due if paid via phone, minimum \$5.00 OR 3.5% of tax amount due if paid via the internet, minimum \$3.50. Pay location code #5894.
- Partial tax payments will be accepted. All penalties will apply.
- To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon.
- To insure prompt posting of your tax payment, please detach and return the payment coupon with your check.
- Failure to receive a tax statement does not relieve taxpayer of the responsibility for payment and penalties when delinquent. If you receive multiple statements, please be sure you receive a statement for ALL the properties you own.

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.
For Questions Concerning Tax Amounts, Please call the County Treasurer's office at (317) 392-6375, Monday thru Thursday 7:00 A.M. to 5:00 P.M. (CLOSED ON FRIDAYS)
or visit our website at <http://www.shelbycounty73.us>

2030

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

State Parcel No: 73-02-20-400-001.000-013

Deeded Owner: Midwest Farms LLC

Legal Description:
PT SE 20 14 6 159.50A

State Parcel No: 73-02-20-400-001.000-013
Acreage: 159.50
Property Location: 8371 N 500 W

FOUNTAIN TOWN IN 46130



00073201300165498852

FALL

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

Check here if a change
of address is indicated
on back of form.

Delinquent After 11/10/2014

Tax Due For This Installment	\$1,964.46
Other Charges (refer to Table 4)	\$0.00
Delinquent Tax	\$0.00
Penalties And Interest:	\$0.00
Prepayments And Credits:	\$0.00

Pay This Amount	\$1,964.46
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Make Check Payable to Shelby County Treasurer

↓ Remit By Mail To ↓

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

00007320130016549885020000001964467

Detach and Return Coupon With Payment

Pay 2014 - SHELBY County - Spring

TREASURER FORM TS-LA2 (2010)

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2013 PAY 2014 TAXES.

State Parcel No: 73-02-20-400-001.000-013
Acreage: 159.50
Property Location: 8371 N 500 W

FOUNTAIN TOWN IN 46130



00073201300165498851

Check here if a change
of address is indicated
on back of form.

Delinquent After 5/12/2014

Tax Due For This Installment	\$1,964.46
Other Charges (refer to Table 4)	\$0.00
Delinquent Tax	\$0.00
Penalties And Interest:	\$0.00
Prepayments And Credits:	\$0.00

Pay This Amount	\$1,964.46
-----------------	------------

Make Check Payable to Shelby County Treasurer

↓ Remit By Mail To ↓

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

00007320130016549885010000001964469

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAXPAYER AND PROPERTY INFORMATION

<u>Location Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
8371 N 500 W	04/08/14	73-02-20-400-001.000-013	MORAL
<u>Taxpayer Name</u>	FOUNTAIN TOWN IN 46130		

TS1 2030	<u>Legal Property Description</u>	<u>Other Charges (refer to Table 4):</u>	\$0.00
	PT SE 20 14 6	Delinquent Tax:	\$0.00
		Delinquent Penalties:	\$0.00
Midwest Farms LLC		PREPAYMENTS:	\$0.00
PO Box 654			
KIRKLAND WA 98083			

Spring installment due on or before May 12, 2014 and Fall installment due on or before November 10, 2014

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2013	2014
1a. Gross assessed value of homestead property (capped at 1%)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$267,200	\$286,800
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$4,900	\$5,400
2. Equals total gross assessed value of property	\$272,100	\$292,200
2a. Minus deductions (see table 5 below)	0	0
3. Equals subtotal of net assessed value of property	\$272,100	\$292,200
3a. Multiplied by your local tax rate	1.0380	1.3446
4. Equals gross tax liability (see table 3 below)	\$2,824.40	\$3,928.92
4a. Minus Local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability (See remittance coupon for total amount due)	\$2,824.40	\$3,928.92

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$5,491.00	\$5,898.00
Adjustment to cap due to voter-approved projects and charges ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$5,491.00	\$5,898.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2013	TAX RATE 2014	TAX AMOUNT 2013	TAX AMOUNT 2014	TAX DIFFERENCE 2013-2014	PERCENT DIFFERENCE
COUNTY	0.3166	0.3240	\$861.47	\$946.73	\$85.26	9.9%
TOWNSHIP	0.0907	0.0709	\$246.79	\$207.16	(\$39.63)	-16.06%
SCHOOL DISTRICT	0.5945	0.9136	\$1,617.64	\$2,669.54	\$1,051.90	65.03%
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
LIBRARY	0.0295	0.0295	\$80.27	\$86.20	\$5.93	7.39%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
SPECIAL DISTRICT	0.0067	0.0066	\$18.23	\$19.29	\$1.06	5.81%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
TOTAL	1.0380	1.3446	\$2,824.40	\$3,928.92	\$1,104.52	39.11%

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2013	2014	% Change
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TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2013	2014
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TOTAL ADJUSTMENTS \$0.00 \$0.00 0% TOTAL DEDUCTIONS 0 0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

Type notes here	Printed 09/05/2014	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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[General](#)
[Payments](#)
[Bills](#)
[Deductions](#)
[Assessments](#)

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Owner Name	Midwest Farms LLC
State Parcel Number	73-02-20-400-002.000-013
Parcel Number	73-02-20-400-002.000-013
Map Number	033-38011-00
Legal Description	SE COR SE 20 14 6 .50A
Acreage	0.000000
Instrument Number	
Book Number	
Page Number	
Location Address	500 WEST & 800 NORTH FAIRLAND ,IN 46126
Owner Address	PO Box 654 KIRKLAND,WA 98083
Note	Transfer from: ADAMS JOHN JAMES Date of Transfer: 10/27/97

Payment History Information

Pay Date	Tax Year	Paid By	Amount
05/06/2014	2013	Midwest Farms LLC	13.44



Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE
APPROVED BY STATE BOARD OF ACCOUNTS

Pay 2014 Tax Payment Coupon Shelby County

Instructions to Taxpayer

Notice: This tax bill is the only notice you will receive for payment of both installments for your 2013 property tax, payable in 2014.

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- Credit/Debit Card Payment: To pay your property taxes by credit/debit card, visit www.govpaynow.com or call (888) 604-7888 24 hours a day, 7 days a week. Use authorization code 5894. The credit card vendor will add a convenience fee to process the card payment. The following credit cards will be accepted: American Express, Discover, MasterCard, and Visa. The fees are as follows: 5% of tax amount due if paid via phone, minimum \$5.00 OR 3.5% of tax amount due if paid via the internet, minimum \$3.50. Pay location code #5894.
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- To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon.
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or visit our website at: <http://www.shelbycounty73.us>

2030

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

State Parcel No: 73-02-20-400-002.000-013

Deeded Owner: Midwest Farms LLC

Legal Description:
SE COR SE 20 14 6 .50A

State Parcel No: 73-02-20-400-002.000-013

Acreage: 0.50

Property Location: 500 WEST & 800 NORTH

FAIRLAND IN 46126



00073201316041948262

FALL

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

Check here if a change
of address is indicated
on back of form.

Delinquent After 11/10/2014
Tax Due For This Installment \$0.00
Other Charges (refer to Table 4) \$0.00
Delinquent Tax \$0.00
Penalties And Interest: \$0.00
Prepayments And Credits: \$0.00

Pay This Amount \$0.00

Make Check Payable to Shelby County Treasurer

↕ Remit By Mail To ↕

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

00007320131604194826020000000000000000

Detach and Return Coupon With Payment

Pay 2014 - SHELBY County - Spring

TREASURER FORM TS-LA2 (2010)

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State Parcel No: 73-02-20-400-002.000-013

Acreage: 0.50

Property Location: 500 WEST & 800 NORTH

FAIRLAND IN 46126



00073201316041948261

Check here if a change
of address is indicated
on back of form.

Delinquent After 5/12/2014
Tax Due For This Installment \$13.44
Other Charges (refer to Table 4) \$0.00
Delinquent Tax \$0.00
Penalties And Interest: \$0.00
Prepayments And Credits: \$0.00

Pay This Amount \$13.44

Make Check Payable to Shelby County Treasurer

↕ Remit By Mail To ↕

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

00007320131604194826010000000013444

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAXPAYER AND PROPERTY INFORMATION

Location Address	Date of Notice	Parcel Number	Taxing District
500 WEST & 800 NORTH	04/08/14	73-02-20-400-002.000-013	MORAL
Taxpayer Name			
FAIRLAND IN 46126			

Legal Property Description	Other Charges (refer to Table 4):	\$0.00
TS1 2030	Delinquent Tax:	\$0.00
Midwest Farms LLC	Delinquent Penalties:	\$0.00
PO Box 654	PREPAYMENTS:	\$0.00
KIRKLAND WA 98083		

Spring installment due on or before May 12, 2014 and Fall installment due on or before November 10, 2014

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2013	2014
1a. Gross assessed value of homestead property (capped at 1%)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$1,000	\$1,000
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$0	\$0
2. Equals total gross assessed value of property	\$1,000	\$1,000
2a. Minus deductions (see table 5 below)	0	0
3. Equals subtotal of net assessed value of property	\$1,000	\$1,000
3a. Multiplied by your local tax rate	1.0380	1.3446
4. Equals gross tax liability (see table 3 below)	\$10.38	\$13.44
4a. Minus Local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability (See remittance coupon for total amount due)	\$10.38	\$13.44

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$20.00	\$20.00
Adjustment to cap due to voter-approved projects and charges ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$20.00	\$20.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2013	TAX RATE 2014	TAX AMOUNT 2013	TAX AMOUNT 2014	TAX DIFFERENCE 2013-2014	PERCENT DIFFERENCE
COUNTY	0.3166	0.3240	\$3.17	\$3.24	\$0.07	2.21%
TOWNSHIP	0.0907	0.0709	\$0.89	\$0.71	(\$0.18)	-20.22%
SCHOOL DISTRICT	0.5945	0.9136	\$5.95	\$9.13	\$3.18	53.45%
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
LIBRARY	0.0295	0.0295	\$0.30	\$0.29	(\$0.01)	-3.33%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
SPECIAL DISTRICT	0.0067	0.0066	\$0.07	\$0.07	\$0.00	0%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
TOTAL	1.0380	1.3446	\$10.38	\$13.44	\$3.06	29.48%

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2013	2014	% Change	TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³	2013	2014
				TYPE OF DEDUCTION		
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0%	TOTAL DEDUCTIONS	0	0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.

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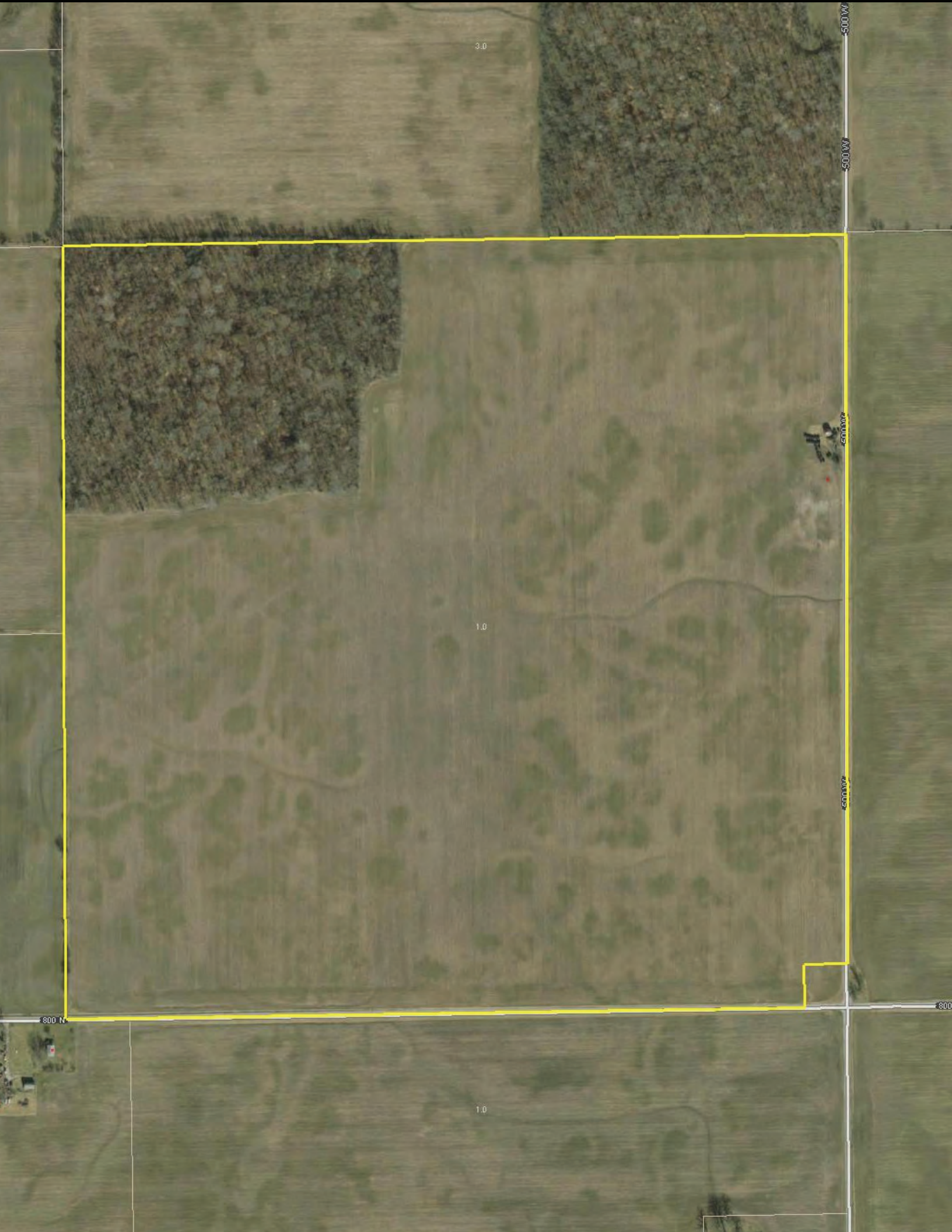
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[General](#)
[Payments](#)
[Bills](#)
[Deductions](#)
[Assessments](#)

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Images	Show Images(1)
Sketches	Show Sketches(1)
Owner Name	Midwest Farms LLC
State Parcel Number	73-02-20-400-001.000-013
Parcel Number	73-02-20-400-001.000-013
Map Number	033-38008-00
Legal Description	PT SE 20 14 6 159.50A
Acreage	0.000000
Instrument Number	
Book Number	
Page Number	
Location Address	8371 N 500 W FOUNTAIN TOWN , IN 46130
Owner Address	PO Box 654 KIRKLAND, WA 98083
Note	Transfer from: ADAMS JOHN JAMES Date of Transfer: 10/27/97



Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE
APPROVED BY STATE BOARD OF ACCOUNTS

Pay 2014 Tax Payment Coupon Shelby County

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- To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon.
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or visit our website at: <http://www.shelbycounty73.us>

2030

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

State Parcel No: 73-02-20-300-007.000-013

Deeded Owner: Midwest Farms LLC

Legal Description:
PT E2 SW 20 14 6 40.00A

Accounts Payable

APR 11 2014

State Parcel No: 73-02-20-300-007.000-013

Acreage: 40.00

Property Location: 800 NORTH

(UNASSIGNED) IN 99999



00073201311106241522

FALL

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

Check here if a change
of address is indicated
on back of form.

Delinquent After 11/10/2014
Tax Due For This Installment \$449.10
Other Charges (refer to Table 4) \$0.00
Delinquent Tax \$0.00
Penalties And Interest: \$0.00
Prepayments And Credits: \$0.00

Pay This Amount \$449.10

Make Check Payable to Shelby County Treasurer

↓ Remit By Mail To ↓

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

00007320131110624152020000000449106

Detach and Return Coupon With Payment

Pay 2014 - SHELBY County - Spring

TREASURER FORM TS-LA2 (2010)

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State Parcel No: 73-02-20-300-007.000-013

Acreage: 40.00

Property Location: 800 NORTH

(UNASSIGNED) IN 99999



00073201311106241521

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

Check here if a change
of address is indicated
on back of form.

Delinquent After 5/12/2014
Tax Due For This Installment \$449.10
Other Charges (refer to Table 4) \$0.00
Delinquent Tax \$0.00
Penalties And Interest: \$0.00
Prepayments And Credits: \$0.00

Pay This Amount \$449.10

Make Check Payable to Shelby County Treasurer

↓ Remit By Mail To ↓

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

00007320131110624152010000000449106

Shelby County Treasurer
25 W. Polk St., Rm. 102
Shelbyville, IN 46176

SPECIAL MESSAGE TO PROPERTY OWNER

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TAXPAYER AND PROPERTY INFORMATION

Location Address	Date of Notice	Parcel Number	Taxing District
800 NORTH	04/08/14	73-02-20-300-007.000-013	MORAL
Taxpayer Name			
(UNASSIGNED) IN 99999			

Legal Property Description	Other Charges (refer to Table 4):	\$0.00
TS1 2030	Delinquent Tax:	\$0.00
PT E2 SW 20 14 6	Delinquent Penalties:	\$0.00
	PREPAYMENTS:	\$0.00

Midwest Farms LLC
PO Box 654
KIRKLAND WA 98083

Spring installment due on or before May 12, 2014 and Fall installment due on or before November 10, 2014

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2013	2014
1a. Gross assessed value of homestead property (capped at 1%)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$61,900	\$66,800
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$0	\$0
2. Equals total gross assessed value of property	\$61,900	\$66,800
2a. Minus deductions (see table 5 below)	0	0
3. Equals subtotal of net assessed value of property	\$61,900	\$66,800
3a. Multiplied by your local tax rate	1.0380	1.3446
4. Equals gross tax liability (see table 3 below)	\$642.52	\$898.20
4a. Minus Local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability (See remittance coupon for total amount due)	\$642.52	\$898.20

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$1,238.00	\$1,336.00
Adjustment to cap due to voter-approved projects and charges ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$1,238.00	\$1,336.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2013	TAX RATE 2014	TAX AMOUNT 2013	TAX AMOUNT 2014	TAX DIFFERENCE 2013-2014	PERCENT DIFFERENCE
COUNTY	0.3166	0.3240	\$195.97	\$216.43	\$20.46	10.44%
TOWNSHIP	0.0907	0.0709	\$56.15	\$47.36	(\$8.79)	-15.65%
SCHOOL DISTRICT	0.5945	0.9136	\$367.99	\$610.29	\$242.30	65.84%
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
LIBRARY	0.0295	0.0295	\$18.26	\$19.71	\$1.45	7.94%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
SPECIAL DISTRICT	0.0067	0.0066	\$4.15	\$4.41	\$0.26	6.27%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0%
TOTAL	1.0380	1.3446	\$642.52	\$898.20	\$255.68	39.79%

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2013	2014	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2013	2014
TOTAL DEDUCTIONS	0	0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

Exhibit A
Legal Description

THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 ALL IN TOWNSHIP 14 NORTH, RANGE 6 EAST; LYING IN MORAL TOWNSHIP, SHELBY COUNTY AND INTENDED TO BE THAT LAND AS DESCRIBED AND RECORDED IN DEED RECORD 329, PAGE 35-37 IN THE OFFICE OF THE SHELBY COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (FOUND) IN COUNTY ROAD 500 WEST MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00° 04' 43" WEST ALONG SAID ROAD AND THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2640.99 FEET TO A MAG NAIL (FOUND) IN THE INTERSECTION OF COUNTY ROAD 800 NORTH AND COUNTY ROAD 500 WEST MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89° 09' 53" WEST ALONG SAID COUNTY ROAD 800 NORTH AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2672.73 FEET TO A ½" REBAR (FOUND) MARKING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00° 11' 55" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1323.61 FEET TO A 5/8" CAPPED REBAR (SET) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 89° 24' 44" WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1344.91 FEET TO A 5/8" CAPPED REBAR (SET) AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER; THENCE NORTH 00° 12' 09" WEST ALONG THE WEST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1324.00 FEET TO A 5/8" CAPPED REBAR (SET) AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER; THENCE NORTH 89° 25' 43" EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1345.00 FEET TO A STONE (FOUND) MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 89° 18' 05" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2685.45 FEET TO THE POINT OF BEGINNING, CONTAINING 203.48 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.





Tract 1-4



Tract 1







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