

PROPERTY RECORD INFORMATION

86-10-05-300-008.000-014

Lewellen Robert G

1684955468 450 N & 1000 E (SE corner of)

100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
86-10-05-300-008.000-014
Parent Parcel Number

OWNERSHIP

Lewellen Robert G
10020 E 375 N
OTTERBEIN, IN 47970 USA
011-00144-00 PT SW 1/4 5-22-6 91.12 AC

Tax ID 0110014400

TRANSFER OF OWNERSHIP

Date

12/17/2012

Grogan Terrace J

\$570000

Property Address
1684955468 450 N & 1000 E (SE corner of)

Neighborhood
1100001 WARREN TOWNSHIP HOMESITES

Property Class
100 Agri Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 86

Area 011 Warren Township

Corporation N Warren

District 014 Warren

Section & Plat 5

Routing Number 10-05-000-015

Site Description

Topography:

Rolling

Public Utilities:

Electric

Street or Road:

Unpaved

Neighborhood:

Static

Zoning:

Legal Acres:
91.1200

Admin Legal

91.1200

VALUATION RECORD

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015
Reason for Change	TREND	51	51	51		
VALUATION	I 103200	120000	130500	140800	164100	164100
Appraised Value	B 0	0	0	0	0	0
T 103200	120000	120000	130500	140800	164100	164100
VALUATION	I 103200	120000	130500	140800	164100	164100
True Tax Value	B 0	0	0	0	0	0
T 103200	120000	120000	130500	140800	164100	164100

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Actual	Effective	Effective	Depth	Square Feet	Base	Adjusted	Extended	Influence	Value
Soil ID	Area			Frontage	Frontage	Frontage	Depth		Rate	Rate	Value	Factor	
1 82 - PUBLIC ROAD/ROW	ROB2	0.2610	1.00	2050.00	2050.00	2050.00	540 0 -100%	0					
2 4 - TILLABLE LAND	HeG	0.3370	0.50	2050.00	1025.00	350		350					
3 4 - TILLABLE LAND	MOE2	0.8040	0.55	2050.00	1128.00	910		910					
4 4 - TILLABLE LAND	MOE3	3.2730	0.77	2050.00	1579.00	5170		5170					
5 4 - TILLABLE LAND	RFB2	19.7830	0.94	2050.00	1927.00	38120		38120					
6 4 - TILLABLE LAND	RoA	9.7030	1.02	2050.00	2091.00	20290		20290					
7 4 - TILLABLE LAND	ROB2	18.9880	0.98	2050.00	2009.00	38150		38150					
8 4 - TILLABLE LAND	SLA	7.5270	1.06	2050.00	2173.00	16360		16360					
9 4 - TILLABLE LAND	Wc	0.0350	1.15	2050.00	2358.00	80		80					
10 4 - TILLABLE LAND	WTC2	22.9030	0.85	2050.00	1743.00	39920		39920					
11 5 - NONTILLABLE LAND	MOE2	2.8650	0.55	2050.00	1128.00	3230 0 -60%		3230 0 -60%					
12 5 - NONTILLABLE LAND	RFB2	0.0250	0.94	2050.00	1927.00	50 0 -60%		50 0 -60%					
13 5 - NONTILLABLE LAND	ROB2	0.0630	0.98	2050.00	2009.00	130 0 -60%		130 0 -60%					
14 5 - NONTILLABLE LAND	SLA	0.0590	1.06	2050.00	2173.00	130 0 -60%		130 0 -60%					
15 5 - NONTILLABLE LAND	Wc	1.6840	1.15	2050.00	2358.00	3970 0 -60%		3970 0 -60%					
16 5 - NONTILLABLE LAND	WpG	0.0060	0.50	2050.00	1025.00	10 0 -60%		10 0 -60%					
17 5 - NONTILLABLE LAND	WTC2	1.4830	0.85	2050.00	1743.00	2580 0 -60%		2580 0 -60%					
18 6 - WOODLAND	HeG	0.9100	0.50	2050.00	1025.00	930 0 -80%		930 0 -80%					
19 6 - WOODLAND	RFB2	0.0010	0.94	2050.00	1927.00	0 0 -80%		0 0 -80%					
20 6 - WOODLAND	WTC2	0.1400	0.85	2050.00	1743.00	240 0 -80%		240 0 -80%					

ai: Associate Parcel ID
011-002-008.000

CHID: Previous parcel_id: 0110014400

Supplemental Cards

10

TRUE TAX VALUE

163630

Permit Number
Type

FilingDate

Est. Cost Field Visit
Est. SqFt

Supplemental Cards
TOTAL LAND VALUE

164100

PROPERTY RECORD INFORMATION

86-10-05-300-008.000-014
ADMINISTRATIVE INFORMATION

Lewellen Robert G
OWNERSHIP

1684955468 450 N & 1000 E (SE corner of)
Tax ID 0110014400

Printed 01/11/2016 Card No. 2 of 2

100

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
WtC2	0.0120		0.85	2050.00	1743.00		20 0	-40%
21 71 - FARM BUILDINGS								10

Supplemental Cards

TRUE TAX VALUE

10

Supplemental Cards

TOTAL LAND VALUE

PROPERTY RECORD INFORMATION

86-10-08-200-008.001-014

Lewellen Robert G

375 N (Rear of (Vacant Land)

100

ADMINISTRATIVE INFORMATION

OWNERSHIP

PARCEL NUMBER
86-10-08-200-008.001-014
Parent Parcel Number
Property Address
375 N (Rear of (Vacant Land)
Neighborhood
1100001 WARREN TOWNSHIP HOMESITES
Property Class
100 Agri Vacant land
TAXING DISTRICT INFORMATION
Jurisdiction 86
Area 011 Warren Township
Corporation N
District 014 Warren
Section & Plat 8
Routing Number 10-08-000-006

Tax ID 0110014404

TRANSFER OF OWNERSHIP

011-00144-04 N END NE 1/4 NW 1/4 8-22-6 3.88AC
Date
12/17/2012 Grogan Terrance J \$570000

Printed 01/11/2016

Card No. 1

of 1

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015	Worksheet
Reason for Change	51	51	51			
VALUATION	I 7100	I 11500	I 11900	I 11900	I 11900	2500
Appraised Value	0	0	0	0	0	0
VALUATION	T 7100	T 11500	T 11900	T 11900	T 11900	2500
True Tax Value	0	0	0	0	0	0
VALUATION	T 7100	T 11500	T 11900	T 11900	T 11900	2500

Site Description

Topography:
Rolling
Public Utilities:
Electric
Street or Road:
Unpaved
Neighborhood:
Static
Zoning:
Legal Acres:
3.8800
Admin Legal
3.8800

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Effective	Depth	Depth	Rate	Rate	Value	Factor	
Actual	Effective	Depth	Depth	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Depth	Rate	Rate	Value	Factor	
2 5 - NONTILLABLE LAND	ROA	0.5665	1.02	2050.00	2091.00	1180 0	-60%	470
3 5 - NONTILLABLE LAND	ROB2	1.6776	0.98	2050.00	2009.00	3370 0	-60%	1350
4 6 - WOODLAND	ROA	0.3931	1.02	2050.00	2091.00	820 0	-80%	160
5 6 - WOODLAND	ROB2	1.2428	0.98	2050.00	2009.00	2500 0	-80%	500

Supplemental Cards

2480

TRUE TAX VALUE

Permit Number Filing Date Est. Cost Field Visit
Type Est. SqFt

Supplemental Cards

2500

TOTAL LAND VALUE

TAX INVOICES

Detach and return coupon with 1st Installment payment

2015 - Warren County County - 1st Installment

Printed: 7/8/2015

Deeded Owner: Lewellen Robert G

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) CALENDAR 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) CALENDAR 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 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 91.12

Location Address: 1684955468 450 N & 1000 E (SE corner of)

1st INSTALLMENT - A

Otterbein IN 47970

STATE PARCEL NUMBER: 86-10-05-300-008.000-014



**00086201403431401451*

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

NAME AND ADDRESS OF TAXPAYER

Lewellen Robert G
10020 E 375 N
OTTERBEIN IN 47970

Delinquent after:

May 11, 2015

Property Taxes Due:

\$870.90

Other Charges (See Table 4)

\$0.00

Delinquent Tax:

\$0.00

Delinquent Penalty:

\$43.55

LESS PAYMENTS:

\$914.45

Pay This Amount For
1st Installment

\$0.00

Remit By Mail To: WARREN COUNTY TREASURER

SUITE 6

125 N MONROE ST

WILLIAMSPORT IN 47993

0000862014034314014501000000000009

Detach and return coupon with 2nd Installment payment

2015 - Warren County County - 2nd Installment

Printed: 7/8/2015

Deeded Owner: Lewellen Robert G

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) CALENDAR 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) CALENDAR 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 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 91.12

Location Address: 1684955468 450 N & 1000 E (SE corner of)

2nd INSTALLMENT - B

Otterbein IN 47970

STATE PARCEL NUMBER: 86-10-05-300-008.000-014



**00086201403431401452*

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

NAME AND ADDRESS OF TAXPAYER

Lewellen Robert G
10020 E 375 N
OTTERBEIN IN 47970

Delinquent after:

November 10, 2015

Property Taxes Due:

\$870.90

Other Charges (See Table 4)

\$0.00

Delinquent Tax:

\$0.00

Delinquent Penalty:

\$0.00

LESS PAYMENTS:

\$0.00

Pay This Amount for
2nd Installment

\$870.90

Remit By Mail To: WARREN COUNTY TREASURER

SUITE 6

125 N MONROE ST

WILLIAMSPORT IN 47993

00008620140343140145020000000870907

LEGAL DESCRIPTION: 011-00144-00 PT SW 1/4 5-22-6 91.12 AC

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Lewellen Robert G

PROPERTY NUMBER 86-10-05-300-008.000-014

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, 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.

For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-762-3562

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.

If this tax is to be paid by someone other than yourself, please forward to the proper person.

Please include self-addressed, stamped envelope for receipt and show address changes on the back.

The coupons must accompany payment, otherwise \$1.00 will be charged for reprint per coupon!

Make checks payable to the Warren County Treasurer. THANK YOU!!!!

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 ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

Thank you for your cooperation

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

TAX INVOICES

Detach and return coupon with 1st Installment payment

2015 - Warren County County - 1st Installment

Printed: 7/8/2015

Deeded Owner: Lewellen Robert G

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) CALENDAR 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) CALENDAR 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 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 3.88

Location Address: 375 N (Rear of (Vacant Land)
Otterbein IN 47970

1st INSTALLMENT - A

STATE PARCEL NUMBER: 86-10-08-200-008.001-014



00086201401268064471

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

NAME AND ADDRESS OF TAXPAYER

Lewellen Robert G
10020 E 375 N
OTTERBEIN IN 47970

Delinquent after:

May 11, 2015

Property Taxes Due:

\$63.16

Other Charges (See Table 4)

\$0.00

Delinquent Tax:

\$0.00

Delinquent Penalty:

\$3.16

LESS PAYMENTS:

\$66.32

Pay This Amount For
1st Installment

\$0.00

Remit By Mail To: WARREN COUNTY TREASURER

SUITE 6

125 N MONROE ST

WILLIAMSPORT IN 47993

00008620140126806447010000000000004

Detach and return coupon with 2nd Installment payment

2015 - Warren County County - 2nd Installment

Printed: 7/8/2015

Deeded Owner: Lewellen Robert G

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Acreage: 3.88

Location Address: 375 N (Rear of (Vacant Land)
Otterbein IN 47970

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 86-10-08-200-008.001-014



00086201401268064472

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

NAME AND ADDRESS OF TAXPAYER

Lewellen Robert G
10020 E 375 N
OTTERBEIN IN 47970

Delinquent after:

November 10, 2015

Property Taxes Due:

\$63.16

Other Charges (See Table 4)

\$0.00

Delinquent Tax:

\$0.00

Delinquent Penalty:

\$0.00

LESS PAYMENTS:

\$0.00

Pay This Amount for
2nd Installment

\$63.16

Remit By Mail To: WARREN COUNTY TREASURER

SUITE 6

125 N MONROE ST

WILLIAMSPORT IN 47993

00008620140126806447020000000063160

LEGAL DESCRIPTION: 011-00144-04 N END NE 1/4 NW 1/4 8-22-6 3.88AC

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Lewellen Robert G

PROPERTY NUMBER 86-10-08-200-008.001-014

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Thank you for your cooperation

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

FSA AERIAL

Includes other land which is not part of the Auction property.

USDA Farm 1214 Tract 1403

2016 Certification map prepared on: 1/13/2016

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Administered by: Warren County, Indiana

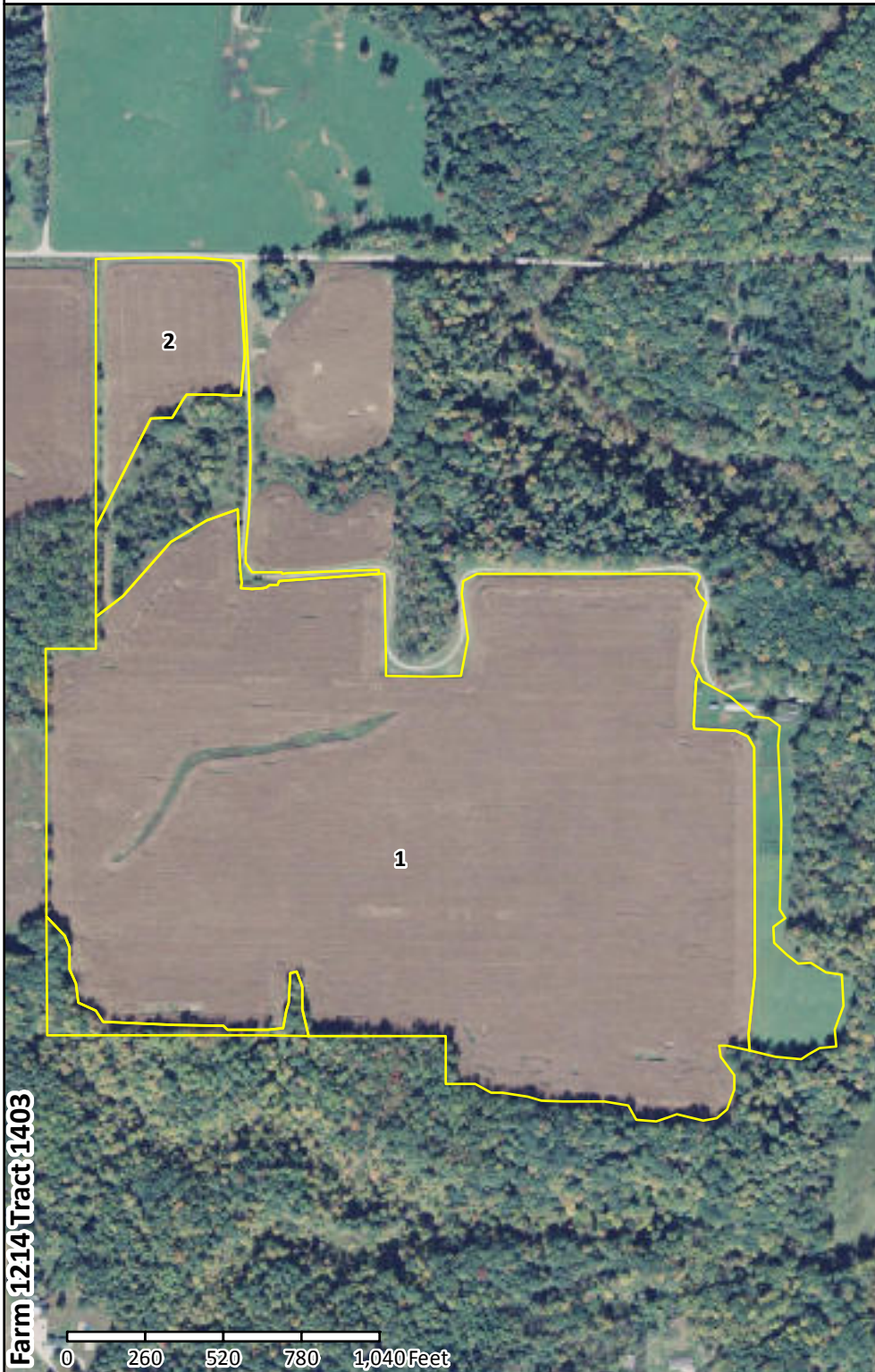
98.93 Tract acres

87.77 Cropland acres

0 CRP acres

Source: USDA Farm Service Agency - 2014 or 2013 (Ohio) NAIP imagery; IDHS Nov 2013 or Dynamap 2008 road names

CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	81.46	H				Y	
2	6.31	H				Y	



Farm 1214 Tract 1403

0 260 520 780 1,040 Feet

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FSA 156 EZ

Includes other land which is not part of the Auction property.

Indiana

Warren

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1214

Prepared: 1/20/16 12:16 PM

Crop Year: 2016

Page: 1 of 1

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

ROBERT G LEWELLEN

Farm Identifier

Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
98.93	87.77	87.77	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	87.77	0.0	0.0			N	

ARC/PLC

ARC-IC
NONE

ARC-CO
CORN

PLC
NONE

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	77.0		100	0.0
Total Base Acres:	77.0			

Tract Number: 1403 Description: SEC 5 TWP 22N R 6W WARREN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR
History
N

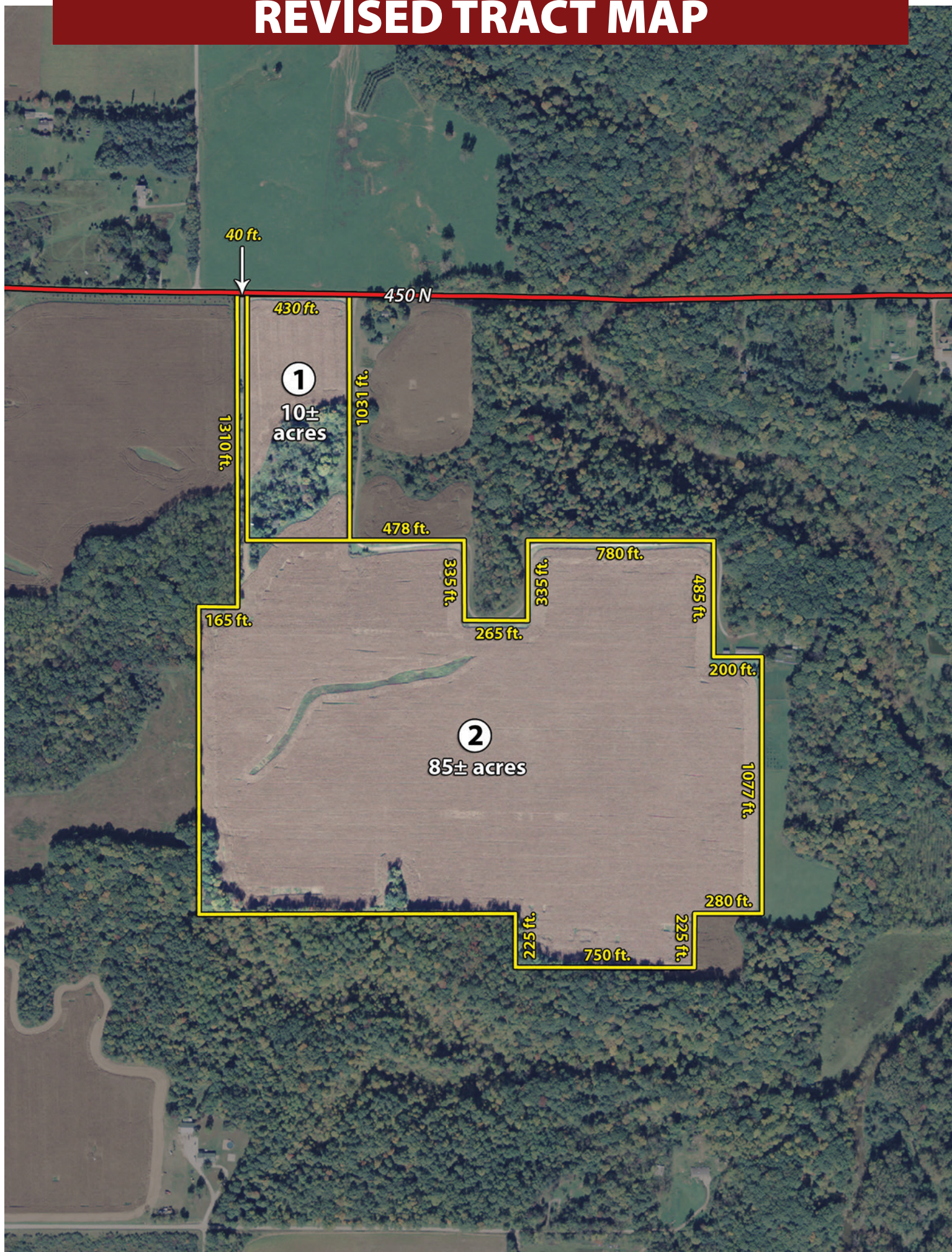
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
98.93	87.77	87.77	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	87.77	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	77.0		100	0.0
Total Base Acres:	77.0			

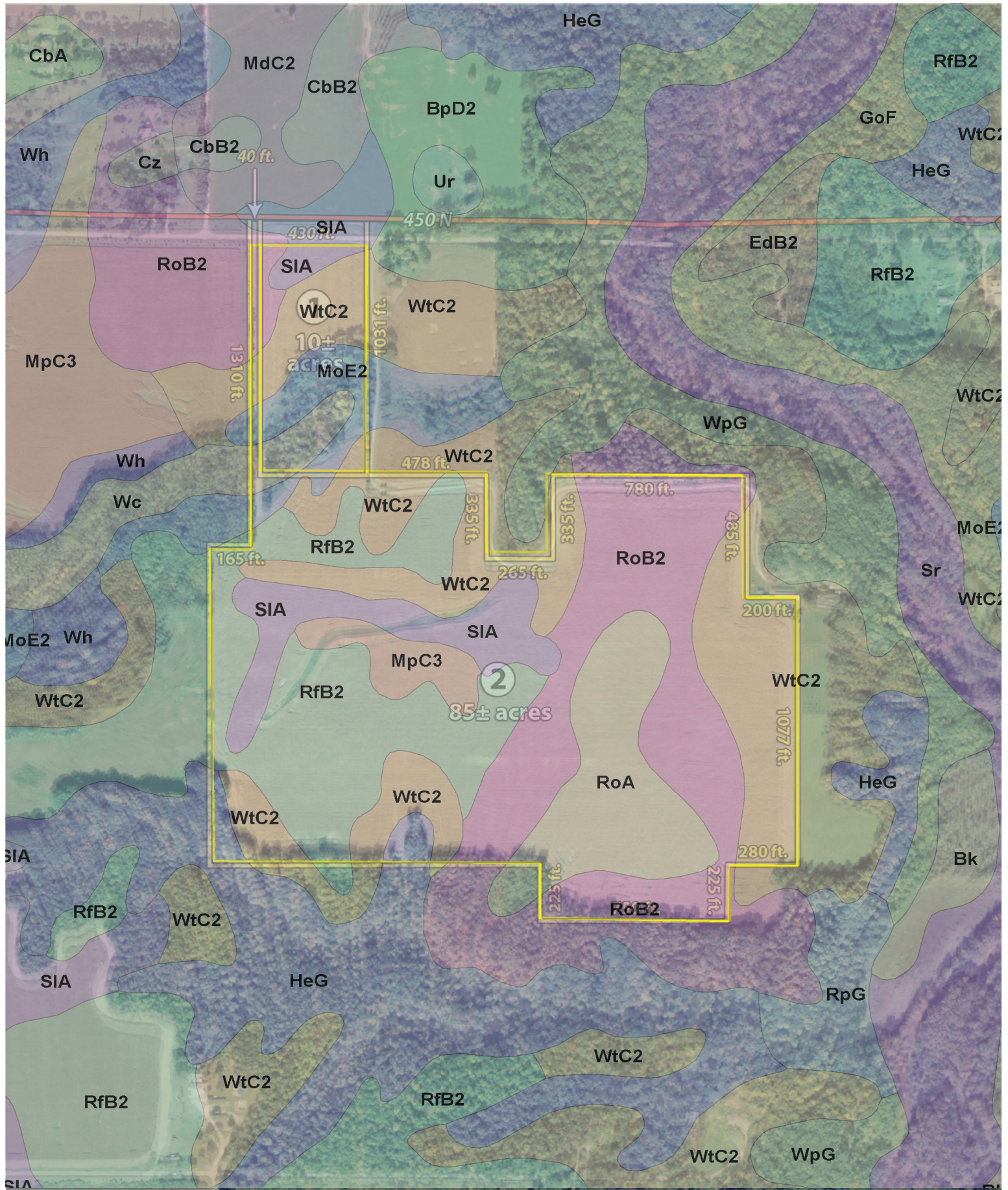
Owners: ROBERT G LEWELLEN

Other Producers: None

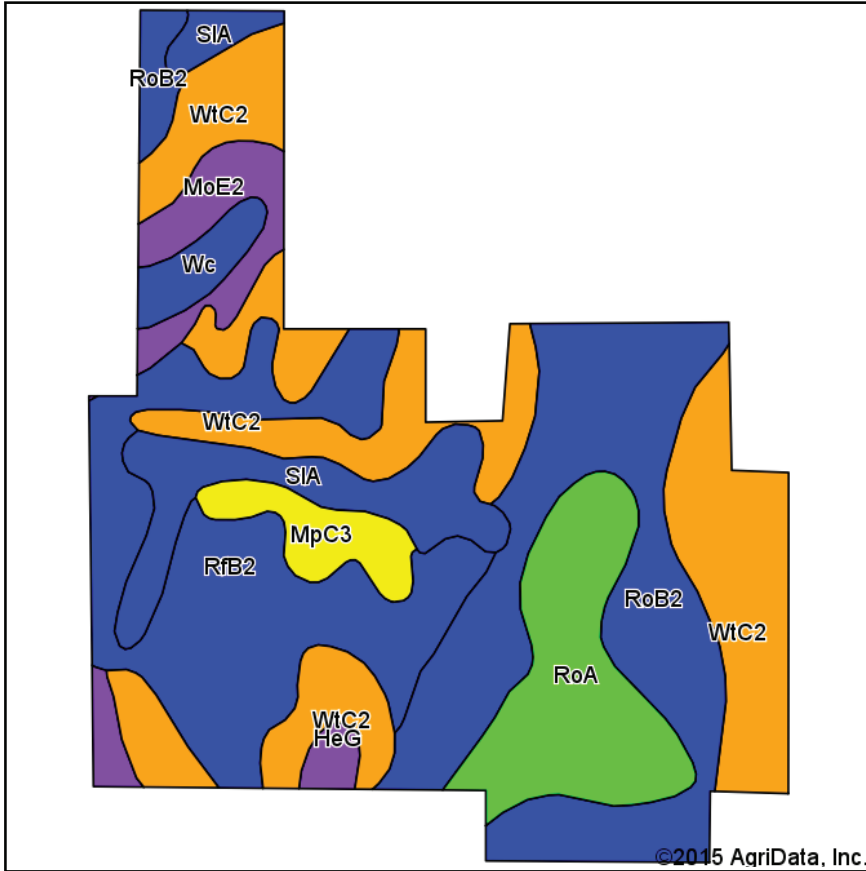
REVISED TRACT MAP



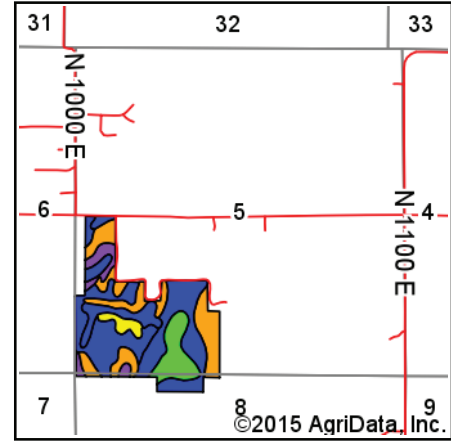
SOIL MAP OVERLAY



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Warren**
 Location: **5-22N-6W**
 Township: **Warren**
 Acres: **95.22**
 Date: **6/3/2015**

SCHRADER
 Real Estate and Auction Company, Inc.

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



Area Symbol: IN171, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Soybeans	Winter wheat	Pasture
WtC2	Williamstown-Rainsville silt loams, 6 to 12 percent slopes, eroded	24.41	25.6%		IIIe	4	122	43	55	8
RoB2	Rockfield silt loam, 2 to 6 percent slopes, eroded	22.10	23.2%		Ile	5	141	50	64	9
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	19.80	20.8%		Ile	5	133	47	60	9
RoA	Rockfield silt loam, 0 to 2 percent slopes	10.62	11.2%		I	5	150	52	68	10
SIA	Starks silt loam, till substratum, 0 to 2 percent slopes	7.80	8.2%		IIlw	5	160	52	72	11
MoE2	Miami loam, 15 to 25 percent slopes, eroded	3.79	4.0%		VIe					
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	3.08	3.2%		IVe	4	121	41	54	8
Wc	Wakeland Variant silt loam, occasionally flooded	1.93	2.0%		IIlw	5	145	44	65	10
HeG	Hennepin loam, 30 to 70 percent slopes	1.69	1.8%		VIIe					
Weighted Average						4.4	128.3	44.7	58	8.5

Area Symbol: IN171, Soil Area Version: 17

Soils data provided by USDA and NRCS.

NRCS LETTER & INFORMATION



United States Department of Agriculture

Natural Resources Conservation Service
Warren Co. Field Office
705-B SR 28 East
Williamsport, IN 47993
Phone: (765) 762-2443

12/9/15

ROBERT LEWELLEN
10020 E 375 N
OTTERBEIN, IN 47970

Dear Mr. Lewellen:

This is to notify you that as of the date of this letter, a preliminary technical determination for Farm # 1214 Tract# 1403 has been made based on your responses on your latest AD-1026 submitted with the Farm Service Agency (FSA).

I have enclosed a Preliminary Technical Determination on NRCS-CPA-026E along with aerial photo(s) that includes your determinations. This latest determination was performed by Neil Deckard on 9/17/15. This determination supersedes all previous determinations and is valid as long as the land use remains in agriculture.

Fields shown in Section II of the attached NRCS-CPA-026E, "Highly Erodible Land and Wetland Conservation Determination," contain the following Highly Erodible Land (HEL)/Wetland Conservation (WC) determinations.

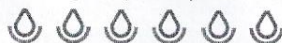
Please carefully review all of the documentation within this package. If you have any questions about your determination, please call me at (765) 762-2443, Extension 3.

This HEL/WC determination has been conducted for the purpose of implementing the conservation provisions of the Food Security Act of 1985, as amended, only.

This determination is not valid for identifying the extent of the United States Army Corps of Engineers (COE) Clean Water Act jurisdiction for this site, nor for other agencies that may also have jurisdiction that require permits from the Indiana Department of Environmental Management and the Indiana Department of Natural Resources, Division of Water. ***NRCS strongly recommends that you contact each of these agencies before beginning any work as failure to do so may result in costly ramifications with other laws.***

- Indiana Department of Environmental Management (IDEM)
 - State Isolated Wetland Law code 13-18-22. www.in.gov or (317) 233-8488
- Indiana Department of Natural Resources, Division of Water (IDNR)
 - Permit Application Assistance Manual. www.in.gov or 1-877-928-3755
- US Army Corps of Engineers (USACE)
 - Clean Water Act. <http://www.usace.army.mil/> - Regulatory and Permits

Helping People Help the Land.



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NRCS LETTER & INFORMATION

This technical determination may affect USDA program benefits. Please refer to the attachments for descriptions and allowances/restrictions based on the assigned determination labels per the Food Security Act of 1985, as amended.

This preliminary technical determination will become a ***Final Technical Determination*** 30 days after receipt of this letter unless you request ONE of the following three options:

1. Request a reconsideration (office or site) visit with me and our NRCS Certified Agency Expert for the purpose of gathering/providing additional information and for a discussion of the facts relating to the preliminary determination. Reconsideration must be requested in writing to my office.
2. Request mediation in an attempt to settle your concerns with the preliminary technical determination. The **Application for Voluntary Mediation Form** and procedures may be obtained from my office.
3. Request in writing to the NRCS State Conservationist a waiver of the 30 day appeal period for the preliminary technical determination so that this determination becomes final immediately. Please contact me for contact information.

In addition, you have the right to review the records concerning this determination in our office.

Once this decision becomes final you may appeal to either the Farm Service Agency County Committee (COC) or to the National Appeals Division (NAD). You must file your request in writing within 30 days of this technical determination becoming a final. You may appeal to only one of the following:

Warren County FSA Committee
705-B SR 28 East
Williamsport, IN 47993

OR

Eastern Regional Office
National Appeals Division
Post Office Box 68806
Indianapolis IN 46268-0806

All USDA program participants associated with this tract are affected by the determination. If you are the owner of this tract and have a tenant, I urge you to discuss this letter and accompanying NRCS-CPA-026E with your tenant. Likewise, if you are the tenant of this tract of land, I urge you to discuss this letter with your landlord.

If you have any questions or would like to discuss any concerns you might have, please call me at (765) 762-2443, Extension 3.

Sincerely,



Ben Lambeck
District Conservationist

Attachments:

NRCS-CPA-026E; Map; WC-HEL Labels and Restrictions; Avoiding Wetland Violations Fact Sheets;

cc: FSA County Committee

NRCS LETTER & INFORMATION



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
1/2015

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	ROBERT LEWELLEN 10020 E 375 N OTTERBEIN, IN 47970	Request Date:	7/7/15	County:	Warren
Agency or Person Requesting Determination:	FSA	Tract No:	1403	FSA Farm No.:	1214

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	Yes

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
1,4	Y	N	84.9	Previous
4A,6	Y	Y	1.8	9/17/2015
7A	Y	N	0.5	9/17/2015
8	Y	N	3.5	9/17/2015

The Highly Erodible Land determination was completed in the office.

Section II - Wetlands

Are there hydric soils on this farm?	N
--------------------------------------	---

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
1,4	PC		84.9	9/17/2015	01-10-2016
4A,6	NW		1.8	9/17/2015	01-10-2016
7A	PC		0.5	9/17/2015	01-10-2016
8	PC		3.5	9/17/2015	01-10-2016

The wetland determination was completed in the office. It was mailed to the person on

Remarks: A Fact Sheet "Avoiding Wetland Violations" is included for general reference. Refer to the attached "Wetland Conservation Definitions and Restrictions" and "Highly Erodible Land Conservation Requirements" for descriptions and allowances/restrictions for the above labels.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
<i>Ben Linnick</i>	12-09-2015

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.
NRCS-CPA-026E

NRCS LETTER & INFORMATION

Wetland Conservation Definitions and Restrictions

(National Food Security Act Manual 514.60 - <http://directives.sc.egov.usda.gov/viewerFS.aspx?id=3701>)

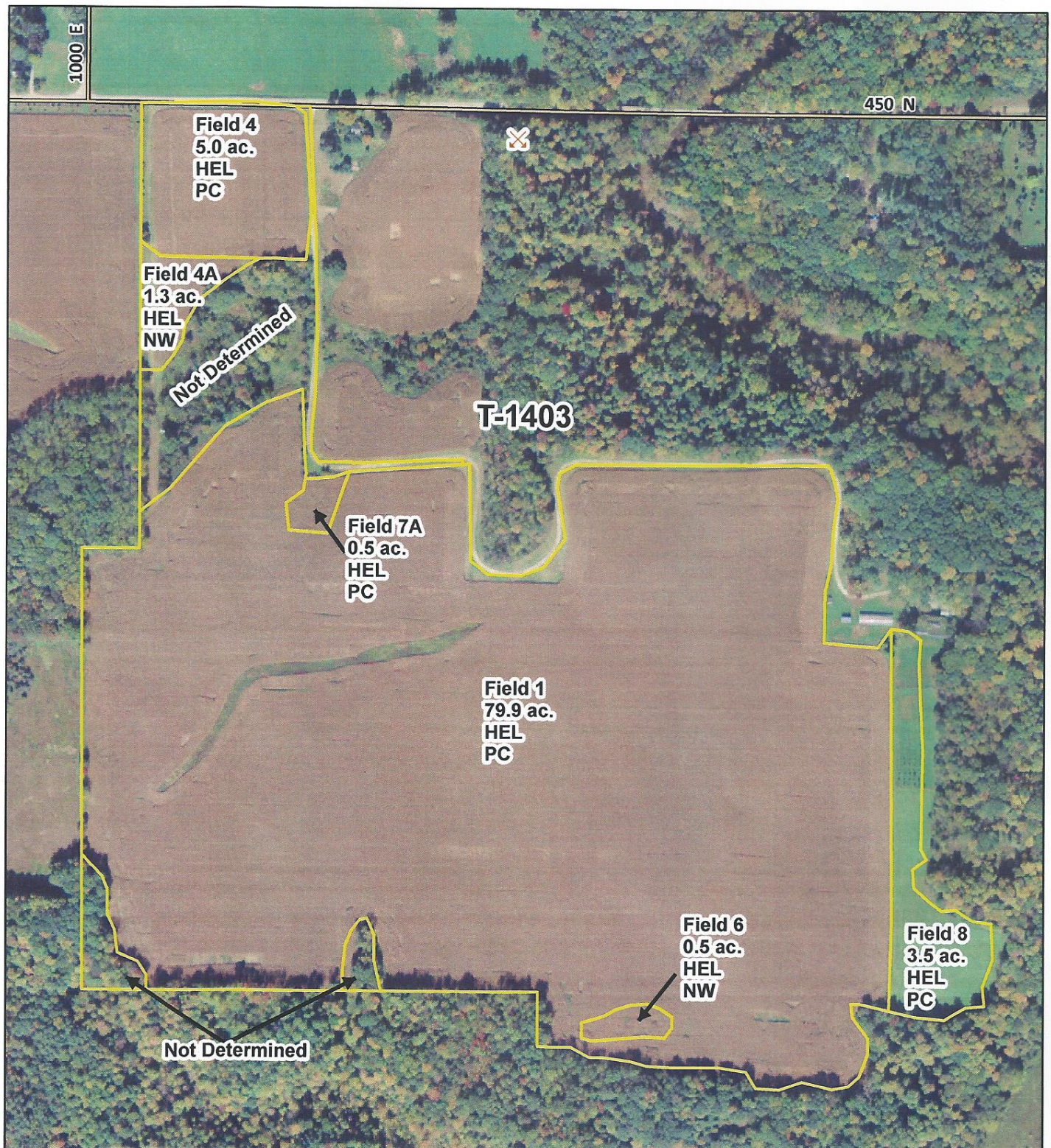
Name and Label	Criteria For Determination	Authorized Uses	Authorized Maintenance
(FWP) Farmed Wetland Pasture and Hayland	Manipulated and used for pasture or hay as of December 23, 1985. Is inundated for at least 7 consecutive days or saturated for 14 days during the growing season. Not abandoned.	May be used for production of agricultural commodities or forage.	May be maintained to the extent that existed before December 23, 1985, if "as built" records exist. May be maintained to the extent that existed on December 23, 1985, if no "as built" records exist.
(MIW) Mitigation Exemption	Converted wetland is exempt because mitigation has occurred according to an NRCS-approved plan.	As stipulated in the mitigation agreement.	As stipulated in the mitigation agreement.
(MW) Minimal Effect Exemption	Converted wetland is exempt because conversion is determined to have a minimal effect, individually and cumulatively, on the wetland functions in the watershed.	As stipulated in the minimal effect agreement, if applicable.	Only those activities stipulated in the minimal effect agreement, if applicable.
(MWM) Mitigation Site	Site of wetland restoration, enhancement, or creation serving as mitigation for MIW site.	As stipulated in Mitigation Plan/Agreement.	As stipulated in Mitigation Plan/Agreement
(NI) Not Inventoried	Used when a wetland determination is not conducted.	Can determine only after a certified wetland determination is completed for the area labeled NI.	Can determine only after a certified wetland determination is completed for the area labeled NI.
(NW) Nonwetland	Does not meet wetland criteria. Also includes wetlands converted before December 23, 1985, but a commodity crop was not produced and the area does not meet wetland criteria. The area has not been abandoned.	No restrictions.	No restrictions unless manipulation would convert adjacent wetlands.
(PC) Prior Converted Cropland	Wetland converted to cropland before December 23, 1985, and as of December 23, 1985, was capable of being cropped and did not meet farmed wetland hydrology criteria.	No restrictions.	No restrictions unless manipulation would convert adjacent wetlands.
(TP) Third Party Exemption	A wetland converted after December 23, 1985, by a third party who is not associated with the participant, and without the participant's collusion, fraud, scheme or device. A third party does not include predecessors in interest on the tract or drainage districts or other local government entities.	May be used for production of agricultural commodities or forage.	Further drainage improvement will cause ineligibility.
(W) Wetland	Meets wetland criteria. Not converted after December 23, 1985. Also, includes areas previously identified as FW or FWP, which have been abandoned.	May be farmed under natural conditions without removal of woody vegetation.	At level needed to maintain original system on FW, FWP, and PC. Must not convert additional wetlands or exceed original scope and effect of drainage system.
(WX) Wetlands that have been manipulated	Wetlands that have been manipulated but not for the purpose of or making possible production of an agricultural commodity.	Would cause ineligibility if production was later made possible.	No restrictions as long as production not made possible including on an adjacent wetland.

NRCS LETTER & INFORMATION

Wetland/HEL Determination Map

Customer(s): TERRANCE GROGAN

Field Office: WILLIAMSPORT SERVICE CENTER
Agency: USDA/NRCS











PRELIMINARY TITLE INSURANCE

2006 ALTA COMMITMENT - SCHEDULE A

SCHEDULE A

First American Title Insurance Company
251 E. Ohio Street, Ste. #200
Indianapolis, IN 46204

Commitment/File No.: 161026 LEWELLEN

Address Reference: to be assigned
Otterbein, Indiana 47970

1. Effective Date: January 28, 2016 at 08:00 AM
2. Policy or Policies to be issued: Amount
 - a. X ALTA Owner's Policy (6/17/06)
Proposed Insured:
To Be Determined
 - b. _____
Proposed Insured:
3. Title to the estate or interest in the land described or referred to in this Commitment is Fee Simple and is at the Effective Date vested in:
Robert G. Lewellen
4. The land referred to in this Commitment is described as follows:
The following described real estate in Warren County, in the State of Indiana:

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE. LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED. PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSURED ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.

By: _____
Douglass & Nelson, Inc., Licensed Title Insurance
Agent

Douglass & Nelson, Inc.
328 4th Street
Covington, IN

PRELIMINARY TITLE INSURANCE

2006 ALTA COMMITMENT - SCHEDULE B

SCHEDULE B - Section I

Commitment/File No.: 161026 LEWELLEN

Requirements

The following requirements must be satisfied:

- A. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
 - B. Pay us the premiums, fees and charges for the policy.
 - C. Documents satisfactory to us creating the interest on the land and/or mortgage to be insured must be signed, delivered and recorded.
 - i). Deed executed and recorded from Robert G. Lewellen to To Be Determined
- PLEASE NOTE: We are informed outside of record of the death of Audrea D. Hart. The Deed must recite the death of Audrea D. Hart to clarify title.
- ii). Mortgage dated December 14, 2012 and recorded December 17, 2012 in the Office of the Warren County Recorder as instrument number 121928 from TRACT I 95 acres in Sec. 5-22- & 8-22-6 Robert G. Lewellen, a married man, Robert G. Lewellen, a married man as to 38.50A in Sec. 6-22-6, 383563A N Sec. 7-22-6 and 34A in Sec. 8-22-6, Robert G. Lewellen and Billie J. Lewellen, husband and wife as to 14.956A Sec. 17-22-6 to Regions Bank to secure \$570,000.00 should be partially released as to the caption tract
- D. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
 - E. 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.
 - F. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
 - G. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
 - H. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
 - I. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
 - J. By virtue of I.C.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 TIEFF (Title Insurance Enforcement Find Fee) Charge.
 - K. NOTE: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or its authorized agent acts as the settlement agent. In residential transaction, the closing protection letters are mandatory and must be issued to each party. In commercial transaction, closing protection letters are available upon request, but are not mandatory. First American Title Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.

PRELIMINARY TITLE INSURANCE

SCHEDULE B - Section I (Continued)

Commitment/File No.: 161026 LEWELLEN

- L. 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 forms 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.
- M. We have made a ten year judgment search on the owners of record and have found nothing.

PRELIMINARY TITLE INSURANCE

2006 ALTA COMMITMENT - SCHEDULE B

SCHEDULE B - Section II

Commitment/File No.: 161026 LEWELLEN

Exceptions

Schedule B of 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. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore and hereafter furnished, imposed by law and not shown in the Public Records.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. Real estate taxes assessed for the year 2015 pay 2016 are a lien in an amount as yet undetermined. They will be due and payable on May 10, 2016 and November 10, 2016. For reference, 2014 pay 2015 taxes were as follows:

Assessed in the name of: Robert G. Lewellen
Parcel Number: 86-10-05-300-008.000-014
Brief Legal: PT SWQ 5-22-6 91.12A
Location Address: 450 North & 1000 East, Otterbein, IN 47970
Land: \$164,100
Improvements: \$0
Exemptions: none
May installment PAID in the amount of \$870.90
November installment PAID in the amount of \$870.90

Assessed in the name of: Robert G. Lewellen
Parcel Number: 86-10-08-200-008.001-014
Brief Legal: N END NEQ NWQ 8-22-6 3.88A
Location Address: 375 North, Otterbein, IN 47970
Land: \$11,900
Improvements: \$0
Exemptions: none
May installment PAID in the amount of \$63.16
November installment PAID in the amount of \$63.16

8. Taxes for the year 2016, payable in 2017 are a lien and not yet due and payable.
9. We do not insure over any zoning regulations, or rights of the public to any portion of the premises within the boundaries of public roads.
10. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
11. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
12. Rights of the public, and others, in and to that part of the premises taken or used for road purposes.

PRELIMINARY TITLE INSURANCE

SCHEDULE B - Section II (Continued)

Commitment/File No.:161026 LEWELLEN

13. Rights of way for regulated drains, if any.
14. The acreage stated in the legal description of the land is for description purposes only. The Company does not insure the quantity of land.
15. Boundary Line Agreement recorded in the Office of the Warren County Recorder on December 15, 1998 in Miscellaneous Book 41 page 270 betweenn Herb Crum, Terry Grogan and Richard Hart

PRELIMINARY TITLE INSURANCE

2006 ALTA COMMITMENT - SCHEDULE C

SCHEDULE C

Commitment/File No.: 161026 LEWELLEN

Property Description

The land referred to in this Commitment is described as follows:

The following described real estate in Warren County, in the State of Indiana:

A part of the southwest quarter of Section five (5), Township twenty-two (22) north, Range six (6) west, and a part of the north end of the east half of the northwest quarter of Section eight (8), Township twenty-two (22) north, Range six (6) west, described as follows:

Beginning on the north line of the southwest quarter one hundred sixty-five (165.0) feet east of the northwest corner of the southwest quarter of Section five (5), Township twenty-two (22) north, range six (6) west, point being on centerline of County Road 450 North and a property line to the south; thence east on the quarterline for a distance of four hundred seventy (470.0) feet; thence south and parallel with the west line of the quarter section for a distance of one thousand thirty-one (1031.0) feet; thence east and parallel with the south line of the northwest quarter of said southwest quarter for a distance of four hundred seventy-eight (478.0) feet, which point is fifty (50.0) feet, more or less, from a property line fence; thence south and parallel with the west line of the quarter section for a distance of three hundred thirty-five (335.0) feet; thence east and parallel with the south line of the northwest quarter

and the northeast quarter for a distance of two hundred sixty-five (265.0) feet; thence right angle north for a distance of three hundred thirty-five (335.0) feet; thence right angle east for a distance of seven hundred eighty (780.0) feet; thence right angle south for a distance of four hundred eighty-five (485.0) feet; thence right angle east for a distance of two hundred (200.0) feet; thence south and parallel with the west line of said southwest quarter for a distance of one thousand seventy-seven (1077.0) feet to the south line of the southwest quarter of said Section five (5); thence west along the section line for a distance of two hundred eighty (280.0) feet; thence south, into Section eight (8), for a distance of two hundred twenty-five (225.0) feet thence west and parallel to section line for a distance of seven hundred fifty (750.0) feet to the west line of the east half of the northwest quarter of section eight (8); thence north along the quarter-quarter line for a distance of two hundred twenty-five (225.0) feet to the southeast corner of the southwest quarter of the southwest quarter of Section five (5); thence around the south and west lines of the southwest quarter of the southwest quarter (these lines not measured) to the northwest corner of the southwest quarter of the southwest quarter to a property line corner; thence east along the property line for a distance of ten (10) rods; thence north along the property line for a distance of one thousand three hundred ten (1,310.0) feet to the north line of the southwest quarter, centerline of county road and the point of beginning. Said described tract containing ninety-five and zero hundredths (95.00) acres, more or less, of which three and eighty-eight hundredths (3.88) acres are in said Section eight (8).