

REAL
ESTATE

Auction

GREENE CO., IN
near Lyons

126[±]
acres

OFFERED IN 4 TRACTS

INFORMATION BOOKLET

LEASE WITH GOOD INCOME STREAM



TUESDAY, JUNE 27 • 6:00 pm

At the Lyons Community Building, 600 West Broad Street, Lyons, IN 47443

SCHRADER
Real Estate and Auction Company, Inc.

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.

OWNER: Freddy J. Alsman Irrevocable Trust, Rosemary Alsman Irrevocable Trust
Auction Company: Schrader Real Estate and Auction Company, Inc.



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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 27, 2017

126± ACRES – GREEN COUNTY, INDIANA

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Tuesday, June 20, 2017

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
126± Acres • Green County, Indiana
Tuesday, June 27, 2017

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, June 27, 2017 at 6:00 PM.
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

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, June 20, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

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 260-229-1904.



MAPS

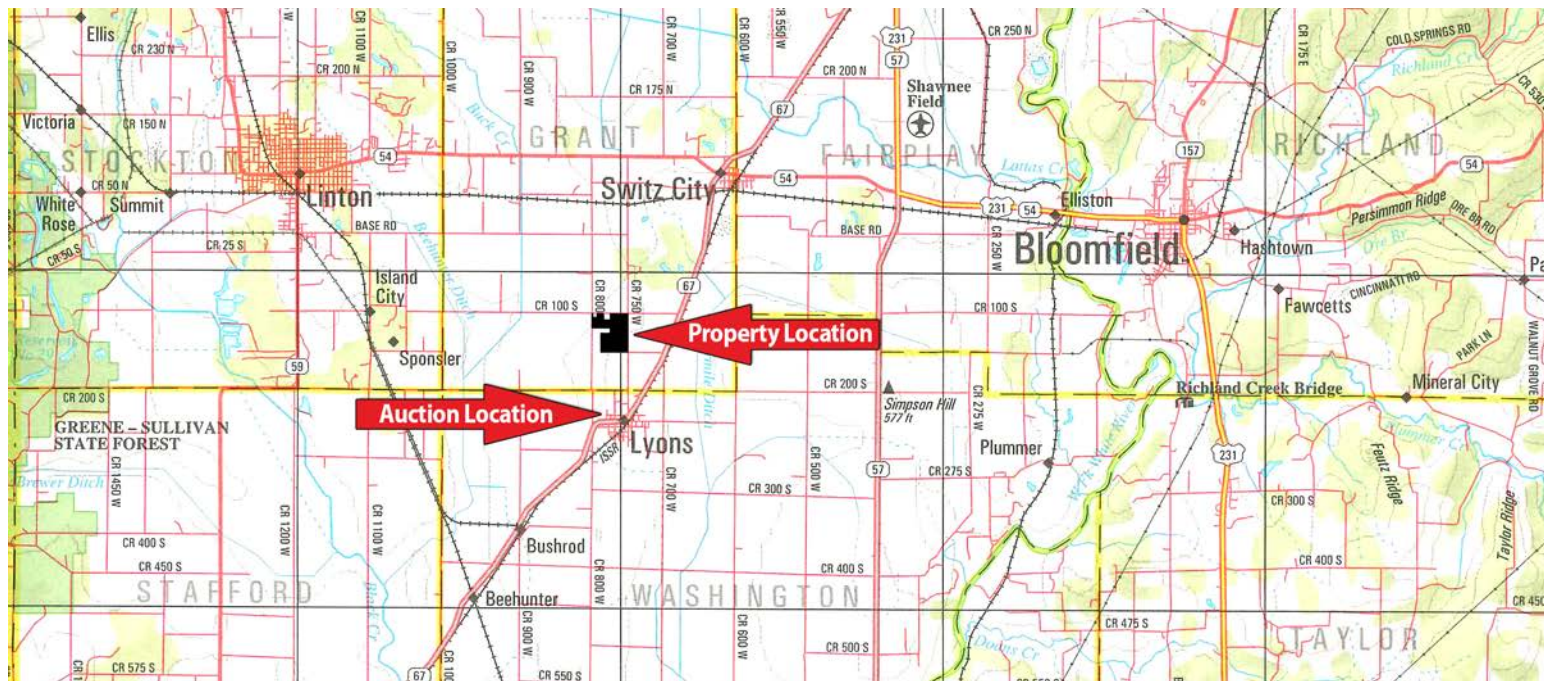
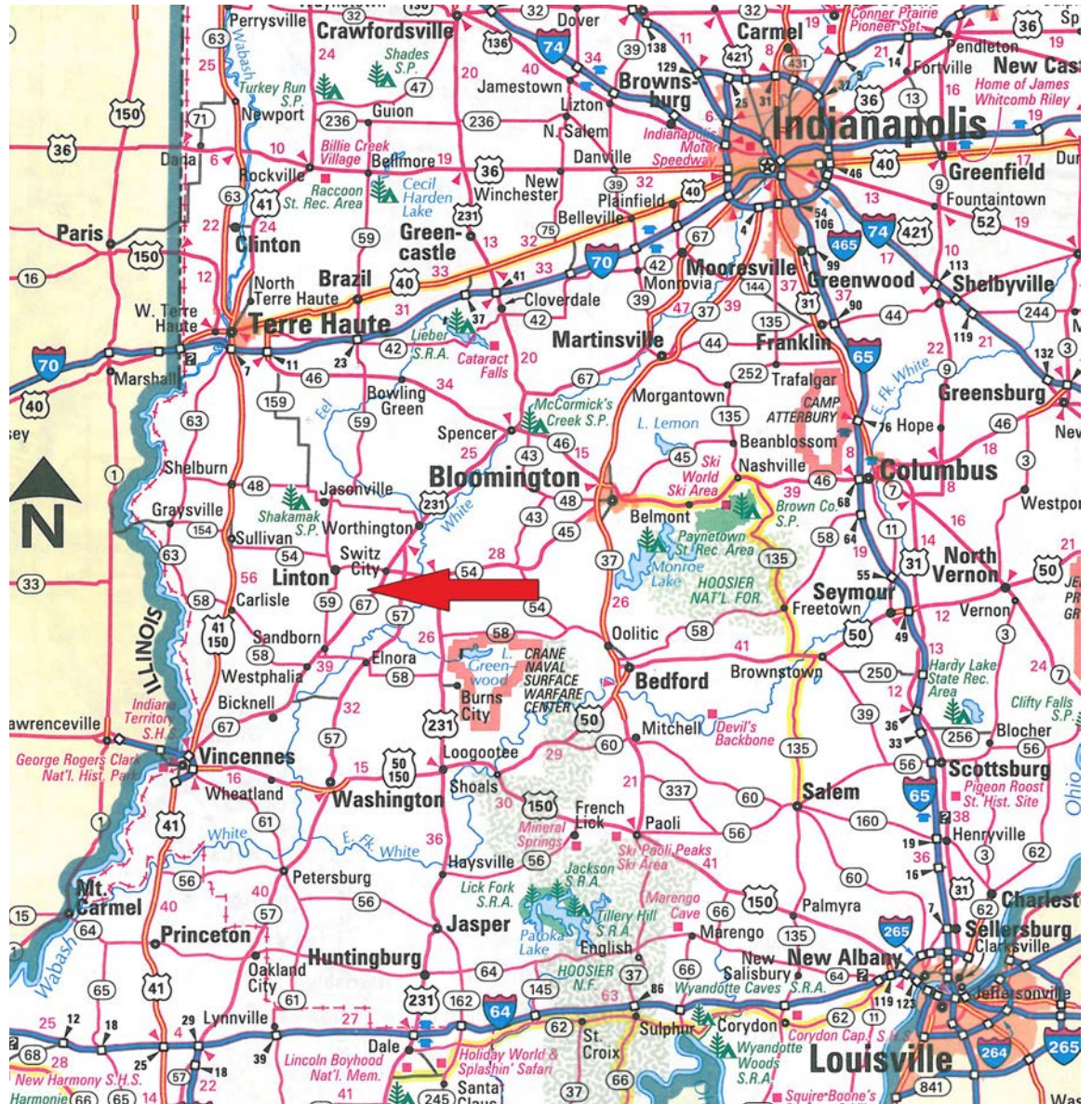
LOCATION MAP

PROPERTY DIRECTIONS:

From the jct. of St. Hwy 67 & Co. Rd. 800W on the southwest side of Lyons, go north on Co. Rd. 800W 1.5 miles to Co. Rd. 100S, turn east & proceed to the property.

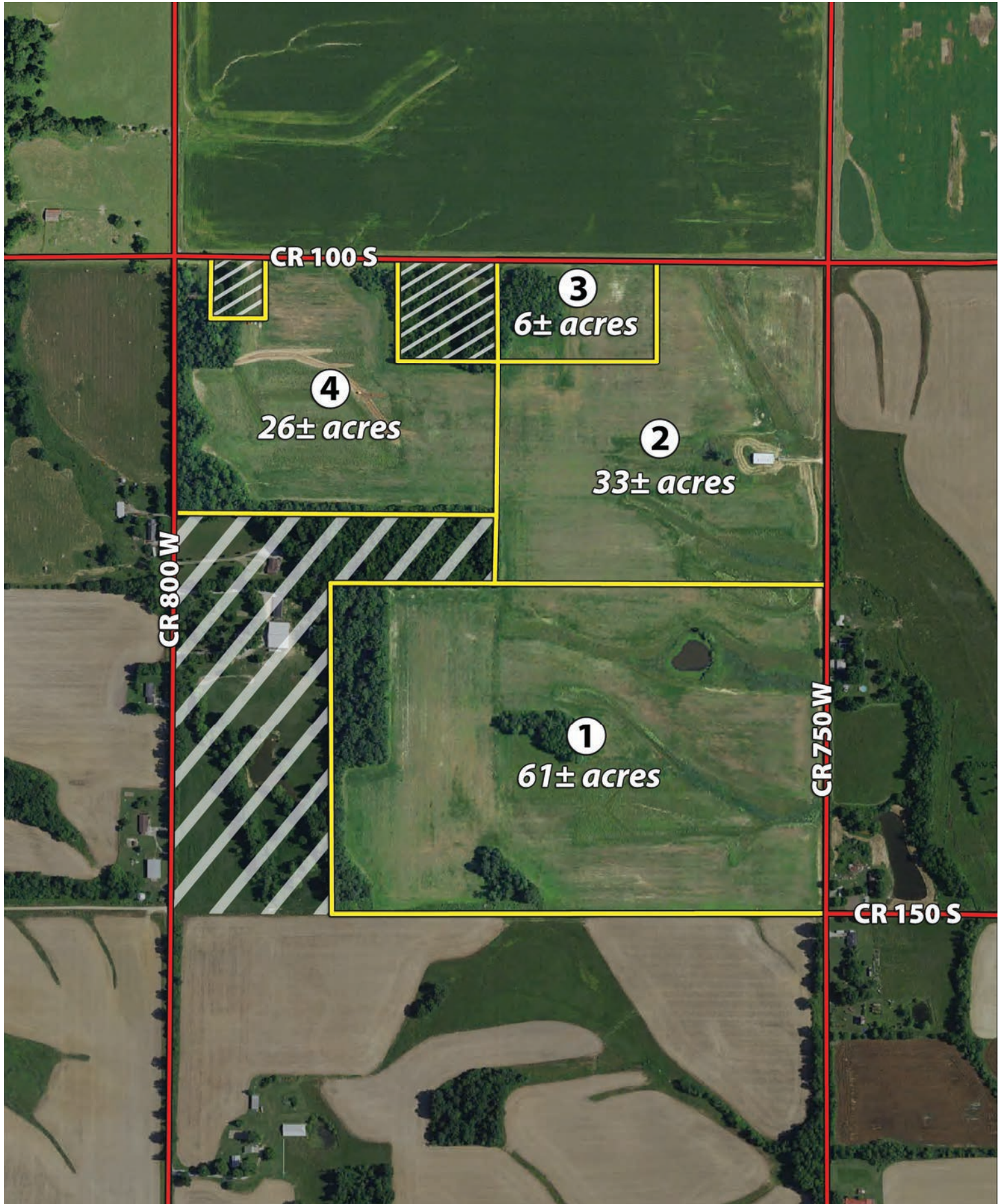
AUCTION LOCATION:

Lyons Community Building, 600 West Broad Street, Lyons, IN 47443

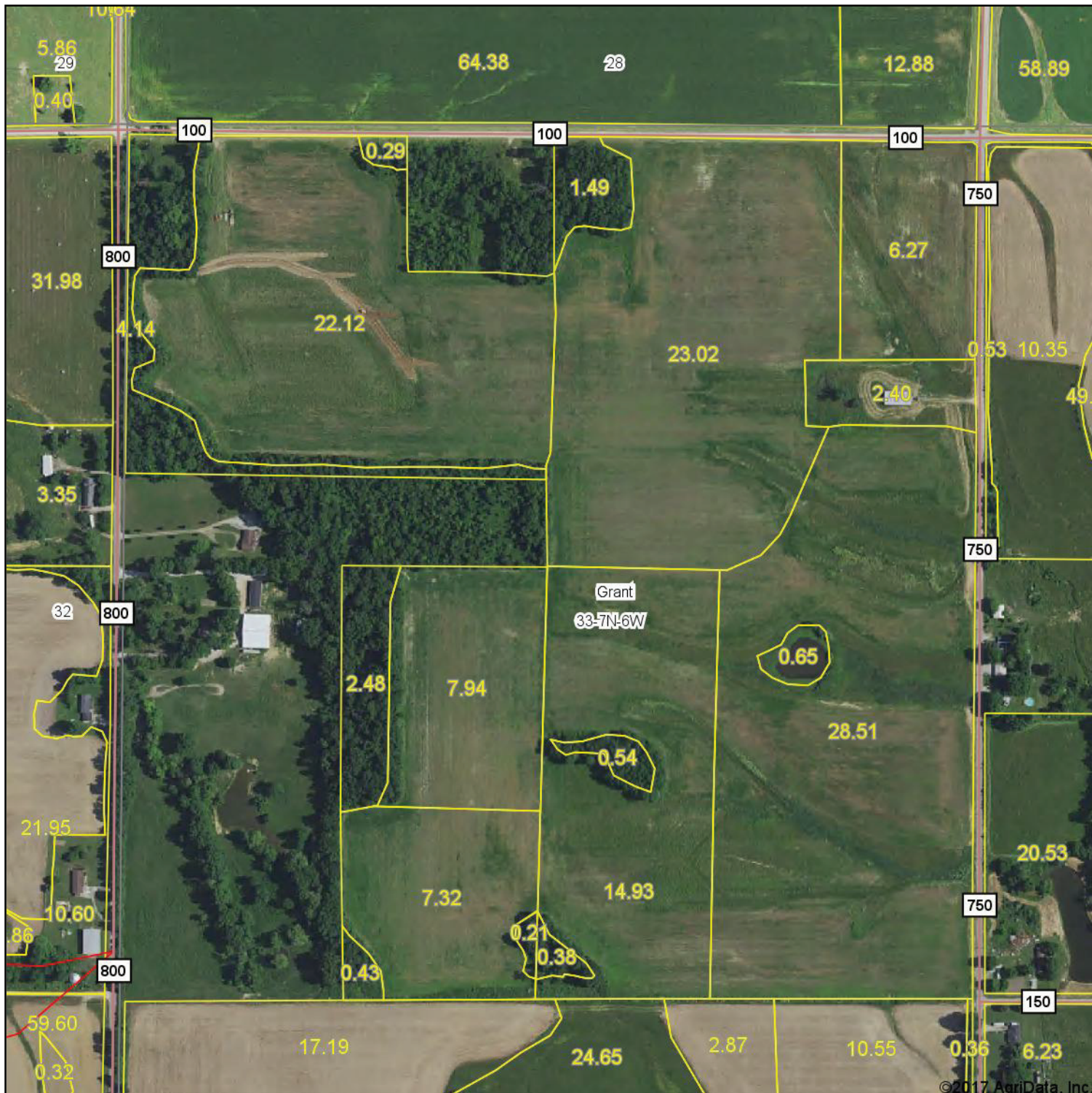


This is a detailed plat map of a section of Indiana, showing land parcels, owners, and various geographical features. The map is bounded by TWP. 1000 W. on the left, TWP. 1000 W. on the right, 400 N. on the top, and 600 N. on the bottom. It includes numerous land parcels with owner names and acreage. Key features include the KISLING CREEK, BUCK CREEK, POWERLINE, PIPELINE, and SWITZ CREEK. The map also shows the STOCKTON and WASHINGTON areas. A red-shaded parcel is highlighted in the lower right quadrant, owned by FRED & ROSEMARY ALSMAN. The map is a technical drawing with precise lines and text, typical of a legal land survey.

TRACT MAP



FSA MAP



©2017 AgriData, Inc.



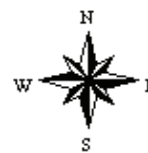
map center: 39° 0' 20.08, -87° 5' 9.73

0ft 476ft 951ft

Maps Provided By:



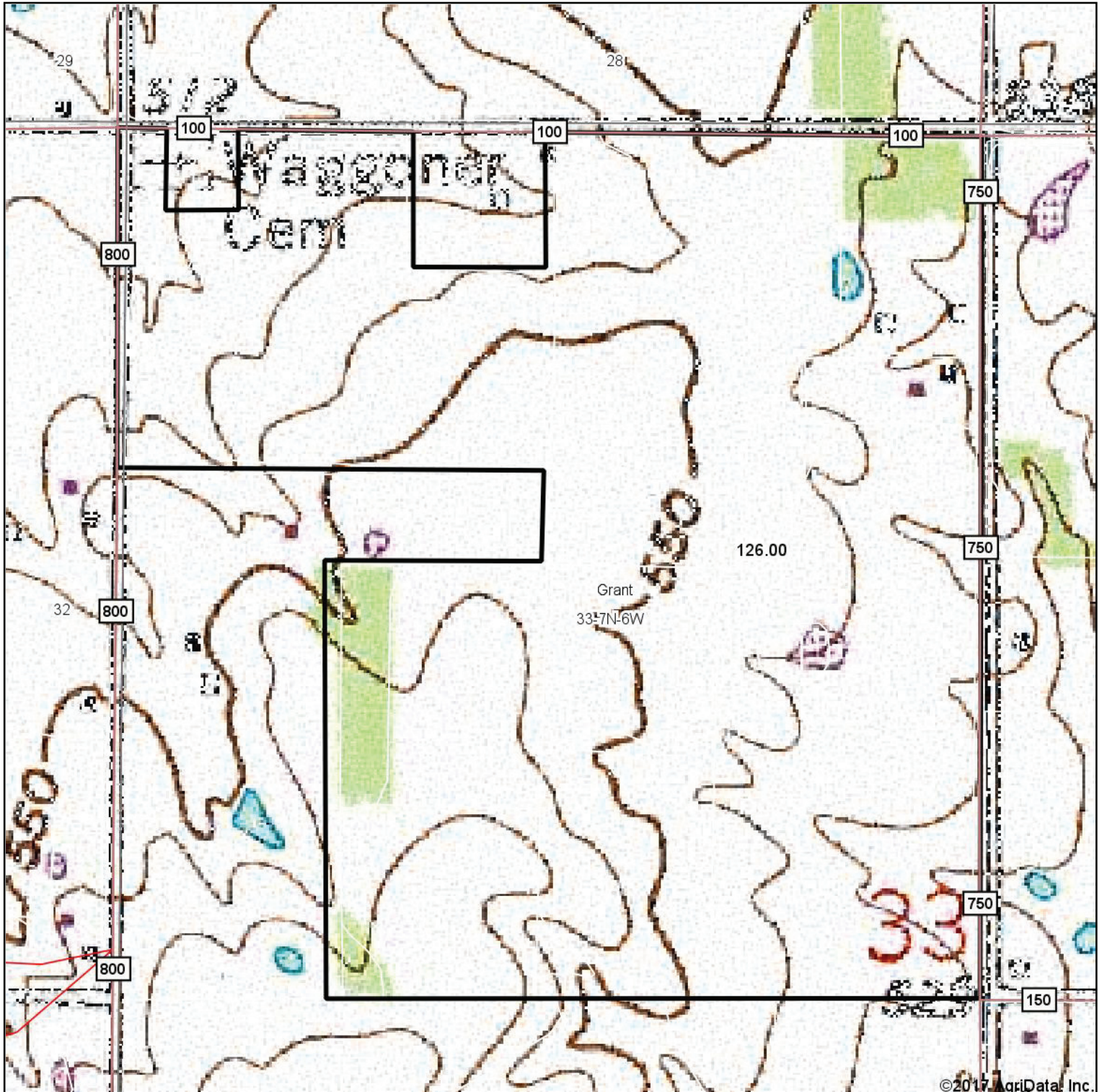
33-7N-6W
Greene County
Indiana



1/26/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



map center: 39° 0' 20.08, -87° 5' 9.73

0ft 476ft 951ft

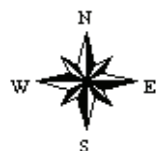
33-7N-6W
Greene County
Indiana

Maps Provided By:



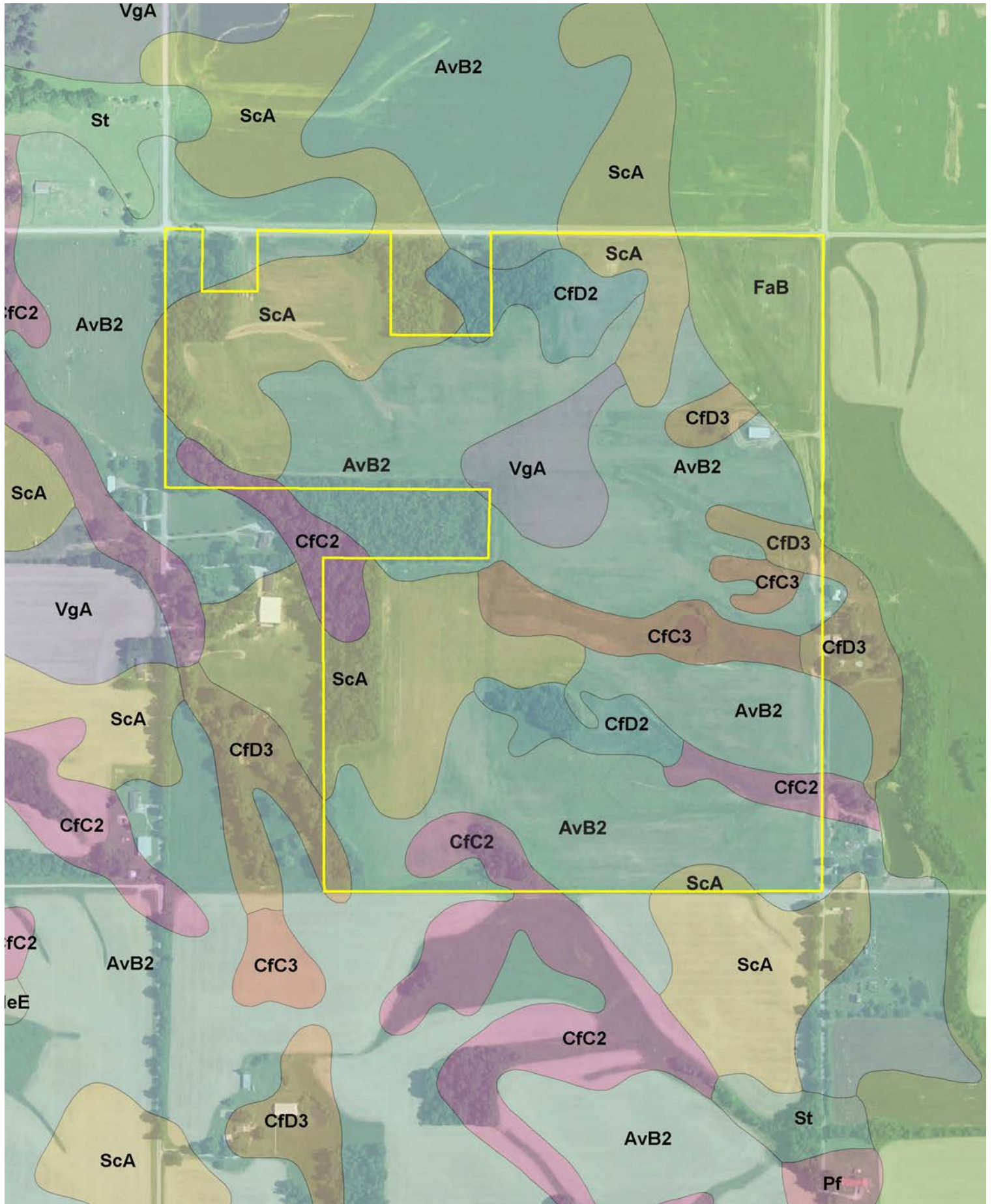
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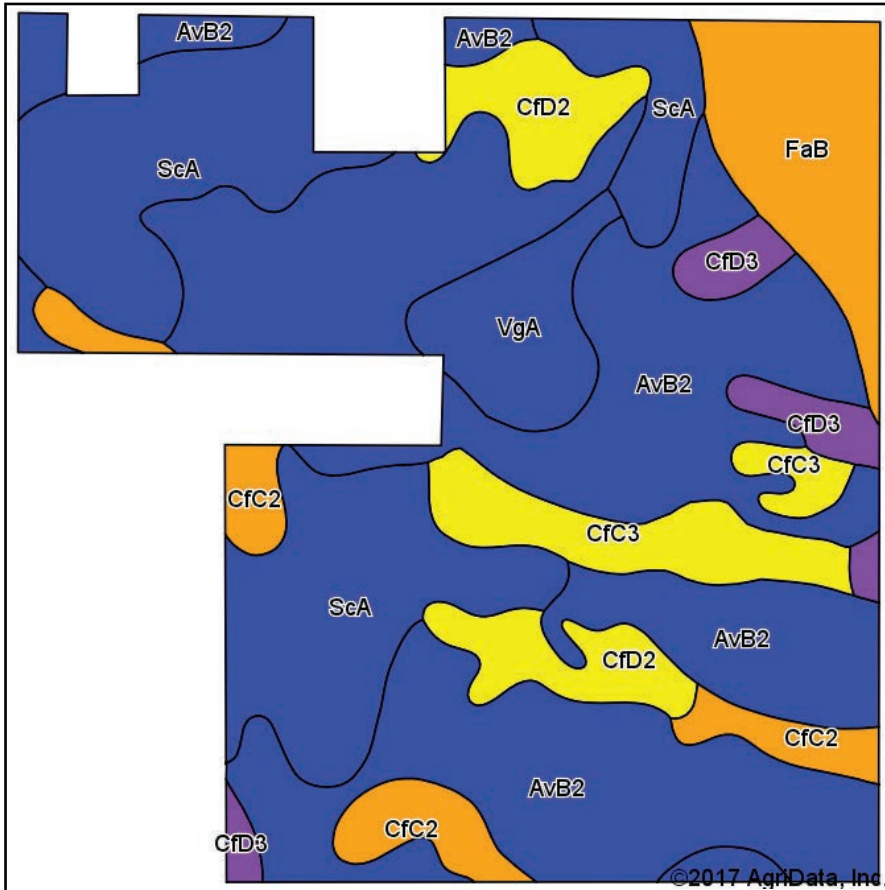
1/26/2017

SOIL MAP

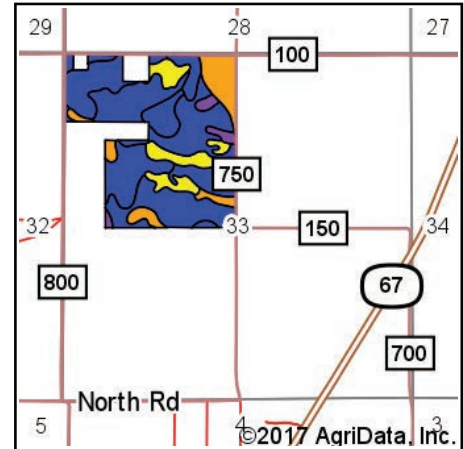


SURETY SOILS

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Greene**
 Location: **33-7N-6W**
 Township: **Grant**
 Acres: **126**
 Date: **1/26/2017**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN055, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Pasture	Grass legume hay	Winter wheat	Soybeans	Corn	Tobacco
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	58.35	46.3%		Ile	5	9	4	59	46	131	
ScA	Shakamak silt loam, 1 to 3 percent slopes	29.02	23.0%		Ile	5	9	4	59	46	130	
FaB	Fairpoint silt loam, reclaimed, 2 to 6 percent slopes	8.91	7.1%		IIle	3	10	5	73	51	145	
Cfd2	Cincinnati silt loam, 12 to 18 percent slopes, eroded	7.30	5.8%		IVe		7	4	50	39	110	
Cfc3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	6.66	5.3%		IVe	4	7	3	46	36	102	130
Cfc2	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, eroded	6.38	5.1%		IIle	4	8	4	52	40	116	3190



FSA/CRP CONTRACTS and TAX INFORMATION

FSA/CRP CONTRACTS

USDA Farm 6111 Tract 1140

Map prepared on: 5/2/2017

Administered by: Greene County, Indiana

CRP

TRS: 7N6W33

CLU

Greene Co., IN



96.57 Tract acres

81.72 Cropland acres

2.48 CRP acres

Wetland Determination Identifiers:

● Restricted Use

▽ Limited Restrictions

□ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-05-02 08:35:40



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	22.5	H	2				Y	
2	7.94	N	2				Y	
3	14.37	H	2				Y	
5	7.32	H	2				Y	
15	0.23	H	2	11003	8A	24	Y	
16	0.29	H	2	11003	8A	24	Y	
17	0.51	H	2	11003	8A	24	Y	
18	0.32	H	2	11003	8A	24	Y	
19	0.31	H	2	11003	8A	24	Y	
20	0.19	H	2	11003	8A	24	Y	
21	0.57	N	2	11003	8A	24	Y	
22	0.06	H	2	11003	8A	24	Y	
23	3.93	N	2				Y	
24	23.18	H	2				Y	

Farm 6111 Tract 1140

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/CRP CONTRACTS

INDIANA

GREENE

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6111

Prepared : May 1, 2017

Crop Year : 2017

Tract 1023 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	169.43	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	5.00	0.00	0	39
Corn	90.60	0.00	0	124
Soybeans	73.80	0.00	0	43
TOTAL	169.40	0.00		

NOTES

Tracts 1, 2 & 3

Tract Number : 1140
Description : 99 R/1A, NW 1/4 S33, T7N R6W
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ROSEMARY ALSMAN REVOCABLE TRUST, FREDDY J ALSMAN IRREVOCABLE TRUST A
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
96.57	81.72	81.72	0.00	0.00	2.48	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	79.24	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	74.50	0.00	0	124
Soybeans	4.20	0.00	0	43
TOTAL	78.70	0.00		

NOTES

Tract Number : 2557
Description : 99L/2A NW1/4 S32 T7N R6W
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROSEMARY ALSMAN REVOCABLE TRUST, FREDDY J ALSMAN IRREVOCABLE TRUST A
Other Producers : None

FSA/CRP CONTRACTS

INDIANA
GREENE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6111
Prepared : May 1, 2017
Crop Year : 2017

Tract 2557 Continued ...

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
67.95	64.07	64.07	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	64.07	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	12.00	0.00	0	33
Corn	10.33	0.00	0	124
Soybeans	37.52	0.00	0	43

TOTAL 59.85 0.00

NOTES

Tract 4

Tract Number : 10110
Description : 99R 3
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROSEMARY ALSMAN REVOCABLE TRUST, FREDDY J ALSMAN IRREVOCABLE TRUST A
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
26.55	22.12	22.12	0.00	0.00	0.80	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	21.32	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	4.10	0.00	0	124
Soybeans	16.70	0.00	0	43

TOTAL 20.80 0.00

NOTES

Tract Number : 10211
Description : 151 R Sullivan Co.
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete

FSA/CRP CONTRACTS

USDA Farm 6111 Tract 10110
Administered by: Greene County, Indiana

Source: Primarily USDA NAIP 2016 Imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-05-02 08:35:40

Map prepared on: 5/2/2017
26.55 Tract acres
22.12 Cropland acres
0.8 CRP acres

☐ CRP
☒ CLU

Wetland Determination Identifiers:
☒ Restricted Use **TRS: 7N6W33**
☒ Limited Restrictions **Greene Co., IN**
☐ Exempt from Conservation Compliance



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
4	0.87	H	2				Y
7	0.2	N	2				Y
8	0.2	H	2	11007	8A	25	Y
9	0.6	H	2	11038	8A	26	Y
10	20.25	H	2				Y

Provisions

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/CRP CONTRACTS

APR 27 2016

Page 1 of 1

This form is available electronically.

CRP-1 (10-22-15)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 18 055		2. SIGN-UP NUMBER 48	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11038		4. ACRES FOR ENROLLMENT 0.60	
				5. FARM NUMBER 0005276		6. TRACT NUMBER(S) 0010110	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) GREENE COUNTY FARM SERVICE AGENCY 104 CR 70 E STE B BLOOMFIELD, IN 47424-0071				8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 06-01-2016 09-30-2016	
7B. TELEPHONE NUMBER (Include Area Code): (812) 384-4634							
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.							
10A. Rental Rate Per Acre \$ 186.00 218		11. Identification of CRP Land (See Page 2 for additional space)					
10B. Annual Contract Payment \$ 112		A. Tract No. 0010110		B. Field No. 0006		C. Practice No. CP8A	
10C. First Year Payment \$		D. Acres 0.60		E. Total Estimated Cost-Share 4,386			
(Item 10C applicable only to continuous signup when the first year payment is prorated.)							
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): ROSEMARY ALSMAN REVOCABLE TRUST 2278 S COUNTY ROAD 750 E DUGGER, IN 47848-8119		(2) SHARE 0.00%		(3) SIGNATURE 		(4) DATE (MM-DD-YYYY) 4-27-16	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): FREDDY J ALSMAN IRREVOCABLE TRUST A 2328 S COUNTY ROAD 750 E DUGGER, IN 47848-8144		(2) SHARE 100.00%		(3) SIGNATURE 		(4) DATE (MM-DD-YYYY) 4-27-16	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE		(4) DATE (MM-DD-YYYY)	
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 				B. DATE (MM-DD-YYYY) 05/06/2016	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Original - County Office Copy



Owner's Copy



Operator's Copy

FSA/CRP CONTRACTS

OCT 14 2014

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE
(03-26-04) Commodity Credit Corporation

1. ST. & CO C LOCATION
18055 3

2. SIGN-UP NUMBER
47

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code)
Greene County FSA Office
104 CoRd 70 E Suite B
Bloomfield, IN 47424

3. CONTRACT NUMBER
11007

4. ACRES FOR ENROLLMENT
0.2 PL BPOA 10-9-14

5. FARM NUMBER
5276

6. TRACT NUMBER(S)
10110

8. OFFER (Select one)
GENERAL ☐
ENVIRONMENTAL PRIORITY ☒

9. CONTRACT PERIOD
FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)
11/1/2014 9/30/2024

8. TELEPHONE NUMBER (Include Area Code): 812-384-4634

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 186.00
B. Annual Contract Payment \$ 37.00 PL BPOA 10-9-14
C. First Year Payment \$

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10110	8	CP8A	0.2	0.00 km 10-9-14

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
Freddy J Alsman Irrev. Trust	100 %	(4) SIGNATURE: Paul L Bishop POA DATE (MM-DD-YYYY) 10-9-14 (If more than three individuals are signing, continue on attachment.)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
Rosemary Alsman Rev. Trust	0 %	(4) SIGNATURE: Rosemary Alsman DATE (MM-DD-YYYY) 10-9-2014 (If more than three individuals are signing, continue on attachment.)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	%	(4) SIGNATURE: Justice DATE (MM-DD-YYYY) (If more than three individuals are signing, continue on attachment.)

(If more than three individuals are signing, continue on attachment.)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY – Payments according to the shares are approved.
A. SIGNATURE OF CCC REPRESENTATIVE: Suzanne M. Stettin, CEO
B. DATE (MM-DD-YYYY): 10/14/2014

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (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 to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

☐ Original – County Office Copy

☐ Owner's Copy

☐ Operator's Copy

FSA/CRP CONTRACTS

This form is available electronically.

1002 80 238

Re-enrollment

CRP-1
(07-23-10)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

GREENE COUNTY FARM SERVICE AGENCY
104 COUNTY ROAD 70 E STE B
BLOOMFIELD, IN 47424-8730

TELEPHONE NUMBER (Include Area Code): (812)384-4634

1. ST. & CO. CODE &
ADMIN. LOCATION
18055

2. SIGN-UP NUMBER
46

3. CONTRACT NUMBER
11003

4. ACRES FOR ENROLLMENT
2.48
9-23-14
P.L.B.

5. FARM NUMBER
0005276

6. TRACT NUMBER(S)
0001140

8. OFFER (Select one)

GENERAL ☐

ENVIRONMENTAL PRIORITY ☒

9. CONTRACT PERIOD

FROM:

(MM-DD-YYYY)

10-1-14

TO:

(MM-DD-YYYY)

9-30-24

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre

\$162.76

11. Identification of CRP Land (See Page 2 for additional space)

B. Annual Contract Payment

\$404

C. First Year Payment

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
0001140	0015	CP8A	0.23	\$1154.00
0001140	0016	CP8A	0.29	\$1455.00
0001140	0017	CP8A	0.51	\$2559.00

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):
ROSEMARY ALSMAN REVOCABLE TRUST
2278 S COUNTY ROAD 750 E
DUGGER, IN 47848-8119

(2) SHARE
0.00%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):
FREDDY J ALSMAN IRREVOCABLE TRUST
2328 S COUNTY ROAD 750 E
DUGGER, IN 47848-8144

(2) SHARE
100.00%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):
N/A

(2) SHARE
%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

Signature of CCC Representative

09-24-2014

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, generic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (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 to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy

TAX INFORMATION - Tracts 1, 2 & 3

Detach and return coupon with 1st Installment payment

2017 - Greene County - 1st Installment

Printed: 4/25/2017

Deeded Owner: Alzman, Fred & Rosemary w/ life est and remainder in Tr

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 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 100.00

Location Address: 2278 S CO RD 750 E
DUGGER IN 47848

1st INSTALLMENT - A

STATE PARCEL NUMBER: 28-07-33-000-007.000-007



**00028201620836018191*

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

NAME AND ADDRESS OF TAXPAYER

Fred & Rosemary Alzman
2278 S Co Rd 750 E
Dugger IN 47848

Delinquent after:

May 10, 2017

Property Taxes Due:

\$1,066.42

Other Charges (See Table 4)

\$46.85

Delinquent Tax:

\$0.00

Delinquent Penalty:

\$0.00

LESS PAYMENTS:

\$0.00

Pay On Or Before

\$1,113.27

May 10, 2017

Remit By Mail To: GREENE COUNTY TREASURER
1 E MAIN STREET ROOM #130
BLOOMFIELD IN 47424

00002820162083601819010000001113270

Detach and return coupon with 2nd Installment payment

2017 - Greene County - 2nd Installment

Printed: 4/25/2017

Deeded Owner: Alzman, Fred & Rosemary w/ life est and remainder in Tr

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 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 100.00

Location Address: 2278 S CO RD 750 E
DUGGER IN 47848

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 28-07-33-000-007.000-007



**00028201620836018192*

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

NAME AND ADDRESS OF TAXPAYER

Fred & Rosemary Alzman
2278 S Co Rd 750 E
Dugger IN 47848

Delinquent after:

November 13, 2017

Property Taxes Due:

\$1,066.42

Other Charges (See Table 4)

\$46.85

Delinquent Tax:

\$0.00

Delinquent Penalty:

\$0.00

LESS PAYMENTS:

\$0.00

Pay On Or Before

\$1,113.27

November 13, 2017

Remit By Mail To: GREENE COUNTY TREASURER
1 E MAIN STREET ROOM #130
BLOOMFIELD IN 47424

00002820162083601819020000001113279

LEGAL DESCRIPTION: 007-00005-00 E 1/2 NW 33 7 6 80A

E 1/2 SW NW 33 7 6 20A

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

TAXPAYER NAME: Fred & Rosemary Alzman

PROPERTY NUMBER 28-07-33-000-007.000-007

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 812-384-4378

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.

You can pay your taxes online at co.greene.in.us with a debit/credit card (2.5%) or echeck for \$1.50

Completely automated pay by phone w/parcel number. Call 1-877-690-3729 Jurisdiction Code 2443.

Mailing Address: Greene County Treasurers Office 1 East Main Street Rm# 130 Bloomfield, IN 47424

Office hours M-F 8:00 a.m.-4:00 p.m. Phone 1-812-384-4378 Fax 1-812-384-2043

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 INFORMATION - Tracts 1, 2 & 3

STATE FORM 53569 (R11/12-16)
APPROVED BY STATE BOARD OF ACCOUNTS, 2016

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

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. Please note that local government unit annual budget notices are now available online at www.budgetnotices.in.gov.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Property Address	Date of Notice	Parcel Number	Taxing District
Fred & Rosemary Alzman	2278 S CO RD 750 E DUGGER IN 47848	04/25/2017	28-07-33-000-007.000-007	007-GRANT
		Legal Description: 007-00005-00 E 1/2 NW 33 7 6 80A E 1/2 SW NW 33 7 6 20A		

**Spring installment due on or before May 10, 2017 and
Fall installment due on or before November 13, 2017.**

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2015 pay 2016	2016 pay 2017
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%)	\$ 119,200	\$ 114,000
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 9,000	\$ 9,100
2. Equals total gross assessed value of property	\$ 128,200	\$ 123,100
2a. Minus deductions (see Table 5 below)	\$ 0	\$ 0
3. Equals subtotal of net assessed value of property	\$ 128,200	\$ 123,100
3a. Multiplied by your local tax rate	1.6437	1.7326
4. Equals gross tax liability (see Table 3 below)	\$ 2,107.22	\$ 2,132.84
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 over 65 circuit breaker credit	\$ 0.00	\$ 0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$ 2,107.22	\$ 2,132.84

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	\$ 2,654.00	\$ 2,553.00
ward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$ 497.40	\$ 504.72
Maximum tax that may be imposed under cap	\$ 3,151.40	\$ 3,057.72

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

TAXING AUTHORITY	TAX RATE 2016	TAX RATE 2017	TAX AMOUNT 2016	TAX AMOUNT 2017	TAX DIFFERENCE 2016-2017	PERCENT DIFFERENCE
COUNTY	0.5931	0.6328	\$760.36	\$778.99	\$18.63	2.45 %
TOWNSHIP	0.0253	0.0269	\$32.43	\$33.11	\$0.68	2.10 %
SCHOOL DISTRICT	0.9726	1.0173	\$1,246.87	\$1,252.30	\$5.43	0.44 %
CITY	0.0527	0.0556	\$67.56	\$68.44	\$0.88	1.30 %
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL DISTRICT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	1.6437	1.7326	\$2,107.22	\$2,132.84	\$25.62	1.22 %

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2016	2017	% Change
Solid Waste	\$12.00	\$12.00	0.0 %
SMOCK-FOUR MILE	\$81.70	\$81.70	0.0 %
TOTAL ADJUSTMENTS	\$93.70	\$93.70	0.0 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2016	2017
Homestead/Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
TOTAL DEDUCTIONS	\$0	\$0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

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. 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 may be liable for taxes and penalties on the amount deducted.

TAX INFORMATION - Tracts 1, 2 & 3

199

28-07-33-000-007.000-007 Alzman, Fred & Rosemary w/ life est and rem 2278 S CO RD 750 E

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
28-07-33-000-007.000-007
Parent Parcel Number

Property Address
2278 S CO RD 750 E
Neighborhood
7001 GRANT #1

Property Class
199 Agri Other agricultural use
TAXING DISTRICT INFORMATION
Jurisdiction 28

Area 005 GRANT TOWNSHIP
Corporation N
District 007 GRANT
Section & Plat 33
Routing Number 0.000

Site Description

Topography:
Rolling
Public Utilities:
Electric
Street or Road:
Unpaved

Neighborhood:
Static
Zoning:

- 1 PUBLIC ROAD/ROW
- 2 TILLABLE LAND
- 3 TILLABLE LAND
- 4 TILLABLE LAND
- 5 TILLABLE LAND
- 6 NONTILLABLE LAND
- 7 NONTILLABLE LAND
- 8 NONTILLABLE LAND
- 9 NONTILLABLE LAND
- 10 WOODLAND
- 11 WOODLAND
- 12 WOODLAND
- 13 FARM BUILDINGS
- 14 FARM BUILDINGS

006: OVERRIDE REMOVED DUE TO TRENDING
009: REMOVED DWELLING & ALL OUTBUILDINGS EXCEPT T31SO (CLT)
2011: CHANGED 40X76 T31SO TO T3AW (CLT)
2013: REASSES: CHANGED T3AW FROM C TO D-2 (06/14/13) PER (CLT)

OWNERSHIP
Alzman, Fred & Rosemary w/ life est and remainder in TRANSFER OF OWNERSHIP
Tax ID 0070000500
Printed 04/25/2017 Card No. 1 of 1

Date

007-00005-00 E 1/2 NW 33 7 6 80A E
1/2 SW NW 33 7 6 20A

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016
Reason for Change	Misc	Annual	Trending	Trending	Trending
VALUATION	I 94600	102200	102200	119200	114000
Appraised Value	B 11200	11700	11700	9000	9100
VALUATION	I 105800	113900	113900	128200	123100
True Tax Value	B 11200	11700	10400	9000	9100
	I 105800	113900	128200	123100	123100

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Effective	Depth	Depth Factor	Rate	Rate	Value	Factor	
AVB2	1.7000	1.00	1.00	1960.00	1960.00	3300 0	-100%	0
AVB2	33.5100	0.81	0.81	1960.00	1588.00	53200		53200
CF C2	12.6100	0.72	0.72	1960.00	1411.00	17800		17800
SCA	10.0200	0.94	0.94	1960.00	1842.00	18500		18500
AVB2	23.7200	0.81	0.81	1960.00	1588.00	37700 0	-60%	15100
CF C2	6.4200	0.72	0.72	1960.00	1411.00	9100 0	-60%	3600
CF C3	1.3700	0.64	0.64	1960.00	1254.00	1700 0	-60%	700
CF D3	1.2400	0.51	0.51	1960.00	1000.00	1200 0	-60%	500
SCA	0.6000	0.94	0.94	1960.00	1842.00	1100 0	-60%	400
AVB2	2.4400	0.81	0.81	1960.00	1588.00	3900 0	-80%	800
CF C2	3.1000	0.72	0.72	1960.00	1411.00	4400 0	-80%	900
SCA	0.9200	0.94	0.94	1960.00	1842.00	1700 0	-80%	300
CF C2	1.0400	0.72	0.72	1960.00	1411.00	1500 0	-40%	900
AVB2	1.3100	0.81	0.81	1960.00	1588.00	2100 0	-40%	1300

Supplemental Cards

TRUE TAX VALUE 114000

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)
Supplemental Cards
TOTAL LAND VALUE 114000

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage [-]
TOTAL ACRES FARMLAND
TRUE TAX VT 114000

TAX INFORMATION - Tract 4

Detach and return coupon with 1st Installment payment

2017 - Greene County - 1st Installment

Printed: 4/25/2017

Deeded Owner: Alzman, Fred J. & Rosemary each with life est and rem in tr
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 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 26.00

Location Address: 100 S & 800 W
LYONS IN 47443

1st INSTALLMENT - A

STATE PARCEL NUMBER: 28-07-33-000-009.000-007



00028201620314390431

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

NAME AND ADDRESS OF TAXPAYER

Fred J. & Rosemary(tic) Alzman
2278 S Co Rd 750e
Dugger IN 47848

Delinquent after: **May 10, 2017**
Property Taxes Due: \$319.66
Other Charges (See Table 4) \$6.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

Pay On Or Before May 10, 2017 \$325.66

Remit By Mail To: GREENE COUNTY TREASURER
1 E MAIN STREET ROOM #130
BLOOMFIELD IN 47424

00002820162031439043010000000325666

Detach and return coupon with 2nd Installment payment

2017 - Greene County - 2nd Installment

Printed: 4/25/2017

Deeded Owner: Alzman, Fred J. & Rosemary each with life est and rem in tr
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 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 26.00

Location Address: 100 S & 800 W
LYONS IN 47443

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 28-07-33-000-009.000-007



00028201620314390432

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

NAME AND ADDRESS OF TAXPAYER

Fred J. & Rosemary(tic) Alzman
2278 S Co Rd 750e
Dugger IN 47848

Delinquent after: **November 13, 2017**
Property Taxes Due: \$319.66
Other Charges (See Table 4) \$6.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

Pay On Or Before November 13, 2017 \$325.66

Remit By Mail To: GREENE COUNTY TREASURER
1 E MAIN STREET ROOM #130
BLOOMFIELD IN 47424

00002820162031439043020000000325664

LEGAL DESCRIPTION: 007-00018-00 NW NW 33 7 6 26A

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

TAXPAYER NAME: Fred J. & Rosemary(tic) Alzman

PROPERTY NUMBER 28-07-33-000-009.000-007

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 812-384-4378

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.

You can pay your taxes online at co.greene.in.us with a debit/credit card (2.5%) or echeck for \$1.50

Completely automated pay by phone w/parcel number. Call 1-877-690-3729 Jurisdiction Code 2443.

Mailing Address: Greene County Treasurers Office 1 East Main Street Rm# 130 Bloomfield, IN 47424

Office hours M-F 8:00 a.m.-4:00 p.m. Phone 1-812-384-4378 Fax 1-812-384-2043

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 INFORMATION - Tract 4

STATE FORM 53569 (R11/12-16)
APPROVED BY STATE BOARD OF ACCOUNTS, 2016

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-6.1

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. Please note that local government unit annual budget notices are now available online at www.budgetnotices.in.gov.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u>	<u>Property Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
Fred J. & Rosemary(tic) Alsman	100 S & 800 W LYONS IN 47443	04/25/2017	28-07-33-000-009.000-007	007-GRANT

Legal Description: 007-00018-00 NW NW 33 7 6 26A

Spring installment due on or before May 10, 2017 and

Fall installment due on or before November 13, 2017.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2015 pay 2016	2016 pay 2017
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%)	\$ 38,600	\$ 36,900
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 0	\$ 0
2. Equals total gross assessed value of property	\$ 38,600	\$ 36,900
2a. Minus deductions (see Table 5 below)	\$ 0	\$ 0
3. Equals subtotal of net assessed value of property	\$ 38,600	\$ 36,900
3a. Multiplied by your local tax rate	1.6437	1.7326
4. Equals gross tax liability (see Table 3 below)	\$ 634.46	\$ 639.32
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 over 65 circuit breaker credit	\$ 0.00	\$ 0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$ 634.46	\$ 639.32

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	\$ 772.00	\$ 738.00
ward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$ 149.76	\$ 151.28
Maximum tax that may be imposed under cap	\$ 921.76	\$ 889.28

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

TAXING AUTHORITY	TAX RATE 2016	TAX RATE 2017	TAX AMOUNT 2016	TAX AMOUNT 2017	TAX DIFFERENCE 2016-2017	PERCENT DIFFERENCE
COUNTY	0.5931	0.6328	\$228.93	\$233.49	\$4.56	1.99 %
TOWNSHIP	0.0253	0.0269	\$9.77	\$9.93	\$0.16	1.64 %
SCHOOL DISTRICT	0.9726	1.0173	\$375.42	\$375.38	\$(0.04)	(0.01) %
CITY	0.0527	0.0556	\$20.34	\$20.52	\$0.18	0.88 %
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL DISTRICT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	1.6437	1.7326	\$634.46	\$639.32	\$4.86	0.77 %

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2016	2017	% Change
Solid Waste	\$12.00	\$12.00	0.0 %
TOTAL ADJUSTMENTS	\$12.00	\$12.00	0.0 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2016	2017
Homestead/Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
TOTAL DEDUCTIONS	\$0	\$0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

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. 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 may be liable for taxes and penalties on the amount deducted.

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 007000|800

Printed 04/25/2017 Card No. 1 of 1

PARCEL NUMBER
28-07-33-000-009.000-007
Parent Parcel Number

Alsman, Fred J. & Rosemary each with life est and rem in tr
2278 S Co Rd 750e
Dugger, IN 47848 USA
007-00018-00 NW NW 33 7 6 26A

Property Address
100 S & 800 W
Neighborhood
7001 GRANT #1

Property Class
100 Agri Vacant land
TAXING DISTRICT INFORMATION
Jurisdiction 28

Area 005 GRANT TOWNSHIP

Corporation N
District 007 GRANT
Section & Plat 33
Routing Number 0.000

Site Description

Topography:
Rolling

Public Utilities:
Electric

Street or Road:
Unpaved

Neighborhood:
Static

- Zoning:
1 PUBLIC ROAD/ROW
2 TILLABLE LAND
3 TILLABLE LAND
4 TILLABLE LAND
5 WOODLAND
6 WOODLAND

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016
Reason for Change	Trending	Misc	Misc	Trending	Trending	Trending	Trending
VALUATION	I 24300	28200	30500	33000	38600	38600	36900
Appraised Value	B 0	0	0	0	0	0	0
VALUATION	I 24300	28200	30500	33000	38600	38600	36900
True Tax Value	B 0	0	0	0	0	0	0
VALUATION	I 24300	28200	30500	33000	38600	38600	36900
True Tax Value	B 0	0	0	0	0	0	0

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Effective	Effective	Depth	Rate	Rate	Value	Factor	
Actual	Frontage	Frontage	Depth	Rate	Rate	Value	Factor	
AVB2	0.9100	1.00	1.00	1960.00	1960.00	1800 0 -100%	0	0
AVB2	9.5600	0.81	0.81	1960.00	1588.00	15200	15200	15200
CFC2	1.4800	0.72	0.72	1960.00	1411.00	2100	2100	2100
SCA	9.8000	0.94	0.94	1960.00	1842.00	18100	18100	18100
CFC2	0.5200	0.72	0.72	1960.00	1411.00	700 0 -80%	100	100
SCA	3.7300	0.94	0.94	1960.00	1842.00	6900 0 -80%	1400	1400

009: REMOVED BARN (CLT)
2013: REASSES: NO CHANGES MADE (06/14/13) PER (CLT)

Supplemental Cards

TRUE TAX VALUE

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage [-]
TOTAL ACRES FARMLAND
TRUE TAX VA

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards
TOTAL LAND VALUE

25.0900
1471
36910
36900



PHOTOS











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www.SchraderAuction.com

