

**EAST ALLEN COUNTY, INDIANA
and PAULDING COUNTY, OHIO**

Land Auction

Thursday, November 30 @ 6:00 PM

359[±] acres **MOSTLY
TILLABLE WITH
QUALITY SOILS**

2 FARMS

**INFORMATION
BOOKLET**

**AND CANNOT BE
COMBINED WITH INDIANA FARM**

866-340-0445



SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne

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.

Owners: INDIANA FARM: LENARD WILSON, TRUSTEE OF THE MARCELLA C. JACKSON REVOCABLE TRUST.
OHIO FARM: REX WILSON

Auction Company: Schrader Real Estate and Auction of Fort Wayne, LLC



SCHRADER REAL ESTATE & AUCTION OF FORT WAYNE, LLC

7009 N River Rd., Fort Wayne, IN 46815

260-749-0445 or 866-340-0445

SchraderFortWayne.com

Corporate Office:

SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, NOVEMBER 30, 2017

359 ACRES – MONROEVILLE, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Fax # 260-244-4431, no later than Wednesday, November 22, 2107.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
359± Acres • Monroeville, Indiana
Thursday, November 30, 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 Thursday, November 30, 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, Wednesday, November 22, 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.

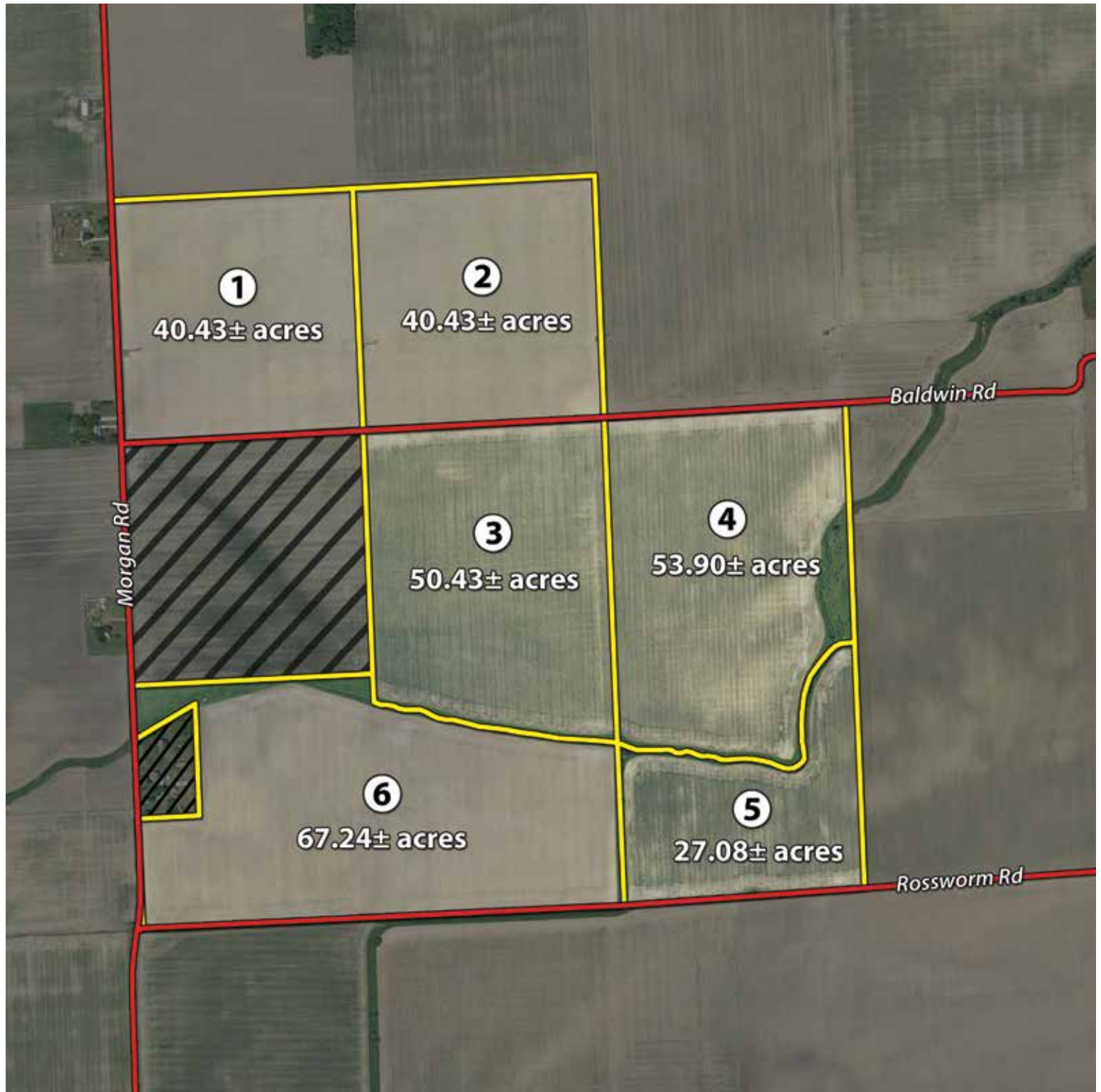
MAPS

LOCATION MAP



AERIAL MAP - TRACTS 1-6

East Allen County, IN



AERIAL MAP - TRACT 7

Paulding County, OH

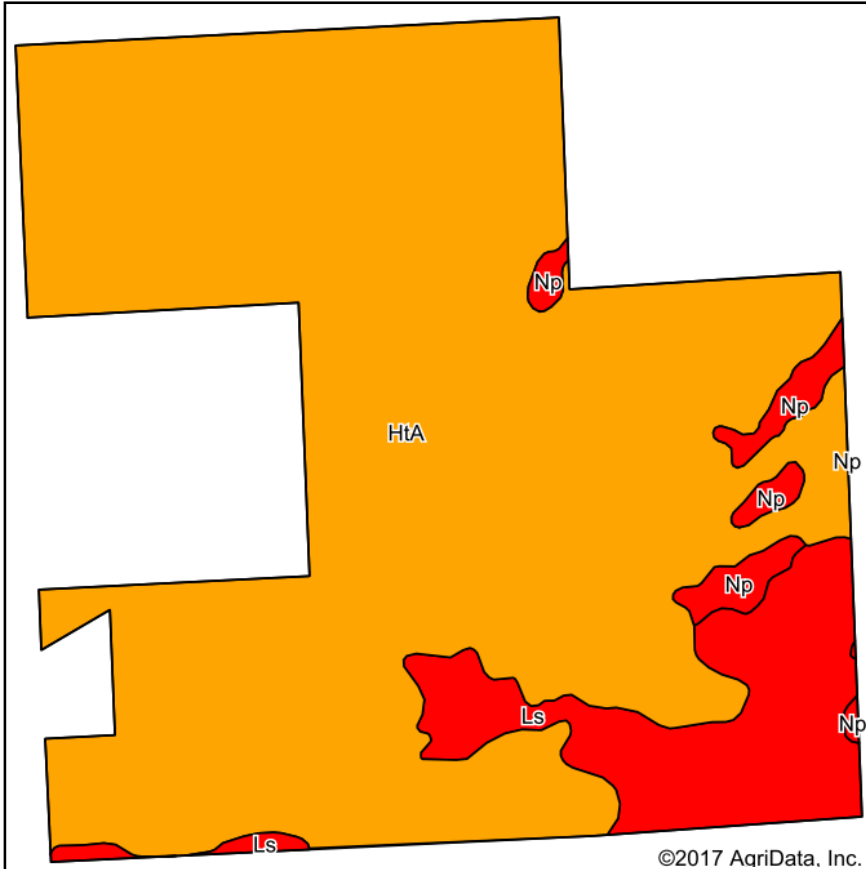


SOIL INFORMATION

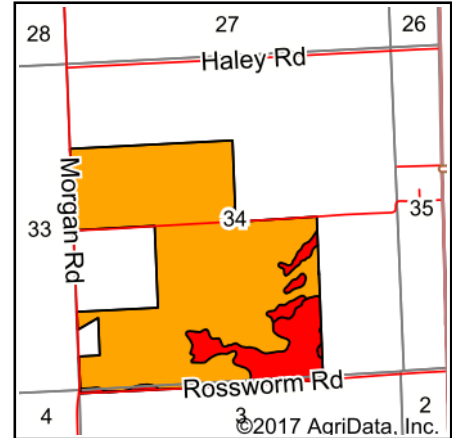
SOIL MAP - TRACTS 1-6

East Allen County, IN

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **34-30N-15E**
 Township: **Jackson**
 Acres: **279.52**
 Date: **10/13/2017**

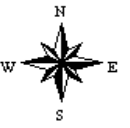


Maps Provided By:



© AgriData, Inc. 2017

www.AgriDataInc.com



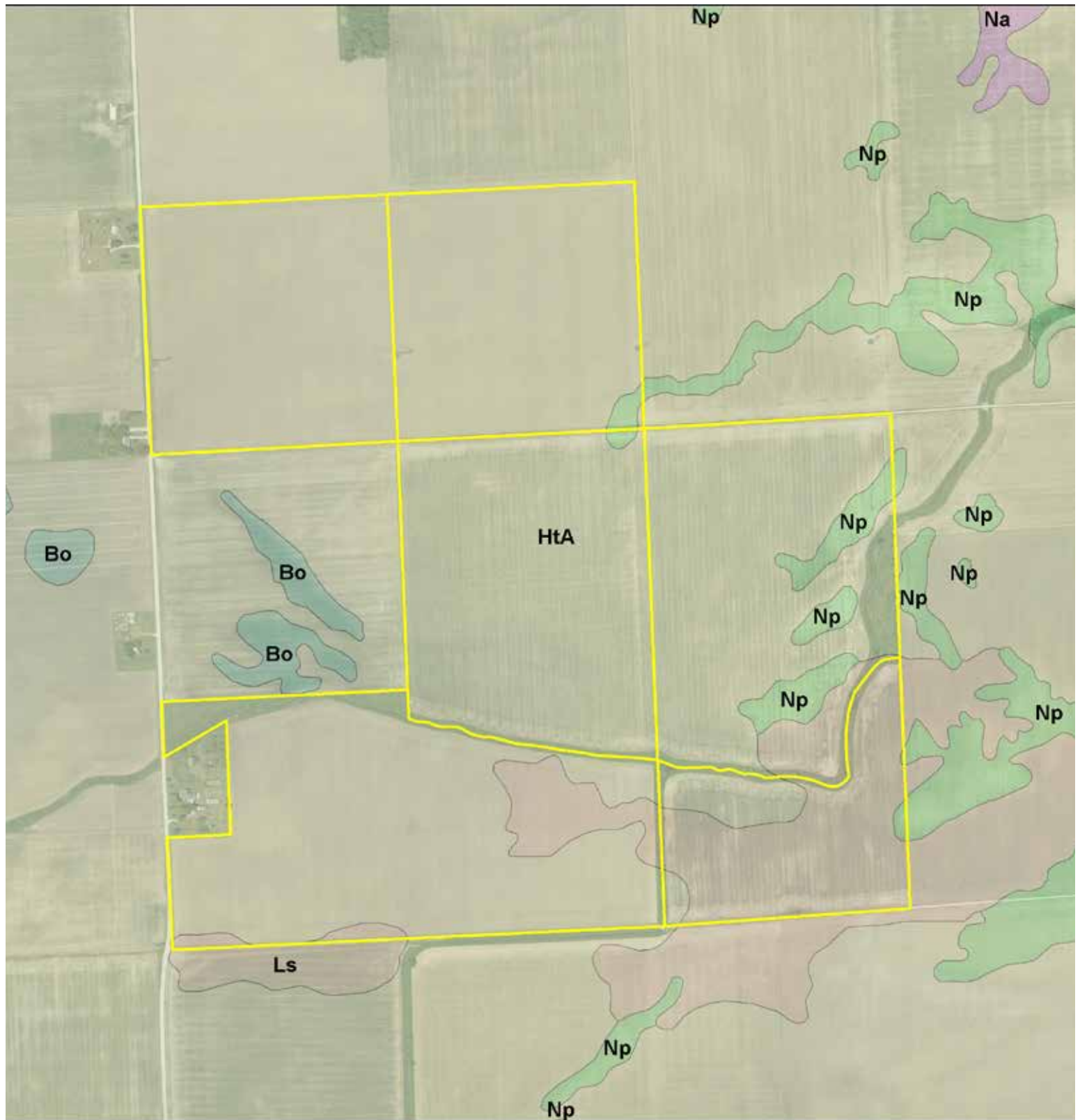
Area Symbol: IN003, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
HtA	Hoytville silty clay, 0 to 1 percent slopes	238.13	85.2%		IIw	79		144	5	9	40	59
Ls	Lenawee silty clay loam	33.66	12.0%		IIw	0	22	155	5	10	44	62
Np	Nappanee silty clay loam	7.73	2.8%		IIIw	0	18	135	5	9	45	61
Weighted Average						67.3	3.1	145.1	5	9.1	40.6	59.4

Soils data provided by USDA and NRCS.

SOIL MAP - TRACTS 1-6

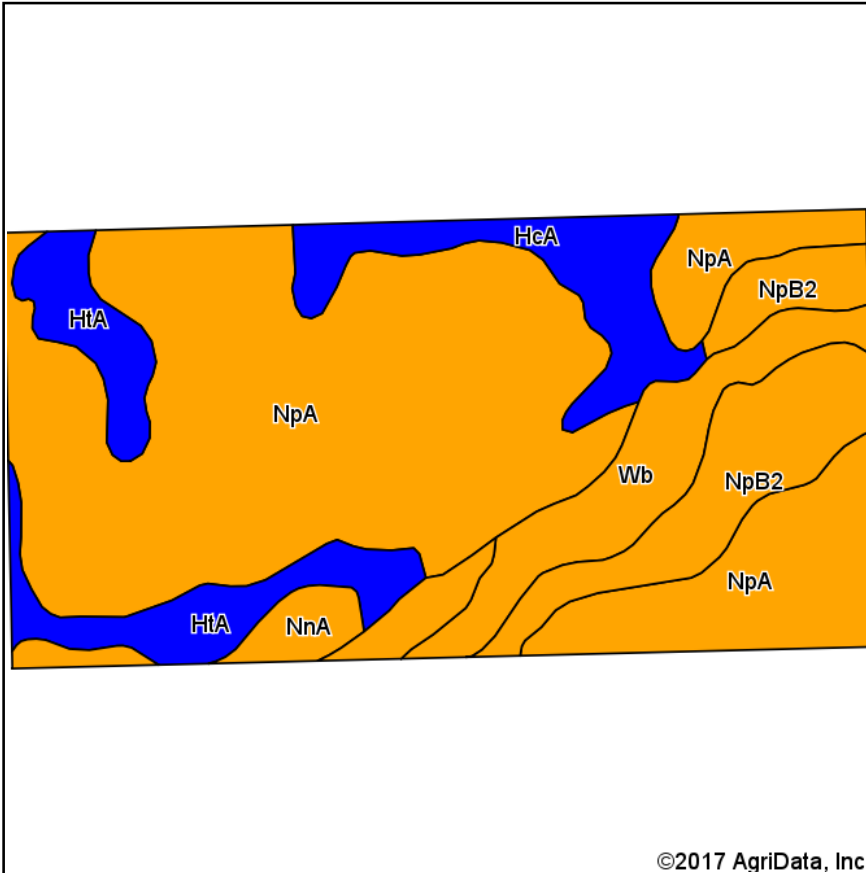
East Allen County, IN



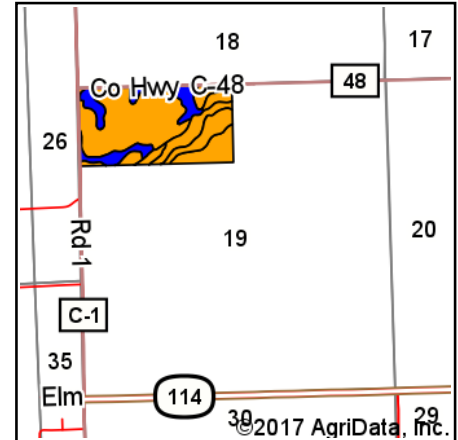
SOIL MAP - TRACT 7

Paulding County, OH

Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Paulding**
 Location: **19-1N-1E**
 Township: **Benton**
 Acres: **80**
 Date: **7/17/2017**



Area Symbol: OH125, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass red clover hay	Pasture	Soybeans	Winter wheat	*eFOTG PI
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	47.64	59.6%		IIIw	108		80	4.2		40	48	70
NpB2	Nappanee silty clay loam, 2 to 6 percent slopes, eroded	10.28	12.8%		IIIe	100		75	4.2		32	40	65
HtA	Hoytville silty clay, 0 to 1 percent slopes	7.46	9.3%		IIw	144.6	4.8			8.7	40.4	58.8	81
Wb	Wabasha silty clay loam, frequently flooded	6.59	8.2%		IIIw	105					40		68
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	5.91	7.4%		IIw								83
NnA	Nappanee loam, 0 to 2 percent slopes	2.12	2.7%		IIIw	108		80	4.2		40	48	73
Weighted Average						102.2	0.4	59.4	3.2	0.8	36.1	40.5	71.3

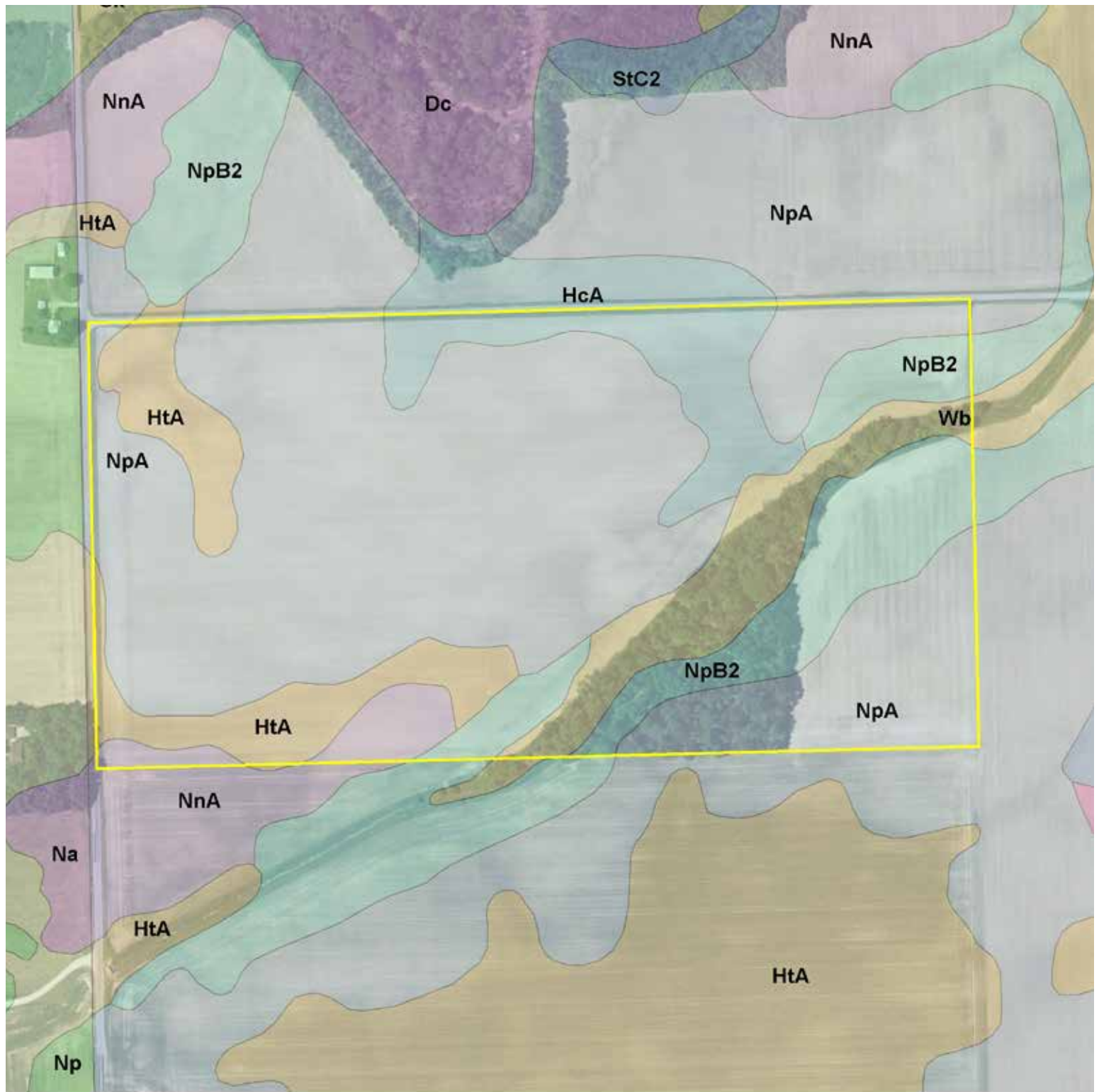
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

*efotg PI index for OH was updated on 3/8/2017

Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 7

Paulding County, OH





AEP EASEMENT INFORMATION

AEP EASEMENT - TRACT 1



8 3 9 1 2 7 4
Tx:4221231

2016029531

RECORDED: 06/10/2016 10:26:54 AM

ANITA MATHER

ALLEN COUNTY RECORDER

FORT WAYNE, IN

Line Name: Allen - Timber Switch

Line No.: TLN120:95057 **Easement No.:** 71

SUPPLEMENTAL EASEMENT AND RIGHT OF WAY

THIS SUPPLEMENTAL EASEMENT AND RIGHT OF WAY made by and between **Lenard A. Wilson, as Trustee of the Marcella C. Jackson Revocable Trust executed by Marcella C. Jackson, as Settlor, dated July 23, 1991**, whose address is 2826 Northway Drive, Fort Wayne, IN 46845 ("Grantor"), whether one or more persons, and **Indiana Michigan Power Company**, a(n) Indiana corporation, being a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215 ("AEP").

WHEREAS, AEP is the owner of an right of way and easement under the terms of the following agreement recorded in the Recorder's Office of Allen County, Indiana by and between Sophia C. Papenbrock and Bernard A. Papenbrock and Twin Branch Power Company, a predecessor in title to AEP, Deed of Easement Eas. X19 Volume 292 Page 81-82 recorded 11/7/1924, (the "Original Easement"); and

WHEREAS, Grantor is the successor in interest to all or part of the lands affected by the Original Easement.

NOW, THEREFORE, in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, the Grantor hereby grants and conveys and warrants to AEP this Supplemental Easement and Right of Way ("Easement") to modify the Original Easement (insofar as it encumbers property of the Grantor situated in a tract of land known as the South Half of the Northwest Quarter of Section 34, Township 30 North, Range 15 East, containing 80 acres, more or less, Jackson Township, Allen County, State of Indiana, being the same premises as described in Quit Claim Deed 91-030997 recorded 7/24/1991 in ✓ the Allen County Recorder's Office), as follows:

The Easement Area shall be revised to be as more fully described and depicted on Exhibit "A", a copy of which is attached hereto and made a part hereof ("Easement Area").

GRANTOR FURTHER GRANTS AEP THE FOLLOWING RIGHTS:

The right, now and in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect, patrol, protect, repair, remove, replace, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, grounding systems, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables ("Facilities"); together with the right to add to said Facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the

AEP EASEMENT - TRACT 1

Easement herein granted.

The right, in AEP's discretion, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means, any and all trees, overhanging branches, vegetation and brush situated within the Easement Area. AEP shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of AEP those trees may endanger the safety of, or interfere with the construction, operation or maintenance of Facilities or ingress or egress to, from or along the Easement Area.

The right of unobstructed ingress and egress, at any and all times, over, across and along and upon the Easement Area, and across the adjoining lands of Grantor as may be necessary for access to and from the Easement Area for the above referenced purposes.

THIS GRANT IS SUBJECT TO THE FOLLOWING CONDITIONS:

In no event shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over, or within the Easement Area. AEP may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area, and may re-grade any alterations of the ground elevation within the Easement Area.

AEP agrees to repair or pay the Grantor for actual damages sustained by Grantor to crops, fences, gates, irrigation and drainage systems, drives, or lawns that are permitted herein, when such damages arise out of AEP's exercise of the rights granted herein.

The failure of AEP to exercise any of the rights granted herein, or the removal of any Facilities from the Easement Area, shall not be deemed to constitute an abandonment or waiver of the rights granted herein.

Except as supplemented and amended herein, the Original Easement shall remain in full force and effect. The Original Easement, as supplemented and amended herein, contains the complete agreement, expressed and implied between the parties herein and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, and licensees.

This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

Any remaining space on this page left intentionally blank. See next page for signatures.

AEP EASEMENT - TRACT 1

Executed this 12th day of May, 2016

Indiana Michigan Power Company

Thomas Schaffer

By: Thomas Schaffer

Manager, Transmission Right of Way

American Electric Power Service Corporation

Authorized Signer

State of Ohio §
 § SS:
County of Franklin §

The foregoing instrument was acknowledged before me this 12th day of May, 2016 by Thomas Schaffer, Manager, Transmission Right of Way, American Electric Power Service Corporation, as Authorized Signer for Indiana Michigan Power Company, a(n) Indiana corporation, a unit of American Electric Power, on behalf of the corporation.



VICTORIA L DUNFEE
NOTARY PUBLIC
FOR THE STATE OF OHIO
COMMISSION EXPIRES
APRIL 17, 2021

Victoria L Dunfee

Notary Public

Print Name: _____

My Commission Expires: _____

AEP EASEMENT - TRACT 1

IN WITNESS WHEREOF, said Grantor have hereunto set their hand(s) and seal(s) as of the last date set forth below.

GRANTOR

Marcella C. Jackson Revocable Trust executed by Marcella C. Jackson, as Settlor, dated July 23, 1991

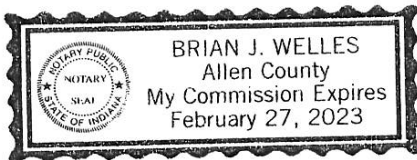
Lenard A. Wilson Trustee

By: Lenard A. Wilson, Trustee

of the Marcella C. Jackson Revocable Trust executed by Marcella C. Jackson, as Settlor, dated July 23, 1991

State of Indiana §
§ SS:
County of Allen §

This instrument was acknowledged before me on this 10th day of February, 2016 by Lenard A. Wilson, Trustee, of Marcella C. Jackson Revocable Trust executed by Marcella C. Jackson, as Settlor, dated July 23, 1991 on behalf of said Trust.



Brian J. Welles

Notary Public

Print Name: Brian J. Welles

My Commission Expires: February 27, 2023

I am a resident of Allen County, Indiana

Acting in the County of Allen

AEP EASEMENT - TRACT 1

THIS AREA WAS LEFT BLANK INTENTIONALLY

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Kenneth E. McDonough

This Instrument Prepared by Kenneth E. McDonough, Assistant General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 for and on behalf of **Indiana Michigan Power Company**, a unit of American Electric Power.

When recorded return to: American Electric Power - Transmission Right of Way, PO Box 60, Fort Wayne, IN 46801

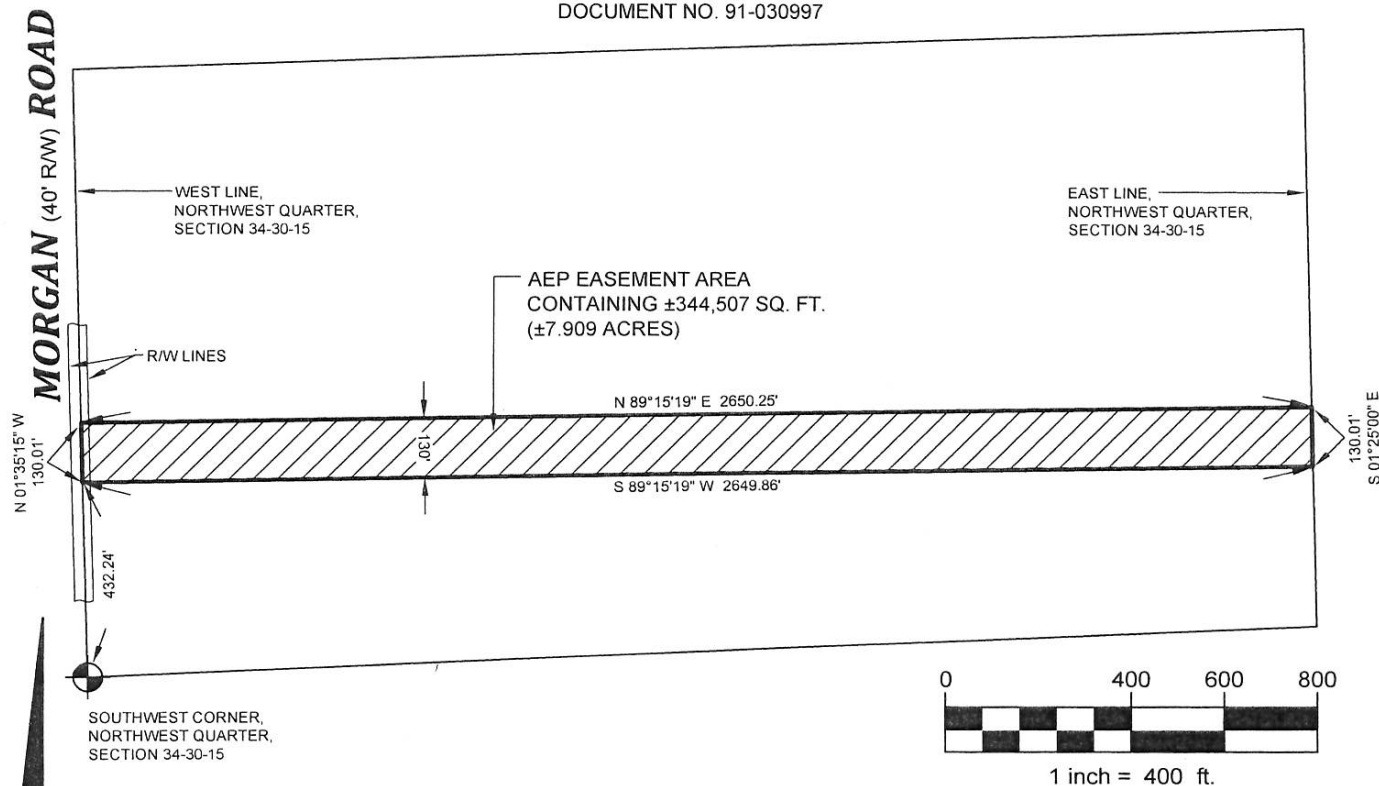
AEP EASEMENT - TRACT 1

STATE OF INDIANA
ALLEN COUNTY
JACKSON TOWNSHIP
SEC 34, T30N, R15E

EXHIBIT "A"

LENARD A. WILSON, AS TRUSTEE OF THE MARCELLA C. JACKSON
REVOCABLE TRUST EXECUTED BY MARCELLA C. JACKSON, AS
SETTLOR, DATED JULY 23, 1991
02-15-34-100-005.000-045
DOCUMENT NO. 91-030997

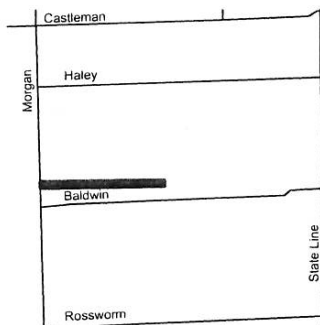
THIS IS NOT A
BOUNDARY SURVEY.



EASEMENT DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 15 EAST, JACKSON TOWNSHIP, ALLEN COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 THAT IS 432.24 FEET NORTH 01° 35' 15" WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 01° 35' 15" WEST ON SAID WEST LINE 130.01 FEET; THENCE NORTH 89° 15' 19" EAST 2650.25 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 01° 25' 00" EAST ON SAID EAST LINE 130.01 FEET; THENCE SOUTH 89° 15' 19" WEST 2649.86 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE), U.S. SURVEY FEET.



VICINITY MAP
NOT TO SCALE



[Signature]
BRIAN P. LIEBERG
LS - 20800148

12/17/15
DATE

ALLEN - TIMBER SWITCH LINE INDIANA MICHIGAN POWER COMPANY

INDIANA STATE PLANE COORDINATE SYSTEM
(EAST ZONE) U.S. SURVEY FEET.

LINE: TLN120:95057

WO:

DRAWN BY: SSH

CHECKED BY:

EASEMENT: 065

MAP NO: 1994

SCALE: 1" = 400'

W&A JOB#: 150400

DATE CREATED: 11/30/2015

REVISIONS:

EXHIBIT "A" PREPARED BY:
WIGHTMAN & ASSOCIATES, INC.
2303 PIPESTONE ROAD
BENTON HARBOR, MI 49022
269-927-0100



FSA INFORMATION

FSA INFORMATION - TRACTS 1-6

East Allen County, IN

INDIANA

ALLEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2738

Prepared : Oct 25, 2017

Crop Year : 2018

Operator Name : DAVID N WILSON

Farms Associated with Operator : 18-003-2738, 39-125-4317, 39-125-4318, 18-003-10790, 18-003-10794, 18-003-10834, 18-003-11291, 18-003-11292

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
279.74	269.31	269.31	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	269.31	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	93.96	0.00	0	141	
Soybeans	175.34	0.00	0	44	
TOTAL	269.30	0.00			

NOTES

Tract Number : 1828

Description : P10/1A JACKSON T S33 E MORGAN ROAD/BALDWIN RD SPLT

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MARCELLA C JACKSON IRR TRUST

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
279.74	269.31	269.31	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	269.31	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	93.96	0.00	0	141
Soybeans	175.34	0.00	0	44
TOTAL	269.30	0.00		

NOTES

FSA INFORMATION - TRACTS 1-6

East Allen County, IN

INDIANA

ALLEN

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2738

Prepared : Oct 25, 2017

Crop Year : 2018

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.

FSA INFORMATION - TRACT 7

Paulding County, OH

INDIANA
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10794
Prepared : Oct 25, 2017
Crop Year : 2018

Tract Number : 2277
Description : T-9/nw/Paulding co/Benton twp/sec 19/nw qtr
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : REX WILSON
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.89	69.09	69.09	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	69.09	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	25.20	0.00	0	75
Corn	27.30	0.00	0	149
Soybeans	16.59	0.00	0	48
TOTAL	69.09	0.00		

COUNTY INFORMATION

Tax Parcel Maps

Tax Bills

COUNTY INFORMATION

East Allen County, IN



8500 Morgan Rd

Monroeville, IN 46773

NO
IMAGE
AVAILABLE



Property

Information

Tax Year/Pay Year: 2016 / 2017
Parcel Number: 02-15-04-000-004-040
Property Type: Road
Tax Unit / Description: 45 - Jackson
Property Class: AGRICULTURAL - VACANT LAND
Owner of Record: Wilton Letard A Trustee
Mailing Address: 340 Ln 200 C
Pleasant Lake
Grand, IN 46776

Mortgage Company:
Mtg Company Last Changed:
TIN:
Provide Electronic Billing:
Duplicate #: 1955411
Homestead Credit Filed:
Over 65 Circuit Breaker:
Homestead: E
PTOC Bus / Res: 2 / 0

Legal Description

Note: Not to be used on legal documents

Description

S1/2 Sw1/4 Ex N307 Of S910.5 Of W343.5 Sw1/4 Ex 1.70 A Tr W Pt S Of Ditch Sec 34

Section: Parcel Area:
0004 75.00
Township: Lot Number:
0015
Range: Block/Subdivision:

Billing

Detail

	To-By	Apportioned	Balance
Spring Tax	\$1,161.16	\$0.00	\$1,161.16
Spring Penalty	\$0.00	\$0.00	\$0.00
Spring Amount	\$1.00	\$0.00	\$0.00
Full Tax	\$1,162.16	\$0.00	\$1,162.16
Full Penalty	\$0.00	\$0.00	\$0.00

East Allen County, IN

Wednesday, March 22, 2017
Review Group 2014

COUNTY INFORMATION

East Allen County, IN



25100 Rossworm Rd

Monroeville, IN 46773

NO
IMAGE
AVAILABLE



Property

Information

Tax Year/Pay Year: 2016 / 2017
Parcel Number: 05-15-34-405-001.000.045
Property Type: Field
Tax Unit / Description: 45 - Jackson
Property Class: AGRICULTURAL - VACANT LAND
Owner of Record: William Lenard A Trustee
Mailing Address: 540 Ln 250 C
Pleasant Lake
Orion, IN 46779

Mortgage Company:
Mtg Company Last Changed:
TE:
Provide Electronic Billing:
Duplicate #: 1055412
Homestead Credit Filed:
Over 65 Circuit Breaker:
Homestead: 0
PTRC Bus / Rec: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description	Section	Parcel Acres:
Sw1/4 Se 1/4 Sec 34	0004	40
	Township:	Lot Number:
	0015	
	Range:	Block/Subdivision:

Billing

Detail

	Tax ID	Assessment	Amount
Spring Tax	0015.00	\$1.00	\$015.00
Spring Penalty	00.00	\$0.00	\$0.00
Spring Interest	00.00	\$0.00	\$0.00
Full Tax	\$005.00	\$0.00	\$005.00
Full Penalty	00.00	\$0.00	\$0.00

East Allen County, IN

02-15-34-400-001.000-045

Parcel Number

02-15-34-400-001.000-045

Local Parcel Number

15-0034-0011

Tax ID:

Routing Number

Property Class 100

Vacant Land

Year: 2017

County

Allen

Township

JACKSON TOWNSHIP

District 045 (Local 015)

045 JACKSON (15)

School Corp 0255

EAST ALLEN COUNTY

Neighborhood 451004-045

Ag/Rural Res Homesites Heritage-0

Section/Plat

0034

Location Address (1)

25100 ROSSWORM RD

, IN 46773

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Level

☐

Flood Hazard

☐

Public Utilities

ERA

☐

Streets or Roads

Unpaved

☐

Neighborhood Life Cycle Stage

Other

Printed

Wednesday, March 22, 2017

Review Group

2014

02-15-34-400-001.000-045

WILSON LENARD A TRUSTEE

Ownership

Wilson Lenard A Trustee

540 Ln 250 C Pleasant Lake

Orland, IN 46776

Date

01/01/1900

Owner

Wilson Lenard A Trust

Doc ID

Code

WD

Book/Page

/

Sale Price

\$0

VII

I

Transfer of Ownership

100, Vacant Land

25100 ROSSWORM RD

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COUNTY INFORMATION

East Allen County, IN



24700 Baldwin Rd

Monroeville, IN 46773

NO
I M A G E
A V A I L A B L E



Property

Information

Tax Year/Pay Year: 2016 / 2017
Parcel Number: 02-15-34-300-002-000-045
Property Type: Rural
Tax Unit / Description: 45 - Jackson
Property Class: AGRICULTURAL - VACANT LAND
Owner of Record: Wilson Leland A Trustee
Mailing Address: 240 Ln 250 C
Monroeville, IN 46773

Mortgage Company:
Mtg Company Last Changed:
Tit:
Provide Electronic Billing:
Duplicate #: 1955409
Homestead Credit Filed:
Over 65 Circuit Breaker:
Homestead: 0
PTAC Bus / Res: 0/0

Legal Description

Note: Not to be used on legal documents

Description

Ne 1/4 Sw 1/4 & Nw 1/4 Se 1/4 Sec 34

Section: Parcel Area:
0034 60
Township: Lot Number:
0010
Range: Block/Subdivision:

Billing

Detail

	Tax Bill	Assessments	Debtors
Service Fee:	\$1,275.00	\$0.00	\$1,275.00
Service Fee:	\$0.00	\$0.00	\$0.00
Service Fee:	\$0.00	\$0.00	\$0.00
Fee Fee:	\$1,275.00	\$0.00	\$1,275.00
Fee Fee:	\$0.00	\$0.00	\$0.00

COUNTY INFORMATION

East Allen County, IN

1/2

Ag/Rural Res Homesites H

100, Vacant Land

24700 BALDWIN RD

WILSON LENARD A TRUSTEE

02-15-34-300-002.000-045

Notes

Transfer of Ownership

Owner

Ownership

Date 01/01/1900 Doc ID Code WD Book/Page / Sale Price \$0 I
Wilson Lenard A Trust

Wilson Lenard A Trustee
540 Ln 250 C Pleasant Lake
Orland, IN 46776

General Information
Parcel Number
02-15-34-300-002.000-045
Local Parcel Number
15-0034-0006

Tax ID:

Legal
NE 1/4 SW 1/4 & NW 1/4
SE 1/4 SEC 34

Routing Number

Property Class 100
Vacant Land

Year: 2017

Location Information

County
Allen

Township
JACKSON TOWNSHIP

District 045 (Local 015)

045 JACKSON (15)

School Corp 0255

EAST ALLEN COUNTY

Neighborhood 451004-045

Ag/Rural Res Homesites Heritage-0

Section/Plat

0034

Location Address (1)

24700 BALDWIN RD

, IN 46773

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Level

Flood Hazard

ERA

Public Utilities

Streets or Roads

Unpaved

TIF

Neighborhood Life Cycle Stage

Other

Printed

Wednesday, March 22, 2017

Review Group

2014

Data Source N/A

Appraiser

Collector



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2017	2017	2017	2016	2015	2014	2013
Reason For Change	WIP	AA	AA	AA	AA	AA	AA
As Of Date	03/07/2017	03/18/2017	04/30/2016	05/20/2015	05/16/2014	05/09/2013	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$147,300	\$147,300	\$156,200	\$163,300	\$163,300	\$142,000	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$147,300	\$147,300	\$156,200	\$163,300	\$163,300	\$142,000	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
Improvement	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$147,300	\$147,300	\$156,200	\$163,300	\$163,300	\$142,000	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (2)	\$147,300	\$147,300	\$156,200	\$163,300	\$163,300	\$142,000	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	HS	0	71.68	1.06	\$1,850	\$1,961	\$140,564	0%	0%	1.0000	\$140,560
4	A	NP	0	4.31	0.85	\$1,850	\$1,573	\$6,780	0%	0%	1.0000	\$6,780
81	A	R0B2	0	2.80	1.00	\$1,850	\$1,850	\$5,180	-100%	0%	1.0000	\$0
82	A	R0B2	0	1.21	1.00	\$1,850	\$1,850	\$2,239	-100%	0%	1.0000	\$0

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	80.00
81 Legal Drain NV	2.80
82 Public Roads NV	1.21
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	75.99
Farmland Value	\$147,340
Measured Acreage	75.99
Avg Farmland Value/Acre	1939
Value of Farmland	\$147,340
Classified Total	\$0
Farm / Classified Value	\$147,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$147,300
CAP 3 Value	\$0
Total Value	\$147,300

COUNTY INFORMATION

East Allen County, IN



7800 Morgan Rd

Monroeville, IN 46773

NO
IMAGE
AVAILABLE



Property

Information

Tax Year/Pay Year: 2016 / 2017
Parcel Number: 02-15-34-100-065-000-048
Property Type: Real
Tax Unit / Description: 45 - Jackson
Property Class: AGRICULTURAL - VACANT LAND
Owner of Record: Wilson, Leonard A Trustee
Mailing Address: 543 LA 250 C
Pleasant Lake
Orang, IN 46776

Mortgage Company:
Mtg Company Last Changed:
TIF:
Provide Electronic Billing:
Duplicate #: 1955404
Homestead Credit Filed:
Over 95 Circuit Breaker:
Homestead: 0
PTNC Bus / Res: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description	Section:	Parcel Acres:
S1/2 Nw1/4 Sec 34	0604	80
	Township:	Lot Number:
	0615	
	Range:	Block/Subdivision:

Billing

Detail

	Tax \$	Adjustment:	Balance:
Spring Tax:	\$1,115.04	\$0.00	\$1,115.04
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Arrear:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$1,115.04	\$0.00	\$1,115.04
Fall Penalty:	\$0.00	\$0.00	\$0.00

COUNTY INFORMATION

East Allen County, IN

Ag/Rural Res Homesites H 1/2

General Information		Ownership		Transfer of Ownership		Notes	
Parcel Number	Owner	Date	Doc ID	Code	Book/Page	Sale Price	VII
02-15-34-100-005.000-045	Wilson Lenard A Trustee	01/01/1900	Wilson Lenard A Trust	WD	/	\$0	I
Local Parcel Number							
15-0034-0005							

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2017

Location Information	
County	Allen
Township	JACKSON TOWNSHIP
District 045 (Local 015)	045 JACKSON (15)
School Corp 0255	EAST ALLEN COUNTY
Neighborhood 451004-045	Ag/Rural Res Homesites Heritage-0

Section/Plat	0034
Location Address (1)	7800 MORGAN RD
	, IN 46773

Zoning	
Subdivision	
Lot	

Market Model	N/A
--------------	-----

Characteristics	
Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
Streets or Roads	<input type="checkbox"/>
Unpaved	TIF
Neighborhood Life Cycle Stage	<input type="checkbox"/>
Other	
Printed	Wednesday, March 22, 2017
Review Group	2014

Data Source N/A

Collector

Appraiser



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2017	WIP	03/07/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$152,300	\$0	\$152,300	\$0	\$0	\$0	\$0	\$0	\$152,300	\$0	\$152,300	\$0
2017	AA	03/18/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$152,300	\$0	\$152,300	\$0	\$0	\$0	\$0	\$0	\$152,300	\$0	\$152,300	\$0
2016	AA	04/30/2016	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$161,500	\$0	\$161,500	\$0	\$0	\$0	\$0	\$0	\$161,500	\$0	\$161,500	\$0
2015	AA	05/20/2015	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$168,800	\$0	\$168,800	\$0	\$0	\$0	\$0	\$0	\$168,800	\$0	\$168,800	\$0
2014	AA	05/16/2014	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$168,800	\$0	\$168,800	\$0	\$0	\$0	\$0	\$0	\$168,800	\$0	\$168,800	\$0
2013	AA	05/09/2013	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$145,600	\$0	\$145,600	\$0	\$0	\$0	\$0	\$0	\$145,600	\$0	\$145,600	\$0

Land Data (Standard Depth: Res 120', Cl 120')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig	Market Factor	Value
4	A	HS	0	77.175	1.06	\$1,850	\$1,961	\$151,340	0%	0%	1.0000	\$151,340
4	A	NP	0	.63	0.85	\$1,850	\$1,573	\$991	0%	0%	1.0000	\$990
82	A	R0B2	0	1.82	1.00	\$1,850	\$1,850	\$3,367	-100%	0%	1.0000	\$00
83	A		0	.375	1.00	\$1,850	\$1,850	\$694	-100%	0%	1.0000	\$00

Land Computations											
Calculated Acreage	80.00	Actual Frontage	0	Developer Discount	<input type="checkbox"/>	Parcel Acreage	80.00	81 Legal Drain NV	0.00	82 Public Roads NV	1.82
83 UT Towers NV	0.38	9 Homesite	0.00	91/92 Acres	0.00	Total Acres Farmland	77.81	Farmland Value	\$152,330	Measured Acreage	77.81
Avg Farmland Value/Acre	1958	Value of Farmland	\$152,340	Classified Total	\$0	Farm / Classified Value	\$152,300	Homesite(s) Value	\$0	91/92 Value	\$0
Supp. Page Land Value	\$0	CAP 1 Value	\$0	CAP 2 Value	\$152,300	CAP 3 Value	\$0	Total Value	\$152,300		

COUNTY INFORMATION

Paulding County, OH

7/19/2017

Paulding County, Ohio: Online Auditor - Property Data

Data For Parcel 03-19S-004-00

Land Data

Parcel: 03-19S-004-00
Owner: WILSON REX L
Address: RD 48



Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
A0 - Row	2	0	0	0	0%	0	0	0	\$0.00
A5 - A5	71.986	0	0	0	100%	5500	5500	5500	\$395,920.00
A8 - Woodland	6.014	0	0	0	100%	2200	2200	2200	\$13,230.00

Land Totals

Deeded Acres: 80
Total Calculated Acres: 80
Total Value: \$409,150.00

[Report Discrepancy](#)

COUNTY INFORMATION

Paulding County, OH

7/19/2017

Paulding County, Ohio: Online Auditor - Property Data

Data For Parcel 03-19S-004-00

Base Data

Parcel: 03-19S-004-00
Owner: WILSON REX L
Address: RD 48



Tax Mailing Address

Tax Mailing Name: WILSON REX L
Address: 608 HINMAN AVE UNIT 15
City State Zip: EVANSTON IL 60202

Owner Address

Owner Name: WILSON REX L
Address: PO BOX 306
City State Zip: HOUGHTON MI 49931

Geographic

City:
Township: BENTON
School District: WAYNE TRACE

Legal

Legal Acres: 80	Homestead Reduction: NO
Legal Description: N1/2 NW 1/4 BENTON TWP S-19	2.5% Reduction: NO
Land Use: 101 - CASH - GRAIN OR GENERAL FARM	Foreclosure: NO
Neighborhood: 00500	Board of Revision: NO
Number Of Cards: 0	New Construction: NO
Annual Tax (Does not include delinquencies.): \$1,781.72	Divided Property: NO
Map Number:	Routing Number: 031900

[Report Discrepancy](#)

COUNTY INFORMATION

Paulding County, OH

A sketch is unavailable for this parcel.

Paulding County, Ohio - Property Record Card
Parcel: 03-19S-004-00
Card: 1

GENERAL PARCEL INFORMATION	
Owner	WILSON REX L
Property Address	RD 48
Mailing Address	608 HINMAN AVE UNIT 1S EVANSTON IL 60202
Land Use	101 - CASH - GRAIN OR GENERAL FARM
Legal Description	N1/2 NW 1/4 BENTON TWP S-19

VALUATION			
	Appraised	Assessed	
Land Value	\$409,200.00	\$143,220.00	
Improvements Value	\$0.00	\$0.00	
CAUV Value	\$139,100.00	\$48,690.00	
Taxable Value	\$143,220.00		

RESIDENTIAL

LAND	Acreage	Depth	Frontage	D. Factor	Value
A0 - Row	2	0	0	0	0
A5 - A5	71.986	0	0	100	395920
A8 - Woodland	6.014	0	0	100	13230

ADDITIONS

IMPROVEMENTS

AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value
O - Other	O - Other	ROAD	2	0
C - Crop	C - Crop	HS	5.652	19900
C - Crop	C - Crop	HT	7.688	26600
C - Crop	C - Crop	NNA	2.062	4020
C - Crop	C - Crop	NPA	44.98	72420
C - Crop	C - Crop	NPB2	8.421	8510
C - Crop	C - Crop	WB	3.183	6270
W - Forestry	W - Woodland	NPA	1.478	340
W - Forestry	W - Woodland	NPB2	1.397	320
W - Forestry	W - Woodland	WB	3.139	720

SALES			
Date	Buyer	Seller	Price
8/12/2009	WILSON REX L	WILSON REX L	0
9/11/2001	WILSON REX L	WILSON REX L ETAL	0
9/11/2001	WILSON REX L ETAL	WILSON PAUL D	0
9/11/2001	WILSON PAUL D	WILSON DAVID N	0
9/11/2001	WILSON DAVID N	WILSON JANICE	0
9/11/2001	WILSON JANICE	WILSON DAVID N ETAL	0
2/28/1989	WILSON DAVID N ETAL	Unknown	0

COMMERCIAL

COUNTY INFORMATION

Paulding County, OH

7/19/2017

Paulding County, Ohio: Online Auditor - Property Data

Data For Parcel 03-19S-004-00

Agricultural Data

Parcel: 03-19S-004-00
Owner: WILSON REX L
Address: RD 48



Agricultural

Soil Type	Land Usage	Land Type	Acres	Base Rate	Unit Rate	Adjusted Rate	CAUV Value (100%)
ROAD	O - Other	O - Other	2	0	0	0	\$0.00
HS	C - Crop	C - Crop	5.652	3520	3520	3520	\$19,900.00
HT	C - Crop	C - Crop	7.688	3460	3460	3460	\$26,600.00
NNA	C - Crop	C - Crop	2.062	1950	1950	1950	\$4,020.00
NPA	C - Crop	C - Crop	44.98	1610	1610	1610	\$72,420.00
NPB2	C - Crop	C - Crop	8.421	1010	1010	1010	\$8,510.00
WB	C - Crop	C - Crop	3.183	1970	1970	1970	\$6,270.00
NPA	W - Woodland	W - Forestry Credit	1.478	230	230	230	\$340.00
NPB2	W - Woodland	W - Forestry Credit	1.397	230	230	230	\$320.00
WB	W - Woodland	W - Forestry Credit	3.139	230	230	230	\$720.00

Agricultural Totals

Total Acres: 80
Total Agricultural Use Value: \$139,100.00

[Report Discrepancy](#)

COUNTY INFORMATION

Paulding County, OH

Data For Parcel 03-19S-004-00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions. Please contact the treasurer, Lou Ann Wannemacher, at 419-399-8280, to verify tax information.

Tax Data

Parcel: 03-19S-004-00
Owner: WILSON REX L
Address: RD 48



[Click here to view the tax bill for this parcel.](#)

Tax Rates

Full Tax Rate 54.024
Effective Tax Rate 39.24607

Property Tax

Tax Year 2016 Payable 2017						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$1,315.21	\$0.00	\$1,315.21	\$0.00
Credit:			(\$359.77)	\$0.00	(\$359.77)	\$0.00
Rollback:			(\$86.31)	\$0.00	(\$86.31)	\$0.00
Reduction:			\$0.00	\$0.00	\$0.00	\$0.00
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00
Net Tax:	\$0.00		\$869.13		\$869.13	
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments:	\$0.00		\$0.00		\$0.00	
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$43.46	\$0.00	\$0.00
Net Owed:	\$0.00		\$912.59		\$869.13	\$1,781.72
Net Paid:	\$0.00		(\$912.59)		(\$869.13)	(\$1,781.72)
Net Due:	\$0.00		\$0.00		\$0.00	\$0.00

Special Assessments

No data found for this parcel.

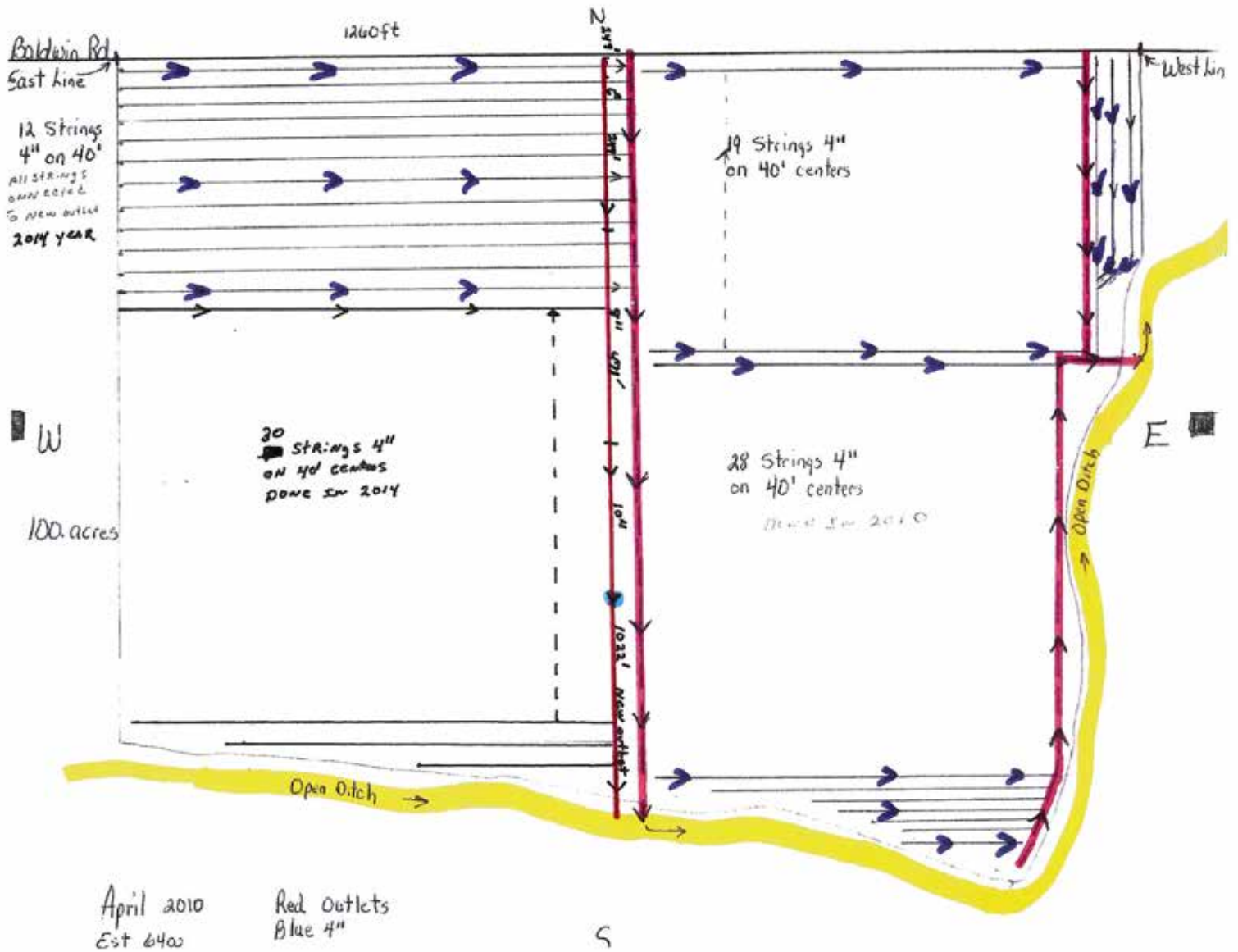
Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/7/2017	2-16	\$0.00	\$43.46	\$0.00	\$0.00	ksl070717-07072017-48-1
7/7/2017	2-16	\$0.00	\$0.00	\$869.13	\$0.00	ksl070717-07072017-48-1

TILE MAP

TILE MAP - TRACTS 3 & 4

10" outlet on Tract 3



SPECIAL TERMS

TRACT 7

TRACT 7 - SPECIAL TERMS

Terms for Ohio Farm: 10% down on day of sale, balance of purchase price subject to seller financing in the form of a note and mortgage in favor of seller, with payment terms of 15% in December, 2017, with three equal payments of the remaining principal made to Seller in each of the next 3 Decembers, annually, together with interest on the remaining principal balance at the fixed rate of 4% until paid in full, with note and mortgage terms to include such additional customary terms as would be typical of a farm financing transaction.

OHIO DISCLOSURES

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

(Split Agency & Dual Agency – Model Policy)

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Schrader Real Estate and Auction Company, Inc.



We are pleased you have selected **Schrader Real Estate and Auction Company, Inc.** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Schrader Real Estate and Auction Company, Inc.** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

AUCTION SALES: Notwithstanding any other provision, **Schrader Real Estate and Auction Company, Inc.** and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Schrader Real Estate and Auction Company, Inc.

AUCTION SALES: Notwithstanding any other provision, **Schrader Real Estate and Auction Company, Inc.** and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.

Schrader Real Estate and Auction Company, Inc. does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but **Schrader Real Estate and Auction Company, Inc.** and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. **Schrader Real Estate and Auction Company, Inc.** will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, the agent and **Schrader Real Estate and Auction Company, Inc.** will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **Schrader Real Estate and Auction Company, Inc.** has listed. In that instance, **Schrader Real Estate and Auction Company, Inc.** will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When **Schrader Real Estate and Auction Company, Inc.** lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Schrader Real Estate and Auction Company, Inc.** does reserve the right, in some instances, to vary the compensation it offers to other brokerages.

As a seller, you should understand that just because **Schrader Real Estate and Auction Company, Inc.** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

brokerage. Instead, that company will be looking out for the buyer and **Schrader Real Estate and Auction Company, Inc.** will be representing your interests.

When acting as a buyer's agent, **Schrader Real Estate and Auction Company, Inc.** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/28/11)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature (Date)

Signature (Date)

Revised: 9/2011

OHIO CAUV

OHIO CAUV

The real estate has been taxed at a reduced Current Agricultural Use Value (CAUV). Buyer will be responsible for the payment of any CAUV recoupment taxes if Buyer converts the property to a non-agricultural use or if the property otherwise fails to qualify for CAUV due to any act or omission of Buyer.

TITLE COMMITMENT

PRELIMINARY TITLE COMMITMENT



SCHEDULE A

Commitment No.: 4035-108066

Date Printed: August 16, 2017

1. Commitment Date: August 14, 2017 @ 8:00 AM
2. Policy or Policies to be issued: Policy Amount
(a) ALTA Owners Policy (6-17-06) \$500.00

Proposed Insured:
To Be Determined

Policy or Policies to be issued: Policy Amount
(b) ALTA Loan Policy (6-17-06) \$500.00

Proposed Insured:
TBD - Lender, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy.
3. The Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Lenard A. Wilson, as Trustee of the Marcella C. Jackson Revocable Trust executed by Marcella C. Jackson, as Settlor, dated July 23, 1991
4. The land referred to in this Commitment, situated in the County of Allen, State of Indiana, is described as follows:

PARCEL I:

The Southwest Quarter of the Southeast Quarter of Section 34, Jackson Township, Township 30 North, Range 15 East, in Allen County, Indiana.

PARCEL II:

The South Half of the Northwest Quarter of Section 34, Township 30 North, Range 15 East, Allen County, Indiana, said in previous deed to contain Eighty (80) acres, more or less.

PARCEL III:

The Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 34, Township 30 North, Range 15 East, Allen County, Indiana, said in previous deed to contain Eighty (80) acres, more or less.

PARCEL IV:

The South Half of the Southwest Quarter of Section 34, Township 30 North, Range 15 East, Allen County, Indiana, said in previous deed to contain 80 acres, more or less.

EXCEPTING THEREFROM all of that parcel of land legally described as follows:

Part of the Southwest Quarter of Section 34, Township 30 North, Range 15 East, Allen County, Indiana, more particularly described as follows:

PRELIMINARY TITLE COMMITMENT

Beginning at a point on the West line of the Southwest Quarter of Section 34, Township 30 North, Range 15 East, Allen County, Indiana, said point being 603.5 feet North of the Southwest corner of the Southwest Quarter of Section 34-30-15; thence North along the West line of the Southwest Quarter of Section 34-30-15 a distance of 307 feet; thence East with a deflection angle to the right of 89 degrees 51 minutes a distance of 343.5 feet; thence South with a deflection angle to the right of 90 degrees 9 minutes a distance of 307 feet; thence West with a deflection angle to the right of 89 degrees 51 minutes a distance of 343.5 feet to the point of beginning, said in previous deed to contain 2.42 acres, more or less.

ALSO EXCEPTING THEREFROM part of the Southwest Quarter of Section 34, Township 30 North, Range 15 East, Jackson Township, Allen County, Indiana, described as follows:

Starting at the Southwest corner of said Southwest Quarter; thence Northerly 910.5 feet along the West line of said Southwest Quarter to the Northwest corner of a tract described to "Skordos" in Document Number 88-28097 which shall be the place of beginning; thence continuing Northerly 125.00 feet along said West line to the centerline of an open drain; thence Northeasterly, deflecting right 62 degrees 13 minutes 40 seconds 388.22 feet in said open drain to a point on the Northerly extension of the East line of said "Skordos" tract; thence Southerly, deflecting right 117 degrees 46 minutes 20 seconds 305.00 feet to a 3/8 inch rebar stake found at the Northeast corner of said "Skordos" tract; thence Westerly, deflecting right 89 degrees 51 minutes 00 seconds 343.50 feet along the North line of said "Skordos" tract to the place of beginning. Said in previous deed to contain 1.70 acres, more or less.

Multiple Parcels Monroeville IN 46773 - The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.

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 INSUREDS ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.



Issued By: Metropolitan Title of Indiana, LLC
For questions regarding this commitment contact;
(260)497-9469 or fax to (260)489-0584
9604 Coldwater Road, Suite 105
Fort Wayne, IN 46825

PRELIMINARY TITLE COMMITMENT

Metropolitan Title of Indiana, LLC
9604 Coldwater Road, Suite 105
Fort Wayne, IN 46825

Schedule B – Section I

Commitment No.: 4035-108066

General Requirements

The following requirements must be met:

- a. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- b. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- c. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- d. Pay us the premiums, fees and charges for the policy.
- e. You must tell us in writing the name of anyone not referred to in this Commitment who will receive an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions.
- f. Submit completed Owner's Affidavit/ALTA Statement on the form provided by this company and signed by or on behalf of all owners.

End of Schedule B - Section I

Schedule B - Section II

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:

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.

Part One: General Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown on the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. 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.

Schedule B - Section II
Continued on next page

PRELIMINARY TITLE COMMITMENT

Schedule B - Section II Continued

Part Two: Specific Exceptions

1. Effective July 1st, 2009, in accordance with Indiana Code 27-7-3.7, all funds in connection with an escrow transaction we are closing must meet the following requirements:
 - a) Funds from a single party to the transaction in the aggregate amount \$10,000.00 or more must be received in the form of a wire transfer unconditionally and irrevocably credited to our account prior to disbursement. Automated Clearing House (ACH) transactions will not be acceptable.
 - b) Funds from a single party to the transaction in the aggregate amount of less than \$10,000.00 must be received by wire transfer, certified check or cashiers check. Automated Clearing House (ACH) transactions will not be acceptable.
2. NOTE: Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under the penalties for 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.

The affirmation statement must appear after the point of the Prepared By statement at the conclusion of the document, or be an additional page, if necessary.

3. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.
4. NOTE: 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 closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the Settlement Statement as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
5. 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 transactions, 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 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.
6. Real estate taxes assessed for the year 2016 are due in two installments payable May 10, 2017 and November 10, 2017:
Parcel No.: 02-15-34-400-001.000-045 (SW 1/4 SE 1/4 Sec 34)
May Installment of \$555.59 shows paid
November Installment of \$555.59 shows paid

Tax Year: Current Year 2016 due 2017

Land:	\$67,300.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Mortgage Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

PRELIMINARY TITLE COMMITMENT

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2017 due in May and November, 2018.

7. Annual assessment for the maintenance of 1526750 Morgan HO White Drain due May 10, 2017, in the amount of \$20.00 shows paid.
Note: Subsequent assessments as required.
8. Real estate taxes assessed for the year 2016 are due in two installments payable May 10, 2017 and November 10, 2017:
Parcel No.: 02-15-34-100-005.000-045 (S 1/2 NW 1/4 Sec 34)
May Installment of \$1,333.24 shows paid
November Installment of \$1,333.24 shows paid

Tax Year: Current Year 2016 due 2017

Land:	\$161,500.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Mortgage Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2017 due in May and November, 2018.

9. Annual assessment for the maintenance of 1526750 Morgan HO White Drain due May 10, 2017, in the amount of \$10.00 shows paid.
Note: Subsequent assessments as required.
10. Annual assessment for the maintenance of 1526500 Hoffman Flatrock Drain, shows none due at this time.
Note: Subsequent assessments as required.
11. Annual assessment for the maintenance of 1528510 Flatrock Creek Drain, shows none due at this time.
Note: Subsequent assessments as required.
12. Real estate taxes assessed for the year 2016 are due in two installments payable May 10, 2017 and November 10, 2017:
Parcel No.: 02-15-34-300-002.000-045 (NE 1/4 SW 1/4 & NW 1/4 SE 1/4 Sec 34)
May Installment of \$1,289.50 shows paid
November Installment of \$1,289.50 shows paid

Tax Year: Current Year 2016 due 2017

Land:	\$156,200.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Mortgage Exemption:	\$0.00
Supplemental Homestead:	\$0.00

PRELIMINARY TITLE COMMITMENT

Other Exemption: \$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2017 due in May and November, 2018.

13. Drainage/Ditch Assessment: Parcel No.: 02-15-34-300-002.000-045 (1526750 Morgan HO White Drain) For the year: 2017; May installment of \$20.00 shows paid; November installment of \$20.00 shows paid.
14. Real estate taxes assessed for the year 2016 are due in two installments payable May 10, 2017 and November 10, 2017:
Parcel No.: 02-15-34-300-004.000-045 (S 1/2 SW 1/4 ex N 307 of S 910.5 of W 343.5 SW 1/4 ex 1.70a tr W pt S of ditch Sec 34)
May Installment of \$1,102.10 shows paid
November Installment of \$1,102.10 shows paid

Tax Year: Current Year 2016 due 2017

Land:	\$133,500.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Mortgage Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2017 due in May and November, 2018.

15. Drainage/Ditch Assessment: Parcel No.: 02-15-34-300-004.000-045 (1526750 Morgan HO White Drain) For the year: 2017; May installment of \$18.97 shows paid; November installment of \$18.97 shows paid.
16. It is necessary that a copy of the trust be provided to METROPOLITAN TITLE OF INDIANA, LLC prior to closing, for review.
17. Terms, conditions and provisions of Supplemental Easement and Right of Way dated May 12, 2016, recorded June 10, 2016, in Instrument No. 2016029531.
18. Notwithstanding any reference to the acreage or quantity of land described on Schedule A, nothing contained herein insures the quantity of land contained within the boundaries of the land described in Schedule A.
19. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
20. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.
21. Exception is made to potential Barrett Law Assessments not yet confirmed as of the date of this search. The Barrett Law Office should be contacted for further information at (260) 427-1105.

Note: For informational purposes only and same to be omitted from the final policy, when issued:

PRELIMINARY TITLE COMMITMENT

The following are the vesting deed of record and all of the deeds, if any, affecting the land described in Schedule A hereof recorded within 36 months preceding the effective date hereof:

VESTING DEED:

Grantor:	Marcella C. Jackson f/k/a Marcella C. Wilson, surviving spouse of Raymond L. Wilson
Grantee:	Lenard A. Wilson, as Trustee of the Marcella C. Jackson Revocable Trust
Date of Recording:	July 24, 1991
Recorded:	Instrument No. 91-030997

NOTE: The final Loan Policy will include the following Endorsements:
Comprehensive Endorsement No. 1 (ALTA 9)
Environmental Protection Lien Endorsement (ALTA 8.1)

End of Schedule B - Section II

PRELIMINARY TITLE COMMITMENT

Commitment for Title Insurance

FIRST AMERICAN TITLE INSURANCE COMPANY.

First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

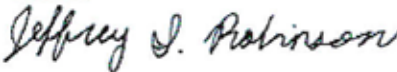
All liability and obligation under this Commitment shall cease and terminate six (6) months after the effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

CONDITIONS:

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

Issued by: **Metropolitan Title of Indiana, LLC**

9604 Coldwater Road, Suite 105

Fort Wayne, Indiana 46825

Ph: (260)497-9469 or Fax to: (260)489-0584

PRELIMINARY TITLE COMMITMENT



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

PHOTOS

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SCHRADER REAL ESTATE & AUCTION CO., INC.

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