



INFORMATION BOOKLET

Wells County



Bluffton, IN

FARMLAND & WOODED **LAND AUCTION**

**Productive Tillable Land
Potential Home Sites
Hunting / Recreational**

150[±]
acres

Offered in 14 Tracts
from 2[±] to 25[±] acres

Thursday, November 8 • 6pm

at the 4-H Park, 1240 4-H Park Rd, Bluffton, IN • Online Bidding Available



Through Schrader's Maximum Marketing Method of Selling Real Estate you can bid on any tract, combination of tracts or the entire property. Put together the combination of tracts that best fits your needs and desires.



SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

Al Pfister • 260.760.8922 • 800.794.4320



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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800.451.2709 • www.SchraderAuction.com

BIDDER PRE-REGISTRATION FORM

THURSDAY, NOVEMBER 8, 2018
150± ACRES – BLUFFTON, 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 Thursday, November 1, 2018.
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
150± Acres • Bluffton, Indiana
Thursday, November 8, 2018

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, November 8, 2018 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, Thursday, November 1, 2018**. 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.

TRACT DESCRIPTIONS

Wells County

Bluffton, IN

FARMLAND & WOODED LAND AUCTION

150[±]
acres

Offered in 14 Tracts

TRACT 1 – 25± acres, 19± acres tillable, 600± ft. frontage on SR 1.

TRACT 2 - 8± acres, 7± acres tillable, 535± ft. frontage on CR 300N and 675± ft. frontage on SR 1.

TRACT 3 - 9± acres, 8± acres tillable, 480± ft. frontage on CR 300N.

TRACT 4 - 10± acres, 7± acres tillable, 740± ft. frontage on CR 300N.

TRACT 5 - 14± acres, 12± acres tillable, 865± ft. frontage on CR 300N.

TRACT 6 - 14± acres, Woods. 75± ft. frontage on CR 300 N.

Tracts 1-6: Soils are Pewamo, Blount-Del Ray & Glynwood. Approx. 50 acres tillable.

TRACT 7 – 2.5± acres with 225± ft. frontage on SR 124 and 500± ft. frontage on SR 201.

TRACT 8 – 9.5± acres, 100± ft. frontage on SR 201 and 485± ft. frontage on SR 124.

TRACT 9 - 16± acres with 130± ft. frontage on SR 201.

TRACT 10 - 2± acres with 300± ft. frontage on SR 201.

Tracts 7-10: Soils are Glynwood, Blount-Del Ray & Pewamo. Approx. 15 acres tillable.

TRACT 11 - 4± acres with 200± ft. frontage on Elm Grove Rd.

TRACT 12 - 20± acres, 19± acres tillable, with 350± ft. frontage on Elm Grove Rd.

TRACT 13 - 11± acres, 10± acres tillable, with 365± ft. frontage on Elm Grove Rd.

TRACT 14 - 5± acres with 320± ft. frontage on Elm Grove Rd.

Tracts 11-14: Soils are Glynwood, Blount-Del Ray & Pewamo. Approx. 30 acres tillable.

Thursday, November 8 • 6pm

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 14 individual tracts, any combination of tracts and as a total 150± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

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

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 15 days after insurable title is presented.

POSSESSION: Possession is at closing, subject to rights of the current tenants.

REAL ESTATE TAXES: Real estate taxes will be prorated

to date of closing. Buyer(s) shall assume any taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

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

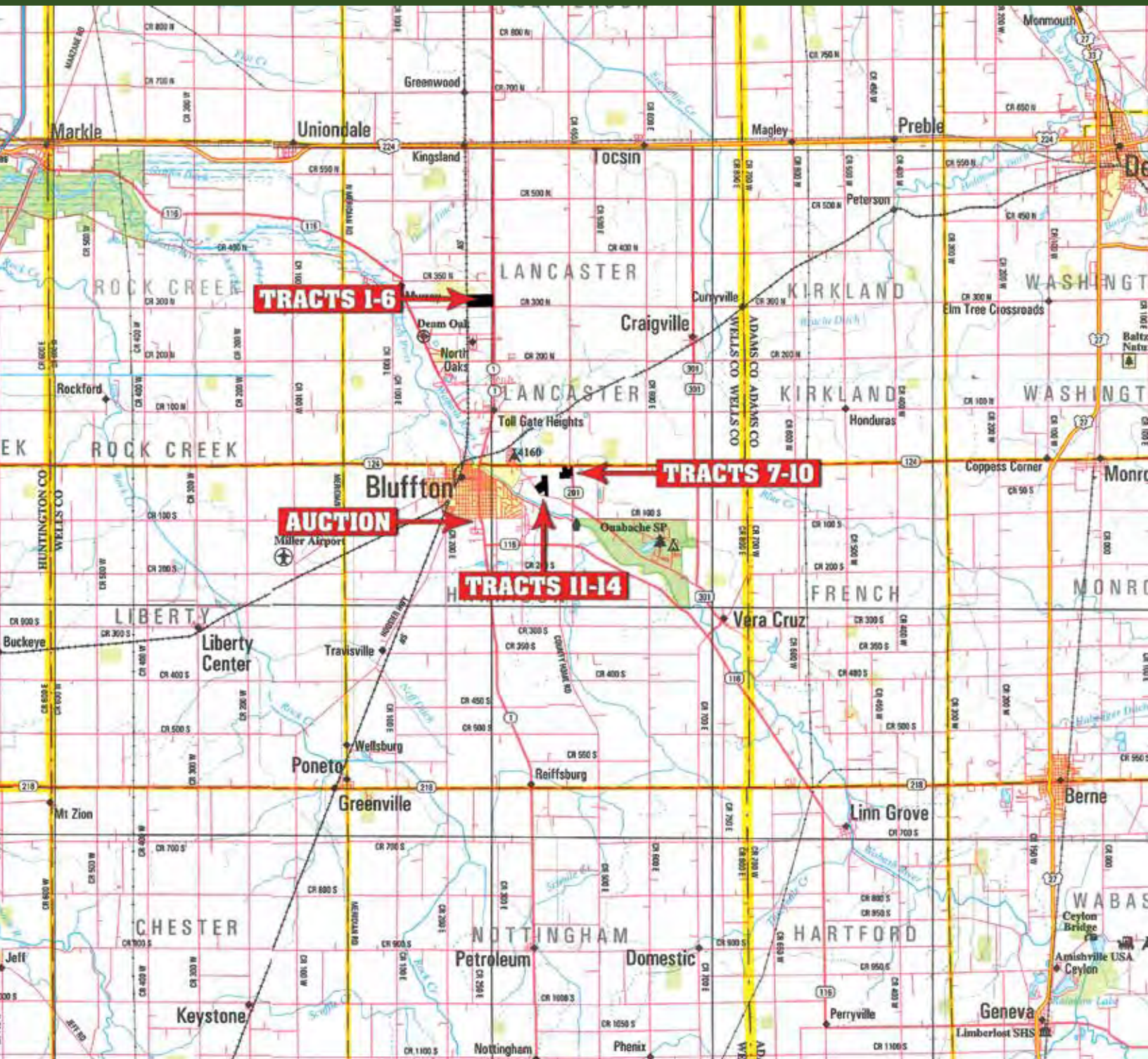
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

SELLER: Dina Fae Moser Estate

LOCATION MAP

LOCATION MAP



AUCTION LOCATION:

4-H Park, 1240 4-H Park Rd, Bluffton, IN
From Downtown Bluffton, travel 0.8 miles South.



You may bid online during the auction at www.schraderauction.com. You **must** be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - **800-451-2709**.

PROPERTY LOCATION:

Tracts 1-6: Located on the Northwest corner of SR 1 & CR 300N. Three miles north of Bluffton on SR 1.

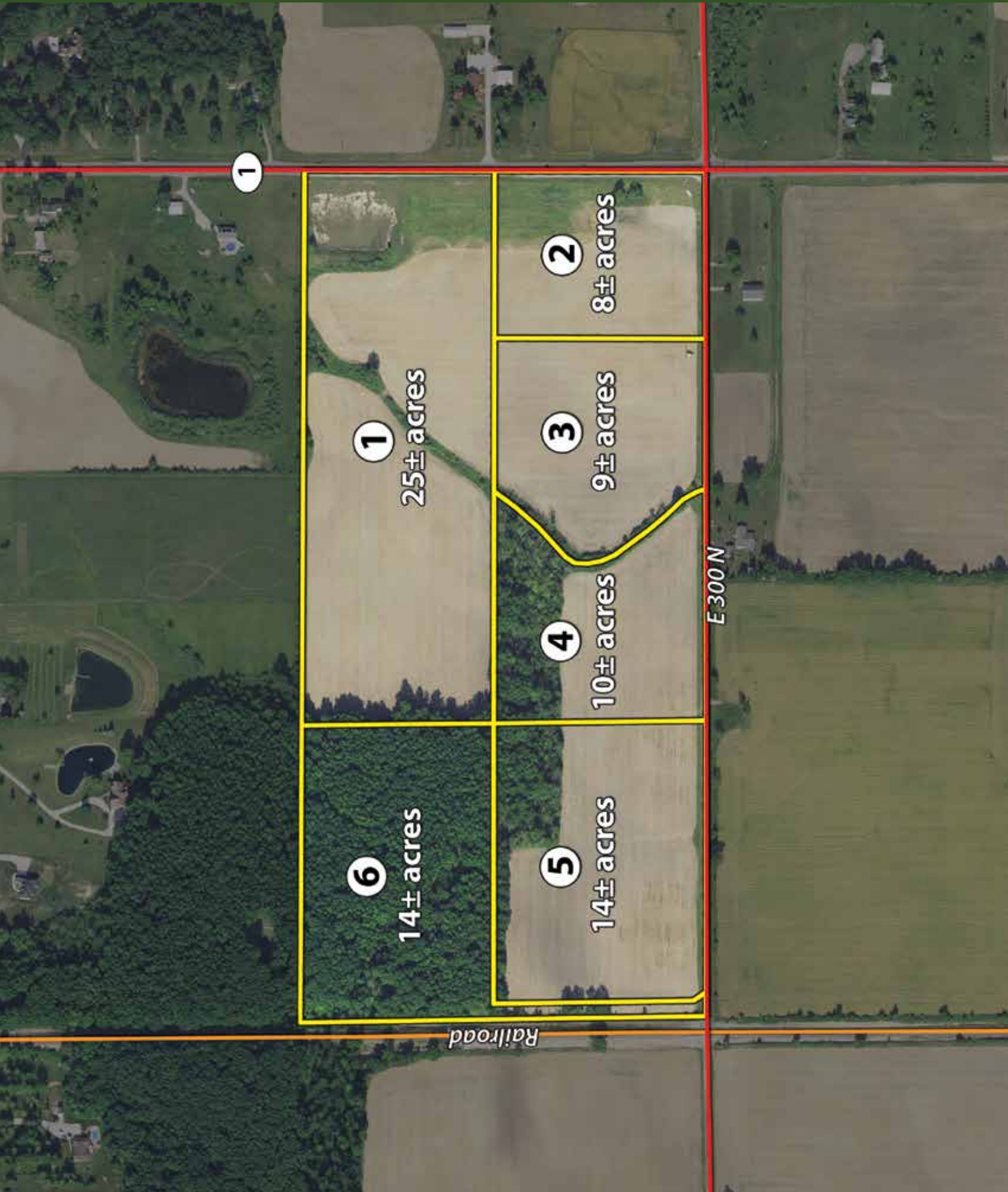
Tracts 7-10: Located on the Southwest corner of SR 124 & SR 201. From Bluffton, travel 1.7 miles east on SR 124.

Tracts 11-14: Located on Elm Grove Rd. From Bluffton, travel 0.8 miles east on SR 124 to Elm Grove Rd, turn south and travel 0.5 miles southeast.

TRACT MAP

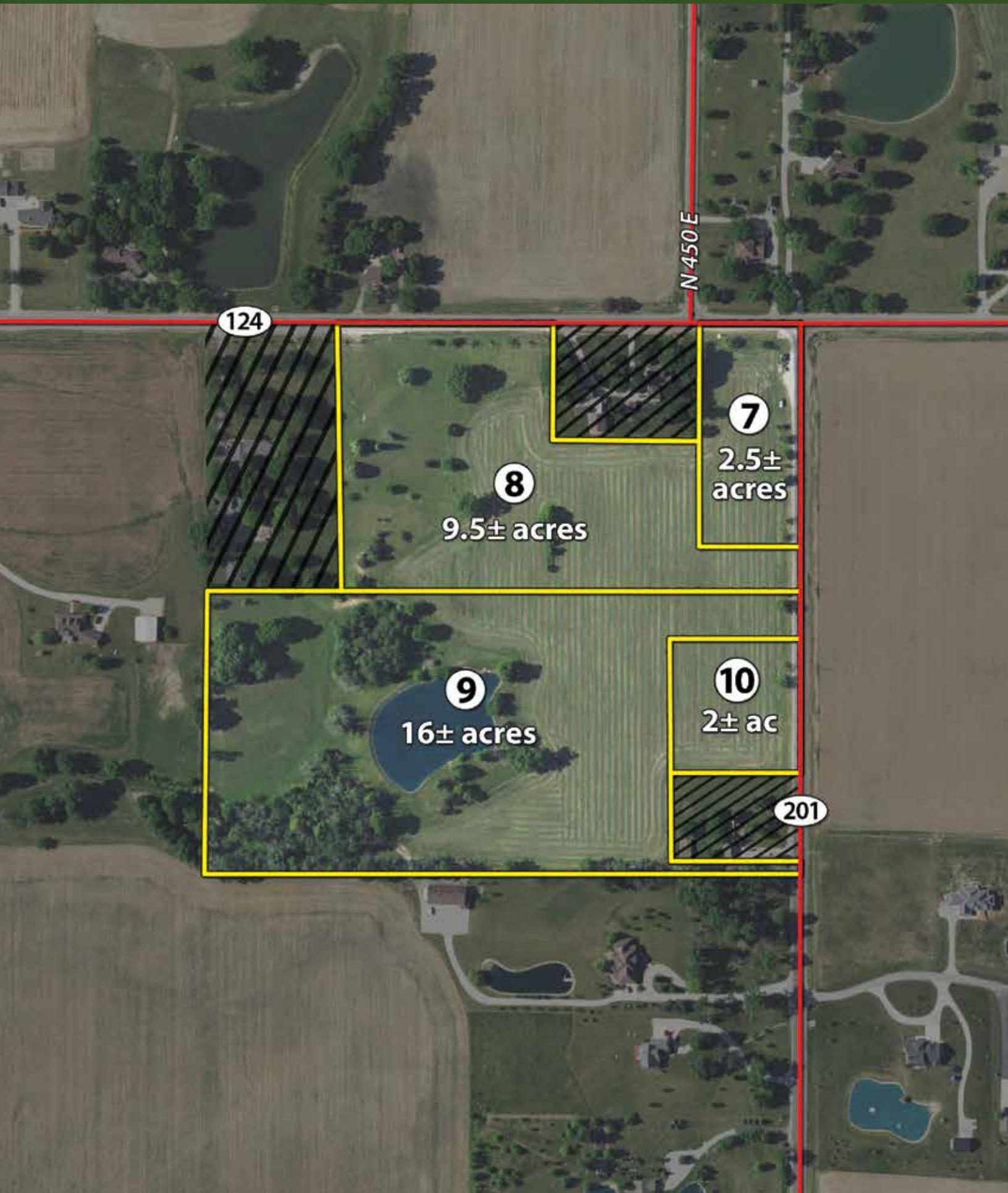
TRACT MAP

TRACTS 1-6



TRACT MAP

TRACTS 7-10



TRACT MAP

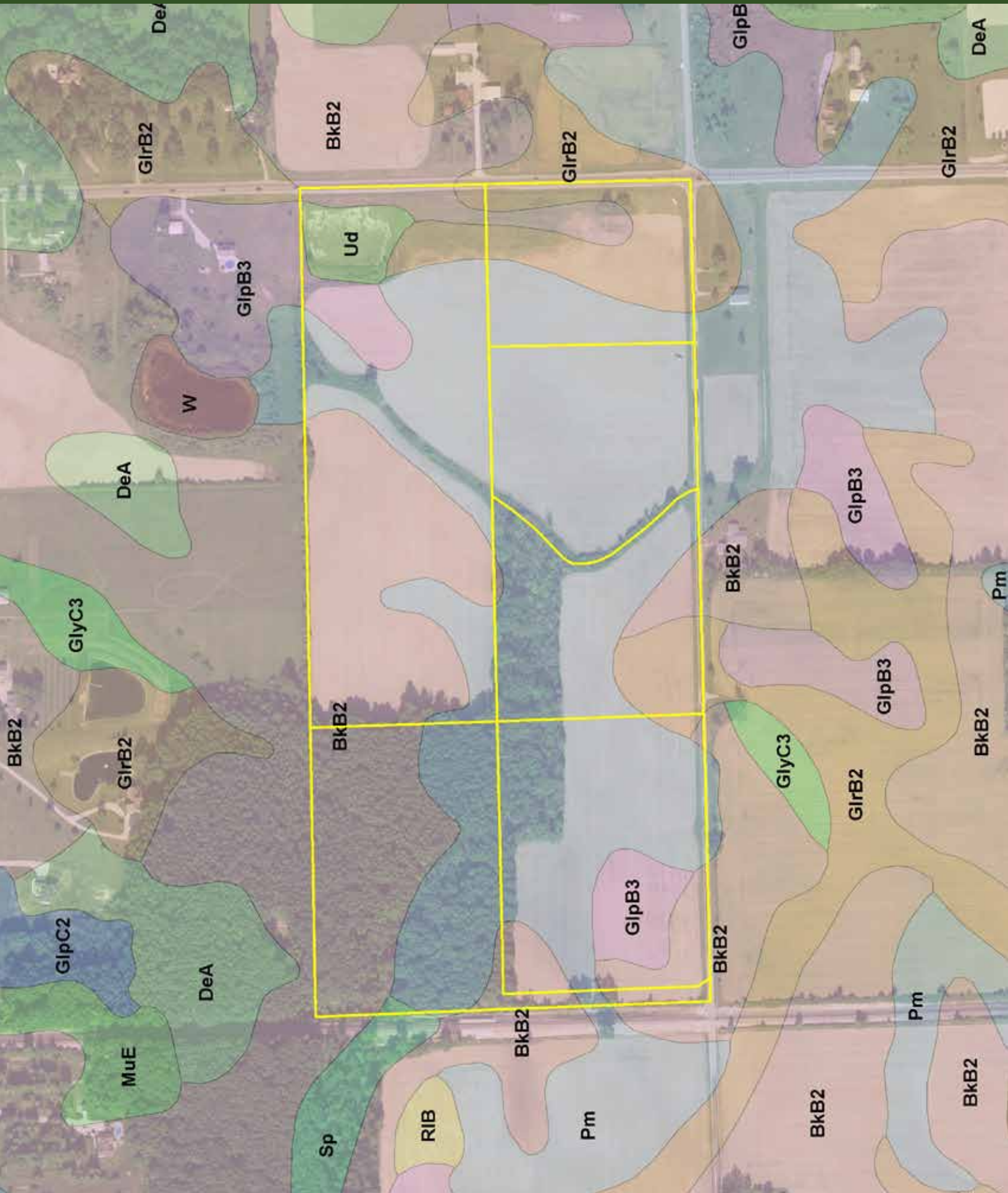
TRACTS 11-14



SOILS MAP

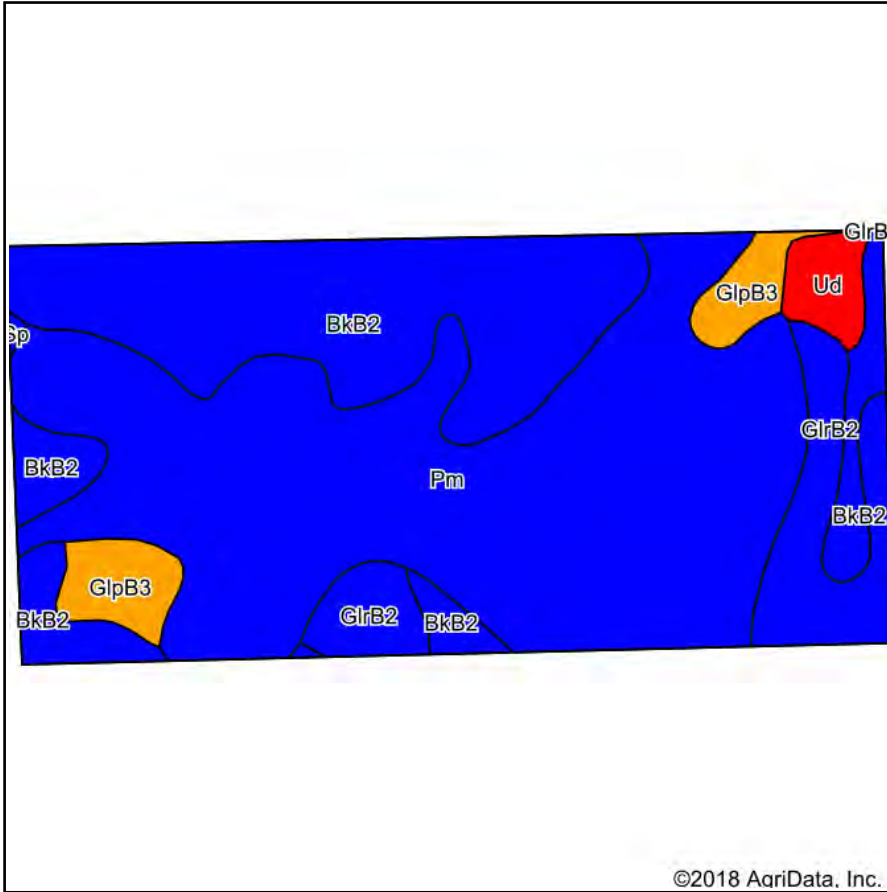
SOILS MAP

TRACTS I-6



SOILS MAP

TRACTS 1-6



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **16-27N-12E**
 Township: **Lancaster**
 Acres: **80.05**
 Date: **9/12/2018**

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Maps Provided By:
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Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	42.75	53.4%		IIw	5	157		47	64	11
Bk2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	24.30	30.4%		Ile	5	122	8	40	55	
Glr2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	7.45	9.3%		Ile	4	128		44	57	8
Glp3	Glynwood clay loam, end moraine, 2 to 6 percent slopes, severely eroded	3.73	4.7%		IIle	4	119		41	53	8
Ud	Udorthents, loamy	1.72	2.1%		VIII						
Sp	Shoals loam, 0 to 2 percent slopes, frequently flooded	0.10	0.1%		IIw	4	121		35		8
Weighted Average						4.8	138.5	2.4	43.3	58.6	7

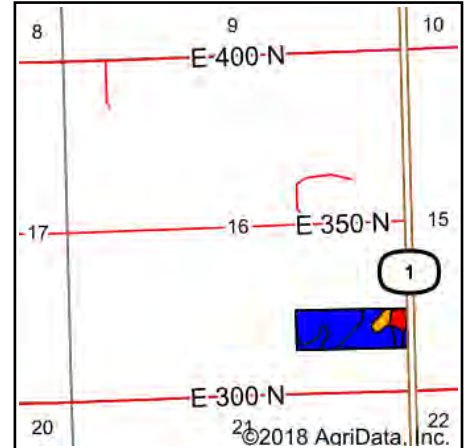
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT I



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **16-27N-12E**
 Township: **Lancaster**
 Acres: **24.73**
 Date: **9/19/2018**

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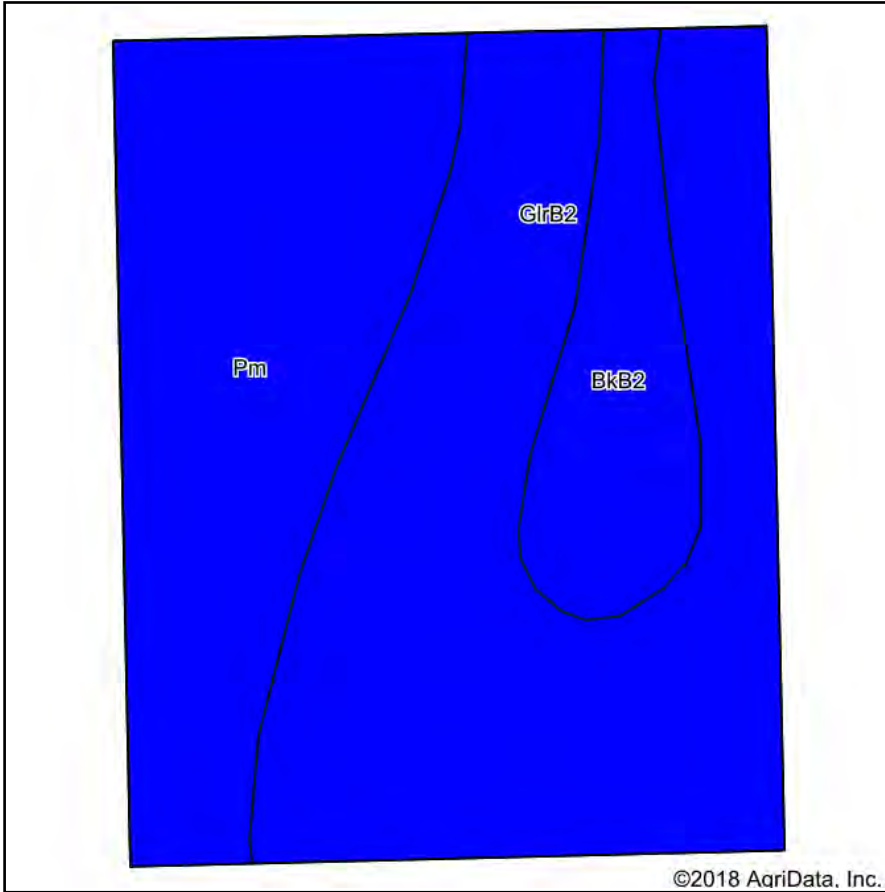
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	11.54	46.7%		Ile	5	122	8	40	55	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	8.78	35.5%		Ilw	5	157		47	64	11
Ud	Udorthents, loamy	1.72	7.0%		VIII						
GlpB3	Glynwood clay loam, end moraine, 2 to 6 percent slopes, severely eroded	1.59	6.4%		Ille	4	119		41	53	8
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	1.10	4.4%		Ile	4	128		44	57	8
Weighted Average						4.5	126	3.7	39.9	54.3	4.8

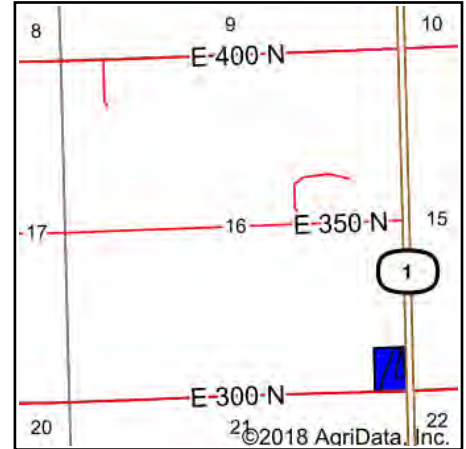
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 2



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **16-27N-12E**
 Township: **Lancaster**
 Acres: **8.27**
 Date: **9/19/2018**

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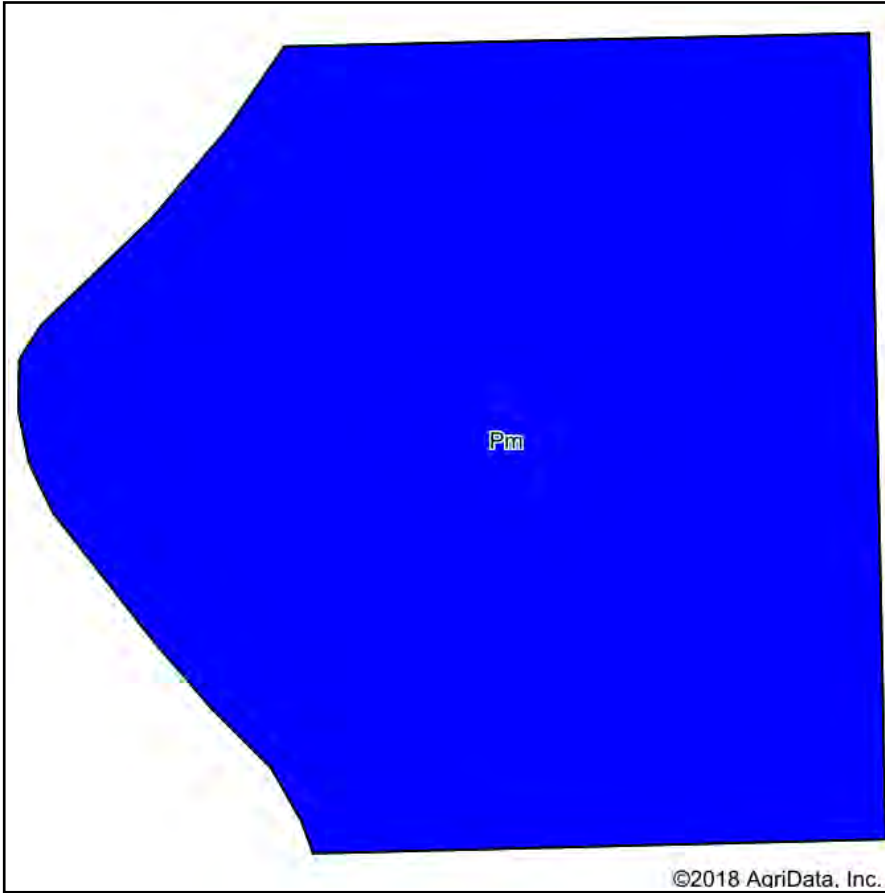
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	4.34	52.5%		Ile	4	128		44	57	8
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	2.92	35.3%		Ilw	5	157		47	64	11
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	1.01	12.2%		Ile	5	122	8	40	55	
Weighted Average						4.5	137.5	1	44.6	59.2	8.1

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 3



Soils data provided by USDA and NRCS.

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State: **Indiana**
 County: **Wells**
 Location: **16-27N-12E**
 Township: **Lancaster**
 Acres: **9.47**
 Date: **9/19/2018**

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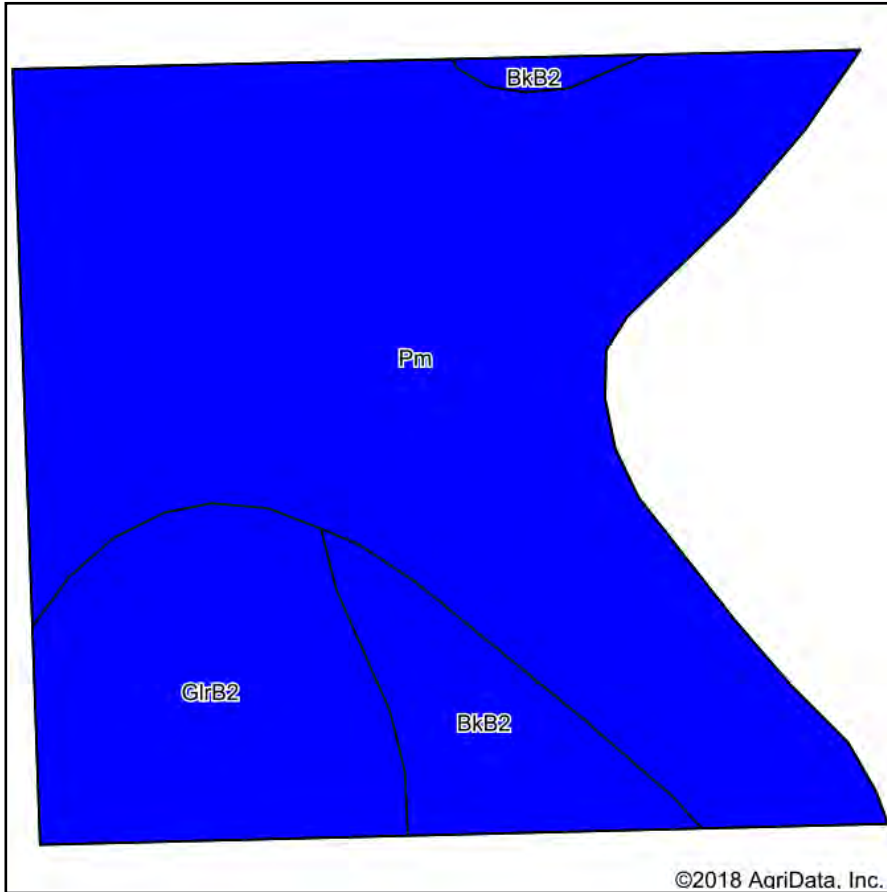
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Winter wheat	Soybeans	Corn	Grass legume hay	Grass legume pasture
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	9.47	100.0%		llw	64	47	157	5	11
Weighted Average						64	47	157	5	11

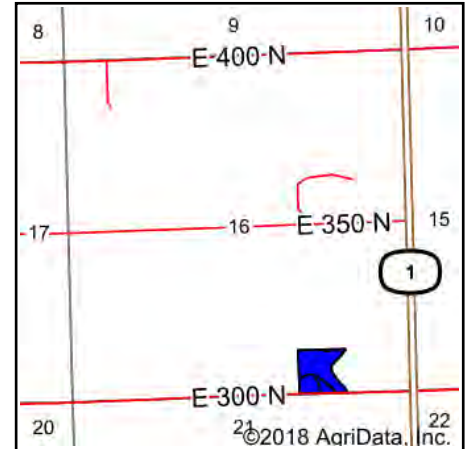
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 4



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **16-27N-12E**
 Township: **Lancaster**
 Acres: **9.51**
 Date: **9/19/2018**

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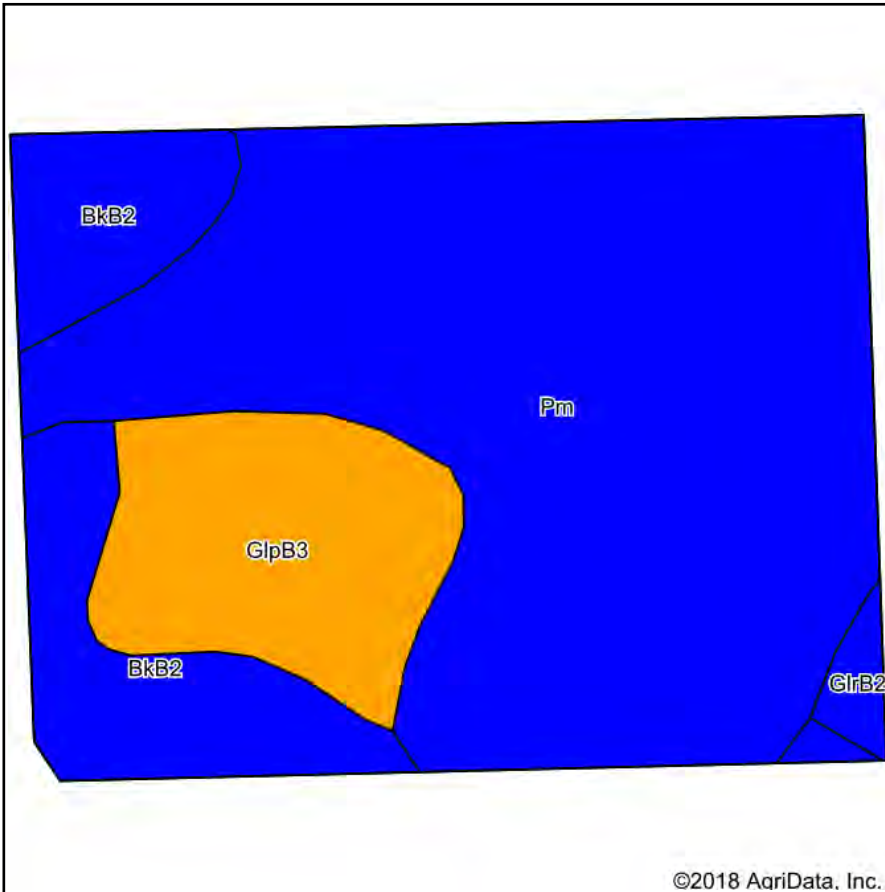
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	6.76	71.1%		Ilw	5	157		47	64	11
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	1.82	19.1%		Ile	4	128		44	57	8
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	0.93	9.8%		Ile	5	122	8	40	55	
Weighted Average						4.8	148	0.8	45.7	61.8	9.4

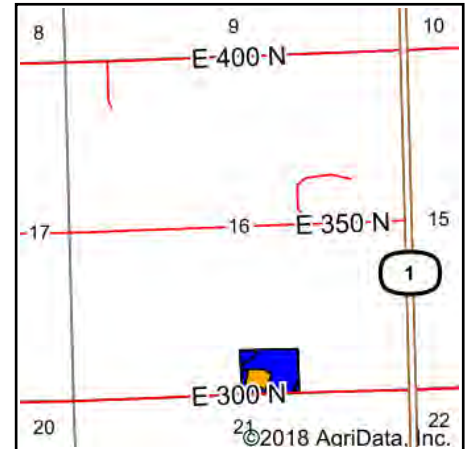
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 5



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **16-27N-12E**
 Township: **Lancaster**
 Acres: **13.89**
 Date: **9/19/2018**

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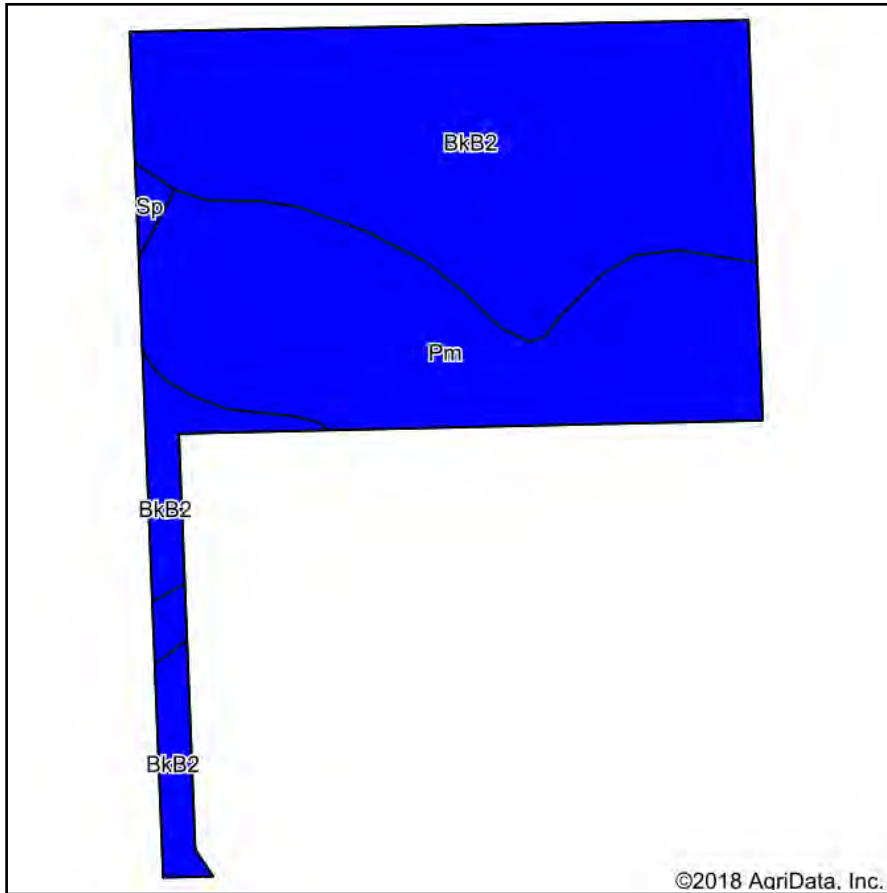
Area Symbol: IN179. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	9.18	66.1%		Ilw	5	157		47	64	11
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	2.38	17.1%		Ile	5	122	8	40	55	
GlpB3	Glynwood clay loam, end moraine, 2 to 6 percent slopes, severely eroded	2.14	15.4%		Ille	4	119		41	53	8
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	0.19	1.4%		Ile	4	128		44	57	8
Weighted Average						4.8	144.8	1.4	44.8	60.7	8.6

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 6



State: **Indiana**
 County: **Wells**
 Location: **16-27N-12E**
 Township: **Lancaster**
 Acres: **14.17**
 Date: **9/19/2018**

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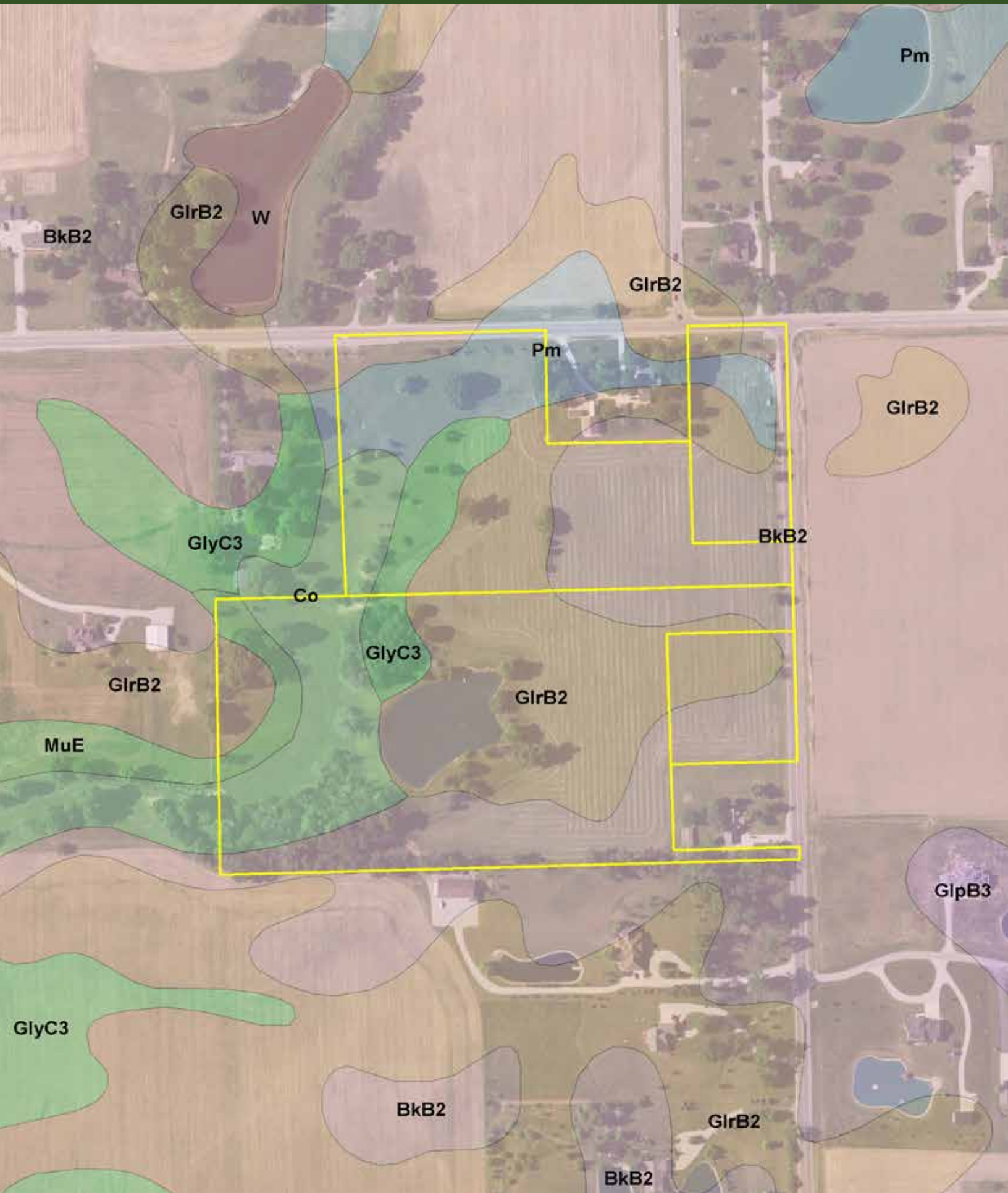
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	8.44	59.6%		Ile	5	122	8	40	55	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	5.63	39.7%		Ilw	5	157		47	64	11
Sp	Shoals loam, 0 to 2 percent slopes, frequently flooded	0.10	0.7%		Ilw	4	121		35		8
Weighted Average						5	135.9	4.8	42.7	58.2	4.4

Soils data provided by USDA and NRCS.

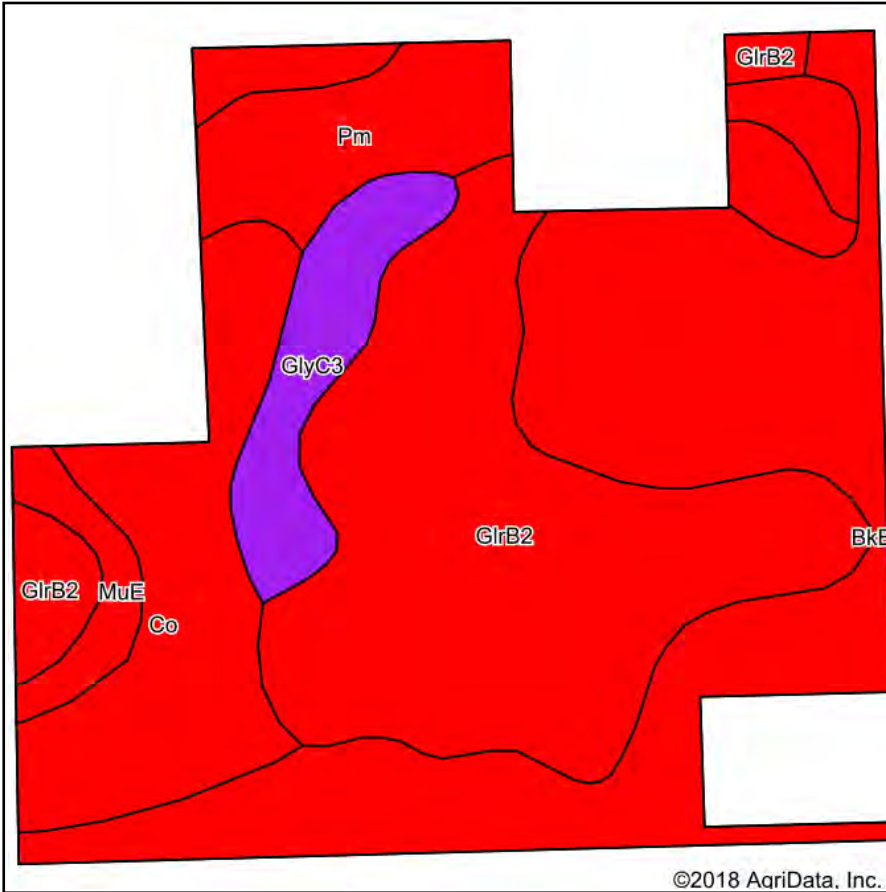
SOILS MAP

TRACTS 7-10

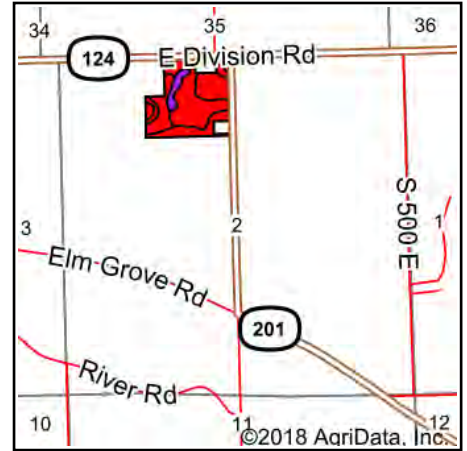


SOILS MAP

TRACTS 7-10



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **2-26N-12E**
 Township: **Harrison**
 Acres: **30.17**
 Date: **9/12/2018**

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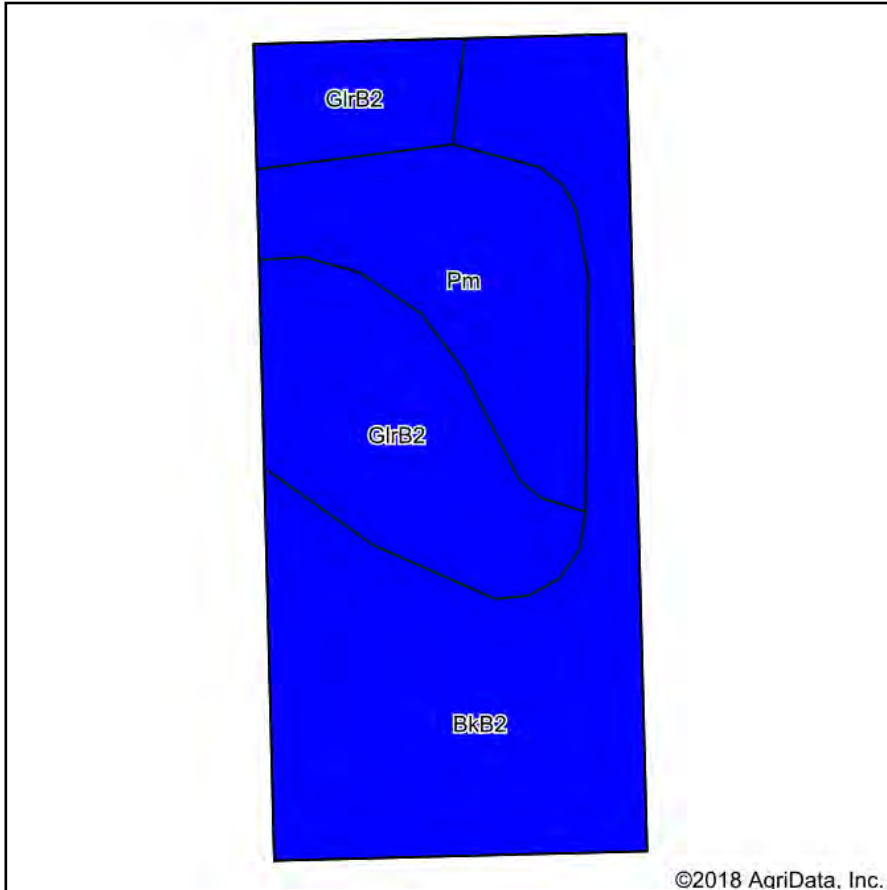
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	10.48	34.7%		Ile	0	4	128		44	57	8
BkE	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	10.33	34.2%		Ile	0	5	122	8	40	55	
Co	Coesse silt loam	4.12	13.7%		Ilw	0	5	150	10	44	60	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	2.64	8.8%		Ilw	0	5	157		47	64	11
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	1.83	6.1%		Ive	55	4	105		27	47	7
MuE	Morley loam, 15 to 30 percent slopes	0.77	2.6%		Vle	0	3	90	6	32	45	
Weighted Average						3.3	4.5	129.1	4.3	41.6	56.4	4.2

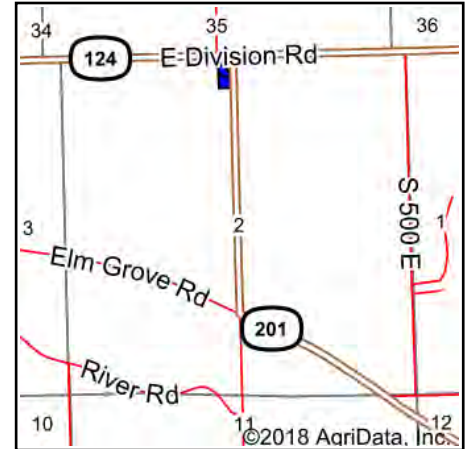
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 7



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **2-26N-12E**
 Township: **Harrison**
 Acres: **2.6**
 Date: **9/19/2018**

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Maps Provided By:
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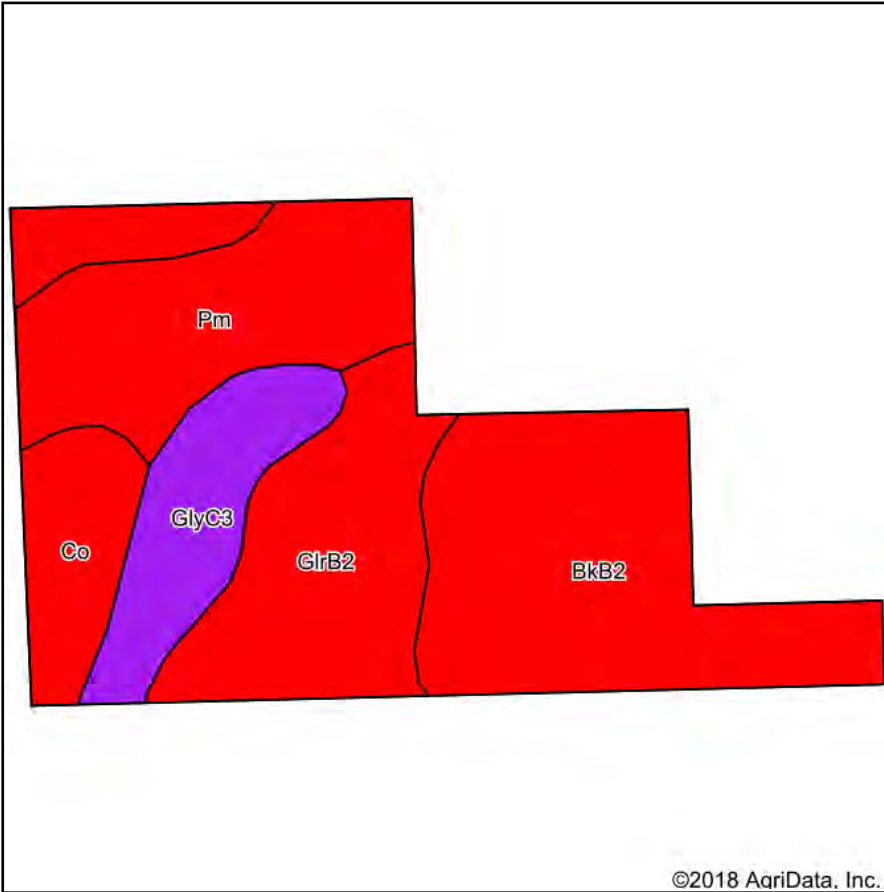
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
Bk2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	1.32	50.8%		Ile	5	122	8	40	55	
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	0.74	28.5%		Ile	4	128		44	57	8
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.54	20.8%		Ilw	5	157		47	64	11
Weighted Average						4.7	131	4.1	42.6	57.4	4.6

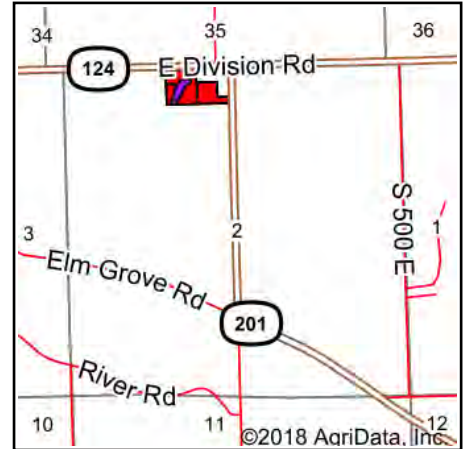
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 8



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **2-26N-12E**
 Township: **Harrison**
 Acres: **9.61**
 Date: **9/19/2018**

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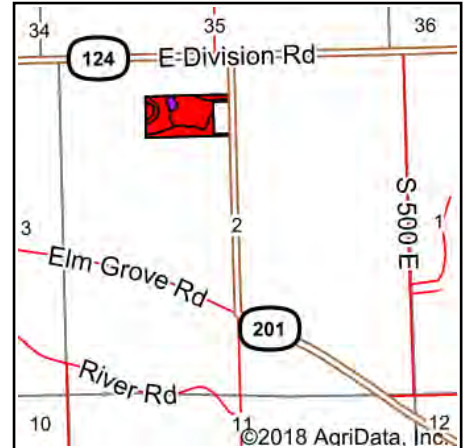
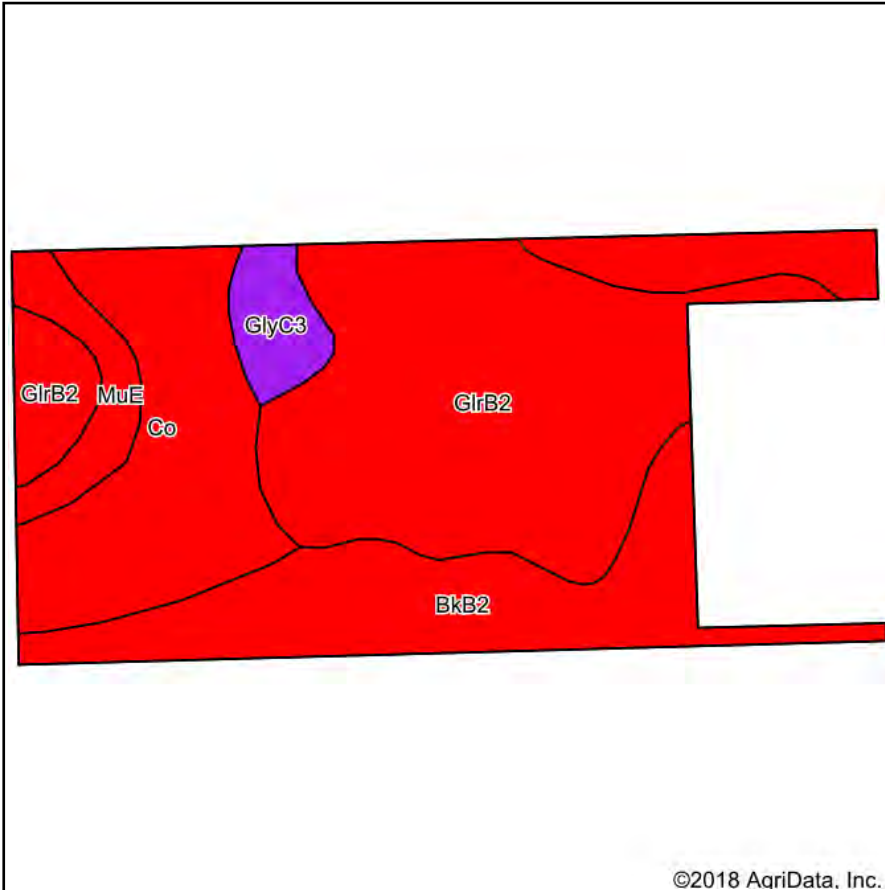
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	3.49	36.3%		Ile	0	5	122	8	40	55	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	2.10	21.9%		IIw	0	5	157		47	64	11
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	1.98	20.6%		Ile	0	4	128		44	57	8
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	1.20	12.5%		IVe	55	4	105		27	47	7
Co	Coesse silt loam	0.84	8.7%		IIw	0	5	150	10	44	60	
Weighted Average						6.9	4.7	131.2	3.8	41.1	56.8	4.9

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 9



State: **Indiana**
 County: **Wells**
 Location: **2-26N-12E**
 Township: **Harrison**
 Acres: **15.95**
 Date: **9/19/2018**

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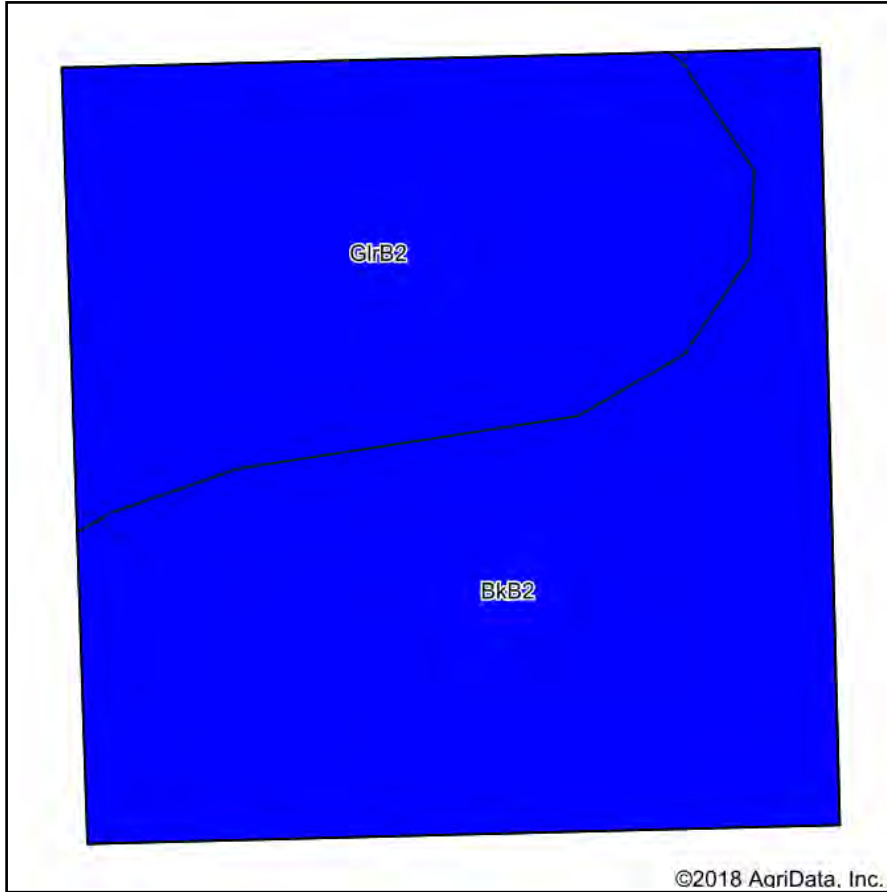
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	6.88	43.1%		Ile	0	4	128		44	57	8
Bk2B2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	4.39	27.5%		Ile	0	5	122	8	40	55	
Co	Coesse silt loam	3.28	20.6%		IIw	0	5	150	10	44	60	
MuE	Morley loam, 15 to 30 percent slopes	0.77	4.8%		VIe	0	3	90	6	32	45	
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	0.63	3.9%		IVe	55	4	105		27	47	7
Weighted Average						2.2	4.4	128.1	4.5	41.6	56.1	3.7

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 10



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **2-26N-12E**
 Township: **Harrison**
 Acres: **2**
 Date: **9/19/2018**

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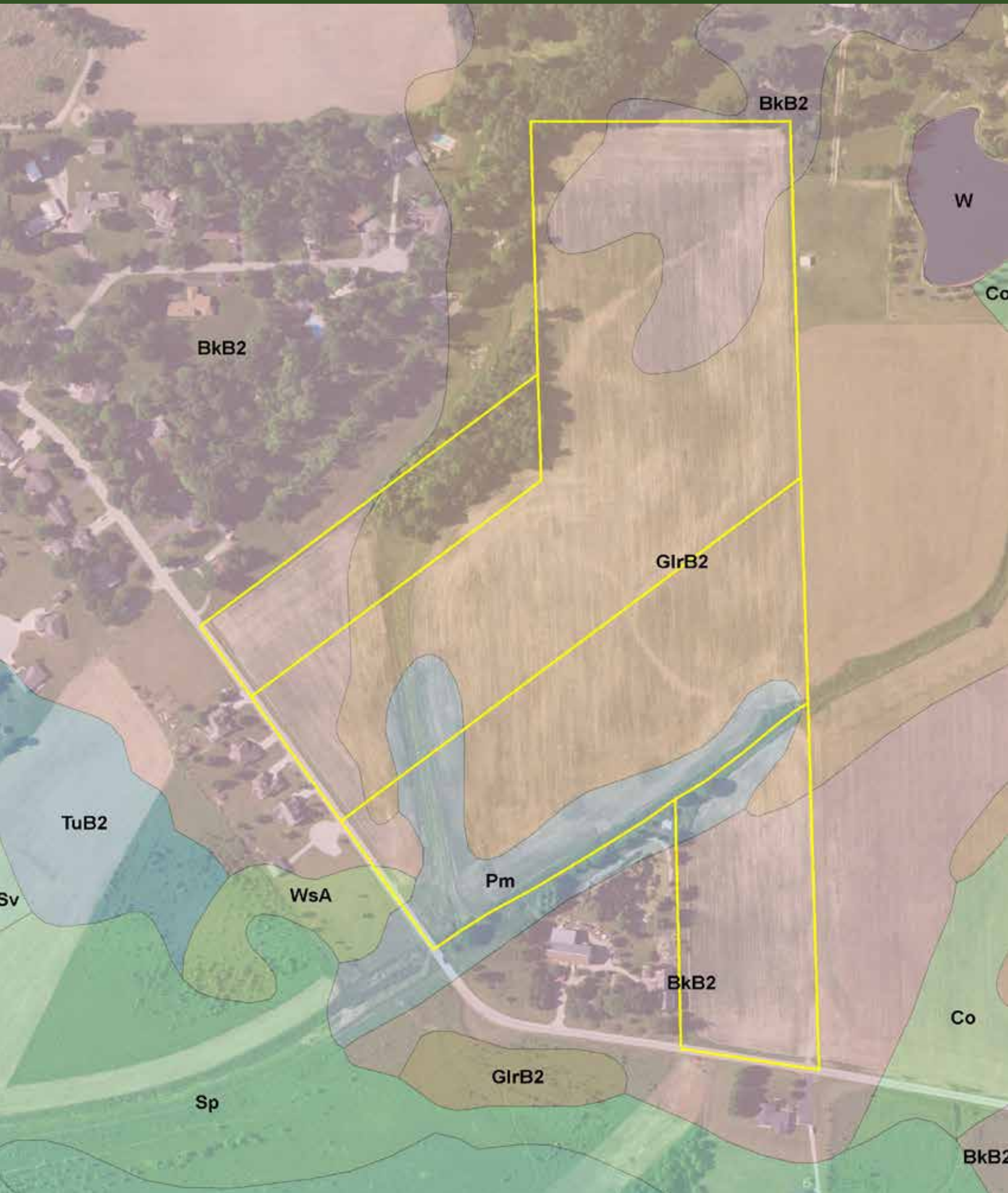
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	1.14	57.0%		Ile	5	122	8	40	55	
GrlB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	0.86	43.0%		Ile	4	128		44	57	8
Weighted Average						4.6	124.6	4.6	41.7	55.9	3.4

Soils data provided by USDA and NRCS.

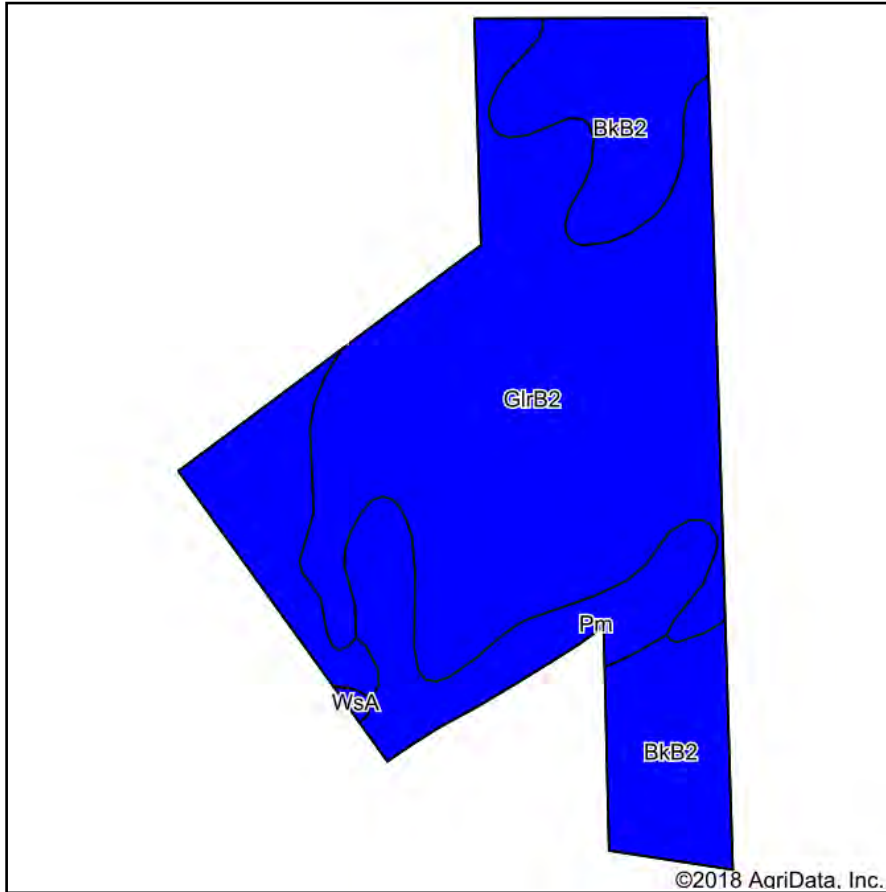
SOILS MAP

TRACTS II-14

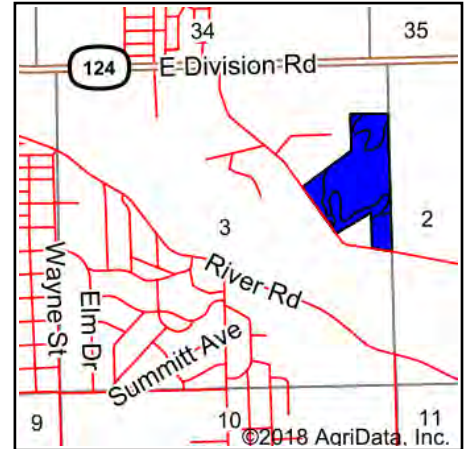


SOILS MAP

TRACTS II-14



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **3-26N-12E**
 Township: **Harrison**
 Acres: **40.1**
 Date: **9/12/2018**

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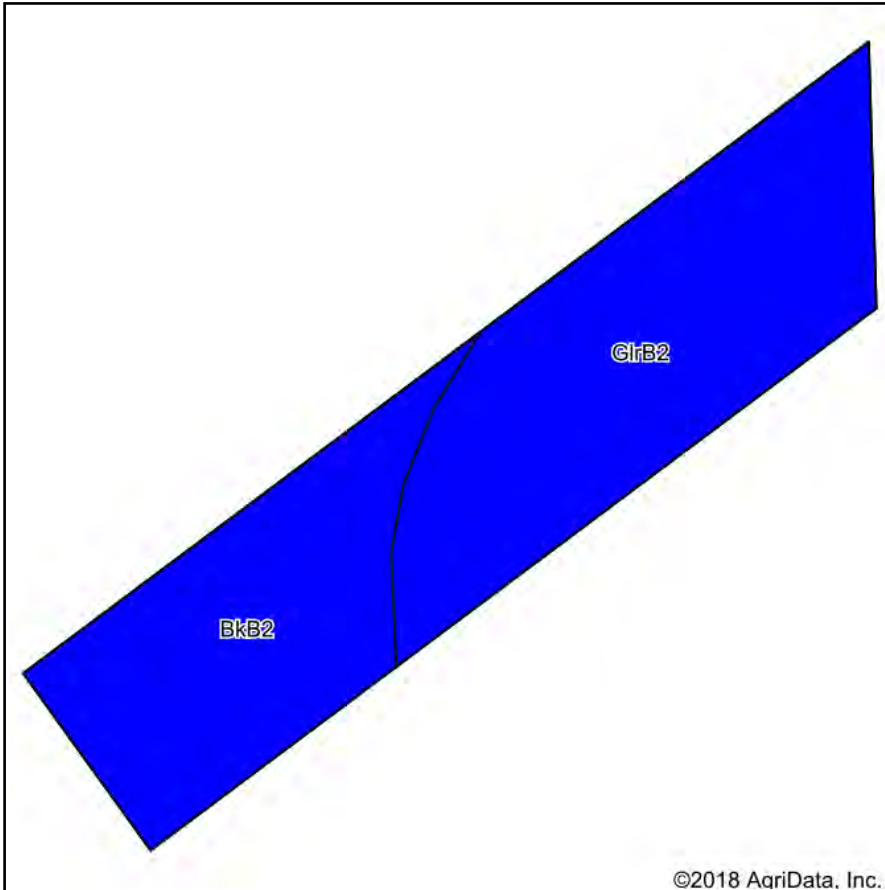
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
GIB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	23.30	58.1%		Ile	4	128		44	57	8
Bk2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	11.94	29.8%		Ile	5	122	8	40	55	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	4.76	11.9%		Ilw	5	157		47	64	11
WsA	Whitaker silt loam, 0 to 2 percent slopes	0.10	0.2%		Ilw	5	140	9	46	63	
Weighted Average						4.4	129.7	2.4	43.2	57.3	6

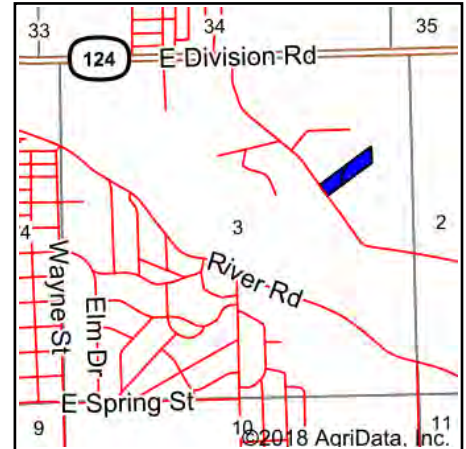
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT II



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **3-26N-12E**
 Township: **Harrison**
 Acres: **4.13**
 Date: **9/20/2018**

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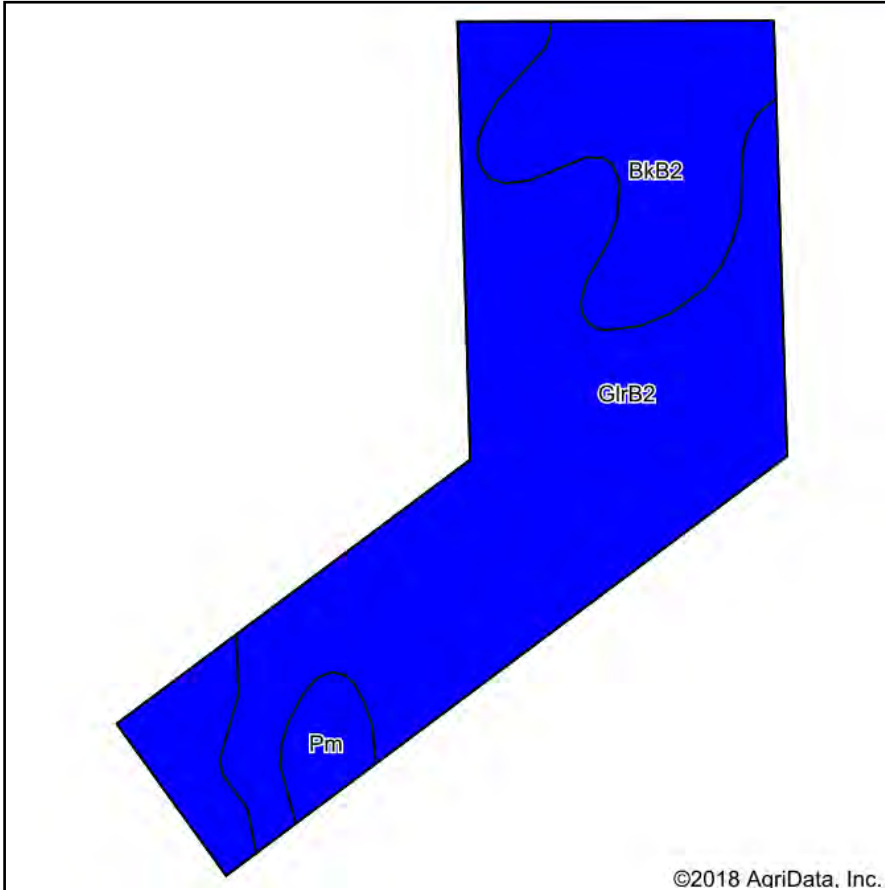
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
GIrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	2.44	59.1%		Ile	4	128		44	57	8
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	1.69	40.9%		Ile	5	122	8	40	55	
Weighted Average						4.4	125.5	3.3	42.4	56.2	4.7

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 12



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **3-26N-12E**
 Township: **Harrison**
 Acres: **19.93**
 Date: **9/20/2018**

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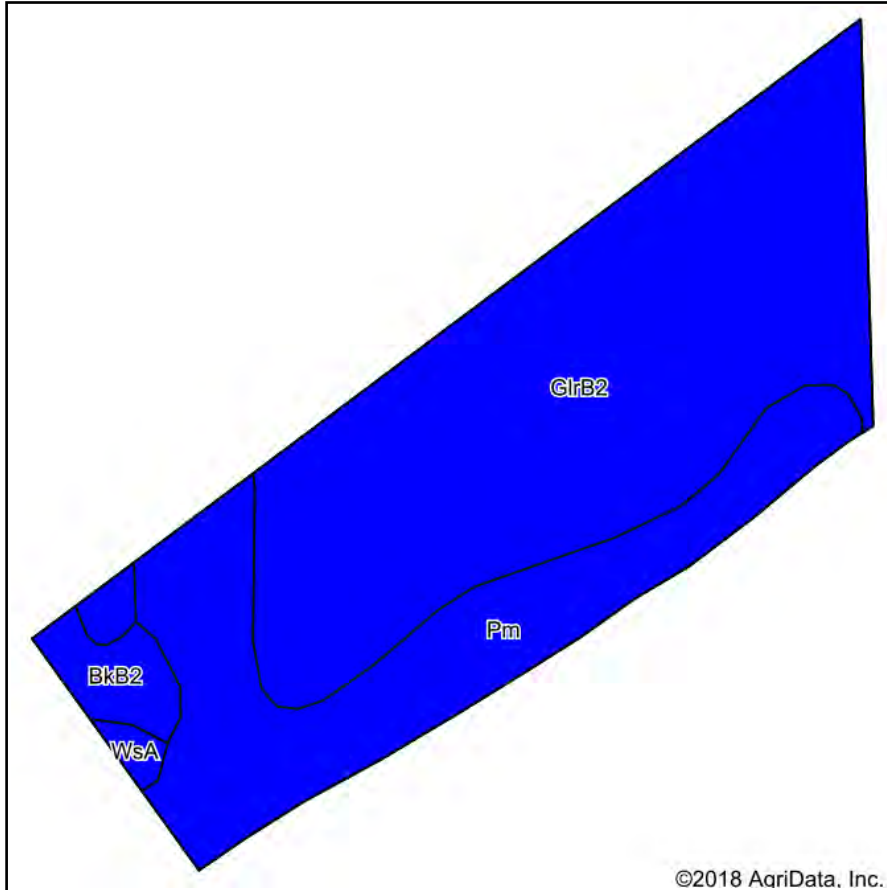
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	13.32	66.8%		Ile	4	128		44	57	8
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	5.84	29.3%		Ile	5	122	8	40	55	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.77	3.9%		Ilw	5	157		47	64	11
Weighted Average						4.3	127.4	2.3	42.9	56.7	5.8

Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 13



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **3-26N-12E**
 Township: **Harrison**
 Acres: **10.97**
 Date: **9/20/2018**

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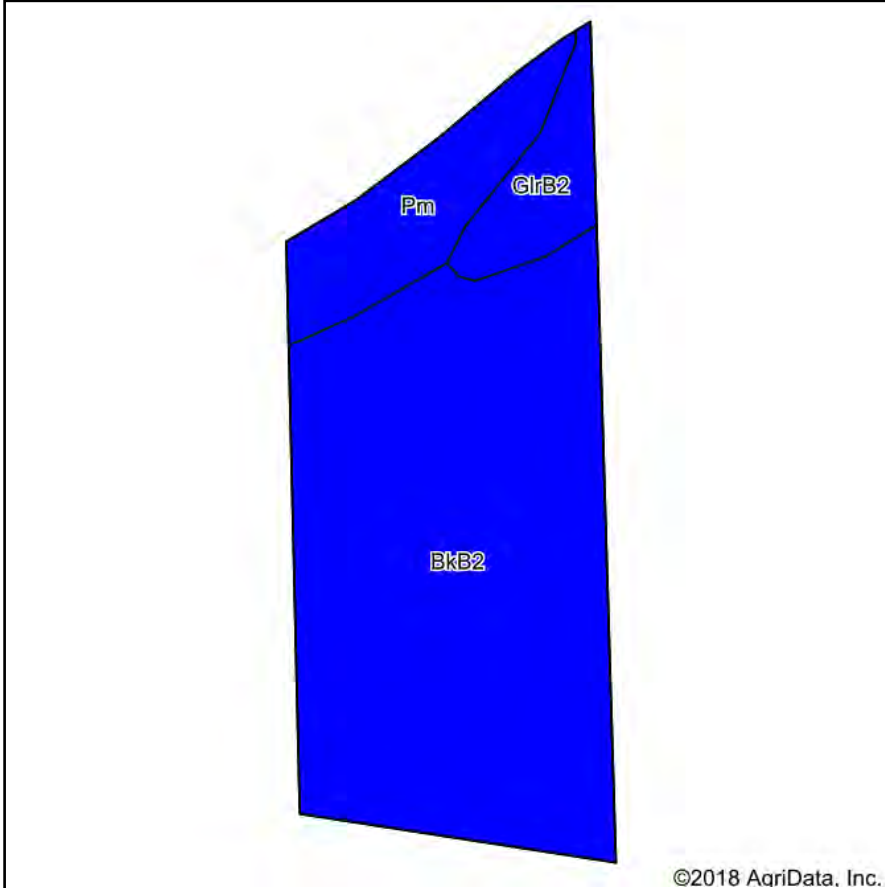
Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
GIB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	7.16	65.3%		Ile	4	128		44	57	8
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	3.30	30.1%		Ilw	5	157		47	64	11
BKB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	0.41	3.7%		Ile	5	122	8	40	55	
WSA	Whitaker silt loam, 0 to 2 percent slopes	0.10	0.9%		Ilw	5	140	9	46	63	
Weighted Average						4.3	136.6	0.4	44.8	59.1	8.5

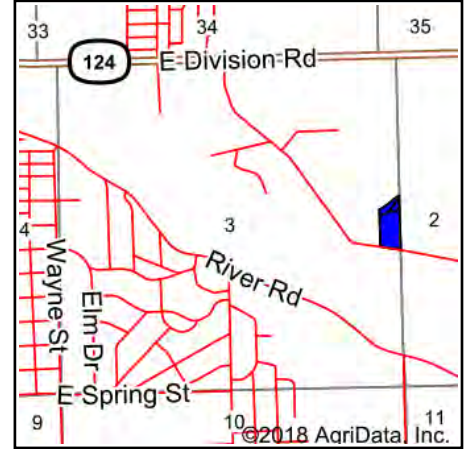
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 14



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wells**
 Location: **3-26N-12E**
 Township: **Harrison**
 Acres: **5.08**
 Date: **9/20/2018**

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Area Symbol: IN179, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	4.00	78.7%		Ile	5	122	8	40	55	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.69	13.6%		IIw	5	157		47	64	11
GIrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	0.39	7.7%		Ile	4	128		44	57	8
Weighted Average						4.9	127.2	6.3	41.3	56.4	2.1

Soils data provided by USDA and NRCS.

FSA INFORMATION

FSA INFORMATION

TRACTS 1-6

USDA Farm 6709 Tract 2062
Administered by: Wells County, Indiana

Map prepared on: 4/24/2018
79.53 Tract acres
50.39 Cropland acres
0 CRP acres

Wetland Determination Identifiers:
 Restricted Use
 Limited Restrictions **Wells Co., IN**
 Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAI 2016 imagery (2015 IJ/OH); IDHS or Dynamap roads; FSA data 2018-04-20 08:49:08

CLU	Acres	HEL	LC	Contract	Prac	Yr	Ci
1	17.68	N	2				Y
2	13.01	N	2				Y
3	19.7	N	2				Y



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FSA INFORMATION

TRACTS I-6

INDIANA

WELLS

Form: FSA-156EZ

See Page 7 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6709

Prepared : Oct 15, 2018

Crop Year : 2019

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Recon ID :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
			0.00	0.00	0.00	0.00	0.00	Active	10
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00		0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat		0.00	0	51	
Corn		0.00	0	135	
Soybeans		0.00	0	43	
TOTAL		0.00			

NOTES

Tract Number : 2062

Description : H5/1A SE1/4 SEC16 T27N-R12E Lancaster twp

FSA Physical Location : INDIANA/WELLS

ANSI Physical Location : INDIANA/WELLS

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 :

Other Producers :

Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.53	50.39	50.39	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	50.39	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
-----------	------------	-----------------------------	------------	-----------

FSA INFORMATION

TRACTS 1-6

INDIANA
WELLS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6709
Prepared : Oct 15, 2018
Crop Year : 2019

Tract 2062 Continued ...

Wheat	1.76	0.00	0	51
Corn	21.55	0.00	0	135
Soybeans	26.79	0.00	0	43
TOTAL	50.10	0.00		

NOTES

Tract Number :

Description :

FSA Physical Location : INDIANA/WELLS

ANSI Physical Location : INDIANA/WELLS

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 :

Other Producers :

Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
			0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00		0.00	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		0.00	0	51
Corn		0.00	0	135
Soybeans		0.00	0	43
TOTAL		0.00		

NOTES

Tract Number :

Description :

FSA Physical Location : INDIANA/WELLS

ANSI Physical Location : INDIANA/WELLS

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners :

Other Producers :

FSA INFORMATION

TRACTS 7-10

USDA Farm 4452 Tract 2118

Administered by: Wells County, Indiana

Map prepared on: 4/23/2018

24.93 Tract acres

15.89 Cropland acres

0 CRP acres

CRP

CLU

Wells Co., IN

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 2018-04-20 08:49:08



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	15.89	H	2					Y

Farm 4452 Tract 2118

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FSA INFORMATION

TRACTS 7-10

INDIANA
WELLS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4452
Prepared : Oct 15, 2018
Crop Year : 2019

Tract 2117 Continued ...

Corn	19.20	0.00	0	143
Soybeans	15.80	0.00	0	50
TOTAL	35.00	0.00		

NOTES

Tract Number : 2118

Description : 17/1B NW1/4 SEC2 T26N-R12E harrison twp
FSA Physical Location : INDIANA/WELLS
ANSI Physical Location : INDIANA/WELLS
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
24.93	15.89	15.89	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	15.89	0.00	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	7.80	0.00	0	143
Soybeans	7.70	0.00	0	50
TOTAL	15.50	0.00		

NOTES

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FSA INFORMATION

TRACTS II-14

USDA Farm 4452 Tract 2117

Administered by: Wells County, Indiana

Map prepared on: 4/23/2018

42.99 Tract acres
35.03 Cropland acres
0 CRP acres

CRP

CLU

Wells Co., IN

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 2018-04-20 08:49:08



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	25.99	H	2				Y
2	4.29	H	2				Y
3	4.75	H	2				Y

Farm 4452 Tract 2117

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 INFORMATION

TRACTS II-14

INDIANA

WELLS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4452

Prepared : Oct 15, 2018

Crop Year : 2019

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Recon ID :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
87.92	50.92	50.92	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	50.92	0.00		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	27.00	0.00	0	143	
Soybeans	23.50	0.00	0	50	
TOTAL	50.50	0.00			

NOTES

Tract Number : 2117

Description : H7/2B NE1/4 SEC3 T26N-R12E Harrison twp

FSA Physical Location : INDIANA/WELLS

ANSI Physical Location : INDIANA/WELLS

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 :

Other Producers :

Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
42.99	35.03	35.03	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	35.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
-----------	------------	-----------------------------	------------	-----------

FSA INFORMATION

TRACTS II-14

INDIANA
WELLS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4452
Prepared : Oct 15, 2018
Crop Year : 2019

Tract 2117 Continued ...

Corn	19.20	0.00	0	143
Soybeans	15.80	0.00	0	50
TOTAL	35.00	0.00		

NOTES

Tract Number : 2118
Description : I7/1B NW1/4 SEC2 T26N-R12E Harrison twp
FSA Physical Location : INDIANA/WELLS
ANSI Physical Location : INDIANA/WELLS
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
24.93	15.89	15.89	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	15.89	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCG-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	7.80	0.00	0	143
Soybeans	7.70	0.00	0	50
TOTAL	15.50	0.00		

NOTES

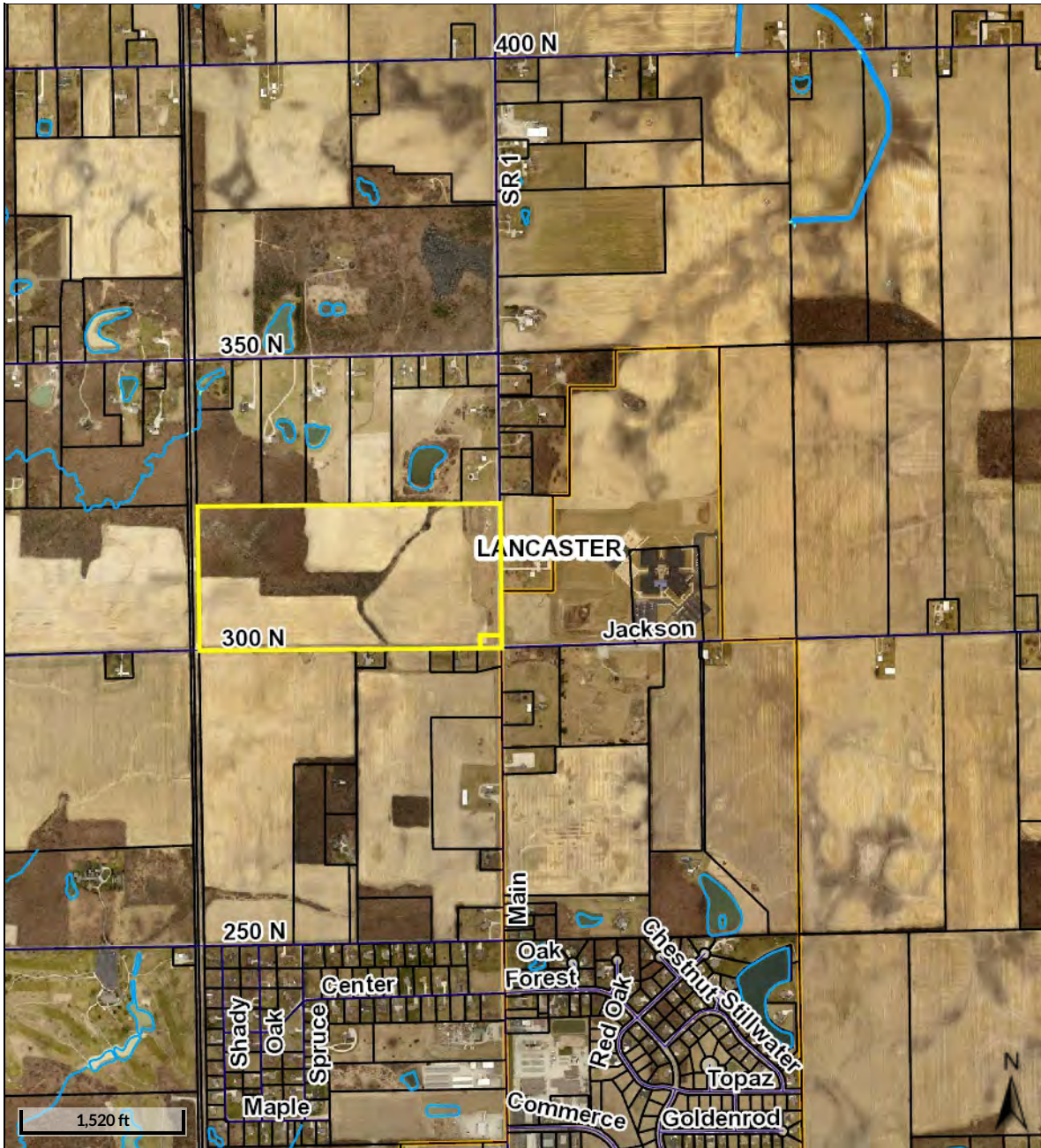
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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request 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.

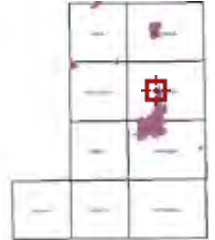
BEACON AERIALS

BEACON AERIAL

TRACTS 1-6



Overview



Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- Ditches
- ▭ Parcels

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Last Data Uploaded: 10/11/2018 9:59:52 PM

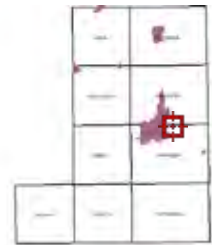
Developed by Schneider
GEOSPATIAL

BEACON AERIAL

TRACTS 7-10



Overview



Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- Ditches
- ▭ Parcels

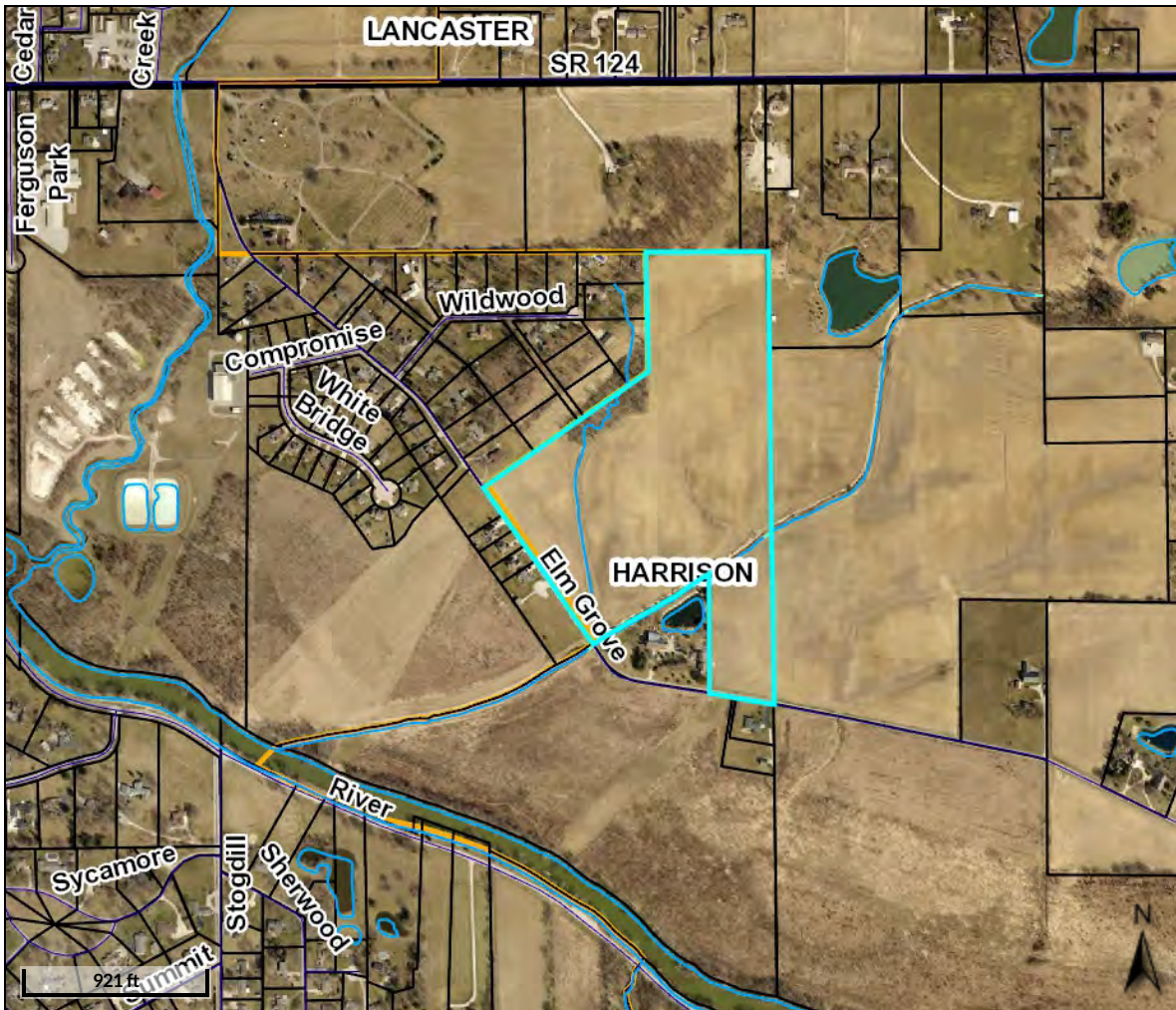
Parcel ID	90-08-02-500-002.000-003	Alternate ID	002-01187-00	Owner Address	Moser, Glen Leroy / Dina F
Sec/Twp/Rng	02-26-12	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		1321 Stogdill Rd
Property Address	4324 E Sr 124				Bluffton, IN 46714
District	Bluffton	Acreage			
Brief Tax Description	Harrison				
	02-26-12 33.44 NW				
	(Note: Not to be used on legal documents)				

Date created: 10/12/2018
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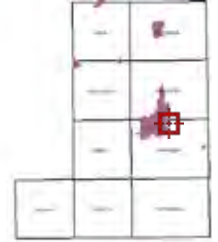
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GEOSPATIAL

BEACON AERIAL

TRACTS II-14



Overview



Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- ▭ Parcels

Parcel ID	90-08-03-100-023.000-003	Alternate ID	002-00909-00	Owner Address	Moser, Glen L / Dina F.
Sec/Twp/Rng	03-26-12	Class	AGRICULTURAL - VACANT LAND		1321 Stogdill Rd
Property Address	Elm Grove Rd	Acreage	40.1		Bluffton, IN 46714
	Bluffton				
District	Harrison				
Brief Tax Description	03-26-12 40.100 PT NE & SE & E OF ELM GROVE RD				
	(Note: Not to be used on legal documents)				

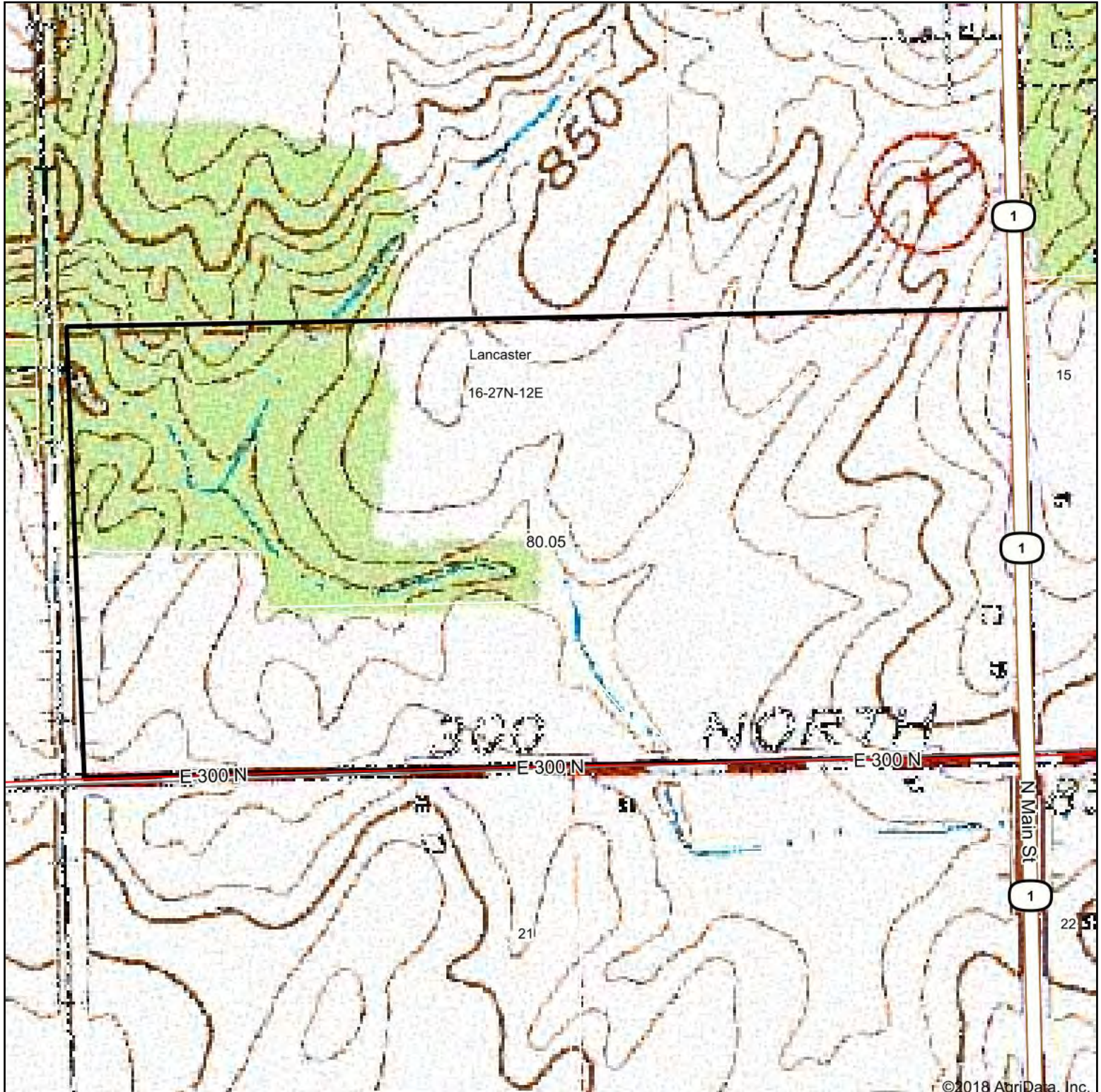
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Last Data Uploaded: 10/11/2018 9:59:52 PM

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TOPOGRAPHIC MAPS

TOPOGRAPHIC MAP

TRACTS I-6p



map center: 40° 47' 15.85, -85° 10' 15.04

0ft 449ft 899ft



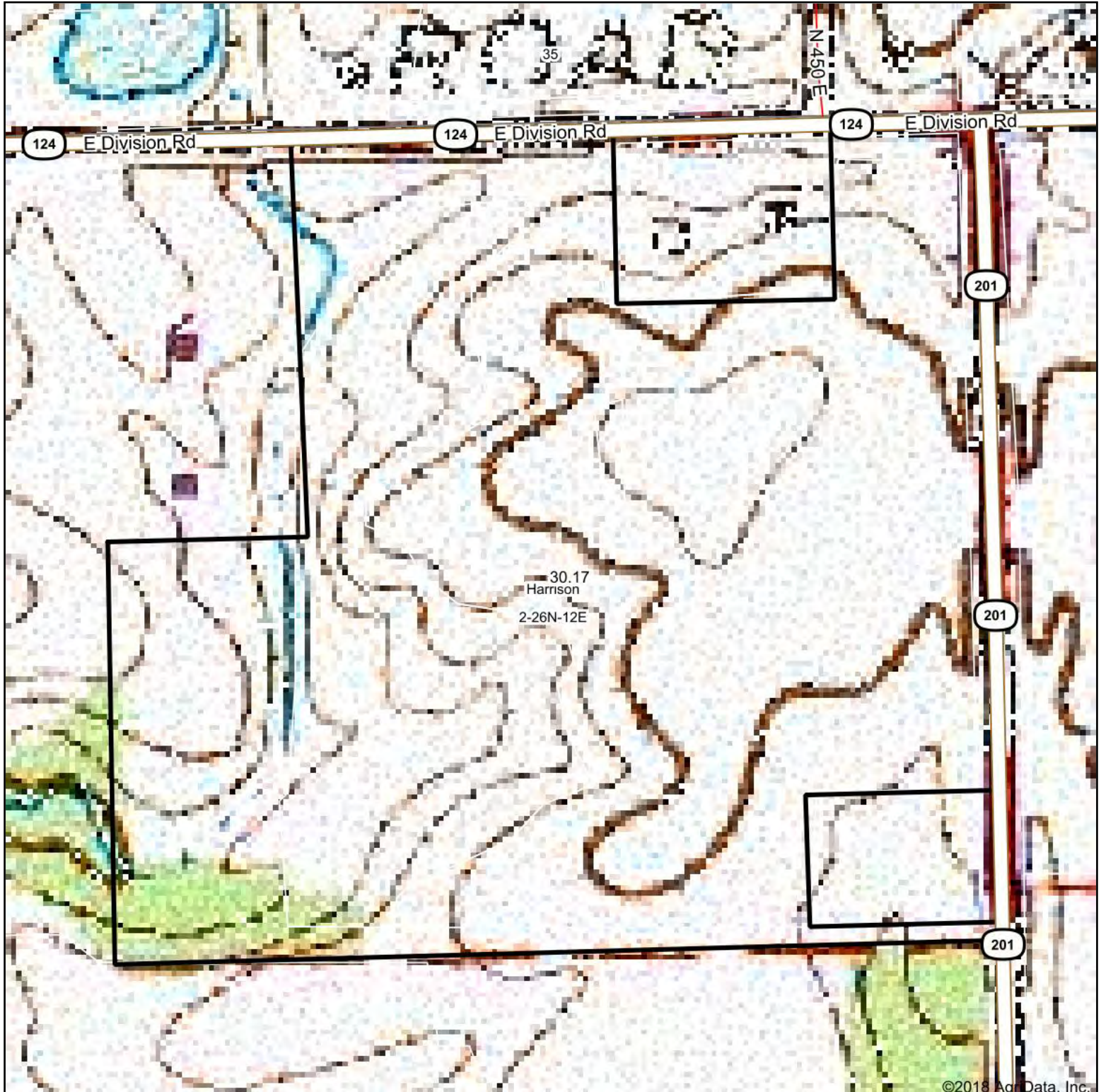
16-27N-12E
Wells County
Indiana



9/12/2018

TOPOGRAPHIC MAP

TRACTS 7-10p



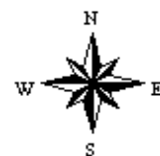
map center: 40° 44' 26.62, -85° 8' 19.02

0ft 236ft 472ft

Maps Provided By:



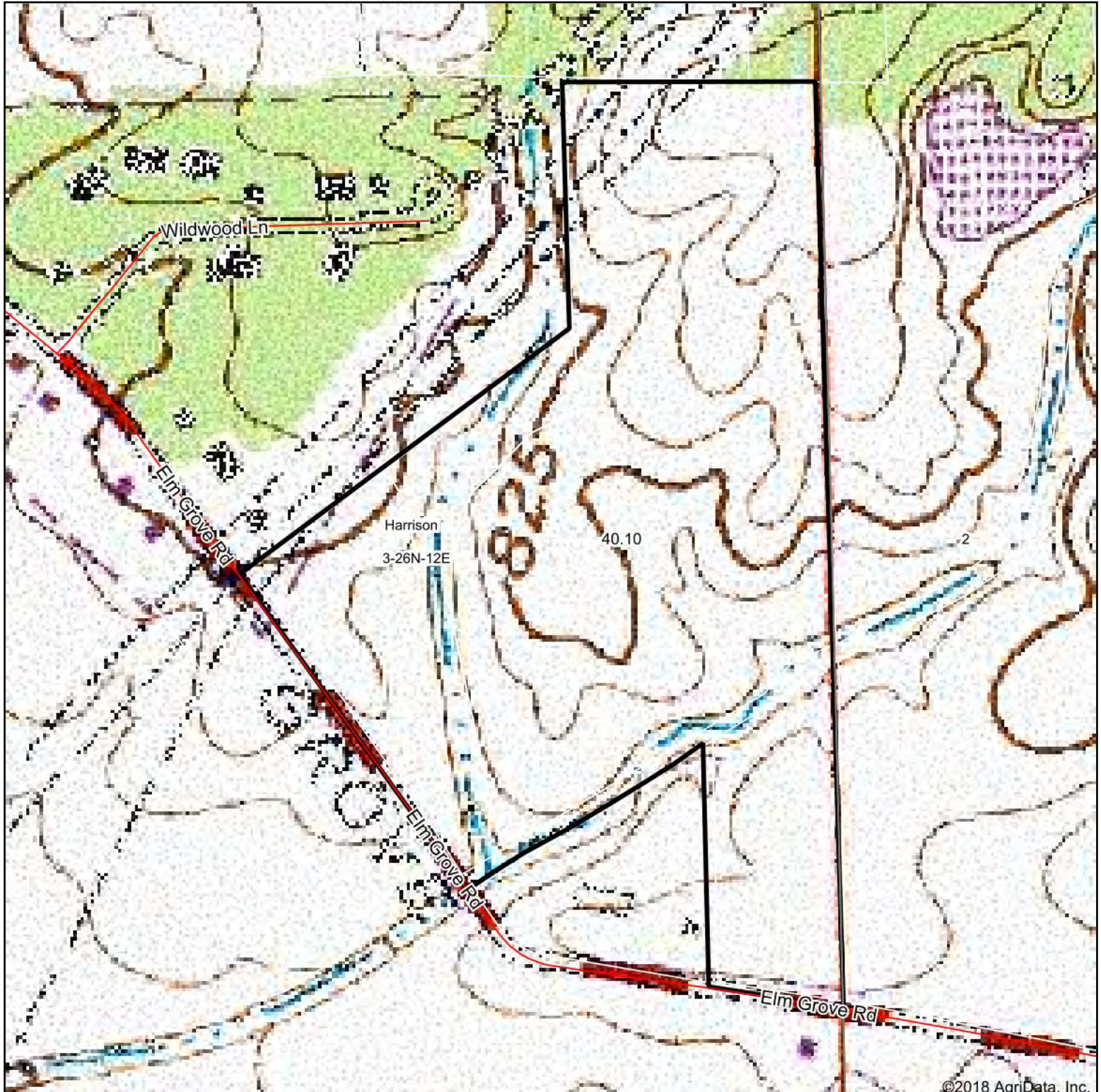
2-26N-12E
Wells County
Indiana



9/12/2018

TOPOGRAPHIC MAP

TRACTS II-14



map center: 40° 44' 13.71, -85° 8' 53.25

0ft 367ft 735ft

Maps Provided By:



3-26N-12E
Wells County
Indiana

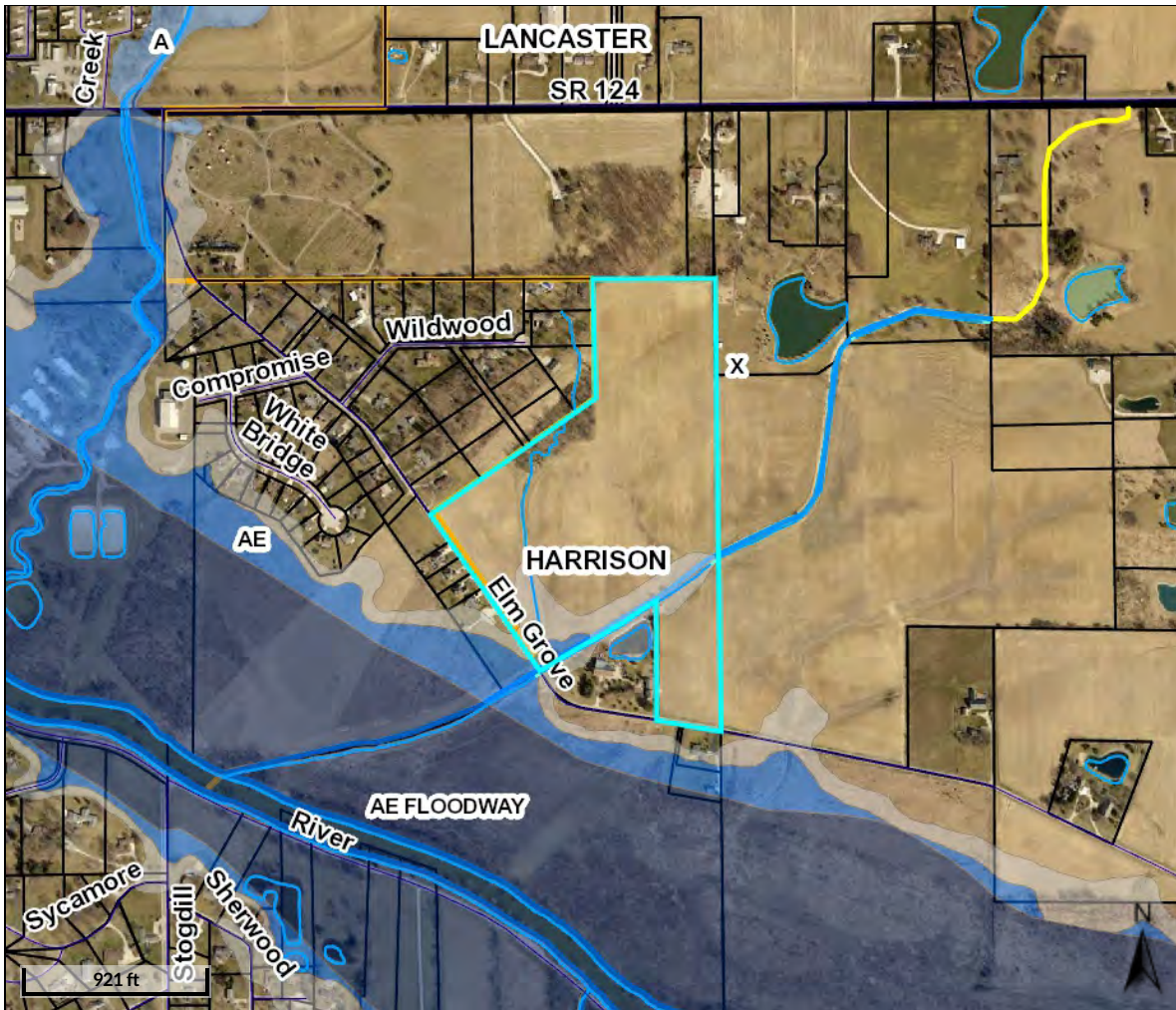


9/12/2018

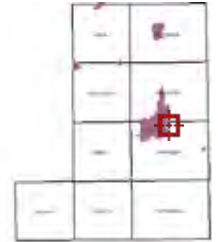
FLOOD ZONE MAPS

FLOOD ZONE MAP

TRACTS II-14



Overview



Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- Flood Zones**
- ▭ A
- ▭ AE
- ▭ AE FLOODWAY
- ▭ X
- ▭ X (500yr(.2%))
- Ditches
- Tiled Drains
- ▭ Parcels

Parcel ID 90-08-03-100-023.000-003
Sec/Twp/Rng 03-26-12
Property Address Elm Grove Rd
Bluffton

Alternate ID 002-00909-00
Class AGRICULTURAL - VACANT LAND
Acreage 40.1

Owner Address Moser, Glen L / Dina F.
1321 Stogdill Rd
Bluffton, IN 46714

District Harrison
Brief Tax Description 03-26-12 40.100 PT NE & SE & E OF ELM GROVE RD
(Note: Not to be used on legal documents)

Date created: 10/12/2018
Last Data Uploaded: 10/11/2018 9:59:52 PM

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DITCHES & TILE DRAINS

DITCHES & TILE DRAINS

TRACTS 7-10



Overview



Legend

- Road Centerlines
- Towns
- Townships
- Rail
- Water
- Culverts
- Ditches
- Tiled Drains
- Parcels

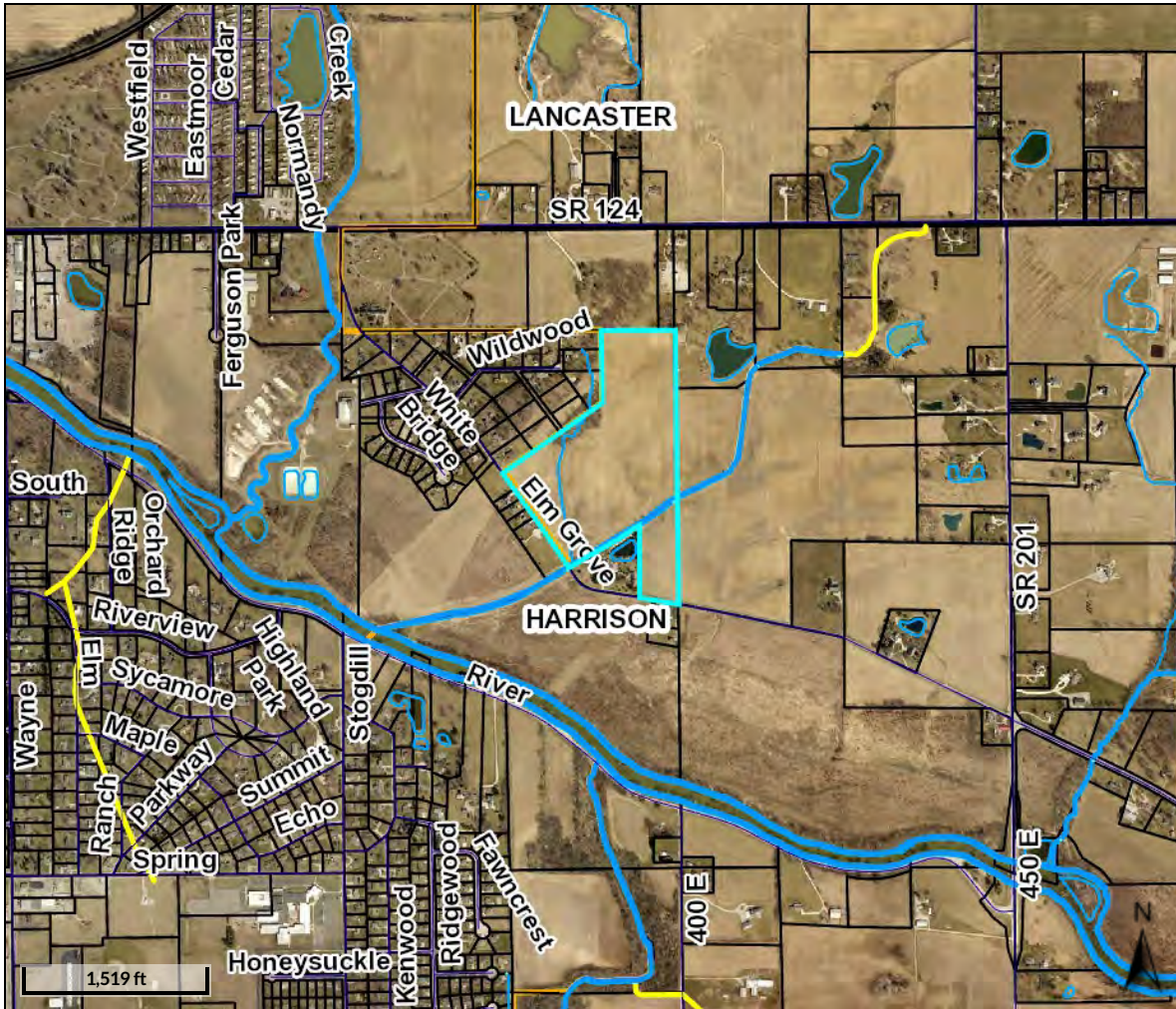
Parcel ID	90-08-02-500-002.000-003	Alternate ID	002-01187-00	Owner Address	Moser, Glen Leroy / Dina F
Sec/Twp/Rng	02-26-12	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		1321 Stogdill Rd
Property Address	4324 E Sr 124 Bluffton	Acreage			Bluffton, IN 46714
District	Harrison				
Brief Tax Description	02-26-12 33.44 NW				
	(Note: Not to be used on legal documents)				

Date created: 10/12/2018
Last Data Uploaded: 10/11/2018 9:59:52 PM

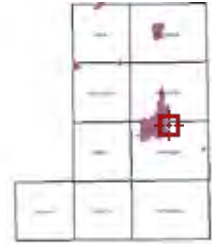
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DITCHES & TILE DRAINS

TRACTS II-14



Overview



Legend

- Road Centerlines
- Towns
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Sec/Twp/Rng	03-26-12	Class	AGRICULTURAL - VACANT LAND		1321 Stogdill Rd
Property Address	Elm Grove Rd	Acreage	40.1		Bluffton, IN 46714
	Bluffton				
District	Harrison				
Brief Tax Description	03-26-12 40.100 PT NE & SE & E OF ELM GROVE RD				
	(Note: Not to be used on legal documents)				

Date created: 10/12/2018
Last Data Uploaded: 10/11/2018 9:59:52 PM

Developed by Schneider
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PIPELINE MAP

PIPELINE MAP

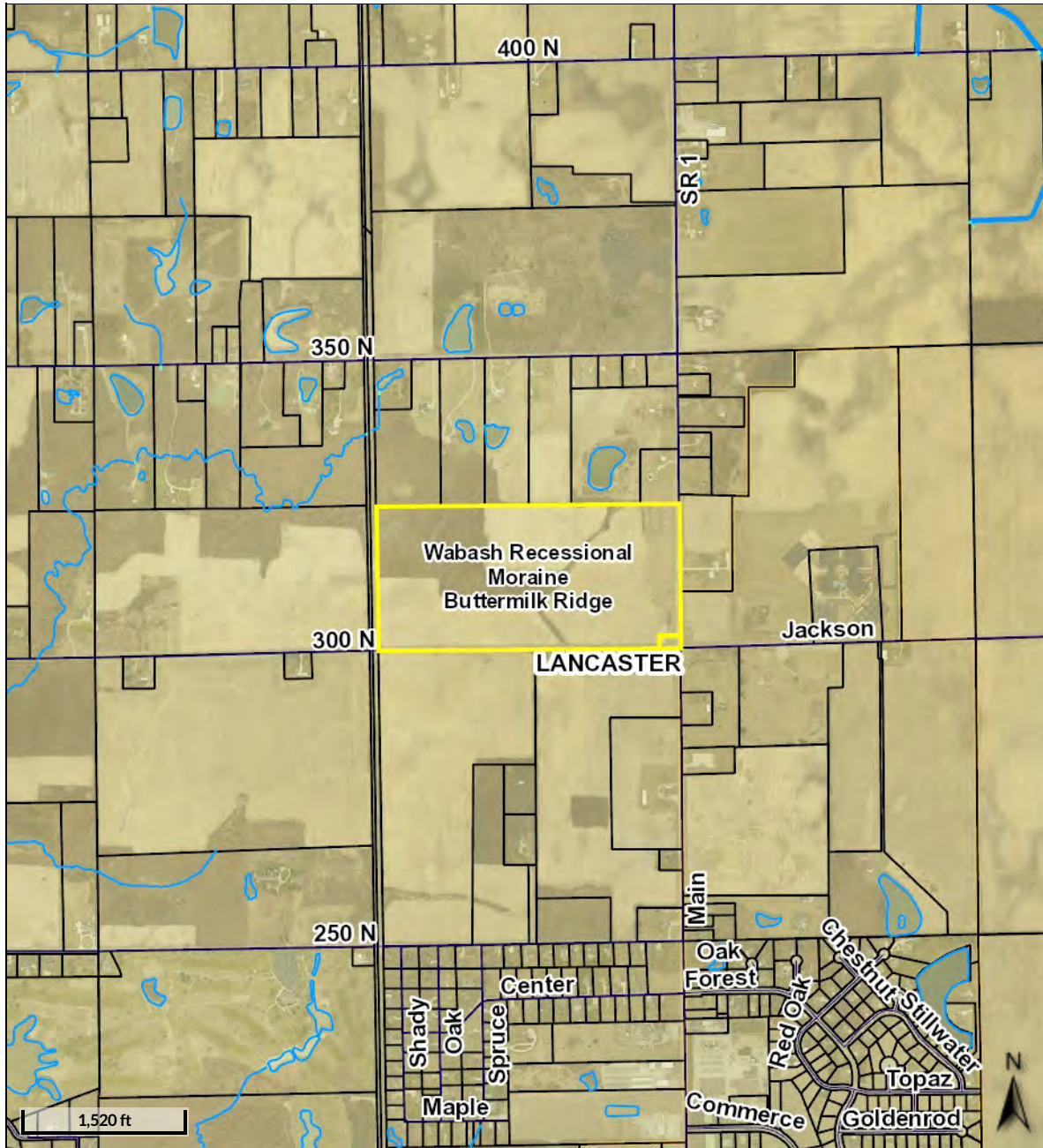
TRACTS II-14



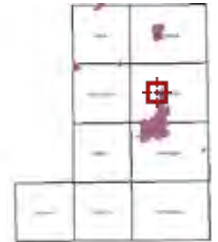
BUTTERMILK RIDGE

BUTTERMILK RIDGE

TRACTS I-6



Overview



Legend

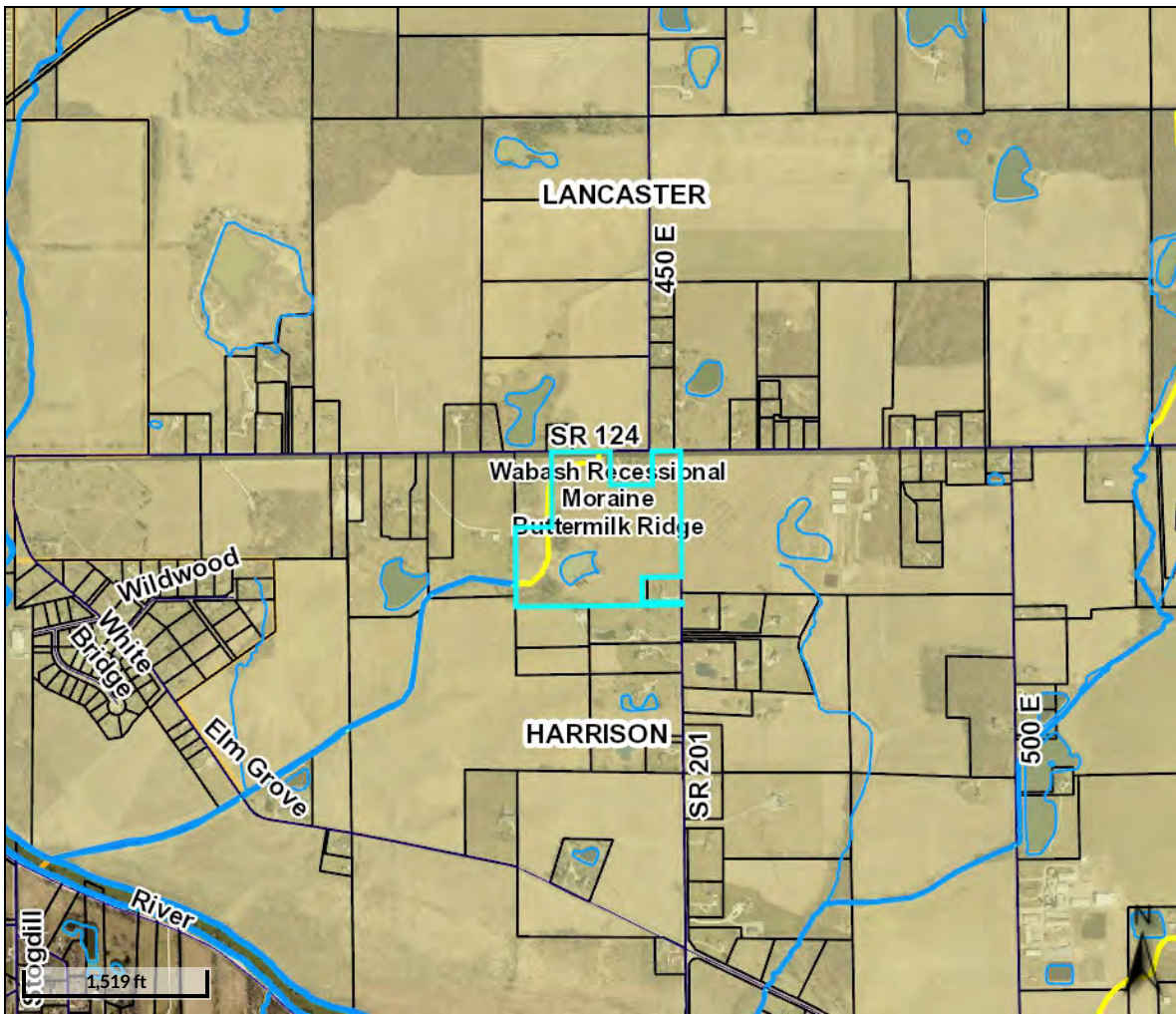
- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- Ditches
- ▭ Parcels
- ▭ Wabash Recessional Moraine/Buttermilk Ridge

Date created: 10/12/2018
Last Data Uploaded: 10/11/2018 9:59:52 PM

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BUTTERMILK RIDGE

TRACTS 7-10



Overview



Legend

- Road Centerlines
- Towns
- Townships
- Rail
- Water
- Culverts
- Ditches
- Tiled Drains
- Parcels
- Wabash Recessional Moraine/Buttermilk Ridge

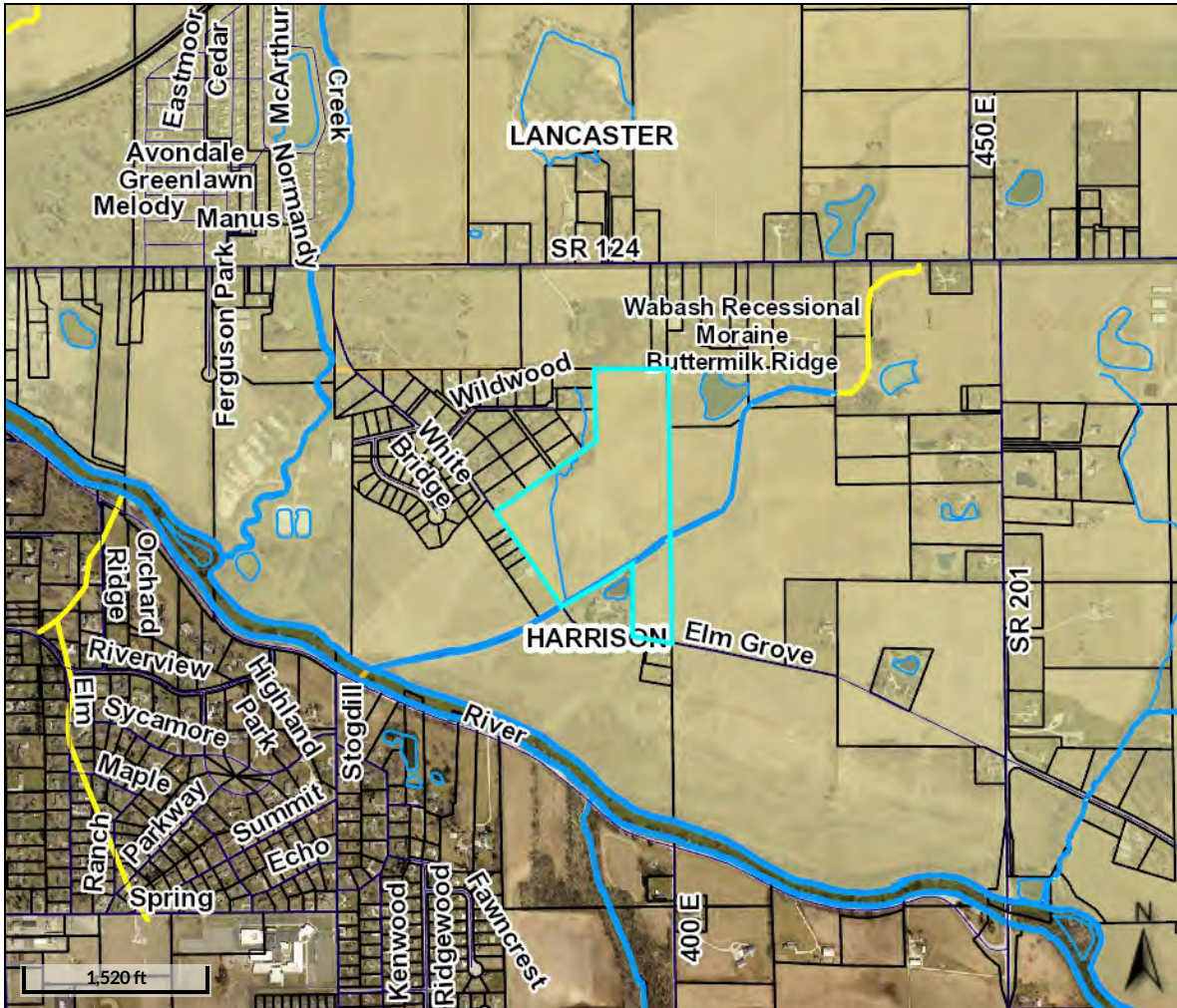
Parcel ID	90-08-02-500-002.000-003	Alternate ID	002-01187-00	Owner Address	Moser, Glen Leroy / Dina F
Sec/Twp/Rng	02-26-12	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		1321 Stogdill Rd
Property Address	4324 E Sr 124 Bluffton				Bluffton, IN 46714
District	Harrison	Acreage			
Brief Tax Description	02-26-12 33.44 NW				
	(Note: Not to be used on legal documents)				

Date created: 10/12/2018
Last Data Uploaded: 10/11/2018 9:59:52 PM

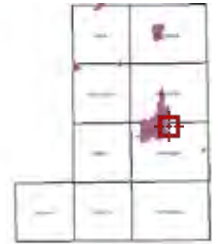
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BUTTERMILK RIDGE

TRACTS II-14



Overview



Legend

- Road Centerlines
- ▣ Towns
- ▣ Townships
- Rail
- Water
- Culverts
- Ditches
- Tiled Drains
- ▣ Parcels
- ▣ Wabash Recessional Moraine/Buttermilk Ridge

Parcel ID 90-08-03-100-023.000-003
Sec/Twp/Rng 03-26-12
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Alternate ID 002-00909-00
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Acreage 40.1

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1321 Stogdill Rd
Bluffton, IN 46714

District Harrison
Brief Tax Description 03-26-12 40.100 PT NE & SE & E OF ELM GROVE RD
(Note: Not to be used on legal documents)

Date created: 10/12/2018
Last Data Uploaded: 10/11/2018 9:59:52 PM

Developed by Schneider
GEOSPATIAL

PROPERTY CARDS

90-05-16-400-008.000-010

General Information

Parcel Number
90-05-16-400-008.000-010
Local Parcel Number
0050362300

Tax ID:

Routing Number
M11 R68

Property Class 100
Vacant Land

Year: 2018

Location Information

County
Wells
Township
LANCASTER TOWNSHIP
District 010 (Local 010)
LANCASTER TOWNSHIP
School Corp 8435
NORTHERN WELLS COMMUNITY
Neighborhood 502947-010
LANCASTER TOWNSHIP PAVED
Section/Plat
16
Location Address (1)
300 N
BLUFFTON, IN 46714

Market Model

N/A

Characteristics

Topography
Rolling
Public Utilities
Electricity
Streets or Roads
Paved
Neighborhood Life Cycle Stage
Other

Review Group 2015
Wednesday, April 11, 2018
Printed

MOSER, GLENN L/DINA FAE

Ownership

Moser, Glenn L / Dina Fae
1321 Stogdill Rd
Bluffton, IN 46714

300 N

Transfer of Ownership

Date
01/01/1900
Owner
Moser, Glenn L / Dina

100, Vacant Land

LANCASTER TOWNSHIP P

1/2

Notes

Legal

16-27-12 550A
S 123.75' OF E 198' S E



Agricultural

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

2018	2018	2018	2017	2016	2015
Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year
Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change
As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date
Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method
Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor
Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required
Land	Land	Land	Land	Land	Land
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
Improvement	Improvement	Improvement	Improvement	Improvement	Improvement
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
Total	Total	Total	Total	Total	Total
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4	A	GNB2	0	0.3600	0.77	\$1,610	\$1,240	\$446	0%	0%	1.0000	\$450
82	A	GNB2	0	0.1640	0.77	\$1,610	\$1,240	\$203	-100%	0%	1.0000	\$00

Lot

Land Computations	
Calculated Acreage	0.52
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.55
81 Legal Drain NV	0.00
82 Public Roads NV	0.16
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.39
Farmland Value	\$450
Measured Acreage	0.36
Avg Farmland Value/Acre	1250
Value of Farmland	\$480
Classified Total	\$0
Farm / Classified Value	\$500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$500

Appraiser

Nexus

Collector 09/02/2015

Data Source External Only

90-05-16-400-007.000-010

General Information

Parcel Number
90-05-16-400-007.000-010
Local Parcel Number
0050362200

Tax ID:

Routing Number
M11 R67

Property Class 100
Vacant Land

Year: 2018

Location Information

County
Wells
Township
LANCASTER TOWNSHIP
District 010 (Local 010)
LANCASTER TOWNSHIP
School Corp 8435
NORTHERN WELLS COMMUNITY
Neighborhood 502947-010
LANCASTER TOWNSHIP PAVED

Section/Plat
016.000

Location Address (1)
SR 1
BLUFFTON, In 46714

MOSER, GLENN L/DINA FAE

Ownership

MOSER, GLENN L/DINA FAE
%GLEN MOSER 4324E ST RD 124
BLUFFTON, IN 46714

SR 1

Transfer of Ownership

Date
01/01/1900
Owner
MOSER, GLENN L/DI

100, Vacant Land

LANCASTER TOWNSHIP P

1/2

Notes

Legal
16-27-12 79.500A PT S SE



Agricultural

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

2018	2018	2018	2017	2016	2015
Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year
WIP	AA	AA	AA	AA	AA
Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change
04/03/2018	04/05/2018	04/03/2018	06/20/2017	06/28/2016	05/29/2015
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1,0000	1,0000	1,0000	1,0000	1,0000	1,0000
Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method
Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor
Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required
Land	Land	Land	Land	Land	Land
\$95,000	\$95,000	\$95,000	\$109,200	\$115,700	\$116,900
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
\$95,000	\$95,000	\$95,000	\$109,200	\$115,700	\$116,900
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
\$0	\$0	\$0	\$0	\$0	\$0
Improvement	Improvement	Improvement	Improvement	Improvement	Improvement
\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
\$0	\$0	\$0	\$0	\$0	\$0
Total	Total	Total	Total	Total	Total
\$95,000	\$95,000	\$95,000	\$109,200	\$115,700	\$116,900
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
\$95,000	\$95,000	\$95,000	\$109,200	\$115,700	\$116,900
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)
\$0	\$0	\$0	\$0	\$0	\$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	BKB2	0	15.64	0.89	\$1,610	\$1,433	\$22,412	0%	0%	1,000	\$22,410
4	A	GNB2	0	6.07	0.77	\$1,610	\$1,240	\$7,527	0%	0%	1,000	\$7,530
4	A	GPB3	0	3.92	0.68	\$1,610	\$1,095	\$4,292	0%	0%	1,000	\$4,290
4	A	PM	0	29.51	1.11	\$1,610	\$1,787	\$52,734	0%	0%	1,000	\$52,730
4	A	UD	0	1.64	0.50	\$1,610	\$805	\$1,320	0%	0%	1,000	\$1,320
6	A	BKB2	0	9.14	0.89	\$1,610	\$1,433	\$13,098	-80%	0%	1,000	\$2,620
6	A	PM	0	11.49	1.11	\$1,610	\$1,787	\$20,533	-80%	0%	1,000	\$4,110
82	A	BKB2	0	2.09	0.89	\$1,610	\$1,433	\$2,995	-100%	0%	1,000	\$0

Characteristics

Topography
Rolling ☐ Flood Hazard ☐
Public Utilities
Gas, Electricity ☐ ERA ☐
Streets or Roads
Paved ☐ TIF ☐
Neighborhood Life Cycle Stage
Other ☐

Printed
Wednesday, April 11, 2018

Review Group 2015

Data Source External Only

Collector 09/02/2015

Nexus

Appraiser

Land Computations	
Calculated Acreage	79.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	79.50
81 Legal Drain NV	0.00
82 Public Roads NV	2.09
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	77.41
Farmland Value	\$95,010
Measured Acreage	77.41
Avg Farmland Value/Acre	1227
Value of Farmland	\$94,980
Classified Total	\$0
Farm / Classified Value	\$95,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$95,000
CAP 3 Value	\$0
Total Value	\$95,000

90-08-03-100-023.000-003

General Information

Parcel Number
90-08-03-100-023.000-003
Local Parcel Number
0020090900

Tax ID:

Routing Number
M02 R69

Property Class 100
Vacant Land

Year: 2018

Location Information

County
Wells
Township
HARRISON TOWNSHIP
District 003 (Local 003)
HARRISON TOWNSHIP
School Corp 8445
M.S.D. BLUFFTON-HARRISON
Neighborhood 202843-003
HARRISON TOWNSHIP PAVED 00

Section/Plat
003.000

Location Address (1)
ELM GROVE RD
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography
Rolling ☐ Flood Hazard ☐
Public Utilities
Electricity ☐ ERA ☐
Streets or Roads
Paved ☐ TIF ☐
Neighborhood Life Cycle Stage
Other ☐

Printed
Thursday, April 12, 2018

Review Group 2017

MOSER, ROSE/DAVID

Ownership

MOSER, ROSE/DAVID
4324E ST RD 124
BLUFFTON, IN 46714

Legal

03-26-12 40,100
PT NE & SE & E OF ELM GROVE RD



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

2018	2018	2018	2017	2016	2015
Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year
Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change
As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date
Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method
Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor
Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required
Land	Land	Land	Land	Land	Land
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
Improvement	Improvement	Improvement	Improvement	Improvement	Improvement
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
Total	Total	Total	Total	Total	Total
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
4	A	BKB2	0	11.18	0.89	\$1,610	\$1,433	\$16,021	0%	0%	1,000%	\$16,020
4	A	GNB2	0	21.32	0.77	\$1,610	\$1,240	\$26,437	0%	0%	1,000%	\$26,440
4	A	PM	0	2.46	1.11	\$1,610	\$1,787	\$4,396	0%	0%	1,000%	\$4,400
5	A	BKB2	0	.12	0.89	\$1,610	\$1,433	\$172	-60%	0%	1,000%	\$70
5	A	GNB2	0	.82	0.77	\$1,610	\$1,240	\$1,017	-60%	0%	1,000%	\$410
6	A	GNB2	0	.03	0.77	\$1,610	\$1,240	\$37	-80%	0%	1,000%	\$10
81	A	BKB2	0	3.46	0.89	\$1,610	\$1,433	\$4,958	-100%	0%	1,000%	\$00
82	A	BKB2	0	.71	0.89	\$1,610	\$1,433	\$1,017	-100%	0%	1,000%	\$00

ELM GROVE RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Vl
03/14/2002	MOSER, ROSE/DAVI	PR	139/387		\$0	I
01/23/2002	MOSER, GLEN L/DIN	WD	139/216		\$76,190	I
01/01/1900	LINN, WALTER H/HEL	WD	/		\$0	I

HARRISON TOWNSHIP PA

1/2

Notes

PROPERTY CARD
TRACTS II-14

Land Computations	
Calculated Acreage	40.10
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.10
81 Legal Drain NV	3.46
82 Public Roads NV	0.71
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	35.93
Farmland Value	\$47,350
Measured Acreage	35.93
Avg Farmland Value/Acre	1318
Value of Farmland	\$47,360
Classified Total	\$0
Farm / Classified Value	\$47,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$47,400
CAP 3 Value	\$0
Total Value	\$47,400

Appraiser

Nexus

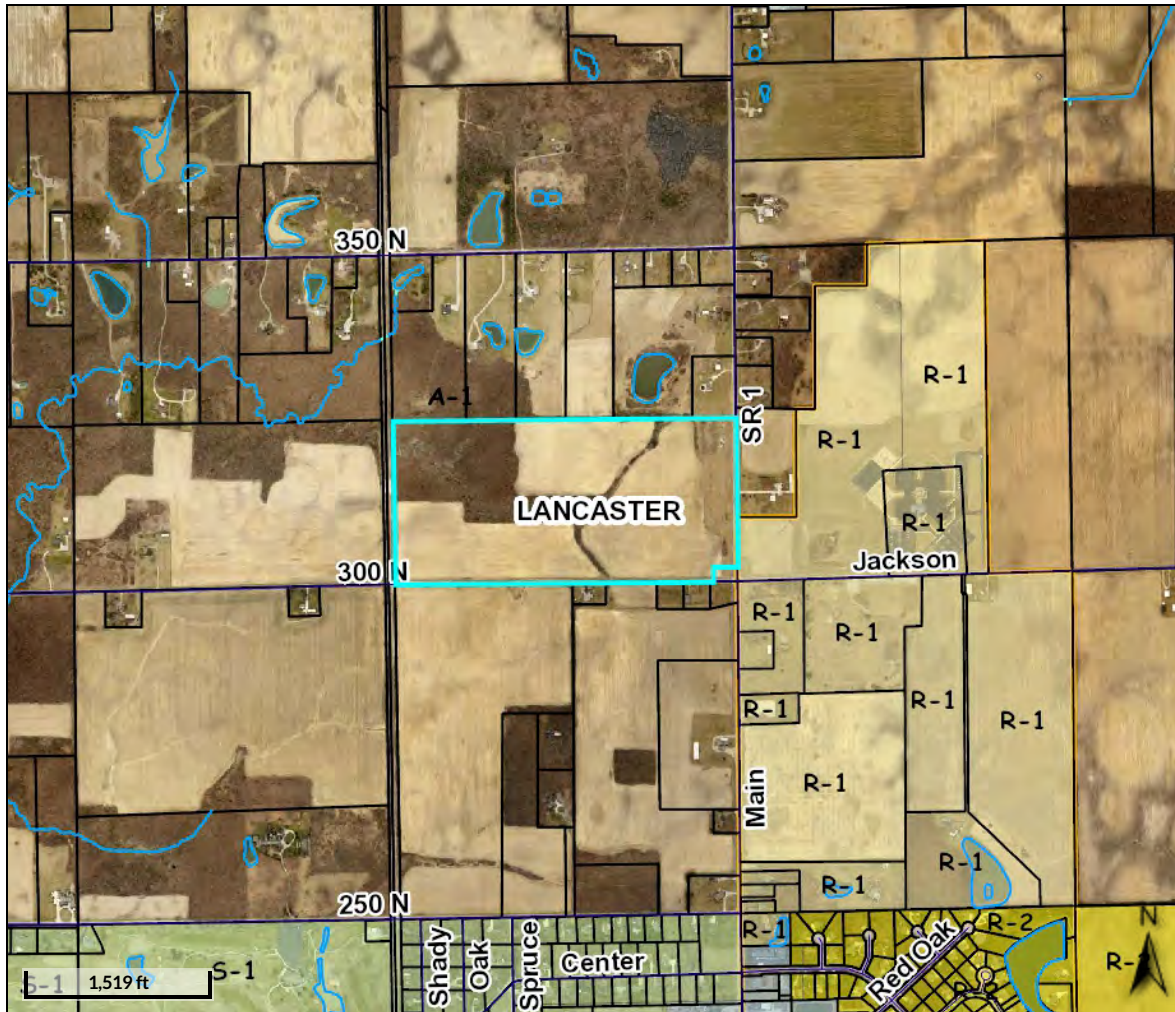
Collector 05/25/2017

Data Source External Only

ZONING MAPS

ZONING MAP

TRACTS I-6



Overview



Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- ▭ Parcels
- Zoning & Wind Project Area**
- ▭ WIND
- ▭ L-1
- ▭ PUD1
- ▭ A-1
- ▭ A-R
- ▭ B-1
- ▭ B-2
- ▭ B-3
- ▭ C-1
- ▭ I-1
- ▭ I-2
- ▭ M-1
- ▭ M-2
- ▭ R-1
- ▭ R-2
- ▭ R-3
- ▭ S-1

Parcel ID	90-05-16-400-007.000-010	Alternate ID	005-03622-00	Owner Address	Moser, Glenn L / Dina Fae
Sec/Twp/Rng	16-27-12	Class	AGRICULTURAL - VACANT LAND		1321 Stogdill Rd
Property Address	Sr 1	Acreage	79.5		Bluffton, IN 46714
	Bluffton				

District Lancaster

Brief Tax Description 16-27-12 79.500A PTS SE

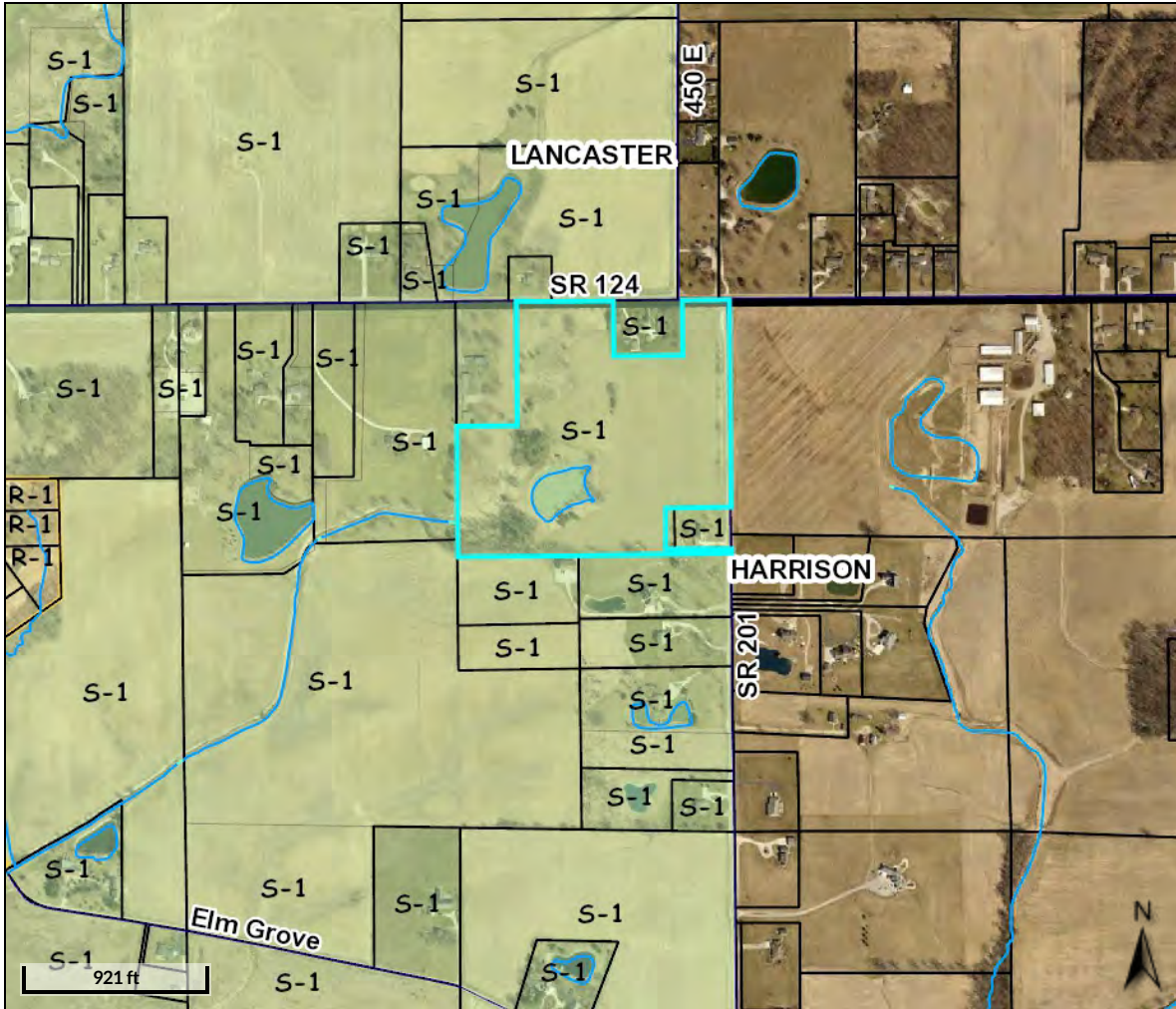
(Note: Not to be used on legal documents)

Date created: 10/12/2018
Last Data Uploaded: 10/11/2018 9:59:52 PM

Developed by Schneider
GEOSPATIAL

ZONING MAP

TRACTS 7-10



Overview



Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- ▭ Parcels
- Zoning & Wind Projec Area**
- ▭ WIND
- ▭ L-1
- ▭ PUD1
- ▭ A-1
- ▭ A-R
- ▭ B-1
- ▭ B-2
- ▭ B-3
- ▭ C-1
- ▭ I-1
- ▭ I-2
- ▭ M-1
- ▭ M-2
- ▭ R-1
- ▭ R-2
- ▭ R-3
- ▭ S-1

Parcel ID	90-08-02-500-002.000-003	Alternate ID	002-01187-00	Owner Address	Moser, Glen Leroy / Dina F
Sec/Twp/Rng	02-26-12	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		1321 Stogdill Rd
Property Address	4324 E Sr 124				Bluffton, IN 46714
District	Bluffton	Acreage			
Brief Tax Description	Harrison				
	02-26-12 33.44 NW				
	(Note: Not to be used on legal documents)				

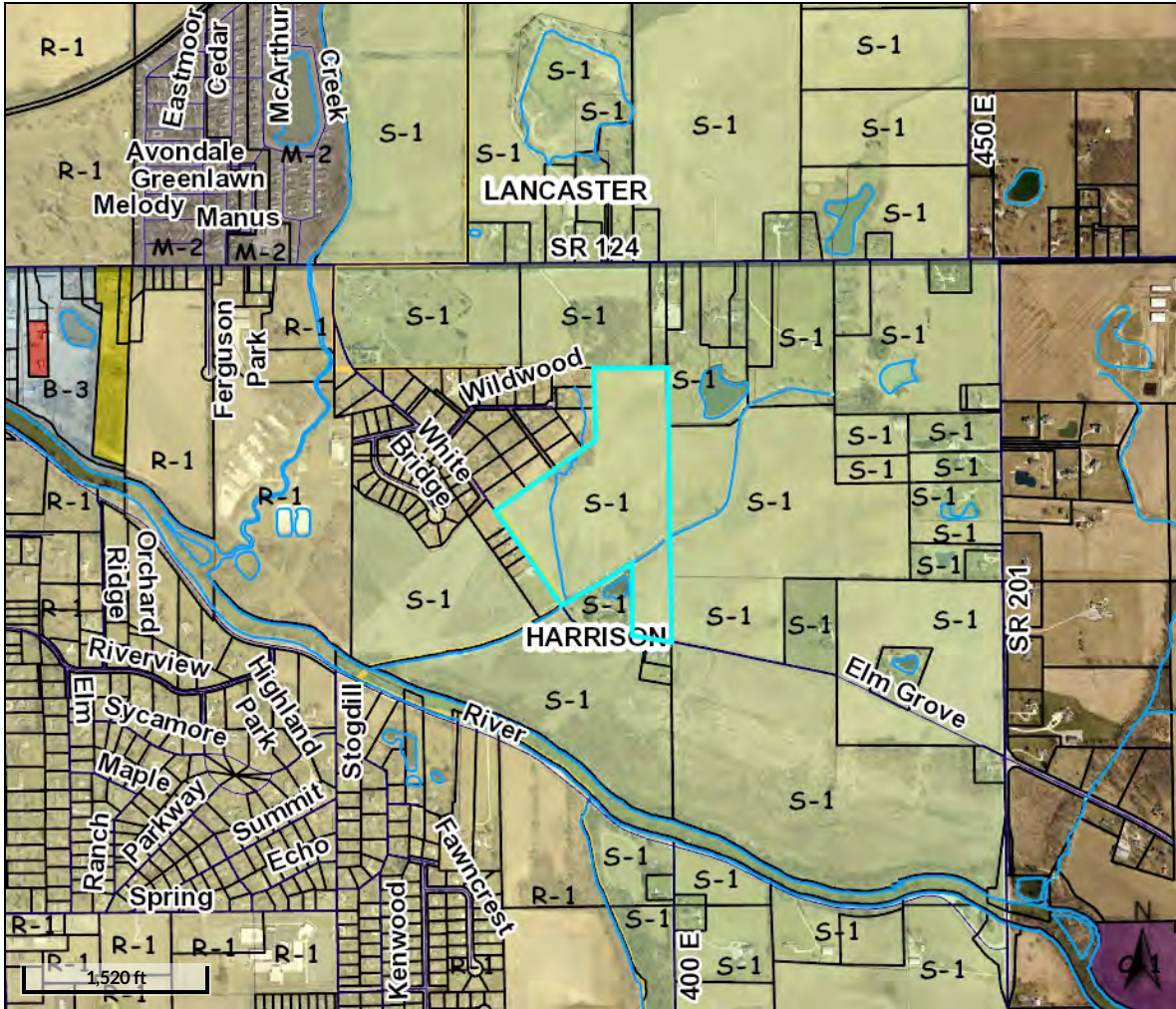
ZONING MAP

TRACTS II-14

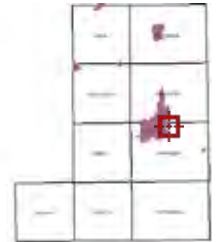


BeaconTM

Wells County, IN



Overview



Legend

- Road Centerlines
- Towns
- Townships
- Rail
- Water
- Culverts
- Parcels
- Zoning & Wind Project Area**
- WIND
- L-1
- PUD1
- A-1
- A-R
- B-1
- B-2
- B-3
- C-1
- I-1
- I-2
- M-1
- M-2
- R-1
- R-2
- R-3
- S-1

Parcel ID 90-08-03-100-023.000-003

Sec/Twp/Rng 03-26-12

Property Address Elm Grove Rd
Bluffton

Alternate ID 002-00909-00

Class AGRICULTURAL - VACANT LAND

Acreage 40.1

Owner Address Moser, Glen L / Dina F.

1321 Stogdill Rd

Bluffton, IN 46714

District Harrison

Brief Tax Description 03-26-12 40.100 PT NE & SE & E OF ELM GROVE RD

(Note: Not to be used on legal documents)

Date created: 10/12/2018

Last Data Uploaded: 10/11/2018 9:59:52 PM

Developed by **Schneider**
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TAX STATEMENTS

TAX STATEMENTS

TRACTS 1-6

10/12/2018

Beacon - Wells County, IN



Summary

Parcel ID 90-05-16-400-008.000-010
 Tax Bill ID 005-03623-00
 Map Reference #
 Property Address 300 N
 Bluffton, IN, 46714
 Brief Legal Description 16-27-12.550A S 123.75' OF E 198' S E
 Instrument Nbr N/A
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - VACANT LAND
 Tax District Lancaster
 Tax Rate Code 977912 - Adv. Tax Rate
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owners

Moser, Glenn L / Dina Fae
 1321 Stogdill Rd
 Bluffton, IN 46714

Taxing District

County: Wells
 Township: LANCASTER TOWNSHIP
 State District 010 LANCASTER TOWNSHIP
 Local District: 010
 School Corp: NORTHERN WELLS COMMUNITY
 Neighborhood: 502947-010 LANCASTER TOWNSHIP PAVED 010

Site Description

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality
 Parcel Acreage: 0.55
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	GNB2	0	0	0.1640	\$1,610.00	\$1,240.00	\$203.36	(\$100.00)	\$0.00
Tillable Cropland	GNB2	0	0	0.3600	\$1,610.00	\$1,240.00	\$446.40	\$0.00	\$450.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
	Moser, Glenn L / Dina Fae			\$0.00



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Valuation

Assessment Year	2018	2018 (2)	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/5/2018	4/3/2018	6/20/2017	6/28/2016	5/29/2015
Land	\$500	\$600	\$600	\$600	\$600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$500	\$600	\$600	\$600	\$600
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$500	\$600	\$600	\$600	\$600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$500	\$600	\$600	\$600	\$600

TAX STATEMENTS

TRACTS I-6

10/12/2018

Beacon - Wells County, IN

Assessment Year	2018	2018 (2)	2017	2016	2015
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$7.18	\$7.19	\$7.74	\$7.96	\$6.64
+ Spring Penalty	\$0.00	\$0.36	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$7.18	\$7.55	\$7.74	\$7.96	\$6.64
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$7.18)	(\$7.55)	(\$7.74)	(\$7.96)	(\$6.64)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Other Assessments, Photos, Sketches.

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 Schneider
 GEOSPATIAL

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TAX STATEMENTS

TRACTS 1-6

10/12/2018

Beacon - Wells County, IN



Summary

Parcel ID 90-05-16-400-007.000-010
Tax Bill ID 005-03622-00
Map Reference #
Property Address Sr 1
 Bluffton, IN, 46714
Brief Legal Description 16-27-12 79.500A PT S SE
Instrument Nbr N/A
 (Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Lancaster
Tax Rate Code 977912 - Adv. Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owners

Moser, Glenn L / Dina Fae
 1321 Stogdill Rd
 Bluffton, IN 46714

Taxing District

County: Wells
Township: LANCASTER TOWNSHIP
State District 010 LANCASTER TOWNSHIP
Local District: 010
School Corp: NORTHERN WELLS COMMUNITY
Neighborhood: 502947-010 LANCASTER TOWNSHIP PAVED 010

Site Description

Topography: Rolling
Public Utilities: Electricity , Gas
Street or Road: Paved
Area Quality
Parcel Acreage: 79.5
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BKB2	0	0	2.09	\$1,610.00	\$1,433.00	\$2,994.97	(\$100.00)	\$0.00
Tillable Cropland	BKB2	0	0	15.64	\$1,610.00	\$1,433.00	\$22,412.12	\$0.00	\$22,410.00
Woodland	BKB2	0	0	9.14	\$1,610.00	\$1,433.00	\$13,097.62	(\$80.00)	\$2,620.00
Tillable Cropland	GNB2	0	0	6.07	\$1,610.00	\$1,240.00	\$7,526.80	\$0.00	\$7,530.00
Tillable Cropland	GPB3	0	0	3.92	\$1,610.00	\$1,095.00	\$4,292.40	\$0.00	\$4,290.00
Tillable Cropland	PM	0	0	29.51	\$1,610.00	\$1,787.00	\$52,734.37	\$0.00	\$52,730.00
Woodland	PM	0	0	11.49	\$1,610.00	\$1,787.00	\$20,532.63	(\$80.00)	\$4,110.00
Tillable Cropland	UD	0	0	1.64	\$1,610.00	\$805.00	\$1,320.20	\$0.00	\$1,320.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
	Moser, Glenn L / Dina Fae			\$0.00



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Valuation

Assessment Year	2018	2018 (2)	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/5/2018	4/3/2018	6/20/2017	6/28/2016	5/29/2015
Land	\$95,000	\$109,200	\$109,200	\$115,700	\$116,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$95,000	\$109,200	\$109,200	\$115,700	\$116,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0

TAX STATEMENTS

TRACTS I-6

10/12/2018

Beacon - Wells County, IN

Assessment Year	2018	2018 (2)	2017	2016	2015
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$95,000	\$109,200	\$109,200	\$115,700	\$116,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$95,000	\$109,200	\$109,200	\$115,700	\$116,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$653.18	\$692.87	\$753.66	\$775.34	\$666.40
+ Spring Penalty	\$0.00	\$34.64	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$653.18	\$692.87	\$753.66	\$775.34	\$666.40
+ Fall Penalty	\$0.00	\$0.00	\$37.68	\$38.77	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$753.66	\$775.34	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$75.37	\$77.53	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,306.36	\$2,249.41	\$2,397.87	\$1,589.45	\$1,332.80
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,306.36)	(\$2,249.41)	(\$1,606.53)	(\$775.34)	(\$1,332.80)
= Total Due	\$0.00	\$0.00	\$791.34	\$814.11	\$0.00

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Other Assessments, Photos, Sketches.

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TAX STATEMENTS

TRACTS II-14

10/12/2018

Beacon - Wells County, IN



Summary

Parcel ID 90-08-03-100-023.000-003
Tax Bill ID 002-00909-00
Map Reference #
Property Address Elm Grove Rd
 Bluffton, IN, 46714
Brief Legal Description 03-26-12 40.100 PT NE & SE & E OF ELM GROVE RD
Instrument Nbr N/A
 (Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Harrison
Tax Rate Code 977862 - Adv. Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owners

Moser, Glen L / Dina F.
 1321 Stogdill Rd
 Bluffton, IN 46714

Taxing District

County: Wells
Township: HARRISON TOWNSHIP
State District 003 HARRISON TOWNSHIP
Local District: 003
School Corp: M.S.D. BLUFFTON-HARRISON
Neighborhood: 202843-003 HARRISON TOWNSHIP PAVED 003

Site Description

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality
Parcel Acreage: 40.1
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BKB2	0	0	11.18	\$1,610.00	\$1,433.00	\$16,020.94	\$0.00	\$16,020.00
Non-tillable Land	BKB2	0	0	.12	\$1,610.00	\$1,433.00	\$171.96	(\$60.00)	\$70.00
Legal Ditch	BKB2	0	0	3.46	\$1,610.00	\$1,433.00	\$4,958.18	(\$100.00)	\$0.00
Road Right of Way	BKB2	0	0	.71	\$1,610.00	\$1,433.00	\$1,017.43	(\$100.00)	\$0.00
Woodland	GNB2	0	0	.03	\$1,610.00	\$1,240.00	\$37.20	(\$80.00)	\$10.00
Non-tillable Land	GNB2	0	0	.82	\$1,610.00	\$1,240.00	\$1,016.80	(\$60.00)	\$410.00
Tillable Cropland	GNB2	0	0	21.32	\$1,610.00	\$1,240.00	\$26,436.80	\$0.00	\$26,440.00
Tillable Cropland	PM	0	0	2.46	\$1,610.00	\$1,787.00	\$4,396.02	\$0.00	\$4,400.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
3/14/2002	Moser, Glen L / Dina F.		139/387	\$0.00
1/23/2002	MOSER, GLEN L/DINA F.		139/216	\$76,190.00
	LINN, WALTER H/HELEN B			\$0.00



Click here to access the digital deed records for Wells County

Valuation

Assessment Year	2018	2018 (2)	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/5/2018	4/3/2018	6/20/2017	6/28/2016	5/29/2015
Land	\$47,400	\$54,400	\$54,400	\$57,600	\$60,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$47,400	\$54,400	\$54,400	\$57,600	\$60,300

TAX STATEMENTS

TRACTS II-14

10/12/2018

Beacon - Wells County, IN

Assessment Year	2018	2018 (2)	2017	2016	2015
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$47,400	\$54,400	\$54,400	\$57,600	\$60,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$47,400	\$54,400	\$54,400	\$57,600	\$60,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$344.52	\$408.50	\$506.82	\$460.86	\$361.13
+ Spring Penalty	\$0.00	\$20.42	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$344.52	\$408.50	\$506.82	\$460.86	\$361.13
+ Fall Penalty	\$0.00	\$0.00	\$25.34	\$23.04	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$506.82	\$460.86	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$50.68	\$46.09	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$77.52	\$122.10	\$122.10	\$79.46	\$80.20
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$766.56	\$1,517.02	\$1,668.03	\$1,024.22	\$802.46
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$766.56)	(\$1,517.02)	(\$1,095.17)	(\$499.62)	(\$802.46)
= Total Due	\$0.00	\$0.00	\$572.86	\$524.60	\$0.00

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2017 Pay 2018	1167025	562 PAXSON	38.76	ADV Rate	2	10	77.52
2016 Pay 2017	1167025	562 PAXSON	38.76	ADV Rate	2	10	122.1
2015 Pay 2016	1167025	562 PAXSON	38.76	ADV Rate	2	10	122.1
2014 Pay 2015	1167025	562 PAXSON	38.76	ADV Rate	2	10	79.46
2013 Pay 2014	1167025	562 PAXSON	40.1	ADV Rate	2	10	80.2

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Photos, Sketches.

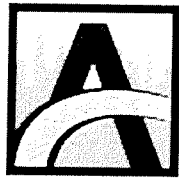
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TITLE COMMITMENT

TITLE COMMITMENT



*Agents National Title
Insurance Company*

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

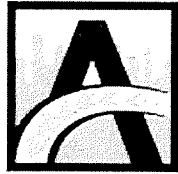
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Agents National Title Insurance Company, a Missouri corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

TITLE COMMITMENT



*Agents National Title
Insurance Company*

Issuing Agent: Wells County Land Title Co Inc
Commitment Number:
Issuing Office File Number: 18-346
Property Address: 4324 E. St. Rd. 124
Bluffton, IN 46714

SCHEDULE A

1. Commitment Date: September 4, 2018

2. Policy to be issued:

a. _____ Owner's Policy

Proposed Insured: _____

Proposed Policy Amount: _____

b. _____ Lender's Policy

Proposed Insured: _____,

Proposed Policy Amount: _____

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

Dina Fae Moser – Tracts 1 & 2

Dian Fae Moser, an undivided one-half (1/2) interest and Rose Moser and David Moser, Co-Trustee of the Glenn L, Moser Revocable Trust Agreement, dated 6-28-89, an undivided one-half (1/2) interest.

5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

AGENTS NATIONAL TITLE INSURANCE COMPANY

By: _____



TITLE COMMITMENT



*Agents National Title
Insurance Company*

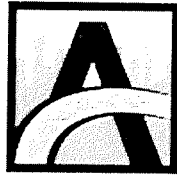
SCHEDULE B, PART I

Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

TITLE COMMITMENT



*Agents National Title
Insurance Company*

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Taxes for the year 2017 and thereafter. -Tract 1
Assessed in the names of: Moser, Glen Leroy/Dina F.
Parcel No. 90-08-02-500-002.000-003
Assessed Valuations: Land- \$53,400.; Improvements- \$241,900.;Exemptions- \$45,000. (H), \$59,255. (H-S)
Spring 2017 taxes payable 2018 of \$930.43 paid; Fall 2017 taxes payable 2018 of \$930.43 paid. Taxes for the year 2018 payable 2019 are now a lien not yet due and payable. 33.44 acres – additional real estate included

Ditch Assessment in the name of Paxson Ditch for the year 2018; 1st Inst. \$24.61 paid, 2nd Inst. \$24.61 paid.
7. Grant of Easement by and between Glen L. Moser (Deceased) and Dina Fae Moser and the City of Bluffton, recorded July 20, 2016 in the Office of the Recorder of Wells County, Indiana. Misc. Record 73, page 577.
8. Grant of Easement for the McKinney-Paxson Sanitary Sewer Improvements by and between Glen L. Moser (Deceased) and Dina Fae Moser and the City of Bluffton, recorded July 20, 2016 in the Office of the Recorder of Wells County, Indiana. Misc. Record 73, page 578.
9. Consent to Annexation and Agreement Not to Remonstrate by and between Dina Fae Moser and the City of Bluffton, recorded September 14, 2017 in the Office of the Recorder of Wells County, Indiana. Instrument No. 20171021.
10. Right-of-way of State Road 124.

TITLE COMMITMENT



*Agents National Title
Insurance Company*

11. Right-of-way of all legal drains, ditches, feeders and laterals, if any.

12. Taxes for the year 2017 and thereafter. -Tract 2 -Parcel A

Assessed in the names of: Moser, Glenn L/Dina Fae

Parcel No. 90-05-16-400-007.000-010

Assessed Valuations: Land- \$109,200.; Improvements- \$0; Exemptions- \$0

Spring 2017 taxes payable 2018 of \$653.18 paid; Fall 2017 taxes payable 2018 of \$653.18 paid. Taxes for the year 2018 payable 2019 are now a lien not yet due and payable. 79.50 acres

Taxes for the year 2017 and thereafter. -Tract 2 -Parcel B

Assessed in the names of: Moser, Glenn L/Dina Fae

Parcel No. 90-05-16-400-008.000-010

Assessed Valuations: Land- \$600.; Improvements- \$0; Exemptions- \$0

Spring 2017 taxes payable 2018 of \$7.18 paid; Fall 2017 taxes payable 2018 of \$0. Taxes for the year 2018 payable 2019 are now a lien not yet due and payable. 0.550 acres

13. Right-of-way of State Road 1, - Parcel A

14. Right-of-way of County Road 300 N. - Parcel B

15. Right-of-way of all legal drains, ditches, feeders and laterals, if any.

16. Taxes for the year 2017 and thereafter. -Tract 3

Assessed in the names of: Moser, Glen L/Dina Fae

Assessed Valuations: Land- \$54,500.; Improvements- \$0; Exemptions- \$0

Spring 2017 taxes payable 2018 of \$344.52 paid; Fall 2017 taxes payable 2018 of \$344.52 paid. Taxes for the year 2018 payable 2019 are now a lien not yet due and payable. 40.100 acres

Ditch Assessment in the name of Paxson Ditch for the year 2018; 1st Inst. \$38.76 paid, 2nd Inst. \$38.76 paid.

17. Right-of-way of Elm Grove Road.

18. Right-of-way of all legal drains, ditches, feeders and laterals, if any.

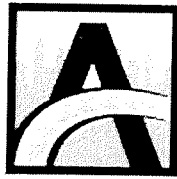
19. Loss or damage arising out of irregularities in the electronic records in the Wells County Records Office.

20. NOTE: Acreage provided is for information purpose only. This commitment should not be construed as insuring the amount of acreage.

21. The address listed in this Commitment is for informational purposes only. This title insurance commitment only applies to the legal description listed with Schedule C.

22. A Judgment Search was made in the name of Dina Fae Moser and no unreleased judgments were found.

TITLE COMMITMENT



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SCHEDULE C

TRACT 1:

LOT NUMBER SIX (6) IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWO (2), IN TOWNSHIP TWENTY-SIX (26) NORTH, THENCE TWELVE (12) EAST, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2, SAID TOWNSHIP AND RANGE, THENCE SOUTH 18.56 CHAINS, THENCE WEST 20 CHAINS, THENCE NORTH 18.22 CHAINS, THENCE EAST 19.91 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 36.68 ACRES OF LAND, MORE OR LESS

EXCEPT THEREFROM:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 12 EAST, WELLS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LIEN OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 12 EAST, WELLS COUNTY, INDIANA, SAID POINT BEING LOCATED 25.00 FEET NORTHERLY OF THE SOUTH LINE OF LOT 6 OF MCDOWELL ESTATE; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 272.27 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 200.00 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE 272.27 FEET TO SAID EAST LINE; THENCE SOUTHERLY ON SAID EAST LINE 200.00 FEET TO THE POINT OF COMMENCEMENT; CONTAINING 1.25 ACRES.

EXCEPT THEREFROM:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 12 EAST, WELLS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 12 EAST, WELLS COUNTY, INDIANA, SAID POINT BEING LOCATED 25.00 FEET NORTHERLY OF THE SOUTH LINE OF LOT 6 OF MCDOWELL ESTATE; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 272.27 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE WESTERLY PARALLEL WITH SAID SOUTH LIEN 10.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 200.00 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE 10.00 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.05 ACRES.

TITLE COMMITMENT



*Agents National Title
Insurance Company*

EXCEPT THEREFROM;

Part of the Northwest Quarter of Section 2, Township 26 North, Range 12 East, Harrison Township, Wells County, Indiana, described as follows:

Starting at the Northeast corner of said Northwest Quarter found per record witness: thence Westerly, 227.2 feet along the North line of said Northwest Quarter to a P.K. nail which shall be the place of beginning; thence Southerly, deflecting left 90 degrees 10 minutes, 254.94 feet to a 5/8" rebar stake; thence Westerly, deflecting right 90 degrees 00 minutes 00 seconds, 331.00 feet to a 5/8" rebar stake set; thence Northerly, deflecting right 90 degrees 00 minutes 00 seconds,, 255.0 feet to a P.K. nail found on the north line of said Northwest Quarter; thence Easterly, deflecting right 90 degrees 00 minutes 00 seconds, 312.0 feet along said north line to the Southeast corner of the Southwest Quarter of Section 35, Township 27 North, Range 12 East, Lancaster Township, Wells County, Indiana; thence Easterly, deflecting right 00 degrees 10 minutes, 19 feet along said North line to the place of beginning. Containing 1.94 acres.

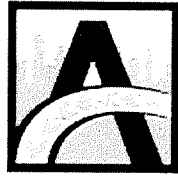
EXCEPT THEREFROM:

PART OF LOT NUMBER SIX (6) IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 12 EAST, HARRISON TOWNSHIP, WELLS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER FOUND PER RECORD WITNESS; THENCE WESTERLY, 246.13 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 12 EAST; THENCE WESTERLY, DEFLECTING LEFT 00 DEGREES 11 MINUTES 17 SECONDS, 777.53 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING; THENCE SOUTHERLY, DEFLECTING LEFT 89 DEGREES 49 MINUTES 31 SECONDS, 600.00 FEET PARALLEL WITH THE WEST LINE OF THE 36.68 ACRE TRACT DESCRIBED IN DEED RECORD 94, PAGE 250 TO A 5/8 INCH REBAR STAKE; THENCE WESTERLY, DEFLECTING RIGHT 89 DEGREES 49 MINUTES 31 SECONDS, 290.40 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER TO A 5/8 INCH REBAR STAKE ON THE WEST LINE OF SAID 36.68 ACRE TRACT; THENCE NORTHERLY, DEFLECTING RIGHT 90 DEGREES 10 MINUTES 29 SECONDS, 600.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE EASTERLY, DEFLECTING RIGHT 89 DEGREES 49 MINUTES 31 SECONDS, 290.40 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING. CONTAINING 4.00 ACRES MORE OR LESS.

CONTAINING AFTER SAID EXCEPTIONS: 29.44 ACRES, MORE OR LESS.

TITLE COMMITMENT



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TRACT 2: PARCELS A + B

A part of Section 16, Township 27 North, Range 12 East, bounded as follows: Beginning at the southeast corner of said Section 16, thence running west 12 rods, thence north 7 1/2 rods, thence east 12 rods, thence south 7 1/2 rods to the place of beginning, containing in all about 90 square rods, more or less.

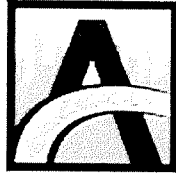
TRACT 3:

A part of the NE/4 and a part of the SE/4 of Section 3, Township 26 North, Range 12 East, Harrison Township, Wells County, Indiana described as follows:

Starting at the intersection of the east line of said SE/4 and the center of the former Kemp Gravel Road known now as the Elm Grove Road, marked by a railroad spike found this survey, which shall be the place of beginning.

Thence northwesterly 316.85 feet in said road to a P.K. nail set this survey; thence northerly, deflecting right 82 degrees 08 minutes 52 seconds 23.26 feet to a square wooden corner post found this survey; thence continuing northerly 222.65 feet being an extension of the last above described line to a standard corner marker (5/8" x 15" reinforcing bar stake with an aluminum cap stamped Higman, 10025) set this survey; thence northerly, deflecting left 2 degrees 30 minutes 24 seconds, 306.65 feet to a standard corner marker set this survey on the southerly bank of a watercourse; thence continuing northerly 26 feet being an extension of the last above described line to the center of said watercourse; thence southwesterly, deflecting left 122 degrees 19 minutes 48 seconds 216.0 feet in said watercourse; thence southwesterly, deflecting right 3 degrees 13 minutes 40 seconds, 441.41 feet in said watercourse to a P.K. nail set this survey at the center of said Elm Grove Road; thence northwesterly deflecting right 85 degrees 06 minutes 40 seconds, 920.0 feet in said road to a P.K. nail set this survey; thence northeasterly, deflecting right 90 degrees 00 minutes, 8.0 feet to a railroad spike found this survey at the southwest corner of Schocke Sub-division as recorded Wells County Indiana records; thence continuing northeasterly 943.4 feet on the southerly line of said Schocke sub-division to a standard corner marker found this survey at the southeasterly corner thereof; thence northerly, deflecting left 55 degrees 39 minutes, 594.90 feet on the easterly line of said Schocke Sub-division to a pipe stake found this survey at the northeast corner of said Subdivision, being also on the south line of 50 acres of even width off of the north end of said NE/4; thence easterly, deflecting right 90 degrees 23 minutes, 606.68 feet on the south line of said 50 acres of even width, to a wooden corner post on the east line of said NE/4; thence southerly, deflecting right 89 degrees 41 minutes, 1672.15 feet on the east line of said NE/4 to a standard corner marker found this survey at the NE corner of said SE/4; thence continuing southerly 494.65 feet on the east line of said SE/4 to a standard corner marker, found this survey, thence continuing southerly 20.0 feet on the east line of said SE/4 to the place of beginning.

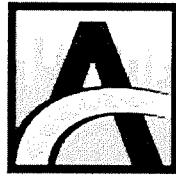
TITLE COMMITMENT



*Agents National Title
Insurance Company*

Containing in all 40.10 acres.

TITLE COMMITMENT



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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) “Knowledge” or “Known”: Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) “Land”: The land described in Schedule A and affixed improvements that by law constitute real property. The term “Land” does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) “Mortgage”: A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) “Proposed Policy Amount”: Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) “Public Records”: Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) “Title”: The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

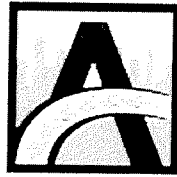
4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company’s written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

TITLE COMMITMENT



*Agents National Title
Insurance Company*

- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.