

**JASPER COUNTY, IN**  
7± MILES NORTH OF RENSSELAER  
8 1/2± MILES SOUTH OF DEMOTTE



**383.5±**  
**ACRES**

OFFERED IN 9 TRACTS  
OR ANY COMBINATION



**INFORMATION  
BOOKLET**

**REAL ESTATE  
AUCTION**



**THURSDAY, MARCH 14 • 5:00 PM CENTRAL**

*Auction held at The Farmhouse Restaurant and Conference Center, Fair Oaks, IN*

**800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)**

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**OWNER: The Estate of Cheryn Ann Kohlhaugen**

**AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.**

**AUCTION MANAGERS:**

**Dean Retherford, 765-427-1244**

**Matt Wiseman, 219-689-4373**

**Jim Hayworth, 765-427-1913**

AC63001504, AU11100128, AU08700434

Dean Retherford: RB14050397



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 9 individual tracts, any combination of tracts and as a total 383.5± 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Personal Representative's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction, or around April 15, 2024 or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**COURT APPROVAL:** Any sale will be contingent upon obtaining final court approval in connection with the administration of the Estate of Cheryn Ann Kohlhaugen.

**POSSESSION:** Possession will be delivered at closing.

**REAL ESTATE TAXES:** Seller shall pay all 2023 real estate taxes due and payable in 2024. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due and payable in 2024 and thereafter.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, legal descriptions and/or aerial mapping.

**CONSERVATION RESERVE PROGRAM:** Buyer(s) of Tracts 7 and 8 shall assume the existing Conservation Reserve Program (CRP) contract(s) obligations and shall timely sign all documents required by the FSA office in connection therewith. Any penalty, repayment and/or owner-ineligibility after closing shall be the responsibility of the Buyer. All allocations of the annual contract payments shall be prorated by the FSA office in accordance with its usual practices.

**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 or where Seller otherwise determines a survey is appropriate. 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. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres, except for Tract 8 or any combination that includes Tract 8.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence con-

cerning 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.

**EASEMENTS:** Subject to any and all existing easements.

**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:** A deer photo was used for illustrative purposes only and was not taken on the auction property.

# BOOKLET INDEX

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, MARCH 14, 2024**

**383.5± ACRES – JASPER COUNTY, 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,

Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, March 7, 2024.  
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**  
**383.5± Acres • Jasper County, Indiana**  
**Thursday, March 14, 2024**

**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, March 14, 2024 at 5:00 PM (CST).
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; email: auctions@schraderauction.com

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, March 7, 2024**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

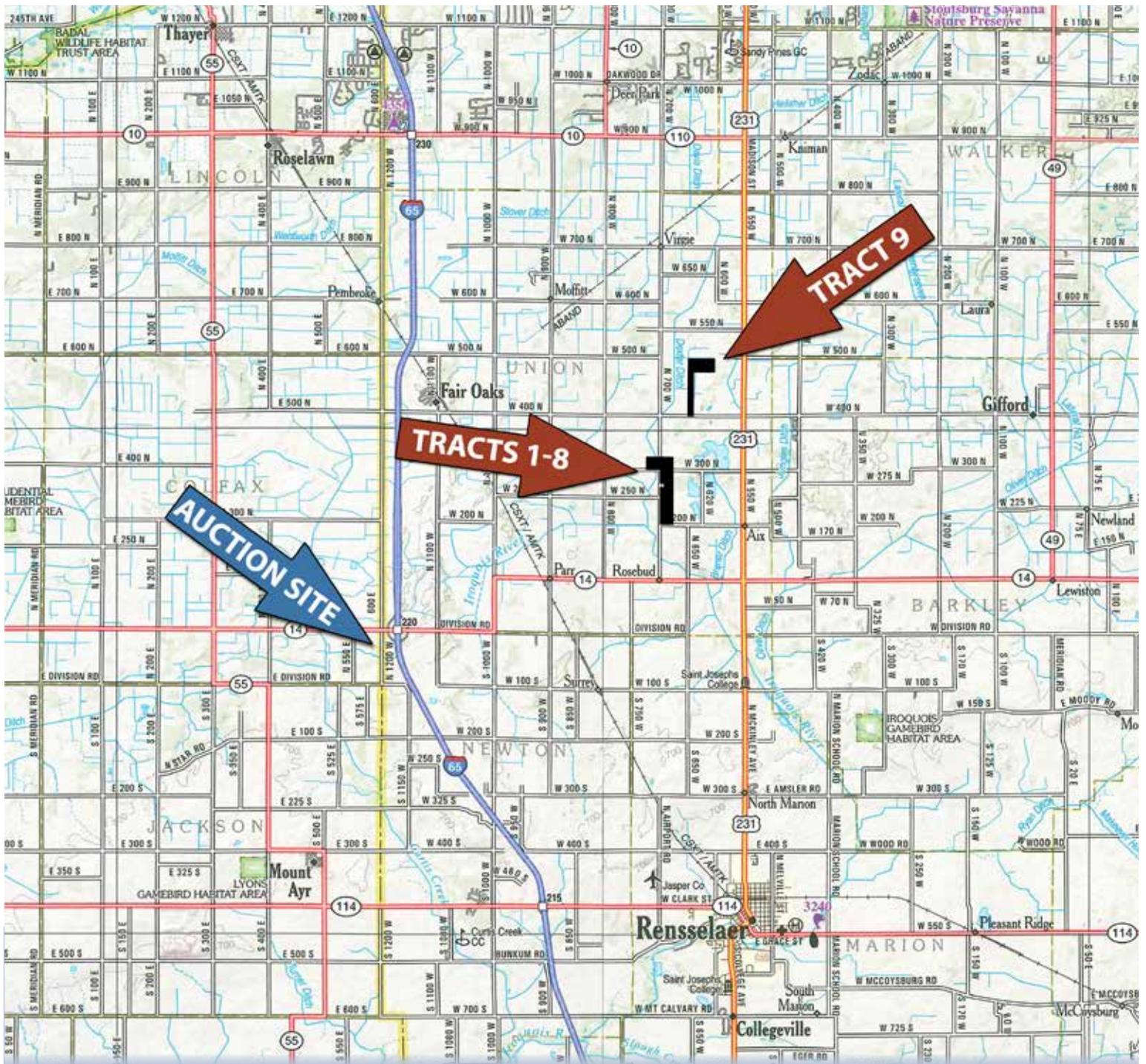
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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 260-244-7606.

# **LOCATION & AERIAL TRACT MAP**

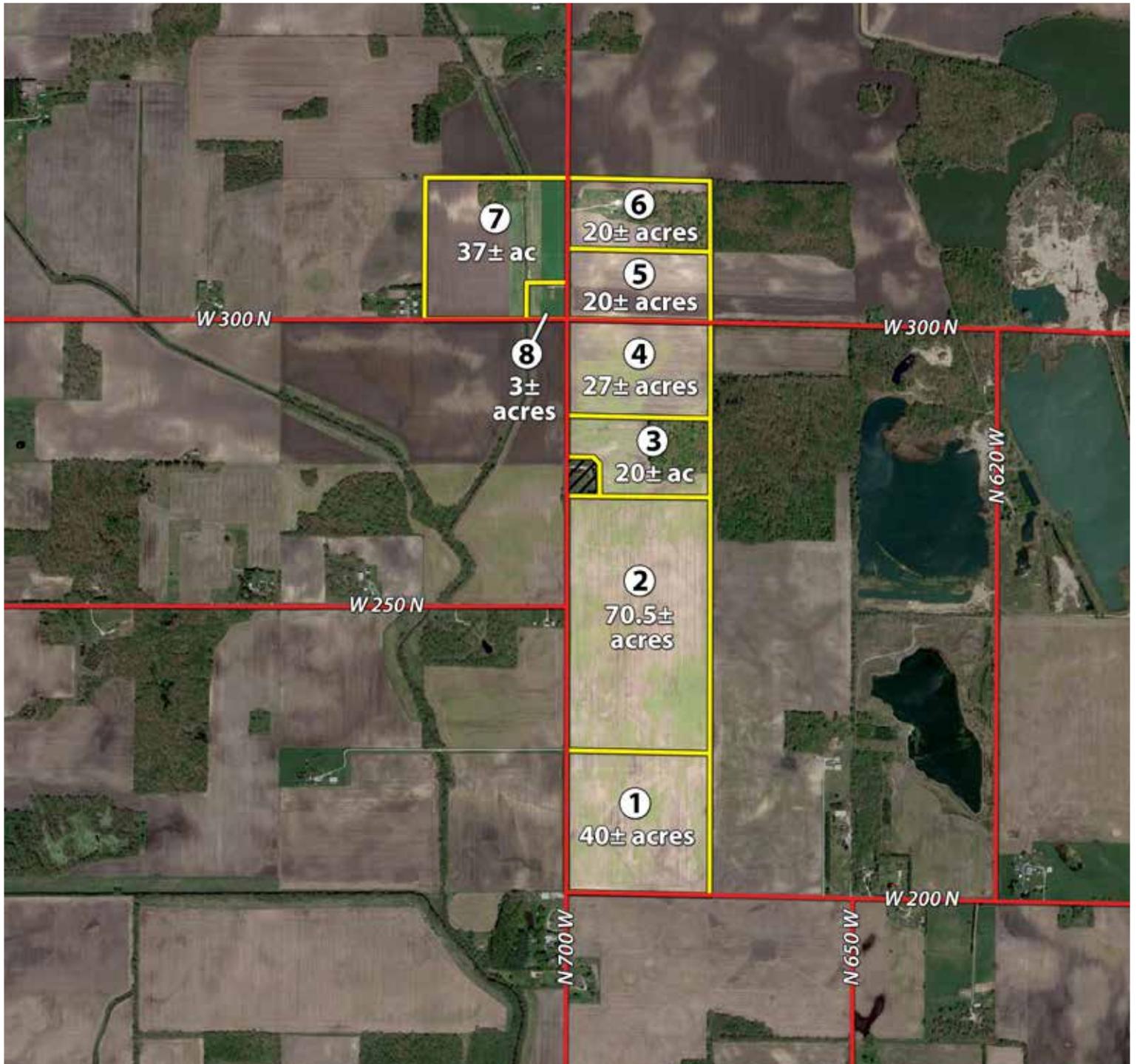
# LOCATION MAP



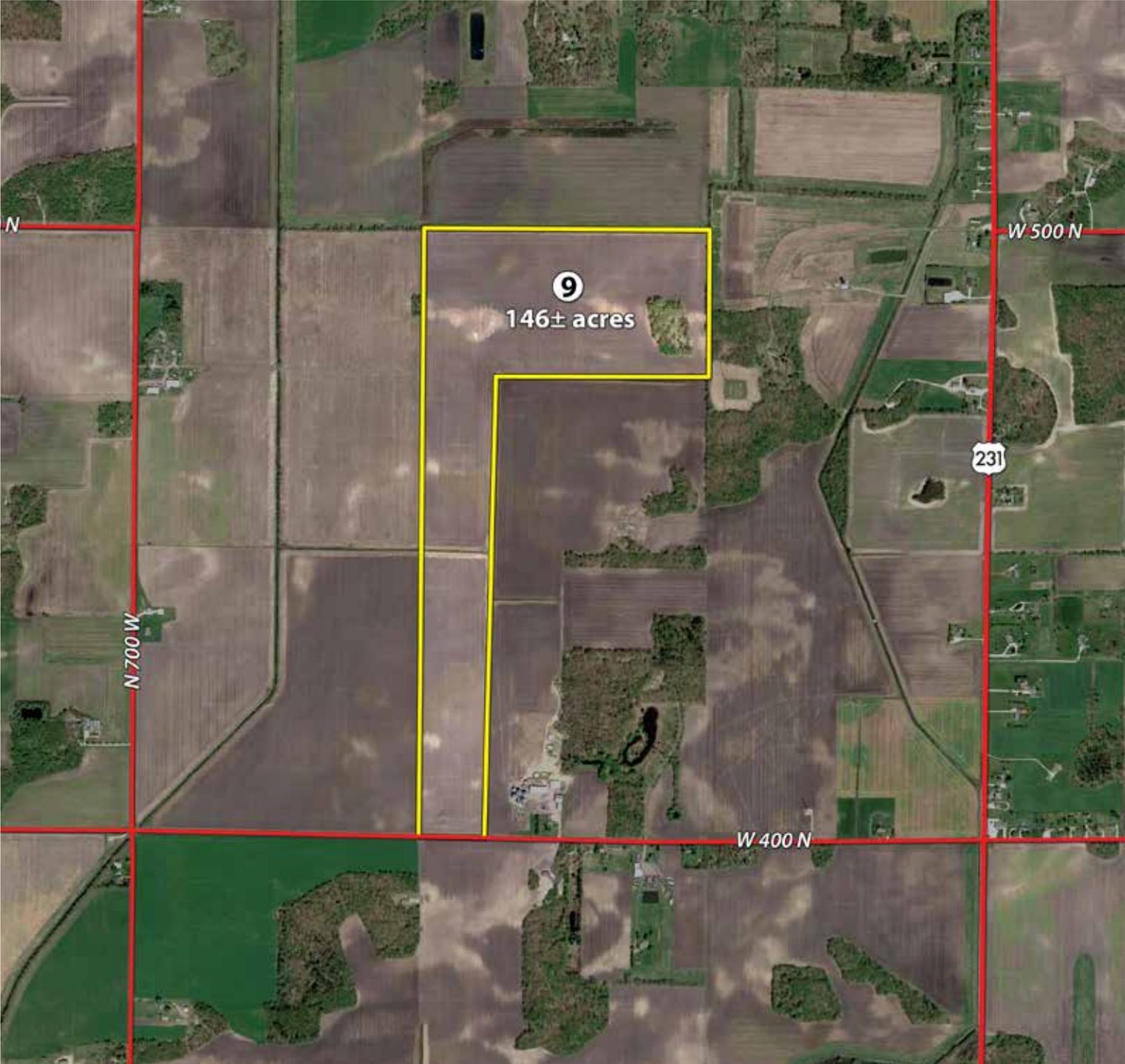
**AUCTION LOCATION:** The Farmhouse Restaurant and Conference Center, 754 N 600 E, Fair Oaks, IN 47943. From northwest of Rensselaer at the intersection of I-65 and SR 14 (Exit 220), go west on SR 14 to the first county road (600 E), take CR 600 E south to The Farmhouse Restaurant and Conference Center.

**PROPERTY LOCATION:** From Rensselaer, IN; take US 231 approx. 6 miles north to US 231 & SR 14, then take SR 14 1.5 miles west to CR 700W, then take CR 700W 1 mile north to CR 700W & CR 200N; Tract #1 is at the NE corner of intersection. At the intersection of CR 200N & CR 700W, travel north on 700W and north of Tract #1 will be Tract #2, continue traveling north to Tract #3 which also has frontage on CR 700W. Tract #4 is just north of Tract #3 with frontage on CR 700W & CR 300N. Tract #5 is located just north of Tract #4 with frontage on CR 300N and CR 700W. Tract #6 is located just north of Tract #5 and has frontage on CR 700W. Auction Tract #7 is located on the west side of CR 700W and west of Auction Tracts #5 & #6 with frontage on CR 700W & CR 300N. Auction Tract #8 is located at the NW corner of the intersection of CR 300N & CR 700W. To view Tract #9, from the intersection of CR 300N & CR 700W, take CR 700W 1 mile north to CR 700W & CR 400N, turn right (go east) on CR 400N ½ mile, Auction Tract #9 will be on the north side of CR 400N.

# AERIAL TRACT MAP - Tracts 1-8

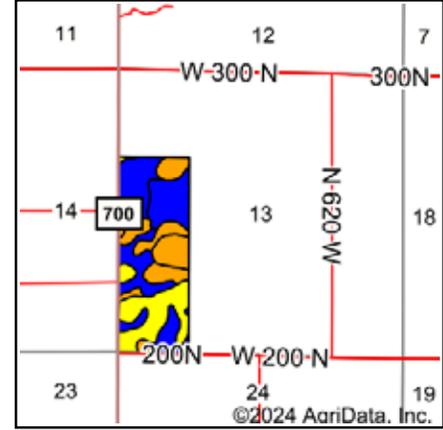
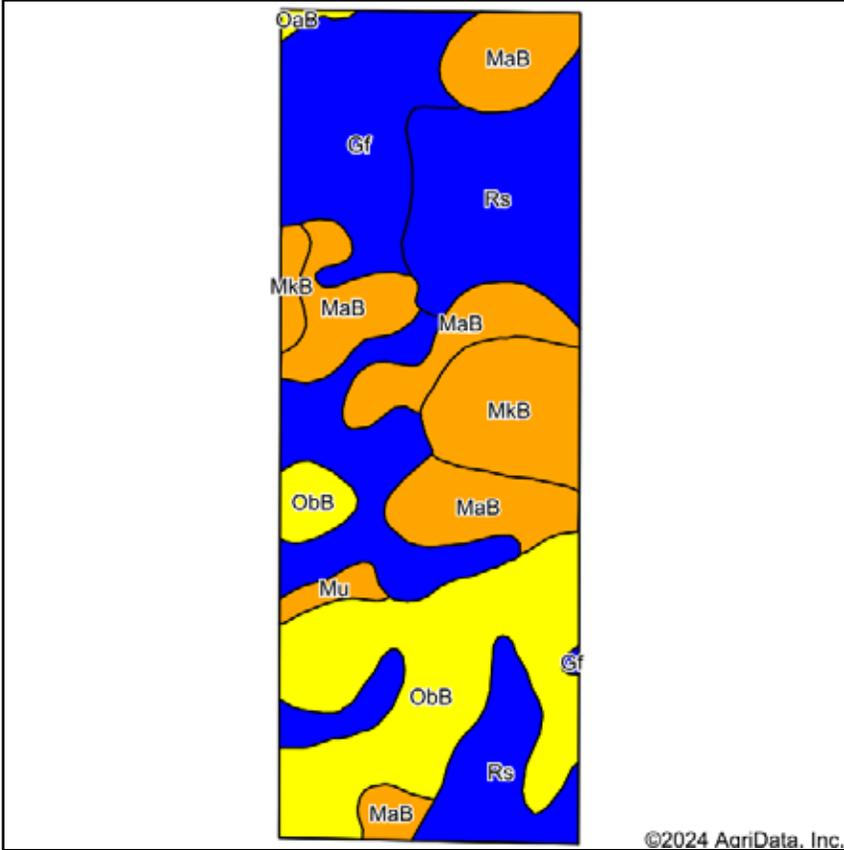


# AERIAL TRACT MAP - Tract 9



# **SOIL INFORMATION**

# SOIL MAP - Tracts 1 & 2 (Surety Soils)



State: **Indiana**  
 County: **Jasper**  
 Location: **13-30N-7W**  
 Township: **Union**  
 Acres: **111.93**  
 Date: **2/19/2024**



Soils data provided by USDA and NRCS.

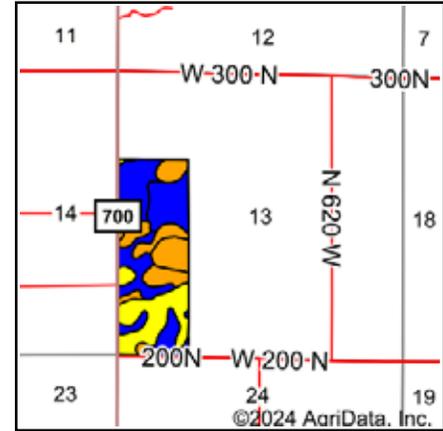
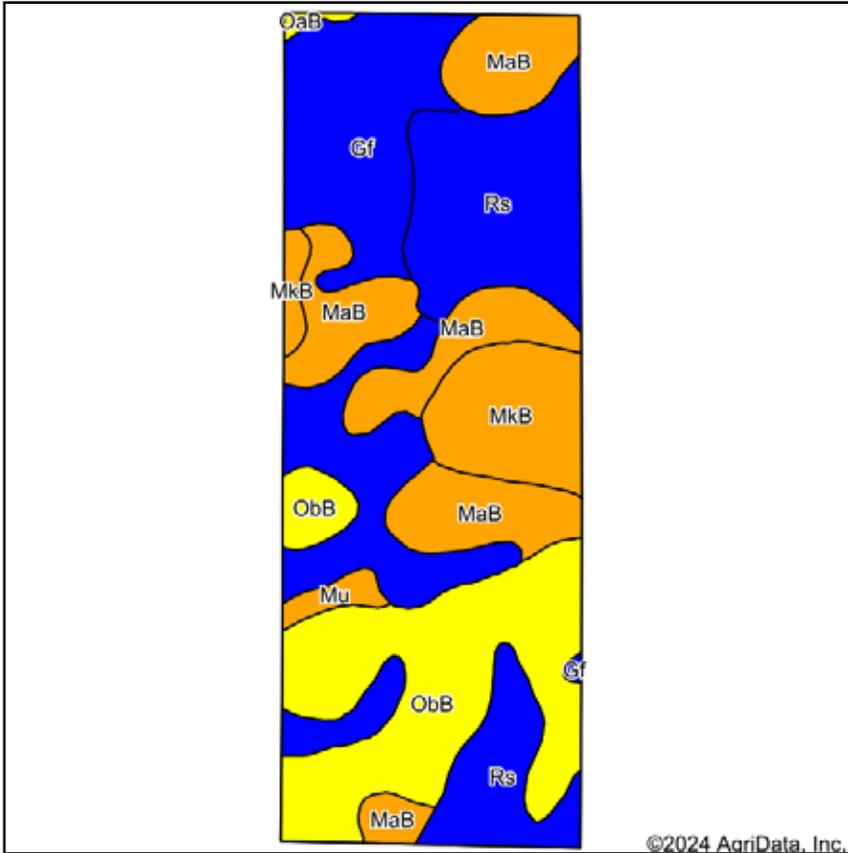
©2024 AgriData, Inc.

Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	29.32	26.2%		IIw	148	5	10	51		48
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	25.92	23.2%		IVs	81	3	5	29		37
Rs	Rensselaer fine sandy loam, till substratum	22.49	20.1%		IIw	170	6	11	47		68
MaB	Markton-Aubbeenaubee complex, 1 to 3 percent slopes	22.43	20.0%		IIIe	132	5	9	41		60
MkB	Metea loamy sand, moderately permeable, 2 to 6 percent slopes	9.98	8.9%		IIIe	103	4	7	37		52
Mu	Morocco loamy sand, 0 to 2 percent slopes	1.34	1.2%		IIIs	102	3	7	36	38	3
OaB	Oakville fine sand, 2 to 6 percent slopes	0.45	0.4%		IVs	72	3	5	25		36
<b>Weighted Average</b>					<b>2.77</b>	<b>128.8</b>	<b>4.6</b>	<b>8.5</b>	<b>41.6</b>	<b>0.5</b>	<b>51.6</b>

Soils data provided by USDA and NRCS.

# SOIL MAP - Tracts 1 & 2 Approx. (Tillable Soils)



State: **Indiana**  
 County: **Jasper**  
 Location: **13-30N-7W**  
 Township: **Union**  
 Acres: **110.1**  
 Date: **2/20/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)



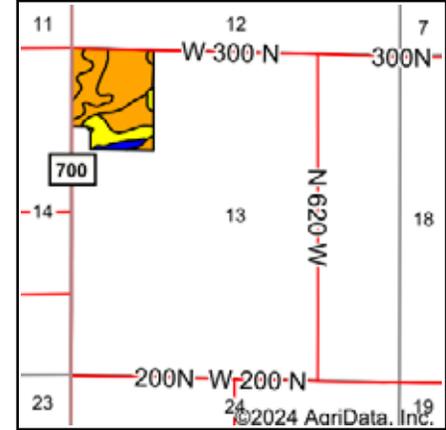
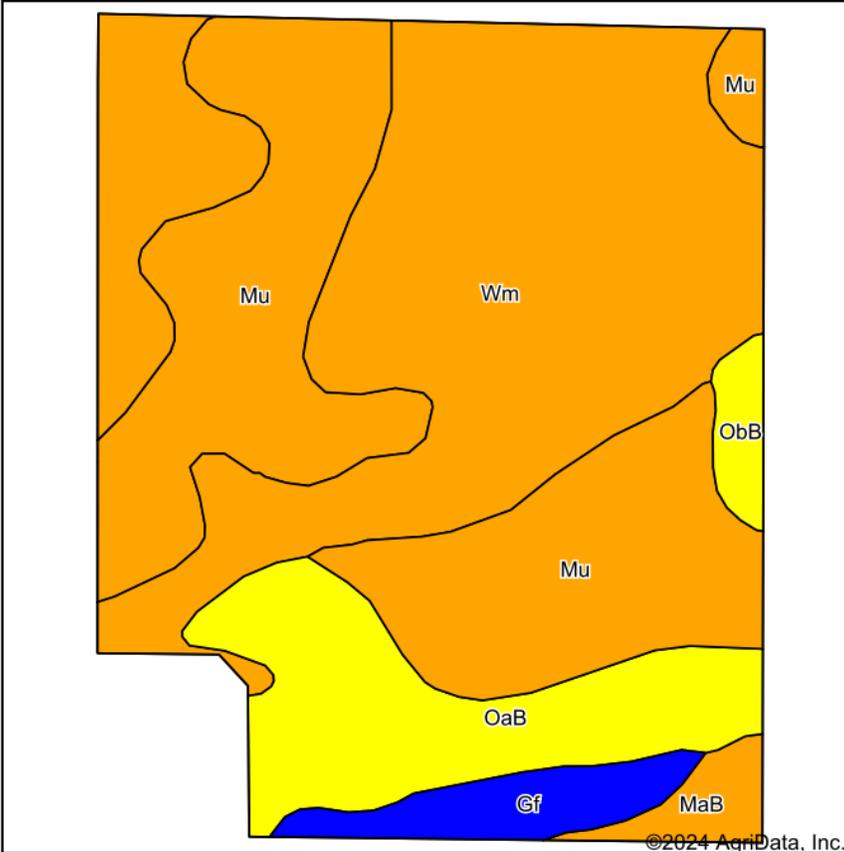
Soils data provided by USDA and NRCS.

Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	28.83	26.2%		IIw	148	5	10	51		48	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	25.56	23.2%		IVs	81	3	5	29		37	
MaB	Markton-Aubbeenaubee complex, 1 to 3 percent slopes	22.25	20.2%		IIIe	132	5	9	41		60	
Rs	Rensselaer fine sandy loam, till substratum	21.94	19.9%		IIw	170	6	11	47		68	
MkB	Metea loamy sand, moderately permeable, 2 to 6 percent slopes	9.81	8.9%		IIIe	103	4	7	37		52	
Mu	Morocco loamy sand, 0 to 2 percent slopes	1.31	1.2%		IIIs	102	3	7	36	38	3	
OaB	Oakville fine sand, 2 to 6 percent slopes	0.40	0.4%		IVs	72	3	5	25		36	
<b>Weighted Average</b>						<b>2.77</b>	<b>128.8</b>	<b>4.6</b>	<b>8.5</b>	<b>41.6</b>	<b>0.5</b>	<b>51.6</b>

Soils data provided by USDA and NRCS.

# SOIL MAP - Tracts 3 & 4 (Surety Soils)



State: **Indiana**  
 County: **Jasper**  
 Location: **13-30N-7W**  
 Township: **Union**  
 Acres: **47.26**  
 Date: **2/19/2024**



Soils data provided by USDA and NRCS.

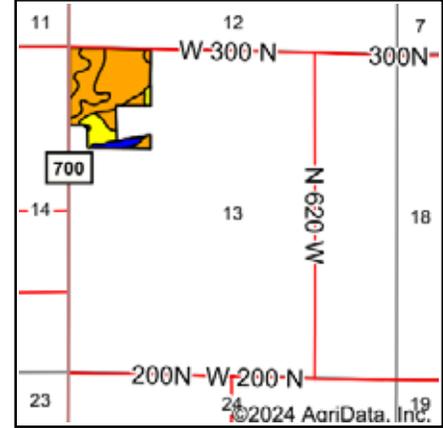
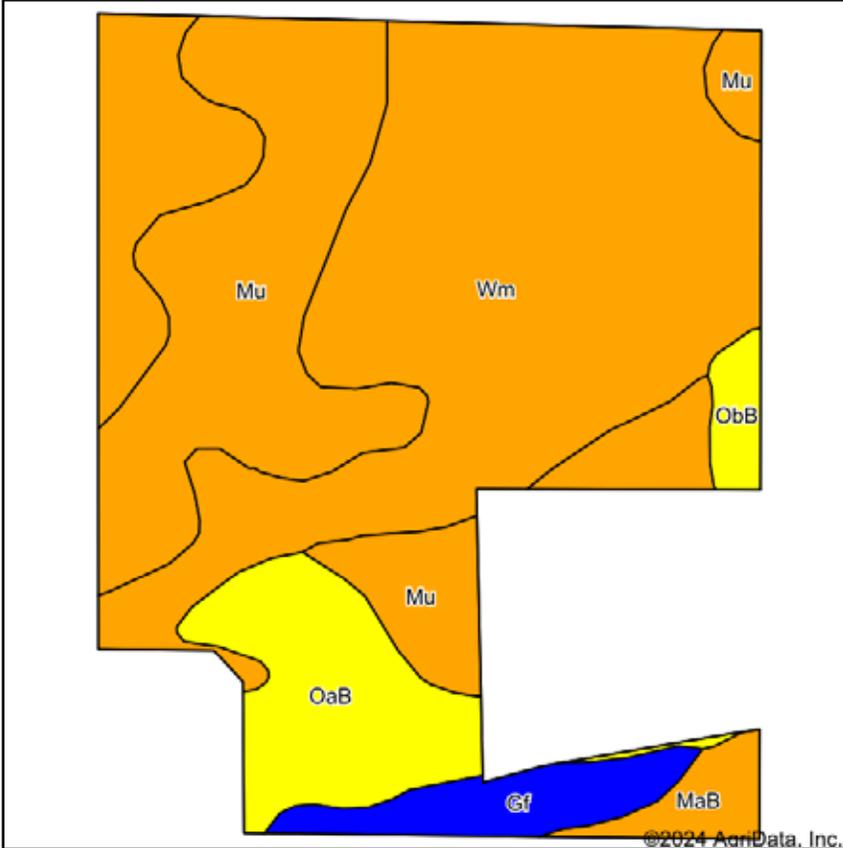
Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu	
Wm	Watseka-Maumee loamy sands	21.09	44.6%		Ills	125	4	8	29		53	
Mu	Morocco loamy sand, 0 to 2 percent slopes	16.01	33.9%		Ills	102	3	7	36	38	3	
OaB	Oakville fine sand, 2 to 6 percent slopes	6.63	14.0%		IVs	72	3	5	25		36	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	1.83	3.9%		Ilw	148	5	10	51		48	
MaB	Markton-Aubbeenaubee complex, 1 to 3 percent slopes	0.94	2.0%		Ille	132	5	9	41		60	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	0.76	1.6%		IVs	81	3	5	29		37	
<b>Weighted Average</b>						<b>3.12</b>	<b>110.1</b>	<b>3.6</b>	<b>7.3</b>	<b>31.9</b>	<b>12.9</b>	<b>33.4</b>

Soils data provided by USDA and NRCS.

# SOIL MAP - Tracts 3 & 4 (Tillable Soils)

Approx.



State: **Indiana**  
 County: **Jasper**  
 Location: **13-30N-7W**  
 Township: **Union**  
 Acres: **39.75**  
 Date: **2/19/2024**



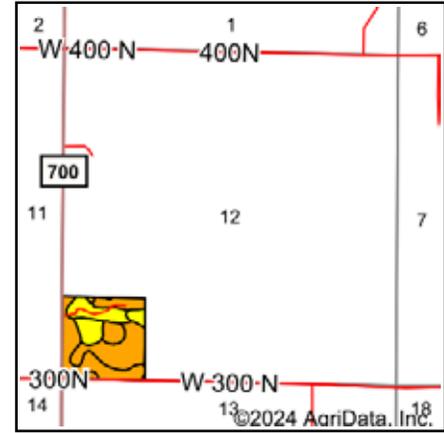
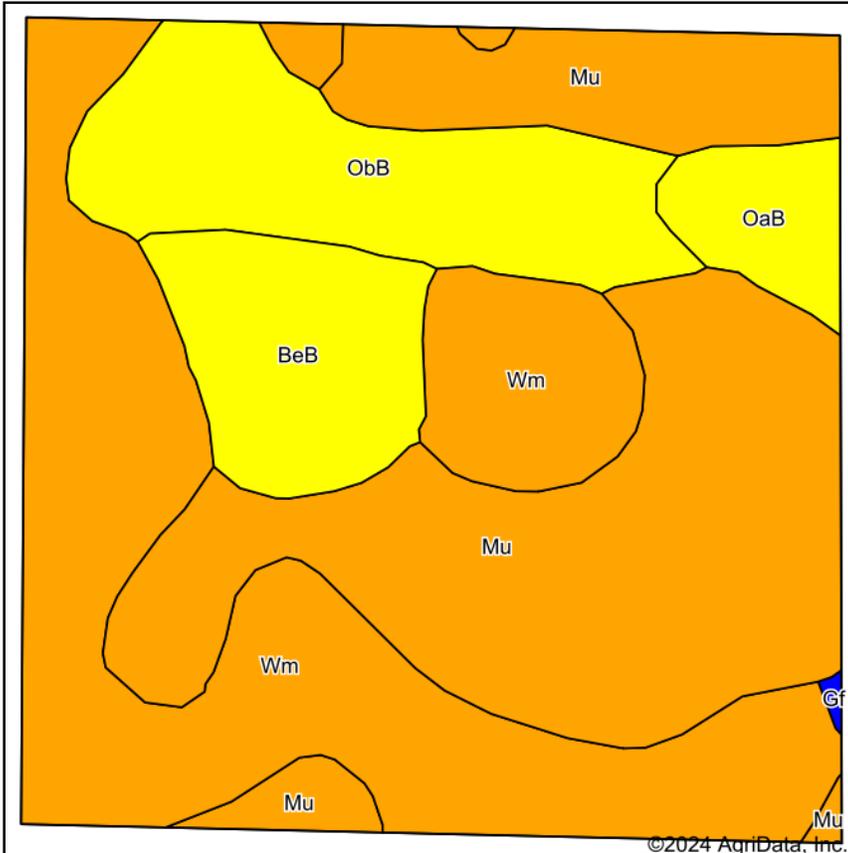
Soils data provided by USDA and NRCS.

Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu		
Wm	Watsaka-Maumee loamy sands	20.46	51.5%		IIIs	125		4	8	29	53		
Mu	Morocco loamy sand, 0 to 2 percent slopes	11.52	29.0%		IIIs	102		3	7	36	38		
OaB	Oakville fine sand, 2 to 6 percent slopes	4.36	11.0%		IVs	72		3	5	25	36		
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	1.81	4.6%		IIw	148		5	10	51	48		
MaB	Markton-Aubbeenaubee complex, 1 to 3 percent slopes	0.94	2.4%		IIIe	132		5	9	41	60		
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	0.66	1.7%		IVs	81		3	5	29	37		
<b>Weighted Average</b>						<b>3.08</b>	<b>113</b>		<b>3.7</b>	<b>7.4</b>	<b>31.9</b>	<b>11</b>	<b>36.3</b>

Soils data provided by USDA and NRCS.

# SOIL MAP - Tracts 5 & 6 (Surety Soils)



State: **Indiana**  
 County: **Jasper**  
 Location: **12-30N-7W**  
 Township: **Union**  
 Acres: **39.69**  
 Date: **2/19/2024**



Soils data provided by USDA and NRCS.

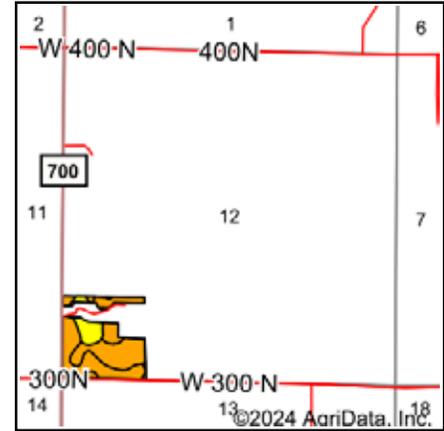
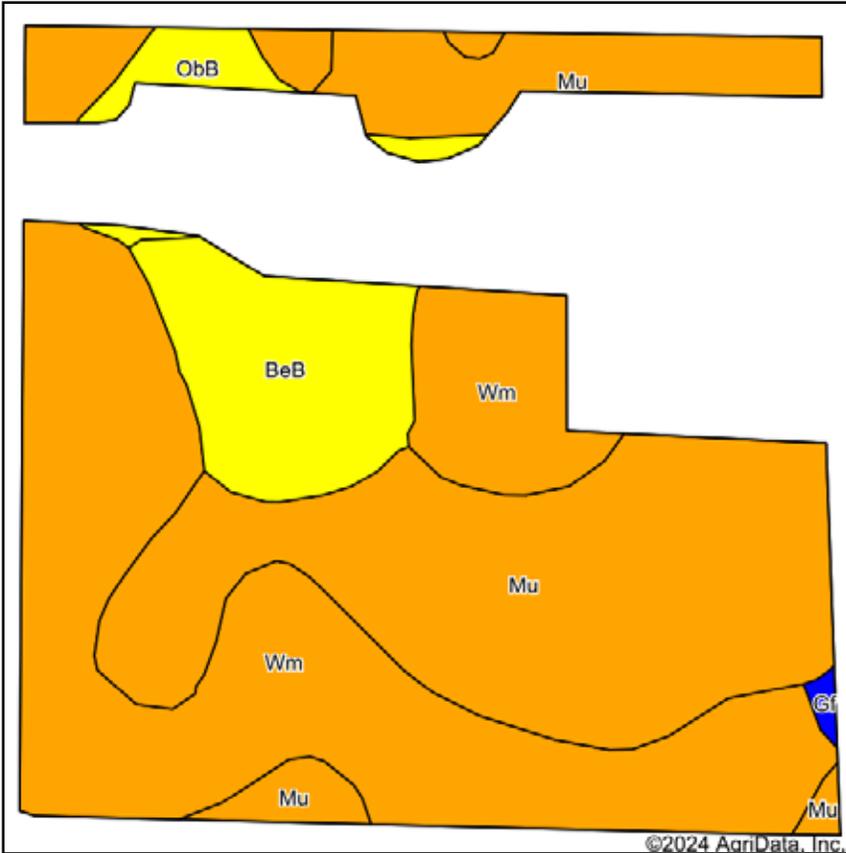
Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
Mu	Morocco loamy sand, 0 to 2 percent slopes	14.75	37.2%		IIIs	102		3	7	36		38	3	
Wm	Watseka-Maumee loamy sands	14.36	36.2%		IIIs	125		4	8	29			53	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	5.65	14.2%		IVs	81		3	5	29			37	
BeB	Brems loamy sand, 1 to 3 percent slopes	3.46	8.7%		IVs	91	5	3	6	32	2		41	
OaB	Oakville fine sand, 2 to 6 percent slopes	1.47	3.7%		IVs	72		3	5	25			36	
<b>Weighted Average</b>						<b>3.27</b>	<b>105.3</b>	<b>0.4</b>	<b>3.4</b>	<b>6.9</b>	<b>31.7</b>	<b>0.2</b>	<b>14.1</b>	<b>30.5</b>

Soils data provided by USDA and NRCS.

# SOIL MAP - Tracts 5 & 6

# Approx. (Tillable Soils)



State: **Indiana**  
 County: **Jasper**  
 Location: **12-30N-7W**  
 Township: **Union**  
 Acres: **28.82**  
 Date: **2/19/2024**



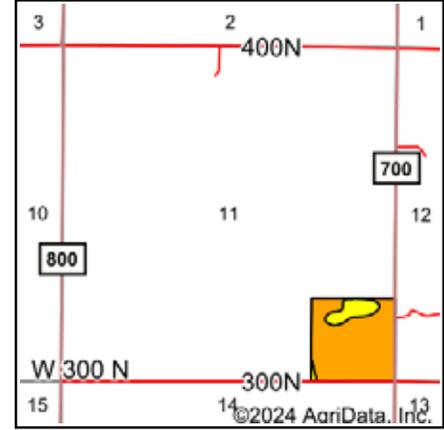
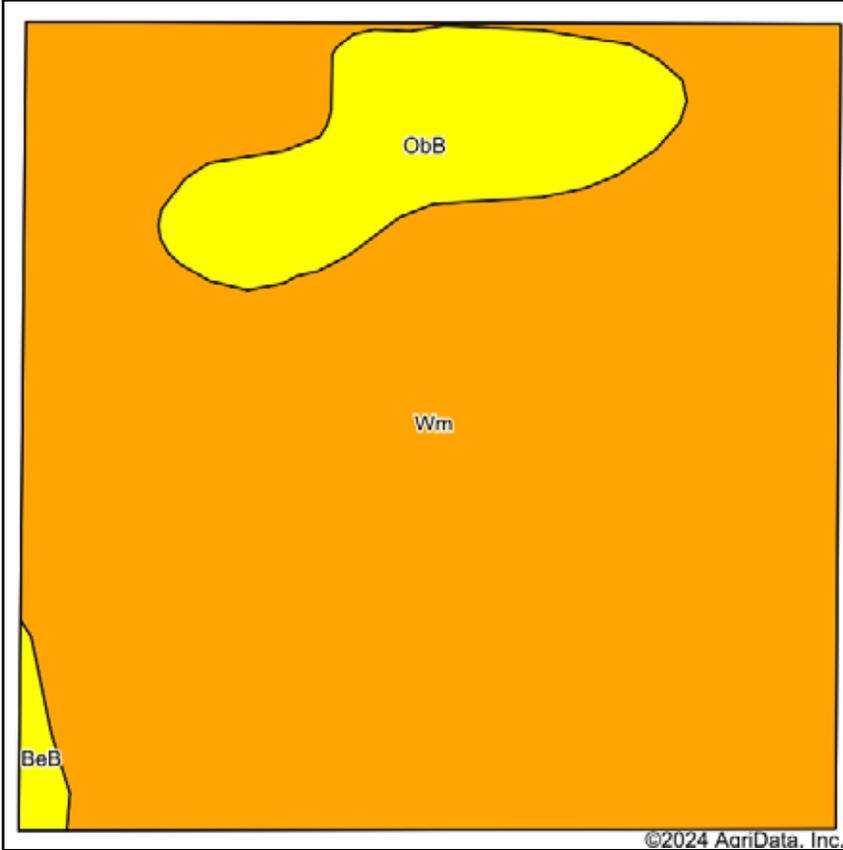
Soils data provided by USDA and NRCS.

Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
Wm	Watseka-Maumee loamy sands	13.00	45.1%		IIIs	125		4	8	29			53	
Mu	Morocco loamy sand, 0 to 2 percent slopes	11.84	41.1%		IIIs	102		3	7	36		38	3	
BeB	Brems loamy sand, 1 to 3 percent slopes	3.14	10.9%		IVs	91	5	3	6	32	2		41	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	0.75	2.6%		IVs	81		3	5	29			37	
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	0.09	0.3%		IIw	148		5	10	51			48	
<b>Weighted Average</b>						<b>3.13</b>	<b>110.8</b>	<b>0.5</b>	<b>3.5</b>	<b>7.3</b>	<b>32.3</b>	<b>0.2</b>	<b>15.6</b>	<b>30.7</b>

Soils data provided by USDA and NRCS.

# SOIL MAP - Tracts 7 & 8 (Surety Soils)



State: **Indiana**  
 County: **Jasper**  
 Location: **11-30N-7W**  
 Township: **Union**  
 Acres: **39.76**  
 Date: **2/19/2024**



Soils data provided by USDA and NRCS.

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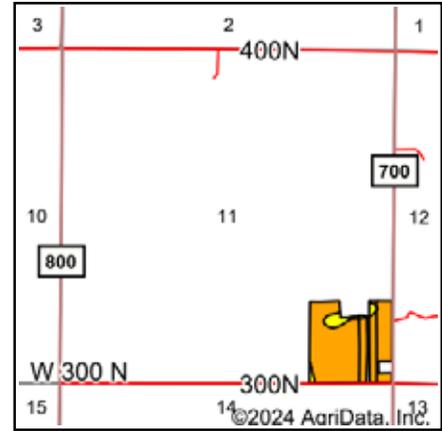
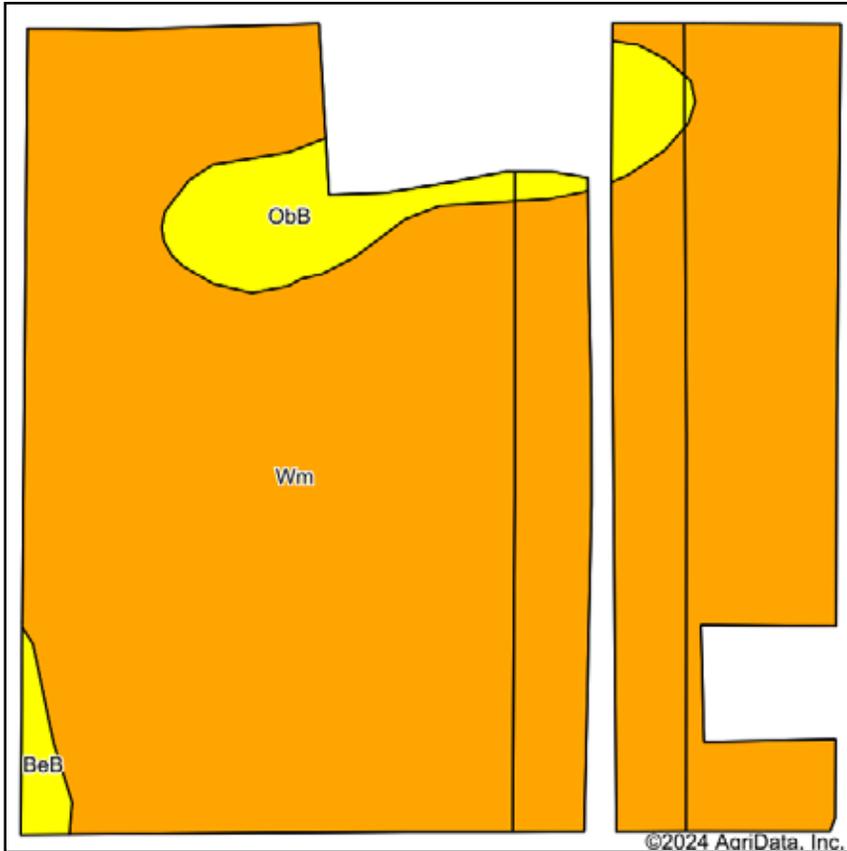
Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
Wm	Watseka-Maumee loamy sands	34.75	87.4%		IIIs	125		4	8	29		53
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	4.62	11.6%		IVs	81		3	5	29		37
BeB	Brems loamy sand, 1 to 3 percent slopes	0.39	1.0%		IVs	91	5	3	6	32	2	41
<b>Weighted Average</b>					<b>3.13</b>	<b>119.6</b>	<b>*-</b>	<b>3.9</b>	<b>7.6</b>	<b>29</b>	<b>*-</b>	<b>51</b>

Soils data provided by USDA and NRCS.

# SOIL MAP - Tracts 7 & 8

# Approx. (Tillable Soils)



State: **Indiana**  
 County: **Jasper**  
 Location: **11-30N-7W**  
 Township: **Union**  
 Acres: **34.22**  
 Date: **2/20/2024**



Soils data provided by USDA and NRCS.

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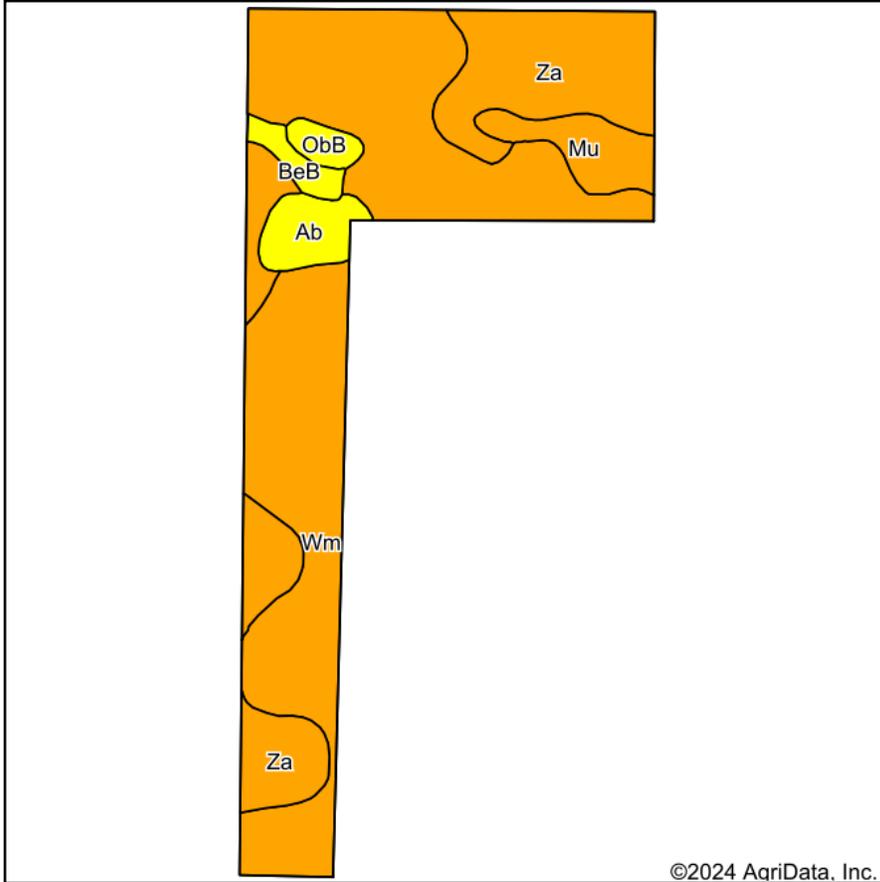
www.AgriDataInc.com

Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
Wm	Watseka-Maumee loamy sands	31.71	92.7%		IIIs	125		4	8	29		53
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	2.14	6.3%		IVs	81		3	5	29		37
BeB	Brems loamy sand, 1 to 3 percent slopes	0.37	1.1%		IVs	91	5	3	6	32	2	41
<b>Weighted Average</b>					<b>3.07</b>	<b>121.9</b>	<b>0.1</b>	<b>3.9</b>	<b>7.8</b>	<b>29</b>	<b>*</b>	<b>51.9</b>

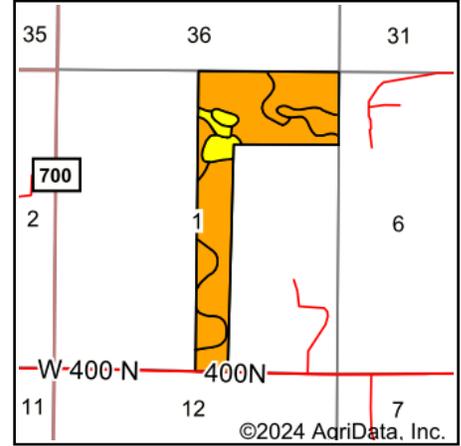
Soils data provided by USDA and NRCS.

# SOIL MAP - Tract 9 (Surety Soils)



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2024 AgriData, Inc.

State: **Indiana**  
 County: **Jasper**  
 Location: **1-30N-7W**  
 Township: **Union**  
 Acres: **146.16**  
 Date: **1/31/2024**

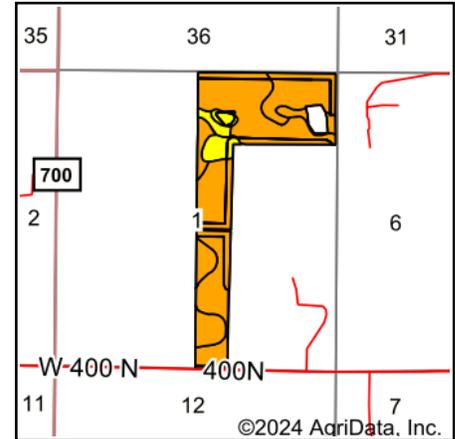
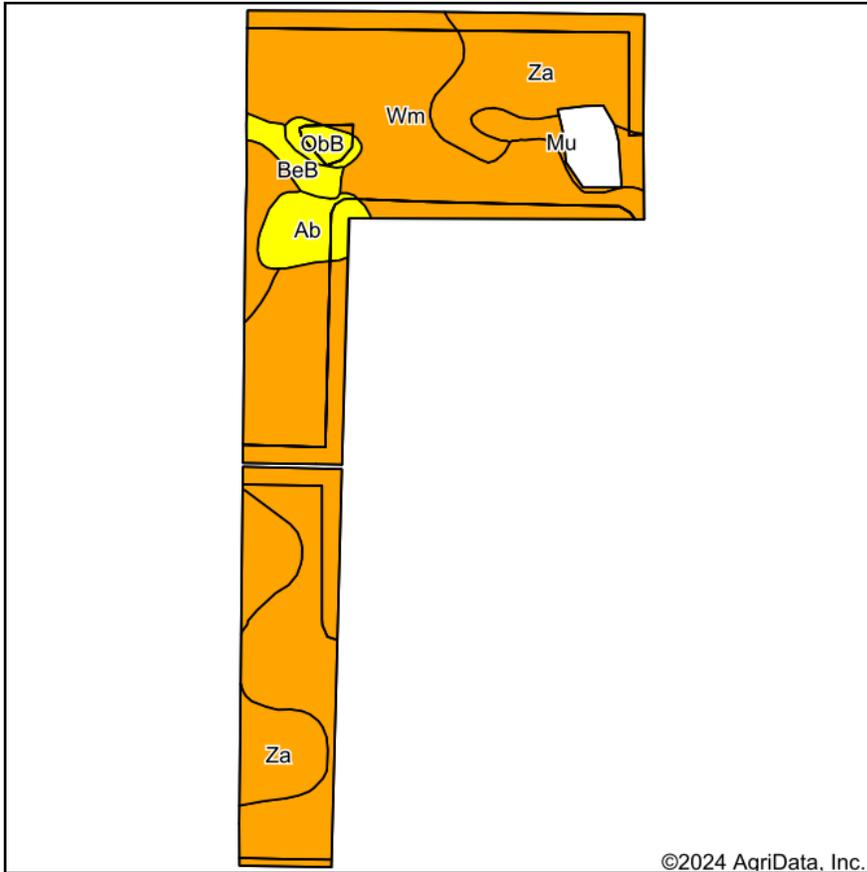


Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu
Wm	Watseka-Maumee loamy sands	86.62	59.3%		Ills	125		4	8	29			53
Za	Zadog-Maumee loamy sands	39.93	27.3%		Illw	146		5	10	36			58
Mu	Morocco loamy sand, 0 to 2 percent slopes	7.92	5.4%		Ills	102		3	7	36		38	3
Ab	Ackerman muck, drained	6.19	4.2%		IVw	144		5	10	35			58
BeB	Brems loamy sand, 1 to 3 percent slopes	2.97	2.0%		IVs	91	5	3	6	32	2		41
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	2.53	1.7%		IVs	81		3	5	29			37
<b>Weighted Average</b>					<b>3.08</b>	<b>128.8</b>	<b>0.1</b>	<b>4.2</b>	<b>8.5</b>	<b>31.6</b>	<b>*-</b>	<b>2.1</b>	<b>51.3</b>

# SOIL MAP - Tract 9

# Approx. (Tillable Soils)



State: **Indiana**  
 County: **Jasper**  
 Location: **1-30N-7W**  
 Township: **Union**  
 Acres: **139.5**  
 Date: **1/31/2024**



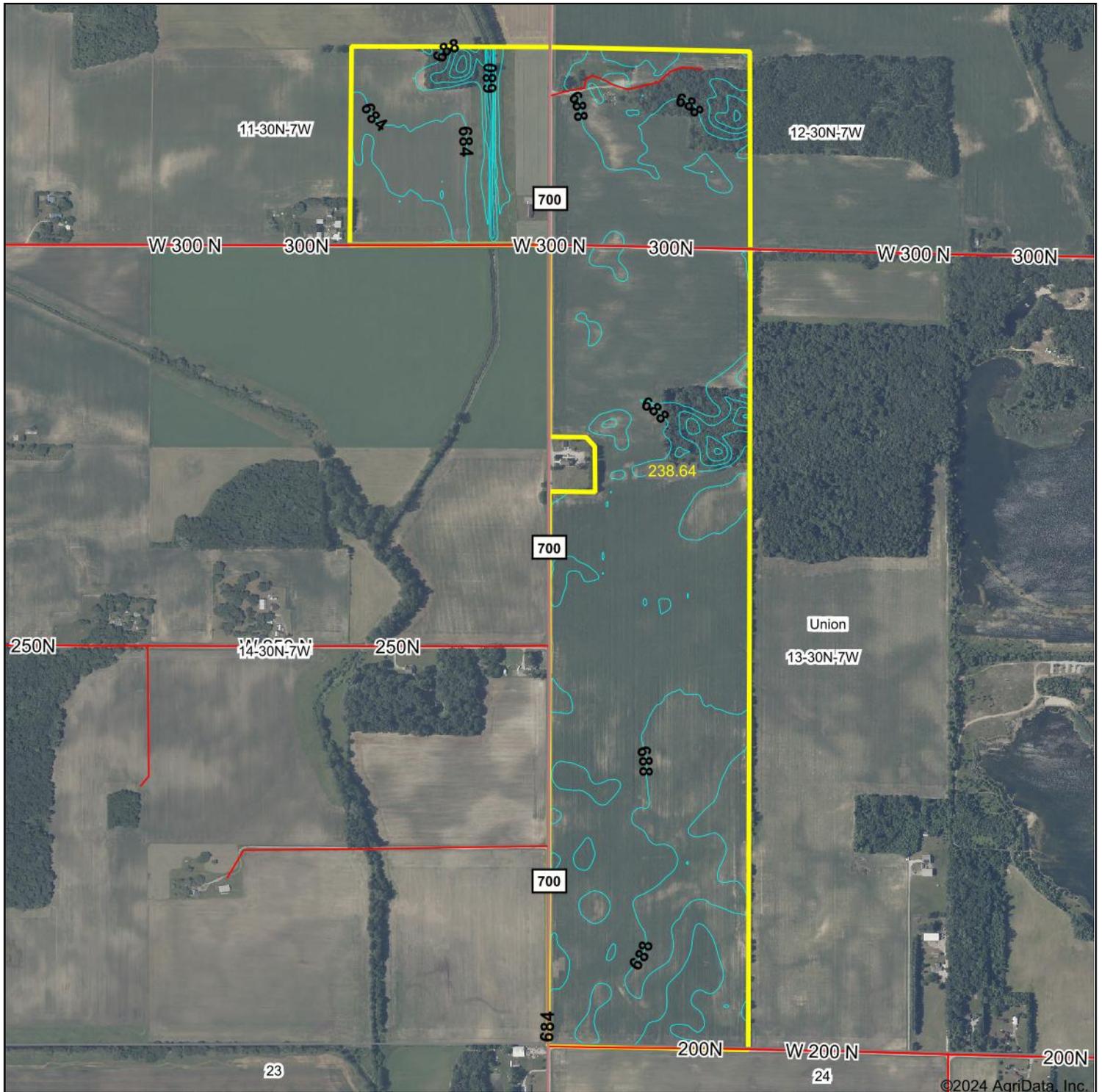
Soils data provided by USDA and NRCS.

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Area Symbol: IN073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
Wm	Watseka-Maumee loamy sands	85.56	61.3%		Ills	125		4	8	29			53	
Za	Zadog-Maumee loamy sands	38.27	27.4%		Illw	146		5	10	36			58	
Ab	Ackerman muck, drained	6.19	4.4%		IVw	144		5	10	35			58	
Mu	Morocco loamy sand, 0 to 2 percent slopes	3.98	2.9%		Ills	102		3	7	36		38	3	
BeB	Brems loamy sand, 1 to 3 percent slopes	2.97	2.1%		IVs	91	5	3	6	32	2		41	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	2.53	1.8%		IVs	81		3	5	29			37	
<b>Weighted Average</b>						<b>3.08</b>	<b>129.4</b>	<b>0.1</b>	<b>4.3</b>	<b>8.5</b>	<b>31.5</b>	<b>*</b>	<b>1.1</b>	<b>52.6</b>

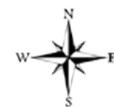
# TOPOGRAPHY CONTOURS MAP - Tracts 1-8



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Source: USGS 10 meter dem  
 Interval(ft): 4.0  
 Min: 678.0  
 Max: 702.3  
 Range: 24.3  
 Average: 686.8  
 Standard Deviation: 2.62 ft



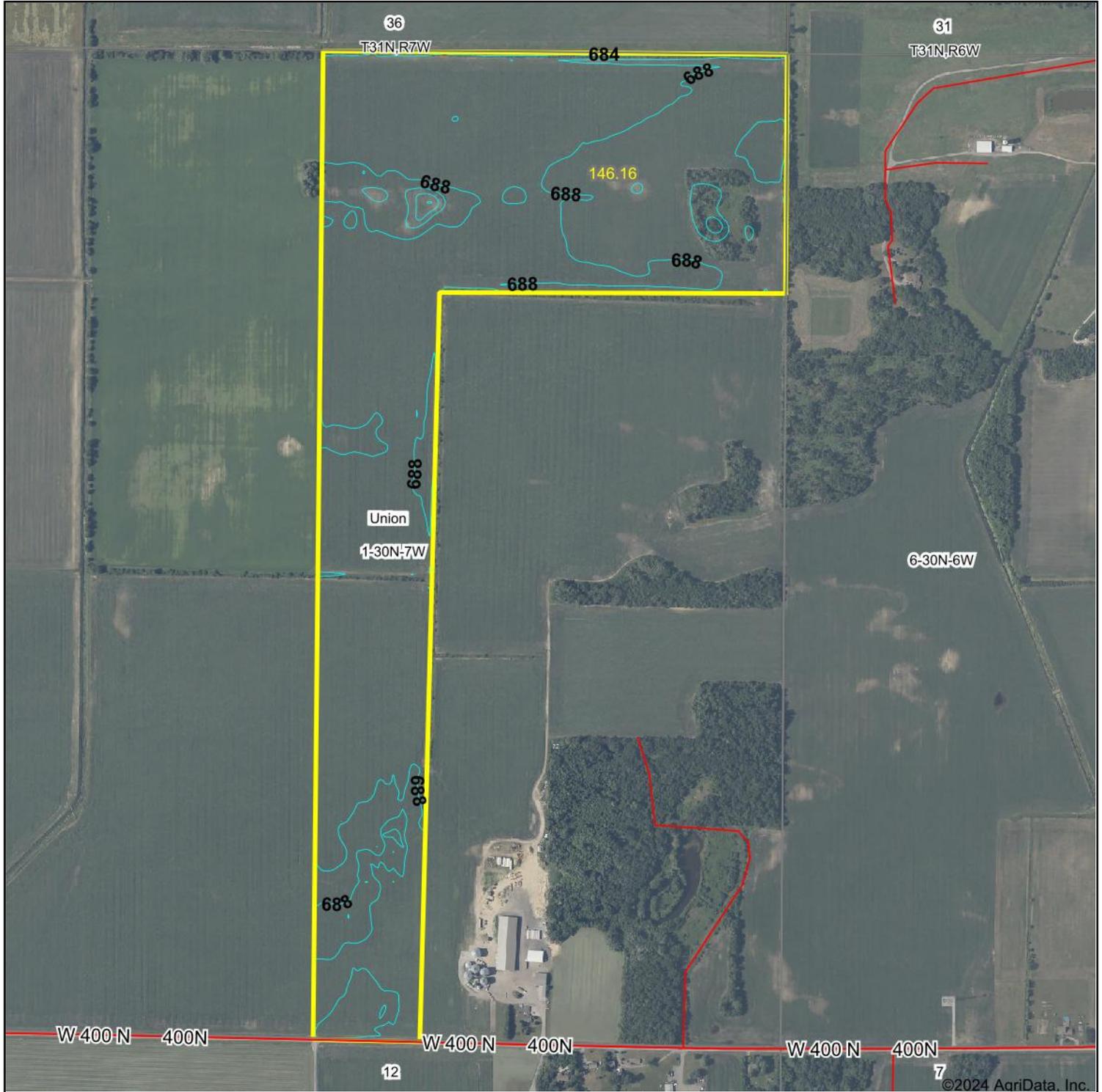
1/31/2024

**13-30N-7W**  
**Jasper County**  
**Indiana**

Boundary Center: 41° 3' 2.83, -87° 10' 49.47



# TOPOGRAPHY CONTOURS MAP - Tract 9



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 682.0

Max: 700.6

Range: 18.6

Average: 687.4

Standard Deviation: 1.67 ft



1/31/2024

**1-30N-7W**  
**Jasper County**  
**Indiana**

Boundary Center: 41° 4' 42.08, -87° 9' 56.88

Maps Provided By:



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# **FSA INFORMATION & MAPS**

# FSA INFORMATION

INDIANA  
JASPER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7148  
Prepared : 1/24/24 1:09 PM CST  
Crop Year : 2024

See Page 4 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : ██████████  
CRP Contract Number(s) : 11020B  
Recon ID : 18-073-2016-115  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
381.72	352.76	352.76	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	346.36	0.00		6.40	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.00	0.00	38	
Corn	261.95	0.00	139	0
Soybeans	39.40	0.00	45	0
<b>TOTAL</b>	<b>303.35</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 1003

Description : S11 T30N R7W  
FSA Physical Location : INDIANA/JASPER  
ANSI Physical Location : INDIANA/JASPER  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : ESTATE OF CHERYN ANN KOHLHAGEN  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.06	34.53	34.53	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
JASPER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7148  
Prepared : 1/24/24 1:09 PM CST  
Crop Year : 2024

### Tract 1003 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	28.13	0.00	6.40	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.90	0.00	38
Corn	22.60	0.00	139
Soybeans	3.60	0.00	45
<b>TOTAL</b>	<b>27.10</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 16148

**Description** : S13 T30N R7W  
**FSA Physical Location** : INDIANA/JASPER  
**ANSI Physical Location** : INDIANA/JASPER  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : ESTATE OF CHERYN ANN KOHLHAGEN  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.44	149.36	149.36	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.36	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.30	0.00	38
Corn	104.90	0.00	139
Soybeans	34.50	0.00	45
<b>TOTAL</b>	<b>139.70</b>	<b>0.00</b>	

### NOTES

# FSA INFORMATION

INDIANA  
JASPER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 7148**  
Prepared : 1/24/24 1:09 PM CST  
Crop Year : 2024

**Tract Number : 17137**

**Description** : S12 T30N R7W  
**FSA Physical Location** : INDIANA/JASPER  
**ANSI Physical Location** : INDIANA/JASPER  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : ESTATE OF CHERYN ANN KOHLHAGEN  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.22	28.82	28.82	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	28.82	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.80	0.00	38
Corn	21.20	0.00	139
Soybeans	1.30	0.00	45
<b>TOTAL</b>	<b>23.30</b>	<b>0.00</b>	

### NOTES

**Tract Number : 19180**

**Description** : S1 T30 R7W  
**FSA Physical Location** : INDIANA/JASPER  
**ANSI Physical Location** : INDIANA/JASPER  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : ESTATE OF CHERYN ANN KOHLHAGEN  
**Other Producers** : None  
**Recon ID** : 18-073-2016-114

# FSA INFORMATION

INDIANA  
JASPER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7148  
Prepared : 1/24/24 1:09 PM CST  
Crop Year : 2024

### Tract Land Data

Tract 19180 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
146.00	140.05	140.05	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	140.05	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	113.25	0.00	139

**TOTAL** **113.25** **0.00**

### NOTES

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# FSA INFORMATION

**USDA Farm 7148 Tract 1003**

Map prepared on: 4/26/2023

CRP **TRS: 30N7W11**

CLU **Jasper**



Administered by: Jasper County, Indiana

38.06 Tract acres

34.53 Cropland acres

6.4 CRP acres

**Wetland Determination Identifiers:**

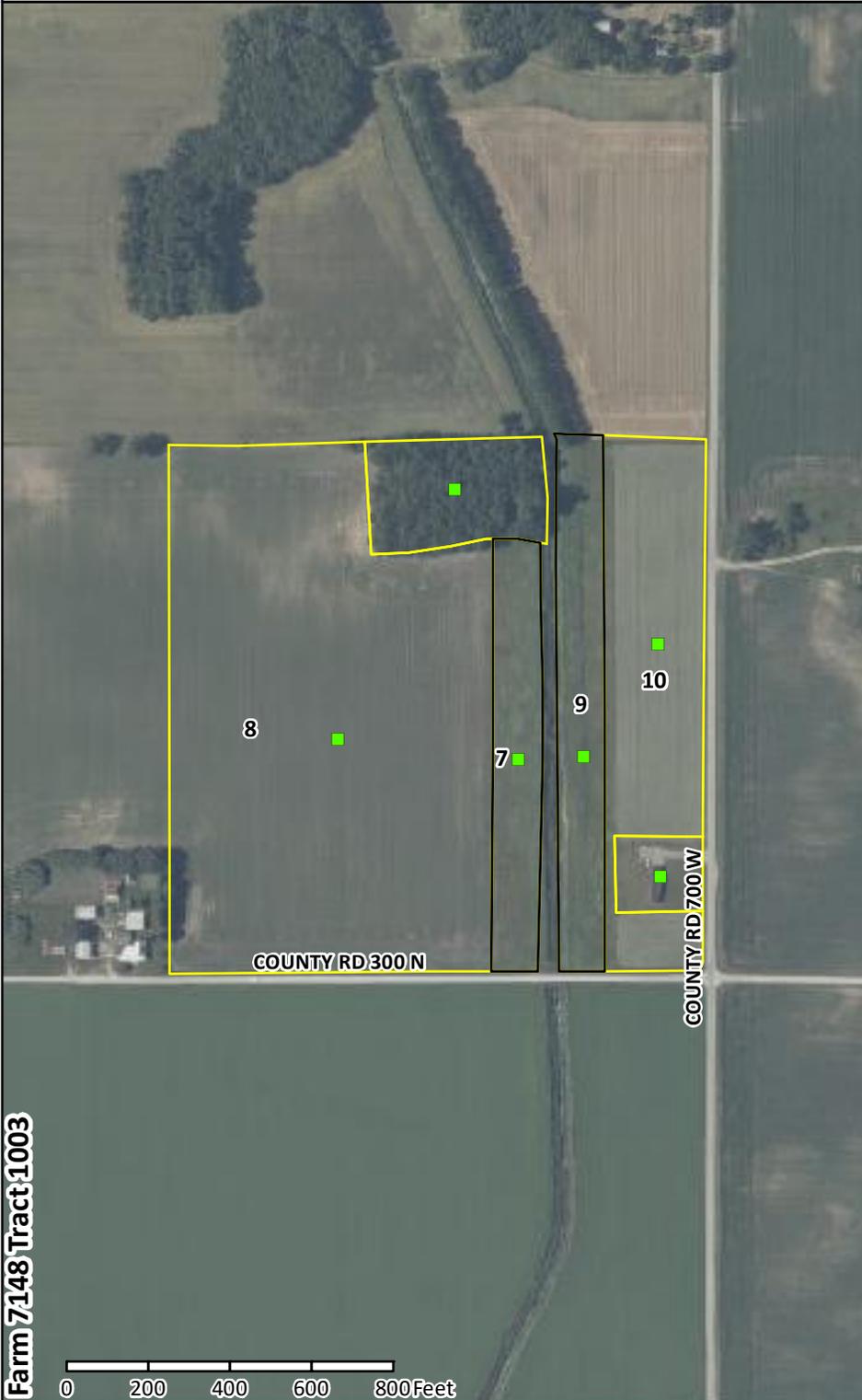
● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-26 11:32:32

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
7	2.9	N	2	11020B	21	24	Y	
8	21.73	N	2					Y
9	3.5	N	2	11020B	21	24	Y	
10	6.4	N	2					Y



Farm 7148 Tract 1003

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# FSA INFORMATION

**USDA Farm 7148 Tract 16148**

Map prepared on: 4/26/2023

CRP **TRS: 30N7W13**

CLU **Jasper**



Administered by: Jasper County, Indiana

158.44 Tract acres

149.36 Cropland acres

0 CRP acres

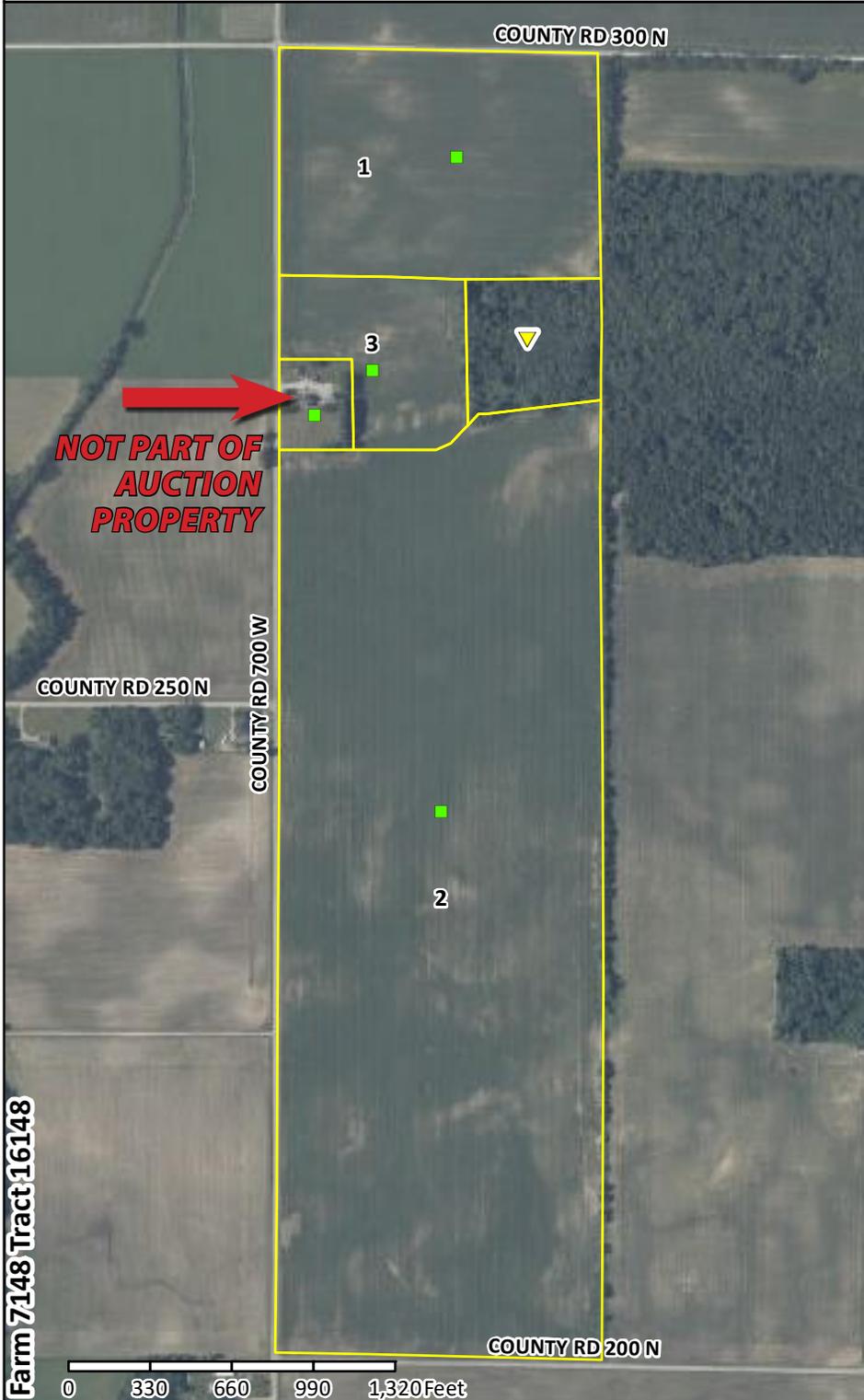
**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-26 11:32:32



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	27.33	N	2					Y
2	112.45	N	2					Y
3	9.58	N	2					Y

Farm 7148 Tract 16148

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# FSA INFORMATION

**USDA Farm 7148 Tract 17137**  
 Administered by: Jasper County, Indiana

Map prepared on: 4/26/2023  
 39.22 Tract acres  
 28.82 Cropland acres  
 0 CRP acres

CRP  
 CLU

**Wetland Determination Identifiers:**  
 ● Restricted Use **TRS: 30N7W12**  
 ▼ Limited Restrictions **Jasper**  
 ■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2022 Imagery; LDHS or Dynamap roads; FSA data 2023-04-26 11:32:32



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	25.14	N	2				Y
2	3.68	N	2				Y

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# FSA INFORMATION

**USDA Farm 7148 Tract 19180**

Map prepared on: 4/26/2023

CRP **TRS: 30N7W1**

CLU **Jasper**



Administered by: Jasper County, Indiana

146 Tract acres

140.05 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-26 11:32:32

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
2	101.6	N	2					Y
5	38.45	N	2					Y



Farm 7148 Tract 19180

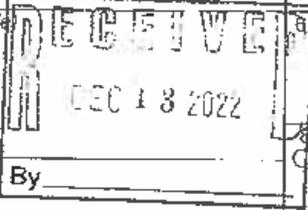
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# **CRP INFORMATION**

# CRP INFORMATION

<b>CRP-1</b> (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
		18 073	46
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
		110208	6.40
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)		6. CONTRACT NUMBER	7. CONTRACT PERIOD
JASPER COUNTY FARM SERVICE AGENCY 211 E DREXEL PARKWAY RENSSELAER, IN 47978-0219		1003	FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2014 09-30-2024
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code). (219) 866-8554		8. SIGNUP TYPE: Continuous	



**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant").** The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. **BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2G30, as applicable.**

9A. Rental Rate Per Acre	\$ 220.63	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 1,412.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	F. Total Estimated Cost-Share
9C. First Year Payment	\$	1003	7	CP21	2.90	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		1003	9	CP21	3.50	\$ 0.00

<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
ESTATE OF CHERYL ANN KOHLHAGEN	100.00 %	[Signature]	CO- Personal Representative	12-13-2023
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
		[Signature]		12-13-2023
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
	%	[Signature]		

<b>12. CCC USE ONLY</b>	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE
	[Signature]	11/5/2023

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (15 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

COPY

# **TAX & ASSESSMENT INFORMATION**

# TAX & ASSESSMENT INFO - Tracts 1-4

1/17/24, 11:06 AM

Parcel Info

**Treasurer**
JASPER COUNTY, INDIANA | Logout | Help

Log In: TMCEWAN
eAssessor eAuditor eTreasurer eOffice
POWERED BY

Quick Search BM

012-00129-00 2022 KOHLHAGEN, CHERYN A 2787 N 700 W AGRICULTURAL : 100 CUR DEL

- Parcel Search
- Parcel Info
- Owners
- Sales
- Tax Display
- Error Correction
- Flags
- Judgment Info
- Property Listing
- Tax Sale
- Surplus
- AV Change
- Ditch Reconstruction
- Mobile Home Permit
- Documents
- Owner Search
- Apply Payment
- Cash Drawers
- Cash Modification
- Payment Search
- New Bankruptcy
- Bill Codes
- Parcel Groups
- Pending Corrections
- Reports
- Adhoc

Edit Parcel
Appeals

Current Tax Season 2022 Payable 2023 ⌵

### Tax Information

#### Tax Summary

Type	Unpaid
22/23 Spring Tax	\$0.00
22/23 Spring Conservancy: 312	\$0.00
22/23 Spring Ditch: 706 LAT 1 TO ROCKWELL HARRING	\$0.00
22/23 Spring Ditch: 706R LAT 1 TO ROCKWELL HARRINC	\$0.00
22/23 Fall Tax	\$0.00
22/23 Fall Conservancy: 312	\$0.00
22/23 Fall Ditch: 706 LAT 1 TO ROCKWELL HARRINGTO	\$0.00
Current Due:	\$0.00
Total Due:	\$0.00

Tran Hist
Tax Duplicate
Tax Sum

#### Payment History

Type	Charge	Paid	AC	Unpaid
22/23 Spring Tax	\$748.83	\$748.83	\$0.00	\$0.00
22/23 Spring Conservancy: 312	\$17.40	\$17.40	\$0.00	\$0.00
22/23 Spring Ditch: 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$61.56	\$61.56	\$0.00	\$0.00
22/23 Spring Ditch: 706R LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$0.00	\$0.00	\$0.00	\$0.00
22/23 Fall Tax	\$748.83	\$748.83	\$0.00	\$0.00
22/23 Fall Conservancy: 312	\$17.40	\$17.40	\$0.00	\$0.00
22/23 Fall Ditch: 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$61.56	\$61.56	\$0.00	\$0.00
<b>Total:</b>	<b>\$1,655.58</b>	<b>\$1,655.58</b>	<b>\$0.00</b>	<b>\$0.00</b>

#### Penalty Option

Do Not Calculate Penalty:

#### Bill Code Information

#### Bill To Summary

Bill Code:

#### Certified Value Information

#### Certified Values

	Land	Improvements	Eligible Total	Actual Total	Deductions	Net
Homestead-C1	\$0	\$0	\$0	\$0		
Residential-C2	\$181,300	\$0	\$181,300	\$181,300		
Non-Residential-C3	\$0	\$0	\$0	\$0		

# TAX & ASSESSMENT INFO - Tracts 5 & 6

1/17/24, 11:08 AM

Parcel Info

Treasurer

JASPER COUNTY, INDIANA | Logout | Help

Log In: TMCEWAN

eAssessor eAuditor eTreasurer eOffice

POWERED BY

Quick Search

RM

012-00382-00 2022 KOHLHAGEN, CHERYN A 700 W AGRICULTURAL : 100 CUR DEL

Parcel Search

Parcel Info

Owners

Sales

Tax Display

Error Correction

Flags

Judgment Info

Property Listing

Tax Sale

Surplus

AV Change

Ditch Reconstruction

Mobile Home Permit

Documents

Owner Search

Apply Payment

Cash Drawers

Cash Modification

Payment Search

New Bankruptcy

Bill Codes

Parcel Groups

Pending Corrections

Reports

Adhoc

Edit Parcel

Appeals

Current Tax Season 2022 Payable 2023



## Tax Information

### Tax Summary

Type	Unpaid
22/23 Spring Tax	\$0.00
22/23 Spring Conservancy: 312	\$0.00
22/23 Spring Ditch: 706 LAT 1 TO ROCKWELL HARRING	\$0.00
22/23 Spring Ditch: 706R LAT 1 TO ROCKWELL HARRINC	\$0.00
22/23 Fall Tax	\$0.00
22/23 Fall Ditch: 706 LAT 1 TO ROCKWELL HARRINGTO	\$0.00
Current Due:	\$0.00
Total Due:	\$0.00

Tran Hist

Tax Duplicate

Tax Sum

### Payment History

Type	Charge	Paid	AC	Unpaid
22/23 Spring Tax	\$143.73	\$143.73	\$0.00	\$0.00
22/23 Spring Conservancy: 312	\$6.68	\$6.68	\$0.00	\$0.00
22/23 Spring Ditch: 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$60.00	\$60.00	\$0.00	\$0.00
22/23 Spring Ditch: 706R LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$0.00	\$0.00	\$0.00	\$0.00
22/23 Fall Tax	\$143.73	\$143.73	\$0.00	\$0.00
22/23 Fall Ditch: 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$60.00	\$60.00	\$0.00	\$0.00
<b>Total:</b>	<b>\$414.14</b>	<b>\$414.14</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Penalty Option

Do Not Calculate Penalty:

### Bill Code Information

### Bill To Summary

Bill Code:

### Certified Value Information

### Certified Values

	Land	Improvements	Eligible Total	Actual Total	Deductions	Net
Homestead-C1	\$0	\$0	\$0	\$0		
Residential-C2	\$34,800	\$0	\$34,800	\$34,800		
Non-Residential-C3	\$0	\$0	\$0	\$0		
<b>Total</b>	<b>\$34,800</b>	<b>\$0</b>	<b>\$34,800</b>	<b>\$34,800</b>	<b>\$0</b>	<b>\$34,800</b>

# TAX & ASSESSMENT INFO - Tracts 7 & 8

1/17/24, 11:06 AM

Parcel Info

Treasurer

JASPER COUNTY INDIANA | Logout | Help

Log In: TMCEWAN

eAssessor eAuditor eTreasurer eOffice

POWERED BY G

Quick Search

012-00126-00 2022 KOHLHAGEN, CHERYN A 3024 N 700 W AGRICULTURAL : 101 CUR DEL

Parcel Search

Edit Parcel Appeals

Current Tax Season 2022 Payable 2023

## Tax Information

### Tax Summary

Type	Unpaid
22/23 Spring Tax	\$0.00
22/23 Spring Conservancy: 312	\$0.00
22/23 Spring Ditch: 706 LAT 1 TO ROCKWELL HARRING	\$0.00
22/23 Spring Ditch: 706R LAT 1 TO ROCKWELL HARRINC	\$0.00
22/23 Fall Tax	\$0.00
22/23 Fall Conservancy: 312	\$0.00
22/23 Fall Ditch: 706 LAT 1 TO ROCKWELL HARRINGTO	\$0.00
Current Due:	\$0.00
Total Due:	\$0.00

Tran Hist Tax Duplicate Tax Sum

### Payment History

Type	Charge	Paid	AC	Unpaid
22/23 Spring Tax	\$540.80	\$540.80	\$0.00	\$0.00
22/23 Spring Conservancy: 312	\$21.53	\$21.53	\$0.00	\$0.00
22/23 Spring Ditch: 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$59.41	\$59.41	\$0.00	\$0.00
22/23 Spring Ditch: 706R LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$0.00	\$0.00	\$0.00	\$0.00
22/23 Fall Tax	\$540.80	\$540.80	\$0.00	\$0.00
22/23 Fall Conservancy: 312	\$21.53	\$21.53	\$0.00	\$0.00
22/23 Fall Ditch: 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$59.41	\$59.41	\$0.00	\$0.00
<b>Total:</b>	<b>\$1,243.48</b>	<b>\$1,243.48</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Penalty Option

Do Not Calculate Penalty:

### Bill Code Information

### Bill To Summary

Bill Code:

### Certified Value Information

### Certified Values

	Land	Improvements	Eligible Total	Actual Total	Deductions	Net
Homesstead-C1	\$21,500	\$161,700	\$183,200	\$183,200		
Residential-C2	\$36,500	\$0	\$36,500	\$36,500		
Non-Residential-C3	\$4,600	\$0	\$4,600	\$4,600		
<b>Total</b>	<b>\$62,600</b>	<b>\$161,700</b>	<b>\$224,300</b>	<b>\$224,300</b>	<b>\$93,370</b>	<b>\$130,930</b>

- Parcel Search
- Parcel Info
- Owners
- Sales
- Tax Display
- Error Correction
- Flags
- Judgment Info
- Property Listing
- Tax Sale
- Surplus
- AV Change
- Ditch Reconstruction
- Mobile Home Permit
- Documents
- Owner Search
- Apply Payment
- Cash Drawers
- Cash Modification
- Payment Search
- New Bankruptcy
- Bill Codes
- Parcel Groups
- Pending Corrections
- Reports
- Adhoc

# TAX & ASSESSMENT INFO - Tract 9

1/17/24, 11:06 AM

Parcel Info

Treasurer

JASPER COUNTY, INDIANA | Logout | Help

Log In: TMCEWAN

eAssessor eAuditor eTreasurer eOffice

POWERED BY

Quick Search

011-00570-00 2022 KOHLHAGEN, CHERYN -- AS OF 1/21/16 500 N AGRICULTURAL - 100 CUR DEL

Parcel Search

Edit Parcel Appeals

-Parcel Info

Current Tax Season 2022 Payable 2023

--Owners

### Tax Information

--Sales

--Tax Display

--Error Correction

--Flags

--Judgment Info

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--Surplus

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--Ditch Reconstruction

--Mobile Home Permit

--Documents

Owner Search

Apply Payment

Cash Drawers

Cash Modification

Payment Search

New Bankruptcy

Bill Codes

Parcel Groups

Pending Corrections

Reports

Adhoc

### Tax Summary

Type	Unpaid
22/23 Spring Tax	\$0.00
22/23 Spring Conservancy: 311	\$0.00
22/23 Spring Ditch: 706 LAT 1 TO ROCKWELL HARRING	\$0.00
22/23 Spring Ditch: 706R LAT 1 TO ROCKWELL HARRING	\$0.00
22/23 Fall Tax	\$0.00
22/23 Fall Conservancy: 311	\$0.00
22/23 Fall Ditch: 706 LAT 1 TO ROCKWELL HARRINGTO	\$0.00
<b>Current Due:</b>	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$0.00</b>

Tran Hist Tax Duplicate Tax Sum

### Payment History

Type	Charge	Paid	AC	Unpaid
22/23 Spring Tax	\$882.37	\$882.37	\$0.00	\$0.00
22/23 Spring Conservancy: 311	\$17.64	\$17.64	\$0.00	\$0.00
22/23 Spring Ditch: 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$219.15	\$219.15	\$0.00	\$0.00
22/23 Spring Ditch: 706R LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$0.00	\$0.00	\$0.00	\$0.00
22/23 Fall Tax	\$882.37	\$882.37	\$0.00	\$0.00
22/23 Fall Conservancy: 311	\$17.64	\$17.64	\$0.00	\$0.00
22/23 Fall Ditch: 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS	\$219.15	\$219.15	\$0.00	\$0.00
<b>Total:</b>	<b>\$2,238.32</b>	<b>\$2,238.32</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Penalty Option

Do Not Calculate Penalty:

### Bill Code Information

#### Bill To Summary

Bill Code:

### Certified Value Information

#### Certified Values

	Land	Improvements	Eligible Total	Actual Total	Deductions	Net
Homestead-C1	\$0	\$0	\$0	\$0		
Residential-C2	\$183,700	\$0	\$183,700	\$183,700		
Non-Residential-C3	\$0	\$0	\$0	\$0		
<b>Total</b>	<b>\$183,700</b>	<b>\$0</b>	<b>\$183,700</b>	<b>\$183,700</b>	<b>\$0</b>	<b>\$183,700</b>

# TAX & ASSESSMENT INFO - Tracts 1-4

37-09-13-000-004.000-031  
 Parcel Number  
 37-09-13-000-004.000-031  
 Local Parcel Number  
 0120012900  
 Tax ID:

KOHLHAGEN, CHERYN A.  
 Ownership  
 KOHLHAGEN, CHERYN A  
 3024 N 700 W  
 RENNELAER, IN 47978

2787 N 700 W  
 Owner  
 04/18/2005 KOHLHAGEN, CHER  
 09/15/2000 KOHLHAGEN, RONAL  
 04/15/1993 KOHLHAGEN, MARJ  
 01/01/1900 FROM KOHLHAGEN,

100, Vacant Land  
 Transfer of Ownership  
 Doc ID Code Book/Page Adj Sale Price V/I  
 2646515 \$0 I  
 / \$0 I  
 / \$0 I  
 / \$0 I

12101-031 /12101-031  
 Notes

Routing Number  
 13-30-7 A21  
 Property Class 100  
 Vacant Land  
 Year: 2024

Legal  
 EKC-2-69A NW COR SW NW  
 W1/2 W1/2 13 30 7, 157.51A

2023 2022 2021 2020 2019  
 AA AA AA AA AA  
 04/12/2023 04/12/2022 04/12/2021 04/08/2020 04/11/2019  
 Indiana Cost Mod  
 1.0000 1.0000 1.0000 1.0000 1.0000

Valuation Records (Work in Progress values are not certified values and are subject to change)  
 2024 Assessment Year  
 WIP Reason For Change  
 01/11/2024 As Of Date  
 Indiana Cost Mod Valuation Method  
 1.0000 Equalization Factor  
 Notice Required

Location Information  
 County Jasper  
 Township UNION TOWNSHIP  
 District 031 (Local 012)  
 Union Township - South  
 School Corp 3815  
 RENNELAER CENTRAL  
 Neighborhood 12101-031  
 12101-031  
 Section/Plat

Land Type	Pricing Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Factor	Value
4 A	GF	0	1.02	\$2,280	\$2,328	\$68,482	0%	1.0000	\$68,480
4 A	MAB	0	0.85	\$2,280	\$1,938	\$44,198	0%	1.0000	\$44,200
4 A	MKS	0	0.77	\$2,280	\$1,758	\$16,930	0%	1.0000	\$16,930
4 A	MU	0	0.68	\$2,280	\$1,550	\$14,887	0%	1.0000	\$14,890
4 A	OAB	0	0.6931	\$2,280	\$1,163	\$808	0%	1.0000	\$810
4 A	OBB	0	0.55	\$2,280	\$1,254	\$32,087	0%	1.0000	\$32,090
4 A	RS	0	1.19	\$2,280	\$2,713	\$57,367	0%	1.0000	\$57,370
4 A	WM	0	0.85	\$2,280	\$1,938	\$31,217	0%	1.0000	\$31,220
5 A	GF	0	1.02	\$2,280	\$2,328	\$1,793	-80%	1.0000	\$720
5 A	MU	0	0.68	\$2,280	\$1,550	\$9,984	-80%	1.0000	\$4,000
5 A	OAB	0	0.6421	\$2,280	\$1,163	\$7,027	-80%	1.0000	\$2,810
5 A	WM	0	2.5483	\$2,280	\$1,938	\$4,939	-60%	1.0000	\$1,990
82 A	<NONE	0	6.6700	\$2,280	\$2,280	\$15,208	-100%	1.0000	\$0

Land Computations	Value
Calculated Acreage	157.51
Actual Frontage	0
Developer Discount	0
Parcel Acreage	157.51
81 Legal Drain NV	0.00
82 Public Roads NV	6.67
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	150.84
Farmland Value	\$275,500
Measured Acreage	150.84
Avg Farmland Value/Acre	1826
Value of Farmland	\$275,430
Classified Total	\$0
Farm / Classified Value	\$275,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$275,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$275,400

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Factor	Value
Land Res (1)	0	29.4419	1.02	\$2,280	\$2,328	0%	1.0000	\$68,480
Land Non Res (2)	0	22.8097	0.85	\$2,280	\$1,938	0%	1.0000	\$44,200
Land Non Res (3)	0	9.6415	0.77	\$2,280	\$1,758	0%	1.0000	\$16,930
Improvement	0	9.6048	0.68	\$2,280	\$1,550	0%	1.0000	\$14,890
Imp Res (1)	0	0.6931	0.51	\$2,280	\$1,163	0%	1.0000	\$810
Imp Non Res (2)	0	25.6878	0.55	\$2,280	\$1,254	0%	1.0000	\$32,090
Imp Non Res (3)	0	21.1454	1.19	\$2,280	\$2,713	0%	1.0000	\$57,370
Total	0	19.1090	0.85	\$2,280	\$1,938	0%	1.0000	\$31,220
Total Res (1)	0	0.7710	1.02	\$2,280	\$2,328	0%	1.0000	\$720
Total Non Res (2)	0	5.4479	0.68	\$2,280	\$1,550	0%	1.0000	\$4,000
Total Non Res (3)	0	8.0421	0.51	\$2,280	\$1,163	0%	1.0000	\$2,810
	0	2.5483	0.85	\$2,280	\$1,938	0%	1.0000	\$1,990
	0	6.6700	1.00	\$2,280	\$2,280	0%	1.0000	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Factor	Value
Land Res (1)	0	29.4419	1.02	\$2,280	\$2,328	0%	1.0000	\$68,480
Land Non Res (2)	0	22.8097	0.85	\$2,280	\$1,938	0%	1.0000	\$44,200
Land Non Res (3)	0	9.6415	0.77	\$2,280	\$1,758	0%	1.0000	\$16,930
Improvement	0	9.6048	0.68	\$2,280	\$1,550	0%	1.0000	\$14,890
Imp Res (1)	0	0.6931	0.51	\$2,280	\$1,163	0%	1.0000	\$810
Imp Non Res (2)	0	25.6878	0.55	\$2,280	\$1,254	0%	1.0000	\$32,090
Imp Non Res (3)	0	21.1454	1.19	\$2,280	\$2,713	0%	1.0000	\$57,370
Total	0	19.1090	0.85	\$2,280	\$1,938	0%	1.0000	\$31,220
Total Res (1)	0	0.7710	1.02	\$2,280	\$2,328	0%	1.0000	\$720
Total Non Res (2)	0	5.4479	0.68	\$2,280	\$1,550	0%	1.0000	\$4,000
Total Non Res (3)	0	8.0421	0.51	\$2,280	\$1,163	0%	1.0000	\$2,810
	0	2.5483	0.85	\$2,280	\$1,938	0%	1.0000	\$1,990
	0	6.6700	1.00	\$2,280	\$2,280	0%	1.0000	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Factor	Value
Land Res (1)	0	29.4419	1.02	\$2,280	\$2,328	0%	1.0000	\$68,480
Land Non Res (2)	0	22.8097	0.85	\$2,280	\$1,938	0%	1.0000	\$44,200
Land Non Res (3)	0	9.6415	0.77	\$2,280	\$1,758	0%	1.0000	\$16,930
Improvement	0	9.6048	0.68	\$2,280	\$1,550	0%	1.0000	\$14,890
Imp Res (1)	0	0.6931	0.51	\$2,280	\$1,163	0%	1.0000	\$810
Imp Non Res (2)	0	25.6878	0.55	\$2,280	\$1,254	0%	1.0000	\$32,090
Imp Non Res (3)	0	21.1454	1.19	\$2,280	\$2,713	0%	1.0000	\$57,370
Total	0	19.1090	0.85	\$2,280	\$1,938	0%	1.0000	\$31,220
Total Res (1)	0	0.7710	1.02	\$2,280	\$2,328	0%	1.0000	\$720
Total Non Res (2)	0	5.4479	0.68	\$2,280	\$1,550	0%	1.0000	\$4,000
Total Non Res (3)	0	8.0421	0.51	\$2,280	\$1,163	0%	1.0000	\$2,810
	0	2.5483	0.85	\$2,280	\$1,938	0%	1.0000	\$1,990
	0	6.6700	1.00	\$2,280	\$2,280	0%	1.0000	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Factor	Value
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Land Non Res (3)	0	9.6415	0.77	\$2,280	\$1,758	0%	1.0000	\$16,930
Improvement	0	9.6048	0.68	\$2,280	\$1,550	0%	1.0000	\$14,890
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	0	6.6700	1.00	\$2,280	\$2,280	0%	1.0000	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Factor	Value
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Imp Non Res (2)	0	25.6878	0.55	\$2,280	\$1,254	0%	1.0000	\$32,090
Imp Non Res (3)	0	21.1454	1.19	\$2,280	\$2,713	0%	1.0000	\$57,370
Total	0	19.1090	0.85	\$2,280	\$1,938	0%	1.0000	\$31,220
Total Res (1)	0	0.7710	1.02	\$2,280	\$2,328	0%	1.0000	\$720
Total Non Res (2)	0	5.4479	0.68	\$2,280	\$1,550	0%	1.0000	\$4,000
Total Non Res (3)	0	8.0421	0.51	\$2,280	\$1,163	0%	1.0000	\$2,810
	0	2.5483	0.85	\$2,280	\$1,938	0%	1.0000	\$1,990
	0	6.6700	1.00	\$2,280	\$2,280	0%	1.0000	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Factor	Value
Land Res (1)	0	29.4419	1.02	\$2,280	\$2,328	0%	1.0000	\$68,480
Land Non Res (2)	0	22.8097	0.85	\$2,280	\$1,938	0%	1.0000	\$44,200
Land Non Res (3)	0	9.6415						

# TAX & ASSESSMENT INFO - Tracts 5 & 6

37-09-12-000-013.000-031  
 General Information

Parcel Number  
 37-09-12-000-013.000-031  
 Local Parcel Number  
 0120038200  
 Tax ID:

Routing Number  
 12-30-7 A20  
 Property Class 100  
 Vacant Land  
 Year: 2024

Location Information

County  
 Jasper  
 Township  
 UNION TOWNSHIP  
 District 031 (Local 012)  
 Union Township - South  
 School Corp 3815  
 RENSSELAER CENTRAL  
 Neighborhood 12101-031  
 12101-031  
 Section/Plot

Location Address (1)  
 700 W  
 RENSSELAER, IN 47978

Zoning  
 A1 Conservation Agricultural  
 Subdivision

Lot

Market Model  
 N/A

Characteristics

Topography  
 Level  Flood Hazard   
 Public Utilities  
 Electricity ERA   
 Streets or Roads  
 Paved TIF   
 Neighborhood Life Cycle Stage  
 Other   
 Printed Wednesday, January 17, 2024  
 Review Group 2024

KOHLHAGEN, CHERYN A  
 Ownership

KOHLHAGEN, CHERYN A  
 3024 N 700 W  
 RENSSELAER, IN 47978

Legal  
 SW SW 12.307.40A

700 W

Transfer of Ownership

Date Owner  
 04/19/2005 KOHLHAGEN, CHERYN A  
 09/15/2000 KOHLHAGEN, RONALD  
 04/15/1993 KOHLHAGEN, MARJ  
 01/01/1900 FROM KOHLHAGEN,  
 Doc ID Code Book/Page Adj Sale Price VII  
 N/A 264616 \$0 I  
 WD 7 \$0 I  
 WD 7 \$0 I  
 WD 7 \$0 I

100, Vacant Land

12101-031 /12101-031

1/2



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

2024	2023	2022	2021	2020	2019
Assessment Year	AA	AA	AA	AA	AA
Reason For Change	04/12/2023	04/12/2022	04/12/2021	04/08/2020	04/11/2019
As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Valuation Method	1.0000	1.0000	1.0000	1.0000	1.0000
Equalization Factor					
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$44,100	\$34,800	\$30,000	\$29,700	\$36,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$53,000	\$34,800	\$30,000	\$29,700	\$36,200
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	\$44,100	\$34,800	\$30,000	\$29,700	\$36,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$53,000	\$34,800	\$30,000	\$29,700	\$36,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method ID	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4	A	BEB	0	3.2013	\$2,280	\$1,368	\$4,378	0%	0%	1.0000	\$4,380
4	A	GF	0	0.0454	\$2,280	\$2,326	\$106	0%	0%	1.0000	\$110
4	A	MU	0	11.5612	\$2,280	\$1,550	\$17,920	0%	0%	1.0000	\$17,920
4	A	OB8	0	0.6668	\$2,280	\$1,254	\$836	0%	0%	1.0000	\$840
4	A	WM	0	12.4480	\$2,280	\$1,938	\$24,124	0%	0%	1.0000	\$24,120
5	A	BEB	0	0.2665	\$2,280	\$1,368	\$392	-60%	0%	1.0000	\$160
5	A	MU	0	2.7850	\$2,280	\$1,550	\$4,317	-60%	0%	1.0000	\$1,730
5	A	OAB	0	1.4058	\$2,280	\$1,163	\$1,635	-60%	0%	1.0000	\$650
5	A	OB8	0	5.0402	\$2,280	\$1,254	\$6,320	-60%	0%	1.0000	\$2,530
5	A	WM	0	0.6457	\$2,280	\$1,938	\$1,251	-60%	0%	1.0000	\$500
82	A	-NONE	0	1.9091	\$2,280	\$2,280	\$4,363	-100%	0%	1.0000	\$0

Land Computations

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.91
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	38.09
Farmland Value	\$52,940
Measured Acreage	38.09
Avg Farmland Value/Acre	1390
Value of Farmland	\$52,950
Classified Total	\$0
Farm / Classified Value	\$53,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$53,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$53,000

Appraiser 07/18/2023 NEXIUS

Collector

Data Source Aerial

# TAX & ASSESSMENT INFO - Tracts 7 & 8

37-09-11-000-004-000-031  
 Parcel Number  
 37-09-11-000-004-000-031  
 Local Parcel Number  
 0120012800

KOHLHAGEN, CHERYN A  
 Ownership  
 KOHLHAGEN, CHERYN A  
 3024 N 700 W  
 RENNELAER, IN 47978

3024 N 700 W  
 Owner  
 KOHLHAGEN, CHERYN  
 06/23/2003  
 01/01/1900

12101-031 / 12101-031  
 Notes

1/2

3024 N 700 W  
 Transfer of Ownership  
 Doc ID Code Book/Page Adj Sale Price VII  
 06/23/2003 KOHLHAGEN, CHERYN / / \$0 /  
 01/01/1900 FROM KOHLHAGEN, / / \$0 /

Legal  
 SE SE 11 30 7, 40A

Routing Number  
 11-30-7 A19  
 Property Class 101  
 Cash Grain/General Farm

Year: 2024

Location Information  
 County Jasper  
 Township UNION TOWNSHIP  
 District 031 (Local 012)  
 Union Township - South  
 School Corp 3815  
 RENNELAER CENTRAL  
 Neighborhood 12101-031  
 12101-031  
 Section/Plat

Location Information  
 Location Address (1)  
 3024 N 700 W  
 RENNELAER, IN 47978

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

Valuation Method  
 Equalization Factor  
 Notice Required

Valuation Method  
 Equalization Factor  
 Notice Required

Valuation Method  
 Equalization Factor  
 Notice Required

Year	Assessment Year	Reason For Change	2023	2022	2021	2020	2019
2024	2024	WIP	AA	AA	AA	AA	AA
01/11/2024	04/12/2024	As Of Date	04/12/2023	04/12/2022	04/12/2021	04/08/2020	04/11/2019
Indiana Cost Mod	Indiana Cost Mod	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	1.0000	1.0000

Land	Land	Land	Land	Land	Land	Land	Land
\$81,600	\$72,300	\$62,600	\$53,400	\$63,200	\$66,100		
\$21,500	\$21,500	\$21,500	\$18,500	\$18,500	\$15,300		
\$60,100	\$46,200	\$36,500	\$31,400	\$31,200	\$38,000		
\$0	\$4,600	\$4,500	\$3,500	\$3,500	\$2,800		
\$173,900	\$177,600	\$161,700	\$151,300	\$149,800	\$161,300		
\$173,900	\$177,600	\$161,700	\$151,300	\$149,800	\$161,300		
\$0	\$0	\$0	\$0	\$0	\$0		
\$0	\$0	\$0	\$0	\$0	\$0		
\$255,500	\$249,900	\$224,300	\$204,700	\$203,000	\$217,400		
\$195,400	\$199,100	\$183,200	\$169,800	\$168,300	\$176,600		
\$60,100	\$46,200	\$36,500	\$31,400	\$31,200	\$38,000		
\$0	\$4,600	\$4,500	\$3,500	\$3,500	\$2,800		

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market % Elig	Value
9 A	0	1.0000	\$1,500	\$21,500	\$21,500	0%	100%	\$21,500
92 A	0	0.4563	\$6,300	\$10,075	\$4,597	0%	0%	\$4,600
4 A	0	0.3170	\$2,300	\$1,368	\$434	0%	0%	\$430
4 A	0	1.9211	\$2,280	\$1,254	\$2,284	0%	0%	\$2,280
4 A	0	26.7693	\$2,300	\$1,938	\$1,979	0%	0%	\$1,880
5 A	0	1.6602	\$2,280	\$1,254	\$2,082	-60%	0%	\$830
5 A	0	0.0811	\$2,280	\$1,938	\$118	-60%	0%	\$50
81 A	0	5.9018	\$2,280	\$2,280	\$13,456	-100%	0%	\$00
82 A	0	2.0682	\$2,280	\$2,280	\$4,579	-100%	0%	\$00

Land Data (Standard Depth: Res 100', Cl 100'	Base Lot: Res 0' X 0', Cl 0' X 0')
Calculated Acreage	39.99
Actual Frontage	0
Developer Discount	0
Parcel Acreage	40.00
81 Legal Drain NV	5.90
82 Public Roads NV	2.01
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.46
Total Acres Farmland	30.63
Farmland Value	\$55,470
Measured Acreage	30.63
Avg Farmland Value/Acre	1811
Value of Farmland	\$55,480
Classified Total	\$0
Farm / Classified Value	\$55,500
HomeSite(s) Value	\$21,500
91/92 Value	\$4,600
Supp. Page Land Value	
CAP 1 Value	\$21,500
CAP 2 Value	\$50,100
CAP 3 Value	\$0
Total Value	\$81,600

Land Data (Standard Depth: Res 100', Cl 100'	Base Lot: Res 0' X 0', Cl 0' X 0')							
Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market % Elig	Value
9 A	0	1.0000	\$1,500	\$21,500	\$21,500	0%	100%	\$21,500
92 A	0	0.4563	\$6,300	\$10,075	\$4,597	0%	0%	\$4,600
4 A	0	0.3170	\$2,300	\$1,368	\$434	0%	0%	\$430
4 A	0	1.9211	\$2,280	\$1,254	\$2,284	0%	0%	\$2,280
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81 A	0	5.9018	\$2,280	\$2,280	\$13,456	-100%	0%	\$00
82 A	0	2.0682	\$2,280	\$2,280	\$4,579	-100%	0%	\$00

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

# TAX & ASSESSMENT INFO - Tracts 7 & 8

37-09-11-000-004-000-031 KOHLHAGEN, CHERYN A 3024 N 700 W 101, Cash Grain/General Farm 12101-031 /12101-031 2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	1 3
Story Height	1	Half Bath	1 2
Style	37 RANCH 1988 & BE	Kitchen Sinks	1 1
Finished Area	1920 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 7

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	3
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	3

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing		Exterior Features	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		<input type="checkbox"/> Tile

Description		Area	Value
Porch, Open Frame		352	\$11,700

Summary of Improvements		Res Eligibl	Story Height	Year Built	Eff Age	Eff Year	Eff Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	
1: Single-Family R 01	100%	1	1	1974	50	1974	50	A	0.95		3,840 sqft	\$199,633	35%	\$129,760	0%	100%	1,3400	1,0000	\$173,900

Description		Count	Value
Specialty Plumbing			

Adjustments		Total Base	1 Row Type Adj. x 1.00
Unfin Int (-)		\$175,000	\$175,000
Ex Liv Units (+)		\$0	\$0
Rec Room (+)		\$0	\$0
Left (+)		\$0	\$0
Fireplace (+)	MS:1 MO:1	\$4,500	\$4,500
No Heating (-)		\$0	\$0
A/C (+)	1:1920	\$4,300	\$4,300
No Elec (-)		\$0	\$0
Plumbing (+/-)	7 - 5 = 2 x \$800	\$1,600	\$1,600
Spec Plumb (+)		\$0	\$0
Elevator (+)		\$0	\$0
Sub-Total, One Unit		\$185,400	\$185,400
Sub-Total, 1 Units		\$11,700	\$11,700
Exterior Features (+)		\$24,100	\$221,200
Garages (+) 800 sqft.		\$0	\$0
Quality and Design Factor (Grade)		0.95	
Location Multiplier		0.95	
Replacement Cost		\$199,633	

Total all pages \$173,900 Total this page \$173,900



**PRELIMINARY  
TITLE**

# PRELIMINARY TITLE



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Land Title Agency  
Issuing Office: 209 W. Washington St, Rensselaer, IN 47978  
Issuing Office's ALTA® Registry ID: A13424  
Loan ID No.:  
Commitment No.: 2024020023-PUR-1  
Issuing Office File No.: 2024020023-PUR  
Property Address: 2787 N 700 W, Rensselaer, IN 47978  
700 W, Rensselaer, IN 47978  
3024 N 700 W, Rensselaer, IN 47978  
500 N, Rensselaer, IN 47978

### SCHEDULE A

1. Commitment Date: January 30, 2024 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (07/01/2021)  
Proposed Insured:  
Proposed Amount of Insurance: \$0.00  
The estate or interest to be insured: Fee Simple
  - b. ALTA Loan Policy (07/01/2021)  
Proposed Insured: , its successors and/or assigns as their respective interests may appear.  
Proposed Amount of insurance: \$0.00  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in: The Estate of Cheryn Ann Kohlhagen
5. The Land is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO

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27C170B

ALTA Commitment for Title Insurance (7-1-21)

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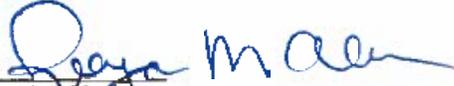
2024020023-PUR

# PRELIMINARY TITLE

## SCHEDULE A (Continued)

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Land Title Agency

*PROFORMA* 

Reagan M. Ahler, Managing Member  
(219) 866-8013

PROFORMA

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ALTA Commitment for Title Insurance (7-1-21)

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2024020023-PUR

# PRELIMINARY TITLE



## FIDELITY 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.
  - a. Personal Representative's Deed from The Estate of Cheryn Ann Kohlhagen a/k/a Cheryn A Kohlhagen (Parcel 1,2,3) to .
  - b. Personal Representative's Deed from The Estate of Cheryn Ann Kohlhagen a/k/a Cheryn Kohlhagen (Parcel 4) to .
  - c. Mortgage from to , securing the principal amount of \$0.00.
5. An order from the Jasper County Superior Court stating that the personal representative of The Estate of Cheryn Ann Kohlhagen has the authority to convey subject real estate.
6. Effective July 1, 2009 IC 27-7-3.7, "Escrow Transactions in Real Estate Transaction". All funds received from single party that exceed \$10,000 must be wired unconditionally.
7. NOTE: By Virtue of IC 27-7-3.6, a fee of \$5.00 shall be collected in the purchase of each title policy issued from the purchaser of said policy. Said fee shall be disclosed in Section H on all ALTA Settlement Statements and listed as a TIEFF (Title Insurance Enforcement Fund Fee). Said fee shall be payable to Old Republic National Title Insurance Company for submission to the Indiana Department of Insurance.

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27C170B

ALTA Commitment for Title Insurance (7-1-21)

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2024020023-PUR

# PRELIMINARY TITLE



## FIDELITY 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, attaches, or is 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. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
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.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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# PRELIMINARY TITLE

## SCHEDULE B, PART II (Continued)

7. Parcel 1  
Taxes for the year 2022 due in 2023 as assessed in the amount of \$748.83 each installment – Both Paid  
Assessed Valuations: Land – \$181,300.00, Improvements – \$0.00.  
County Parcel Tax I.D.#012-00129-00. State Alternate Tax I.D.#37-09-13-000-004.000-031  
Exemptions: Homestead - \$0.00, Supplemental - \$0.00, Mortgage - \$0.00.  
Assessed upon EXC 2.49A NW COR SW NW W1/2 W1/2 13 30 7, 157.51A  
Special Assessments: Ditch - 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS - \$61.56  
Both Paid  
Conservancy 312: \$17.40 Both Paid
- Parcel 2  
Taxes for the year 2022 due in 2023 as assessed in the amount of \$143.73 each installment – Both Paid  
Assessed Valuations: Land – \$34,800.00, Improvements – \$0.00.  
County Parcel Tax I.D.#012-00382-00. State Alternate Tax I.D.#37-09-12-000-013.000-031  
Exemptions: Homestead - \$0.00, Supplemental - \$0.00, Mortgage - \$0.00.  
Assessed upon SW SW 12 30 7, 40A  
Special Assessments: Ditch - 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS - \$60.00  
Both Paid  
Conservancy 312 (Spring Only): \$6.68 Paid
- Parcel 3  
Taxes for the year 2022 due in 2023 as assessed in the amount of \$540.80 each installment – Both Paid  
Assessed Valuations: Land – \$62,600.00, Improvements – \$161,700.00.  
County Parcel Tax I.D.#012-00128-00. State Alternate Tax I.D.#37-09-11-000-004.000-031  
Exemptions: Homestead - \$45,000, Supplemental - \$48,370, Mortgage - \$0.00.  
Assessed upon SE SE 11 30 7, 40A  
Special Assessments: Ditch - 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS - \$59.41  
Both Paid  
Conservancy 312: \$21.53 Both Paid
- Parcel 4  
Taxes for the year 2022 due in 2023 as assessed in the amount of \$882.37 each installment – Both Paid  
Assessed Valuations: Land – \$183,700.00, Improvements – \$0.00.  
County Parcel Tax I.D.#011-00570-00. State Alternate Tax I.D.#37-09-01-000-001.000-030  
Exemptions: Homestead - \$0.00, Supplemental - \$0.00, Mortgage - \$0.00.  
Assessed upon PT E1/2 1 30 7, 146.10A  
Special Assessments: Ditch - 706 LAT 1 TO ROCKWELL HARRINGTON & PLUMMER ARMS - \$219.15  
Both Paid  
Conservancy 311: \$17.64 Both Paid
8. TAXES FOR THE YEAR 2023 DUE IN MAY AND NOVEMBER OF 2024 ARE A LIEN AS OF JANUARY 1, 2023 ALONG WITH ALL OTHER ASSESSMENTS. SAID TAXES ARE NOT YET COMPUTED OR SHOWN.

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# PRELIMINARY TITLE

## SCHEDULE B, PART II

(Continued)

9. TAXES FOR THE YEAR 2024 DUE IN MAY AND NOVEMBER OF 2025 ARE A LIEN AS OF JANUARY 1, 2024 ALONG WITH ALL OTHER ASSESSMENTS. SAID TAXES ARE NOT YET COMPUTED OR SHOWN.
10. Existing easements and right-of-ways for public roads, public utilities, sewers, drains, and tiles now in use.
11. Building, zoning, planning and subdivision control ordinances of the City/Town of Rensselaer and Jasper County.
12. NOTE: The acreage indicated in the legal descriptions is solely for the purpose of identifying the land. This commitment/policy does not insure acreage or the exact quantity of land.
13. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
14. NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.
15. Rights of tenants in possession as tenants only under unrecorded leases.
16. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
17. Rights of Way for drainage tiles, ditches, feeders, and laterals, if any.
18. Right of Ways for County Road 300 N, County Road 700 W, and County Road 200 N (Parcel 1)  
Right of Ways for County Road 300 N and County Road 700 W (Parcel 2)  
Right of Ways for County Road 300 N and County Road 700 W (Parcel 3)  
Right of Ways for County Road 400 N (Parcel 4)
19. Subject to Permanent Easement in Ditch Agreement between John I. Gwin and William W. Salisbury, dated August 5, 1907 and recorded September 20, 1907 in Miscellaneous Record 48, Page 575 (Parcel 4)
20. Subject to Description Drawing Survey dated March 11, 2001 and recorded April 9, 2003 in PSF record 4 Page 501 in the Office of the Recorder of Jasper County Indiana (Parcel 4)
21. Easement for electric transmission line and all rights incident thereto in favor of Jasper County Rural Electric Membership Corporation dated December 2, 1938, and recorded February 16, 1939, in Deed Record 122 Page 225. (Parcel 3)

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# PRELIMINARY TITLE

## SCHEDULE B, PART II (Continued)

22. Easement for electric transmission line and all rights incident thereto in favor of Jasper County Rural Electric Membership Corporation dated July 18, 1938, and recorded February 16, 1939, in Deed Record 122 Page 224. (Parcel 2)
23. Easement for electric transmission line and all rights incident thereto in favor of Jasper County Rural Electric Membership Corporation dated July 11, 1938, and recorded February 16, 1939, in Deed Record 122 Page 226. (Parcel 1)
24. Easement for electric transmission line and all rights incident thereto in favor of Jasper County Rural Electric Membership Corporation dated September 12, 1973, and recorded August 22, 1974, in Deed Record 176 Page 97. (Parcel 3)
25. Oil and Gas Lease from Russell A. Kohlhagen and Marjorie Kohlhagen, Lessor, to RANDEK Inc., Lessee, dated October 27, 1967, and recorded December 29, 1967, Miscellaneous Record 94 page 391 in the Office of the Recorder of Jasper County, Indiana. (Parcel 4)
26. Oil and Gas Lease from Russell A. Kohlhagen and Marjorie Kohlhagen, Lessor, to ConPetro, Lessee, dated March 17, 1979, and recorded April 5, 1979, in Miscellaneous Record 101 page 410 in the Office of the Recorder of Jasper County, Indiana. Assignment of Lease dated January 24, 1980 and recorded February 6, 1980 in Miscellaneous Record 102 Page 264 in the Office of the Recorder of Jasper County, Indiana (Parcels 1, 2, and 4)

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# PRELIMINARY TITLE

573

John I. Gwin to W. W. Salisbury.

## Contract.

This contract for the purpose of constructing a tile drain and for the purpose of keeping open and in working order an open ditch and to create a permanent easement, witnesseth,

That the undersigned John I. Gwin of Jasper County, Indiana is the owner in fee simple of the east half of the south east quarter of section one (1), township thirty (30) north, range seven (7) west in Jasper County, Indiana and the undersigned William W. Salisbury of Livingston County, Illinois is the owner in fee simple of the north west quarter of the south east quarter and the south west quarter of the north west quarter of section one (1), township thirty (30) north, range seven (7) west in Jasper County, Indiana and that said tracts of land are in need of drainage and in consideration of the drainage of their said tracts of land it is mutually agreed that the undersigned shall construct a tile drain out of ten (12) inch tile, each tile to be two (2) feet in length on the following described route to-wit: Commencing at a point forty (40) rods south of the north west corner of the north east quarter of the south east quarter of said section one (1), township thirty (30) north, range seven (7) west in Jasper County, Indiana, thence due north west to the center of said section one (1) where it will have an outlet in an open ditch, from thence west a distance of eighty five (85) rods to the Scott-Cooper-Union-Lakin Ditch, the same being a public ditch.

It is further agreed by the parties hereto that the entire expense of the construction of said tile work shall be paid for share and share alike and that the said Gwin shall have the privilege of draining his said land into the line of said 12 inch tile as an outlet for same and the said Salisbury shall have the privilege of draining the said north west quarter of the south east quarter of said section one (1) into the line of said tile drain if he so desires, not to exceed however fifty (50) rods in length of any lateral, but shall not drain any other of his said lands into the line of said tile drain. It is further agreed that said Salisbury agrees to pay the difference between a 10 inch tile and a 12 inch tile on that one half of Main outlet assumed by Mr Gwin.

In consideration of the said Gwin paying for one half of the expense of said tile drain so laid across the forty (40) acre tract of said Salisbury the said Salisbury agrees on his part to forever maintain the said open line of ditch from the center of said section one (1) to the said Scott-Cooper-Union-Lakin Ditch at his own expense so as to make a permanent outlet for said tile drain and shall keep the same open and in working order at all times.

It is further agreed that the outlet of said tile drain shall be constructed of sewer pipe and the last joint thereof laid in cement or a stone abutment sufficient to make a permanent wall to protect the said outlet.

The parties hereto further agree that this contract of easement shall go with their respective tracts of land and shall be binding on their heirs, devisees, administrators, assigns and grantees and likewise their heirs and assigns.

It is further agreed that on failure of said Salisbury, his heirs or assigns to carry out the conditions of this contract on his part as to keeping the said open ditch open that a notice served by the said Gwin, his heirs or assigns <sup>upon the land which he owns or</sup> upon said real estate as to the necessity of clearing out said open ditch and on a failure so to do within thirty days from the date of receiving said notice, then in such case the said Gwin, his heirs or assigns shall have the right to go on said premises and clean out said open ditch and charge a reasonable expense for the cleaning out to the then owner of the land which shall become a lien on said real estate for security and payment thereof.

It is the intention of this contract that the same shall be recorded.

It is further agreed that the said Salisbury shall construct one half of said tile drain from its outlet toward the spur, which shall be completed on or before October 1, 1907 and the said Gwin shall have the upper half thereof constructed on or before November 1, 1907 and each shall pay for their respective halves as set forth, other than the additional expense of the stone abutment for the outlet and the expense of the sewer tile shall be paid half and half, said sewer tile, however, shall not exceed three (3) joints.

In Witness Whereof we have hereunto set our hands and seals this 5th day of August, 1907.

John I. Gwin (Seal.)  
W. W. Salisbury (Seal.)

State of Indiana, County of Jasper, SS:

Before the undersigned a Notary Public in and for said County and State personally appeared John I. Gwin and acknowledged the execution of the above contract this 5th day of August, 1907.

Witness my hand and Notarial seal.

(N. P.)

(Seal.)

Frank Feltz  
Notary Public.

My commission expires April 6, 1910.

State of Illinois, County of Livingston, SS:

Before the undersigned a Notary Public in and for said County and State personally appeared William W. Salisbury and acknowledged the execution of the above contract this 13th day of August, 1907.

Witness my hand and Notarial seal.

X

J. L. Anderson  
Notary Public.

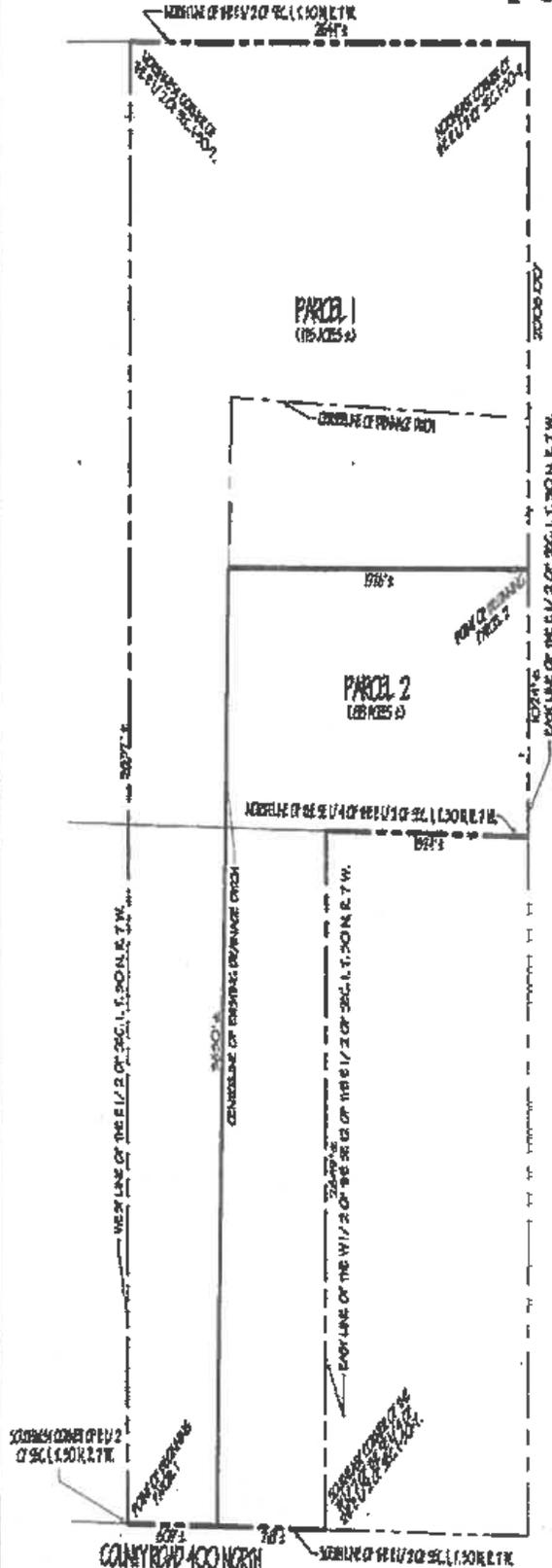
My commission expires March 22nd, 1911.

Recorded Sept 20, 1907, at 3 o'clock P. M.

John W. Tilton, R. J. C.

# PRELIMINARY TITLE

## DESCRIPTION DRAWING FOR KOHLHAGEN



### PARCEL 1 DESCRIPTION

A parcel of land in the East One-Half (E 1/2) of Section 1, Township 36 North, Range 7 West of the Second Principal Meridian in Union Township, Jasper County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of said E 1/2;

Thence Northerly along the West line of said E 1/2, a distance of 5637 feet, more or less, to the Northwest corner of said E 1/2;

Thence Easterly along the North line of said E 1/2, a distance of 2544 feet, more or less, to the Northeast corner of said E 1/2;

Thence Southerly along the East line of said E 1/2, a distance of 2006.00 feet;

Thence Westerly parallel with said North line, a distance of 1775 feet, more or less, to the centerline of an existing North-South drainage ditch;

Thence Southerly along said centerline and 1/4 Southerly prolongation, a distance of 3653 feet, more or less, to the South line of said E 1/2;

Thence Westerly along said South line, a distance of 500 feet, more or less, to the Point of Beginning.

Contains 175.3 acres, more or less.

### PARCEL 2 DESCRIPTION

A parcel of land in the East One-Half (E 1/2) of Section 1, Township 36 North, Range 7 West of the Second Principal Meridian in Union Township, Jasper County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said E 1/2; thence Southerly along the East line of said E 1/2, a distance of 2006.00 feet to the Point of Beginning;

Thence Westerly parallel with the North line of said E 1/2, a distance of 1775 feet, more or less, to the centerline of an existing North-South drainage ditch;

Thence Southerly along said centerline and 1/4 Southerly prolongation, a distance of 3653 feet, more or less, to the South line of said E 1/2;

Thence Easterly along said South line, a distance of 715 feet, more or less, to the Southeast corner of the West One-Half (W 1/2) of the Southeast Quarter (SE 1/4);

Thence Northerly along the East line of said W 1/2 of the SE 1/4, a distance of 2848 feet, more or less, to the Northeast corner of said W 1/2 of the SE 1/4;

Thence Easterly along the North line of said SE 1/4, a distance of 1324 feet, more or less, to the East line of said E 1/2 of Section 1;

Thence Northerly along said East line, a distance of 1224 feet, more or less, to the Point of Beginning.

Contains 188.2 acres, more or less.

NOTE: It is the intent of these descriptions to divide the record tract, (Tract 4, as described in Deed Book 118, page 469) into equitable portions based on the estimated value of land as determined by the client. However, without the benefit of a boundary survey and real estate appraisal, it is impossible to determine if said tract division is accurate.

### THIS IS NOT A BOUNDARY SURVEY

I, Eric R. Bauschbach, hereby state that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that these descriptions and drawings were prepared by this office under my supervision from deeds, record data, and other information furnished by others. Dimensions shown are based on scaled dimensions from aerial photographs. Acreages shown are calculated from said scaled dimensions. A boundary survey is required to determine accurate distances and directions along parcel lines and the resulting computations of area. There may exist other documents of record that would affect this parcel. Surveyor has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. The undersigned disclaims any liability for erroneous information furnished by others and only certifies the correctness of descriptions and not the location of the parcel described. Owner assumes full responsibility upon accepting above description and drawing.

Date: 3/17/02

Eric R. Bauschbach, PLS  
Indiana Reg. No. 20000022



61063  
NOTED FOR RECORD  
FILED IN PUBLIC RECORDS  
JASPER COUNTY, INDIANA  
MAR 17 2002



<b>DESCRIPTION DRAWING FOR KOHLHAGEN</b>	
JOB: 2002-29	REVISION:
SCALE: 1" = 400'	
DATE: 03/17/02	
DRAWN BY: EP	
SHEET 1 OF 1	DRAWING NAME: 130-13497A
<b>EMIL BEEG, LAND SURVEYOR, INC.</b>	
351 W. LINCOLNWAY VALPARAISO, INDIANA 46383 OFFICE: (219)462-7432 FAX: (219)465-0887	
FILE NAME: E1/2 SEC. 01, T. 36 N., R. 7 W.	FILE # 130-13497A

# PRELIMINARY TITLE

D 122 225

August Schultz et ux To Jasper Co. R.E. M. Corp.

692

## EASEMENT

STATE OF INDIANA }  
COUNTY OF JASPER } SS:

KNOW ALL MEN BY THESE PRESENTS, That: August Schultz and Katie Schultz  
his wife

of the aforesaid county and state, grantors, in consideration of its undertaking to construct and operate a system to distribute electricity to rural residents of said county and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto the Jasper County Rural Electric Membership Corporation, grantees, its successors and assigns, the right and easement to enter upon the lands hereinafter mentioned, to-wit:

A tract of about 40 acres situated in the SE SE Sec. 11 in Twp. 30 in Range 7, in Jasper County, Indiana, about 4 miles South from the town of Virgie and lying between the farm of Julius Schultz on the West, and the farm of \_\_\_\_\_ on the \_\_\_\_\_; and to place, construct, operate, repair, maintain, relocate and replace thereon, and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, or any part thereof, and to cut and trim trees and shrubbery to the extent necessary to keep the said electric line or system free and clear therefrom, and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall and near enough to strike the wires if such trees should fall.

In granting this easement, it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, as long as it does not materially increase the cost of construction.

The undersigned covenant that they are the owners of the lands on which this easement is granted and that the said lands are free and clear of incumbrances and liens of whatsoever character except those held by the following persons:

Clear

The aforesaid easement includes the right at any time to enter upon the said land, with the necessary tools and equipment, to do the acts mentioned.

Reservation of the full use and enjoyment of said land insofar as it shall not interfere with the easements hereby granted is hereby expressly made.

In Witness Whereof this easement is signed as of the 2nd day of December, 1938

August Schultz  
Katie Schultz

STATE OF INDIANA }  
COUNTY OF JASPER } SS:

Before me, the undersigned notary public in and for said county and state on the 2nd day of December, 1938, personally appeared August Schultz and Katie Schultz

and duly acknowledged the execution of foregoing easement.

Harold M. Sage  
Notary Public

(N. P. SEAL)

My Commission expires: 11-7-42

Recorded February 16th., 1939 at 1:00 P.M.

Joe Hilliard R.J.C.

# PRELIMINARY TITLE

224

August R. Schultz et ux To Jasper Co., R.E.M. Corp.

691 V

## EASEMENT

STATE OF INDIANA }  
COUNTY OF JASPER } SS:

KNOW ALL MEN BY THESE PRESENTS, That we, August R. Schultz and  
Katie Schultz, his wife

of the aforesaid county and state, grantors, in consideration of its undertaking to construct and operate a system to distribute electricity to rural residents of said county and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto the Jasper County Rural Electric Membership Corporation, grantee, its successors and assigns, the right and easement to enter upon the lands hereinafter mentioned, to-wit:

A tract of about 120 acres situated in the SW SW quarter of Sec. 18 in Twp. 30, in Range. 7, in Jasper County, Indiana, about 3 1/2 miles south from the town of Virgie and lying between the farm of Leonard Smith on the east, and the farm of Floyd Schultz on the north; and to place, construct, operate, repair, maintain, relocate and replace thereon, and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, or any part thereof, and to cut and trim trees and shrubbery to the extent necessary to keep the said electric line or system free and clear therefrom, and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall and near enough to strike the wires if such trees should fall.

In granting this easement, it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenant that they are the owners of the lands on which this easement is granted and that the said lands are free and clear of incumbrances and liens of whatsoever character except those held by the following persons:

None

The aforesaid easement includes the right at any time to enter upon the said land, with the necessary tools and equipment, to do the acts mentioned.

Reservation of the full use and enjoyment of said land insofar as it shall not interfere with the easements hereby granted is hereby expressly made.

In Witness Whereof this easement is signed as of the 13 day of July, 1938

STATE OF INDIANA }  
COUNTY OF JASPER } SS:

August R. Schultz  
Katie Schultz

Before me, the undersigned notary public in and for said county and state on the 13 day of July, 1938, personally appeared August R. Schultz and Katie Schultz

and duly acknowledged the execution of foregoing easement.

Mary Anna Kosta  
Notary Public

(N. P. SEAL)

My Commission expires: June 25, 1942

Recorded February 16th., 1939 at 1:00 P.M.

Joe Hilliard R.J.C.

# PRELIMINARY TITLE

226

D 122

Amzie D. Schultz To Jasper Co. R.E.M. Corp.

593 ✓

## EASEMENT

STATE OF INDIANA }  
COUNTY OF JASPER } SS:

KNOW ALL MEN BY THESE PRESENTS, That Amzie D. Schultz (single)

of the aforesaid county and state, grantors, in consideration of its undertaking to construct and operate a system to distribute electricity to rural residents of said county and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto the Jasper County Rural Electric Membership Corporation, grantees, its successors and assigns, the right and easement to enter upon the lands hereinafter mentioned, to-wit:

A tract of about 40 acres situated in the NW quarter of the NW quarter of Sec. 33 in Twp. 30, in Range 7, in Jasper County, Indiana, about 1/2 miles south from the town of Virgie and lying between the farm of Paul Schultz on the east, and the farm of St. John's Lutheran Church on the south, and to place, construct, operate, repair, maintain, relocate and replace thereon, and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, or any part thereof, and to cut and trim trees and shrubbery to the extent necessary to keep the said electric line or system free and clear therefrom, and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall and near enough to strike the wires if such trees should fall.

In granting this easement, it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, as long as it does not materially increase the cost of construction.

The undersigned covenant that they are the owners of the lands on which this easement is granted and that the said lands are free and clear of incumbrances and liens of whatsoever character except those held by the following persons:

None

The aforesaid easement includes the right at any time to enter upon the said land, with the necessary tools and equipment, to do the acts mentioned.

Reservation of the full use and enjoyment of said land insofar as it shall not interfere with the easements hereby granted is hereby expressly made.

In Witness Whereof this easement is signed as of the 11 day of July, 1938.

STATE OF INDIANA }  
COUNTY OF JASPER } SS:

Amzie D. Schultz

Before me, the undersigned notary public in and for said county and state on the 11 day of July, 1938, personally appeared Amzie D. Schultz

and duly acknowledged the execution of foregoing easement.

Mary Edna Kosta

(N. P. SEAL)

Notary Public

My Commission expires: June 28, 1942.

Recorded February 16th., 1938 at 1:00 P.M.

*Joe Hillenbrand* J.C.

# PRELIMINARY TITLE

2069

RECEIVED FOR RECORD 97  
Filed for Record in  
Book 176 Page 97

AUG 22 1974

## ELECTRIC LINE - RIGHT-OF-WAY EASEMENT

*Dorothy M. Lee*  
Notary Public, Jasper Co. Ind.

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (whether one or more) Ronald + Cheryl Kallhagen (husband & wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto JASPER COUNTY RURAL ELECTRIC MEMBERSHIP CORPORATION, a cooperative corporation (hereinafter called the "Cooperative") whose post office address is P. O. BOX 120, Rossleaer, Indiana, 47873, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of \_\_\_\_\_, State of Indiana, and more particularly described as follows:

A tract of about 40 acres situated in the southeast quarter of southeast quarter Sec. 11 Township 30 N Range 7 W in Jasper County, Indiana, about 10 miles from the town of ROSSLEAER and lying between the farm of RICHARD KALLHAGEN on the 700 W ROAD and the farm of SCHULTZ EST on the 700 W ROAD.

and to construct, operate and maintain an electric transmission and/or distribution line of system on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within \_\_\_\_\_ feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use of occupancy of the lines, system or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above-described lands at the Cooperative's expense shall remain the property of the Cooperative; removal at the option of the Cooperative.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 12 day of SEPT, 19 73.

Ronald A. Kallhagen  
Cheryl R. Kallhagen

STATE OF INDIANA )  
                          ) ss:  
COUNTY OF Jasper )

Before me, the undersigned Notary Public in and for said county do state on the 12 day of Sept, 19 73, personally appeared Ronald K and Cheryl R. Kallhagen and duly acknowledged the execution of foregoing instrument.



Lawrence E. Dill  
Notary Public  
Lawrence E. Dill

My commission expires: 9-14-75

This instrument prepared by Dorothy Lee

# PRELIMINARY TITLE

Assignment No. 2250

1:04 o'clock P.M.  
State Form No. 391  
Recorders

DATE OF RECORDING DEC 29 1967

## OIL AND GAS LEASE

John A. Spivey

AGREEMENT, made and entered into this 27 day of Oct. 1967, by and between  
Russell A. KENNEDY AND MARGARET KENNEDY  
WIFE of R.R. 2 Rensselaer, Ind.  
lessor (whether one or more), and RANDEK, Inc.  
hereinafter called lessee

WITNESSETH: That the said lease, for and in consideration of TEA DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and of the covenants and conditions hereinafter contained as part of lease to be paid, kept and performed, has granted, devised, leased, and let, and by these presents does grant, devise, lease, and let unto the said lessee for the sole and only purpose of exploring and operating for oil and gas and of laying of pipe lines, and of building traps, power stations and structures thereon to produce, store and take care of oil products, all that certain tract of land situated in the County of Madison State of Ind. described as follows, to-wit:

NE - Sec 1 - Twp 30 - R 7 - 182.81A  
W 1/2 - SE - Sec 1 - Twp 30 - R 7 - 80. A

Containing 262 A. More or less

IT IS AGREED that this lease shall remain in force for a term of THREE YEARS from this date, and as long thereafter as oil or gas, or either of them, is produced from said land by lessee. In consideration of the premises the said lessee covenants and agrees:

- 1st. To deliver to the credit of lessor, free of and free tank ownership or lease the pipe line to which lease may connect wells on said land, the equal one-eighth (1/8) part of all oil produced and stored from the leased premises.
- 2nd. To pay lessor one-eighth (1/8) of the gross proceeds each year, payable quarterly, for the gas from each well where gas only is found, while the same is being used of the premises, and if used in the manufacture of gasoline, a royalty of one-eighth (1/8) payable quarterly of the prevailing market rate for gas; and lessee to have one five of cost from any such well for all steam and all fuel oil in the principal dwelling on said land during the same time by making lessee's own connection with the well at lessee's own risk and expense.
- 3rd. To pay lessor for gas produced from any oil well and used of the premises or in the manufacture of gasoline or any other product a royalty of one-eighth (1/8) of the proceeds, payable quarterly at the prevailing market rate of the month of the well.

If no well be commenced on said land on or before the 27 day of Oct. 1970, this lease shall terminate as to both parties. If the lessee shall commence to drill a well within the term of this lease of any extension thereof, the lessee shall have the right to drill such well to completion with reasonable diligence and dispatch, and if oil or gas, or either of them be found in paying quantities, this lease shall continue and be in force with like effect as if such well had been completed within the term first mentioned.

If said lessee owns a fee interest in the above described land then the entire and undivided fee simple estate therein, then the royalties herein provided for shall be paid the said lessor only in the proportion which lessor's interest bears to the whole and undivided fee.

- Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for lessee's operations thereon except water from the wells of lessee.
- When requested by lessor, lessee shall bury lessee's pipe line below plow depth.
- No well shall be drilled nearer than 200 feet to the house or barn now on said premises without written consent of lessor.
- Lessee shall pay for damages caused by lessee's operations to growing crops on said land.
- Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises including the right to draw and remove same.

Lessee is hereby given the right and power to pool or combine the acreage covered by this lease or any portion thereof with other land, lease or leases in the immediate vicinity thereof, when in lessee's judgment it is necessary or advisable to do so in order properly to develop and operate the premises in conformity with the general rules of any local authority, or when so directed in the judgment of lessee, provided the construction of the oil and gas to and under and that may be produced from said premises. Lessee shall execute in writing an instrument identifying and describing the pooled acreage. The entire acreage so pooled into a tract or wells shall be treated, for all purposes except the payment of royalties on production from the pooled unit, as if it were included in this lease. If production is found on the pooled acreage, it shall be treated as if production is had from this lease, whether the well or wells be located on the premises covered by this lease or not. In lieu of the royalties otherwise herein specified, lessor shall receive on production from a well so pooled only such portion of the royalty stipulated herein as the amount of his acreage placed in the well or his royalty interest therein bears to the total acreage so pooled in the particular unit located.

If the estate of either party hereto is assigned and the privilege of assigning in whole or in part is expressly allowed the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer or assignment of a true copy thereof. If the leased premises are now or shall hereafter be owned in entirety or in separate tracts, the proceeds, covenants, shares, shall be developed and operated as one lease, and all royalties accruing hereunder shall be treated as one entirety and shall be divided among and paid to each separate owner in the proportion that the acreage owned by each such separate owner bears to the entire leased acreage.

Lessee hereby covenants and agrees to defend the title to the said lands herein described, and agrees that the lessee shall have the right at any time to release the lessee by payment, or discharge, or other lease on the above described lands, in the event of default of payment by lessor, and by substitution in the title of the holder hereof, and the undersigned hereby, for themselves, their heirs, successors and assigns, hereby covenants and agrees to release all rights of lessor and to defend in the premises herein described, under or said right of lessor and hereunder may in any way affect the purpose for which this lease is made or intended hereon.

ONE HUNDRED THIRTY ONE Dollars (\$131=) Rental Payment due  
Oct. 27, 1968  
A/D  
Oct. 27, 1969

IN WITNESS WHEREOF WE SIGN, the date first above written.  
\_\_\_\_\_  
(SEAL) Russell Wellfogen (SEAL)  
\_\_\_\_\_  
(SEAL) Margaret Kohlhdgen (SEAL)  
\_\_\_\_\_  
(SEAL)

This Instrument prepared by Ralph Brown - Telfs, Ind.

# PRELIMINARY TITLE

### ACKNOWLEDGEMENT

STATE OF Idaho

Madras COUNTY, SE.

I, Ralph A. Brown, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Russell Kahlhagan and Margarine Kahlhagan

personally known to me to be the same person... whose name... subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that... signed, sealed and delivered the said instrument as... free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 27<sup>th</sup> day of October 1967.  
My commission expires May 18, 1971  
Ralph A. Brown Notary Public.



### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ COUNTY, SE.

I, \_\_\_\_\_ a Notary Public, in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_

personally known to me to be the same person... whose name... subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that... signed, sealed and delivered the said instrument as... free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
My commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public.

### FORM FOR CORPORATION

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ SE.

I, \_\_\_\_\_ a Notary Public, in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_

to me personally known as the president (or other officer) of \_\_\_\_\_ and also known to me as the person whose name is affixed to the foregoing instrument, appeared before me this day in person and acknowledged... signing, sealing and delivering the said instrument as the free and voluntary act of said \_\_\_\_\_ (name of corporation) for the incorporation and purposes therein set forth, and that \_\_\_\_\_ was duly authorized to execute the same by the board of directors of said corporation.

IN WITNESS WHEREOF, I have set my hand and seal hereto this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
My commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public.

### FORM FOR SIGNING BY MARK

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ SE.

I, \_\_\_\_\_ a Notary Public, in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_

personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that... signed said instrument by \_\_\_\_\_ mark and sealed and delivered same as... free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead; said instrument having been read to \_\_\_\_\_ being a person unable to read or write.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
My commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public.

2250

**OIL AND GAS LEASE**

FROM \_\_\_\_\_ TO \_\_\_\_\_

Dated \_\_\_\_\_ 19\_\_\_\_

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

N's Area \_\_\_\_\_ County, \_\_\_\_\_

STATE OF Idaho SE.

COUNTY OF Jeffer

This instrument was filed for record on the \_\_\_\_\_ day of Dec. 1967 at \_\_\_\_\_ o'clock P.M., and duly recorded in book 94 Page 391 of the records of this office.

By Ralph A. Brown Notary Public.

When Recorded \_\_\_\_\_

Return to \_\_\_\_\_

NOTARY PUBLIC



# PRELIMINARY TITLE

## ACKNOWLEDGEMENT

STATE OF Indiana }  
 COUNTY, } SS.  
 I, Ralph C. Brown, a Notary Public, in and for said County, in the State  
 aforesaid, do hereby certify that Russell Paul Shugart and Marjorie Kathleen  
Husband & Wife  
 personally known to me to be the same persons whose name S subscribed to the foregoing instrument, appeared before me this day  
 in person, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act for the uses and  
 purposes therein set forth, including the release and waiver of the right of homestead.  
 Given under my hand and Seal, this 17th day of March  
 My commission expires Aug 15, 1979



## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
 COUNTY, } SS.  
 I, \_\_\_\_\_ a Notary Public, in and for said County, in the State  
 aforesaid, do hereby certify that \_\_\_\_\_  
 personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day  
 in person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act for the uses and  
 purposes therein set forth, including the release and waiver of the right of homestead.  
 Given under my hand and Seal, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 My commission expires \_\_\_\_\_  
 Notary Public.

## FORM FOR CORPORATION

STATE OF Ohio }  
 COUNTY OF Montgomery } SS.  
 I, Barbara H. Zvakos, a Notary Public, in and for said County, in the State aforesaid, do hereby certify  
 that Robert W. Smith, President of ConPetro, Inc.  
 to me personally known as the president (or other officer) of ConPetro, Inc.  
 and as the person whose name is affixed to the foregoing instrument, appeared before me this day in person and  
 signed, sealed and delivered the said instrument as the free and voluntary act of said ConPetro, Inc.  
 for the consideration and purposes therein set forth, and that he was duly  
 authorized by the board of directors of said corporation.  
 IN WITNESS WHEREOF, I have set my hand and seal hereon this 12th day of March, 1979  
November 30, 1980.  
Barbara H. Zvakos  
 Notary Public.



## FORM FOR SIGNING BY MARK

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS.  
 I, \_\_\_\_\_ a Notary Public, in and for said County, in the State aforesaid, do hereby certify  
 that \_\_\_\_\_ personally known to me to be the person whose name is subscribed to the foregoing instrument,  
 appeared before me this day in person and acknowledged that \_\_\_\_\_ signed said instrument by \_\_\_\_\_ mark and sealed and delivered same  
 as \_\_\_\_\_ free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead;  
 said instrument having been read to \_\_\_\_\_ being a person unable to read or write.  
 IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 My commission expires \_\_\_\_\_  
 Notary Public.  
 His X Mark.

868

**OIL AND GAS LEASE**

FROM \_\_\_\_\_ TO \_\_\_\_\_

Dated \_\_\_\_\_ 19\_\_\_\_

Executed \_\_\_\_\_ at \_\_\_\_\_

By \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
 COUNTY OF Spencer } SS.  
 This instrument was filed for record on the 5th  
 day of April, 1979 at 9:50  
 o'clock P.M., and duly recorded in book 101  
 Page 410 of the records of this office.  
Dorothy A. Lee  
 DEPUTY RECORDER.  
Elizabeth H. Pickling  
 DEPUTY RECORDER.

When Recorded \_\_\_\_\_  
 Return to \_\_\_\_\_

County Record Office, Spencer, W. Va.

# PRELIMINARY TITLE

264

## ASSIGNMENT OF LEASES

For and in consideration of One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, Continental Resources & Minerals Corporation, a Kentucky corporation, 4140 Linden Avenue, Suite 200, Dayton, Ohio, 45432, hereby assigns to Virgie Associates, an Indiana limited partnership, 3520 Washington Boulevard, Indianapolis, Indiana, 46205, all of its right, title and interest in and to the seven (7) leases situated in Jasper County, Indiana, described in Exhibit A attached hereto and made a part hereof which leases it owns under the assumed name "ConPetro".

IN WITNESS WHEREOF, Continental Resources & Minerals Corporation has caused this assignment to be executed this 24th day of January, 1980.

CONTINENTAL RESOURCES & MINERALS CORPORATION

By: [Signature]  
C. R. McNamee, President

Attest:

John A. Neatherton Secretary

3-18 RECEIVED FOR RECORD  
1980-02-06 A.M. and Recorded in  
Rec. Record Page 264

STATE OF OHIO )  
 ) SS:  
COUNTY OF MONTGOMERY )

FEB - 6 1980  
[Signature]  
Dorothy M. Lee  
Notary Public, State of Ohio

I, Wilna M. Smith, a Notary Public in and for the County and State aforesaid, do certify that the foregoing Assignment of Leases was executed before me by C. R. McNamee and John A. Neatherton, President and Secretary, respectively, of Continental Resources & Minerals Corporation, Assignor herein, who acknowledged the same to be the act and deed of Continental Resources & Minerals Corporation.

Given under my hand and official seal this 24th day of January, 1980.

[Signature]  
(signature)  
Wilna M. Smith  
(name printed) NOTARY PUBLIC

My Commission Expires:  
November 27, 1984

My County of Residence:  
Greene

This instrument prepared by James S. Telfer, ICE MILLER DONADIO & RYAN, 111 Monument Circle, Indianapolis, Indiana, 46204, (317)635-1213.

# PRELIMINARY TITLE

Lease to ConPetro  
Recorded in  
Jasper County, Indiana

<u>Property Owner</u>	<u>Number of Acres</u>	<u>Recording Date</u>	<u>Miscellaneous Record</u>	<u>Page</u>
Crawford, Mary, widow	153	11/6/78	101	236
Schultz, Robert and Maureen	240	11/6/78	101	237
Hoffman, George Jr. as Executor of the Estate of George Hoffman, Sr.	298.24	3/13/79	101	382
Kohlhagen, Russell A. and Marjorie	800.98	4/5/79	101	410
Schultz, Juanita Pauline, widow	204	4/25/79	101	439
Stowers, Max E. and Loretta R.	160	4/25/79	101	440
Yates William R. and Ruth	211.26	5/14/79	101	463

EXHIBIT A



**PHOTOS**

# PHOTOS



# PHOTOS



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