

South of Oxford

Benton County

INDIANA FARMLAND AUCTION



**458 ±
Acres**

Prime Tillable Farmland

in 8 Tracts

INFORMATION BOOKLET



IN COOPERATION WITH
Agricultural Investment
Associates Inc.

Tuesday, June 11 • 6pm



DISCLAIMER

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



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

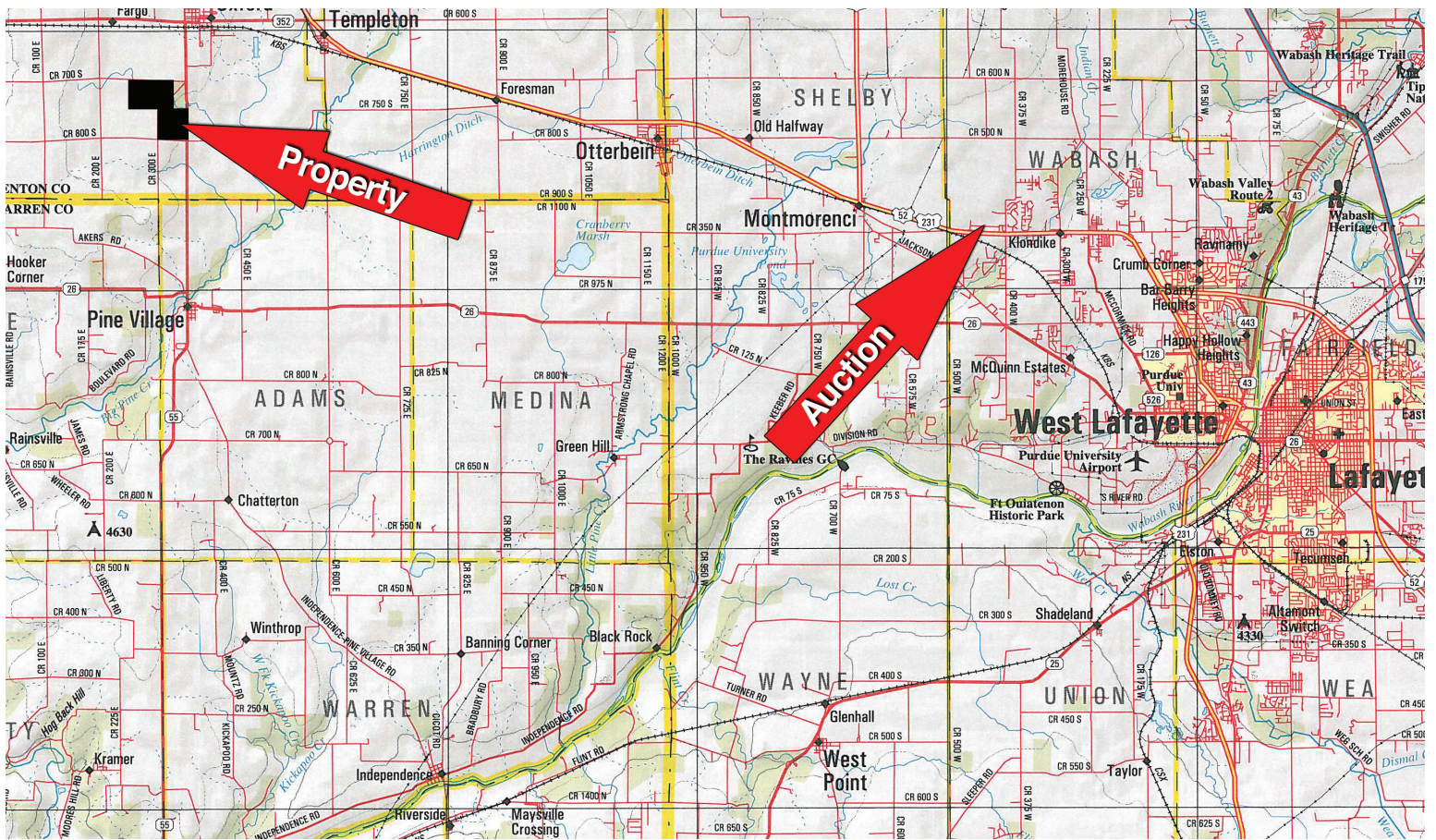
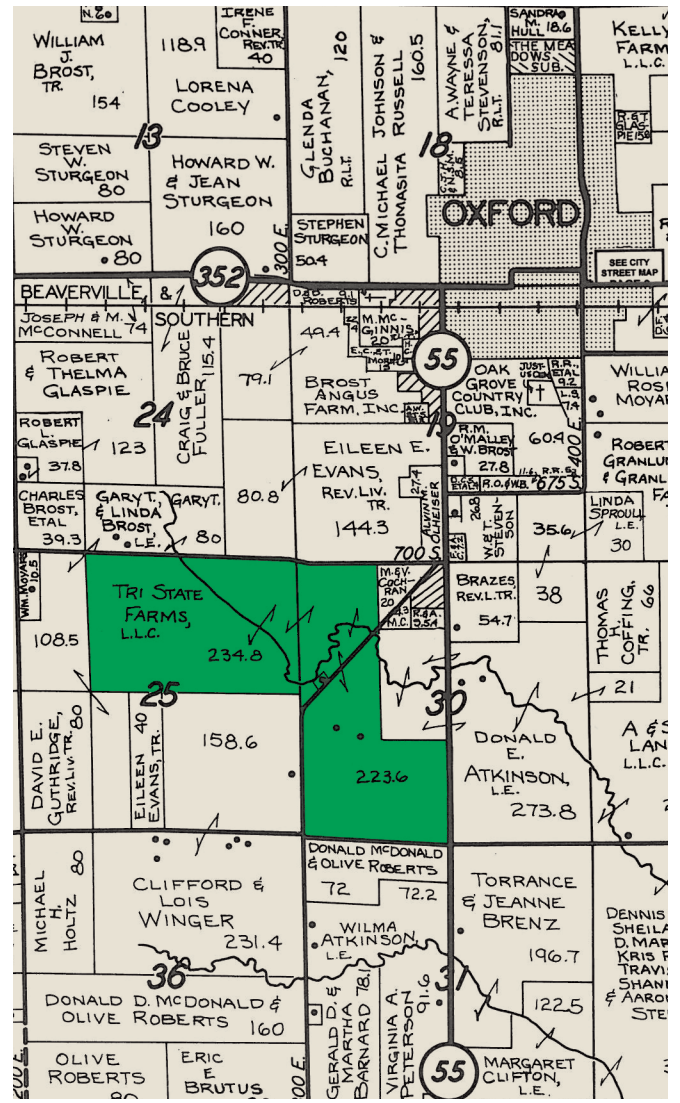
260-244-7606 or 800-451-2709

SchraderAuction.com

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- **AERIAL TRACT MAPS**
- **SOIL MAPS AND INDEXES**
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- **TITLE INSURANCE**
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LOCATION MAPS



AERIAL TRACT MAP



AERIAL PHOTOGRAPH



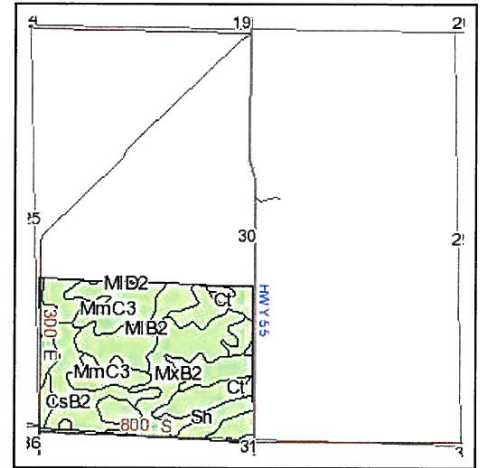
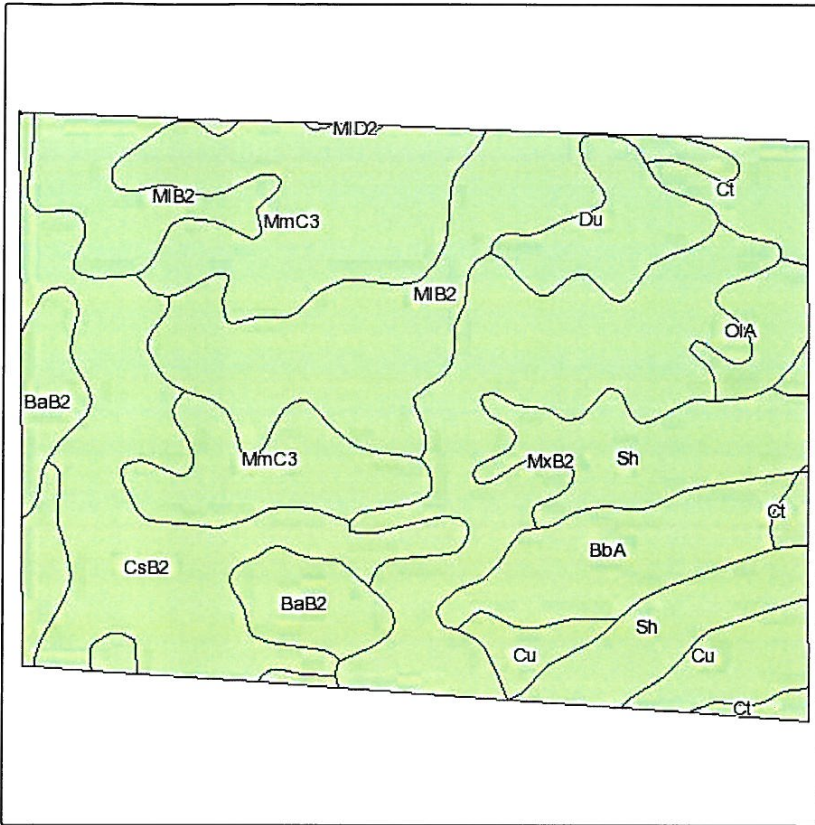
AERIAL PHOTOGRAPH





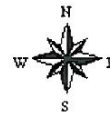
SOIL MAP - TRACTS 1,2

Soils Map



State: **Indiana**
 County: **Benton**
 Location: **030-024N-007W**
 Township: **Oak Grove**
 Acres: **123**
 Date: **4/5/2012**

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



Maps provided by:



©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	22	17.8%	IVe	125
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	21	17.1%	IIe	140
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	19	15.5%	IIe	145
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	18.2	14.8%	IIe	150
Sh	Selma silty clay loam, till substratum	12.4	10.1%	IIw	175
BbA	Barce silt loam, 0 to 2 percent slopes	7.6	6.2%	I	155
BaB2	Barce loam, 2 to 6 percent slopes, eroded	6.1	4.9%	IIe	150
Cu	Crane loam, till substratum	4.8	3.9%	IIw	165
Du	Drummer silty clay loam	4.8	3.9%	IIw	175
Ct	Crane silt loam	4.4	3.6%	IIw	165
OIA	Odell silt loam, 0 to 2 percent slopes	2.6	2.1%	IIw	165
MID2	Miami silt loam, 12 to 20 percent slopes, eroded	0.1	0.1%	IVe	115
Weighted Average					148.3

AERIAL MAP - TRACTS 1,2



©AgriData, Inc. 2012



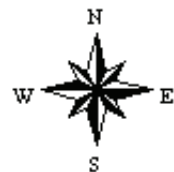
Maps provided by:



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30-24N-7W
Benton County
Indiana

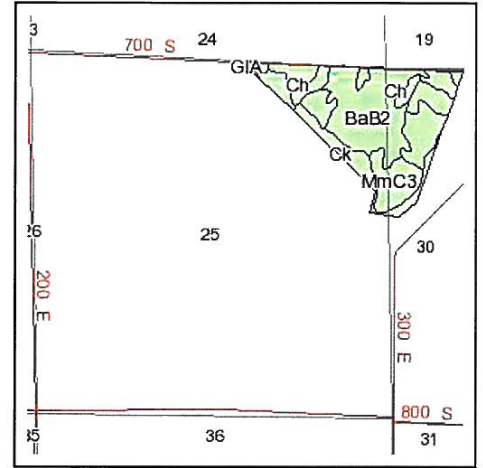
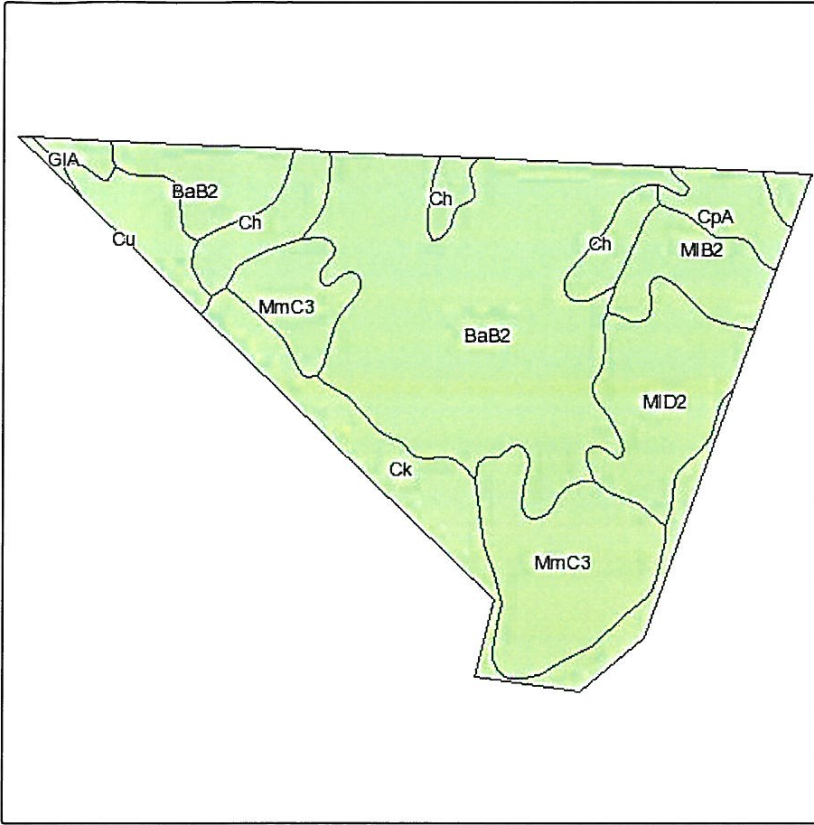
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scale: 5542



5/6/2013

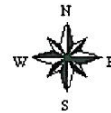
SOIL MAP - TRACT 9

Soils Map



State: **Indiana**
 County: **Benton**
 Location: **025-024N-008W**
 Township: **Oak Grove**
 Acres: **86.1**
 Date: **4/5/2012**

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



©AgriData, Inc 2008
 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn
BaB2	Barce loam, 2 to 6 percent slopes, eroded	35	40.5%	Ile	150
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	14.3	16.6%	IVe	125
Ck	Comfrey silty clay loam, sandy substratum, occasionally flooded	10.1	11.8%	IIIw	150
MID2	Miami silt loam, 12 to 20 percent slopes, eroded	8.8	10.3%	IVe	115
Ch	Chalmers silty clay loam	5.8	6.7%	IIw	190
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.2	6.1%	Ile	140
Cu	Crane loam, till substratum	3.3	3.9%	IIw	165
CpA	Conover silt loam, 0 to 3 percent slopes	2.8	3.3%	IIw	160
GIA	Gilboa silt loam, 0 to 2 percent slopes	0.8	0.9%	IIw	165
Weighted Average					145.5

AERIAL MAP - TRACT 9



©AgriData, Inc. 2012



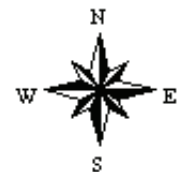
Maps provided by:



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25-24N-8W
Benton County
Indiana

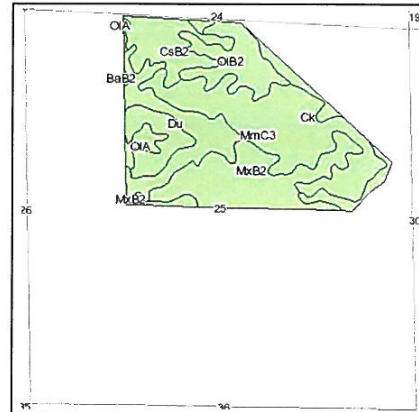
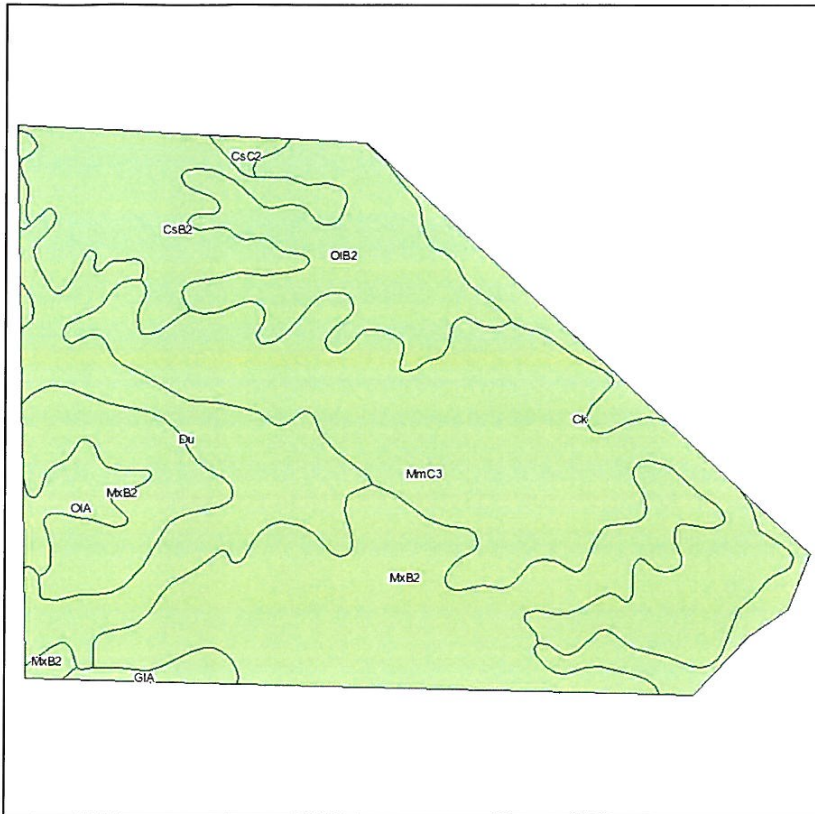
map center: 40° 30' 7", 87° 16' 0.28"
scale: 6490



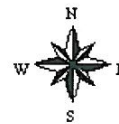
4/25/2013

SOIL MAP - TRACTS 9 & 10

Soils Map



State: **Indiana**
 County: **Benton**
 Location: **025-024N-008W**
 Township: **Oak Grove**
 Acres: **162.8**
 Date: **4/5/2012**



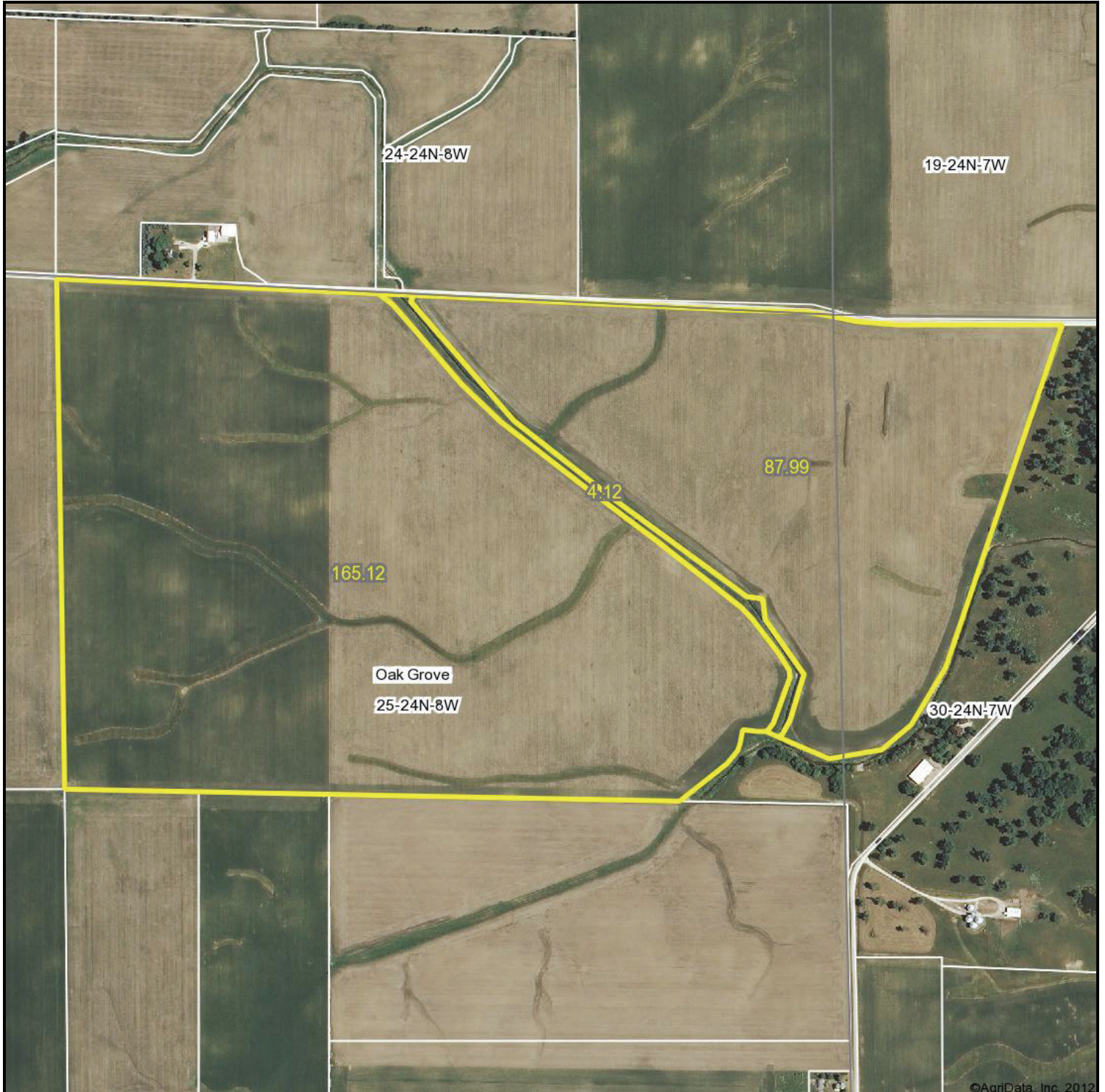
Maps provided by:

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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	48.7	29.9%	IVe	125
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	44.9	27.6%	IIe	145
Du	Drummer silty clay loam	20.5	12.6%	IIw	175
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	17.4	10.7%	IIe	160
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	16.3	10.0%	IIe	150
CK	Comfrey silty clay loam, sandy substratum, occasionally flooded	8.6	5.3%	IIIw	150
OIA	Odell silt loam, 0 to 2 percent slopes	3.8	2.3%	IIw	165
GIA	Gilboa silt loam, 0 to 2 percent slopes	1.6	1.0%	IIw	165
CsC2	Corwin silt loam, 6 to 12 percent slopes, eroded	0.8	0.5%	IIIe	140
BaB2	Barce loam, 2 to 6 percent slopes, eroded	0.2	0.1%	IIe	150
Weighted Average					145.8

AERIAL MAP - TRACTS 9 & 10



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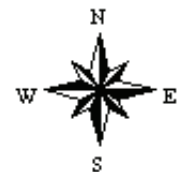
Maps provided by:



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25-24N-8W
Benton County
Indiana

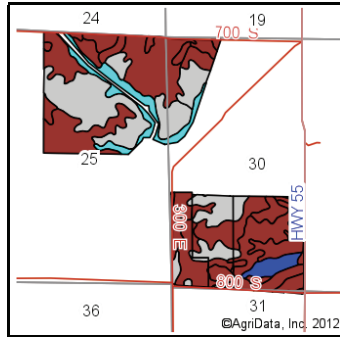
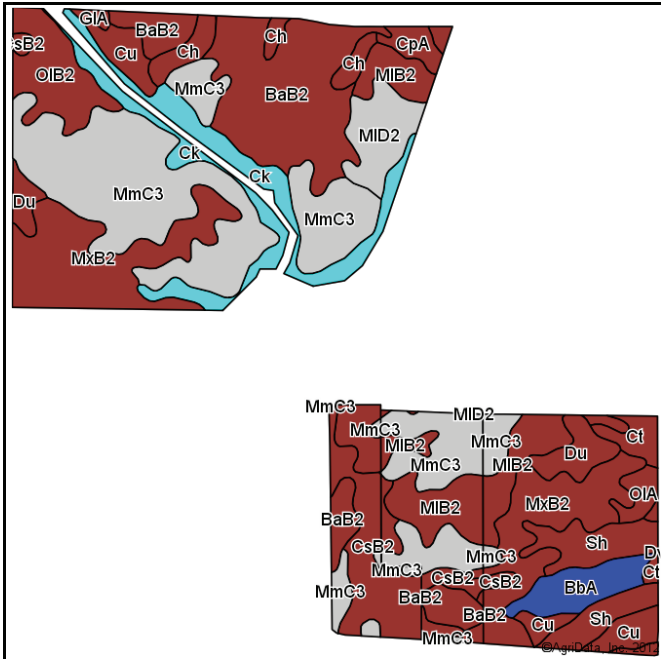
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scale: 9529



5/6/2013

SOIL MAP - TILLABLE

Soils Map



State: **Indiana**
 County: **Benton**
 Location: **30-24N-7W**
 Township: **Oak Grove**
 Acres: **296.5**
 Date: **5/14/2012**



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	76.2	25.7%		IVe	125	4.1	8.3	44	56
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	41.9	14.1%		Ile	145	4.8	9.6	49	65
BaB2	Barce loam, 2 to 6 percent slopes, eroded	40.9	13.8%		Ile	150	5	9.9	49	68
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	26	8.8%		Ile	140	4.6	9.2	49	63
Ck	Comfrey silty clay loam, sandy substratum, occasionally flooded	20	6.8%		Illw	150	5	9.9	39	60
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	19	6.4%		Ile	150	5	9.9	49	68
Sh	Selma silty clay loam, till substratum	12.4	4.2%		llw	175	5.8	11.6	49	70
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	11.4	3.9%		Ile	160	5.3	10.6	49	72
MID2	Miami silt loam, 12 to 20 percent slopes, eroded	8.9	3.0%		IVe	115	3.8	7.6	40	52
Cu	Crane loam, till substratum	8.7	2.9%		llw	165	5.4	10.9	51	74
BbA	Barce silt loam, 0 to 2 percent slopes	7.6	2.6%		I	155	5.1	10.2	51	70
Du	Drummer silty clay loam	7.1	2.4%		llw	175	5.8	11.6	49	70
Ch	Chalmers silty clay loam	5.8	2.0%		llw	190	6.3	12.5	54	76
Ct	Crane silt loam	4.5	1.5%		llw	165	5.4	10.9	51	74
CpA	Conover silt loam, 0 to 3 percent slopes	2.7	0.9%		llw	160	5.3	10.6	51	72

OIA	Odell silt loam, 0 to 2 percent slopes	2.6	0.9%		llw	165	5.4	10.9	51	74
GIA	Gilboa silt loam, 0 to 2 percent slopes	0.8	0.3%		llw	165	5.4	10.9	51	74
Weighted Average						145.1	4.8	9.6	47.1	64

SURVEY

FSA INFORMATION

156 EZ FORM

Indiana
Benton
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 668
Prepared: 4/26/13 12:11 PM
Crop Year: 2012
Page: 1 of 1

Operator Name: DWAIN R COTTINGHAM
Farm Identifier:
Recon Number:

Farms Associated with Operator:
461

CRP Contract Number(s): 422A , 792 , 1034

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
459.8	375.7	375.7	0.0	0.0	8.3	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	NAP		FAV/WR History	ACRE Election
0.0	0.0	367.4	0.0	0.0	0.0		N	2009

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	CRP Reduction	CRP Pending
CORN	183.0	117	117	0.0	0.0	0.0	0.0
SOYBEANS	128.2	37	37	0.0	0.0	0.0	0.0
Total Base Acres:	311.2						

Tract Number: 1206 Description: H9/1B&2B SEC25 & 30 T24N-R8W & R7W OAK GROVE
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None
FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
459.8	375.7	375.7	0.0	0.0	8.3	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	NAP	
0.0	0.0	367.4	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	CRP Reduction	CRP Pending	CRP Yield
CORN	183.0	117	117	0.0	0.0	0.0	0.0	0
SOYBEANS	128.2	37	37	0.0	0.0	0.0	0.0	0
Total Base Acres:	311.2							

Owners: TRI STATE FARMS LLC

Other Producers: None

156 EZ FORM

Benton, Indiana

Form Approved - OMB No. 0560-0004

FSA - 578 (Producer Print)

REPORT OF COMMODITIES

PROGRAM YEAR: 2012

Producer Name and Address

FRI STATE FARMS LLC
1000 SKOKIE BLVD STE 358
MILWETTE, IL 60091-1146

FARM AND TRACT DETAIL LISTING

DATE: 06/25/2012

PAGE: 2

Farming Operation Totals

Crop/ Commodity	Var/ Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
--------------------	--------------	------------------------	------------	----------------------	------------------------	-----------------------------------	-------------------------------------	--------------------------------------	----------------------------------------	-----------------------------------	-------------------------------------

SOYBN COM N GH 170.17

PRODUCER'S CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops and land uses listed herein are true and correct and that all required crops and land uses have been reported for the farms as applicable. The signing of this form gives FSA representatives authorization to enter and inspect crops and land uses on the above identified land.

Producer's Signature (By)

Date

This program or activity will be conducted on a non discriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability

156 EZ FORM

3enton, Indiana

Form Approved - OMB No. 0560-0004

FSA - 578 (Producer Print)

Producer Name and Address

TRI STATE FARMS LLC
1000 SKOKIE BLVD STE 358
MILMETTE, IL 60091-1146

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2012

DATE: 06/25/2012
PAGE: 1

NOTE: The following statements are made in accordance with the Privacy Act of 1974(5 USC 552a). The Agricultural Adjustment Act of 1938, as amended, and the Agricultural act of 1949, as amended, authorized the collection of the following data. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Acts.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0004), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

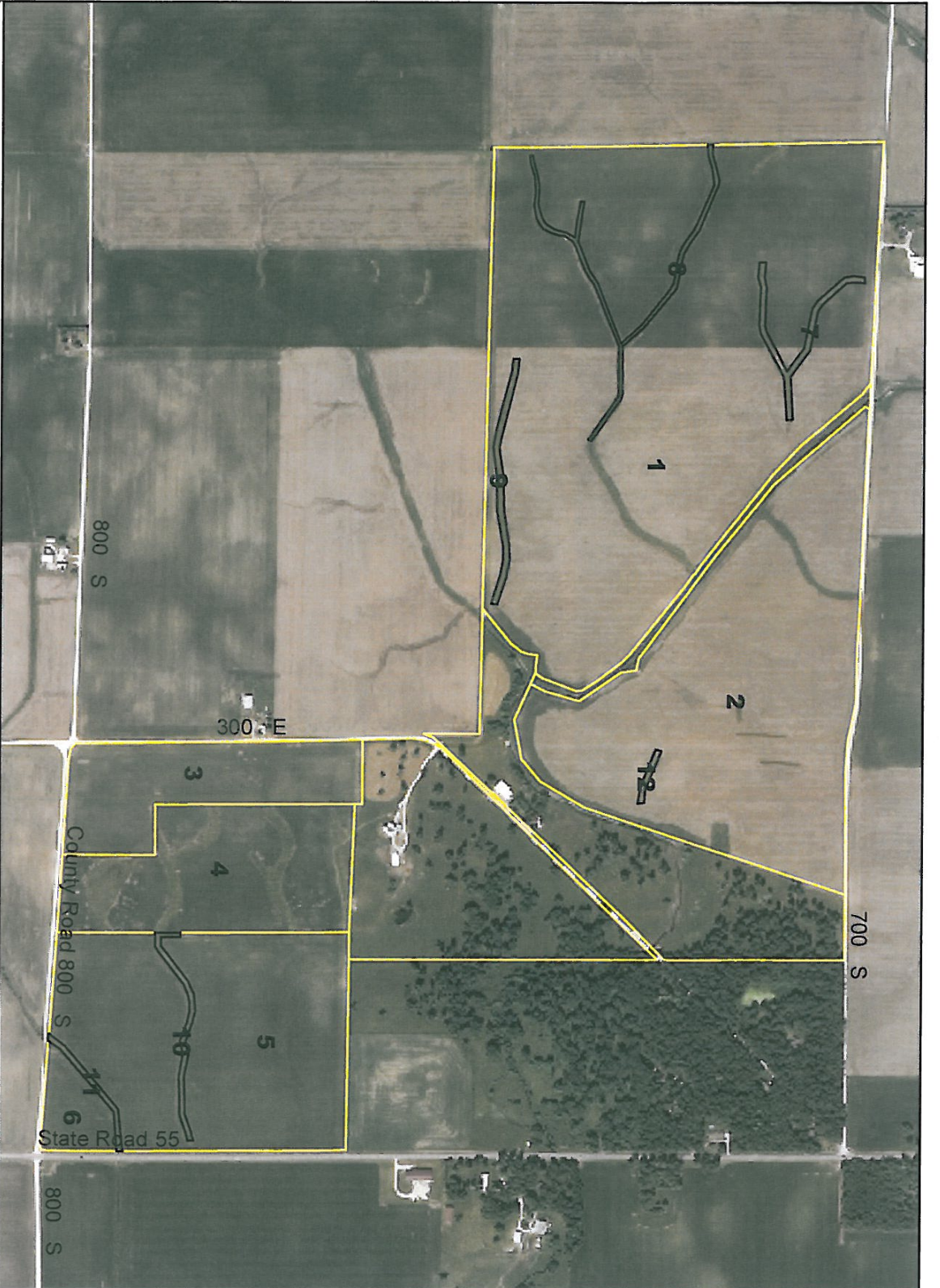
Farm Number	Tract Number	CLU/Field	Irrigation Practice	Crop/Commodity	Var/Type	Int Use	Act Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Planting Date	Planting Period	End Date	Producer Share	Producer Name	RMA Unit	NAP Unit
668	1206	1A	N	CORN	YEL	GR		I	A	73.85		Yes	4/10/12	01		50.00	DWAIN R COTTINGHAM		
		1B	N	SOYBN	COM	GR		I	A	83.68		Yes	4/16/12	01		50.00	TRI STATE FARMS LLC		
		1C	N	GRASS	FTA	LS		I	A	1.70		Yes	5/1/00	01		50.00	TRI STATE FARMS LLC		
		2A	N	GRASS	BRO	LS		I	A	1.20		Yes	5/1/00	01		50.00	DWAIN R COTTINGHAM		
		2B	N	SOYBN	COM	GR		I	A	86.49		Yes	4/16/12	01		50.00	TRI STATE FARMS LLC		
		3	N	CORN	YEL	GR		I	A	23.33		Yes	4/10/12	01		50.00	TRI STATE FARMS LLC		
		4A	N	GRASS	BRO	LS		I	A	3.70		Yes	5/1/00	01		50.00	DWAIN R COTTINGHAM		
		4B	N	CORN	YEL	GR		I	A	29.28		Yes	4/10/12	01		50.00	TRI STATE FARMS LLC		
		5	N	CORN	YEL	GR		I	A	58.41		Yes	4/10/12	01		50.00	DWAIN R COTTINGHAM		
		6	N	CORN	YEL	GR		I	A	5.72		Yes	4/10/12	01		50.00	DWAIN R COTTINGHAM		
Photo Number/Legal Description: H9/1B&2B SEC25 & 30 T24N- Cropland: 375.70										Farmland: 459.80									

Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
CORN	YEL	N	GR	190.59							
GRASS	BRO	N	LS	4.90							
GRASS	FTA	N	LS	1.70							
SOYBN	COM	N	GR	170.17							

Farming Operation Totals

Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
CORN	YEL	N	GR	190.59							
GRASS	BRO	N	LS	4.90							
GRASS	FTA	N	LS	1.70							

FSA MAP



CLU: AC HEL-CRP

1:	159.23 H
2:	87.69 N
3:	23.33 N
4:	32.98 U
5:	58.41 N
6:	5.72 N
7:	1.8 H-8A/20
8:	2.5 H-8A/20
9:	1.6 H-8A/20
10:	1.3 N-8A/12
11:	0.8 N-8A/12
12:	0.3 N-8A/17

USDA FSA Farm 668 Tract 1206

2012 Imagery
 United States Department of Agriculture 1/18/2013
 Farm Service Agency Benton County, IN
 0 412.5 825 1,650 2,475 3,300
 Feet

Tract Ac: 459.83 Crop Ac: 375.66 CRP Ac: 8.3

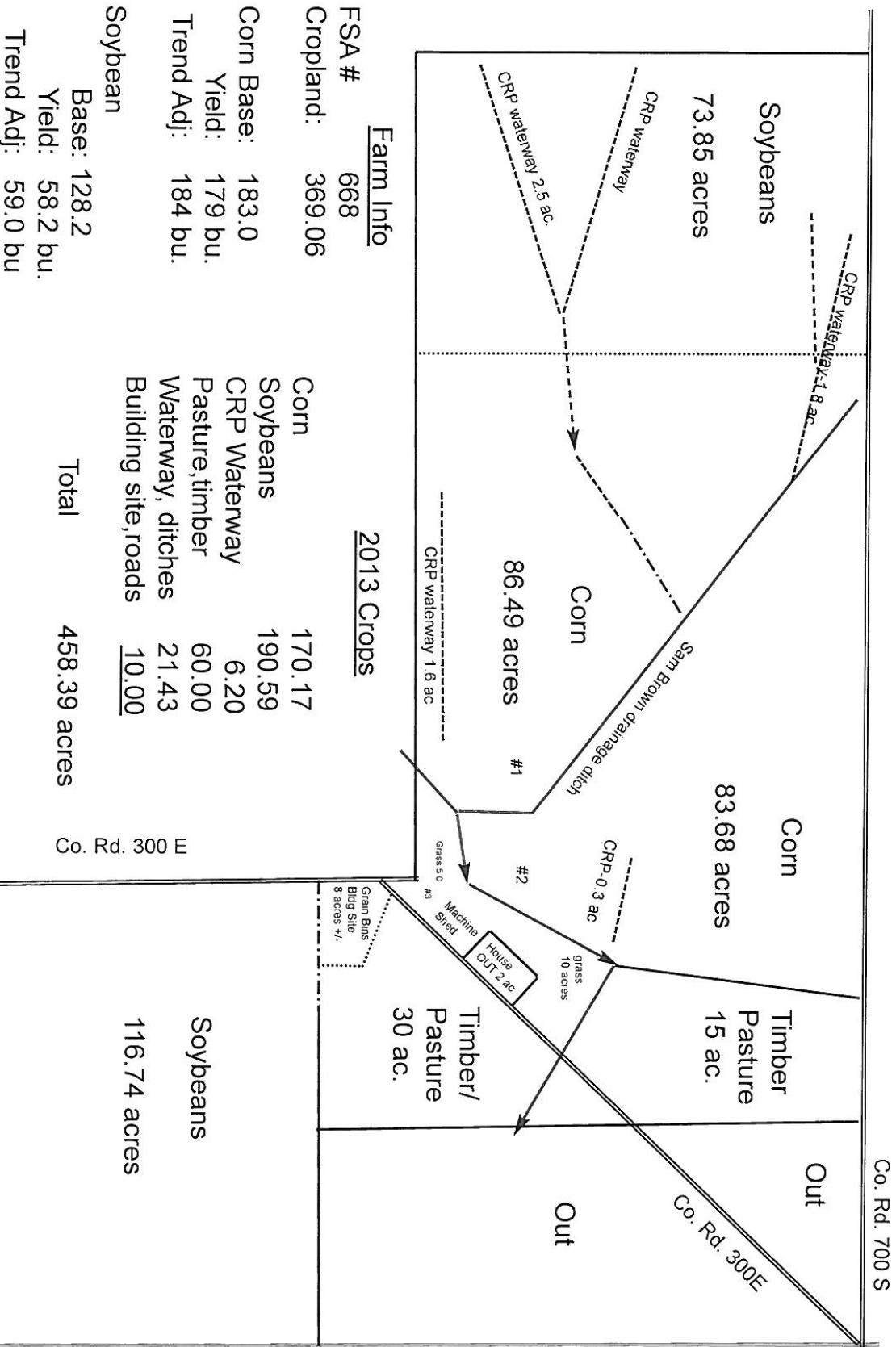
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - CLU Boundary
 - CRP Boundary

Disclaimer: Wetland indentifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCs. Roads layer provided by Dynamap 2000 Tele Atlas.



2013 CROP MAP

Oak Grove Farms Benton County Oxford, Indiana



Section 25 T24N, R8W
Section 30 T24N, R7W
Benton County, IN

Farm Operator- Doc Cottingham
765-585-7500

Farm Info
FSA # 668
Cropland: 369.06
Corn Base: 183.0
Yield: 179 bu.
Trend Adj: 184 bu.
Soybean
Base: 128.2
Yield: 58.2 bu.
Trend Adj: 59.0 bu

2013 Crops
Corn 170.17
Soybeans 190.59
CRP Waterway 6.20
Pasture, timber 60.00
Waterway, ditches 21.43
Building site, roads 10.00
Total 458.39 acres

Co. Rd. 300 E

Co. Rd. 800 S

Co. Rd. 700 S

State Hwy 55

#4,5,6

FERTILITY REPORT

The logo for SGS, consisting of the letters 'S', 'G', and 'S' in a bold, sans-serif font. A vertical line is positioned to the right of the letters, and a horizontal line is positioned below the letters.

SGS MOWERS
SOIL TESTING PLUS, INC.



FERTILITY AND PEST MANAGEMENT

117 E. Main St. ~ P.O. Box 540 ~ Toulon, IL 61483-0540 ~ (309) 286-2761 ~ (800) 354-8197 ~ Fax (309) 286-6251

Fertility Management Report

Pine Village Service Center

Doc Cottingham

Oak Grove

October 26, 2009

FERTILITY REPORT

Data Manager

Farm-Field Map

Grower: Doc Cottingham
Farm: Oak Grove
Acres: 183.76

Field(s): South of Bins, West of Property

SGS - Indiana - ppm
5441 State Rd 28E
Lafayette, IN 47909
PHONE: 765-412-1773



***NOTE: The field labels above are actual FIELD NAMES.**

SGS

All SGS services are rendered in accordance with the applicable SGS conditions of service available on request and accessible at http://www.sgs.com/terms_and_conditions.htm

ISSUED: 11:36am EDT Oct31, 2009
A Product of Agfleet Version 3.00

FERTILITY REPORT

Field Sampler

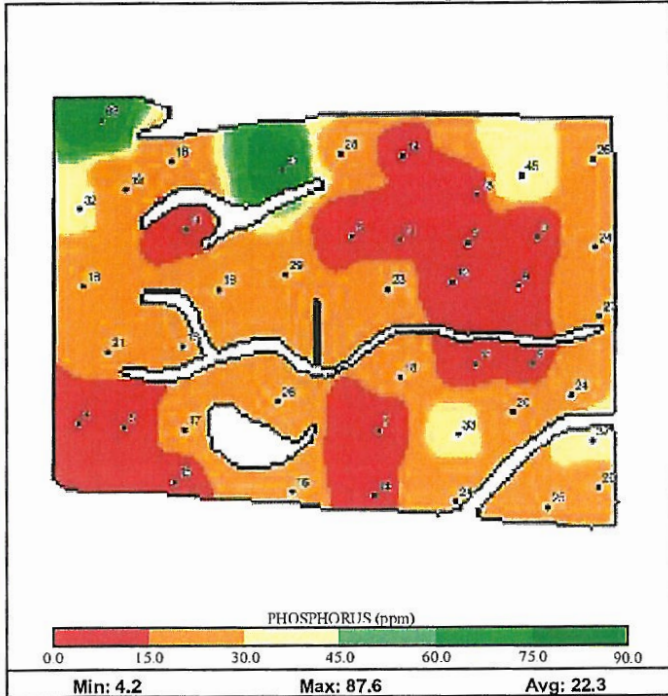
Grower: Doc Cottingham
 Farm: Oak Grove
 Acres: 110.64

Field(s): South of Bins

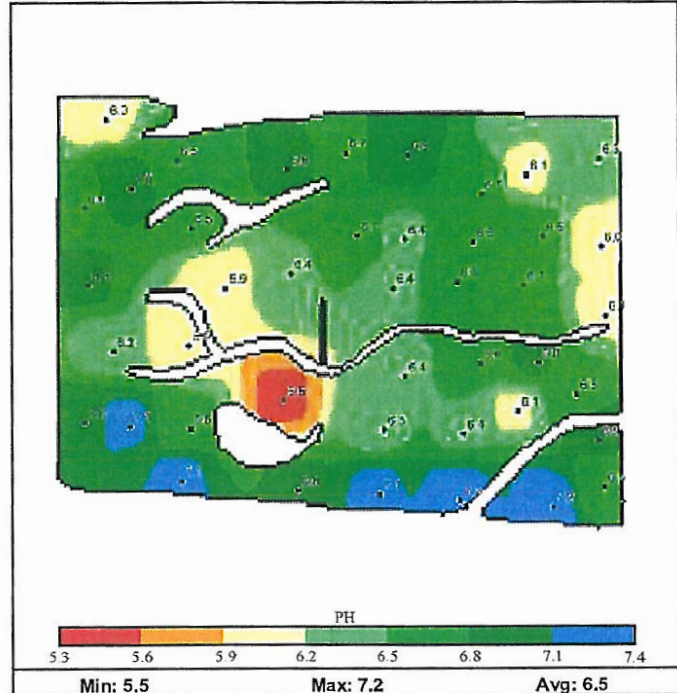
Lab Analysis

SGS - Indiana - ppm
 5441 State Rd 28E
 Lafayette, IN 47909
 PHONE: 765-412-1773

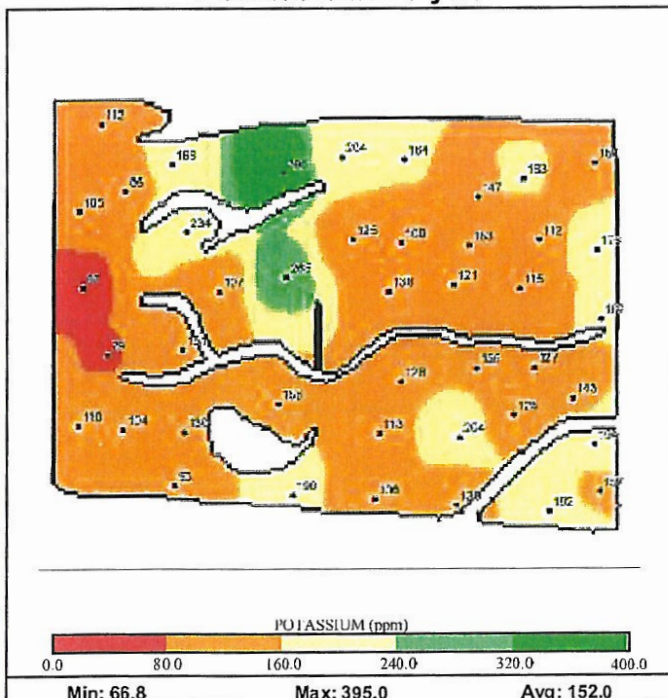
PHOSPHORUS Analysis



PH Analysis



POTASSIUM Analysis



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ANALYSIS BY: SGS Toulon
 SAMPLE DATE: 2009-10-26
 CONTOUR METHOD: R4
 ISSUED: 11:33am EDT Oct31, 2009
 A Product of Agfleet Version 3.00

FERTILITY REPORT

Field Sampler

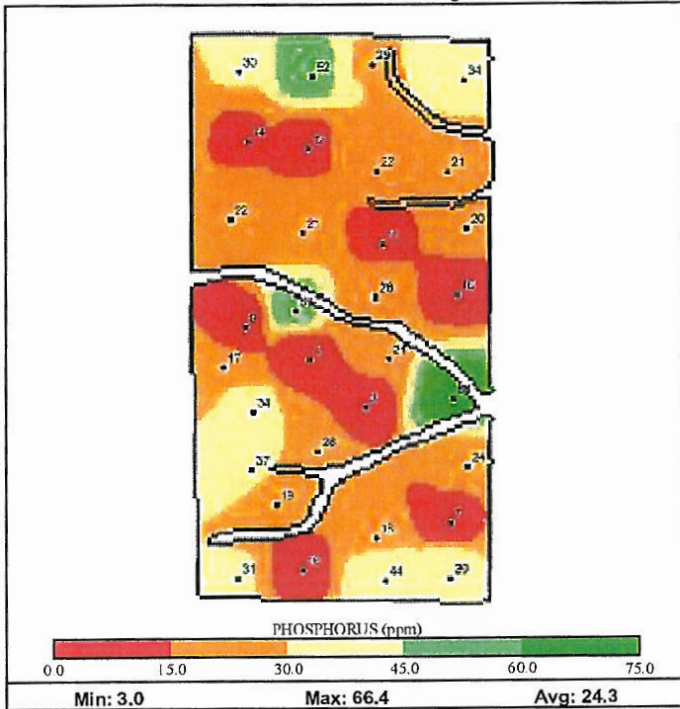
Grower: Doc Cottingham
 Farm: Oak Grove
 Acres: 73.12

Field(s): West of Property

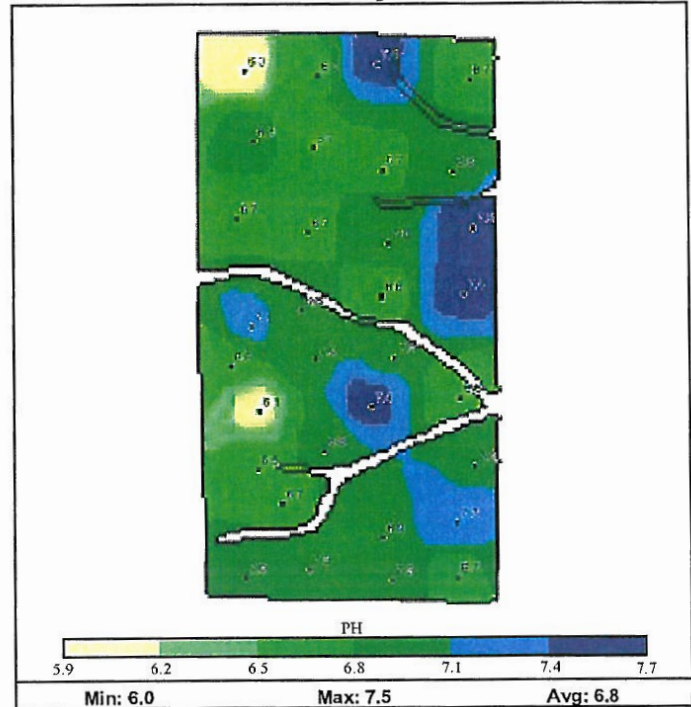
Lab Analysis

SGS - Indiana - ppm
 5441 State Rd 28E
 Lafayette, IN 47909
 PHONE: 765-412-1773

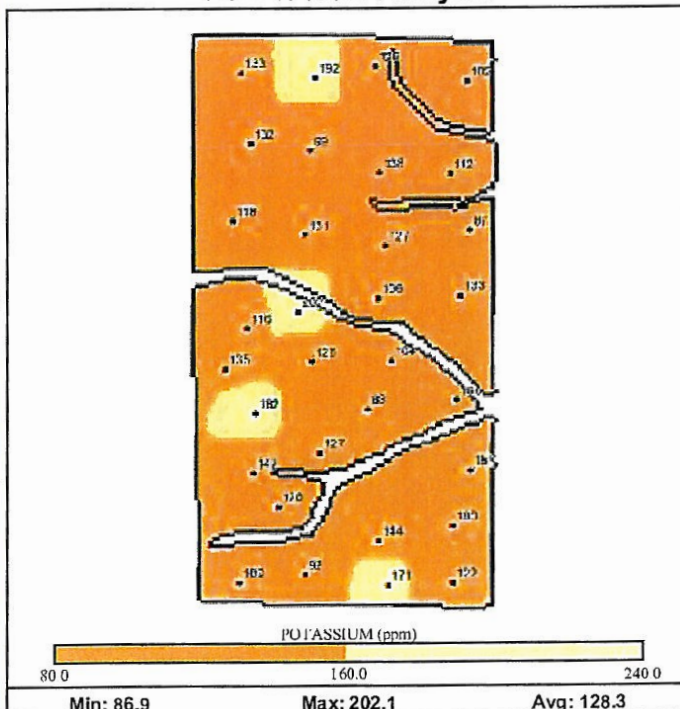
PHOSPHORUS Analysis



PH Analysis



POTASSIUM Analysis



ANALYSIS BY: SGS Toulon
 SAMPLE DATE: 2009-10-26
 CONTOUR METHOD: R4
 ISSUED: 11:35am EDT Oct31, 2009
 A Product of Agfleet Version 3.00



FERTILITY REPORT



LABORATORY ANALYSIS AND RECOMMENDATION REPORT

Special Report For: Doc Cottingham
 Samples Submitted by: Mitch Miles
 Pine Village Service Center
 8314 N Old 55
 Pine Village, IN 47975

Order No: 234935
 Client ID: 43327
 Report Date: 10/30/2009
 Farm Name: Oak Grove
 Field Name: West of Property
 Field Acres: 73.1



Sample	Water pH	Buffer pH	Parts Per Million						Parts per Million										PPM			Percent Saturation				
			Phos-phorus	Potassium	Calcium	Mag-nesium	Organic Matter	Sulfur	Zinc	Manganese	Boron	Iron	Copper	Sodium	NO3-N	Bray P1	Bray P2	P Bi-Carb	Ca	Mg	K	H	CEC			
1	6.0	6.6	30	132	1464	352	3.2											55.8	22.4	2.6	19.2	13.1				
2	6.8	7.5	13	132	1343	369	1.7											64.3	29.5	3.2	3.0	10.5				
3	6.7	7.3	22	118	2216	475	3.5											67.3	24.0	1.8	6.8	16.5				
4	7.1	7.5	8	116	1708	475	1.5											66.8	30.9	2.3	0.0	12.8				
5	6.6	7.3	17	135	1535	389	1.8											62.5	26.4	2.8	8.3	12.3				
6	6.1	6.8	34	182	1408	345	1.9											55.2	22.6	3.7	18.6	12.8				
7	6.5	7.2	37	142	1510	353	2.2											62.8	24.5	3.0	9.7	12.0				
8	6.7	7.3	19	120	1686	402	2.6											65.2	25.9	2.4	6.5	12.9				
9	7.0	7.5	31	109	1649	418	2.5											68.6	29.0	2.3	0.0	12.0				
10	7.0	7.5	10	92	1731	431	2.6											69.3	28.8	1.9	0.0	12.5				
11	6.8	7.4	28	127	1919	459	2.9											67.2	26.8	2.3	3.8	14.3				
12	7.4	7.5	3	88	1498	364	1.6											69.7	28.2	2.1	0.0	10.7				
13	7.0	7.5	4	125	1145	346	1.5											64.0	32.2	3.6	2	8.9				
14	6.8	7.4	51	202	2063	488	3.3											66.7	26.0	3.3	3.9	15.6				
15	6.7	7.3	21	131	1643	410	3.1											65.0	27.1	2.7	5.2	12.6				
16	6.7	7.3	12	99	1294	331	2.9											63.6	27.1	2.5	6.8	10.2				
17	6.7	7.3	52	192	1644	413	3.3											64.1	26.9	3.8	5.1	12.8				
18	7.4	7.5	29	128	1854	430	3.2											70.3	27.2	2.5	0.0	13.2				
19	6.7	7.3	22	138	1556	399	3.0											64.5	27.5	2.9	5.1	12.1				
20	7.0	7.5	11	127	1470	395	2.9											66.8	29.9	2.9	4	11.0				
21	6.6	7.2	26	106	1320	287	2.8											66.2	24.0	2.7	7.0	10.0				
22	7.0	7.5	24	104	3283	683	3.8											73.4	25.4	1.2	0.0	22.4				
23	6.9	7.5	18	144	1558	383	3.0											66.9	27.4	3.2	2.6	11.7				
24	7.0	7.5	44	171	1556	397	3.1											67.5	28.7	3.8	0.0	11.5				
25	6.7	7.3	39	122	2116	381	3.5											70.2	21.1	2.1	6.7	15.1				
26	7.3	7.5	7	100	1626	391	1.6											69.8	28.0	2.2	0.0	11.6				
27	7.0	7.5	24	157	1718	374	2.9											70.9	25.7	3.3	0.0	12.1				
28	6.6	7.2	66	156	3000	597	3.3											68.2	22.6	1.8	7.4	22.0				
29	7.4	7.5	10	133	1457	343	1.6											69.5	27.3	3.3	0.0	10.5				
30	7.5	7.5	20	87	2173	497	3.0											71.3	27.2	1.5	0.0	15.2				
31	6.8	7.4	21	112	1649	396	3.2											67.0	26.8	2.3	3.8	12.3				
32	6.7	7.2	34	102	2290	531	3.6											67.1	25.9	1.5	5.4	17.1				

SGS Mowers Soil Testing Plus, Inc. 117 E Main Street PO Box 540 Toulon, IL 61483 t (309) 286-2761 f (309) 286-6251
 www.cropserve.com, www.sgs.com, www.sgs.com

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FERTILITY REPORT



LABORATORY ANALYSIS AND RECOMMENDATION REPORT

Special Report For: Doc Cottingham
 Samples Submitted by: Mitch Miles
 Pine Village Service Center
 8314 N Old 55
 Pine Village, IN 47975

Order No: 234935
 Client ID: 43327
 Report Date: 10/30/2009
 Farm Name: Oak Grove
 Field Name: West of Property
 Field Acres: 73.1



Sample	Water pH	Buffer pH	Parts Per Million				Parts per Million								PPM			Percent Saturation			meq/100g CEC	
			Phos-phorus	Potassium	Calcium	Magnesium	Sulfur	Zinc	Manganese	Boron	Iron	Copper	Sodium	NO3-N	Surf	Bray P1	Bray P2	P BI-Carb	Ca	Mg		K
Field Median	6.8	7.4	22	127	1644	397	2.9											66.9	27.0	2.5	3.8	12.4

Field Median	Fertility Level					Intended Crop Yield Goal	Fertilizer Recommendations are in Pounds per Acre			
	V Low	Low	Medium	High	V High		$N - P_2O_5 - K_2O$	$N - P_2O_5 - K_2O$	$N - P_2O_5 - K_2O$	$N - P_2O_5 - K_2O$
Water pH	6.8									
Phosphorus	22									
Potassium	127									
Calcium	1644									
Magnesium	397									
Organic Matter	2.9									

Limestone Recommendations	Fertility Level					Crop Removal: IN	Fertilizer Recommendations for Previous Crop or other N Sources.			
	V Low	Low	Medium	High	V High		**ADJUSTED RECOMMENDATIONS			
CONVERSIONS: PPM = Lbs/Acre / 2 or Lbs/Acre = PPM x 2										
Previous Crop: Soybean										
Previous Yield: 60 B										

Optimum Ranges:
 Water pH: 6.3 - 6.8
 Phosphorus: 25.0 - 40.0
 Potassium: 145.0 - 185.0

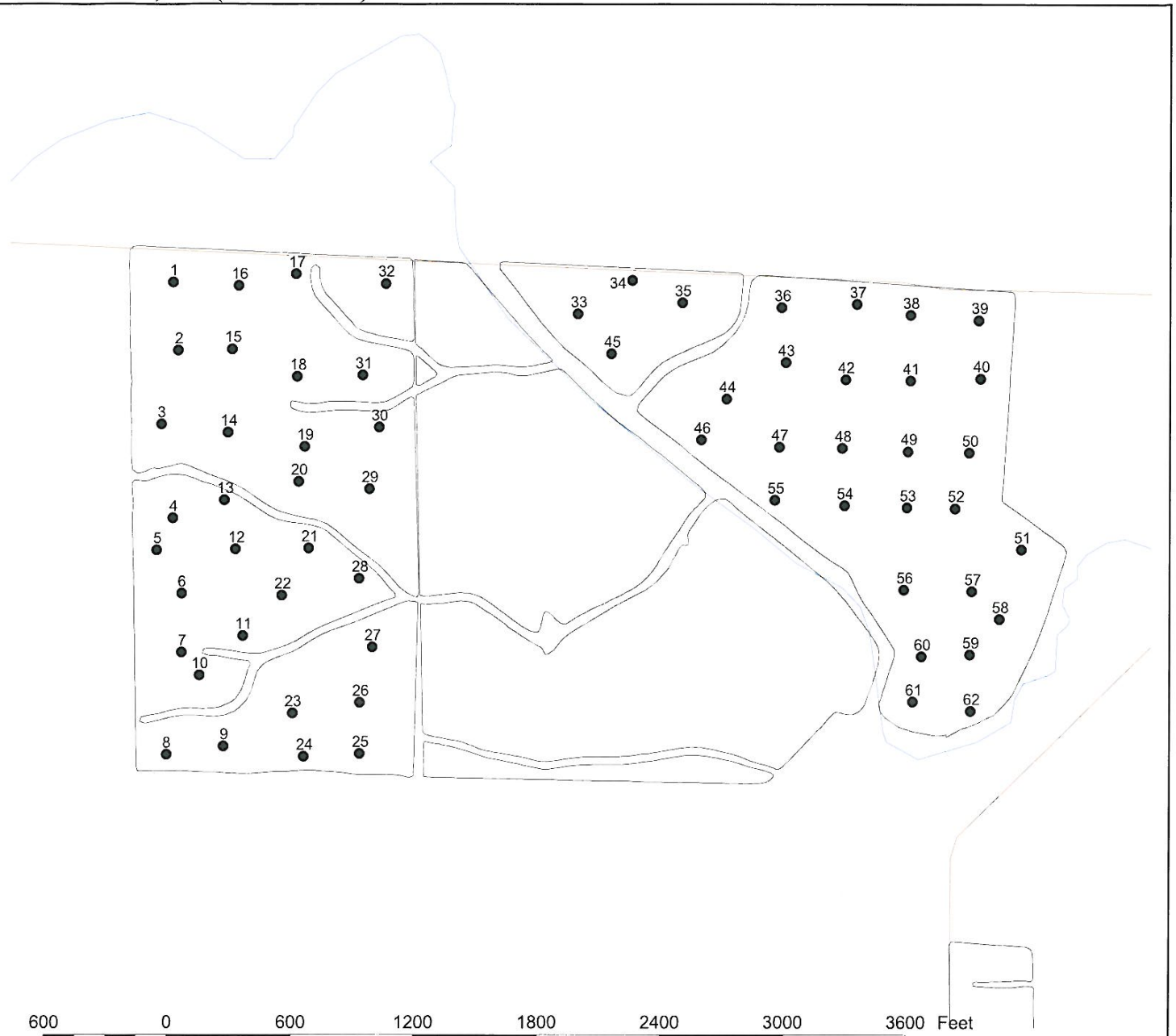
A minimum N fertilizer application of 30 lbs/acre may be appropriate for early growth. If P > 20 or K > 130, then only a starter fertilizer is recommended.

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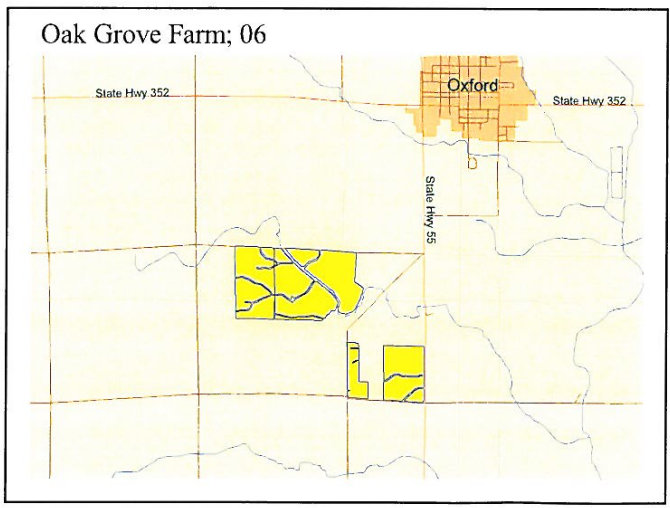
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SOIL TEST INFORMATION

SOIL TEST



	(307.1ac.)Field Boundary
	Sites 06
	Benton Streams
	Benton Roads



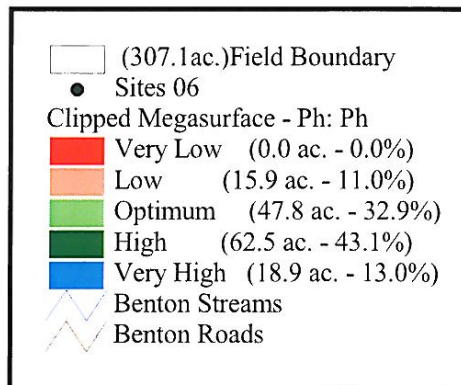
Date: Dec 21, 2006
 Field Name: Oak Grove; 06
 Location: Benton Co., Indiana, U.S.
 Section 25, T24N, R8W
 Section 25, T24N, R8W
 Section 30, T24N, R7W
 Farm Name: Oak Grove Farm
 Client Name: Ag Investment Associates
 Total Acres: 307.14
 Field Boundary Start Location:
 Latitude: 40.50498451
 Longitude: -87.27369910



SOIL TEST



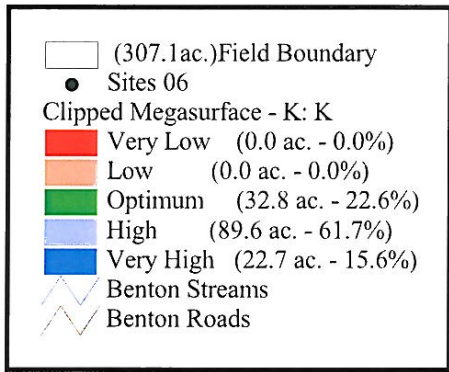
Date: Dec 21, 2006
 Field Name: Oak Grove; 06
 Location: Benton Co., Indiana, U.S.
 Section 25, T24N, R8W
 Section 25, T24N, R8W
 Section 30, T24N, R7W
 Farm Name: Oak Grove Farm
 Client Name: Ag Investment Associates
 Total Acres: 307.14
 Field Boundary Start Location:
 Latitude: 40.50498451
 Longitude: -87.27369910
 No. of Observations: 2016
 Minimum Ph: 5.8
 Maximum Ph: 7.7
 Average Ph: 6.7



SOIL TEST



Date: Dec 21, 2006
 Field Name: Oak Grove; 06
 Location: Benton Co., Indiana, U.S.
 Section 25, T24N, R8W
 Section 25, T24N, R8W
 Section 30, T24N, R7W
 Farm Name: Oak Grove Farm
 Client Name: Ag Investment Associates
 Total Acres: 307.14
 Field Boundary Start Location:
 Latitude: 40.50498451
 Longitude: -87.27369910
 No. of Observations: 2016
 Minimum K: 92
 Maximum K: 259
 Average K: 147

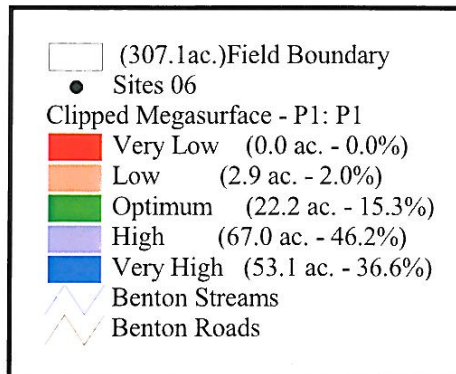


SOIL TEST



500 0 500 1000 1500 2000 2500 3000 Feet

Date: Dec 21, 2006
 Field Name: Oak Grove; 06
 Location: Benton Co., Indiana, U.S.
 Section 25, T24N, R8W
 Section 25, T24N, R8W
 Section 30, T24N, R7W
 Farm Name: Oak Grove Farm
 Client Name: Ag Investment Associates
 Total Acres: 307.14
 Field Boundary Start Location:
 Latitude: 40.50498451
 Longitude: -87.27369910
 No. of Observations: 2016
 Minimum P1: 9
 Maximum P1: 54
 Average P1: 28



SOIL TEST

Report Number: F06353-0260
Account Number: 00574

A & L GREAT LAKES LABORATORIES, INC.

3505 Conestoga Drive • Fort Wayne, Indiana 46808-4413 • Phone 260-483-4759 • Fax 260-483-5274



To: AGRONOMIC SOLUTIONS, INC.
1614 FIR AVE
COON RAPIDS, IA 50058-8025

For: DOC COTTINGHAM

Farm: OAK GROVE FARMS
Field: OAK GROVE FARMS

Attn: BRANDY HODGES

Date Received: 12/19/2006 Date Reported: 12/21/2006

SOIL TEST REPORT

Page: 2

Sample Number	Lab Number	Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		Cation Exchange Capacity meq/100g	Percent Base Saturation				
			Bray P1 ppm-P	Bray P2 ppm-P					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
11	52537	3.5	23 M		117 M	480 VH	1650 M		7.1		12.6	2.4	31.9	65.7		
12	52538	1.5	6 VL		116 M	420 VH	1200 M		7.2		9.8	3.0	35.7	61.2		
13	52539	4.3	40 H		165 H	540 VH	1950 M		6.9		14.9	2.8	30.2	65.5	1.5	
14	52540	3.1	34 H		143 M	515 VH	1800 M		7.0		13.7	2.7	31.4	65.9		
15	52541	3.3	20 M		121 M	405 VH	1300 M		6.8		10.5	3.0	32.1	61.9	3.0	
16	52542	3.1	52 VH		187 H	430 VH	1400 M		6.7		12.3	3.9	29.2	57.1	9.8	
17	52543	3.3	29 M		146 M	450 VH	1550 M		7.1		11.9	3.2	31.6	65.3		
18	52544	3.3	27 M		141 M	420 VH	1450 L		6.3		13.5	2.7	25.9	53.7	17.8	
19	52545	2.7	18 L		128 M	365 VH	1150 M		6.8	6.8	9.4	3.5	32.4	61.2		
20	52546	2.3	23 M		137 M	365 VH	1350 M		7.3		10.1	3.5	30.0	66.5	3.0	

VL = VERY LOW L = LOW M = MEDIUM H = HIGH VH = VERY HIGH

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts mmhos/cm	Nitrate NO3-N ppm	Ammonium NH4-N ppm	Bicarb-P P ppm	Comments

SOIL TEST

Report Number: F06353-0260
Account Number: 00574

A & L GREAT LAKES LABORATORIES, INC.

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To: AGRONOMIC SOLUTIONS INC.
1614 FIR AVE
COON RAPIDS, IA 50058-8025

For: DOC COTTINGHAM

Farm: OAK GROVE FARMS
Field: OAK GROVE FARMS

Attn: BRANDY HODGES

Date Received: 12/19/2006 Date Reported: 12/21/2006

SOIL TEST REPORT

Page: 5

Sample Number	Lab Number	Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		Cation Exchange Capacity meq/100g	Percent Base Saturation					
			Bray P1 ppm-P	Bray P2 ppm-P					Soil pH	Buffer pH		%K	%Mg	%Ca	%H	%Na	
41	52569	3.7	27 M		171 H	300 H	1250 L		6.2	6.8	11.6	3.8	21.6	53.9	20.7		
42	52570	4.1	19 L		124 M	335 H	1350 M		6.2	6.8	12.3	2.6	22.8	55.1	19.6		
43	52571	3.2	14 L		123 M	325 VH	1100 M		6.3	6.9	9.7	3.2	27.9	56.6	12.3		
44	52572	3.2	18 L		147 H	310 H	1100 L		6.0	6.8	10.9	3.5	23.8	50.6	22.1		
45	52573	4.6	30 H		145 M	420 H	1500 L		5.9	6.7	15.0	2.5	23.4	50.1	24.0		
46	52574	4.4	41 H		158 M	455 H	1900 M		6.4	6.8	16.1	2.5	23.6	59.0	14.9		
47	52575	3.8	25 M		118 M	350 VH	1300 M		6.4	6.9	10.9	2.8	26.7	59.5	11.0		
48	52576	3.9	23 M		165 H	335 H	1400 M		6.2	6.8	12.6	3.4	22.1	55.5	19.0		
49	52577	3.9	27 M		190 H	310 H	1350 M		6.2	6.8	12.2	4.0	21.1	55.2	19.6		
50	52578	2.5	10 L		154 H	345 VH	1250 M		7.1		9.5	4.1	30.2	65.7			

VL = VERY LOW L = LOW M = MEDIUM H = HIGH VH = VERY HIGH

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts mhos/cm	Nitrate NO3-N ppm	Ammonium NH4-N ppm	Bicarb-P P ppm	Comments

SOIL TEST

Report Number: F06353-0260
Account Number: 00574

A & L GREAT LAKES LABORATORIES, INC.

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To: AGRONOMIC SOLUTIONS INC.
1614 FIR AVE
COON RAPIDS, IA 50058-8025

For: DOC COTTINGHAM

Farm: OAK GROVE FARMS
Field: OAK GROVE FARMS

Attn: BRANDY HODGES

Date Received: 12/19/2006 Date Reported: 12/21/2006

SOIL TEST REPORT

Page: 4

Sample Number	Lab Number	Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		Cation Exchange Capacity meq/100g	Percent Base Saturation				
			Bray P1 ppm-P	Bray P2 ppm-P					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
31	52557	3.3	23 M		115 M	425 VH	1500 L		6.2	6.8	13.7	2.1	25.8	54.6	17.5	
32	52558	4.1	40 H		154 M	470 VH	1800 M		6.5	6.9	14.5	2.7	27.0	62.0	8.3	
33	52559	3.6	36 H		95 M	355 VH	1350 M		6.5	6.9	11.2	2.2	26.5	60.5	10.8	
34	52560	3.6	46 H		189 H	405 VH	1550 M		6.8	6.9	12.0	4.0	28.2	64.8	3.0	
35	52561	3.6	28 M		172 H	375 VH	1400 M		6.5	6.9	11.8	3.7	26.6	59.5	10.2	
36	52564	4.9	43 H		188 H	395 H	1650 M		6.3	6.8	14.4	3.3	22.8	57.2	16.6	
37	52565	5.2	51 VH		177 H	400 H	1700 L		5.9	6.7	15.9	2.9	21.0	53.5	22.7	
38	52566	3.8	20 M		136 M	375 VH	1450 M		6.4	6.9	11.9	2.9	26.2	60.8	10.1	
39	52567	3.5	16 L		169 H	330 VH	1250 M		6.3	6.9	10.6	4.1	25.9	58.8	11.3	
40	52568	4.7	56 VH		265 VH	445 H	1800 M		6.4	6.8	15.8	4.3	23.5	57.0	15.2	

VL = VERY LOW L = LOW M = MEDIUM H = HIGH VH = VERY HIGH

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts mmhos/cm	Nitrate NO3-N ppm	Ammonium NH4-N ppm	Bicarb-P P ppm	Comments

SOIL TEST

Report Number: F06353-0260
Account Number: 00574

A & L GREAT LAKES LABORATORIES, INC.
3505 Conestoga Drive • Fort Wayne, Indiana 46808-4413 • Phone 260-483-4759 • Fax 260-483-5274



To: AGRONOMIC SOLUTIONS INC.
1614 FIR AVE
COON RAPIDS, IA 50058-8025

For: DOC COTTINGHAM

Farm: OAK GROVE FARMS
Field: OAK GROVE FARMS

Attn: BRANDY HODGES

Date Received: 12/19/2006 Date Reported: 12/21/2006

SOIL TEST REPORT

Page: 7

Sample Number	Lab Number	Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		Cation Exchange Capacity meq/100g	Percent Base Saturation				
			Bray P1 ppm-P	Bray P2 ppm-P					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
61	52591	5.3	37 H		132 M	340 H	1750 M		5.9	6.7	15.5	2.2	18.3	56.4	23.2	
62	52592	4.7	31 H		95 M	365 H	1750 M		6.3	6.8	14.4	1.7	21.1	60.6	16.6	

VL = VERY LOW L = LOW M = MEDIUM H = HIGH VH = VERY HIGH

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts mmhos/cm	Nitrate NO3-N ppm	Ammonium NH4-N ppm	Bicarb-P P ppm	Comments

Report Number: F06353-0260
Account Number: 00574

A & L GREAT LAKES LABORATORIES, INC.

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To: AGRONOMIC SOLUTIONS INC.
1614 FIR AVE
COON RAPIDS, IA 50058-8025

For: DOC COTTINGHAM

Farm: OAK GROVE FARMS
Field: OAK GROVE FARMS

Attn: BRANDY HODGES

Date Received: 12/19/2006 Date Reported: 12/21/2006

SOIL TEST REPORT

Page: 6

Sample Number	Lab Number	Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		Cation Exchange Capacity meq/100g	Percent Base Saturation				
			Bray P1 ppm-P	Bray P2 ppm-P					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
51	52579	1.8	20 M		111 M	135 H	700 M		6.2	6.9	6.1	4.7	18.4	57.3	19.6	
52	52580	2.6	18 L		109 M	275 VH	1200 M		6.8		8.8	3.2	25.9	67.9	3.0	
53	52581	3.7	21 M		119 M	230 H	1000 L		5.7	6.7	10.8	2.8	17.7	46.2	33.3	
54	52582	3.7	35 H		142 M	285 H	1200 L		6.0	6.8	11.1	3.3	21.3	53.9	21.5	
55	52585	5.3	31 H		120 M	460 H	1900 M		6.3	6.8	16.0	1.9	23.9	59.2	15.0	
56	52586	4.1	31 H		207 H	345 H	1450 M		6.4	6.9	11.9	4.5	24.2	61.2	10.1	
57	52587	2.9	43 H		220 VH	185 H	900 M		6.2	6.9	7.8	7.2	19.8	57.6	15.4	
58	52588	2.7	28 M		199 H	405 VH	1750 M		7.6		12.6	4.0	26.7	69.3		
59	52589	3.3	19 L		149 H	265 H	1200 M		6.2	6.9	9.8	3.9	22.6	61.3	12.3	
60	52590	1.9	15 L		109 M	180 H	900 M		6.0	6.9	7.5	3.7	20.1	60.2	16.0	

VL = VERY LOW L = LOW M = MEDIUM H = HIGH VH = VERY HIGH

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts mmhos/cm	Nitrate NO3-N ppm	Ammonium NH4-N ppm	Bicarb-P ppm	Comments

TILE INFORMATION

TILE INFORMATION

Dwenger Excavating Contractors Inc.

958 South 100 West
 Fowler, IN 47944
 765.884.0261

Invoice

DATE	INVOICE #
9/5/2008	3826

BILL TO
Tri-State Farms, LLC Agricultural Investment Associates, Inc. 1000 Skokie Boulevard, Suite 358 Wilmette, IL 60091

P.O. NO.	TERMS	Project
Oak Grove Fa...	20 days	WASCOB'S NRCS

DESCRIPTION	QTY	RATE	AMOUNT
Installed 250' of 5" Plastic Tile	250	1.28	320.00
Installed 300' of 6" Plastic Tile	300	1.83	549.00
Installed 800' of 8" Plastic Tile	800	2.65	2,120.00
Earthfill 1,476 cu. yds.	1,476	3.05	4,501.80
Install 1 5" Riser	1	138.00	138.00
Install 1 6" Riser	1	157.00	157.00
Install 1 8" Riser	1	195.00	195.00
Included in the Price - 1 - 2.5" Orfice plate - 2 - 3" orfice plates			
Installed 1 8" Tile Outlet Pipe w/Animal Guard	1	152.00	152.00
Seeding .22 acres	0.22	500.00	110.00
Sales Tax		7.00%	0.00

<i>Finance charges of 1.75% per month will be charged. This finance charge will start on the due date.</i>	Total	\$8,242.80
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Payments/Credits	\$0.00
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TILE INFORMATION

Dwenger Excavating Contractors Inc.

958 South 100 West
 Fowler, IN 47944
 765.884.0261

Invoice

DATE	INVOICE #
7/8/2008	3798

BILL TO
Tri-State Farms, LLC Agricultural Investment Associates, Inc. 1000 Skokie Boulevard, Suite 358 Wilmette, IL 60091

DESCRIPTION	QTY	RATE	AMOUNT	P.O. NO.	TERMS	Project
				Oak Grove Fa...	20 days	NRCS
Constructed Waterway #1 900'	900	2.53	2,277.00			
Installed 1000' of 5" tile in Waterway #1	1,000	1.28	1,280.00			
Lateral #1 Constructed 525' of Waterway	525	2.53	1,328.25			
Lateral #1 Installed 539' of 4" tile	539	1.01	544.39			
Water Way #2 Constructed Water Way 963'	963	2.53	2,436.39			
Installed 1010' of 6" tile in Water Way #2	1,010	1.83	1,848.30			
Water Way #3 Constructed Water Way 870'	870	2.53	2,201.10			
Installed 962' of 6" tile in Water Way #3	962	1.83	1,760.46			
Water Way #4 Constructed Water Way 1,225'	1,225	2.53	3,099.25			
Installed 1,223' of 6" tile	1,223	1.83	2,238.09			
Installed 12,106.3' sq. yds. of Erosion Control Blanket	12,106.3	2.00	24,212.60			
Seeding 6 ac.	6	500.00	3,000.00			
Reseed 3 ac. N/C						
Sales Tax		7.00%	0.00			
<i>Finance charges of 1.75% per month will be charged. This finance charge will start on the due date.</i>				Total		\$46,225.83

Payments/Credits	\$0.00
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TILE INFORMATION

Dwenger Excavating Contractors Inc.

958 South 100 West

Fowler, IN 47944

765.884.0261

Invoice

DATE	INVOICE #
7/8/2008	3799

BILL TO

Tri-State Farms, LLC
 Agricultural Investment Associates, Inc.
 1000 Skokie Boulevard, Suite 358
 Wilmette, IL 60091

DESCRIPTION	P.O. NO.	TERMS	Project
	Oak Grove Fa...	20 days	Private
DESCRIPTION	QTY	RATE	AMOUNT
Installed 562' of 4" tile in Water Way #1	562	1.01	567.62
Installed 395' of 4" tile in Water Way #2	395	1.01	398.95
Installed 476' of 4" tile in Water Way #3	476	1.01	480.76
Installed 257' of 6" tile in Water Way #4	257	1.83	470.31
Wascob 67' of 5" tile installed	67	1.28	85.76
Sales Tax		7.00%	0.00
<i>Finance charges of 1.75% per month will be charged. This finance charge will start on the due date.</i>		Total	\$2,003.40

Payments/Credits

\$0.00

TILE INFORMATION

Dwenger Excavating Contractors Inc.

958 South 100 West
 Fowler, IN 47944
 765.884.0261

Invoice

DATE	INVOICE #
4/30/2007	3550

BILL TO
Tri-State Farms, LLC Agricultural Investment Associates, Inc. 1000 Skokie Boulevard, Suite 358 Wilmette, IL 60091

P.O. NO.	TERMS	Project
Oak Grove Fa...		

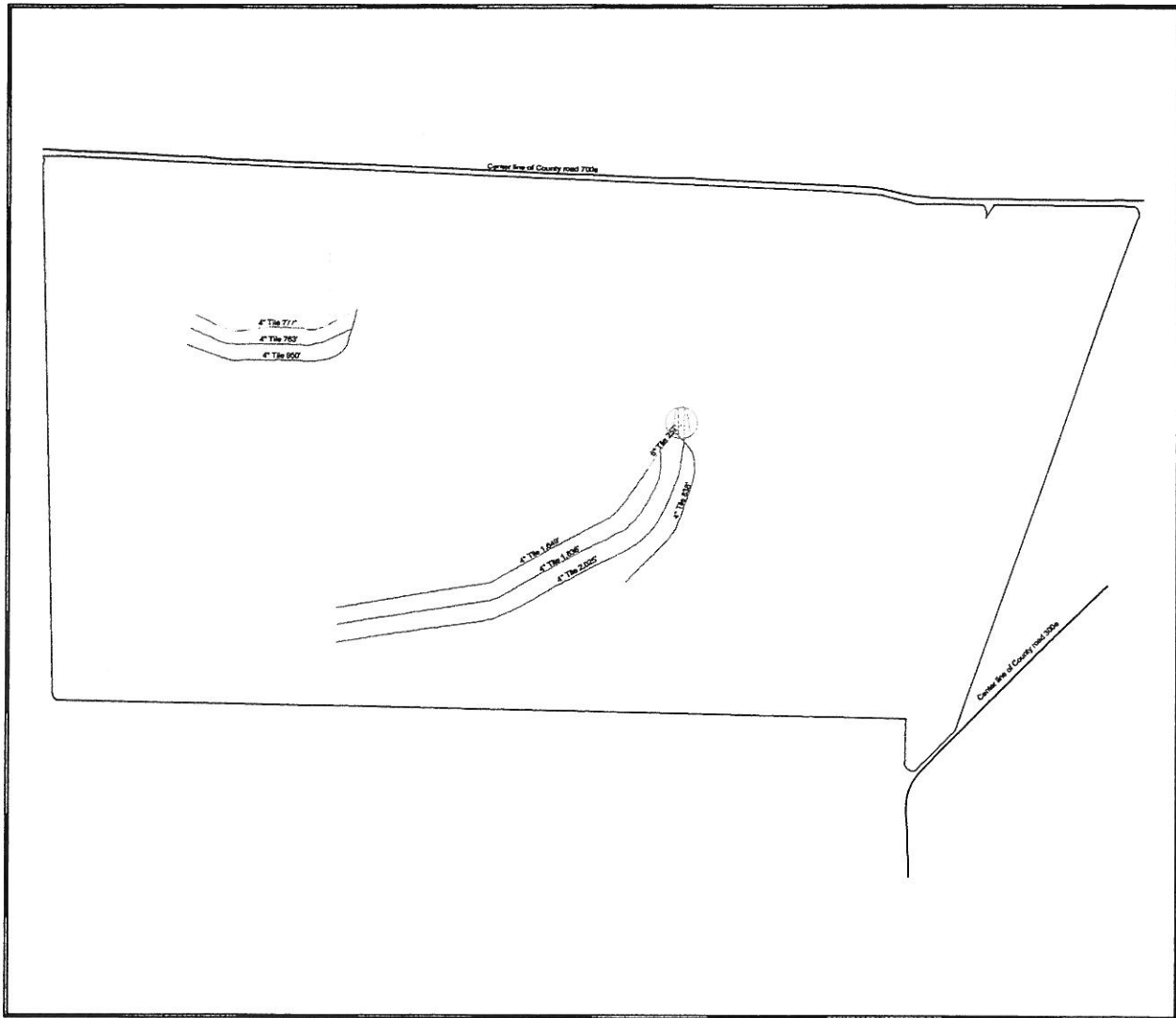
DESCRIPTION	QTY	RATE	AMOUNT
Machine Labor and Materials for South Side Repairs	1	766.36	766.36
Machine Labor and Materials for North Side Repairs	1	80.63	80.63
Installed 2,490' of 4" tile	1	2,191.20	2,191.20
GPS 2,490' of 4" tile Lines	1	124.50	124.50
Mobilization	1	150.00	150.00
Sales Tax		6.00%	0.00

<i>Finance charges of 1.75% per month will be charged. This finance charge will start on the due date.</i>	Total	\$3,312.69
------------------------------------------------------------------------------------------------------------	--------------	------------

Payments/Credits	\$0.00
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TILE INFORMATION

Cottingham Doc
 Cooper Farm 700s 300e Benton Co
 Year 2007



- 4 IN 07
- Border Area
- CL Of Road
- Waterway Area
- 6 in tile 07
- ⊙ 6 INCH OUTLET

Projection : Universal Transverse Mercator
 Datum : WGS Datum (1984)
 Zone Number : 16
 Hemisphere : North

Scale 1 : 9965
 1000 ft

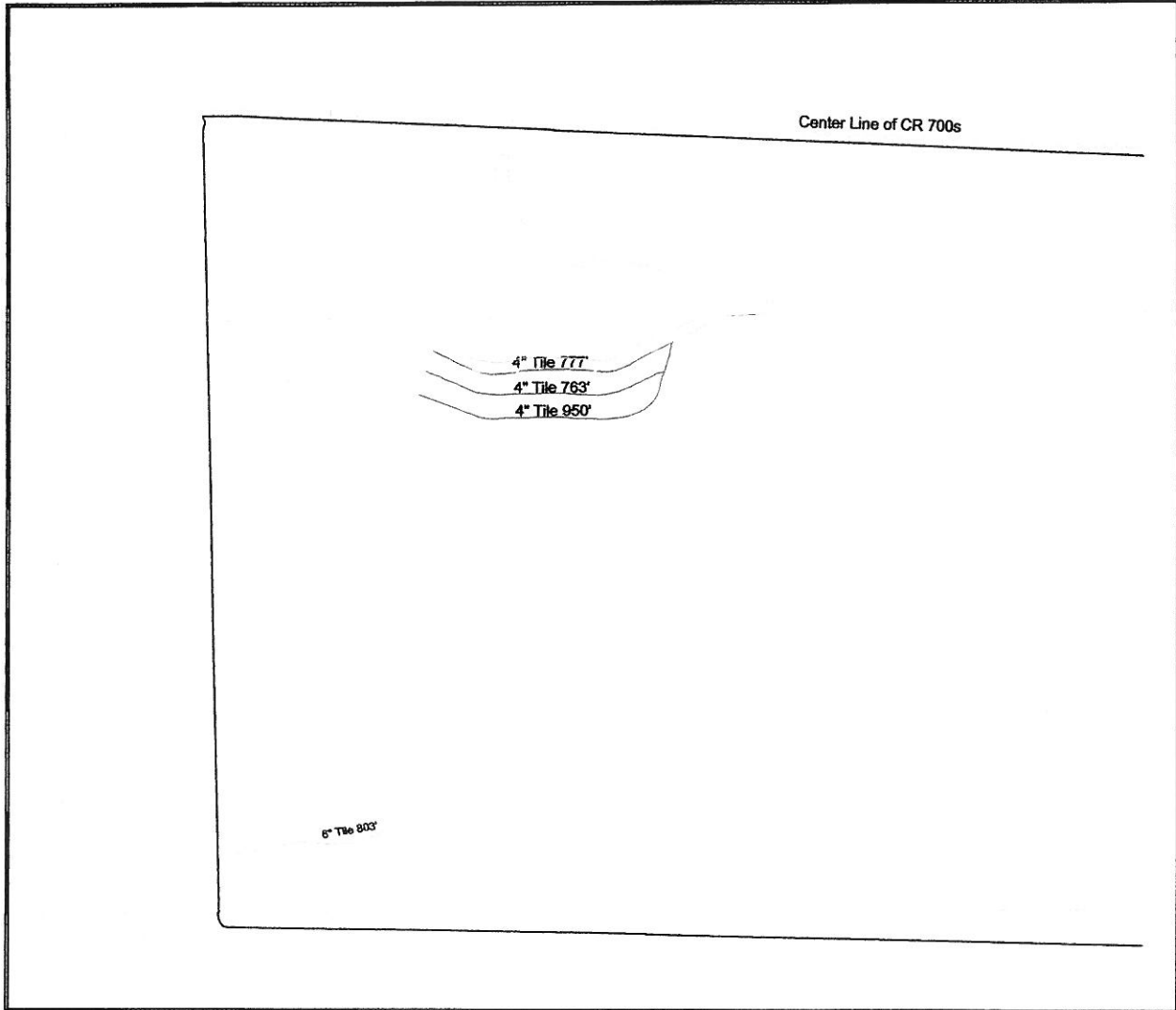


Dwenger Excavating Contractors Inc.
 958s 100w
 Fowler IN 47944
 Phone 765-884-0261



TILE INFORMATION

Cottingham Doc
Oak Grove Farm 700s 300e Benton
Year2010



- 4 IN 07
- Border Area
- CL Of Road
- Waterway Area
- 6 INCH 10

Projection : Universal Transverse Mercator
Datum : WGS Datum (1984)
Zone Number : 16
Hemisphere : North

Scale 1 : 6692
1000 ft

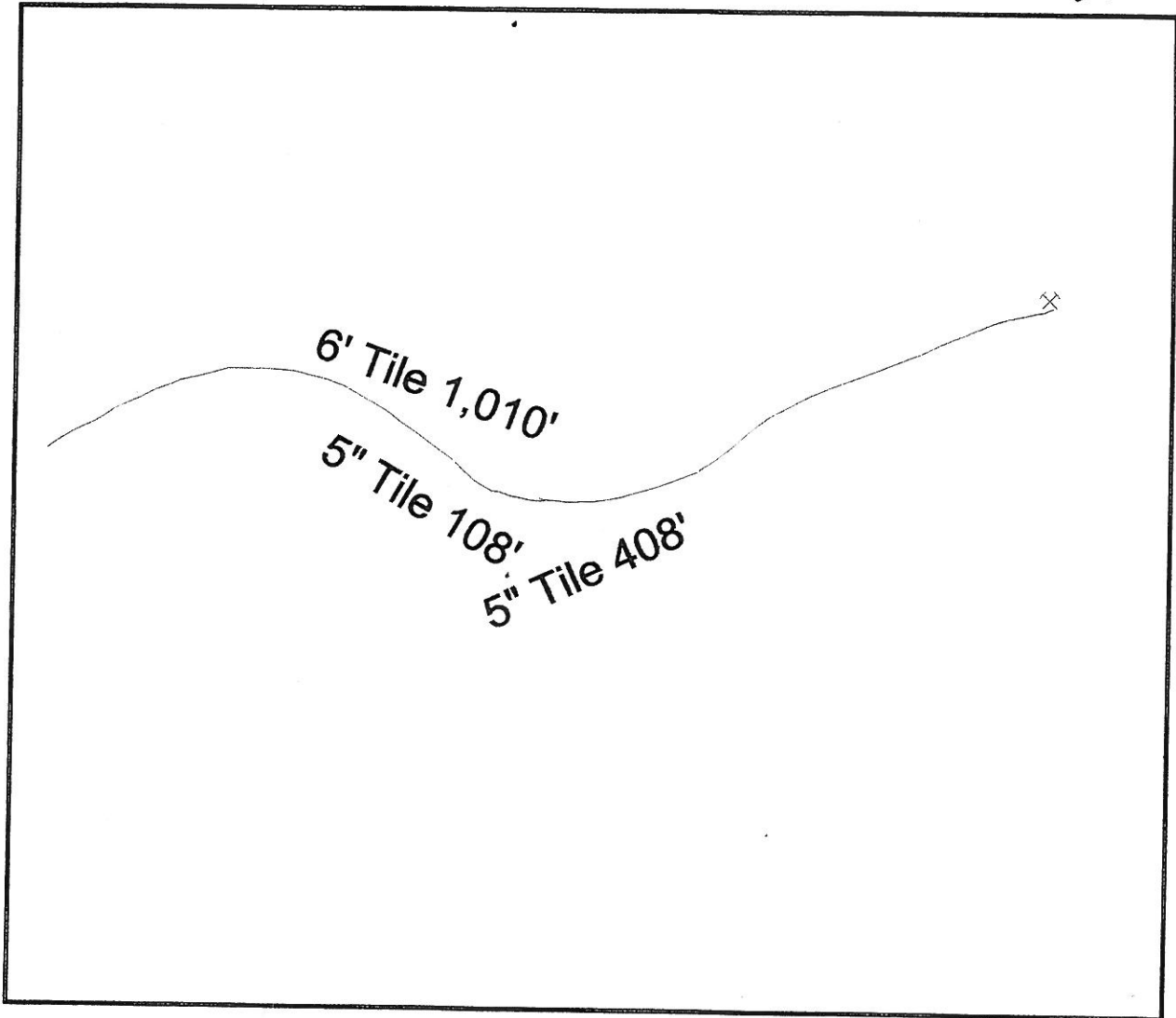


Dwenger Excavating Contractors Inc.
958s 100w
Fowler IN 47944
Phone 765-884-0261



TILE INFORMATION

Cottingham Doc
Oak Grove Farm 700s 300e Benton Co
Year 2009



—— 6 in tile 9
—— 5 INCH 09

Projection : Universal Transverse Mercator
Datum : WGS Datum (1984)
Zone Number : 16
Hemisphere : North

Scale 1:1668
250 ft

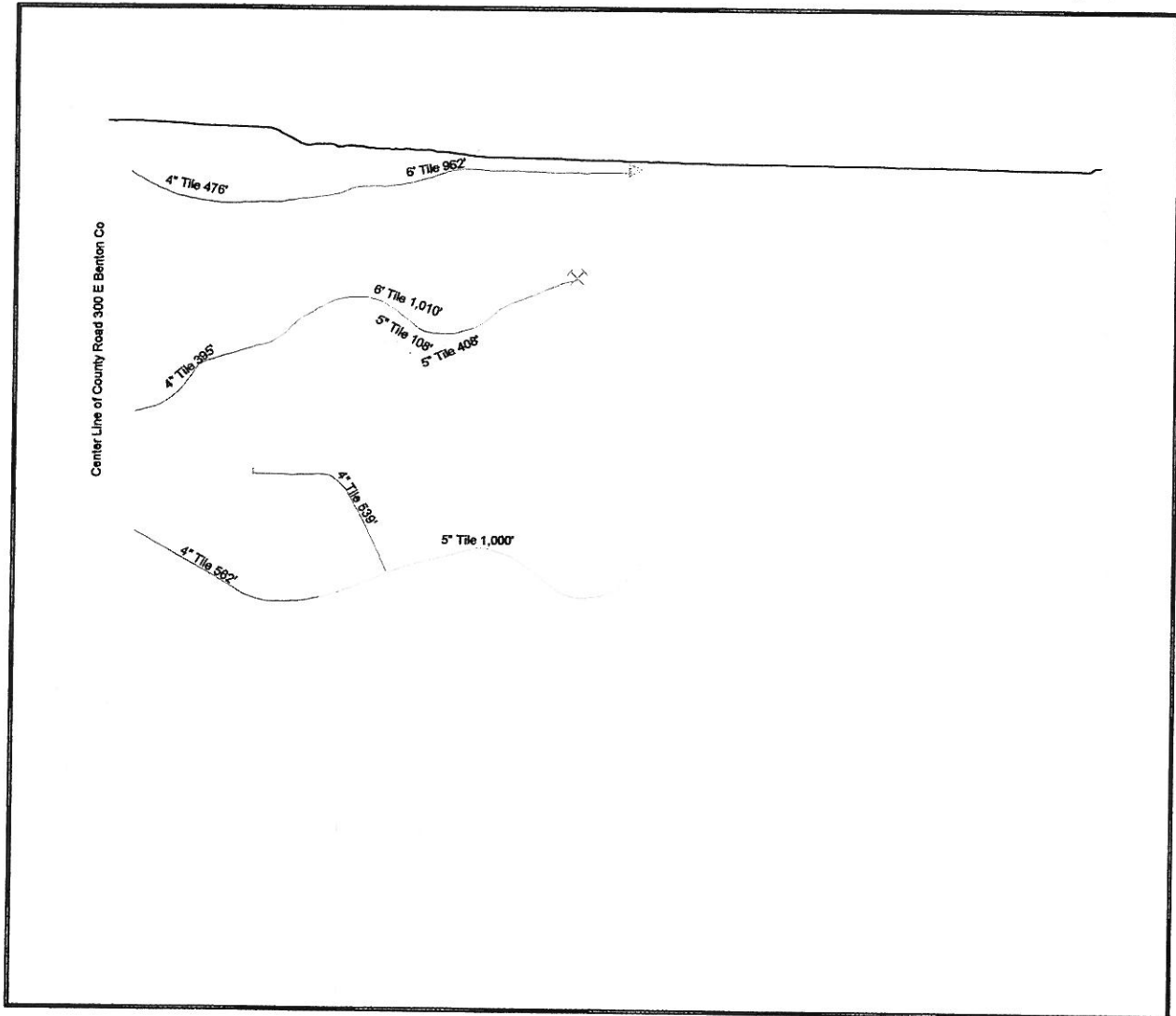


Dwenger Excavating Contractors Inc.
958s 100w
Fowler IN 47944
Phone 765-884-0261



TILE INFORMATION

Cottingham Doc
 Oak Grove Farm 700s 300e Benton Co
 Year 2009



- | | |
|--------------|-------------|
| CL Of Road | 8 in clay |
| 4 in tile 08 | Field edge2 |
| 5 in tile 9 | Road |
| 6 clay | 5 INCH 09 |
| 6 in tile 9 | |

Projection : Universal Transverse Mercator
 Datum : WGS Datum (1984)
 Zone Number : 16
 Hemisphere : North

Scale 1 : 6032
 1000 ft



Dwenger Excavating Contractors Inc.
 958s 100w
 Fowler IN 47944
 Phone 765-884-0261



TILE INFORMATION

LAYDEN DRAINAGE
41314 N 2000 E Rd
Hoopeston, IL 60942

*TRI-STATE / OAK GROVE
FARM*

Date 4/28/2009
Invoice # 135

Bill To
Doc Cottingham
5190 East 550 North Rd.
Attica, Indiana 47918

Ship To
Doc Cottingham
5190 East 550 North Rd.
Attica, IN 47918

P.O. #
Terms

Ship Date 4/28/2009
Due Date ~~4/28/2009~~
5/15/09

Item	Description	Qty	Price	Amount
Connections	Labor for connections	8	20.00	160.00
4" tile installed	Tile	6	1.14	6.84
4" Internal Co...	Internal Coupler	3	1.23	3.69
4" Wye	4" Wye	1	4.33	4.33
4" Tap Tee	4" tap tee	3	1.66	4.98
4" Plasta plug	Plasta Plug	1	1.14	1.14
5" Tile	Tile	2	1.32	2.64
5" Internal Co...	5" Internal Coupler	1	1.86	1.86
5" Plasta Plug	Plasta Plug	1	1.35	1.35
6" Tee	Tee	1	6.19	6.19
8"-6" reducer	Reducer	1	9.28	9.28
8" Dual Wall ...	8" Dual wall pipe for repairs	10	2.77	27.70
8" Tee	Tee	2	10.32	20.64
8" Tile	Tile installed	2,061	1.63	3,359.43
6" Tile	6" tile installed	267	1.63	435.21

*8" tile shared
w/ Bros*

Thank You!

LAYDEN DRAINAGE
eyl@cell1net.net

Total \$4,045.28

217-339-2375
Fax 217-339-2321

2013 CROP INSURANCE

CROP INSURANCE



Diversified
Crop Insurance Services

1608 A West Lafayette Jacksonville, IL 62650

MPCI POLICY DECLARATION PAGE

Page 1 of 1 Printed 4/3/2013

GuideOne Mutual Insurance Company

Insured	Agency	Policy: 2013-79346-IN	APPROVED 03/07/2013
Tri State Farms LLC % John Cottingham 1000Skokie Blvd #358 Wilmette, IL 60091 B:(847) 251-8822 EIN: 20-8035225 Limited Liability Company	John M Diedrich - 170013 CGB Diversified Services - Rochelle 225 East IL Rte 38 Rochelle, IL 61068 (815) 561-3520 (Office) (815) 561-3521 (Fax)	See actuarials for dates: Final Planting Date - The last calendar date for planting in a county on which the company accepts full liability for acreage of the insured crop. Crop acreage planted after this date may be insurable, but at a reduced liability. Please contact your agent for further details. Acreage Reporting Date - The date by which you must submit an acreage report. End of Insurance Period - The last date during which the liability for loss due to insured cause(s) is assumed according to the policy. Termination for Indebtedness - The date on which your policy will be cancelled for non-payment of premium. Termination for unpaid premium will also make you ineligible for Multi-Peril crop insurance from another insurance provider of the Federal Crop Insurance Corporation. Cancellation Date - The calendar date on which all uncanceled policies will automatically renew for the next crop year.	

APPLICANT'S AUTHORIZED REPRESENTATIVE:
JOHN COTTINGHAM

Retain this copy for your records, it is part of your Policy Provisions. For current crop year price information, contact your agent.

County, State	Crop - Type/ Practice	Effective Crop Year	Options	Plan	Coverage Level	% of Price	Intended Acres	New Producer	Status	Remarks
Benton, IN	Corn *	2013	TAYAEU	RP	85.00	100			Active	
Benton, IN	Soybeans *	2013	TAYAEU	RP	85.00	100			Active	

The application for crop insurance has been accepted by us and the policy shall be in effect for the crop year as specified above and shall continue for each succeeding crop year until cancelled or terminated as provided in the policy provisions. Any unpaid premiums owed to us under this policy will be deducted from any indemnity payments or other credits to you. Please read your policy provisions.

* Advantage Hill
EU=Enterprise Units TA=Trend Adjustment VA=Yield Adjustment 60%

CROP INSURANCE

 **Diversified Crop Insurance Services**
1808 A West Lafayette Jacksonville, IL 62650

PRODUCTION AND YIELD REPORT

APPROVED 04/25/2013

INSURED'S NAME Tri State Farms LLC			INSURANCE PROVIDER GuideOne Mutual Insurance Company			CROP YEAR 2013			POLICY NUMBER 79346-IN		
INSURED'S ADDRESS % John Cottingham 1000Skokie Blvd #358 Wilmette, IL 60091			AGENCY CGB Diversified Services - Rochelle			STATE (18) Indiana			COUNTY (007) Benton		
INSURED'S TELEPHONE NUMBER (847) 251-8822			INSURED'S TAX ID NUMBER AND TYPE EIN XX-XXX5225			AGENT John M Diedrich			NEW PRODUCER <input type="checkbox"/> I certify I have not produced the insured crop in the county for at least two years		
Crop/Practice/Type/T-Yield Map Area/Other Characteristics Corn, NI, Grain			UNIT 0002-0001EU			Crop/Practice/Type/T-Yield Map Area/Other Characteristics			UNIT		
FSA Farm/Tract Field Number 668-1206			Legal Descriptions? 025-024N-008W; 030-024N-007W			FSA Farm/Tract Field Number			Legal Descriptions?		
FSA Farm/Tract Field Number			Legal Descriptions?			FSA Farm/Tract Field Number			Legal Descriptions?		
LAND IN OTHER COUNTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Note applies to all three databases on form			Record Type ¹			LAND IN OTHER COUNTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Note applies to all three databases on form			Record Type ¹		
OTHER PERSON(S) SHARING CROP DOC COTTINGHAM			OTHER PERSON(S) SHARING CROP			OTHER PERSON(S) SHARING CROP			OTHER PERSON(S) SHARING CROP		
FIELD NAME			FIELD NAME			FIELD NAME			FIELD NAME		
COMMENTS SECTION			COMMENTS SECTION			COMMENTS SECTION			COMMENTS SECTION		
REQUIRED FIELD REVIEW _____ INSPECTION _____			REQUIRED FIELD REVIEW _____ INSPECTION _____			REQUIRED FIELD REVIEW _____ INSPECTION _____			REQUIRED FIELD REVIEW _____ INSPECTION _____		
PROC NO./NAME &/OR # OF TREES/VINES			Map Area			T Yld			% Share		
YEAR			PRODUCTION			ACRES			YIELD		
YA YIELD			DESC			YEAR			PRODUCTION		
ACRES			YIELD			YA YIELD			DESC		
07			20,591.0			115.1			179.00		
08			18,591.0			97.9			190.00		
09			31,686.0			171.0			185.00		
10			27,361.0			190.4			144.00		
11			33,640.0			170.2			198.00		
12L			19,281.3			190.6			101.00		
PRIOR YIELD			YIELD TOTAL			PRIOR YIELD			YIELD TOTAL		
APPROVED YIELD			DIVIDED BY			APPROVED YIELD			DIVIDED BY		
TREND ADJ YIELD			SIMPLE AVG YIELD			TREND ADJ YIELD			SIMPLE AVG YIELD		

¹ Record Type: 1 Production Sold/Commercial Storage, 2 On Farm Storage, Recorded Bin Measurement, 3 Livestock Feeding Records, 4 FSA Loan Record, 5 Appraisals, 6 Other
² Legal Description (Section, Township, Range, other land identifier (e.g., Spanish land grants, metes and bounds, etc.))



CROP INSURANCE



PRODUCTION AND YIELD REPORT

APPROVED 04/25/2013

INSURED'S NAME Tri State Farms LLC				INSURANCE PROVIDER GuideOne Mutual Insurance Company				CROP YEAR 2013		POLICY NUMBER 79348-IN							
INSURED'S ADDRESS % John Cottingham 1000Skokie Blvd #358 Wilmette, IL 60091				AGENCY CGB Diversified Services - Rochelle				STATE (18) Indiana		COUNTY (007) Benton							
INSURED'S TELEPHONE NUMBER (847) 251-8822		INSURED'S TAX ID NUMBER AND TYPE EIN: XX-XXX5225		AGENT John M Diedrich				NEW PRODUCER <input type="checkbox"/> I certify I have not produced the insured crop in the county for at least two years.									
Crop/Practice/Type/T-Yield Map Area/Other Characteristics Soybeans_NFAC-NI				UNIT 0002-0001EU		Crop/Practice/Type/T-Yield Map Area/Other Characteristics				UNIT							
FSA Farm/Tract Field Number 668-1206		Legal Descriptions ² 025-024N-008W; 030-024N-007W		FSA Farm/Tract Field Number		Legal Descriptions ²		FSA Farm/Tract Field Number		Legal Descriptions ²							
LAND IN OTHER COUNTRIES? Yes <input type="checkbox"/> No <input type="checkbox"/> Note: applies to all three databases on form.			Record Type ¹	LAND IN OTHER COUNTRIES? Yes <input type="checkbox"/> No <input type="checkbox"/> Note: applies to all three databases on form.			Record Type ¹	LAND IN OTHER COUNTRIES? Yes <input type="checkbox"/> No <input type="checkbox"/> Note: applies to all three databases on form.			Record Type ¹						
OTHER PERSON(S) SHARING CROP DOC COTTINGHAM				OTHER PERSON(S) SHARING CROP				OTHER PERSON(S) SHARING CROP									
FIELD NAME				FIELD NAME				FIELD NAME									
COMMENTS SECTION				COMMENTS SECTION				COMMENTS SECTION									
REQUIRED FIELD REVIEW _____ INSPECTION _____				REQUIRED FIELD REVIEW _____ INSPECTION _____				REQUIRED FIELD REVIEW _____ INSPECTION _____									
PROC NO./NAME &/OR # OF TREES/VINES		Map Area	T Yld	% Share	PROC NO./NAME &/OR # OF TREES/VINES		Map Area	T Yld	% Share	PROC NO./NAME &/OR # OF TREES/VINES		Map Area	T Yld	% Share			
YEAR	PRODUCTION	ACRES	YIELD	YA YIELD	DESC	YEAR	PRODUCTION	ACRES	YIELD	YA YIELD	DESC	YEAR	PRODUCTION	ACRES	YIELD	YA YIELD	DESC
07	5,996.0	87.4	69.00		A												
08	9,020.0	168.6	53.00		A												
09	10,807.0	196.5	55.00		A												
10	9,411.0	165.1	57.00		A												
11	10,818.0	190.6	57.00		A												
12L	7,770.9	170.2	46.00		A												
PRIOR YIELD 59.0		YIELD TOTAL 337.0		PRIOR YIELD		YIELD TOTAL		PRIOR YIELD		YIELD TOTAL		PRIOR YIELD		YIELD TOTAL		PRIOR YIELD	
APPROVED YIELD 56.0		DIVIDED BY 6		APPROVED YIELD		DIVIDED BY		APPROVED YIELD		DIVIDED BY		APPROVED YIELD		DIVIDED BY		APPROVED YIELD	
TREND ADJ YIELD 58.0		SIMPLE AVG YIELD 56.0		TREND ADJ YIELD		SIMPLE AVG YIELD		TREND ADJ YIELD		SIMPLE AVG YIELD		TREND ADJ YIELD		SIMPLE AVG YIELD		TREND ADJ YIELD	

¹ Record Type: 1 Production Storage/Commercial Storage, 2 On Farm Storage, Recorded Bin Measurement, 3 Livestock Feeding Records, 4 FSA Loan Record, 5 Appraisals, 6 Other
² Legal Description (Section, Township, Range, other land identifier (e.g., Spanish land grants, metes and bounds, etc.))



DRAINAGE INFORMATION

DRAINAGE

BEFORE THE BENTON COUNTY

DRAINAGE BOARD

IN THE MATTER OF THE H V – SAM BROWN LEGAL DRAIN

FINDINGS AND ORDER OF RECONSTRUCTION AND MAINTENANCE

This matter came to be heard upon the reconstruction report and schedule of assessments prepared by the Surveyor and filed on October 5, 2004.

Certificates of mailing of notice of time and place of hearing to all affected landowners per IC 36-9-27-40(b) Notice of publication of the time and place of hearing in the Benton Review were filed.

Remonstrances with respect to the reconstruction report and schedule of assessments were (were not) filed.

This matter also came to be heard upon the maintenance report and schedule of assessments prepared by the Surveyor and filed on October 5, 2004.

Certificates of mailing of notice of time and place of hearing thereon to all affected landowner filed and notice of publication of the time and place of hearing in the Benton Review were filed.

Remonstrances with respect to the maintenance report and schedule of assessments were ~~(were~~ ~~not)~~ filed.

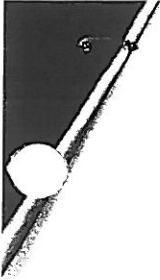
Evidence was presented by the Surveyor and many of those landowners affected were present. A list of those present is filed herewith.

After consideration of all the evidence, the Board does now

FIND THAT:

- (1) The Reconstruction report of the Surveyor and the schedule of assessments were filed in the Office of the Board on October 5, 2004.
- (2) Notice of the filing of the reconstruction report and schedule of assessment and their availability for inspection and the time and place of this hearing was mailed to all those landowners affected more than thirty (30) days and less than forty (40) days before the date of this hearing.


DRAINAGE

- 
- (3) Notice of the time and place of this hearing in respect to reconstruction was given by publication in a newspaper of general circulation in Benton County, Indiana more than ten days prior to this hearing.
 - (4) The maintenance report of the Surveyor and the schedule of assessments were filed in the Office of the Board on October 5, 2004
 - (5) Notice of the filing of the maintenance report and schedule of assessments and their availability for inspection and the time and place of this hearing was mailed to all those landowners affected more than thirty (30) and less than forty (40) days before the date of this hearing on October 14, 2004.
 - (6) Notice of the time and place of this hearing was given by publication in a newspaper of general circulation in Benton County, Indiana, more than ten (10) days prior to this hearing.
 - (7) The legal drain consists of 52,575 feet of open ditch.
 - (8) The largest diameter tile is -0-.
 - (9) The drain drains 11,584 acres.
 - (10) The total estimated annual volume of water handled by the drain is 3 mil. Cubic feet.
 - (11) The land drained consists of approximately 11,397 acres of cropland, 188 acres of urban, industrial, business or subdivision land.
 - (12) Soil types involved are: varied
 - (13) The present condition of the drain is in need or repair.
 - (14) The drain needs the following reconstruction: major cleanout & brush removal, deepening and widening.
 - (15) The estimated cost of reconstruction is: \$222,607.50.
 - (16) Estimated annual benefits from reconstruction to the land drained exceeds the cost thereof and consists of Reconstruction and Maintenance.
 - (17) Reconstruction would result in the following damage to the following landowner: N/A
 - (18) There are no sums now due the General Drain Fund for the past work on said drain
 - (19) The drain needs the following annual maintenance: routine cleaning and spraying and continual excavation to remove obstructions.
 - (20) Estimated annual cost of maintenance after reconstruction is \$ 67,750.00.
 - (21) Estimated annual benefits from maintenance after reconstruction exceeds the estimated annual cost of such maintenance.
 - (22) The drain should be reconstructed.
 - (23) A maintenance fund for annual maintenance should ~~(not)~~ be established.

DRAINAGE

- (24) In order to provide for reconstruction an assessment of \$9.00 per acre for 2 years and \$20.00 per ½ acre town lot for 2 years should be levied on each acre benefited.
- (25) In order to provide for the annual maintenance, an annual assessment of \$5.00 per acre \$17.00 per ½ acre town lot benefited should be levied.
- (26) The Reconstruction Report and the Schedule of Damages and Assessments presented by the Surveyor should be amended in accordance with the Surveyor's November 16, 2004 Memo, a copy of which is filed herewith.
- (27) The Maintenance Report and the Schedule of Damages and Assessments presented by the Surveyor should be amended as follows:
- (28) The Schedule of Damages and Assessments for reconstruction (as amended) and the Schedules of Damages and Assessments for periodic maintenance (as amended) are fair and equitable and should be adopted.
- (29) The first assessments for reconstruction should be collected with the Spring 2005 taxes.

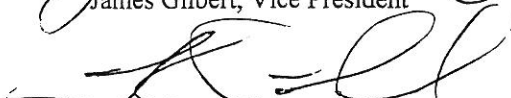
The first assessments for periodic maintenance should be collected with the Spring 2007 taxes.



David Fisher, President

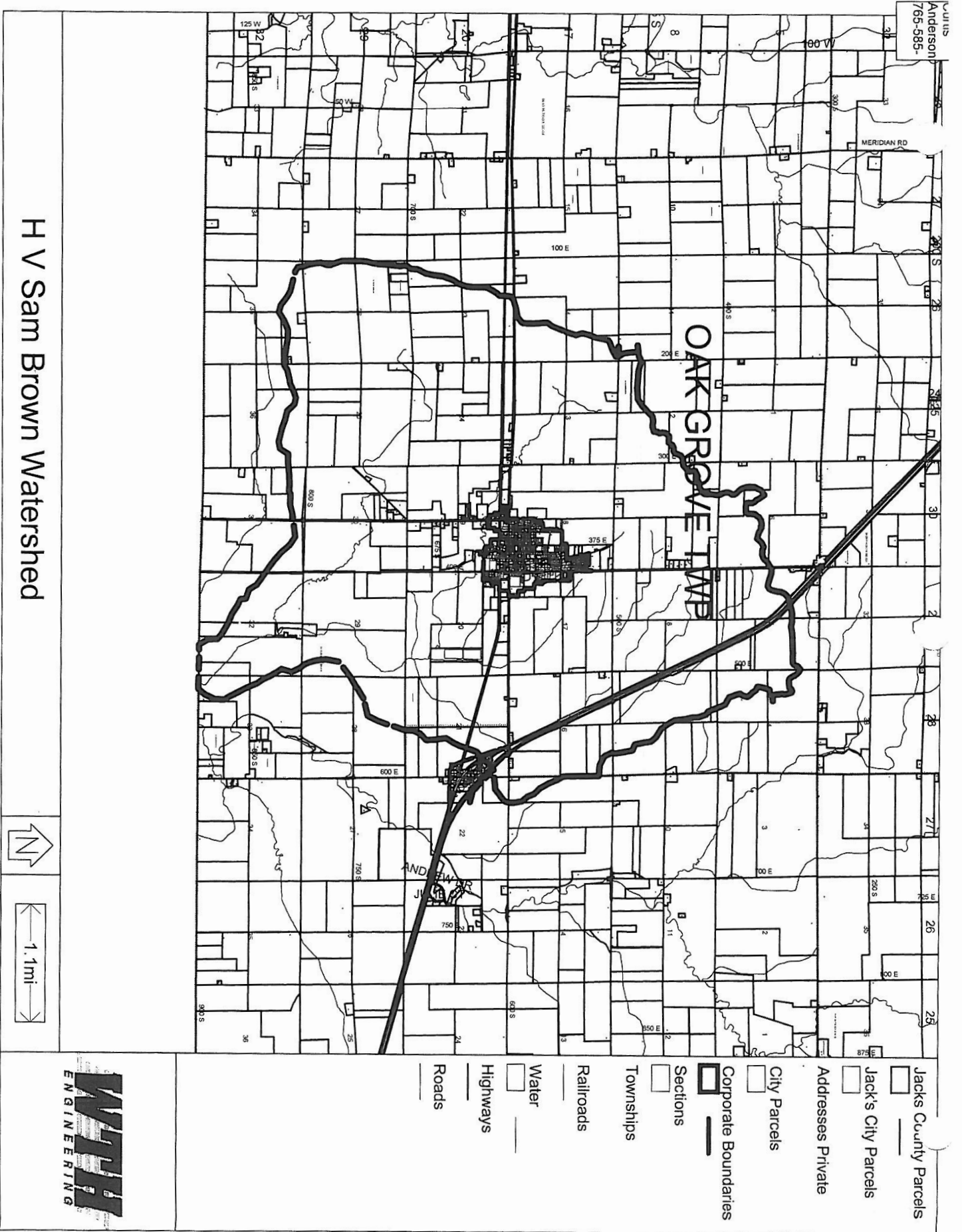


James Gilbert, Vice President



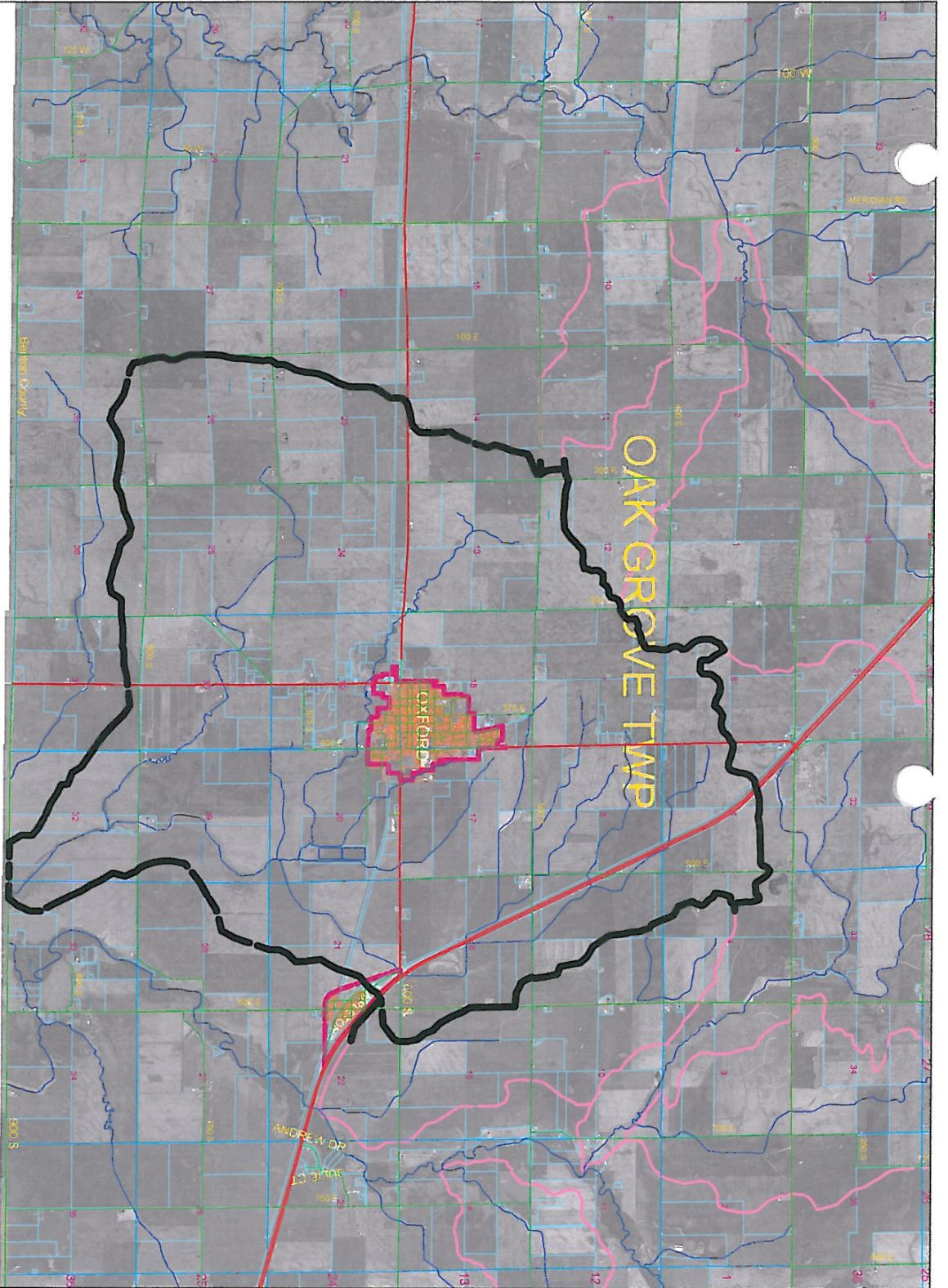
Kevin Leuck

DRAINAGE



H V Sam Brown Watershed

DRAINAGE



1.1mi

Jack's Cou
parcels

Water Sheds

County Boundary

Addresses

City Parcels

Corporate Boundaries

Sections

Townships

Railroads

Water

Highways

Roads

LAND LEASE

LEASE

AGRICULTURAL LAND LEASE

This lease entered into this September 1, 2012 by and between Agricultural Investment Associates, Inc. as Agent for Tri-State Farms LLC, herein called Landlord, and Doc Cottingham "Cottingham Farm" herein called Tenant. The term "Landlord" in this lease is construed to mean the Landowner and/or his Agent or Agents.

In consideration of the mutual covenants and agreements hereinafter mentioned, Landlord does hereby demise and lease to tenant, for agricultural purposes only, the following described real estate, to-wit:

A part of the North Half of Section 25, T24N, R8W and part of the West Half of Section 30, T24N, R7W in Oak Grove Township

in the County of Benton, State of Indiana, commonly known as the Oak Grove Farm and containing about 458 acres, together with buildings and improvements on the property, *excluding* pasture and cattle sheds. Said cropland acres, buildings, and improvements so leased are hereinafter referred to as the premises.

TERM: The term of this lease shall be from March 1, 2013, to February 28, 2014 and the Tenant shall surrender possession of the premises at the end of this term or at the end of any extension thereof. Extensions of the lease must be in writing and attached to this lease prior to September 1 of each year or said lease shall be terminated.

CONSIDERATION: Tenant in consideration of the leasing of the premises as above set forth, covenants and agrees with Landlord, to pay, the following cash to the Landlord in the following manner and at the following times:

This is a crop-share lease; see Exhibit A "Division of Crops & Expenses" attached hereto and made a part hereof.

All operations conducted on the premises by the Tenant shall be conducted by the Tenant in accordance with the best course of husbandry in Benton County, Indiana and the surrounding geographical vicinity. Tenant agrees to fertilize cropland in accordance with industry standard recommendations for optimum production and to produce supporting evidence of application upon Landlord's request.

Landlord agrees to furnish as his investment and expenses:

1. The above described farm, including the fixed improvements thereon, excluding grain dryer. Landlord to provide permanent augers that are attached to grain system.
2. Taxes and assessments on land.
3. Materials and skilled labor, including herbicide product to spray ditches and fencerows, the Landlord deems necessary for repairs and improvements.

TENANT DUTIES IN OPERATING PREMISES

1. To furnish all machinery (including grain dryer), labor and operating costs to cultivate, plant, harvest, and otherwise farm the land faithfully and in a timely, thorough, and businesslike manner except those Landlord has agreed to furnish in this lease.
2. To keep farm neat and to prevent any unnecessary waste, or damage to the property, ordinary wear, loss by fire, or unavoidable destruction excepted.

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3. To prevent noxious weeds from going to seed on said premises, but destroy same and cut all weeds, and brush, in fence rows, ditches and roads adjoining as often as needed without charge to landlord, except Sam Brown Ditch. Landlord to provide herbicide product, tenant to provide application.
4. To investigate and repair any broken tile and keep outlets open; repair breaks in broken ditches. Tenant shall not plow or disk through grass waterways, or any other low place that will permit open ditches eroding across fields.
5. To comply with all applicable environmental statutes, ordinances, rules, regulations, and orders (hereinafter referred to as "Standards") issued by any federal, state or local environmental agency relating to Tenant's use of Landowner's property hereunder. Such standards encompass, but are not limited to, those concerning air, water, noise, solid wastes, hazardous substances, and hazardous wastes. Tenant shall reimburse Landowner for all costs incurred by Landowner including, without limitation, fines and penalties imposed for violation of Standards and the actual expense of correcting the actual or alleged violation. Tenant shall assume liability for and shall indemnify and hold Landowner harmless from any claim or violation of Standards which results from Tenant's use of Landowner's premises. Tenant, at its cost, shall assume the defense of all claims of violation of the Standards, regardless of whether they are asserted against Tenant or Landowner, except claims resulting from Landowner's sole negligence. Notwithstanding the expiration or termination of this agreement, Tenant shall remain liable for all costs provided for herein, and shall further remain obligated to defend, indemnify and hold Landowner harmless for any and all violations or alleged violations of Standards which occurred or were caused during the actual term of this agreement.
6. To use prudence and comply with all laws regulating the possession, use, storage, disposal, and application of petroleum products, fertilizers, pesticides, herbicides, and other chemicals and similar materials in order to avoid injury or damages to persons or property or both on the premises and adjoining areas.
7. The Tenant shall provide timely periodic reports, as requested by the Landlord, which may include but shall not be limited to income statements, balance sheets, proof of financing, crop plans, tillage practices, crop yields, applications of fertilizer, pesticides, and herbicides, and any other requested information. Landlord may further require verification of any data or information stated on the report by submission by the Tenant to the landlord of copies of invoices, storage receipts, sale receipts, or other documentary proof.
8. All of the above crop plans shall maintain the highest crop acreage allotments, bases, program yields, and rights that have been established under the United States Department of Agriculture - Agriculture Stabilization & Conservation Service - Rules & Regulations, for applicable farm programs. The leased acreage should be considered as a separate farm when participating in government programs and shall not be combined with other farms, unless agreed to by Landlord.
9. Tenant shall diligently maintain the existing boundary lines of the premises herein leased and promptly report any encroachment or attempted encroachment on the boundary lines or any claim adverse to the title of the Landlord .

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ACTIVITIES RESTRICTED

The Tenant further agrees, unless he shall first have obtained the written consent of the Landlord (which consent may be arbitrarily withheld) to the following:

1. The Tenant agrees not to house automobiles, motor trucks, or tractors in buildings that would violate restrictions in the Landlord's insurance contract. Machinery required for normal farming operations excluded.
2. The Tenant agrees not to plow permanent pasture or meadow land, not to burn or remove cornstalks, straw, or other crop residues grown upon the farm, and not to pasture new seedlings or legumes or grasses in the year they are seeded.
3. The Tenant agrees not to permit tramping of rotation fields by livestock in wet weather when soil is soft, and to prevent rooting by hogs.
4. The Tenant agrees not to suffer any Mechanic's Lien to be claimed or filed against the premises by reason of any work, labor, services, or materials performed at or furnished to the premises or to Tenant. If Tenant should fail to cause any such lien to be discharged within 10 days after notice to Tenant of the filing thereof and before judgment or sale thereunder, then, in addition to any other right or remedy it may have, Landlord may discharge the same by paying the amount claimed or by bonding or other proceeding deemed appropriate by Landlord, in the amount so paid by Landlord and/or all costs and expenses, including attorney's fees, incurred by Landlord in bonding or procuring the discharge of such lien, shall be deemed to be additional rent due on demand.
5. The Tenant is not to add electrical wiring, plumbing or heating without permission of the Landlord, and when same is given, such is to pass inspection of all government bodies having jurisdiction, power, and insurance companies. Said additions shall immediately become part of the property against which the Tenant will have no further claim unless otherwise agreed in writing.
6. Tenant agrees that Landlord shall in no way be liable in damages for failure of water supply (including irrigation wells) or for any damage by the elements or otherwise, to any of the improvements, nor for any loss or damage while improvements are under construction or repair nor for any failure to repair or alter or replace any buildings or improvements.
7. Tenant agrees to hold the Landowner and the Landowner's agent harmless and to indemnify them, or either of them, from any fines, damages, costs, claims or suits arising out of the cultivation, planting, harvesting or occupation or other use by Tenant, or the Tenant's guest, permittee, employee or licensee whether by sufferance or otherwise, of the premises or any part thereof during the term hereof or the use by or for the Tenant on or off the premises of vehicles, whether or not motor driven. Tenant agrees to carry a public liability insurance policy, naming Landowner as an additional insured. Tenant agrees to furnish Landowner, or its agent, with an insurance endorsement from Tenant's insurance company showing acceptable liability insurance, additional insured and location of property insured.
8. Tenant agrees to take possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accident to himself, his family, his employees or agents in pursuance of his farming operations, or in performing repairs to the buildings, fences, and other improvements.

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9. Tenant agrees not to permit, encourage, or invite other persons to use any part or all of the premises for any purpose or activity (including, without limitation, hunting) not directly related to its use for agricultural production, except as specifically noted.
10. Tenant agrees not to assign this lease, or any part thereof, to any person or persons, or to sublet any part of the premises without Landlord's written approval.

MISCELLANEOUS PROVISIONS

MINERAL RIGHTS: Nothing in this lease shall confer upon the Tenant any right to minerals underlying said land or any part thereof, but the same are hereby expressly reserved by the Landlord together with the full right, liberty and land access to them, to enter upon the premises and to bore, search, and excavate for same, to work and remove the same, and to deposit excavated rubbish, and with full liberty to pass over said premises with vehicles and lay down and work any such railroad track or tracks, tanks, pipelines, power and structures as may be necessary or convenient for the above purpose. Said Landlord, however, agrees to deduct from the annual rent, pro rata, for the land so taken by him or his assigns for said uses when the rental of such land is cash, and to reimburse the Tenant for any actual damage he may suffer from crops destroyed where such land is on grain rent to release Tenant from obligation to continue farming this property when development of resources interferes materially with Tenant's ability to make a satisfactory return.

LANDLORD'S LIEN: The Landlord's lien provided by law shall be the security for the rent herein specified. If the Tenant shall, from any cause, fail to comply with all the agreements herein, the Landlord may at any time when such failure occurs, after giving three days' written notice of his intention to do so, take active possessions of said premises and buildings thereon which the Tenant agrees to surrender, and employ any persons to tend said crop and perform all the agreements of the Tenant as herein contained as fully as the same are contemplated in this agreement, and after deducting all monies advanced, or monies or grain due from the rent and the expense of attending such crop as aforesaid, to pay the residue if any to the Tenant. If the Tenant shall fail to pay the cash rent and advances, or account for the share rent as herein stipulated, or shall fail to keep any of the agreements of this lease, all cost and attorney's fees of the Landlord enforcing collection of performance, shall be added to and become a part of the obligations payable by the Tenant hereunder.

SECURITY AGREEMENT: Tenant hereby grants, for value received, to Landlord an interest in the following described property (hereinafter called the "Collateral"), and all additions and accessions thereto, and proceeds thereof.

This security interest is given to secure the payment of rent and the faithful performance of all to Tenant's obligations under this Lease, whether now existing or hereafter arising.

The Collateral described by this security agreement is the following:

1. All of the crops including, but not limited to corn, soybeans, and wheat, which are growing or to be grown on the premises.
2. All of Tenant's harvested crops and grain, wherever stored, and all warehouse receipts and scale tickets representing stored grain grown on the premises.

FINANCING STATEMENTS; FURTHER ASSURANCES: Tenant hereby agrees to properly execute in a timely manner all documents necessary to perfect the security interest created hereby

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including but not limited to UCC Financing Statements. From time to time subsequent to the execution of this Lease, Tenant shall perform such other acts and shall execute and deliver such other documents as Landlord reasonably may request in order to perfect the security interest created herein.

YIELDING POSSESSION: The Tenant agrees that at the expiration of the term of this lease or any extension thereto, he will yield up possession of the premises to the Landlord without further demand or notice, in as good order and condition as when same were entered upon the Tenant, loss by fire or tornado, and ordinary wear excepted. If Tenant fails to yield possession, Tenant shall pay to the Landlord liquidated damages of \$ 200 per day for each day Tenant remains in possession thereafter, in addition to any actual damages caused by the tenant to the Landlord, and said payments shall not entitle Tenant to any interest of any kind or character in or on the premises.

HAZARDOUS MATERIAL: Tenant shall not generate, store, handle or otherwise deal with hazardous or toxic waste, substance or material, except as agreed to in writing by Landlord and in a manner approved by any applicable Environmental Protection Agency regulations. Tenant shall only use those pesticides, herbicides and other agricultural chemicals customarily used in agricultural operations of the type currently conducted on the premises and such pesticides, herbicides and other agricultural chemicals shall only be used in accordance with all applicable federal, state and local laws, ordinances and regulations. In addition, Tenant shall review restrictions included in any labels or packaging materials of any pesticides, herbicides or other agricultural chemicals and shall only use such products in accordance with said restrictions.

LANDLORD'S RIGHT OF ENTRY: The Landlord reserves the right of himself, his agents, employees, or assigns to enter upon said premises at any reasonable time for purpose of viewing the same, or working or making repairs or improvements thereon, of caring for and disposing of the Landlord's share of the crops, of developing mineral resources as provided below, or after notice of termination has been given and following severance of crops, of plowing, preparing a seed bed, making seedlings, harvesting, or applying fertilizers, any other operation necessary to good farming by the succeeding operator, the same not to interfere with the Tenant in carrying out the regular farming operations.

NOTICES: Any notice or demand from Landlord to Tenant or from Tenant to Landlord shall be delivered in person or shall be mailed by registered or certified mail addressed. Landlord and Tenant hereby warrant that the addresses' specified below are the addresses of their current principal place of business and they further warrant that they will notify either party in writing upon any changes of address.

Landlord/Agent: John Cottingham
Agricultural Investment Associates, Inc.
1000 Skokie Blvd. Suite 358
Wilmette, IL 60091

Tenant: Doc Cottingham
5190 E 550 N
Attica, IN 47918

COMPLETE AGREEMENT: All negotiations, considerations, representations and understanding between Landlord and Tenant are incorporated herein and may be modified or altered only by written agreement between Landlord and Tenant.

INVALIDITY OF PROVISIONS: If any provision of this lease or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this lease, or the

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application of such provision to person or circumstances other than those as to which it is invalid or unenforceable, shall not be affected.

EXTENT OF AGREEMENT: Terms of this lease shall be binding on his heirs, executors, administrators, or assigns or agents, for both owner and the Tenant, in the same manner as upon the original parties.

BANKRUPTCY: Anything to the contrary herein notwithstanding, in the event that any petition under any law relating to bankruptcy or insolvency shall be filed by or against Landlord or Tenant and not dismissed within two (2) weeks or if any creditor's committee shall be appointed or constituted for Landlord or Tenant and not disbanded with two (2) weeks, or if Landlord or Tenant shall make an assignment with or for the benefit of creditors, then in any such event, at the non-bankrupt party's option, to be exercised by written notice, this agreement shall terminate on the date specified in such notice.


IMPROVEMENTS MADE BY THE TENANT AT HIS EXPENSE: When the Landlord and Tenant agree that the Tenant may make all or part of an improvement such as buildings, additions to buildings, major repairs, fences, bathrooms, water systems, etc. to the farm at his own expense and that the Tenant is to be reimbursed for his remaining cost at the end of the lease (less any government repayment received by the Tenant for that improvement), the necessary information shall be recorded and shall become a part of the lease and obligate the Landlord and his heirs and assigns to make such reimbursement. Such improvements become the Landlord's property upon completion of the information below. The Landlord thereby assumes the responsibility for insurance coverage and risk loss.

<u>Description and Locations</u> <u>of improvements</u>	<u>Tenant's Cost</u> <u>on completion of</u>	<u>Years</u> <u>depreciation</u>	<u>Depreciation</u> <u>begins</u>
------------------------------------------------------------	-------------------------------------------------	-------------------------------------	--------------------------------------

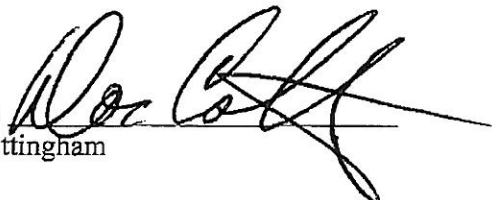
Portable Grain Dryer- Tenant is providing grain dryer that is portable and not a permanent fixture of premises.

The Tenant has enrolled waterway and drainage ditch filter strips into the Government's Conservation Reserve Program and receives said payments directly from the Farm Service Agency. In the event this agreement is terminated, The Tenant agrees to assign said CRP contract for all remaining contract years to the new Tenant with no penalty to be incurred by either the Tenant or the Landlord. In the event the CRP contract was not assumed by the new Tenant, then the Landlord agrees to indemnify Tenant from any penalties for termination of CRP contract.

Agricultural Investment Associates, Inc.
As agent for aforesaid

By: 
John Cottingham

9-9-12
Date

Tenant: 
Doc Cottingham

9-15-12
Date

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EXHIBIT A

DIVISION OF CROPS AND EXPENSES: The tenant agrees to pay to the Landlord, or his agent, as rent for the above described farm, the following shares of crops grown and to share in the respective crop expenses.

TABLE I. Landlord's share (% and or \$) of crops and crop expenses

	CORN	SOYBEANS
SHARE OF CROPS GROWN (incl. govt. price support payments)	50%	50%
CRP waterways- 8 acres	\$1,350	
SHARE OF CROP EXPENSES		
Fertilizer:		
Materials	50%	50%
Application	50%	50%
Soil Testing	100%	100%
Limestone	50%	50%
Application	50%	50%
Seed	50%	50%
Herbicide		
Materials	50%	50%
Application- ground	-0-	-0-
Application- aerial	50%	50%
Insecticide, Fungicide		
Materials	50%	50%
Application-post only- including aerial	50%	50%
Grain Drying (gas, electric)	50%	50%
Trucking		
Field to Farm	-0-	-0-
Farm to Markets incl. Lafayette	50%	50%
Harvesting	-0-	-0-

In the event limestone is applied, and this lease is no longer in effect, landlord agrees to reimburse tenant for their remaining interest, which shall be determined by amortizing the initial cost over a five-year period from date of application. The following are the applicable limestone charges.

2013 CROP EXPENSE

Tri-State Farms LLC

c/o Ag Investment Associates Inc.

1000 Skokie Blvd. Suite 358
Wilmette, Illinois 60091
Phone 847-251-8822 Fax 847-251-8876

email: johncottingham@mac.com

Bill To:

INVOICE

DATE: May 1, 2013
INVOICE #
FOR: *Oak Grove Farm*

DESCRIPTION	AMOUNT
Tri-State Farms LLC--- 2013 crop plans and expenses to date	
Corn- 170.17 acres	
Soybeans- 190.59 acres	
Fertilizer- N,P,K	23,051.92
Seedcorn- Pioneer 1/2- 73.5 units	8,614.94
Seedbeans- Pioneer 1/2- 200 units	5,138.00
Weed, Insect, Fungicide	8,933.93
TOTAL	\$ 45,738.79

THANK YOU FOR YOUR BUSINESS!

TITLE INSURANCE

TITLE INSURANCE

Chicago Title Insurance Company

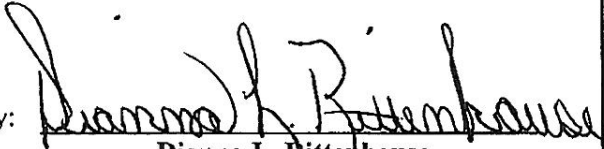
SCHEDULE A

File No. 201205297

NOTE: Title inquiries should be directed to: **Dianna Rittenhouse**
(765) 423-1642

1. Effective Date: **APRIL 8, 2013** at 8:00 am Update
2. Policy or Policies to be issued:
 - (a) ALTA Owner's Policy -06/17/06 or Amount -TBD -
 ALTA Homeowner's Policy -01/01/08
Proposed Insured: **NONE**
 - (b) ALTA Loan Policy - 06/17/06 Amount
Proposed Insured: **, its successors and/or assigns as their interest may appear**
3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
fee simple
4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in
Tri-State Farms, LLC, an Illinois limited liability company.
5. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT A

Countersigned: **Stallard & Schuh, Inc**
301 Columbia
Lafayette, IN 47901
(765) 423-1642

By: 
Dianna L. Rittenhouse
Authorized Officer or Agent

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

TITLE INSURANCE

Chicago Title Insurance Company

File No. 201205297

EXHIBIT A

A part of the North Half of Section 25, Township 24 North, Range 8 West and Part of the West Half of Section 30, Township 24, Range 7 West in Oak Grove Township, Benton County, Indiana more particularly described as follows: Beginning at the Southwest corner of said Section 30 marked by a County monument and located at the approximate centerline of County Road 800 South and 300 East; thence North $00^{\circ}59'39''$ West along the West line of said Section 30 and approximate centerline of County Road 300 East and existing fence line, a distance of 2631.23 feet; thence North $88^{\circ}22'55''$ West, a distance of 3947.04 feet; thence North $00^{\circ}47'21''$ West, a distance of 2627.98 feet to the North line of said Section 25 and approximate centerline of County Road 700 South; thence South $87^{\circ}27'53''$ East along the North line of said Section 25 and approximate centerline of County Road 700 South, a distance of 3941.18 feet to the Northeast corner of said Section 25 marked by a County iron pin; thence South $00^{\circ}59'39''$ East along the closing line for said Sections 25 and 30, a distance of 51.48 feet to the Northwest corner of said Section 30 marked by a County iron pin; thence South $89^{\circ}50'32''$ East along the North line of said Section 30 and approximate centerline of County Road 700 South, a distance of 1426.81 feet; thence South $00^{\circ}13'56''$ East, a distance of 3272.95 feet; thence South $89^{\circ}25'51''$ East, a distance of 1383.71 feet; thence South $00^{\circ}31'18''$ West, a distance of 1914.59 feet to the South line of said Section 30 and approximate centerline of County Road 800 South; thence North $88^{\circ}42'47''$ West along the South line of said Section 30 and approximate centerline of County Road 800 South, a distance of 2717.72 feet to the Point of Beginning, containing 459.64 acres, more or less. EXCEPTING therefrom 1.25 acres, more or less, as described in deed record book 108, page 173 in the Office of the Benton County Recorder, leaving 458.39 acres, more or less.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

TITLE INSURANCE

Chicago Title Insurance Company

File No. 201205297

This commitment is not an abstract, examination, report or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

(END OF SCHEDULE A)

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

TITLE INSURANCE

Chicago Title Insurance Company

SCHEDULE B, PART I (REQUIREMENTS)

File No. 201205297

The following are the requirements to be complied with:

1. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
3. **NOTICE:**
 - a) **Effective July 1, 1993, a Sales Disclosure Form must be filed with the county auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$10.00 must be paid to the auditor at the time of filing.**
 - b) **By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.**
 - c) **Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. [Sign, Print or Type Name]."**
 - d) **Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000.00 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.00.**
4. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - a. We should be furnished a copy of the Certificate of Existence filed with the Secretary of State of Illinois attesting to the current standing of the Tri-State Farms, LLC.
 - b. We require that all Members execute the mortgage, or that we be provided with proof of authorization executed by all Members setting forth the name of the Manager authorized to execute the mortgage on behalf of Tri-State Farms, LLC.

(END OF SCHEDULE B, PART I)

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

TITLE INSURANCE

Chicago Title Insurance Company

SCHEDULE B, PART II (EXCEPTIONS)

File No. 201205297

Schedule B of the policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, liens or encumbrances or claims thereof, not shown by the public records.
5. Any lien, or right to a lien, for services, labor or materials 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 public records.
7. **TAXES FOR KEY NUMBER 010-00063-00**
STATE IDENTIFICATION 04-13-25-500-001.000-010

NE E NW 25-24-8 234.770 A

Total Assessment \$343,500
Exemptions NONE
Net Assessments \$343,500

Taxes for the year 2012 pay 20132:
May Installment \$1,634.14 Not Paid
November Installment \$1,634.14 Not Paid

TAXES FOR KEY NUMBER 010-00062-00
STATE IDENTIFICATION 04-12-30-600-007.000-010

PT W PT SW 30-24-07 65.64 A

Total Assessment \$79,300
Exemptions NONE
Net Assessments \$79,300

Taxes for the year 2012 pay 2013:
May Installment \$377.26 Not Paid

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

TITLE INSURANCE

Chicago Title Insurance Company

File No. 201205297

November Installment \$377.26 Not Paid

**TAXES FOR KEY NUMBER 010-00357-00
STATE IDENTIFICATION 04-12-30-600-007.001-010**

PT W PT SW 30-24-07 157.98 A

Total Assessment \$232,800
Exemptions NONE
Net Assessments \$232,800

Taxes for the year 2012 PAY 2013:
May Installment \$1,107.51 Not Paid
November Installment \$1,107.51 Not Paid

TAXES FOR THE YEAR 20113 BECAME A LIEN MARCH 1, 2013, AND ARE DUE AND PAYABLE IN MAY AND NOVEMBER 2014.

8. Rights of the Public, the State of Indiana, and County of Benton, and the municipality in and to that part of the premises taken or used for road purposes.
9. Rights of way for drainage tiles, ditches, laterals, and feeders, if any.
10. The acreage indicated in the legal description is for the sole purpose of identifying the said tract and should not be construed as insuring the quantity of land.
11. Easements or servitudes, if any, appearing in the public records.
12. Conditions, Restrictions and Covenants, if any, appearing in the public records. NOTE: Said Covenants, Conditions, and Restrictions omit any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
13. Survey prepared by R.R. Grove P.E. dated November 27, 2006 discloses: a) ditches located near the southeast corner and on the north side of subject property.
14. Mortgage for \$1,700,000.00 dated January 8, 2007, recorded January 12, 2007 as Document Number 200700000140, Tri-State Farms, LLC, an Illinois limited liability company, mortgagor to Farm Credit Services of Mid-America FLCA, mortgagee. (NOTE: The holder of the mortgage should be contacted for further information.)

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

TITLE INSURANCE

Chicago Title Insurance Company

File No. 201205297

15. Mortgage for \$1,255,000.00 dated March 12, 2007, recorded March 20, 2007 as Document Number 200700000549 or Mortgage Record 188, pages 2224-2228, Tri-State Farms, LLC an Illinois limited liability company, mortgagor to Farm Credit Services of Mid-America, FLCA, mortgagee. (NOTE: The holder of the mortgage should be contacted for further information.)

NOTE: The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to the approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined and entered as aforesaid, it is agreed that as between the Company, the Applicant for the Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000.00 and the total liability of the Company based upon this Commitment shall not exceed said amount.

(END OF SCHEDULE B, PART II)

Judgments examined in the name(s) of Tri-State Farms, LLC for ten (10) years last past. NONE FOUND

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

TAX INFORMATION

TAX INFORMATION

From: <http://beacon.schneidercorp.com>

Parcel ID:	Acres:	Description:
04-12-30-600-007.000-010	65.640 ±	PT W1/2 - PT SW1/4 30-24-07
04-12-30-600-007.001-010	157.980 ±	PT W1/2 - PT SW1/4 30-24-07
04-13-25-500-001.000-010	234.770 ±	NE1/4-E1/2 NW1/4 25-24-08

Parcel ID 04-12-30-600-007.000-010
Alt Parcel ID 0100006200
Property Address 0 300 E
Property City OXFORD
Legal Acres 65.640 Acres
Tax District 010
Section/Plat 30
Property Class 199 - Agricultural - Other Agricultural Use
Legal Description PT W1/2 - PT SW1/4 30-24-07 65.64A

Parcel ID 04-12-30-600-007.001-010
Alt Parcel ID 0100035700
Property Address 7509 S 300 E
Property City OXFORD
Legal Acres 157.980 Acres
Tax District 010
Section/Plat 30
Property Class 199 - Agricultural - Other Agricultural Use
Legal Description PT W1/2 - PT SW1/4 30-24-07 157.98A

Parcel ID 04-13-25-500-001.000-010
Alt Parcel ID 0100006300
Property Address 700 S
Property City OXFORD
Legal Acres 234.770 Acres
Tax District 010
Section/Plat 25
Property Class 100 - Agricultural - Vacant Land
Legal Description NE1/4-E1/2 NW1/4 25-24-08 234.7700A

TAX INFORMATION

Indiana Law (IC 6-1.1-37-10) Requires the Treasurer to add a late-payment penalty to the unpaid portions of the amounts due for each installment. The penalty will be in the amount of 5% of the unpaid tax if the installment is completely paid on or before 30 days after the due date and you are not liable for delinquent property taxes first due and payable in a previous installment for the same parcel. Otherwise the penalty will be in the amount of 10% of the unpaid tax.

Acreage: 157.98 Location Address: 7509 S 300 E
1st INSTALLMENT - A OXFORD IN 47971

STATE PARCEL NUMBER: 04-12-30-600-007.001-010



00004201201234087591

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

NAME AND ADDRESS OF TAXPAYER

Tri State Farms LLC
Ag Investments
1000 Stokie Blvd Ste 358
WILMETTE IL 60091

Delinquent after: **May 10, 2013**
Property Taxes Due: \$1,107.51
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

**Pay This Amount For
1st Installment \$1,107.51**

Remit By Mail To: BENTON COUNTY TREASURER
706 E 5TH ST, SUITE 22
FOWLER IN 47944

00000420120123408759010000001107518

Detach and return coupon with 2nd Installment payment

Printed: 3/22/2013

2013 - Benton County - 2nd Installment

Deeded Owner: Tri State Farms LLC

Indiana Law (IC 6-1.1-37-10) Requires the Treasurer to add a late-payment penalty to the unpaid portions of the amounts due for each installment. The penalty will be in the amount of 5% of the unpaid tax if the installment is completely paid on or before 30 days after the due date and you are not liable for delinquent property taxes first due and payable in a previous installment for the same parcel. Otherwise the penalty will be in the amount of 10% of the unpaid tax.

Acreage: 157.98 Location Address: 7509 S 300 E
2nd INSTALLMENT - B OXFORD IN 47971

STATE PARCEL NUMBER: 04-12-30-600-007.001-010



00004201201234087592

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

NAME AND ADDRESS OF TAXPAYER

Tri State Farms LLC
Ag Investments
1000 Stokie Blvd Ste 358
WILMETTE IL 60091

Delinquent after: **November 12, 2013**
Property Taxes Due: \$1,107.51
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

**Pay This Amount for
2nd Installment \$1,107.51**

Remit By Mail To: BENTON COUNTY TREASURER
706 E 5TH ST, SUITE 22
FOWLER IN 47944

00000420120123408759020000001107516

LEGAL DESCRIPTION: PT W1/2 - PT SW1/4 30-24-07 157.98A

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

TAXPAYER NAME: Tri State Farms LLC

PROPERTY NUMBER 04-12-30-600-007.001-010

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

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-884-1070

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Office hours: 8:30 a.m.- 4:00 p.m. Monday thru Friday

Payments accepted local banks and online.

We accept cash, checks and money orders.

To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon. To ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

Thank you for your cooperation

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

TAX INFORMATION

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Property Address	Date of Notice	Parcel Number	Taxing District
Tri State Farms LLC	7509 S 300 E OXFORD IN 47971	03/22/2013	04-12-30-600-007.001-010	010-OAK GROVE
		Legal Description		
		PT W1/2 - PT SW1/4	30-24-07	157.98A

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2012	2013
1a. Gross assessed value of homestead property (capped at 1%)	\$ 0	\$ 0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$ 181,900	\$ 197,500
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 40,300	\$ 35,300
2. Equals total gross assessed value of property	\$ 222,200	\$ 232,800
2a. Minus deductions (see table 5 below)	\$ 0	\$ 0
3. Equals subtotal of net assessed value of property	\$ 222,200	\$ 232,800
3a. Multiplied by your local tax rate	1.3689	1.1634
4. Equals gross tax liability (see table 3 below)	\$ 3,041.70	\$ 2,708.40
4a. Minus local property tax credits	\$ (368.94)	\$ (493.38)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$ 0.00	\$ 0.00
4c. Minus savings due to 65 years & older cap	\$ 0.00	\$ 0.00
5. Total property tax liability (See remittance coupon for total amount due)	\$ 2,672.76	\$ 2,215.02

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$ 4,847.00	\$ 5,009.00
Adjustment to cap due to voter-approved projects and charges ²	\$ 0.00	\$ 0.00
Maximum tax that may be imposed under cap	\$ 4,847.00	\$ 5,009.00

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

TAXING AUTHORITY	TAX RATE 2012	TAX RATE 2013	TAX AMOUNT 2012	TAX AMOUNT 2013	TAX DIFFERENCE 2012-2013	PERCENT DIFFERENCE
COUNTY	0.3956	0.3647	\$879.03	\$849.02	\$(30.01)	(3.41)%
TOWNSHIP	0.0520	0.0488	\$115.54	\$113.61	\$(1.93)	(1.74)%
SCHOOL DISTRICT	0.7796	0.6144	\$1,732.27	\$1,430.33	\$(301.94)	(1.67)%
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
LIBRARY	0.1417	0.1355	\$314.86	\$315.44	\$0.58	0.18%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
SPECIAL DISTRICT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TOTAL	1.3689	1.1634	\$3,041.70	\$2,708.40	\$(333.30)	-10.96%

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2012	2013	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

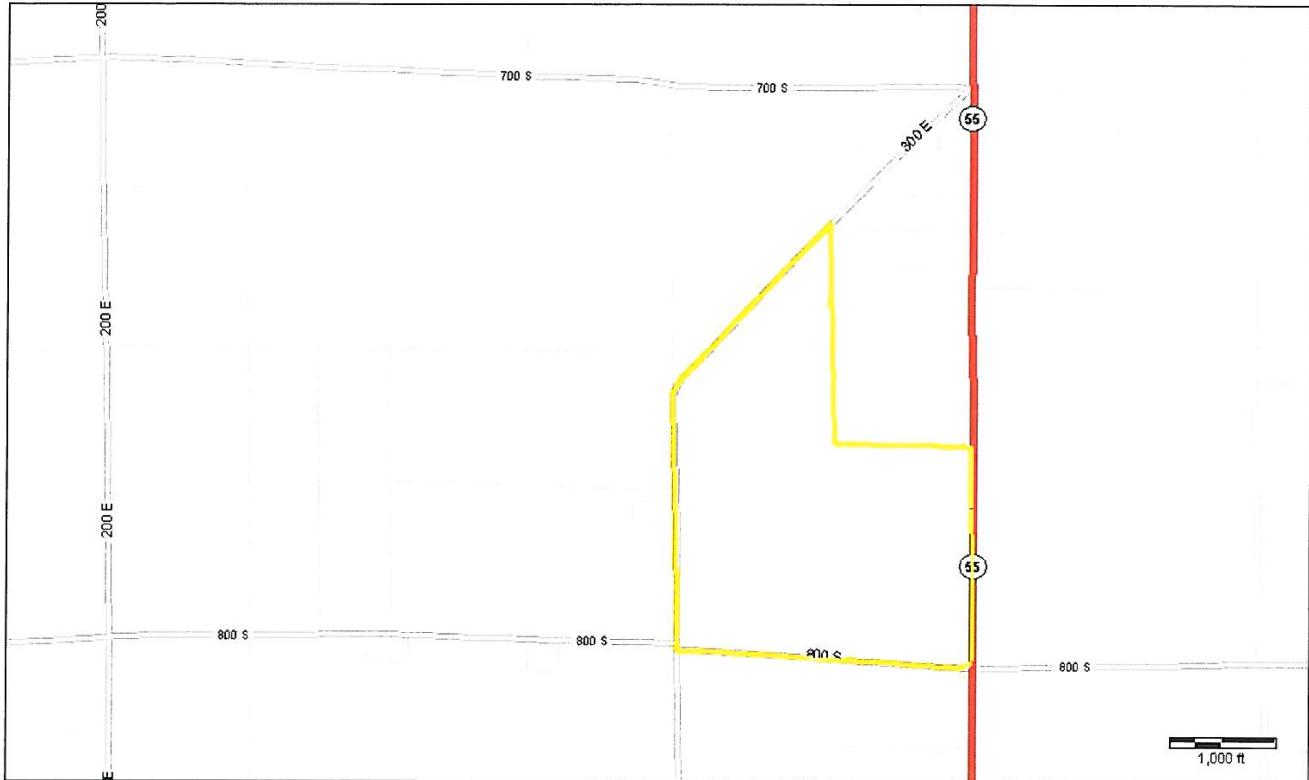
TYPE OF DEDUCTION	2012	2013
Homestead/Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
TOTAL DEDUCTIONS	\$0	\$0

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax cap include property tax levies approved by voters through referendum, as well as any relief provided by the State of Indiana Distressed Unit Appeals Board (for 2011 only). In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creating of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

TAX INFORMATION

3/8/13

benton.in.wtgis.com/tgis/printpreview1.ashx?soid=130308120236298



Type notes here	Printed 03/08/2013	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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- General
- Payments
- Bills
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Images	Show Images(3)
Sketches	Show Sketches(1)
Owner Name	Tri State Farms LLC
State Parcel Number	04-12-30-600-007.001-010
Parcel Number	04-12-30-600-007.001-010
Map Number	010-00357-00
Legal Description	PT W1/2 - PT SW1/4 30-24-07 157.98A
Acreage	157.98
Instrument Number	603

TAX INFORMATION

3/8/13

benton.in.wtgis.com/tgis/printpreview1.ashx?soid=130308120236298

Book Number	188
Page Number	2426
Location Address	7509 S 300 E OXFORD, IN 47971
Owner Address	1000 Stokie Blvd Ste 358 WILMETTE, IL 60091
Note	Transfer from: COOPER BARBARA DAVIS & Date of Transfer: 05/10/96 Book Number: 108 Page Number: 0175

Payment History Information

Pay Date	Tax Year	Paid By	Amount
04/04/2012	2011	Tri State Farms LLC	2672.76
10/06/2011	2010	Tri State Farms LLC	1343.61
04/25/2011	2010	Tri State Farms LLC	1343.61
10/22/2010	2009	Tri State Farms LLC	1799.52
04/21/2010	2009	Agriculture Investment	1799.52
11/02/2009	2008	Tri State Farms LLC	1763.60
07/13/2009	2008	Tri State Farms LLC	1763.60
10/29/2008	2007	Tri State Farms LLC	3544.68
10/25/2007	2006	Cooper Barbara Davis Trust & Terrence L %farmers National C	1915.63
07/16/2007	2006	Cooper Barbara Davis Trust & Terrence L %farmers National C	1915.63
11/06/2006	2005	farmers national co	1958.72
05/08/2006	2005	Farmers National Company	1958.72
03/23/2006	2005	Farmers National Company	1706.50
11/07/2005	2004	Farmers National Company	1110.64
06/03/2005	2004	Cooper Barbara Davis Trust & Terrence L %farmers National C	1110.64
05/12/2005	2004	farmers national	1110.64

TaxBill History Information

Tax Year	Spring	Fall
2011	1336.38	1336.38
2010	1343.61	1343.61
2009	1404.57	1404.57
2008	1368.65	1368.65
2007		

Deduction Information

Type	2009	2010	2011	2012	2013

Assessment Information

Type	2009	2010	2011	2012	2013
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	43300	44600	42300	40300	35300
Non-Residential land	145500	151400	156400	181900	197500

TAX INFORMATION

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
04-12-30-600-007-001-010

Parent Parcel Number

Property Address
7509 S 300 E

Neighborhood
10302 Oak Grove Homesites

Property Class
199 Agr Other agricultural use

TAXING DISTRICT INFORMATION
Jurisdiction 4
Area 010 Oak Grove
Corporation N
District 010
Section & Plat 30
Rolling Number 30 000 10 0

Site Description

Topography
Level Rolling
Public Utilities
Electric
Street or Road
Unpaved
Neighborhood
Static
Zoning
Legal Acres
157.9800

Tax ID 0100035700

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
03/28/2007	SURVEY BY ROBERT R GROVE	Bk 188 - Pg 2426	\$0.00
01/12/2007	BARBARA DAVIS COOPER TRUST UND 1/2	Bk 188 - Pg 555-58	\$1,497,876.00
01/12/2007	TERRANCE L COOPER UND 1/2 INT	Bk 188 - Pg 551-54	\$1,497,876.00
05/10/1996	BARBARA DAVIS COOPER	Bk - Pg	\$0.00
02/01/1996	DR 109/505-506	Bk - Pg	\$0.00
02/01/1996	LEO K COOPER UND 1/2 INT	Bk - Pg	\$0.00
02/01/1996	DR 109/177-178	Bk - Pg	\$0.00
02/01/1996	ARLENE D COOPER UND 1/2 INT	Bk - Pg	\$0.00
02/01/1996	DR 109/175-176	Bk - Pg	\$0.00

Printed 3/8/2013

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2007	03/01/2007	03/01/2008	03/01/2008	03/01/2009	03/01/2009	03/01/2010	03/01/2010	03/01/2011	03/01/2012
Reason for Change	18 - County Equal	51 - Annual Reas	51 - Annual Reas	19 - Annual Adjus	19 - Annual Adjus	19 - Annual Adjus	19 - Annual Adjus	19 - Annual Adjus	09 - General Rev	
VALUATION	L 106600	138200	145500	145500	151400	154400	155400	181900	197500	
Appraised Value	B 42300	42900	43300	43300	44600	44600	42300	40300	35300	
	T 148900	181100	188800	188800	196000	196000	196700	222200	232800	
VALUATION	L 106600	138200	145500	145500	151400	154400	155400	181900	197500	
True Tax Value	B 42300	42900	43300	43300	44600	44600	42300	40300	35300	
	T 148900	181100	188800	188800	196000	196000	196700	222200	232800	

LAND DATA AND CALCULATIONS

Rating	Soil ID	Measured Acreage	Table Effective Depth	Prod Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
ELA	0.4170	1.00	1630.00	680	0	-100%	0		0
ELA	3.9740	1.02	1630.00	6480	0	-100%	0		0
BAR2	8.0946	1.06	1663.00	13460	13460		13460		13460
BAR2	7.4476	1.06	1630.00	12870	12870		12870		12870
CSB2	21.1558	0.98	1630.00	1597.00	33790		33790		33790
CT	2.4940	1.02	1630.00	1663.00	4150		4150		4150
CU	3.7597	1.05	1630.00	1728.00	6500		6500		6500
DU	4.2480	1.28	1630.00	2066.00	8860		8860		8860
MLB2	20.6767	0.89	1630.00	1451.00	30000		30000		30000
MLD2	0.0011	0.68	1630.00	1109.00	0		0		0
MLD2	22.5333	0.77	1630.00	1255.00	28280		28280		28280
MXB2	17.9717	0.94	1630.00	1532.00	27530		27530		27530
OLA	2.3520	1.11	1630.00	1809.00	4250		4250		4250
SH	3.8816	1.28	1630.00	2086.00	12230		12230		12230
CK	0.0024	1.19	1630.00	1940.00	0		0		0
CU	0.0212	1.06	1630.00	1728.00	40		40		20
MLB2	4.4284	0.89	1630.00	1451.00	6430		6430		2570
MLB2	1.8680	0.68	1630.00	1108.00	2070		2070		830
MMB2	0.2644	0.77	1630.00	1255.00	330		330		130
CK	0.5038	1.19	1630.00	1940.00	1170		1170		230
CU	2.3276	1.05	1630.00	1728.00	4020		4020		800
MLB2	15.4957	0.89	1630.00	1451.00	22480		22480		4500
MLD2	1.7126	0.68	1630.00	1109.00	1900		1900		380
MMB2	5.8749	0.77	1630.00	1255.00	7370		7370		1470
MLB2	1.5872	0.89	1630.00	1451.00	3000		3000		1380
MMB2	0.0409	0.77	1630.00	1255.00	50		50		30
MLB2	0.0632	0.50	1630.00	815.00	0		0		194850
MILD2	0.3185	0.50	1630.00	815.00	260		260		150

FARMLAND COMPUTATIONS

Parcel Acreage	157.9800	Measured Acreage	155.839
61 Legal Drain NV	0.4170	Average True Tax Value/Acre	1250
82 Public Roads NV	3.9740	TRUE TAX VALUE FARMLAND	197500
83 UTT Towers NV			
9 Homesites(s)		Classified Land Total	[+]
9192 Excess Acreage		Homesite(s) Value	[+]
		Excess Acreage Value	[+]
TOTAL ACRES FARMLAND	153.5890	Supplemental Cards	
TRUE TAX VALUE	194450	TOTAL LAND VALUE	197500

TAX INFORMATION

IMPROVEMENT DATA

04-12-30-000-00 / 001-010
7509 S 300 E

Property Class 199

05
04
03
02
01

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

ID	Description	Value	Use	Sty	Hgt	Const	Grade	Year	Eff	Const	Year	Cond	Base	Feat-	Adj	Size or	Computed	Phys	Obsol	Market	%	Value
						Type		Const	Year	Year	Year		Rate	ures	Rate	Area	Value	Depr	Depr	Adj	Comp	
01	GRBIN	1900					C	1970	1970	1970	1970	AV	16200 00	N	14580 00	1 @ 30	14580	65	0	0	100	4800
02	GRBIN	2400					C	1970	1970	1970	1970	AV	25200 00	N	22680 00	1 @ 33	22680	65	0	0	100	7500
03	GRBIN	2400					C	1970	1970	1970	1970	AV	25200 00	N	22680 00	1 @ 33	22680	65	0	0	100	7500
04	GRBIN	2400					C	1970	1970	1970	1970	AV	25200 00	N	22680 00	1 @ 33	22680	65	0	0	100	7500
05	T31SO	1200					D	1985	1985	1985	1985	AV	9 03	N	6 29	42 X 64	16910	50	0	0	100	8000

Data Collector/Date
PS/3/14/2011

Appraiser/Date
LC/4/12/2011

Neighborhood
Neigh 10302

Supplemental Cards
TOTAL IMPROVEMENT VALUE

35300

TAX INFORMATION

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Acreage: 65.64 Location Address: 0 300 E
1st INSTALLMENT - A OXFORD IN 47971

STATE PARCEL NUMBER: 04-12-30-600-007.000-010



00004201215462653741

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

NAME AND ADDRESS OF TAXPAYER

Tri State Farm LLC
Ag Investment
1000 Stokie Blvd Ste 358
WILMETTE IL 60091

Delinquent after: **May 10, 2013**
Property Taxes Due: \$377.26
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

**Pay This Amount For
1st Installment \$377.26**

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706 E 5TH ST, SUITE 22
FOWLER IN 47944

00000420121546265374010000000377267

Detach and return coupon with 2nd Installment payment

Printed: 3/22/2013

2013 - Benton County - 2nd Installment

Deeded Owner: Tri State Farms LLC

Indiana Law (IC 6-1-1-37-10) Requires the Treasurer to add a late-payment penalty to the unpaid portions of the amounts due for each installment. The penalty will be in the amount of 5% of the unpaid tax if the installment is completely paid on or before 30 days after the due date and you are not liable for delinquent property taxes first due and payable in a previous installment for the same parcel. Otherwise the penalty will be in the amount of 10% of the unpaid tax.

Acreage: 65.64 Location Address: 0 300 E
2nd INSTALLMENT - B OXFORD IN 47971

STATE PARCEL NUMBER: 04-12-30-600-007.000-010



00004201215462653742

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

NAME AND ADDRESS OF TAXPAYER

Tri State Farm LLC
Ag Investment
1000 Stokie Blvd Ste 358
WILMETTE IL 60091

Delinquent after: **November 12, 2013**
Property Taxes Due: \$377.26
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

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2nd Installment \$377.26**

Remit By Mail To: BENTON COUNTY TREASURER
706 E 5TH ST, SUITE 22
FOWLER IN 47944

00000420121546265374020000000377265

LEGAL DESCRIPTION: PT W1/2 - PT SW1/4 30-24-07 65.64A

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

TAXPAYER NAME: Tri State Farm LLC

PROPERTY NUMBER 04-12-30-600-007.000-010

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

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Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Office hours: 8:30 a.m.- 4:00 p.m. Monday thru Friday

Payments accepted local banks and online.

We accept cash, checks and money orders.

To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon. To ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

Thank you for your cooperation

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

TAX INFORMATION

SPECIAL MESSAGE TO PROPERTY OWNER

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TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Property Address	Date of Notice	Parcel Number	Taxing District
Tri State Farm LLC	0 300 E OXFORD IN 47971	03/22/2013	04-12-30-600-007.000-010	010-OAK GROVE
		Legal Description		
		PT W1/2 - PT SW1/4 30-24-07 65.64A		

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2012	2013
1a. Gross assessed value of homestead property (capped at 1%)	\$ 0	\$ 0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$ 58,600	\$ 63,700
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 19,900	\$ 15,600
2. Equals total gross assessed value of property	\$ 78,500	\$ 79,300
2a. Minus deductions (see table 5 below)	\$ 0	\$ 0
3. Equals subtotal of net assessed value of property	\$ 78,500	\$ 79,300
3a. Multiplied by your local tax rate	1.3689	1.1634
4. Equals gross tax liability (see table 3 below)	\$ 1,074.58	\$ 922.58
4a. Minus local property tax credits	\$ (130.34)	\$ (168.06)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$ 0.00	\$ 0.00
4c. Minus savings due to 65 years & older cap	\$ 0.00	\$ 0.00
5. Total property tax liability (See remittance coupon for total amount due)	\$ 944.24	\$ 754.52

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$ 1,769.00	\$ 1,742.00
Adjustment to cap due to voter-approved projects and charges ²	\$ 0.00	\$ 0.00
Maximum tax that may be imposed under cap	\$ 1,769.00	\$ 1,742.00

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

TAXING AUTHORITY	TAX RATE 2012	TAX RATE 2013	TAX AMOUNT 2012	TAX AMOUNT 2013	TAX DIFFERENCE 2012-2013	PERCENT DIFFERENCE
COUNTY	0.3956	0.3647	\$310.55	\$289.21	\$(21.34)	(6.87)%
TOWNSHIP	0.0520	0.0488	\$40.82	\$38.70	\$(2.12)	(20.39)%
SCHOOL DISTRICT	0.7796	0.6144	\$611.98	\$487.22	\$(124.76)	(5.19)%
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIBRARY	0.1417	0.1355	\$111.23	\$107.45	\$(3.78)	(3.40)%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL DISTRICT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	1.3689	1.1634	\$1,074.58	\$922.58	\$(152.00)	-14.15 %

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2012	2013	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.0 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

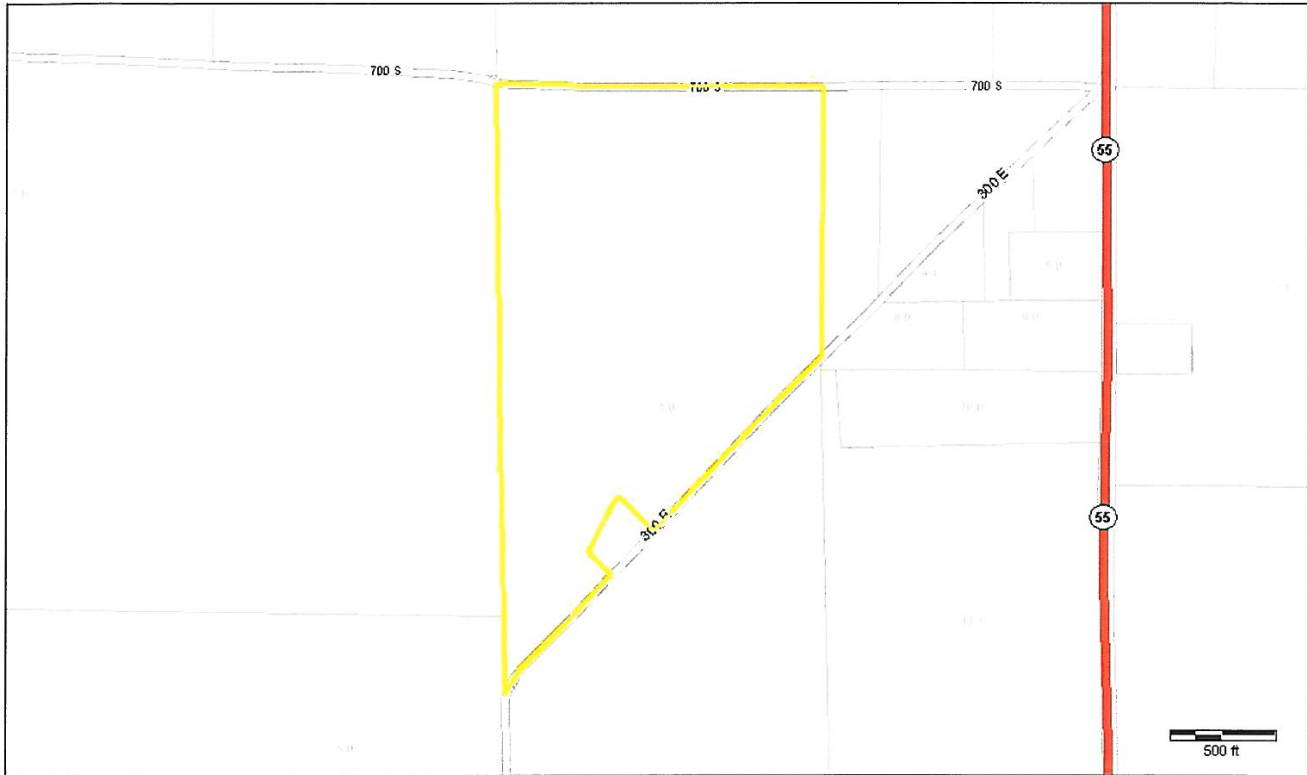
TYPE OF DEDUCTION	2012	2013
Homestead/Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
TOTAL DEDUCTIONS	\$0	\$0

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax cap include property tax levies approved by voters through referendum, as well as any relief provided by the State of Indiana Distressed Unit Appeals Board (for 2011 only). In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creating of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

TAX INFORMATION

3/2/13

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Type notes here

Printed
03/08/2013

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

- General
- Payments
- Bills
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Images	Show Images(1)
Sketches	Show Sketches(1)
Owner Name	Tri State Farms LLC
State Parcel Number	04-12-30-600-007.000-010
Parcel Number	04-12-30-600-007.000-010
Map Number	010-00062-00
Legal Description	PT W1/2 - PT SW1/4 30-24-07 65.64A
Acreage	65.64
Instrument Number	603

TAX INFORMATION

3/8/13

benton.in.wtggis.com/tggis/printpreview1.ashx?soid=130308120432274

Book Number	188
Page Number	2426
Location Address	0 300 E OXFORD, IN 47971
Owner Address	1000 Stokie Blvd Ste 358 WILMETTE, IL 60091
Note	Transfer from: COOPER BARBARA DAVIS & Date of Transfer: 05/10/96 Book Number: 108 Page Number: 0505

Payment History Information

Pay Date	Tax Year	Paid By	Amount
04/04/2012	2011	Tri State Farms LLC	944.24
10/06/2011	2010	Tri State Farms LLC	471.99
04/25/2011	2010	Tri State Farms LLC	471.99
10/22/2010	2009	Tri State Farms LLC	661.43
04/21/2010	2009	Tri State Farms LLC	661.43
11/02/2009	2008	Tri State Farms LLC	647.62
07/13/2009	2008	Tri State Farms LLC	647.62
10/29/2008	2007	Tri State Farms LLC	1303.24
10/25/2007	2006	Cooper Barbara Davis Trust & Terrence L %farmers National C	729.38
07/16/2007	2006	Cooper Barbara Davis Trust & Terrence L %farmers National C	729.38
11/06/2006	2005	farmers national co	762.29
05/08/2006	2005	Farmers National Company	762.29
03/23/2006	2005	Farmers National Company	698.50
11/07/2005	2004	Farmers National Company	413.35
06/03/2005	2004	Cooper Barbara Davis Trust & Terrence L %farmers National C	413.35
05/12/2005	2004	farmers national	413.35

TaxBill History Information

Tax Year	Spring	Fall
2011	472.12	472.12
2010	471.99	471.99
2009	497.33	497.33
2008	483.52	483.52
2007		

Deduction Information

Type	2009	2010	2011	2012	2013

Assessment Information

Type	2009	2010	2011	2012	2013
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	19800	20500	19400	19900	15600
Non-Residential land	46900	48900	50400	58600	63700

TAX INFORMATION

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
04-12-30-600-007 000-010

OWNERSHIP
Tri State Farms LLC
1000 Stokie Blvd - Ste 358
WILMETTE IL 60091

Tax ID 0100006200

Printed 3/8/2013

Parent Parcel Number
PT WH/2 - PT SW/4 30-24-07 65-64A

Neighborhood
10302 Oak Grove Homesites

TRANSFER OF OWNERSHIP
Date Transfer From

Book/Page/Document Consideration

Property Address
0 300 E

Property Class
199 Agr Other agricultural use

03/28/2007 SURVEY-BY ROBERT R GROVE Bk 188 -Pg 2426 \$0.00
01/12/2007 BARBARA DAVID COOPER TRUST UND 1/2 Bk 188 -Pg 555-58 \$1,497,876.00
01/12/2007 TERENCE L COOPER UND 1/2 INT Bk 188 -Pg 551-54 \$1,497,876.00
05/10/1996 BARBARA DAVIS COOPER Bk -Pg \$0.00
02/01/1996 LEO K COOPER UND 1/2 INT Bk -Pg \$0.00
02/01/1996 DR 108/177-178 Bk -Pg \$0.00
02/01/1996 125A HOUSE & UTI, SH TO LEO K & ARLE COOPER DR 108/173 Bk -Pg \$0.00
02/01/1996 ARLENE D COOPER UND 1/2 INT Bk -Pg \$0.00
DR 108/175-176

03/01/2009 03/01/2010 03/01/2011 03/01/2012

AGRICULTURAL VALUATION RECORD

Jurisdiction 4
Area 010 Oak Grove
Corporation N
District 010
Section & Plat 30
Rolling Number 30 000 17 00

Reason For Change 18- County Equa
VALUATION L 34400 44500 46900 48900 50400 58600 63700
Appraised Value B 19400 19600 19800 20500 19400 19900 15600
T 53800 64100 66700 69400 69800 78500 79300

VALUATION L 34400 44500 46900 48900 50400 58600 63700
True Tax Value B 19400 19600 19800 20500 19400 19900 15600
T 53800 64100 66700 69400 69800 78500 79300

Assessment Year 03/01/2007 03/01/2007 03/01/2008 03/01/2008 03/01/2009 03/01/2010 03/01/2011 03/01/2012

51- Annual Reas 51- Annual Reas 19- Annual Adjus 19- Annual Adjus 19- Annual Adjus 09- General Rev

Site Description
Topography
Level/Rolling
Public Utilities
Electric
Street or Road
Unpaved
Neighborhood
Static
Zoning
Legal Acres
65 6400

LAND DATA AND CALCULATIONS

Land ID	Rating	Measured Acreage	Table Effective Depth	Prod Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	-or- Actual Frontage	-or- Effective Frontage	120 Effective Depth	-or- Depth Factor Square Feet	Rate	Rate	Value	Factor	Value
1	EIA	1 3330		1 00	1630 00	1630 00	2170	0 -100%	0
2	EIA	2 0450		1 00	1630 00	1630 00	3330	0 -100%	0
3	BAR2	7 0446		1 02	1630 00	1653 00	11720		11720
4	CH	0 2710		1 28	1630 00	2096 00	570		570
5	CK	4 3790		1 19	1630 00	1940 00	8500		8500
6	CK	0 9213		1 06	1630 00	1728 00	1590		1590
7	MLB2	7 6798		0 89	1630 00	1451 00	11140		11140
8	MLD2	9 4188		0 68	1630 00	1108 00	10440		10440
9	MMC3	5 7942		0 77	1630 00	1255 00	7260		7260
10	CK	3 8918		1 19	1630 00	1940 00	7550	0 -60%	3020
11	CU	1 1786		1 06	1630 00	1728 00	2040	0 -60%	820
12	MLB2	1 5604		0 89	1630 00	1451 00	2280	0 -60%	900
13	MMC3	3 0151		0 68	1630 00	1108 00	3340	0 -60%	1340
14	MMC3	0 6774		0 77	1630 00	1255 00	850	0 -60%	340
15	CK	1 7359		0 77	1630 00	1255 00	3370	0 -80%	670
16	CU	0 1473		1 19	1630 00	1940 00	250	0 -80%	50
17	MLB2	7 8886		1 06	1630 00	1728 00	250	0 -80%	2290
18	MLD2	3 0635		0 89	1630 00	1451 00	11450	0 -80%	680
19	MMC3	1 4521		0 77	1630 00	1255 00	3380	0 -80%	360
20	MLB2	0 9313		0 68	1630 00	1108 00	1350	0 -40%	810
21	MLD2	0 1514		0 89	1630 00	1451 00	170	0 -40%	100
22	MMC3	0 0651		0 77	1630 00	1255 00	80	0 -40%	50

FARMLAND COMPUTATIONS

Parcel Acreage	Measured Acreage	TRUE TAX VALUE FARMLAND	Supplemental Cards	TRUE TAX VALUE	Supplemental Cards
81 Legal Drain NV	65 6400	1 3330		62 2620	64 6352
82 Public Roads NV	1 3330	2 0450		62 2620	969
83 UT Towers NV					63700
9 Homesites(s)					
91/92 Excess Acreage					
TOTAL ACRES FARMLAND	62 2620			62 2620	63700
TRUIE TAX VALUIF	62550			62550	

FARMLAND COMPUTATIONS

Parcel Acreage	Measured Acreage	TRUE TAX VALUE FARMLAND	Supplemental Cards	TRUE TAX VALUE	Supplemental Cards
81 Legal Drain NV	65 6400	1 3330		62 2620	64 6352
82 Public Roads NV	1 3330	2 0450		62 2620	969
83 UT Towers NV					63700
9 Homesites(s)					
91/92 Excess Acreage					
TOTAL ACRES FARMLAND	62 2620			62 2620	63700
TRUIE TAX VALUIF	62550			62550	

TAX INFORMATION

IMPROVEMENT DATA

U4-12-50-000-00 / 000-011
0 300 E

Property Class 199

01

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat. Uses	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 D	-3.05	01	T3AV	16 00	D	D	1988	1988	AV	8.98	Y	4.49	60 X 112	30170	45	0	0	100	15600

Data Collector/Date
PS/3/14/2011

Appraiser/Date
LC/4/12/2011

Neighborhood
Neigh 10302

Supplemental Cards
TOTAL IMPROVEMENT VALUE

15600

TAX INFORMATION

Indiana Law (IC 6-1.1-37-10) Requires the Treasurer to add a late-payment penalty to the unpaid portions of the amounts due for each installment. The penalty will be in the amount of 5% of the unpaid tax if the installment is completely paid on or before 30 days after the due date and you are not liable for delinquent property taxes first due and payable in a previous installment for the same parcel. Otherwise the penalty will be in the amount of 10% of the unpaid tax.

Acreage: 234.77 Location Address: 700 S
1st INSTALLMENT - A OXFORD IN 47971

STATE PARCEL NUMBER: 04-13-25-500-001.000-010



00004201214918588331

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

NAME AND ADDRESS OF TAXPAYER

Tri State Farms LLC
Ag Investments
1000 Skokie Blvd Ste 358
WILMETTE IL 60091

Delinquent after: **May 10, 2013**
Property Taxes Due: \$1,634.14
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

**Pay This Amount For
1st Installment \$1,634.14**

Remit By Mail To: BENTON COUNTY TREASURER
706 E 5TH ST, SUITE 22
FOWLER IN 47944

00000420121491858833010000001634141

Detach and return coupon with 2nd Installment payment
Printed: 3/22/2013

2013 - Benton County - 2nd Installment

Deeded Owner: Tri State Farms LLC

Indiana Law (IC 6-1.1-37-10) Requires the Treasurer to add a late-payment penalty to the unpaid portions of the amounts due for each installment. The penalty will be in the amount of 5% of the unpaid tax if the installment is completely paid on or before 30 days after the due date and you are not liable for delinquent property taxes first due and payable in a previous installment for the same parcel. Otherwise the penalty will be in the amount of 10% of the unpaid tax.

Acreage: 234.77 Location Address: 700 S
2nd INSTALLMENT - B OXFORD IN 47971

STATE PARCEL NUMBER: 04-13-25-500-001.000-010



00004201214918588332

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

NAME AND ADDRESS OF TAXPAYER

Tri State Farms LLC
Ag Investments
1000 Skokie Blvd Ste 358
WILMETTE IL 60091

Delinquent after: **November 12, 2013**
Property Taxes Due: \$1,634.14
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

**Pay This Amount for
2nd Installment \$1,634.14**

Remit By Mail To: BENTON COUNTY TREASURER
706 E 5TH ST, SUITE 22
FOWLER IN 47944

00000420121491858833020000001634140

LEGAL DESCRIPTION: NE1/4-E1/2 NW1/4 25-24-08 234.77A

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

TAXPAYER NAME: Tri State Farms LLC

PROPERTY NUMBER 04-13-25-500-001.000-010

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

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-884-1070

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Office hours: 8:30 a.m. - 4:00 p.m. Monday thru Friday

Payments accepted local banks and online.

We accept cash, checks and money orders.

To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon. To ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

Thank you for your cooperation

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

TAX INFORMATION

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u>	<u>Property Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
Tri State Farms LLC	700 S OXFORD IN 47971	03/22/2013	04-13-25-500-001.000-010	010-OAK GROVE
		<u>Legal Description</u>		
		NE1/4-E1/2 NW1/4 25-24-08 234.77A		

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2012	2013
1a. Gross assessed value of homestead property (capped at 1%)	\$ 0	\$ 0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$ 316,200	\$ 343,500
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 0	\$ 0
2. Equals total gross assessed value of property	\$ 316,200	\$ 343,500
2a. Minus deductions (see table 5 below)	\$ 0	\$ 0
3. Equals subtotal of net assessed value of property	\$ 316,200	\$ 343,500
3a. Multiplied by your local tax rate	1.3689	1.1634
4. Equals gross tax liability (see table 3 below)	\$ 4,328.46	\$ 3,996.28
4a. Minus local property tax credits	\$ (525.00)	\$ (728.00)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$ 0.00	\$ 0.00
4c. Minus savings due to 65 years & older cap	\$ 0.00	\$ 0.00
5. Total property tax liability (See remittance coupon for total amount due)	\$ 3,803.46	\$ 3,268.28

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$ 6,324.00	\$ 6,870.00
Adjustment to cap due to voter-approved projects and charges ²	\$ 0.00	\$ 0.00
Maximum tax that may be imposed under cap	\$ 6,324.00	\$ 6,870.00

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

TAXING AUTHORITY	TAX RATE 2012	TAX RATE 2013	TAX AMOUNT 2012	TAX AMOUNT 2013	TAX DIFFERENCE 2012-2013	PERCENT DIFFERENCE
COUNTY	0.3956	0.3647	\$1,250.89	\$1,252.75	\$1.86	0.15 %
TOWNSHIP	0.0520	0.0488	\$164.42	\$167.63	\$3.21	(14.39)%
SCHOOL DISTRICT	0.7796	0.6144	\$2,465.09	\$2,110.46	\$(354.63)	1.95 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIBRARY	0.1417	0.1355	\$448.06	\$465.44	\$17.38	3.88 %
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL DISTRICT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	1.3689	1.1634	\$4,328.46	\$3,996.28	\$(332.18)	-7.67 %

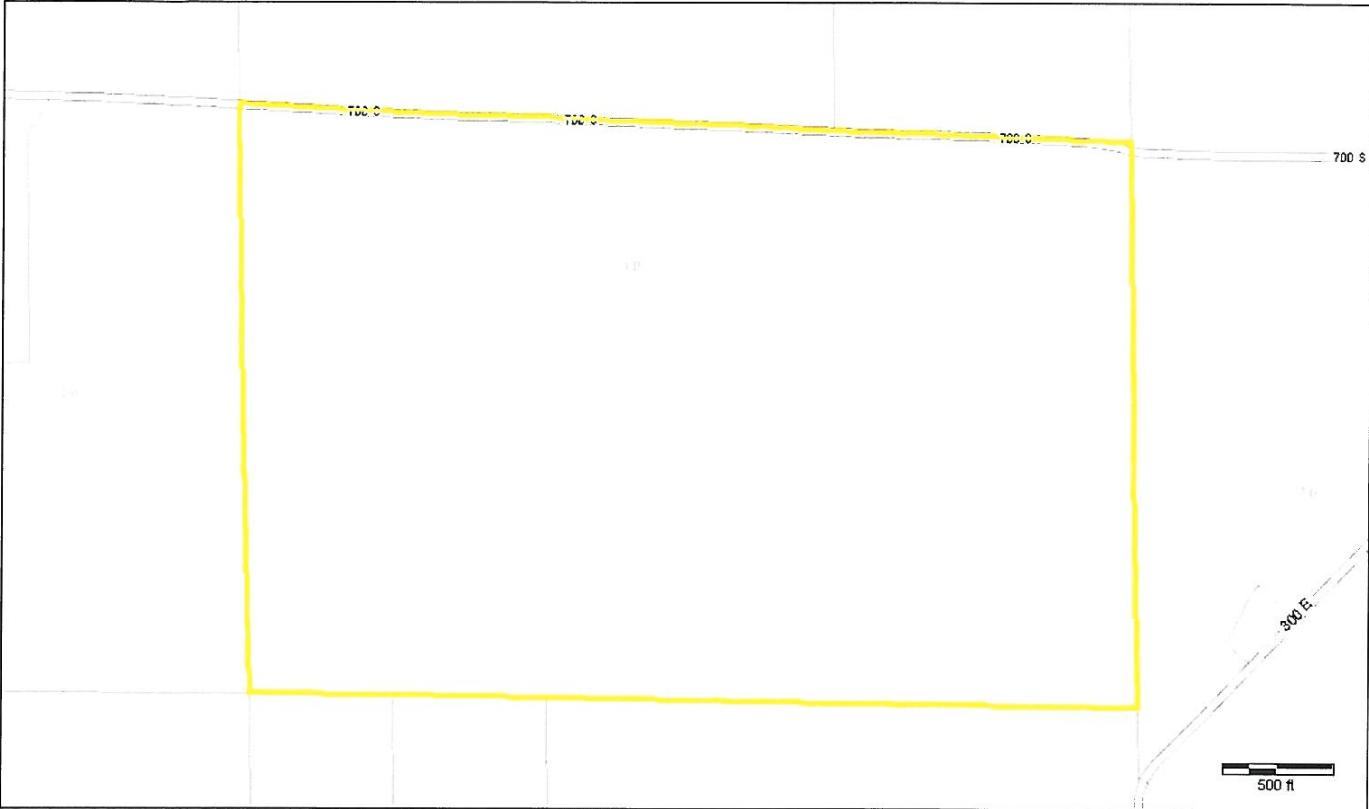
TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

LEVYING AUTHORITY	2012	2013	% Change	TYPE OF DEDUCTION	2012	2013
				Homestead/Standard		
				Supplemental Standard		
				Mortgage		
				Blind/Disabled		
				Geothermal		
				Over 65		
				Veterans		
				Abatement		
				Enterprise Zone		
				Investment		
				Other		
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.0 %	TOTAL DEDUCTIONS	\$0	\$0

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax cap include property tax levies approved by voters through referendum, as well as any relief provided by the State of Indiana Distressed Unit Appeals Board (for 2011 only). In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creating of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

TAX INFORMATION



Type notes here	Printed 03/08/2013	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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- General
- Payments
- Bills
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Owner Name	Tri State Farms LLC
State Parcel Number	04-13-25-500-001.000-010
Parcel Number	04-13-25-500-001.000-010
Map Number	010-00063-00
Legal Description	NE1/4-E1/2 NW1/4 25-24-08 234.77A
Acreage	234.77
Instrument Number	603
Book Number	188
Page Number	2426

TAX INFORMATION

3/8/13

benton.in.wthgis.com/tgis/printpreview1.ashx?soid= 130308120549857

Location Address	700 S OXFORD, IN 47971
Owner Address	1000 Skokie Blvd Ste 358 WILMETTE, IL 60091
Note	Transfer from: COOPER BARBARA DAVIS & Date of Transfer: 05/10/96 Book Number: 108 Page Number: 0505

Payment History Information

Pay Date	Tax Year	Paid By	Amount
04/04/2012	2011	Tri State Farms LLC	3803.46
10/06/2011	2010	Tri State Farms LLC	1837.91
04/25/2011	2010	Tri State Farms LLC	1837.91
10/22/2010	2009	Tri State Farms LLC	2475.22
04/21/2010	2009	Tri State Farms LLC	2475.22
11/02/2009	2008	Tri State Farms LLC	2420.26
07/13/2009	2008	Agricultural Investment	2420.26
10/29/2008	2007	Agricultural Investment	4830.66
10/25/2007	2006	Agricultural Investment Associates Inc	2400.20
07/16/2007	2006	Cooper Barbara Davis Trust & Terrence L %farmers National C	2400.20
11/06/2006	2005	farmers national co	2551.11
05/08/2006	2005	Farmers National Company	2551.11
03/23/2006	2005	Farmers National Company	2376.00
11/07/2005	2004	Farmers National Company	1436.04
06/03/2005	2004	Cooper Barbara Davis Trust & Terrence L %farmers National C	1436.04
05/12/2005	2004	farmers national	1436.04

TaxBill History Information

Tax Year	Spring	Fall
2011	1901.73	1901.73
2010	1837.91	1837.91
2009	1888.29	1888.29
2008	1833.33	1833.33
2007		

Deduction Information

Type	2009	2010	2011	2012	2013
------	------	------	------	------	------

Assessment Information

Type	2009	2010	2011	2012	2013
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	252900	263500	271800	316200	343500

TAX INFORMATION

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
04-13-25-500-001 000-010

Parent Parcel Number

Property Address
700 S

Neighborhood
10302 Oak Grove Homesites

Property Class
100 Agr/Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 4
Area 010 Oak Grove
Corporation N
District 010
Section & Plat 25
Routing Number 25 000 8 00

Site Description

Topography
Level
Public Utilities
Electric
Street or Road
Unpaved
Neighborhood
Static
Zoning
Legal Acres
234.7700

OWNERSHIP

Tri State Farms LLC
1000 Skokie Blvd Ste 358
WILMETTE, IL 60091

NE1/4-E1/2 NW1/4 25-24-08 234.77A

Tax ID 0100006300

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page/Document	Consideration
03/28/2007	SURVEY BY ROBERT R GROVE	Bk 188 - Pg 2426	\$0.00
01/12/2007	BARBARA DAVIS COOPER TRUST UND 1/2	Bk 188 - Pg 555-58	\$1,497,876.00
01/12/2007	TERRENCE L COOPER UND 1/2 INT	Bk 188 - Pg 551-54	\$1,497,876.00
05/10/1996	BARBARA DAVIS COOPER	Bk - Pg	\$0.00
	DR 108/505-506		
02/01/1996	LEO K COOPER UND 1/2 INT	Bk - Pg	\$0.00
	DR 108/177-178		
02/01/1996	ARLENE D COOPER UND 1/2 INT	Bk - Pg	\$0.00
	DR 108/175-176		

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2007	03/01/2007	03/01/2008	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012
Reason For Change	18-County Equa	51-Annual Reas	51-Annual Reas	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	09-General Rev	
VALUATION	L 185500	240400	252900	252900	263500	271800	316200	343500
Appraised Value	B 0	0	0	0	0	0	0	0
	T 185500	240400	252900	252900	263500	271800	316200	343500
VALUATION	L 185500	240400	252900	252900	263500	271800	316200	343500
True Tax Value	B 0	0	0	0	0	0	0	0
	T 185500	240400	252900	252900	263500	271800	316200	343500

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acreage	Table Effective Depth	Prod Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 LEGAL DITCH	E1A	12.7500	1.00	1.00	1630.00	1630.00	20780	0 -100%	0
2 PUBLIC ROAD/ROW	E1A	2.2580	1.00	1.00	1630.00	1630.00	3680	0 -100%	0
3 TILLABLE LAND	BAB2	36.0161	1.02	1.02	1630.00	1663.00	58880		58880
4 TILLABLE LAND	CH	3.9542	1.28	1.28	1630.00	2086.00	8270		8270
5 TILLABLE LAND	CK	5.1072	1.19	1.19	1630.00	1940.00	9910		9910
6 TILLABLE LAND	CSB2	18.0232	0.98	0.98	1630.00	1597.00	28780		28780
7 TILLABLE LAND	CS2	2.1282	0.89	0.89	1630.00	1451.00	3090		3090
8 TILLABLE LAND	CU	3.6163	1.06	1.06	1630.00	1728.00	6250		6250
9 TILLABLE LAND	DU	17.2641	1.28	1.28	1630.00	1874.00	36010		36010
10 TILLABLE LAND	GLA	4.0833	1.15	1.15	1630.00	1874.00	7650		7650
11 TILLABLE LAND	MMB2	56.7521	0.77	0.77	1630.00	1255.00	71220		71220
12 TILLABLE LAND	MMB3	41.8899	0.94	0.94	1630.00	1532.00	64180		64180
13 TILLABLE LAND	OLA	4.1079	1.11	1.11	1630.00	1809.00	7430		7430
14 TILLABLE LAND	OLB2	17.3704	1.06	1.06	1630.00	1728.00	30020		30020
15 NONTILLABLE LAND	CK	3.5734	1.19	1.19	1630.00	1940.00	6930	0 -60%	2770
16 NONTILLABLE LAND	CSB2	0.0022	0.98	0.98	1630.00	1597.00	0	0 -60%	0
17 NONTILLABLE LAND	MLD2	0.3771	0.68	0.68	1630.00	1108.00	420	0 -60%	170
18 NONTILLABLE LAND	MMB3	0.6167	0.77	0.77	1630.00	1255.00	770	0 -60%	310

FARMLAND COMPUTATIONS

Parcel Acreage	234.7700	Measured Average	229.9013
81 Legal Drain NV	12.7500	Average True Tax Value/Acre	1461
82 Public Roads NV	2.2590	TRUE TAX VALUE FARMLAND	343500
83 UT Towers NV		Classified Land Total	
9 Homesites(s)		Homesite(s) Value	[+]
91/92 Excess Acreage		Excess Acreage Value	[+]

TOTAL ACRES FARMLAND	219.7610	Supplemental Cards	343500
TRUE TAX VALUE <td>338950 <td>Supplemental Cards <td>TOTAL LAND VALUE</td> </td></td>	338950 <td>Supplemental Cards <td>TOTAL LAND VALUE</td> </td>	Supplemental Cards <td>TOTAL LAND VALUE</td>	TOTAL LAND VALUE

ANNOUNCEMENT

Tracts 3 & 4

- 1) The 13 concrete cattle feeders located on Tract 4 belong to the tenant renting the pasture area and will be removed within 30 days after the auction. However, the tenant is willing to sell the feeders for \$500 each.
- 2) If Tract 3 (grainbins) sell separately (not in combination) the seller will give the buyer a \$2,500 credit at closing to offset the cost of taxes & insurance.



PHOTOGRAPHY

PHOTOS



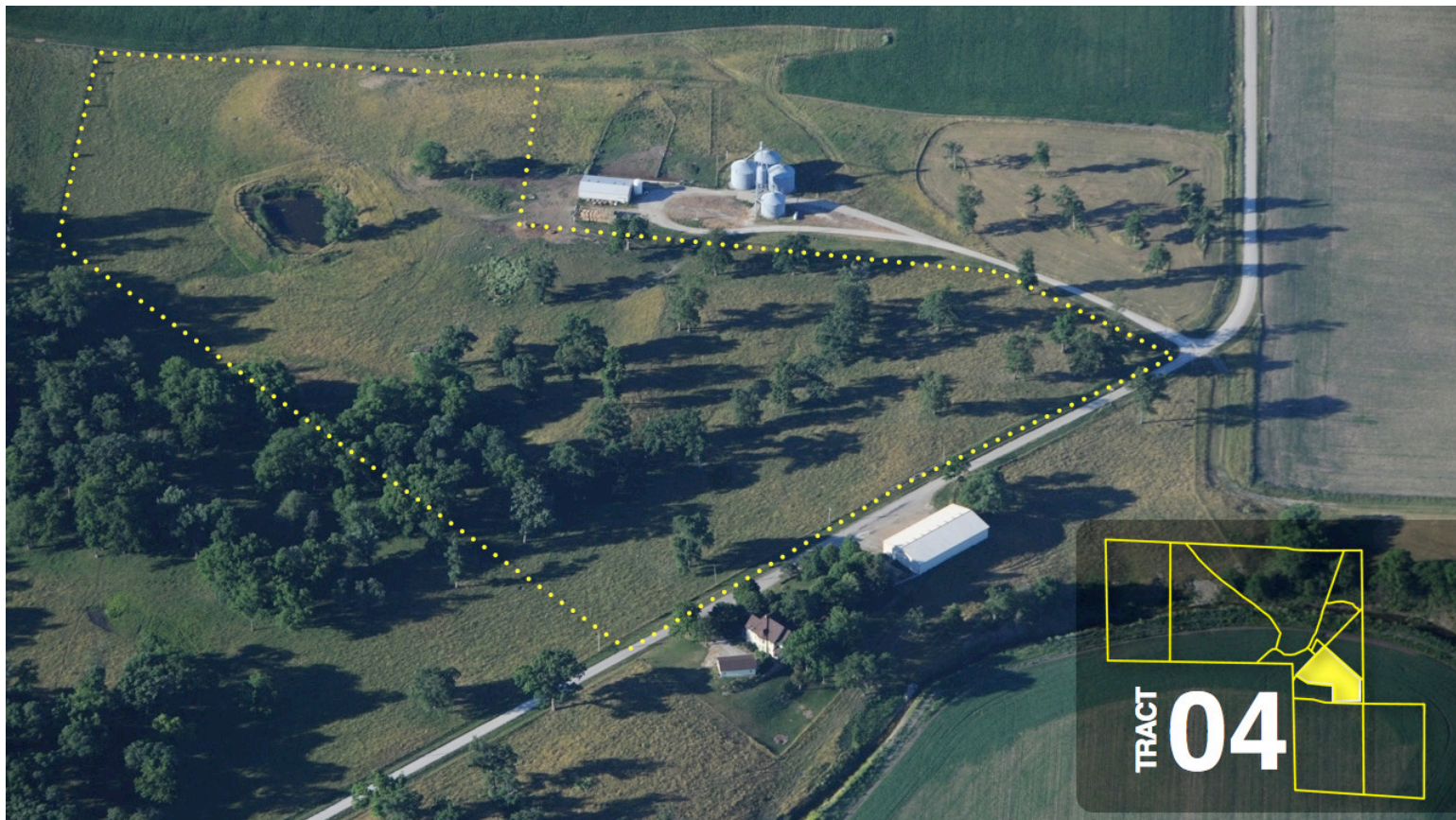
PHOTOS



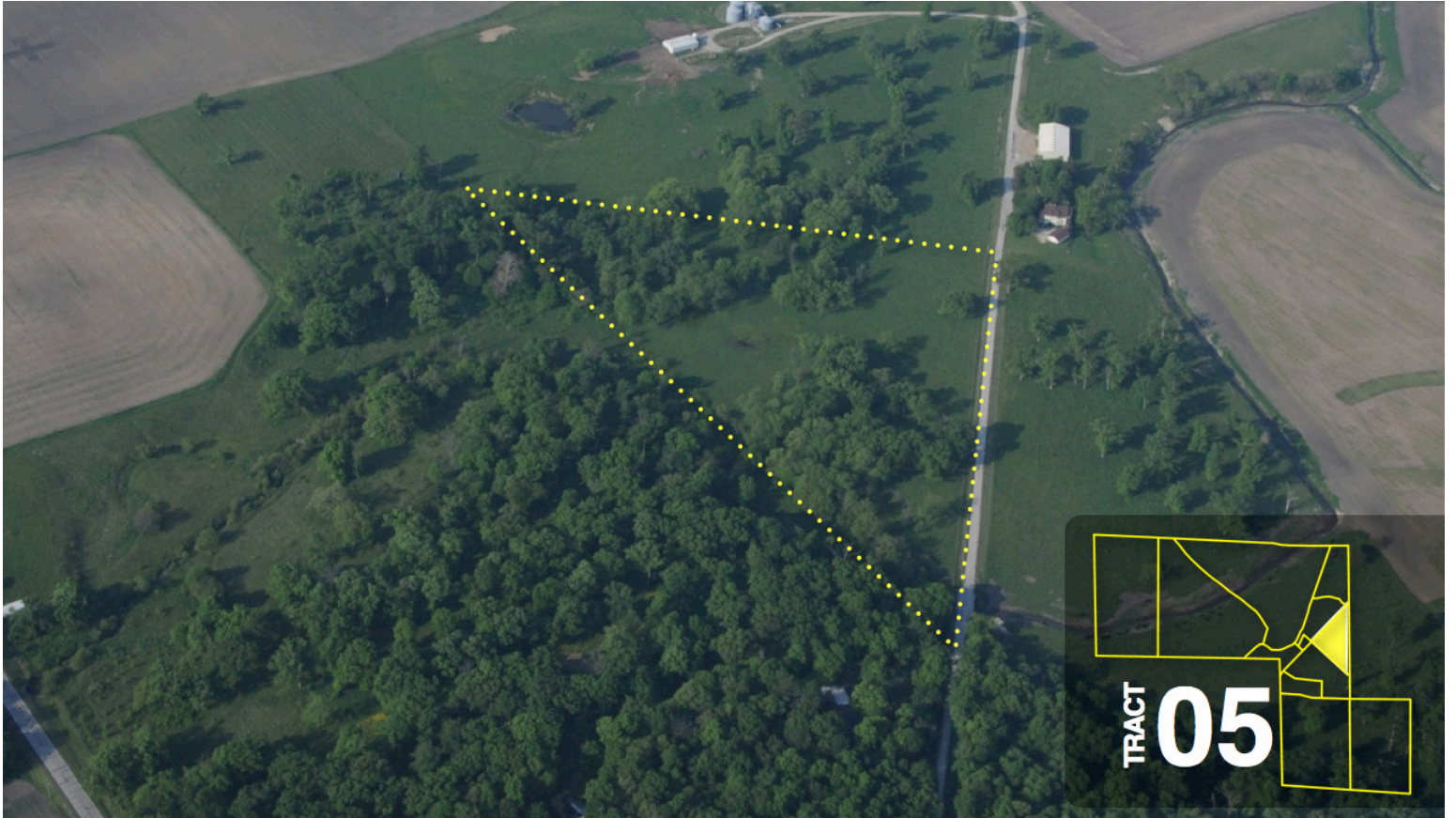
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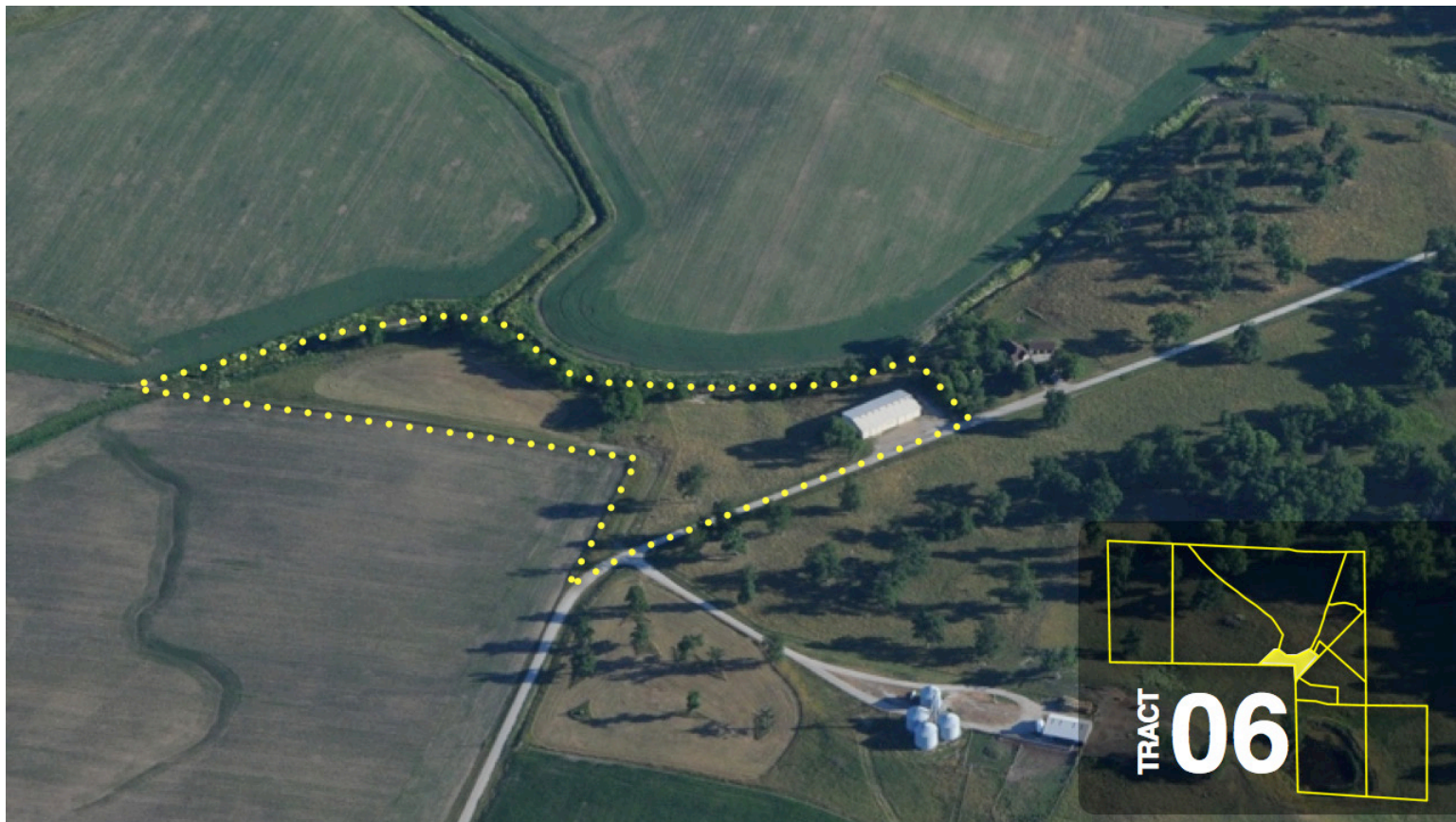
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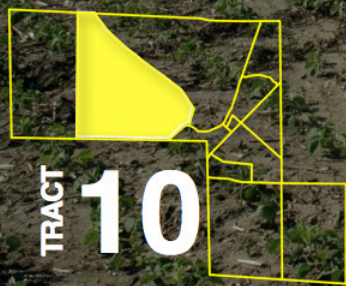
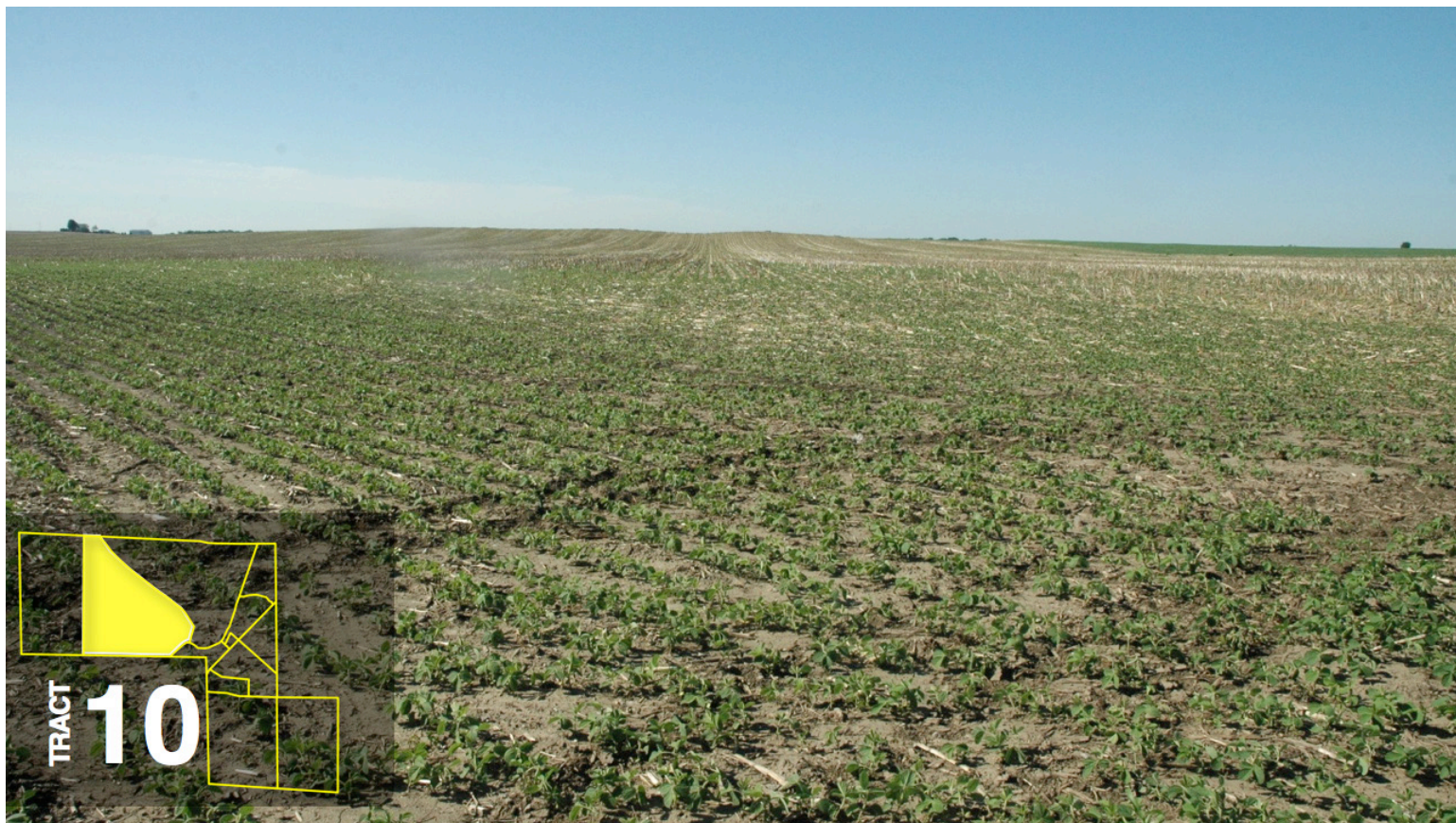
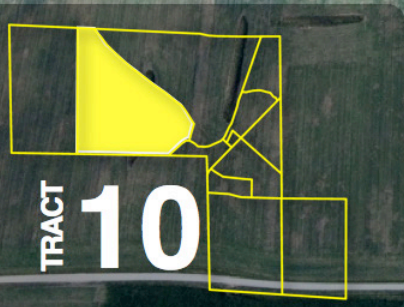
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TRACT 4



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