

257.3±
acres

offered in 6 tracts

Real Estate Newton Co., Indiana
AUCTION

65± miles southeast of Chicago, IL • 4± miles east of Lake Village, IN

Thursday
March 24
5PM Central

auction held at the
Lincoln Township Fire Department
Thayer, IN

ONLINE BIDDING
AVAILABLE



INFORMATION BOOKLET

IMMEDIATE
POSSESSION
OF FARMLAND
AVAILABLE



Productive Tillable Farmland

Development Land on SR 10

Billboard Lease Income

Brick, Ranch Style Home

2 Large Pole Buildings

10 Horse Stalls

Potential Home Sites

Recreational Opportunities

Hunting Opportunities

 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709 • www.schraderauction.com

DISCLAIMER

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

AUCTION MANAGERS

Matt Wiseman | 866.419.7223 (*Office*) | 219.689.4373 (*Cell*)

Jim Hayworth | 888.808.8680 (*Office*) | 765.427.1913 (*Cell*)

Jimmy Hayworth



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

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BOOKLET INDEX

- ▶ **BIDDER PRE-REGISTRATION FORM**
- ▶ **ONLINE BIDDER REGISTRATION FORM**
- ▶ **TRACT DESCRIPTIONS & AUCTION TERMS**
- ▶ **LOCATION MAP**
- ▶ **PLAT MAP**
- ▶ **AERIAL/TRACT MAPS**
- ▶ **SOILS MAPS**
- ▶ **FSA INFORMATION**
- ▶ **PROPERTY RECORD CARDS**
- ▶ **TAX INFORMATION**
- ▶ **PRELIMINARY TITLE INSURANCE**
- ▶ **PROPERTY PHOTOS**



BIDDER PRE-REGISTRATION FORM

THAYER, INDIANA
257.3± ACRES
THURSDAY, MARCH 24, 2016 AT 5:00 PM

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Phone # 800-451-2709 / Fax # 260-244-4431, no later than Thursday, March 17, 2016.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

ONLINE BIDDER REGISTRATION FORM

257.3± Acres • Thayer, Indiana Thursday, March 24, 2016

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, March 24, 2016 at 5:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number and bank account number is: _____ (This for return of your deposit money). My bank name and address is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, March 17, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

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TRACT DESCRIPTIONS & AUCTION TERMS

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TRACT DESCRIPTIONS

IMMEDIATE
POSSESSION
OF FARMLAND
AVAILABLE

TRACT 1: 50± acres. Productive farmland with 48.11 tillable acres per FSA, in one field. Road frontage on CR 100 E.

TRACT 2: 51.5± acres. This tract is nearly all wooded. Consider the hunting and recreational opportunities of this tract or investigate the possible use as a building site. An underground pipeline crosses this tract diagonally. This tract will have 30' of road frontage on CR 200 E.

TRACT 3: 68.5± acres. Mostly tillable farmland with an area of trees near the road and in the southcentral portion of the tract. Consider the income potential of the tillable land on this tract along with the possible use as a building site. Frontage on CR 200 E.

TRACT 4: 20± acres. This tract is improved with a 1600 SF brick ranch style home with a full basement and attached 2 car garage built in 1972. There is also a 120' x 48' metal sided pole building with concrete floor, floor drain, 2 overhead electric doors 22' wide x 12'6" high and a ½ bath with electric heat in the bathroom. Attached to this building is a 48' x 34' garage with concrete floor, 2 overhead electric doors, one 16' wide x 9'8" high and the other 12' wide x 9'8" high. There is also a 108' x 50' metal sided pole building with dirt floor. Consider the possible storage uses of this building or use for an indoor riding arena. Attached to this building is a 108' x 17' lean-to with 10 horse stalls and a tack room. This tract also has a wood frame metal sided building partially open to the south. There are 8.3 tillable acres per FSA, a fenced area for horses and a wooded area. There is a paved driveway and this tract has frontage on CR 200 E. Consider bidding in combination with Tract 5 for more tillable land. The address of the home is 9560 N 200 E Lake Village, IN 46349.

TRACT 5: Swing Tract. 35± acres. This tract has productive soils and there are 30.93 tillable acres per FSA. This tract must be bid on by an adjoining landowner or in a combination bid with Tracts 2, 3 or 4.

TRACT 6: 32.3± acres. Great highway location on State Road 10 in an area of established businesses. It is approximately 6/10

of a mile west of the Interstate 65 and State Road 10 interchange, and a short distance west of the traffic signal at SR 10 and CR 600 E. There are 2 billboard signs generating a total lease income of \$7,200 per year. The property is zoned B2. This property is nearly all wooded and also has road frontage on CR 600 E (Newton – Jasper county line).

REAL ESTATE TAXES: 2014 payable 2015 (Tract 1) \$1,305.36; (Tracts 2 & 3) \$2,360.48; (Tracts 4 & 5) \$5,371.88; (Tract 6) \$126.00

HOME INFORMATION

9560 N 200 E, Lake Village, IN 46349

Kitchen 13' x 11'
Laundry 6' x 11'
Half Bath 5'7" x 4'6"
Dining Room 15' x 14'
Living Room 15' x 21'
Bedroom 15' x 13'
Full Bath 8' x 7'7" including linen closet
Bedroom 15' x 10'

Full Basement – Mostly finished
Screened Porch 10' x 10'
Open Front Porch 8' x 18'

Attached 2 car garage 24' x 25' (exterior measurement)

1600 SF Home
Built in 1972
Forced air furnace – LP

*All measurements are approximate.
Information deemed reliable but not guaranteed.*

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts, and as a total 257.3± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete.

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

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful Bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

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

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

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession of house is 30 days after closing. Otherwise possession is at closing or immediate possession of farmland with an additional 10% down payment.

REAL ESTATE TAXES: Seller shall pay all 2015 real estate taxes due and payable in 2016 except that, with respect to Tract 4 only, the 2016 real estate taxes shall be prorated to the date of closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on property tax information, county GIS and/or aerial mapping.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful Bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres, except with respect to Tract 4 or any combination which includes Tract 4.

LEASE INCOME: House lease income on Tract 4 and billboard lease income on Tract 6 will be prorated to the date of closing. House and billboard lease income after closing shall go to the buyer of the respective tracts.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction

personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any and all existing easements.

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

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

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

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LOCATION MAP

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auction held at the
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LOCATION MAP



ONLINE BIDDING AVAILABLE

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

AUCTION LOCATION: Lincoln Township Fire Department, 3130 E. 1177 N. Thayer, IN 46381. From the junction of State Roads 10 and 55, west of Roselawn, IN, go north on SR 55 approximately 1.8 miles to 1185 N (1st street north of railroad tracks). Turn east (right) on 1185 N and then take another immediate right (south) onto East Avenue, and follow the curve to the left (turns into 1177 N) traveling approximately 1/8 mile to auction site on north side of street. *GPS does not work with this address so please use the directions provided.*

Inspection DATES

Saturday, March 5
9:00am - 11:00am

Central Time

Thursday, March 10
3:00pm - 5:00pm

Meet a Schrader representative at the buildings on Tract 4.

PROPERTY LOCATION: To **Tract 1:** From the junction of State Roads 10 and 55, west of Roselawn, IN, take SR 10 2 miles west to County Road 100 E. Go south (left) on CR 100 E approximately 1/2 mile to property on east side of road. To **Tracts 2 – 5:** From junction of State Roads 10 and 55, go west approximately 1 mile on SR 10 to County Road 200 E. Go south (left) on CR 200 E .4 miles to property on west side of road. To **Tract 6:** From east of Roselawn at the Interstate 65 and State Road 10 interchange, go west on SR 10 approximately 6/10 mile to property on the south side of road. Property is just a short distance west of traffic signal.



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PLAT MAP

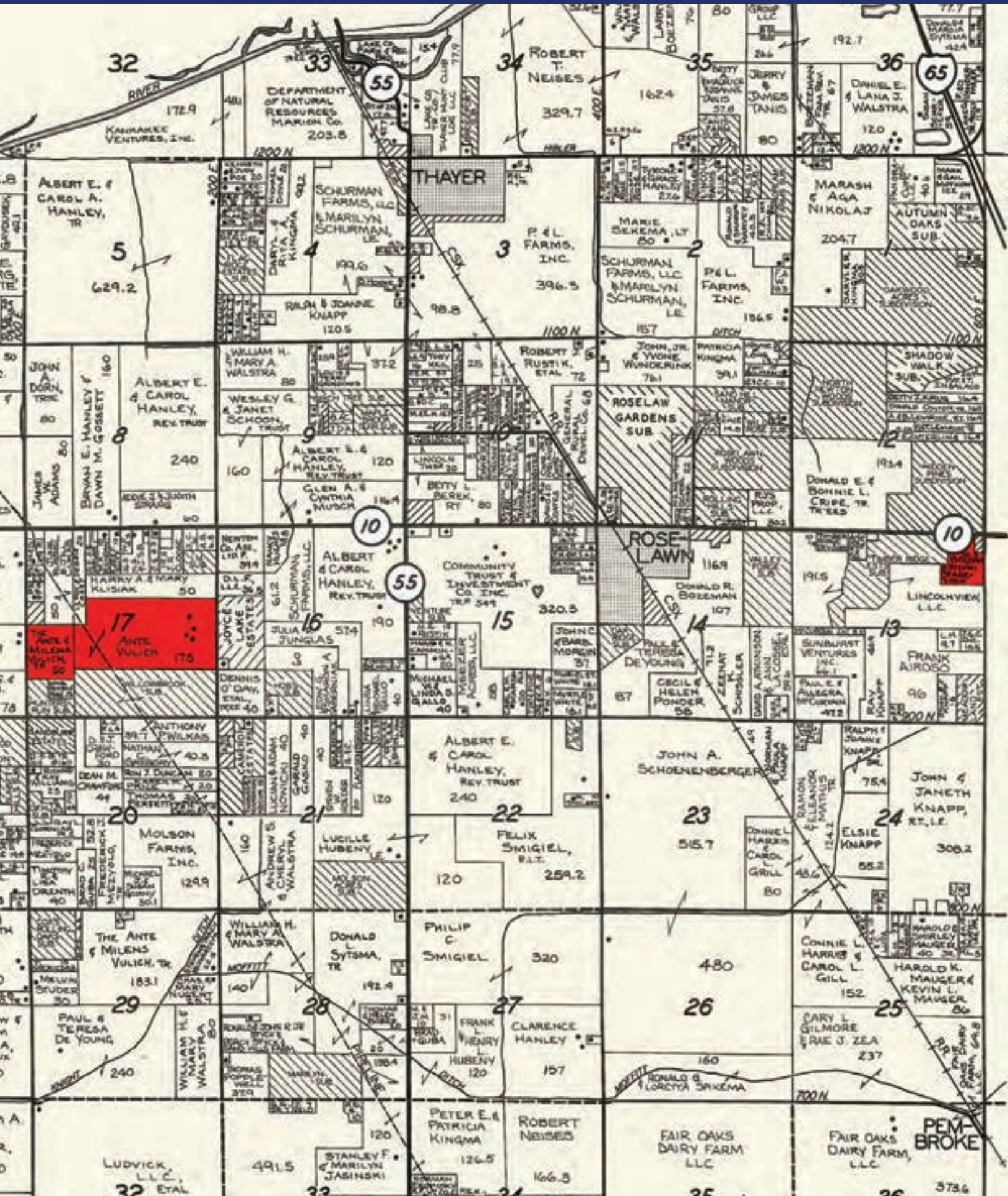
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PLAT MAP



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AERIAL / TRACT MAPS

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AERIAL MAPS



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SOILS MAPS

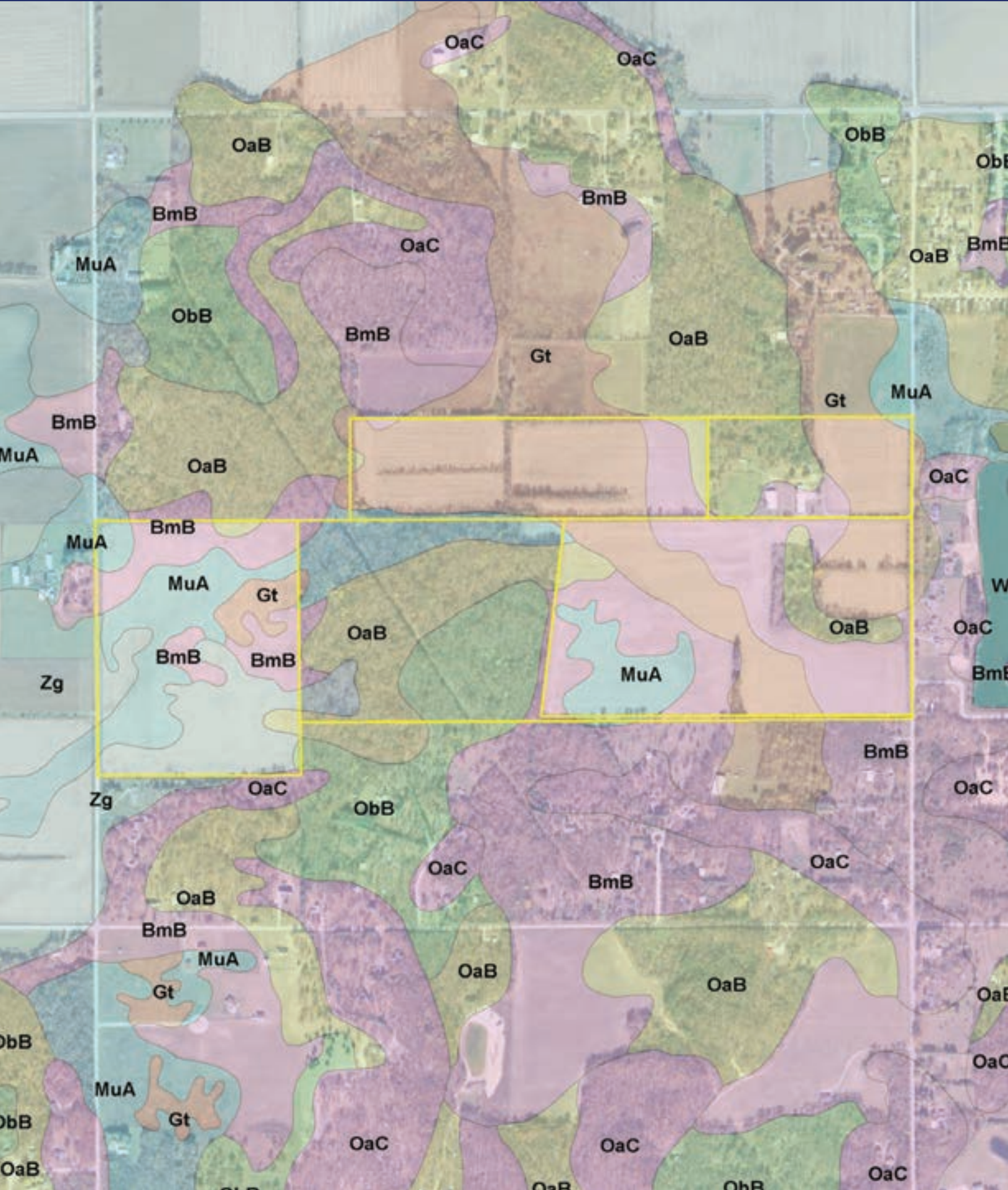
Thursday
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Thayer, IN

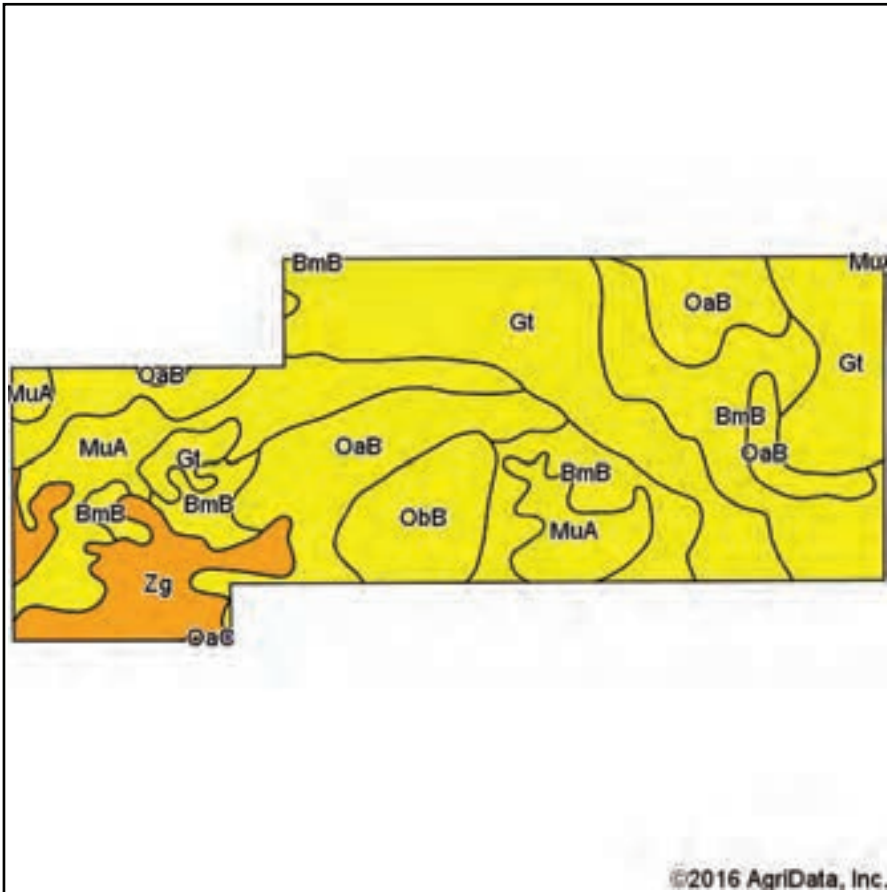
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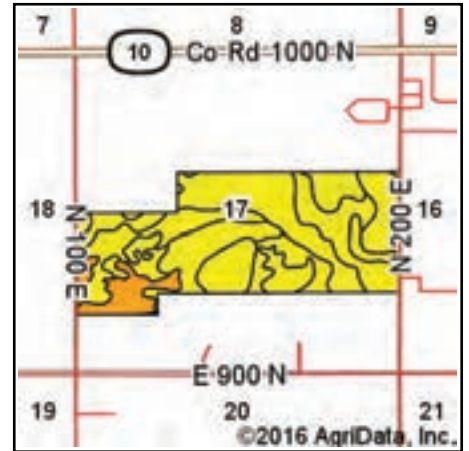
SOILS MAPS



SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Newton**
 Location: **17-31N-8W**
 Township: **Lincoln**
 Acres: **225.01**
 Date: **3/2/2016**



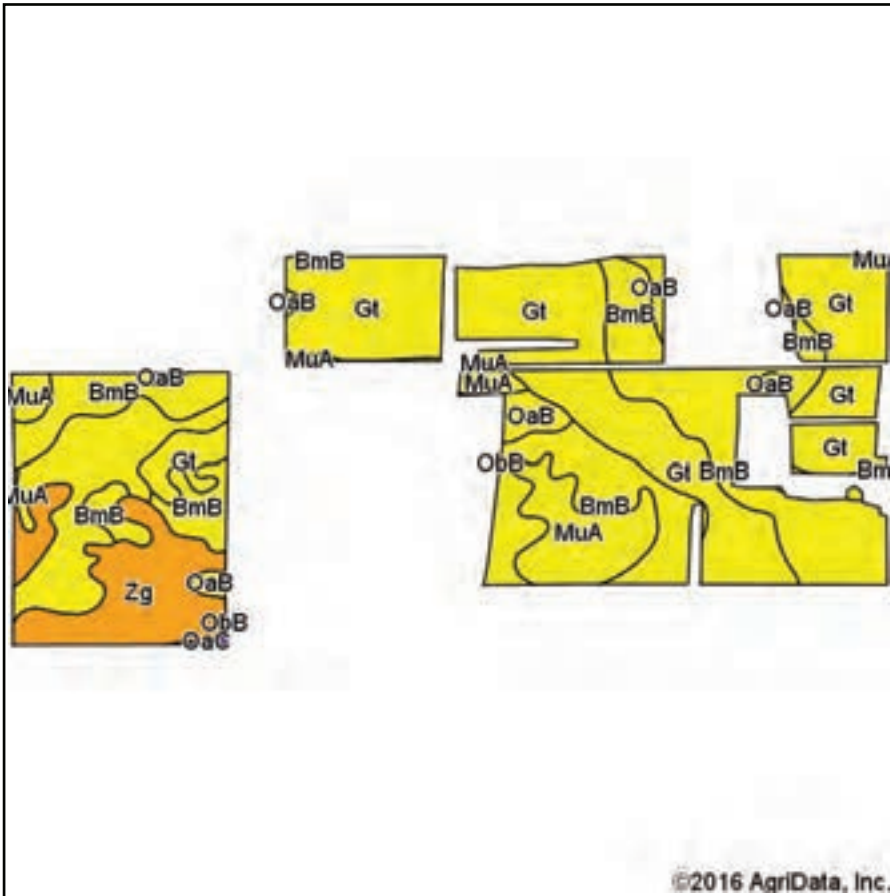
Area Symbol: IN111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gt	Granby loamy fine sand	61.92	27.5%		IVw	135	5	9	28	54
BmB	Brems loamy sand, 1 to 3 percent slopes	55.06	24.5%		IVs	79	3	5	28	36
OaB	Oakville fine sand, 2 to 6 percent slopes	38.30	17.0%		IVs	74	3	5	26	38
MuA	Morocco loamy sand	36.28	16.1%		IVs	88	3	6	25	39
Zg	Zadog-Granby complex	18.48	8.2%		IIIw	146	5	10	36	58
ObB	Oakville fine sand, moderately wet, 1 to 3 percent slopes	14.82	6.6%		IVs	83	3	5	29	38
OaC	Oakville fine sand, 6 to 15 percent slopes	0.15	0.1%		VI s	66	3	4	23	33
Weighted Average						100.8	3.7	6.7	27.9	43.7

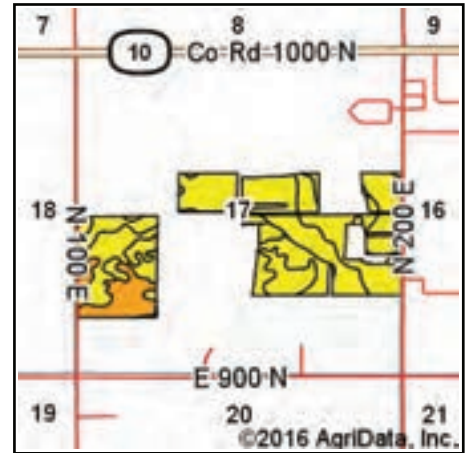
Area Symbol: IN111, Soil Area Version: 19

Soils data provided by USDA and NRCS.

TILLABLE SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Newton**
 Location: **17-31N-8W**
 Township: **Lincoln**
 Acres: **149.13**
 Date: **3/2/2016**



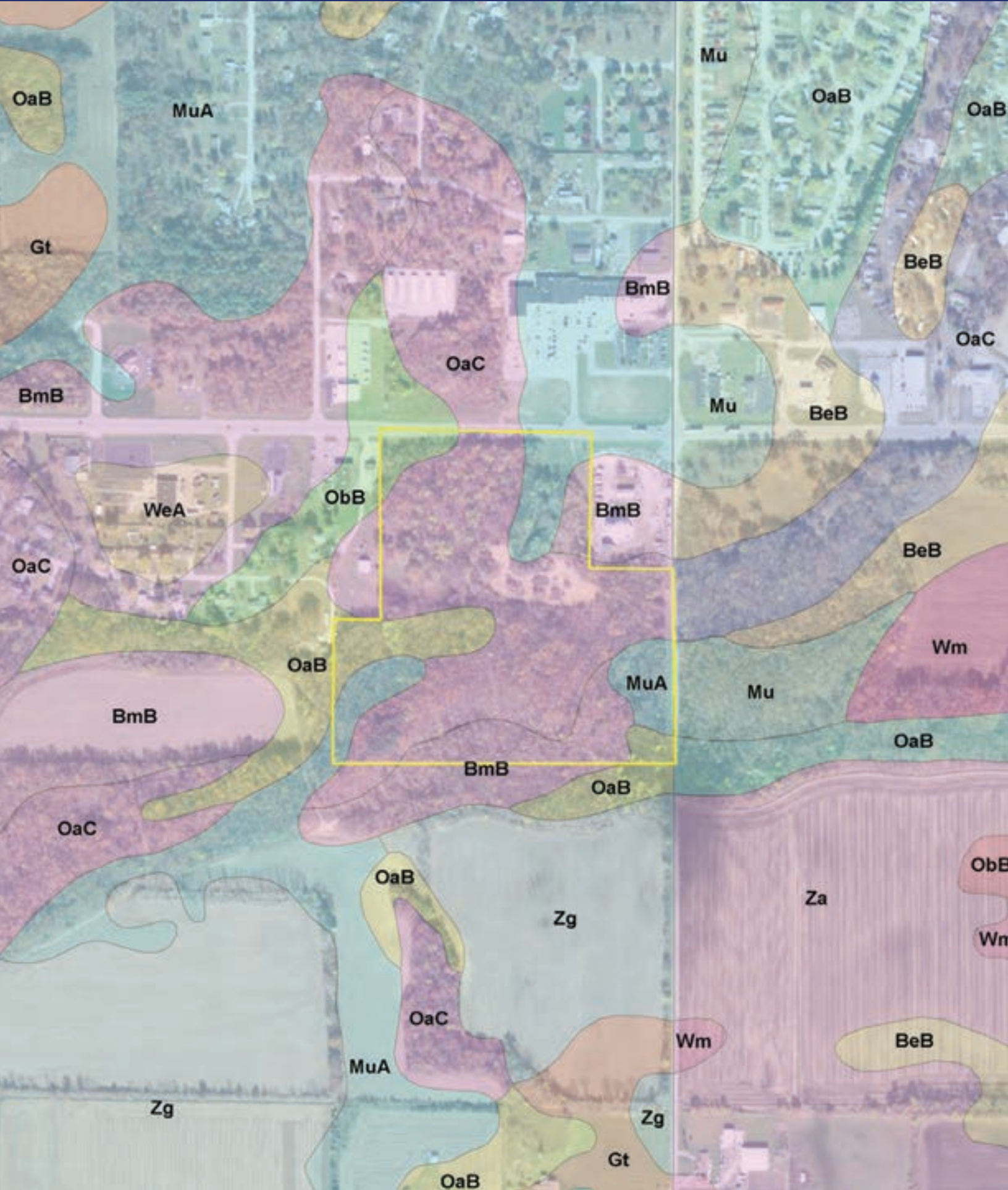
Area Symbol: IN111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gt	Granby loamy fine sand	55.18	37.0%		IVw	135	5	9	28	54
BmB	Brems loamy sand, 1 to 3 percent slopes	46.19	31.0%		IVs	79	3	5	28	36
MuA	Morocco loamy sand	26.37	17.7%		IVs	88	3	6	25	39
Zg	Zadog-Granby complex	16.11	10.8%		IIIw	146	5	10	36	58
OaB	Oakville fine sand, 2 to 6 percent slopes	5.10	3.4%		IVs	74	3	5	26	38
OaC	Oakville fine sand, 6 to 15 percent slopes	0.18	0.1%		VIs	66	3	4	23	33
Weighted Average						108.4	4	7.2	28.3	45.6

Area Symbol: IN111, Soil Area Version: 19

Soils data provided by USDA and NRCS

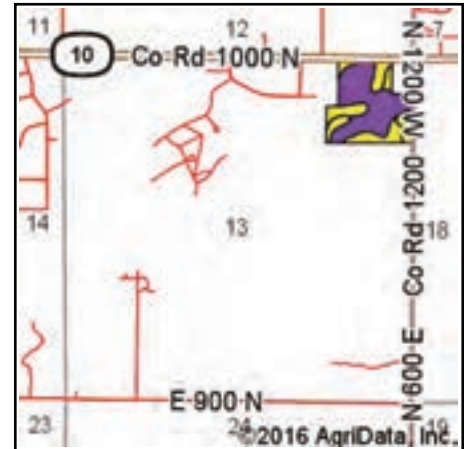
SOILS MAPS



SOILS MAP & INDEX



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Newton**
 Location: **13-31N-8W**
 Township: **Lincoln**
 Acres: **32.4**
 Date: **3/2/2016**



Area Symbol: IN073, Soil Area Version: 16
 Area Symbol: IN111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
OaC	Oakville fine sand, 6 to 15 percent slopes	18.63	57.5%		VIs	66	3	4	23	33
MuA	Morocco loamy sand	5.32	16.4%		IVs	88	3	6	25	39
BmB	Brems loamy sand, 1 to 3 percent slopes	4.33	13.4%		IVs	79	3	5	28	36
OaB	Oakville fine sand, 2 to 6 percent slopes	3.10	9.6%		IVs	74	3	5	26	38
ObB	Oakville fine sand, moderately wet, 1 to 3 percent slopes	1.02	3.1%		IVs	83	3	5	29	38
Weighted Average						72.7	3	4.6	24.5	35

Area Symbol: IN073, Soil Area Version: 16
 Area Symbol: IN111, Soil Area Version: 19

Soils data provided by USDA and NRCS.

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FSA INFORMATION

INDIANA
NEWTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2920

Prepared : Feb 12, 2016

Crop Year : 2016

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
48.11	48.11	48.11	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAVWR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	48.11	0.00	0.00	Yes	No	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
corn	47.40	0.00	0	128	
Soybeans	0.70	0.00	0	47	
TOTAL	48.10	0.00			

NOTES

Tract Number : 10273
 Description : E42A S17 T31 R8 FAVWR History : Yes
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : THE ANTE & MILENA VULICH TRUST
 Other Producers : None

Tract Land Data

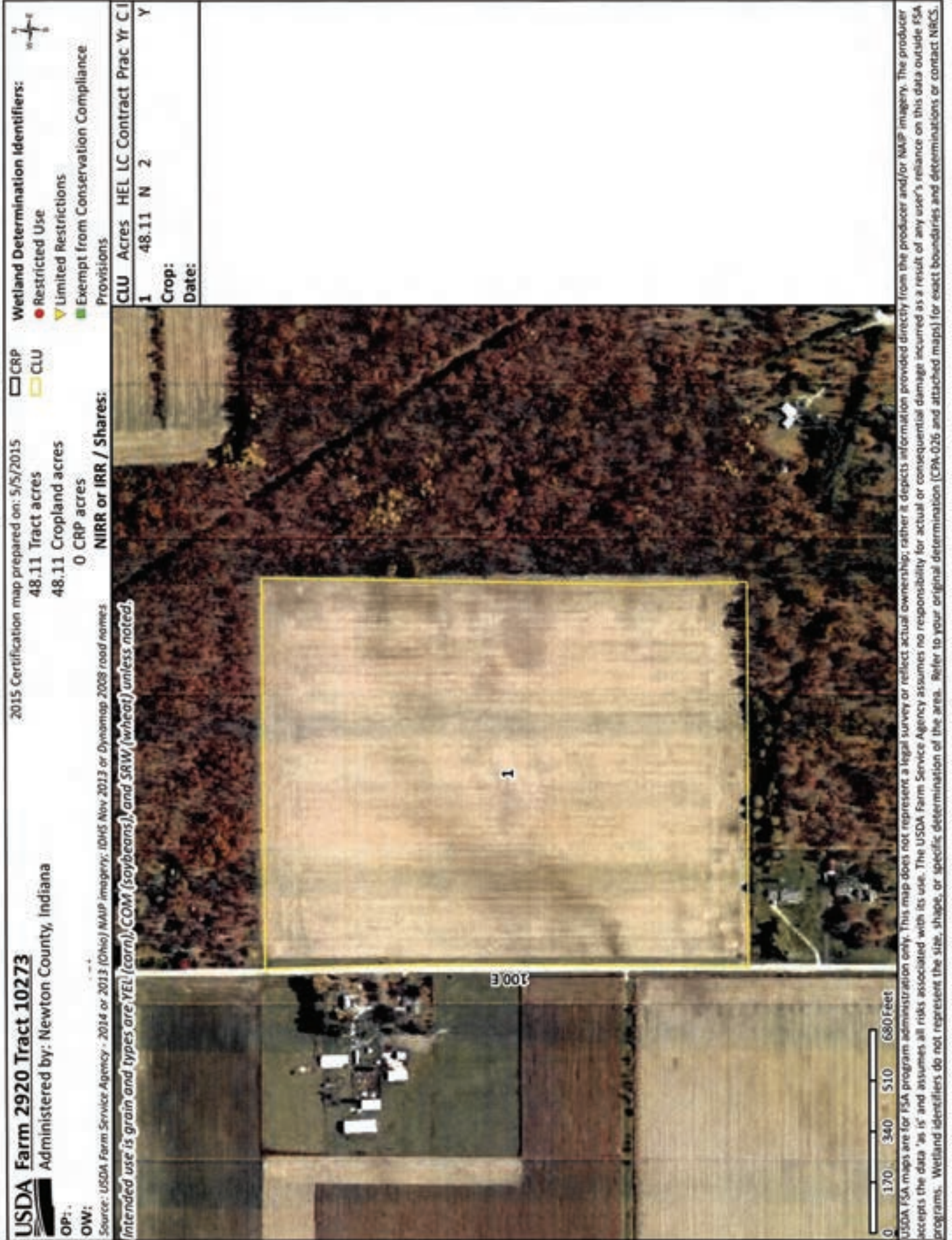
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
48.11	48.11	48.11	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	48.11	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
corn	47.40	0.00	0	128
Soybeans	0.70	0.00	0	47
TOTAL	48.10	0.00		

NOTES

FSA INFORMATION



USDA Farm 2920 Tract 10273

Administered by: Newton County, Indiana

OP:
OW:

Source: USDA Farm Service Agency - 2014 or 2013 (Ohio) NMAP imagery; IDHS Nov 2013 or Dynamap 2008 road names

Intended use is grain and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

2015 Certification map prepared on: 5/5/2015
48.11 Tract acres
48.11 Cropland acres
0 CRP acres

NIRR or IRR / Shares:

Wetland Determination Identifiers:
 CRP
 CLU
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	48.11	N	2				Y

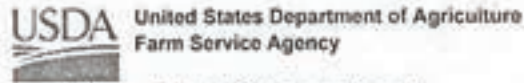
Crop:
Date:



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FSA INFORMATION

INDIANA
NEWTON
Form: FSA-156EZ



FARM : 3542
Prepared : Feb 12, 2016
Crop Year : 2016

See Page 2 for non-discriminatory Statements

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
174.42	102.43	102.43	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAVWR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	102.43	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	46.90	0.00	0	100	
Soybeans	15.00	0.00	0	36	
TOTAL	61.90	0.00			

NOTES

Tract Number : 10010

Description : E4/2A S17 T31 R8

FAVWR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ANTE VULICH

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
117.09	63.20	63.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	63.20	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	46.90	0.00	0	100
Soybeans	15.00	0.00	0	36
TOTAL	61.90	0.00		

FSA INFORMATION

INDIANA
NEWTON
Form: FSA-156EZ



FARM : 3542
Prepared : Feb 12, 2016
Crop Year : 2010

Tract 10010 Continued ...

NOTES

Tract Number : 11147
Description : E4/2A S17 T31 R8 **FAVWR History** : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ANTE VULICH
Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
56.73	39.23	39.23	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	39.23	0.00	0.00	0.00	0.00	

DCP Crop Data

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

NOTES

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FSA INFORMATION

USDA Farm 3542 Tract 10010
 Administered by: Newton County, Indiana

2015 Certification map prepared on: 5/5/2015
 117.69 Tract acres
 63.2 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



OP: [unclear]
 OW: [unclear]
 Source: USDA Farm Service Agency - 2014 or 2013 (Unal) map; [unclear] Nov 2013 or Dynamap 2008 road names

Intended use is grain and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

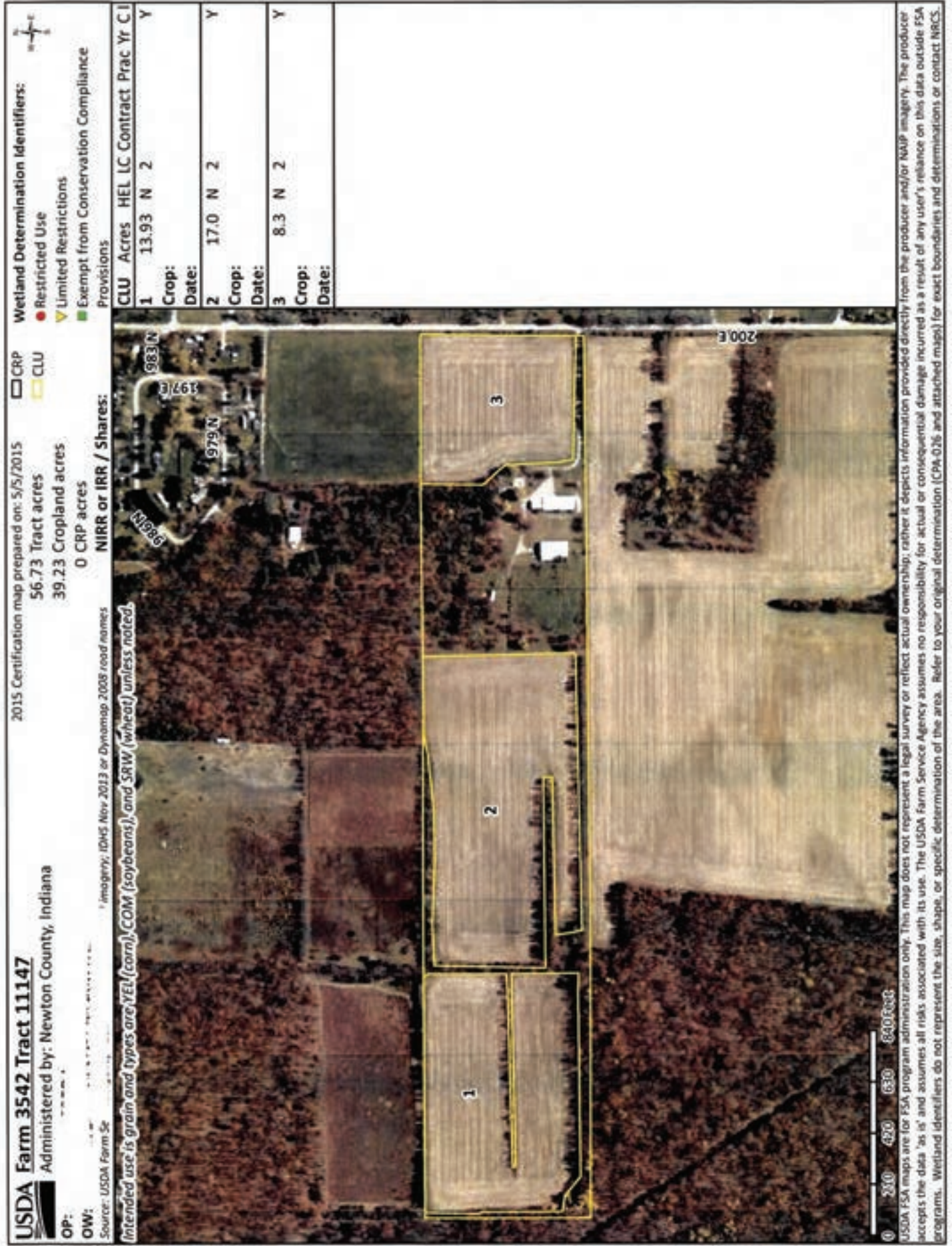


CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	59.3	N	2					Y
Crop:								
Date:								
5	3.9	N	2					Y
Crop:								
Date:								



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FSA INFORMATION



257.3±
acres

offered in 6 tracts

PROPERTY RECORD CARDS

Thursday
March 24
5PM Central

auction held at the
Lincoln Township Fire Department
Thayer, IN

 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709 • schraderauction.com

RECORD CARD - TRACTS 2 & 3

Lincoln Township Homesite 1/2

9430 N 200E 100, Vacant Land

VULJICH, ANTE

Ownership
VULJICH, ANTE
322 N LEAVITT
CHICAGO, IL 60612

General Information
Parcel Number
56-05-17-700-043.000-013
Local Parcel Number
0080104000

Notes
12/20/2015 1602: Ran batch process of updating
assessments to non fileable lands (no forestry plan found)
8/14/2008 #: 0080104000
8/14/2008 ct. 0045

Transfer of Ownership
Date
01/01/1900
Owner
VULJICH, ANTE
Doc ID Code
WD
Book/Page
/

Legal
N1/2 SE 1/4 NE 09 SEC 17 T14N R14W
030 ACRES
LINCOLN TWP

Routing Number
04-17-700-043.00
Property Class 100
Vacant Land

Location Information
Year: 2016
County
Newton
Township
LINCOLN TOWNSHIP

326/2007 REDEM: REASSESSMENT 2006
C.K. OUT ON 2-12-07 COULD NOT FIND THIS ANY
WHERE
THERE WAS A DRIVEWAY SO I ASSUMED THAT
IS WHERE
THIS USED TO BE THE DRIVEWAY IS ALL
OVERGROWN
WITH WEEDS. LOOKED ON GIS SYSTEM AND IT
ALSO
APPEARED LIKE ALL BLDGS WERE GONE ALL
WE'RE IN P
OR VP CONDITION SO I RMD THEM ALL.

Assessment Year
2016
Reason For Change
WIP
As Of Date
02/10/2016
Valuation Method
Indiana Cost Mod
Equalization Factor
1.0000
Notice Required

Assessment Year
2015
Reason For Change
AA
As Of Date
06/16/2015
Valuation Method
Indiana Cost Mod
Equalization Factor
1.0000
Notice Required

Assessment Year
2014
Reason For Change
AA
As Of Date
08/01/2014
Valuation Method
Indiana Cost Mod
Equalization Factor
1.0000
Notice Required

Assessment Year
2013
Reason For Change
AA
As Of Date
08/23/2013
Valuation Method
Indiana Cost Mod
Equalization Factor
1.0000
Notice Required

2011
Gen/Reval
03/01/2011

2012
Gen/Reval
03/01/2012

2013
AA
08/23/2013

2014
AA
08/01/2014

2015
AA
06/16/2015

Value
\$105,400

Value
\$113,100

Value
\$119,100

Value
\$134,900

Value
\$134,900

Land
\$19,700

Land
\$23,100

Land
\$23,100

Land
\$23,100

Land
\$23,100

Land Non Res (2)
\$111,800

Land Non Res (2)
\$96,000

Land Non Res (2)
\$96,000

Land Non Res (2)
\$111,800

Land Non Res (2)
\$111,800

Land Non Res (3)
\$0

Land Non Res (3)
\$0

Land Non Res (3)
\$0

Land Non Res (3)
\$0

Land Non Res (3)
\$0

Improvement
\$0

Improvement
\$0

Improvement
\$0

Improvement
\$0

Improvement
\$0

Imp Res (1)
\$0

Imp Res (1)
\$0

Imp Res (1)
\$0

Imp Res (1)
\$0

Imp Res (1)
\$0

Imp Non Res (2)
\$0

Imp Non Res (2)
\$0

Imp Non Res (2)
\$0

Imp Non Res (2)
\$0

Imp Non Res (2)
\$0

Imp Non Res (3)
\$0

Imp Non Res (3)
\$0

Imp Non Res (3)
\$0

Imp Non Res (3)
\$0

Imp Non Res (3)
\$0

Total
\$134,200

Total
\$134,200

Total
\$134,200

Total
\$134,200

Total
\$134,200

Total Res (1)
\$19,700

Total Res (1)
\$23,100

Total Res (1)
\$23,100

Total Res (1)
\$23,100

Total Res (1)
\$23,100

Total Non Res (2)
\$114,500

Total Non Res (2)
\$114,500

Total Non Res (2)
\$114,500

Total Non Res (2)
\$114,500

Total Non Res (2)
\$114,500

Total Non Res (3)
\$0

Total Non Res (3)
\$0

Total Non Res (3)
\$0

Total Non Res (3)
\$0

Total Non Res (3)
\$0

Agricultural

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

Land Pricing Soil Type Method ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Intfl. %	Res Market Elig %	Factor	Value
9 A	0	1,0000	1.00	\$18,900	\$28,500	\$28,500	0%	100%	0.6000	\$19,670
4 A	0	14,6600	0.68	\$2,000	\$1,428	\$20,934	0%	0%	1.0000	\$20,930
4 A	0	4,0000	0.51	\$2,000	\$1,071	\$4,264	0%	0%	1.0000	\$4,260
4 A	0	33,3300	0.60	\$2,000	\$1,260	\$41,968	0%	0%	1.0000	\$42,000
4 A	0	18,6600	0.94	\$2,000	\$1,974	\$36,835	0%	0%	1.0000	\$36,830
5 A	0	9,3300	0.68	\$2,000	\$1,428	\$13,323	-60%	0%	1.0000	\$5,330
5 A	0	18,6600	0.51	\$2,000	\$1,071	\$19,985	-60%	0%	1.0000	\$7,990
5 A	0	1,3300	0.94	\$2,000	\$1,974	\$2,625	-60%	0%	1.0000	\$1,050
5 A	0	18,6600	0.55	\$2,000	\$1,155	\$21,552	-60%	0%	1.0000	\$8,620
71 A	0	1,3300	0.51	\$2,000	\$1,071	\$1,424	-40%	0%	1.0000	\$950
62 A	0	0,9230	0.77	\$2,000	\$1,617	\$1,462	-100%	0%	1.0000	\$00

Land Data (Standard Depth: Res 100', Cl 100')

Calculated Acreage	Actual Frontage	Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm / Classified Value	Homesite(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
121.88	0	<input type="checkbox"/>	120.00	0.00	0.92	0.00	1.00	0.00	118.08	\$127,880	119.06	1066	\$125,670	\$0	\$125,900	\$19,700	\$0	\$19,700	\$125,900	\$0	\$0	\$145,600

Land Computations

Calculated Acreage 121.88

Actual Frontage 0

Developer Discount

Parcel Acreage 120.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.92

83 UT Towers NV 0.00

9 Homesite 1.00

91/92 Acres 0.00

Total Acres Farmland 118.08

Farmland Value \$127,880

Measured Acreage 119.06

Avg Farmland Value/Acre 1066

Value of Farmland \$125,670

Classified Total \$0

Farm / Classified Value \$125,900

Homesite(s) Value \$19,700

91/92 Value \$0

Supp. Page Land Value \$19,700

CAP 1 Value \$125,900

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$145,600

Appraiser

Collector

Data Source N/A

Printed Tuesday, February 23, 2016

RECORD CARD - TRACTS 4 & 5

Lincoln Township Homestead 1/2

Notes

12/29/14 1502: 24th Tract Division of uniting woodland to new tract (see 1400 forestry plan found)

8/14/2008 46 0000000000

8/14/2008 46 8545

3/26/2007 88981: Phase Cont. Note 01/01/1500

HOUSTEAD RELINQUISHED BY RAY BE

HOUSTEAD APPLIED BY RAY BE

84 PAY IS CHARGED ATTACHED FRAME

CHARGED OPEN HANG

POUCH TO FRAME ADDED CONCRETE PAD

POLE 84-23 30

X 107 & TWO LTA

03 PAY 01 ALSO PFS

3/26/2007 88986: REASSESSMENT 2008

C.K. OUT ON 3-13-07 8940 T218D

9560 N 200E

101, Cash Grain/General Farm

Transfer of Ownership

Date 01/01/1900 **Owner** VULICH, ANTE

Doc ID Code WD **Book/Page** /

Sale Price \$0

VULICH, ANTE

Ownership

Date 01/01/1900 **Owner** VULICH, ANTE

Doc ID Code WD **Book/Page** /

Sale Price \$0

General Information

Parcel Number 56-05-17-500-044-000-013

Local Parcel Number 0080382000

Tax ID:

Routing Number 04-17-500-044-00

Property Class 101

Cash's Grain/General Farm

Location Information

County Newton

Township LINCOLN TOWNSHIP

District 013 (Local 008)

School Corp 5945

NORTH NEWTON

Neighborhood 5613020-013

Lincoln Township Homesteads

Section/Plat 17

Location Address (1) 9560 N 200E

Legal

S1/2 SE 1/4 AC. B1/2 B1/4 E

23AC S1/2 OF E 20 ACRES SE NW

15 AC 17-51-8 LINCOLN TWP

Assessment Year

2015	2014	2013	2012	2011
AA	AA	AA	AA	GenReval
08/29/2015	08/01/2014	09/23/2013	03/01/2012	03/01/2011
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000

Valuation Method Indiana Cost Mod

Equalization Factor 1.0000

Notice Required

Reason For Change AA

As Of Date 08/29/2015

Valuation Method Indiana Cost Mod

Equalization Factor 1.0000

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

Assessment Year	Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
2015	\$101,800	\$90,500	0%	100%	0.8938	\$81,000
2014	\$23,100	\$23,100	0%	0%	1.0000	\$0
2013	\$78,500	\$67,400	0%	0%	0.8713	\$0
2012	\$0	\$0	0%	0%	0.0000	\$0
2011	\$205,400	\$202,300	0%	0%	0.9849	\$198,600
2010	\$144,200	\$135,800	0%	0%	0.9417	\$0
2009	\$65,500	\$65,500	0%	0%	1.0000	\$0
2008	\$307,000	\$292,800	0%	0%	0.9537	\$267,600
2007	\$161,800	\$158,800	0%	0%	0.9814	\$0
2006	\$78,500	\$67,400	0%	0%	0.8713	\$0
2005	\$65,500	\$65,500	0%	0%	1.0000	\$0

Land Pricing Soil

Type	Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
9	A	0	1.0000	1.00	\$28,500	\$28,500	\$28,500	0%	100%	0.8938	\$19,870
4	A	0	34.8600	0.94	\$2,100	\$1,974	\$68,814	0%	0%	1.0000	\$68,810
4	A	0	8.0000	0.60	\$2,100	\$1,260	\$10,080	0%	0%	1.0000	\$10,080
4	A	0	1.3300	0.51	\$2,100	\$1,071	\$1,424	0%	0%	1.0000	\$1,420
5	A	0	8.0000	0.51	\$2,100	\$1,071	\$8,568	-60%	0%	1.0000	\$3,430
5	A	0	1.3300	0.60	\$2,100	\$1,260	\$1,676	-50%	0%	1.0000	\$870
71	A	0	1.3300	0.60	\$2,100	\$1,260	\$1,676	-40%	0%	1.0000	\$1,010
72	A	0	1.1300	0.50	\$2,100	\$1,050	\$1,187	-40%	0%	1.0000	\$710
82	A	0	0.4480	0.77	\$2,100	\$1,617	\$724	-100%	0%	1.0000	\$0

Land Data (Standard Depth: Res 100', Cl 100')

Land Pricing Soil Type	Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
9	A	0	1.0000	1.00	\$28,500	\$28,500	\$28,500	0%	100%	0.8938	\$19,870
4	A	0	34.8600	0.94	\$2,100	\$1,974	\$68,814	0%	0%	1.0000	\$68,810
4	A	0	8.0000	0.60	\$2,100	\$1,260	\$10,080	0%	0%	1.0000	\$10,080
4	A	0	1.3300	0.51	\$2,100	\$1,071	\$1,424	0%	0%	1.0000	\$1,420
5	A	0	8.0000	0.51	\$2,100	\$1,071	\$8,568	-60%	0%	1.0000	\$3,430
5	A	0	1.3300	0.60	\$2,100	\$1,260	\$1,676	-50%	0%	1.0000	\$870
71	A	0	1.3300	0.60	\$2,100	\$1,260	\$1,676	-40%	0%	1.0000	\$1,010
72	A	0	1.1300	0.50	\$2,100	\$1,050	\$1,187	-40%	0%	1.0000	\$710
82	A	0	0.4480	0.77	\$2,100	\$1,617	\$724	-100%	0%	1.0000	\$0

Characteristics

Topography

Flood Hazard

Public Utilities

Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Land Complications

Calculated Acreage 57.43

Actual Frontage 0

Developer Discount

Parcel Acreage 55.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.45

83 UT Towers NV 0.00

9 Homestead 1.00

91/92 Acres 0.00

Total Acres Farmland 83.95

Farmland Value \$86,130

Measured Acreage 55.98

Avg Farmland Value/Acre 1539

Value of Farmland \$82,420

Classified Total \$0

Farm / Classified Value \$82,400

Homestead(s) Value \$19,700

91/92 Value \$0

Supp. Page Land Value \$19,700

CAP 1 Value \$62,400

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$102,100

Public Utilities

Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed February 22, 2016

Data Source N/A

Collector

Appraiser

RECORD CARD - TRACTS 4 & 5

56-05-17-500-044.000-013 VULICH, ANTE 9560 N 200E 101, Cash Grain/General Farm Lincoln Township Homesit 2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	1	3
Story Height	1	2	2
Style	N/A	1	1
Finished Area	1600 sqft	1	1
Make		0	0
Floor Finish		4	7
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish			
<input type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
Exterior Features			
Description	Area	Value	
Porch, Open Frame	160	\$0	
Porch, Open Frame	100	\$0	
Patio, Concrete	100	\$0	

Plumbing		Accommodations	
Full Bath	1	2	
Half Bath	1	0	
Kitchen Sinks	1	0	
Water Heaters	1	0	
Add Fixtures	0	0	
Total	4	2	
Bedrooms		2	
Living Rooms		0	
Dining Rooms		0	
Family Rooms		0	
Total Rooms		3	
Heat Type			
Central Warm Air			

Floor Constr		Base		Finish		Value	
1	7	1600	1600			\$105,900	Totals
2							
3							
4							
1/4							
1/2							
3/4							
Attic							
Bsmt		1600	0			\$31,400	
Crawl							
Slab							
Adjustments		1 Row Type Adj. x 1.00		Total Base		\$137,300	
Unfin Int (-)						\$0	
Ex Liv Units (+)						\$0	
Rec Room (+)						\$0	
Loft (+)						\$0	
Fireplace (+)						\$0	
No Heating (-)						\$0	
A/C (+)		1:1600				\$3,400	
No Elec (-)						\$0	
Plumbing (+/-)		7 - 5 = 2 x \$800				\$1,600	
Spec Plumb (+)						\$0	
Elevator (+)						\$0	
Sub-Total, One Unit						\$142,300	
Sub-Total, 1 Units						\$152,700	
Exterior Features (+)						\$170,100	
Garages (+) 576 sqft						1.05	
Quality and Design Factor (Grade)						0.96	
Location Multiplier						\$171,461	



Summary of Improvements		Base		Adj		Rate		RCN		Norm		Dep		Abn		Value		Improv																	
1: Single-Family R 01	100%	1	1972	1972	44	A	\$7.92	0.96	\$171,461	30%	\$120,020	0%	100%	1.00	1,3900	\$166,800																			
2: Lean-To R 01	0%	1	1989	1989	27	A	\$7.92	0.96	\$2,100	50%	\$1,050	0%	100%	1.00	1,0000	\$1,100																			
3: Lean-To R 01	0%	1	1989	1989	27	A	\$7.92	0.96	\$14,044	50%	\$7,320	0%	100%	1.00	1,0000	\$7,300																			
4: Barn, Pole (T3) R 01	0%	1	1989	1989	27	A	\$10.80	0.96	\$38,501	50%	\$19,250	0%	100%	1.00	1,0000	\$19,300																			
5: Barn, Pole (T3) R 01	0%	1	1999	1999	17	A	\$11.95	0.96	\$30,779	35%	\$20,010	0%	100%	1.00	1,0000	\$20,000																			
6: Barn, Pole (T3) R 01	0%	1	2000	2000	16	A	\$11.93	0.96	\$25,290	30%	\$17,700	0%	100%	1.00	1,0000	\$17,700																			
Total all pages																	\$232,200																		

RECORD CARD - TRACT 6

56-05-13-100-002-000-013

General Information
 Parcel Number
 56-05-13-100-002-000-013
 Local Parcel Number
 0080001000
 Tax ID:

Routing Number
 04-13-100-002-00

Property Class 100
 Vacant Land

Year: 2016

Location Information

County
 Newton
 Township
 LINCOLN TOWNSHIP
 District 013 (Local 008)
 Lincoln Township
 School Corp 5945
 NORTH NEWTON

Neighborhood 5613020-013
 Lincoln Township Homesite

Section/Plat
 13

Location Address (1)
 VACANT LAND 600 E
 DEMOTTE, IN 46310

VULICH, DENIS

Ownership
 VULICH, DENIS
 322 N LEAVITT
 CHICAGO, IL 60612

Legal
 PT N1/2 E1/2 NE SEC 13 T34N R30W 20 200
 ACRES LINCOLN TWP SURVEY RECORDED 4-29
 13

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land
 Land Res (1)
 Land Non Res (2)
 Land Non Res (3)
 Imp
 Imp Res (1)
 Imp Non Res (2)
 Imp Non Res (3)

Total

Total Non Res (2)

Total Non Res (3)

VACANT LAND 600 E

Transfer of Ownership
 Date
 07/14/2014
 10/17/2013
 08/27/2013
 12/13/2002
 01/01/1900

Owner
 VULICH, DENIS
 SCHERSTON REAL ESTA
 AMERICAN CHARTERED
 STASEVITCH, BOGDAN &
 STASEVITCH BOGDAN

Doc ID Code
 V-V
 I-3
 I-3
 0
 WD

Book/Page
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 /

Sale Price
 \$82,500
 \$0
 \$125,000
 \$0
 \$0

100, Vacant Land

Lincoln Township Homesite 1/2

Notes
 3/19/2015 15597: changed from type 6 to type 5 m
 8/14/2008 ac 0080001000
 8/14/2008 etv 5945



Agricultural

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

Assessment Year	2015	2014	2013	2012
Reason For Change	AA	AA	AA	Gen-Renal
As Of Date	06/16/2015	06/01/2014	10/07/2013	06/01/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$14,400	\$7,200	\$6,200	(\$400)
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$14,400	\$7,200	\$6,200	\$5,730
Land Non Res (3)	\$0	\$0	\$0	\$0
Imp	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$14,400	\$7,200	\$6,200	(\$400)
Total Non Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$14,400	\$7,200	\$6,200	(\$400)
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100')

Land Pricing Soil Type Method ID	Act Front	Size	Factor	Rate	Adj. Value	Infl. %	Res Elig %	Market Factor	Value
5 A OBB	0	1.3300	0.55	\$2,100	\$1,155	-60%	0%	1.0000	\$610
5 A OAC	0	16.0000	0.50	\$2,100	\$1,650	-60%	0%	1.0000	\$6,720
5 A MUA	0	5.3300	0.68	\$2,100	\$1,428	-60%	0%	1.0000	\$3,040
5 A OAB	0	4.0000	0.51	\$2,100	\$1,071	-60%	0%	1.0000	\$1,710
5 A BMB	0	5.3300	0.60	\$2,100	\$1,260	-60%	0%	1.0000	\$2,650
82 A AYE	0	1.9950	0.77	\$2,100	\$1,617	-100%	0%	1.0000	\$0

Land Computations

Calculated Acreage	33.98
Actual Acreage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	33.98
81 Legal Drain NV	0.00
82 Public Roads NV	1.99
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	31.99
Farmland Value	\$14,770
Measured Acreage	31.99
Avg Farmland Value/Acre	462
Value of Farmland	\$14,780
Classified Total	\$0
Farm / Classified Value	\$14,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$14,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,800

Characteristics

Topography
 Flood Hazard
 High, Rolling

Public Utilities
 Electricity
 ERA

Streets or Roads
 Unpaved
 TIF

Neighborhood Life Cycle Stage
 Other

Printed Tuesday, February 23, 2016

Data Source: N/A
 Collector: Appraiser

257.3±
acres

offered in 6 tracts

TAX INFORMATION

Thursday
March 24
5PM Central

auction held at the
Lincoln Township Fire Department
Thayer, IN

 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709 • schraderauction.com

TAX INFORMATION - TRACT 1

View Payable 2015 Real Property Master

Tax ID Nbr: 008-04020-00 Parcel Number: 56-05-17-300-019-000-013
 Tax Unit: S - Lincoln Tax Rate: 1.7498000
 Owner of Record: The Ante & Milena Vulch Trust HMCR: 0.000000
 Tax Yr / Pay Yr: 2014 / 2015 PTRC Bus / Rest: 0.000000 / 0.000000

Billing Prop Info Legal Desc Misc Adjacent Props Alert Appeals/Bank Assess/Exempt/Ded Audit Hist Contract Names Oth As

Billing Information				Duplicate Nbr:	4329
	Tax Bill	Adjustments	Balance		
Spring Tax:	652.68	0.00	652.68	Tax & Penalty:	1,991.09
Spring Penalty:	0.00	0.00	0.00	Other Assess (+):	0.00
Spring Annual:	0.00	0.00	0.00	Fees (+):	0.00
Fall Tax:	652.68	0.00	652.68	Subtotal:	1,991.09
Fall Penalty:	0.00	0.00	0.00	Receipts:	1,991.09
Fall Annual:	0.00	0.00	0.00	Total Due:	0.00
Delq NTS Tax:	623.39	0.00	623.39	Surplus Transfer:	0.00
Delq NTS Pen:	62.34	0.00	62.34	Acct Balance:	0.00
Delq TS Tax:	0.00	0.00	0.00	Other Receipts:	0.00
Delq TS Pen:	0.00	0.00	0.00	Refunds:	0.00
Other Assess:	0.00	0.00	0.00	<input type="button" value="Payment Distribution"/>	
Advert Fees:	0.00	0.00	0.00		
Tax Sale Fee:	0.00	0.00	0.00		
NSF Fee:	0.00	0.00	0.00		
PTRC:	0.00	0.00	0.00		
HMST Credit:	0.00	0.00	0.00		
Circuit Breaker:	0.00	0.00	0.00		
Over 65 CB:	0.00	0.00	0.00		

Summary Credit Detail AA/CEs

Property Billing Other Assessment Billing Receipts Refunds Surplus Transfers Billed To

Split Transfer Annex Combine Profile Pay Yrs: [v] Go Cancel

start Property Tax System Search Desktop 2:41 PM

TAX INFORMATION - TRACTS 2 & 3

View Payable 2015 Real Property Master

Tax ID Nbr: 008-010-40-00 Parcel Number: 56-05-17-700-043.000-013
 Tax Unit: 8 - Lincoln Tax Rate: 1.7498000
 Owner of Record: Vulich, Ante HMCR: 0.000000
 Tax Yr / Pay Yr: 2014 / 2015 PTRC Bus / Res: 0.000000 / 0.000000

Billing Information				Duplicate Nbr:	3948
	Tax Bill	Adjustments	Balance		
Spring Tax:	1,180.24	0.00	1,180.24	Tax & Penalty:	3,636.59
Spring Penalty:	0.00	0.00	0.00	Other Assess (+):	0.00
Spring Annual:	0.00	0.00	0.00	Fees (+):	0.00
Fall Tax:	1,180.24	0.00	1,180.24	Subtotal:	3,636.59
Fall Penalty:	0.00	0.00	0.00	Receipts:	3,636.59
Fall Annual:	0.00	0.00	0.00	Total Due:	0.00
Delq NTS Tax:	1,160.10	0.00	1,160.10	Surplus Transfer:	0.00
Delq NTS Pen:	116.01	0.00	116.01	Acct Balance:	0.00
Delq TS Tax:	0.00	0.00	0.00	Other Receipts:	0.00
Delq TS Pen:	0.00	0.00	0.00	Refunds:	0.00
Other Assess:	0.00	0.00	0.00	<input type="button" value="Payment Distribution"/>	
Advert Fee:	0.00	0.00	0.00		
Tax Sale Fee:	0.00	0.00	0.00		
NSF Fee:	0.00	0.00	0.00		
PTRC:	0.00	0.00	0.00		
HMST Credit:	0.00	0.00	0.00		
Circuit Breaker:	0.00	0.00	0.00		
Over 65 CB:	0.00	0.00	0.00		

Pay Yrs:

start Property Tax System Search Desktop 2:42 PM

TAX INFORMATION - TRACTS 4 & 5

View Payable 2015 Real Property Master

Tax ID Nbr: 008-03820-00 Parcel Number: 56-05-17-500-044.000-013
 Tax Unit: 8 - Lincoln Tax Rate: 1.7498000
 Owner of Record: Vulich, Ante HMCR: 0.000000
 Tax Yr / Pay Yr: 2014 / 2015 PTRC Bus / Res: 0.000000 / 0.000000

Billing Information				Duplicate Nbr:	4297
	Tax Bill	Adjustments	Balance		
Spring Tax:	2,685.94	0.00	2,685.94	Tax & Penalty:	8,509.10
Spring Penalty:	0.00	0.00	0.00	Other Assess (+):	0.00
Spring Annual:	0.00	0.00	0.00	Fees (+):	0.00
Fall Tax:	2,685.94	0.00	2,685.94	Subtotal:	8,509.10
Fall Penalty:	0.00	0.00	0.00	Receipts:	8,509.10
Fall Annual:	0.00	0.00	0.00	Total Due:	0.00
Delq NTS Tax:	2,852.02	0.00	2,852.02	Surplus Transfer:	0.00
Delq NTS Pen:	285.20	0.00	285.20	Acct Balance:	0.00
Delq TS Tax:	0.00	0.00	0.00	Other Receipts:	0.00
Delq TS Pen:	0.00	0.00	0.00	Refunds:	0.00
Other Assess:	0.00	0.00	0.00	<input type="button" value="Payment Distribution"/>	
Advert Fees:	0.00	0.00	0.00		
Tax Sale Fee:	0.00	0.00	0.00		
NSF Fee:	0.00	0.00	0.00		
PTRC:	0.00	0.00	0.00		
HMST Credit:	0.00	0.00	0.00		
Circuit Breaker:	0.00	0.00	0.00		
Over 65 CB:	0.00	0.00	0.00		

Pay Yrs:

TAX INFORMATION - TRACT 6

View Payable 2015 Real Property Master

Tax ID Nbr: 008-00010-00 Parcel Number: 56-05-13-100-002.000-013
 Tax Unit: 8 - Lincoln Tax Rate: 1.7498000
 Owner of Record: Vulich, Denis HMCR: 0.0000000
 Tax Yr / Pay Yr: 2014 / 2015 PTRC Bus / Res: 0.000000 / 0.000000

Billing Prop Info Legal Desc Misc Adjacent Props Alert Appeals/Barg Assess/Exempt/Ded Audit Hist Contract Names Oth As

Billing Information				Duplicate Nbr:	3820
	Tax Bill	Adjustments	Balance		
Spring Tax:	63.00	0.00	63.00	Tax & Penalty:	126.00
Spring Penalty:	0.00	0.00	0.00	Other Assess (+):	0.00
Spring Annual:	0.00	0.00	0.00	Fees (+):	0.00
Fall Tax:	63.00	0.00	63.00	Subtotal:	126.00
Fall Penalty:	0.00	0.00	0.00	Receipts:	126.00
Fall Annual:	0.00	0.00	0.00	Total Due:	0.00
Delq NTS Tax:	0.00	0.00	0.00	Surplus Transfer:	0.00
Delq NTS Pen:	0.00	0.00	0.00	Acct Balance:	0.00
Delq TS Tax:	0.00	0.00	0.00	Other Receipts:	0.00
Delq TS Pen:	0.00	0.00	0.00	Refunds:	0.00
Other Assess:	0.00	0.00	0.00	<input type="button" value="Payment Distribution"/>	
Advert Fees:	0.00	0.00	0.00		
Tax Sale Fee:	0.00	0.00	0.00		
NSF Fee:	0.00	0.00	0.00		
PTRC:	0.00	0.00	0.00		
HMST Credit:	0.00	0.00	0.00		
Circuit Breaker:	0.00	0.00	0.00		
Over 65 CB:	0.00	0.00	0.00		

Summary Credit Detail AA/CEs

Property Billing Other Assessment Billing Receipts Refunds Surplus Transfers Billed To

Print Transfer Annex Combine Profile Pay Yrs: [v] [Go] Cancel

start Property Tax System Search Desktop 2:43 PM

257.3±
acres

offered in 6 tracts

PRELIMINARY TITLE INSURANCE

Thursday
March 24
5PM Central

auction held at the
Lincoln Township Fire Department
Thayer, IN

 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709 • schraderauction.com

PRELIMINARY TITLE INSURANCE TRACT 1

CHICAGO TITLE INSURANCE COMPANY

Sammons & Sammons dba Newton County Title Company
116 N. 3rd St., Kentland, Indiana 47951

SCHEDULE A

Title Officer:
Loan No.:

Title No.: #14,632

1. Effective date: March 1, 2016 at 8:00 A.M.

2. Policy or Policies to be issued:

(a) ALTA OWNER'S POLICY (06-17-06)

Policy Amount \$

Proposed Insured:

(b) ALTA LOAN POLICY (06-17-06)

Policy Amount \$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

THE ANTE & MILENA VULICH TRUST under Agreement dated 9/25/1992
ANTE VULICH, Trustee

5. The land referred to in this Commitment is described as follows:

The North fifty (50) acres of the West half ($W\frac{1}{2}$) of the Southwest quarter of Section Seventeen (17), Township Thirty-one (31) North, Range Eight (8) West of the Second Principal Meridian Newton County, Indiana.

PRELIMINARY TITLE INSURANCE TRACT 1

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B - EXCEPTIONS

File No. #14,632

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

- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- B. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- C. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- D. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- E. Any Owner's Policy issued pursuant hereto will contain under Schedule B the General Exceptions set forth below. Any Loan Policy will contain under Schedule B General Exceptions 1, 2 and 3 unless a satisfactory survey is furnished; General Exception 4 will appear unless satisfactory evidence is furnished that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

General Exceptions:

- 1. Rights or Claims of parties in possession not shown by the public records.
- 2. Easements, or claims of easements, not shown by the public records.
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 5. Taxes or special assessments which are not shown as existing liens by the public records.

Special Exceptions:

- 1. Taxes for the year 2014 due May 10th and November 10, 2015 in the sum of \$652.68 each installment and have been paid in full. #56-05-17-300-019.000-013 Assessed value of land \$74,600.00.
- 2. Taxes for the year 2015 due in 2016 and 2016 due in 2017 have not been determined or entered for collection and are not yet due.
- 3. Terms and provisions of the trust under which title is being held.
- 4. Right of way of regulated drains, if any.
- 5. Rights of the Public, the State of Indiana, and County of Newton and the municipality in and to that part of the premises taken or used for road purposes.
- 6. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.

We reserve the right to make further exceptions upon being furnished additional information.

END

ALTA Commitment - 2005

PRELIMINARY TITLE INSURANCE TRACTS 2 - 5

CHICAGO TITLE INSURANCE COMPANY

Sammons & Sammons dba Newton County Title Company
116 N. 3rd St., Kentland, Indiana 47951

SCHEDULE A

Title Officer:
Loan No.:

Title No.: #14,633

1. Effective date: **March 1, 2016 at 8:00 A.M.**

2. Policy or Policies to be issued:

(a) ALTA OWNER'S POLICY (06-17-06)

Policy Amount \$

Proposed Insured:

(b) ALTA LOAN POLICY (06-17-06)

Policy Amount \$

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

ANTE VULICH

5. The land referred to in this Commitment is described as follows:

The South half of the Southeast quarter of the Northeast quarter; South half of the Southwest quarter of the Northeast quarter; the South half of the East thirty (30) acres of the Southeast quarter of the Northwest quarter, all in Section Seventeen (17) Township Thirty-one (31) North, Range Eight (8) West of the Second Principal Meridian, Newton County, Indiana.

The North half of the Southeast quarter, and the Northeast quarter of the Southwest quarter of Section Seventeen (17), Township Thirty-one (31) North, Range Eight (8) West of the Second Principal Meridian, Newton County, Indiana.

PRELIMINARY TITLE INSURANCE TRACTS 2 - 5

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B - EXCEPTIONS

File No. #14,633

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

- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- B. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- C. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- D. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- E. Any Owner's Policy issued pursuant hereto will contain under Schedule B the General Exceptions set forth below. Any Loan Policy will contain under Schedule B General Exceptions 1, 2 and 3 unless a satisfactory survey is furnished. General Exception 4 will appear unless satisfactory evidence is furnished that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

General Exceptions:

- 1. Rights or Claims of parties in possession not shown by the public records.
- 2. Easements, or claims of easements, not shown by the public records.
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 5. Taxes or special assessments which are not shown as existing liens by the public records.

Special Exceptions:

1. Taxes for the year 2014 due May 10th and November 10, 2015 were as follows:
#56-05-17-500-044.000-013 \$2,685.94 x 2 paid in full.
Assessed value of land \$101,600.00; Improvements \$205,400.00
#56-05-17-700-043,000-013 \$1,180.24 x 2 paid in full.
Assessed value of land \$134,900.00
2. Taxes for the year 2015 due in 2016 and 2016 due in 2017 have not been determined or entered for collection and are not yet due.
3. Right of way of regulated drains, if any.
4. Rights of the Public, the State of Indiana, and County of Newton and the municipality in and to that part of the premises taken or used for road purposes.
5. The acreage indicated in the legal description is solely for the purpose of identifying said tract of land and should not be construed as insuring the quantity of land.

We reserve the right to make further exceptions upon being furnished additional information.

END

PRELIMINARY TITLE INSURANCE TRACT 6

CHICAGO TITLE INSURANCE COMPANY

Sammons & Sammons dba Newton County Title Company
116 N. 3rd St., Kentland, Indiana 47951

SCHEDULE A

Title Officer:
Loan No.:

Title No.: #14,634

1. Effective date: **March 1, 2016 at 8:00 A.M.**
2. Policy or Policies to be issued:
 - (a) ALTA OWNER'S POLICY (06-17-06) Policy Amount \$
Proposed Insured:
 - (b) ALTA LOAN POLICY (06-17-06) Policy Amount \$
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:
DENIS VULICH
5. The land referred to in this Commitment is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

PRELIMINARY TITLE INSURANCE TRACT 6

#14,634

EXHIBIT A

LEGAL DESCRIPTION

Part of the Northeast quarter of the Northeast quarter of Section 13, Township 31 North, Range 8 West of the Second Principal Meridian, Newton County, Indiana, being more particularly described as follows: Commencing at the Northeast corner of said Northeast quarter of the Northeast quarter; thence South 00 degrees 35 minutes 51 seconds East (assumed bearing) along the East line of said Northeast quarter of the Northerly quarter, a distance of 528.00 feet to the Southeast corner of the State of Indiana tract, as described in Deed Record 93, page 118, in the Office of the Recorder of Newton County, Indiana, said corner being the Point of Beginning of the herein described parcel; thence continuing South 00 degrees 35 minutes 51 seconds East along said East line, a distance of 792.08 feet to the Southeast corner of said Northeast quarter of the Northeast quarter; thence North 89 degrees 53 minutes 58 seconds West along the South line of said Northeast quarter of the Northeast quarter, a distance of 1350.46 feet to the Southwest corner of said Northeast quarter of the Northeast quarter; thence North 00 degrees 45 minutes 20 seconds West along the West line of said Northeast quarter of the Northeast quarter, a distance of 430.12 feet to the South line of the Erway tract, as described in Deed Record 101, page 359 in said Office of the County Recorder; thence South 89 degrees 35 minutes 18 seconds East along said South line of the Erway tract, a distance of 19.74 feet to the Southeast corner of said Erway tract; thence North 00 degrees 14 minutes 44 seconds East along the East line of said Erway tract, a distance of 155.00 feet to the South line of the Biggs tract, as recorded in Deed Record 88, pages 39 and 40, in said Office of the County Recorder, and as located by a survey by Emil Beeg, Land Surveyor, Inc., dated December 16, 1980 of said Biggs tract; thence South 89 degrees 35 minutes 16 seconds East along said South line, a distance of 174.85 feet to the Southeast corner of said Biggs tract; thence North 00 degrees 14 minutes 44 seconds East along the East line of said Biggs tract, a distance of 882.62 feet to the intersection with the South line of a Second State of Indiana tract, as described in Document No. 728 in said Office of the County Recorder; thence North 89 degrees 55 minutes 39 seconds East along said South line of the Second State of Indiana tract, a distance of 285.61 feet (285.36 feet by survey); thence South 87 degrees 12 minutes 36 seconds East continuing along said South line, a distance of 200.25 feet; thence North 89 degrees 55 minutes 39 seconds East continuing along said South line, a distance of 329.45 feet to the Southeast corner of said Second State of Indiana tract, said corner being 61.30 feet South, as measured along the West line of the Northwest corner of said First State of Indiana tract; thence South 00 degrees 35 minutes 51 seconds East along said West line of the First State of Indiana tract, a distance of 466.70 feet to the Southwest corner of said First State of Indiana tract; thence South 89 degrees 49 minutes 46 seconds East along the South line of said First State of Indiana tract, a distance of 330.00 feet to the Place of Beginning.

PIN: 56-05-13-100-002.000-013

PROPERTY CKA: STATE ROAD 10 AND COUNTY ROAD 600 E
NEWTON COUNTY, INDIANA

PRELIMINARY TITLE INSURANCE TRACT 6

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B - EXCEPTIONS

File No. 14,634

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

- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- B. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- C. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- D. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- E. Any Owner's Policy issued pursuant hereto will contain under Schedule B the General Exceptions set forth below. Any Loan Policy will contain under Schedule B General Exceptions 1, 2 and 3 unless a satisfactory survey is furnished; General Exception 4 will appear unless satisfactory evidence is furnished that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

General Exceptions:

1. Rights or Claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.

Special Exceptions:

1. Taxes for the year 2014 due May 10th and November 10, 2015 in the sum of \$63.00 x 2 paid in full. #56-05-13-100-002.000-013. Assessed value of land \$7,200.00.
2. Taxes for the year 2015 due in 2016 and 2016 due in 2017 have not been determined or entered for collection and are not yet due.
3. Right of way of regulated drains, if any.
4. Rights of the Public, the State of Indiana, and County of Newton and the municipality in and to that part of the premises taken or used for road purposes, including SR 10.
5. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.

We reserve the right to make further exceptions upon being furnished additional information.

END

257.3±
acres

offered in 6 tracts

PHOTOS

Thursday
March 24
5PM Central

auction held at the
Lincoln Township Fire Department
Thayer, IN

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