3 miles East of Monticello, IN or
17 miles West of Logansport, IN

White County, IN

180± Acres

Offered in 5 Tracts

INFORMATION BOOKLET

Tuesday December 5th at 1:00 PM (EST)

Auction held at
Pine View Resort Banquet Hall
(1969 N. West Shafer Drive,
Monticello, IN)

land Auction

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 • SchraderAuction.com • Online Bidding Available

DISCLAIMER:

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

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

Owner: Huntington University
Auction Company: Schrader Real Estate and Auction Co., Inc.

SCHRADER
Real Estate and Auction Company, Inc.

Corporate Office:
SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

BOOKLET INDEX

- BIDDER PRE-REGISTRATION
- ONLINE BIDDING REGISTRATION FORM
- LOCATION MAP
- AERIAL TRACT MAP
- SOIL MAPS
- FSA INFORMATION
- SURVEY
- COUNTY TAXES, IMPROVEMENT DATA
- TITLE POLICY
- PHOTOS



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 5, 2017
180 ACRES – MONTICELLO, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc., P.O. Box 508, Columbia City, IN, 46725, Fax # 260-244-4431, no later than Tuesday, November 28, 2017. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ **(Office)** _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ **Phone No:** _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

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

☐ **Other** _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

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

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

What states are you interested in? _____

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

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

Signature: _____ **Date:** _____

Online Auction Bidder Registration
180± Acres • Monticello, Indiana
Tuesday, December 5, 2017

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

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

1. My name and physical address is as follows:
   _____
   _____
   _____
   My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, December 5, 2017 at 1:00 PM.

3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.

4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.

5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.

6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of $_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, November 28, 2017**. Send your deposit and return this form via fax to: **260-244-4431.**

I understand and agree to the above statements.

_____ _____
Registered Bidder's signature Date

_____
Printed Name

This document must be completed in full.

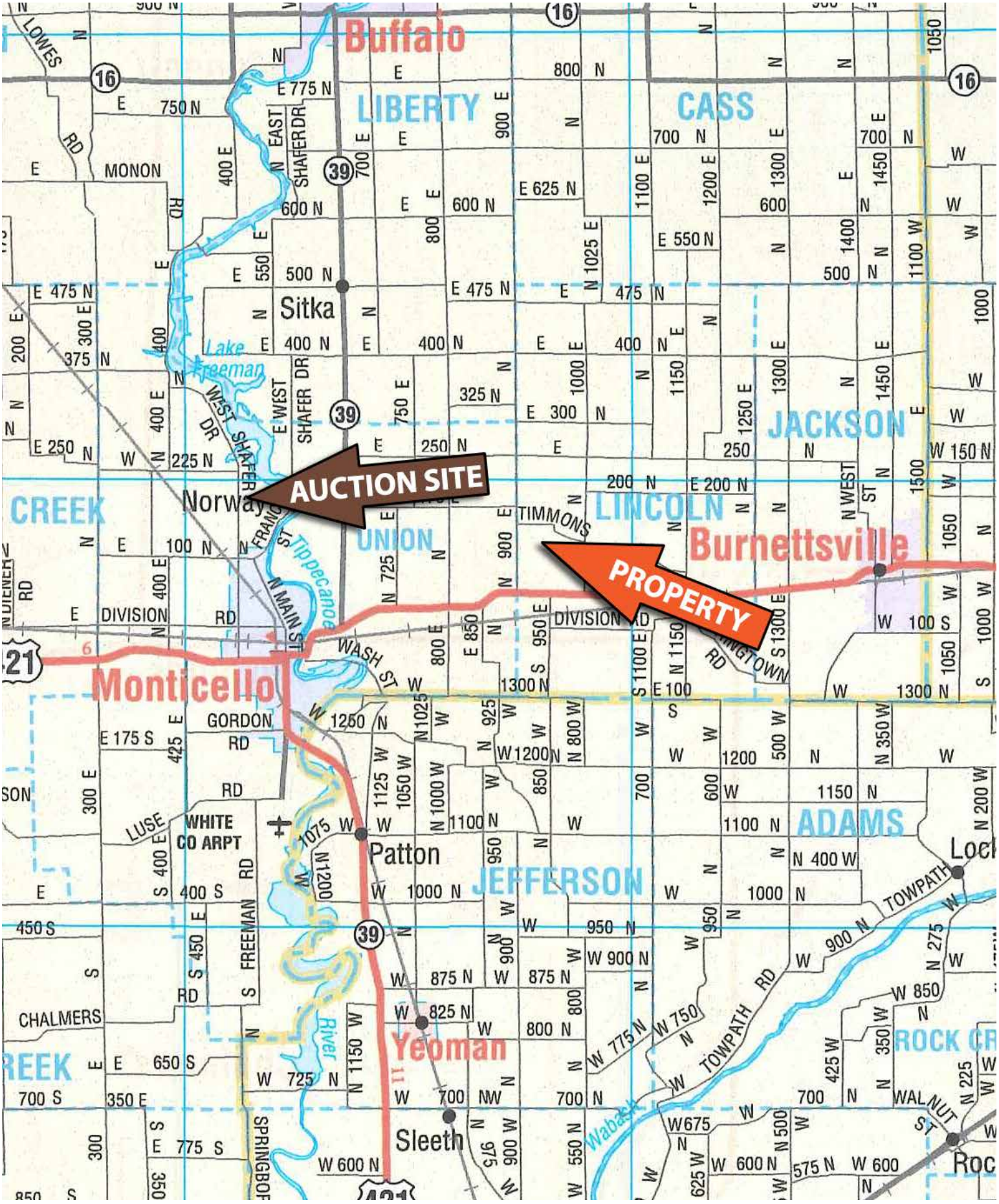
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

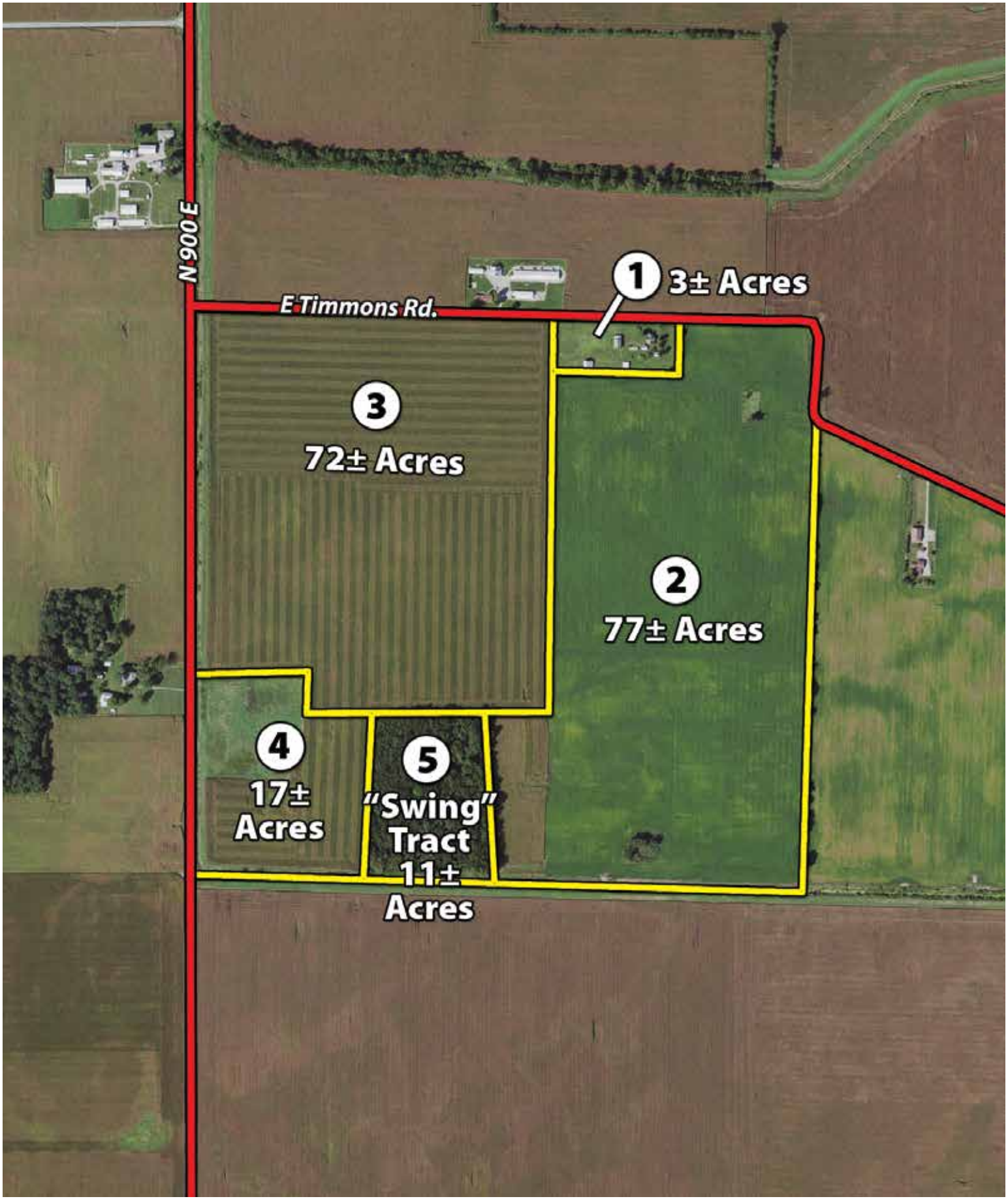
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

LOCATION MAP



AERIAL MAP

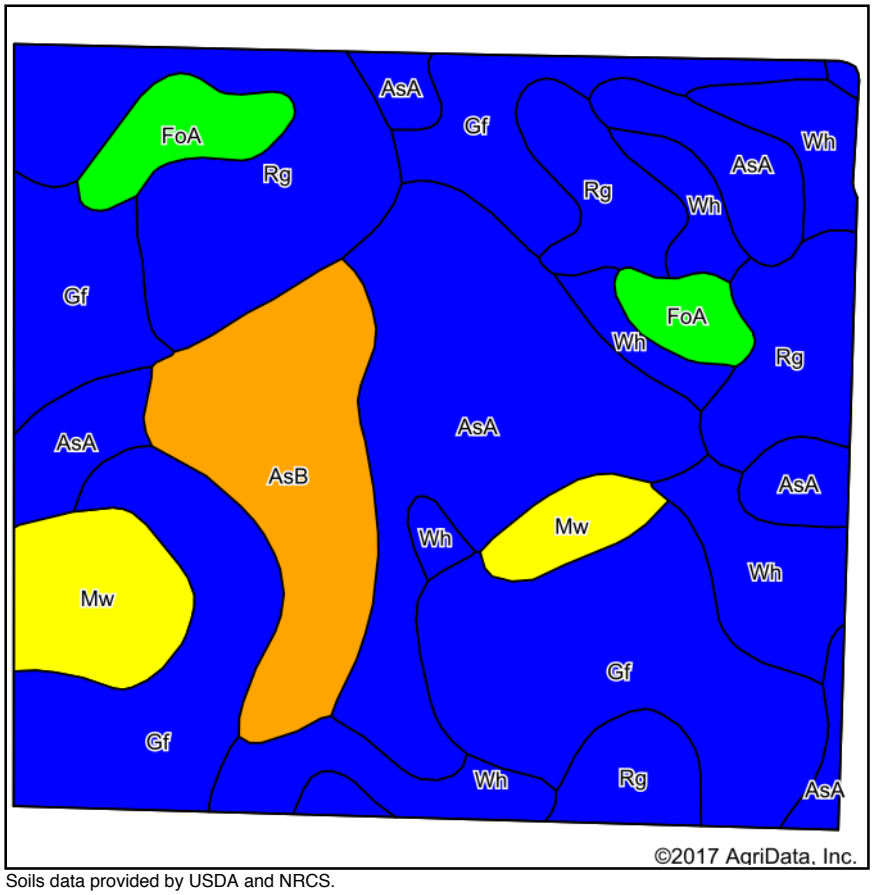

N 900 E
E Timmons Rd.
1 3± Acres
3 72± Acres
2 77± Acres
4 17± Acres
5 "Swing" Tract 11± Acres


SCHRADER
AUCTION
TRACT
1
3 ± ACRES
THIS PROPERTY IS OWNED BY
HUNTINGTON
UNIVERSITY
ABSOLUTELY
NO TRESPASSING
NO HUNTING
NO DUMPING
If you see any suspicious activity,
please contact the Sheriff's Department
or Huntington University
(866) 959-8463
(260) 359-4002

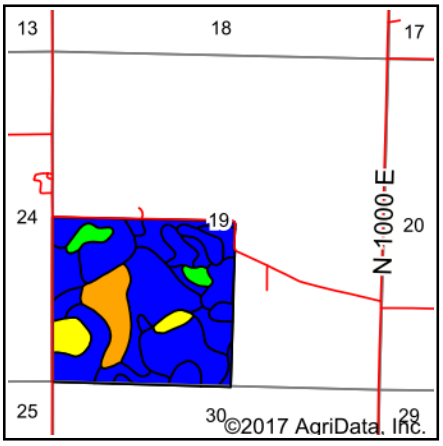
SOIL INFORMATION

SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **White**
Location: **19-27N-2W**
Township: **Lincoln**
Acres: **181.05**
Date: **10/18/2017**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

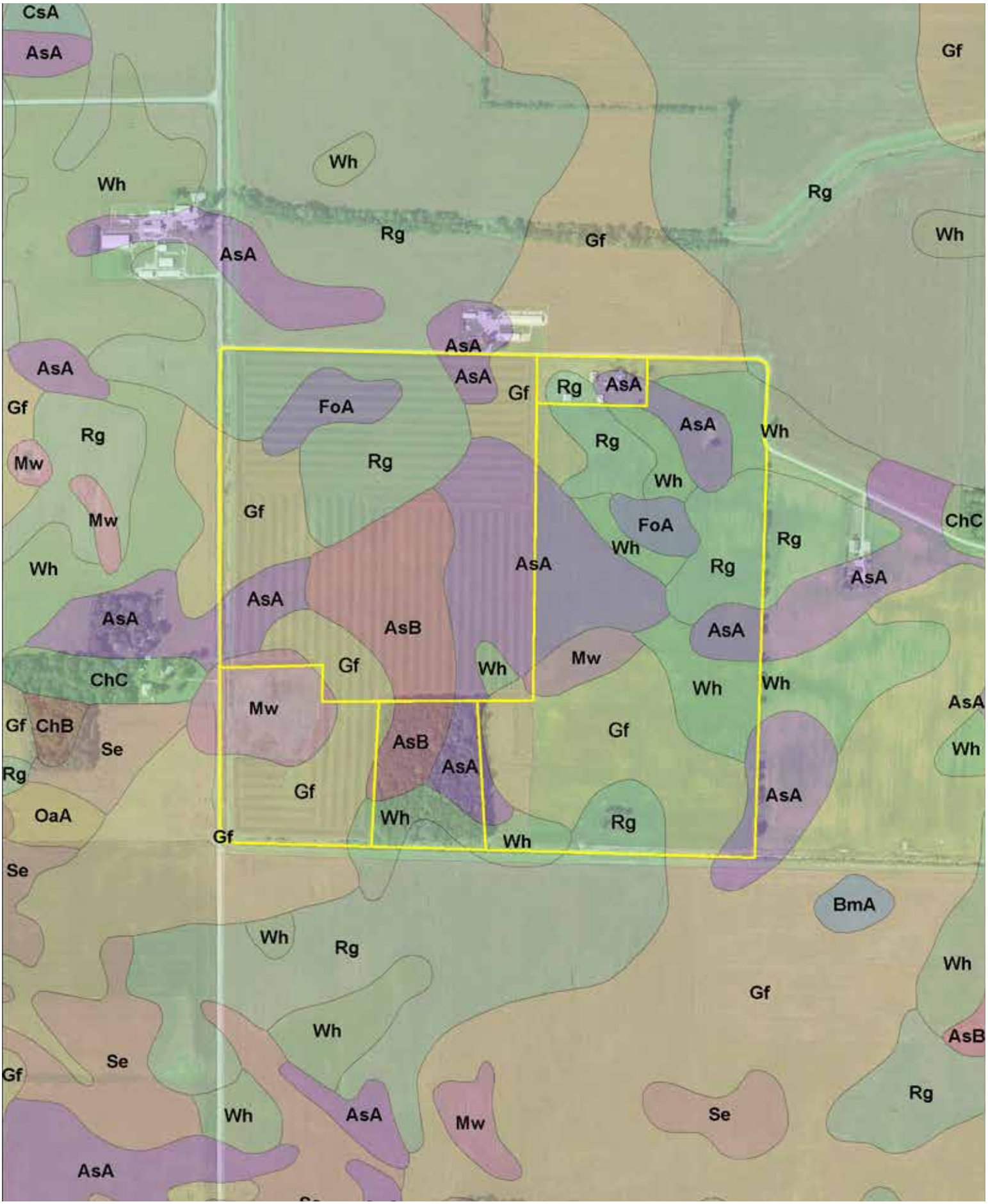
N W E S

Area Symbol: IN181, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn Irrigated	Grass legume hay	Pasture	Soybeans	Winter wheat
Gf	Gilford fine sandy loam	50.56	27.9%		IIw	148	6	5	10	33	59
AsA	Alvin fine sandy loam, 0 to 2 percent slopes	39.42	21.8%		IIs	110		4	7	39	55
Rg	Rensselaer loam, sandy substratum	35.45	19.6%		IIw	175		6	12	49	70
Wh	Whitaker silt loam	20.43	11.3%		IIw	150		5	10	49	68
AsB	Alvin fine sandy loam, 2 to 6 percent slopes	17.66	9.8%		IIIe	110		4	7	39	55
Mw	Muskego muck	10.67	5.9%		IVw	138		5	9	36	55
FoA	Foresman silt loam, 0 to 2 percent slopes	6.86	3.8%		I	160		5	11	52	72
					Weighted Average	**141.4**	**1.7**	**4.9**	**9.4**	**40.7**	**61.2**

Soils data provided by USDA and NRCS.

SOIL MAP


CsA
AsA
Gf
Wh
Wh
Rg
Rg
Gf
Wh
AsA
AsA
AsA
AsA
Gf
Rg
AsA
FoA
Gf
Rg
Rg
AsA
Wh
Mw
Rg
Wh
Mw
Gf
FoA
ChC
Wh
Wh
Rg
AsA
AsA
Rg
AsA
AsA
AsB
AsA
Gf
Wh
Mw
ChC
Wh
Wh
Mw
AsA
Gf ChB
Gf
AsB
Wh
Se
AsA
Rg
Gf
AsA
OaA
Wh
Rg
Gf
Wh
Se
BmA
Wh
Rg
Wh
Gf
Wh
AsB
Se
Gf
Rg
Wh
AsA
Mw
Se
AsA



FSA INFORMATION

FSA-156EZ

INDIANA
WHITE
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 587
Prepared : Oct 23, 2017
Crop Year : 2018

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
170.08	144.69	144.69	0.00	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	144.69	0.00	0.00		0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	51.80	0.00	0	111	
Soybeans	90.60	0.00	0	34	
TOTAL	**142.40**	**0.00**			

NOTES

Tract Number : **2021**

Description : N5/B1 1/2 MILE EAST OF TIMMONS RD - 900 E
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HUNTINGTON UNIVERSITY
Other Producers : [redacted]

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
170.08	144.69	144.69	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	144.69	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	51.80	0.00	0	111
Soybeans	90.60	0.00	0	34
TOTAL	**142.40**	**0.00**		

NOTES

FSA-156EZ

INDIANA
WHITE

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 587
Prepared : Oct 23, 2017
Crop Year : 2018

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

*If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at **http://www.ascr.usda.gov/complaint_filing_cust.html**, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at **program.intake@usda.gov**. USDA is an equal opportunity provider and employer.*

USDA Farm 587 Tract 2021

Administered by: White County, Indiana

OP: [redacted]

OW: FARNSWORTH, EMMA JOY

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-04-13 09:47:12

2017 Certification map prepared on: 4/13/2017

170.08 Tract acres

144.69 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

TRS: 27N2W19

White Co., IN

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



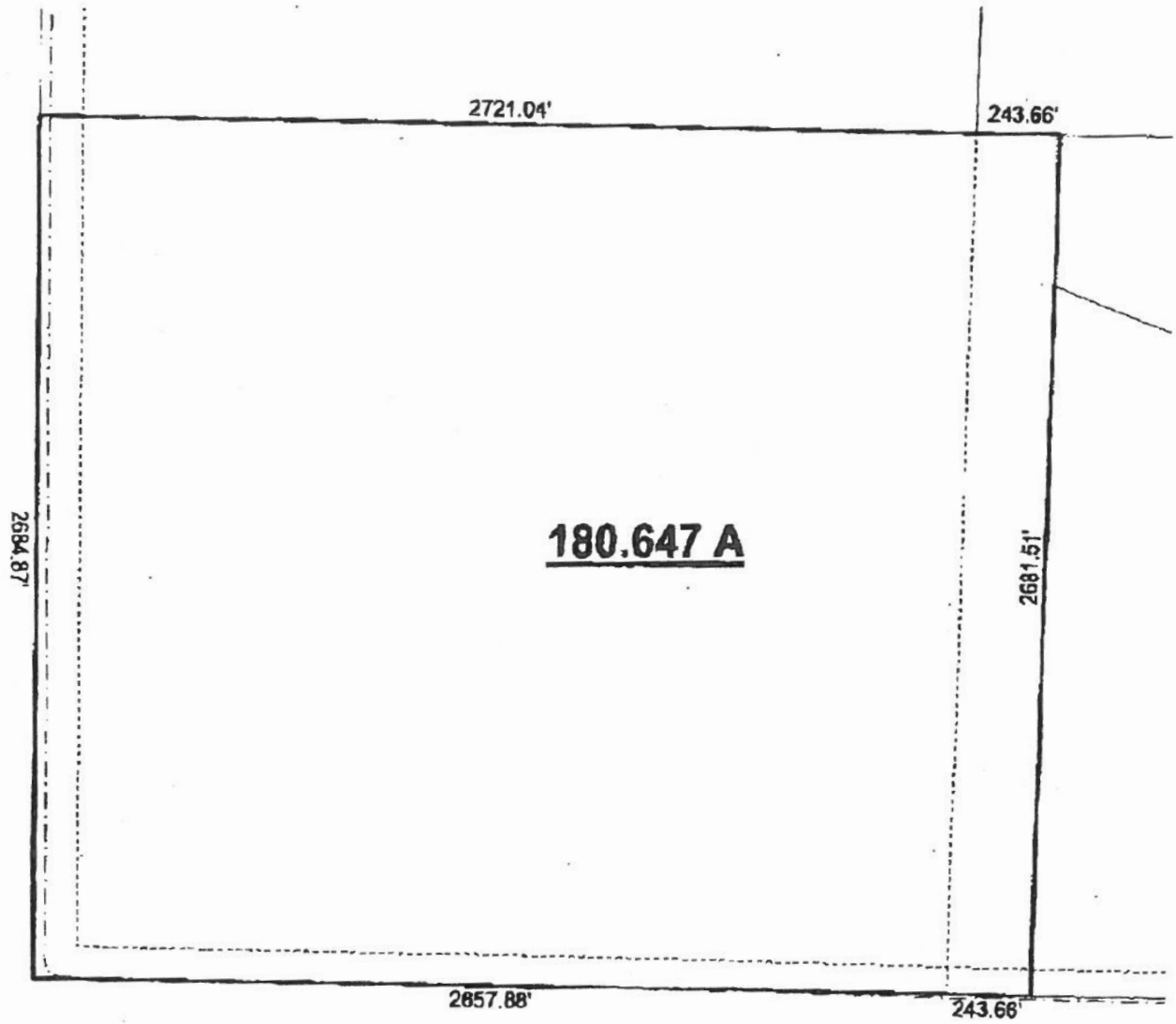
CLU	Acres	HEL	Contract	Prac	Yr	C I
1	27.71	N				Y
2	4.5	N				Y
3	36.5	N				Y
4	33.88	N				Y
5	8.7	N				Y
6	33.4	N				Y

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FSA-156EZ

SURVEY

SURVEY



"This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report."

This plat is intended for informative purposes.

COUNTY INFORMATION

Tax Information

Improvement data

Tax ID 0090122000 Printed 10/17/2017 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
91-72-19-000-000.500-012

Parent Parcel Number

Property Address
TIMMONS ROAD

Neighborhood
120103 LINCOLN RURAL HOMESITES

Property Class
100 Agri Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction	91	WHITE
Area	006	LINCOLN
Corporation	N	
District	012	LINCOLN
Section & Plat	19	
Routing Number	5.000	

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved, Unpaved

Neighborhood:
Static

Zoning:

Legal Acres:
25.0000

Admin Legal
25.0000

OWNERSHIP

HUNTINGTON UNIVERSITY
2303 COLLEGE AVE
HUNTINGTON, IN 46750 USA

E/S SW 19-27-02 25.00 606,588

AGRICULTURAL

TRANSFER OF OWNERSHIP

Date		
04/20/2017	FARNSWORTH DONALD R $0	Doc #: 170402857
04/20/2017	FARNSWORTH DONALD R & E JOY FARNSWOR $0	Doc #: EM-000039
11/17/2016	FARNSWORTH DONALD R & GERALD W FARNS $0	Doc #: 161107638
05/04/1993	FROM FARNSWORTH, DONALD R $0	
04/01/1992	FROM FARNSWORTH, LAUREE B $0	

VALUATION RECORD

Assessment Year		03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016	01/01/2017
Reason for Change		TRENDING	4Y Reval	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING
VALUATION	I	37900	41200	44500	51900	51900	49600	46800
Appraise Value	E	0	0	0	0	0	0	0
	T	37900	41200	44500	51900	51900	49600	46800
VALUATION	I	37900	41200	44500	51900	51900	49600	46800
True Tax Value	E	0	0	0	0	0	0	0
	T	37900	41200	44500	51900	51900	49600	46800

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	TILLABLE LAND	AsA	2.6700		0.77	1850.00	1425.00	3800		3800
2	TILLABLE LAND	Gf	13.3400		1.02	1850.00	1887.00	25170		25170
3	TILLABLE LAND	Mw	2.6700		0.94	1850.00	1739.00	4640		4640
4	TILLABLE LAND	RG	1.3300		1.19	1850.00	2202.00	2930		2930
5	TILLABLE LAND	Wh	5.0000		1.11	1850.00	2054.00	10270		10270

AMAP: 00913

Supplemental Cards

MEASURED ACREAGE 25.0100

FARMLAND COMPUTATIONS

Parcel Acreage		25.0000
81 Legal Drain NV	[-]	
82 Public Roads NV	[-]	
83 UT Towers NV	[-]	
9 Homesite(s)	[-]	
91/92 Excess Acreage	[-]	
TOTAL ACRES FARMLAND		25.0000
TRUE TAX VALUE		46810

Supplemental Cards

TRUE TAX VALUE 46810

Measured Acreage	25.0100
Average True Tax Value/Acre	1872
TRUE TAX VALUE FARMLAND	46800
Classified Land Total	
Homesite(s) Value (+)	
Excess Acreage Value (+)	

Supplemental Cards
TOTAL LAND VALUE 46800

COUNTY INFORMATION

Tax ID 0090123000 Printed 10/17/2017 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
91-72-19-000-000.600-012

Parent Parcel Number

Property Address
TIMMONS ROAD

Neighborhood
120103 LINCOLN RURAL HOMESITES

Property Class
100 Agri Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction	91	WHITE
Area	006	LINCOLN
Corporation	N	
District	012	LINCOLN
Section & Plat	19	
Routing Number	6.000	

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Unpaved

Neighborhood:
Static

Zoning:

Legal Acres:
15.0000

Admin Legal
15.0000

OWNERSHIP

HUNTINGTON UNIVERSITY
2303 COLLEGE AVE
HUNTINGTON, IN 46750 USA

W/S SE 19-27-02 15.00 606,588

AGRICULTURAL

TRANSFER OF OWNERSHIP

Date		
04/20/2017	FARNSWORTH DONALD R $0	Doc #: 170402857
04/20/2017	FARNSWORTH DONALD R & E JOY FARNSWOR $0	Doc #: EM-000039
11/17/2016	FARNSWORTH DONALD R & GERALD W FARNS $0	Doc #: 161107638
05/04/1993	FROM FARNSWORTH , DONALD R $0	
04/01/1992	FROM FARNSWORTH, LAUREE B $0	

VALUATION RECORD

Assessment Year		03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016	01/01/2017
Reason for Change		TRENDING	4Y Reval	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING
VALUATION	I	21600	23500	25400	29600	29600	28300	26700
Appraise Value	B	0	0	0	0	0	0	0
	T	21600	23500	25400	29600	29600	28300	26700
VALUATION	I	21600	23500	25400	29600	29600	28300	26700
True Tax Value	B	0	0	0	0	0	0	0
	T	21600	23500	25400	29600	29600	28300	26700

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 200 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	PUBLIC ROAD/ROW	AB	0.3070		1.00	1850.00	1850.00	570	0 -100%	0
2	TILLABLE LAND	AsA	4.6700		0.77	1850.00	1425.00	6650		6650
3	TILLABLE LAND	Gf	5.0000		1.02	1850.00	1887.00	9440		9440
4	TILLABLE LAND	Rg	1.3300		1.19	1850.00	2202.00	2930		2930
5	TILLABLE LAND	Wh	4.0000		1.11	1850.00	2054.00	8220		8220

AMAP: 00913

Supplemental Cards

MEASURED ACREAGE 15.0000

FARMLAND COMPUTATIONS

Parcel Acreage		15.0000
81 Legal Drain NV	[-]	
82 Public Roads NV	[-]	0.3070
83 UT Towers NV	[-]	
9 Homesite(s)	[-]	
91/92 Excess Acreage	[-]	
TOTAL ACRES FARMLAND		14.6930
TRUE TAX VALUE		27240

Supplemental Cards

TRUE TAX VALUE 27240

Measured Acreage		15.0000
Average True Tax Value/Acre		1816
TRUE TAX VALUE FARMLAND		26680
Classified Land Total		
Homesite(s) Value	(+)	
Excess Acreage Value	(+)	

Supplemental Cards
TOTAL LAND VALUE 26700

COUNTY INFORMATION

Tax ID 0090121000 Printed 10/17/2017 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
91-72-19-000-000.400-012

Parent Parcel Number

Property Address
9366 E TIMMONS RD

Neighborhood
120103 LINCOLN RURAL HOMESITES

Property Class
101 Agri Cash grain/general farm

TAXING DISTRICT INFORMATION

Jurisdiction	91	WHITE
Area	006	LINCOLN
Corporation	N	
District	012	LINCOLN
Section & Plat	19	
Routing Number	4.000	

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Unpaved

Neighborhood:
Static

Zoning:

Legal Acres:
130.0000

Admin Legal
130.0000

OWNERSHIP

HUNTINGTON UNIVERSITY
2303 COLLEGE AVE
HUNTINGTON, IN 46750 USA

OUT SW FRAX 19-27-02 130.00 606,588

AGRICULTURAL

TRANSFER OF OWNERSHIP

Date		
04/20/2017	FARNSWORTH DONALD R $0	Doc #: 170402857
04/20/2017	FARNSWORTH DONALD R & E JOY FARNSWOR $0	Doc #: EM-000039
11/17/2016	FARNSWORTH DONALD R & GERALD W FARNS $0	Doc #: 161107638
05/04/1993	FROM FARNSWORTH, DONALD R $0	
04/01/1992	FROM FARNSWORTH, LAUREE B $0	

VALUATION RECORD

Assessment Year		03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016	01/01/2017	
Reason for Change		4Y Reval	TRENDING	TRENDING	TRENDING	TRENDING	TRENDING	Worksheet
VALUATION	L	198700	213400	246200	246200	236000	224700	224700
Appraise Value	B	60400	62000	62800	62400	62300	44600	
	T	259100	275400	309000	308600	298400	287000	269300
VALUATION	L	198700	213400	246200	246200	236000	224700	224700
True Tax Value	B	60400	62000	62800	62400	62400	62300	44600
	T	259100	275400	309000	308600	298400	287000	269300

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 200 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	HOMESITE		1.0000		1.00	16000.00	16000.00	16000		16000
2	PUBLIC ROAD/ROW	AB	2.4560		1.00	1850.00	1850.00	4540	0 -100%	0
3	TILLABLE LAND	AsA	32.0000		0.77	1850.00	1425.00	45600		45600
4	TILLABLE LAND	AsB	18.6700		0.77	1850.00	1425.00	26600		26600
5	TILLABLE LAND	FOA	8.0000		1.02	1850.00	1887.00	15100		15100
6	TILLABLE LAND	Gf	28.0000		1.02	1850.00	1887.00	52840		52840
7	TILLABLE LAND	Mw	5.3300		0.94	1850.00	1739.00	9270		9270
8	TILLABLE LAND	Rg	24.0000		1.19	1850.00	2202.00	52850		52850
9	TILLABLE LAND	Wh	4.0000		1.11	1850.00	2054.00	8220		8220
10	WOODLAND	AsA	2.6700		0.77	1850.00	1425.00	3800	0 -80%	760
11	WOODLAND	AsB	1.3300		0.77	1850.00	1425.00	1900	0 -80%	380
12	WOODLAND	Gf	2.6700		1.02	1850.00	1887.00	5040	0 -80%	1010
13	WOODLAND	Wh	1.3300		1.11	1850.00	2054.00	2730	0 -80%	550
14	FARM BUILDINGS	Gf	1.3300		1.02	1850.00	1887.00	2510	0 -40%	1510
15	FARM POND	WtR	1.3300		0.50	1850.00	925.00	1230	0 -40%	740

AMAP: 00913

Supplemental Cards

MEASURED ACREAGE 130.6600

FARMLAND COMPUTATIONS

Parcel Acreage		130.0000
81 Legal Drain NV	[-]	
82 Public Roads NV	[-]	2.4560
83 UT Towers NV	[-]	
9 Homesite(s)	[-]	1.0000
91/92 Excess Acreage	[-]	
TOTAL ACRES FARMLAND		126.5440
TRUE TAX VALUE		215430

Supplemental Cards

TRUE TAX VALUE 215430

Measured Acreage		130.6600
Average True Tax Value/Acre		1649
TRUE TAX VALUE FARMLAND		208670
Classified Land Total		
Homesite(s) Value	(+)	16000
Excess Acreage Value	(+)	

Supplemental Cards
TOTAL LAND VALUE 224700

COUNTY INFORMATION

PHYSICAL CHARACTERISTICS

Occupancy: Single family

Story Height: 1.0
Finished Area: 1552
Attic: Unfinished
Basement: None

ROOFING
Material: Asphalt shingles

FLOORING
Sub and joists 1.0, 2.0, A
Carpet 1.0, 2.0

EXTERIOR COVER
Wood siding 1.0, 2.0, A

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms	7
Bedrooms	3

HEATING AND AIR CONDITIONING
Primary Heat: Central Warm Air

Lower		Full	Part
/Bsmt	1	Upper	Upper

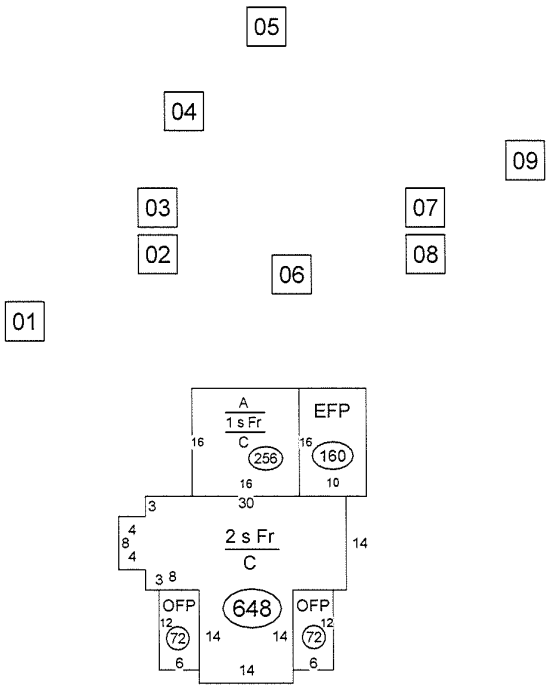
PLUMBING

	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

	Amount	Date

IMPROVEMENT DATA



	Construction	Base Area	Finished Floor Area Sq Ft		Value
1	WOOD FRAME	904	1.0	904	67520
1	WOOD FRAME	648	2.0	648	29060
1	WOOD FRAME	256	Attic	0	3810
		904	Crawl ----		5310

TOTAL BASE	105700
Row Type Adjustment	1.00%
SUB-TOTAL	105700
0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 5	0
SUB-TOTAL ONE UNIT	105700
SUB-TOTAL 0 UNITS	105700

Exterior Features		Garages	
Description	Value		
OFP	3560	0 Integral	0
OFP	3560	0 Att Garage	0
EFP	8330	0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	15450
		SUB-TOTAL	121150
		Quality Class/Grade	D+2
		GRADE ADJUSTED VALUE	95950

(LCM: 88.00)

SPECIAL FEATURES

Description	Value
05 :NE	0
07 :NP	0
NS	-3
08 :D	0
09 :NE	0

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt		Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	1.00			D+2	1920	1920	P	0.00	N	0.00	1808	95950	55	0	90	100	38900
01	DETGAR	8.00	1		D	1920	1920	VP	36.83	N	25.93	16x 20	8300	95	0	65	100	300
02	UTLSHED	6.00	1		C	1930	1930	F	18.32	N	16.12	10x 14	2260	70	0	65	100	400
03	UTLSHED	8.00	1		D	1930	1930	P	15.56	N	10.95	12x 24	3150	80	0	65	100	400
04	GRBIN	8.00			D	1940	1940	P	4300	N	3027	1@ 10	3030	80	30	65	100	300
05	T31SO	10.00			D	1930	1930	P	14.71	Y	9.72	26x 36	9100	80	0	65	100	1200
06	POULTRYH	6.00	1		D	1940	1940	VP	0.00	N	0.00	10x 36	0	0	SV	0	100	100
07	T21S	14.00	1		C	1910	1910	VP	32.49	Y	24.34	30x 40	29210	85	40	65	100	1700
08	LEANTO	10.00	1		D	1910	1910	VP	4.56	Y	3.21	16x 30	1540	85	40	65	100	100
09	T31SO	12.00	5		D	1940	1940	VP	12.37	Y	8.41	36x 42	12720	85	0	65	100	1200

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
C KELLEY 09/18/1993	C KELLEY 03/01/1995	Neigh 120103 AV	

TOTAL IMPROVEMENT VALUE 44600

COUNTY INFORMATION


2

PROPERTY MAINTENANCE REPORT

Real Property Maintenance Report
(INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

White

2016 Pay 2017

Owner: FARNSWORTH DONALD R & GERALD W FARNSWORTH

Owner Party: HUNTINGTON UNIVERSITY
Address: 2303 COLLEGE AVE HUNTINGTON, IN 46750 USA

Location Address: TIMMONS ROAD IDAVILLE, IN 47950

QQSec:		**QSec:**		**Sec:** 19	**Township:** 27
Range: 02		**Acres:** 15		**Block:**	**Plat:**
Sub Sec:		**Lot:**		**Sub Lot:**	**Sub Division:**

Location Description: 9

Brief legal Description: W/S SE 19-27-02 15.00 606,588
Not intended for legal purposes

Property Number: 91-72-19-000-000.600-012
Property Type: Real
Map Number: 009-01230-00
Tax Set: 012-LINCOLN
Property Class: 100 Ag - Vacant lot
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District:

Assessments:

Homestead Land	0	**Homestead Improv**	0
NonHomestead Land	0	**NonHomestead Improv**	0
Commerical Apt Land	0	**Commercial Apt Improv**	0
Long Term Care Land	0	**Long Term Care Improv**	0
Agricultural Land	28300	**Mobile Home Land**	0
Non-res Land	0	**Non-res Improv**	0
		Total Assessed:	28,300
		Net Assessed:	28,300

Base AV:	0		
Base Res AV:	0		
Incremental AV:	0	**Under Appeal Value:**	
Tax Rate:	**00.9833**	**PTRC Homestead AV:**	00.0000
PTRC All AV:	00.0000	**PTRCRental AV:**	00.0000
PTRC 1% AV:	08.2954	**CB Homestead:**	01.0000
PTRC 2% AV:	00.0000	**CB Res LTC Ag:**	02.0000
PTRC 3% AV:	00.0000	**CB Non HS and Pers:**	03.0000
PTRC Residential AV:	00.0000	**CB Over 65:**	102.0000

Surplus Payment: 0.00 **Over Payment:** 0.00
Advance Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
LINCOLN	1st Installment Tax	139.14	0.00
	2nd Installment Tax	139.14	0.00
	Additional 5% Penalty	7.42	0.00
	LY 2nd Installment Penalty	7.42	0.00
	Last Year 2nd Installment Tax	148.31	0.00
AMELIA SUITS	1st Installment Tax	14.06	0.00
	2nd Installment Tax	0.00	0.00
		455.49	0.00

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
	0	

PROPERTY MAINTENANCE REPORT

Property Number: 91-72-19-000-000.600-012
Owner Party: HUNTINGTON UNIVERSITY

Specials:

Unit/Descr	Type	Valuation Type	Tax Set	Basis
588 - AMELIA SUITS	DitchMnt	Benefited Acres	588-AMELIA SUITS	14.06*
606 - CM MERTZ(& MUCK)	DitchMnt	Benefited Acres	606-CM MERTZ(& MUCK)	7.50*

*Indicates overwritten amount

PROPERTY MAINTENANCE REPORT

Real Property Maintenance Report
(INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

White

2016 Pay 2017

Owner: FARNSWORTH DONALD R & GERALD W FARNSWORTH

Owner Party: HUNTINGTON UNIVERSITY
Address: 2303 COLLEGE AVE HUNTINGTON, IN 46750 USA

Location Address: 9366 E TIMMONS RD IDAVILLE, IN 47950

QQSec:		**QSec:**		**Sec:**	19	**Township:**	27
Range:	02	**Acres:**	130	**Block:**		**Plat:**	
Sub Sec:		**Lot:**		**Sub Lot:**		**Sub Division:**	

Location Description: 8

Brief legal Description:
Not intended for legal purposes OUT SW FRAX 19-27-02 130.00 606,588

Property Number: 91-72-19-000-000.400-012
Property Type: Real
Map Number: 009-01210-00
Tax Set: 012-LINCOLN
Property Class: 101 Cash grain/general farm
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District:
Base AV: 0
Base Res AV: 0
Incremental AV: 0
Under Appeal Value:

Assessments:

Homestead Land	15000	**Homestead Improv**	53200
NonHomestead Land	0	**NonHomestead Improv**	0
Commerical Apt Land	0	**Commercial Apt Improv**	0
Long Term Care Land	0	**Long Term Care Improv**	0
Agricultural Land	221000	**Mobile Home Land**	0
Non-res Land	0	**Non-res Improv**	9,200
		Total Assessed:	298,400
		Net Assessed:	247,932

Tax Rate:	**00.9833**	**PTRC Homestead AV:**	00.0000
PTRC All AV:	00.0000	**PTRCRental AV:**	00.0000
PTRC 1% AV:	08.2954	**CB Homestead:**	01.0000
PTRC 2% AV:	00.0000	**CB Res LTC Ag:**	02.0000
PTRC 3% AV:	00.0000	**CB Non HS and Pers:**	03.0000
PTRC Residential AV:	00.0000	**CB Over 65:**	102.0000

Surplus Payment: 0.00 **Over Payment:** 0.00
Advance Payment: 0.00

PROPERTY MAINTENANCE REPORT

Property Number: 91-72-19-000-000.400-012
Owner Party: HUNTINGTON UNIVERSITY

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
LINCOLN	1st Installment Tax	1,211.73	0.00
	2nd Installment Tax	1,211.73	0.00
	Additional 5% Penalty	64.05	0.00
	LY 2nd Installment Penalty	64.05	0.00
	Last Year 2nd Installment Tax	1,281.08	0.00
AMELIA SUITS	1st Installment Tax	60.94	0.00
	2nd Installment Tax	60.94	0.00
	Additional 5% Penalty	3.05	0.00
	LY 2nd Installment Penalty	3.05	0.00
	Last Year 2nd Installment Tax	60.94	0.00
		4,021.56	0.00

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
Homestead-Suppl	9548	No
Homestead	40920	No

Operator: office

PROPERTY MAINTENANCE REPORT

Real Property Maintenance Report
(INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

White

2016 Pay 2017

Owner: FARNSWORTH DONALD R & GERALD W FARNSWORTH

Owner Party: HUNTINGTON UNIVERSITY
Address: 2303 COLLEGE AVE HUNTINGTON, IN 46750 USA

Location Address: TIMMONS ROAD IDAVILLE, IN 47950

QQSec:		**QSec:**		**Sec:**	19	**Township:**	27
Range:	02	**Acres:**	25	**Block:**		**Plat:**	
Sub Sec:		**Lot:**		**Sub Lot:**		**Sub Division:**	

Location Description: 14

Brief legal Description: E/S SW 19-27-02 25.00 606,588
Not intended for legal purposes

Property Number: 91-72-19-000-000.500-012
Property Type: Real
Map Number: 009-01220-00
Tax Set: 012-LINCOLN
Property Class: 100 Ag - Vacant lot
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District:

Assessments:

Homestead Land	0	**Homestead Improv**	0
NonHomestead Land	0	**NonHomestead Improv**	0
Commerical Apt Land	0	**Commercial Apt Improv**	0
Long Term Care Land	0	**Long Term Care Improv**	0
Agricultural Land	49600	**Mobile Home Land**	0
Non-res Land	0	**Non-res Improv**	0
		Total Assessed:	49,600
		Net Assessed:	49,600

Base AV:	0		
Base Res AV:	0		
Incremental AV:	0	**Under Appeal Value:**	
Tax Rate:	**00.9833**	**PTRC Homestead AV:**	00.0000
PTRC All AV:	00.0000	**PTRCRental AV:**	00.0000
PTRC 1% AV:	08.2954	**CB Homestead:**	01.0000
PTRC 2% AV:	00.0000	**CB Res LTC Ag:**	02.0000
PTRC 3% AV:	00.0000	**CB Non HS and Pers:**	03.0000
PTRC Residential AV:	00.0000	**CB Over 65:**	102.0000

Surplus Payment: 0.00 **Over Payment:** 0.00
Advance Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
LINCOLN	1st Installment Tax	243.86	0.00
	2nd Installment Tax	243.86	0.00
	Additional 5% Penalty	13.00	0.00
	LY 2nd Installment Penalty	13.00	0.00
	Last Year 2nd Installment Tax	260.05	0.00
AMELIA SUITS	1st Installment Tax	23.44	0.00
	2nd Installment Tax	0.00	0.00
		797.21	0.00

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
	0	

PROPERTY MAINTENANCE REPORT

Property Number: 91-72-19-000-000.500-012
Owner Party: HUNTINGTON UNIVERSITY

Specials:

Unit/Descr	Type	Valuation Type	Tax Set	Basis
588 - AMELIA SUITS	DitchMnt	Benefited Acres	588-AMELIA SUITS	23.44*
606 - CM MERTZ(& MUCK)	DitchMnt	Benefited Acres	606-CM MERTZ(& MUCK)	12.50*

*Indicates overwritten amount

PROPERTY MAINTENANCE REPORT

Property Number: 91-72-19-000-000.400-012
Owner Party: HUNTINGTON UNIVERSITY

PROPERTY MAINTENANCE REPORT

Specials:

Unit/Descr	Type	Valuation Type	Tax Set	Basis
588 - AMELIA SUITS	DitchMnt	Benefited Acres	588-AMELIA SUITS	121.88*
606 - CM MERTZ(& MUCK)	DitchMnt	Benefited Acres	606-CM MERTZ(& MUCK)	65.00*

*Indicates overwritten amount

Operator: office

TITLE POLICY

TITLE POLICY

White County Abstract & Title Co.
111 W. Broadway, P.O. Box 653
Monticello, IN 47960
(574) 583-8052

Report of Search

File No.: 1711-5

Prepared for: Schrader Real Estate and Auction

FROM: May 20, 1944 at 11:30 AM TO: November 8, 2017 at 8:00 AM

Name of Grantees in Last Deed of Record: Huntington University

Purported Address: 9366 E Timmons Rd., Idaville, IN 47950

Legal Description:
The Southwest Quarter of Section 19, Township 27 North, Range 2 West, also fifteen (15) acres of even width off of the West side of the Southeast quarter of said Section 19, Township 27 North, Range 2 West, containing in all 169.96 acres, more or less.

Title From: (Grantor): Mutual Benefit Life Insurance Company
Title To: (Grantee): Lauree B. Farnsworth

Type of Deed: Warranty Deed Dated: April 28, 1944 Date Recorded: May 20, 1944

Deed Record: 130 Page(s): 526-527 As Instrument No.: N/A

Title From: (Grantor): Donald R. Farnsworth, as Personal Representative of the Estate of Lauree B. Farnsworth
Title To: (Grantee): Donald R. Farnsworth, an adult and Gerald W. Farnsworth, an adult

Type of Deed: Personal Representative's Deed Dated: April 1, 1992 Date Recorded: April 1, 1992

Deed Record: 1992 Page(s): 435-436 As Instrument No.: 92-04-1382

Title From: (Grantor): Gerald W. Farnsworth
Title To: (Grantee): E. Joy Farnsworth

Type of Deed: Affidavit of Heirship Dated: November 10, 2016 Date Recorded: November 17, 2016

Deed Record: N/A Page(s): N/A As Instrument No.: 161107638

Title From: (Grantor): E. Joy Farnsworth
Title To: (Grantee): Donald R. Farnsworth

Type of Deed: Probate of Foreign Will Without Administration Dated: April 20, 2017 Date Recorded: N/A

Title From: (Grantor): Estate of Donald R. Farnsworth, deceased, an undivided one-half interest
Title To: (Grantee): Huntington University

Type of Deed: Personal Representative's Deed Dated: April 20, 2017 Date Recorded: April 20, 2017

Deed Record: N/A Page(s): N/A As Instrument No.: 170402857

Title From: (Grantor): Estate of Donald R. Farnsworth, deceased, an undivided one-half interest
Title To: (Grantee): Huntington University

Type of Deed: Personal Representative's Deed Dated: April 25, 2017 Date Recorded: April 26, 2017

Deed Record: N/A Page(s): N/A As Instrument No.: 170402921

TITLE POLICY

White County Abstract & Title Co.
111 W. Broadway, P.O. Box 653
Monticello, IN 47960
(574) 583-8052

Report of Search

File No.: 1711-5

Unreleased Mortgage of Record:

NONE

Taxes & Assessments:

Taxes for the year 2016 payable 2017 are now assessed in the name of Farnsworth, Donald R. & Gerald W. Farnsworth

County Parcel No.: 009-01210-00 State Parcel No: 91-72-19-000-000.400-012
Taxing District: Lincoln Township
Brief Legal: Out SW Frax 19-27-02 130.00 AC
Assessed Valuation: Land: $15,000. & $221,000.
Improvements: $53,200. & $9,200.
Exemptions: Mortgage: $0.00
Homestead: $40,920.
Homestead Supplemental: $9,548.
Prior Delinquency: $1,281.08 PAID
Prior Penalty: $128.10
May 10, 2017 Installment: $1,211.73 PAID
November 13, 2017 Installment: $1,211.73 PAID

County Parcel No.: 009-01210-00 State Parcel No: 91-72-19-000-000.400-012
Taxing District: Lincoln Township
Brief Legal: Out SW Frax 19-27-02 130.00 AC--CM Mertz (& Muck) Ditch
May 10, 2017 Installment: $0.00
November 13, 2017 Installment: $0.00

County Parcel No.: 009-01210-00 State Parcel No: 91-72-19-000-000.400-012
Taxing District: Lincoln Township
Brief Legal: Out SW Frax 19-27-02 130.00 AC--Amelia Suits Ditch
Prior Delinquency: $60.94 PAID
Prior Penalty: $6.10 PAID
May 10, 2017 Installment: $60.94 PAID
November 13, 2017 Installment: $60.94 PAID

County Parcel No.: 009-01220-00 State Parcel No: 91-72-19-000-000.500-012
Taxing District: Lincoln Township
Brief Legal: E/S SW 19-27-02 25.00 AC
Assessed Valuation: Land: $49,600.
Improvements: $0.00
Exemptions: Mortgage: $0.00
Homestead: $0.00
Homestead Supplemental: $0.00
Prior Delinquency: $260.05 PAID
Prior Penalty: $26.00 PAID
May 10, 2017 Installment: $243.86 PAID
November 13, 2017 Installment: $243.86 PAID

County Parcel No.: 009-01220-00 State Parcel No: 91-72-19-000-000.500-012
Taxing District: Lincoln Township
Brief Legal: E/S SW 19-27-02 25.00 AC--CM Mertz (& Muck) Ditch
May 10, 2017 Installment: $0.00
November 13, 2017 Installment: $0.00

County Parcel No.: 009-01220-00 State Parcel No: 91-72-19-000-000.500-012
Taxing District: Lincoln Township
Brief Legal: E/S SW 19-27-02 25.00 AC--Amelia Suits Ditch
May 10, 2017 Installment: $23.44 PAID
November 13, 2017 Installment: $0.00

County Parcel No.: 009-01230-00 State Parcel No: 91-72-19-000-000.600-012
Taxing District: Lincoln Township
Brief Legal: W/S SE 19-27-02 15.00 AC
Assessed Valuation: Land: $28,300.
Improvements: $0.00
Exemptions: Mortgage: $0.00
Homestead: $0.00
Homestead Supplemental: $0.00
Prior Delinquency: $148.31 PAID
Prior Penalty: $14.84 PAID
May 10, 2017 Installment: $139.14 PAID
November 13, 2017 Installment: $139.14 PAID

TITLE POLICY

White County Abstract & Title Co.
111 W. Broadway, P.O. Box 653
Monticello, IN 47960
(574) 583-8052

Report of Search

File No.: 1711-5

County Parcel No.: 009-01230-00 State Parcel No: 91-72-19-000-000.600-012
Taxing District: Lincoln Township
Brief Legal: W/S SE 19-27-02 15.00 AC--CM Mertz (& Muck Ditch)
May 10, 2017 Installment: $0.00
November 13, 2017 Installment: $0.00

County Parcel No.: 009-01230-00 State Parcel No: 91-72-19-000-000.600-012
Taxing District: Lincoln Township
Brief Legal: W/S SE 19-27-02 15.00 AC--Amelia Suits Ditch
May 10, 2017 Installment: $14.06 PAID
November 13, 2017 Installment: $0.00

Taxes for the year 2017 payable in the year 2018 are now a lien but which are not currently due and payable.

NOTE: The real estate tax and special assessment information set out above was taken from the White County Treasurer's computer system on the date searched. This information, while believed to be accurate, at this time is subject to change without notice. Neither the Company nor its agent assumes or accepts any responsibility for loss, damage, cost or expense due to any change in the information reflected above. This Commitment and/or Policy does not insure the accuracy of the tax and special assessment information.

Liens

NONE

Miscellaneous

The acreage in the legal description of the subject real estate is solely for the purpose of identifying the insured land and should not be construed as insuring the quantity of land as set forth in said description.

Rights of the public, the State of Indiana, and County of White and the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.

Rights of way for drainage tiles, ditches, feeders, and laterals, if any.

Liens, if any, on the growing crops on the land.

Subject to tenants rights, if any.

Subject to the right of way for CR 900 E and Timmons Rd.

Any right, interest or claim that may exist, arise or be asserted against the title to the land described in Schedule A under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921 as amended, 7 USC 181 et seq., or any similar state laws.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all right, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interest that are not listed.

Subject to the terms and conditions of the Subdivision Ordinance of White County, Indiana, as recorded May 19, 1988 in Miscellaneous Record 1988, Pages 439-485 in the White County Recorder's Office and the Zoning Ordinance and Subdivision Control Ordinance effective August 4, 2008. This Commitment and Policy does not insure compliance with these Ordinances.

Judgments

NONE

General Judgment Search: (Strictly limited to the names hereinafter written and not otherwise)

Huntington University

Pending Proceedings

Proceedings in the matter of the Unsupervised Estate of Donald R. Farnsworth, deceased, Estate No. 91C01-1606-EU-000033 of the White County Circuit Court, wherein on June 3, 2016, Lafayette Bank and Trust was appointed and qualified to be personal representative(s). Attorney of record is Robert B. Christopher, whose phone number is 574-583-4862.

TITLE POLICY

White County Abstract & Title Co.

111 W. Broadway, P.O. Box 653
Monticello, IN 47960
(574) 583-8052

Report of Search

File No.: 1711-5

Proceedings in the matter of the Unsupervised Estate of E. Joy Farnsworth, deceased, Estate No. 91C01-1704-EM-000039 of the White County Circuit Court, wherein on April 20, 2017 the Will was probated. Attorney of record is Robert B. Christopher, whose phone number is 574-583-4862.

TITLE POLICY

White County Abstract & Title Co.

111 W. Broadway, P.O. Box 653
Monticello, IN 47960
(574) 583-8052

Report of Search

File No.: 1711-5

NOTE: This Title Report is a search of the public records from the date of the last Deed up to the effective date shown herein. This is a search only of certain public records from which the information shown above was obtained and with respect thereto no liability is assumed for (a) the identity of any party named or referred to herein; (b) the validity, legal effect or priority of any matter shown; (c) the inaccuracy of the aforementioned public records; and (d) the physical condition of the land described herein.

Liability hereunder is limited to the party named under "Prepared For" who shall sustain loss in reliance on information contained herein without actual knowledge of mistake, controversy or title defect. The liability of White County Abstract & Title Co. shall in no event exceed the lesser of Five Hundred ($500.00) or actual loss. Receipt of this title report acknowledges agreement to this limitation of liability. Insurance coverage may be available through the issuance of a policy of title insurance, and this title report with limited liability from this company should not be confused with a policy of title insurance.

White County Abstract & Title Co.

By: _____
Kathy J. Logan

Dated: November 09, 2017

PHOTOS

PHOTOS





PHOTOS


TRACT 3


TRACT 3 - Tile Outlet

PHOTOS



TRACT 4 - Tile Outlet



Pike Creek - Along Tract 4



SCHRADER
Real Estate and Auction Company, Inc.

SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

NAA Auctioneer