

Liberty, IN – Union County
(Between Oxford, OH & Richmond, IN)

141[±] acres
in 5 tracts

ATTENTION:
Hunters – Farmers – Timber Buyers
Rural Homesite Enthusiasts

EASTERN INDIANA LAND AUCTION



WEDNESDAY, SEPTEMBER 29TH • 6 PM

INFORMATION BOOKLET

- Location: 1 hour to Cincinnati & 20 Minutes to Oxford, Miami University
- 76.5[±] FSA Crop acres, 2022 Crop rights to the Buyer
 - 1/2 mile of frontage on US Hwy 27 & 1/2 mile on CR 210 N
 - (3) Billboards with annual income of (\$1,450/yr.)
 - Quality Standing Timber
 - Big WHITETAIL Buck country, turkey, and small game
 - Potential Building Sites with open land & woods



800-451-2709 • SchraderAuction.com

DISCLAIMER:

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

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

OWNERS: Stephen F. & Mary Stoltzfus (Tracts 1-3) & Stephen F. & Ben F. Stoltzfus (Tracts 4 & 5)

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.
AC63001504, AU19400167, AU19300120



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

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as the total 141± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller(s) shall provide an owners title insurance policy in the amount of the purchase price

DEED: Seller(s) shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 3, 2021.

POSSESSION: Possession will be delivered at closing subject to the right of the tenant to remove the 2021 crop. Buyer to receive 2022 CROP RIGHTS! Possession of woodland and non-crop ground will be conveyed at closing.

REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2021 calendar year due and payable in 2022 by giving the buyer(s) a credit at closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: Survey(s) will be done where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

BOOKLET INDEX

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For Information Call Sale Manager: Steve Slonaker at 765-969-1697 or 1-877-747-0212



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, SEPTEMBER 29, 2021

141 ACRES – UNION COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, September 22,
2021.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

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

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

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

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

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
141± Acres • Union County, Indiana
Wednesday, September 29, 2021

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, September 29, 2021 at 6:00 PM EST.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, September 22, 2021**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

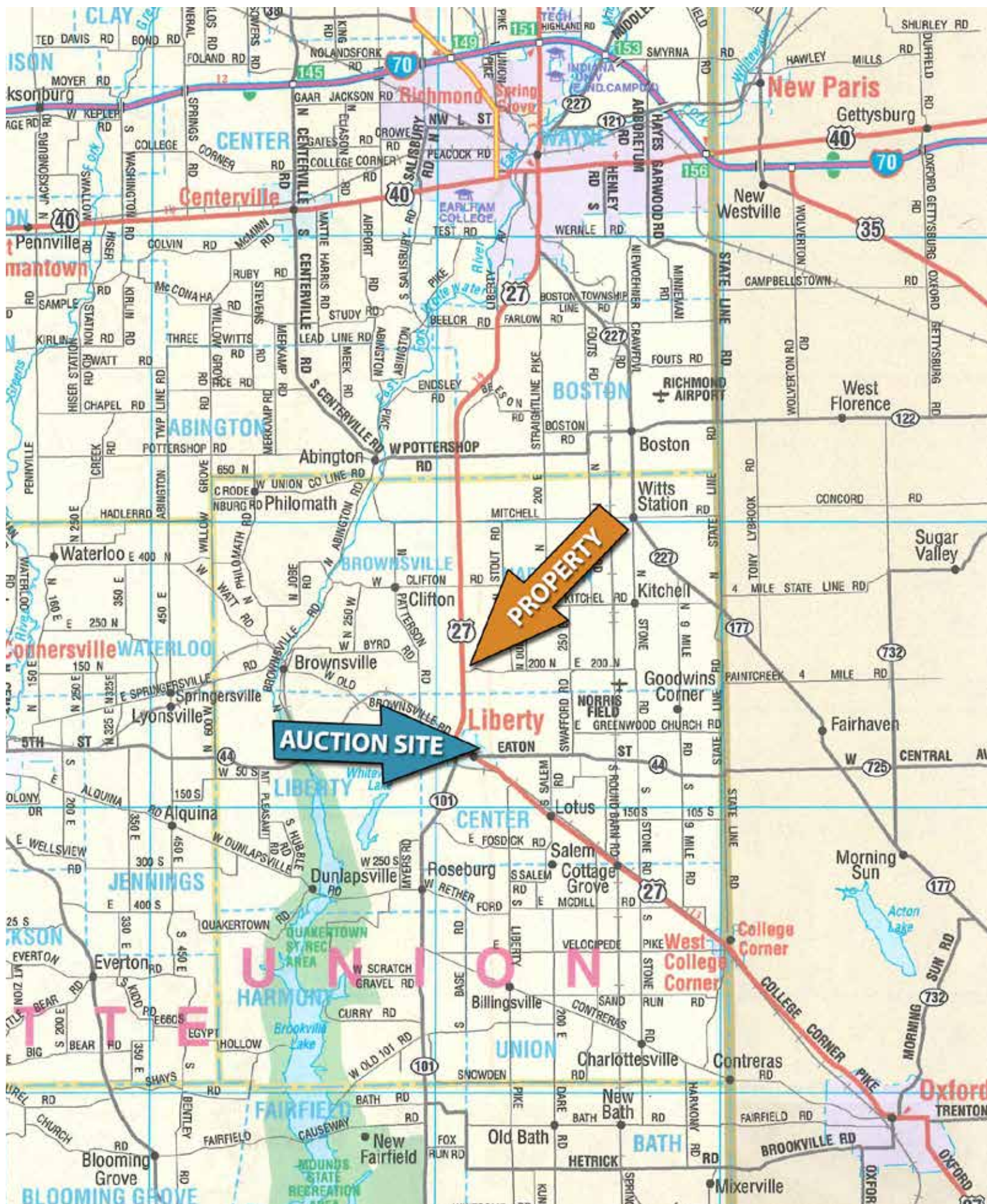
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

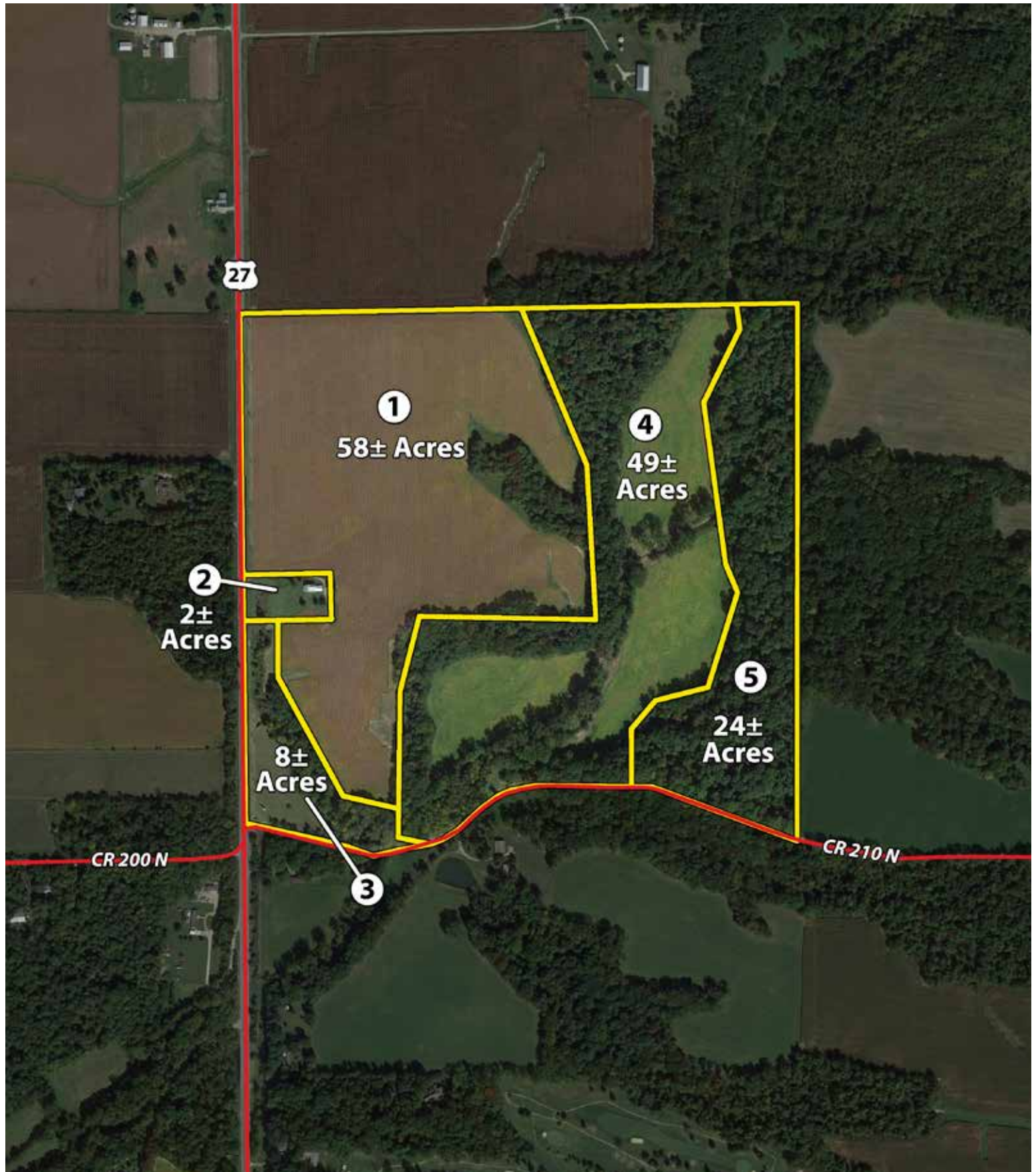
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAP

LOCATION MAP



AERIAL TRACT MAP





SURVEY(S)

SURVEY

N.W. 31 12N 1W HARRISON UNION INDIANA
QUARTER SECTION TOWNSHIP RANGE TOWNSHIP COUNTY STATE

~PLAT OF SURVEY~

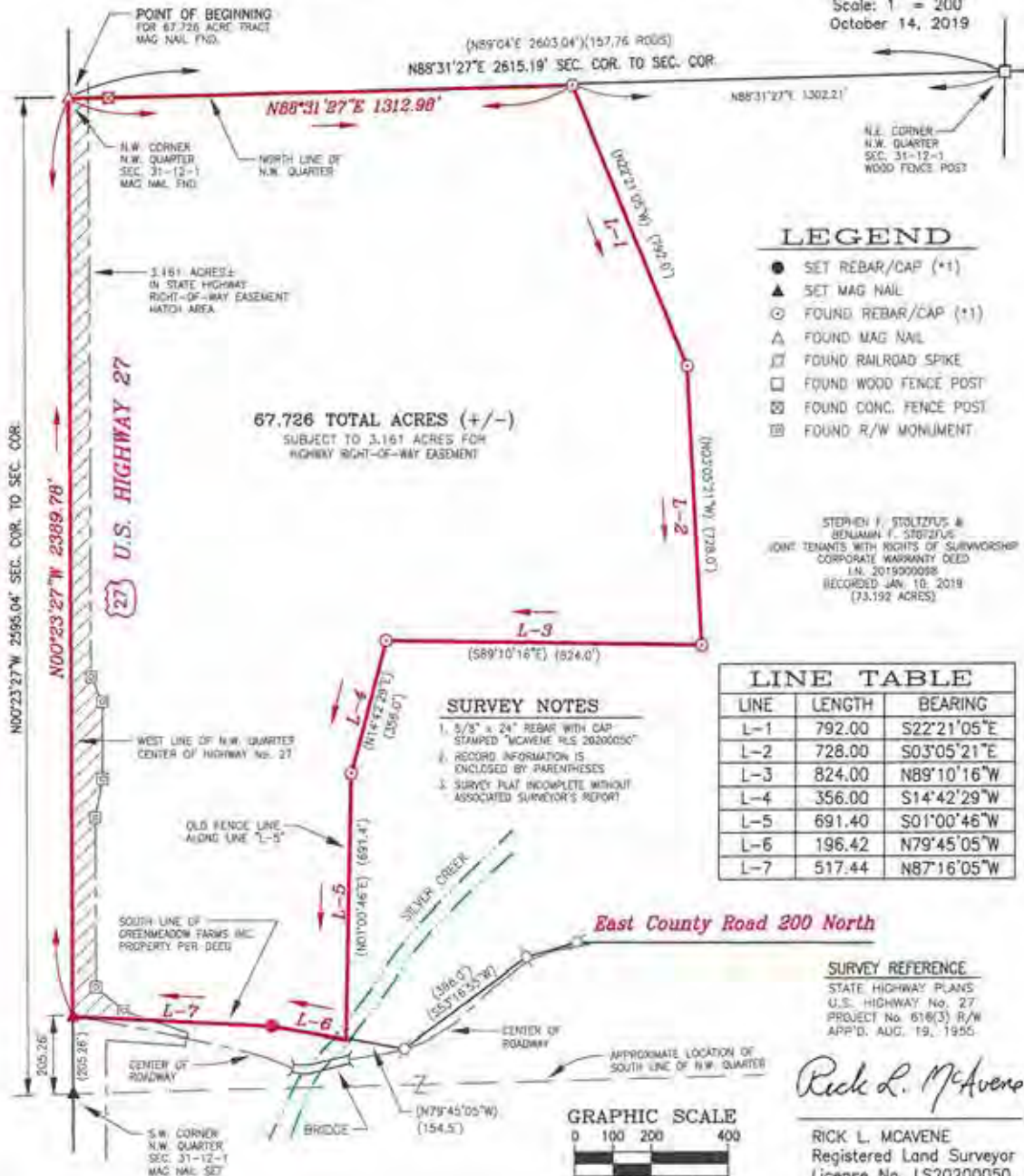
BEING PART OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 36, PAGE 170 CURRENTLY CONVEYED TO GREENMEADOW FARMS, INC. BY WARRANTY DEED RECORDED IN THE OFFICE OF THE UNION COUNTY RECORDER COMMONLY KNOWN AS 2235 N. U.S. HIGHWAY No. 27, LIBERTY, IN 47353

EXHIBIT "B"

NORTH



Scale: 1" = 200'
October 14, 2019



River Valley Surveying
Serving East Central Indiana
Rick L. McAvene
Professional Land Surveyor
3602 Woods Drive
Richmond, IN 47374
Office: 765-935-5172
Cell: 765-967-2801

Scale: 1 inch = 200 feet

Date: October 14, 2019

Dwn by: R.L.M.

Chk by: R.L.M.

Dwn No: 19_171

SURVEY

<u>N.W.</u>	<u>31</u>	<u>12N</u>	<u>1W</u>	<u>HARRISON</u>	<u>UNION</u>	<u>INDIANA</u>
<u>QUARTER</u>	<u>SECTION</u>	<u>TOWNSHIP</u>	<u>RANGE</u>	<u>TOWNSHIP</u>	<u>COUNTY</u>	<u>STATE</u>

EXHIBIT "B"

NORTH



Signed: 1st of 2007
December 17, 2012

GRAPHIC SCALE
0 100 200 400

1 inch = 200 feet

~PLAT OF SURVEY~

BEING PART OF A TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 36
PAGE 170 (HEREINAFTER REFERRED TO AS "THE TRACT") OWNED BY OPEN WINDOW FARM, INC., A MINORITY
DEED RECORDED IN THE OFFICE OF THE JUDICIAL CLERK OF THE COUNTY OF WINDHAM, VERMONT.

Rich. L. McAvoy

FIG. L. McAVOIE
Registered Land Surveyor
License No. LS20200650
State of Indiana

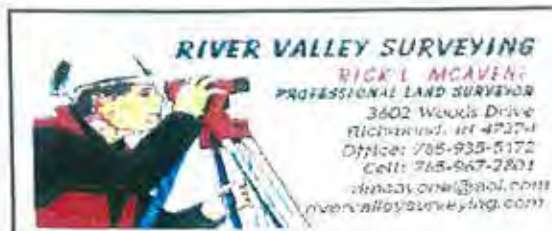
SURVEY NOTES

1. 5/8" x 24" REBAR WITH CAP
TAMPER "MONDIE" AT BOTTOM
2. FLOOR REINFORCED
CONCRETE AT PERIMETER
3. DRIVE PILE COMPLETE WITHIN
CONCRETE SUBGRADE DEPTH

LINE	LENGTH	BEARING
L-1	728.90	N70°13'41"W
L-2	584.10	N89°46'05"W
L-3	138.60	S73°43'55"W
L-4	396.00	S53°16'55"W
L-5	154.50	N79°45'05"W
L-6	691.40	N01°00'48"E
L-7	356.00	N14°42'29"E
L-8	824.00	S89°10'16"E
L-9	728.00	N03°05'21"W
L-10	792.00	N22°21'05"W

~ LAND DIVISION ~
73.192 TOTAL ACRES (+/-)

NOTE:
NEW DAYSON LINES 2-8
THROUGH 2-10"



Scale: 1 inch = 200 feet

Date: December 17, 2018

Dwn. By: R.L.M.

Chk. by: R.L.M.





PRELIMINARY TITLE

PRELIMINARY TITLE



Fidelity National Title Insurance Company

*Highland
May
Track 1-3*

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY**

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I-Requirements have not been met within 90 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**Fidelity National Title Insurance
Company**

By:

ATTEST

President

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance 8-1-16



(21088078.PFD/21088078/8)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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

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

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

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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ALTA Commitment for Title Insurance 8-1-16



(21088078.PFD/21088078/8)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Freedom Title Company, Inc.
Issuing Office: 700 East Main St., Richmond, IN 47374
ALTA® Universal ID: 0044380
Loan ID Number:
Commitment Number: 21088078
Issuing Office File Number: 21088078
Property Address: 2235 N US Hwy 27, Liberty, IN 47353

SCHEDULE A

1. Commitment Date: August 19, 2021 at 08:00AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (6/17/06)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Policy Amount: \$ 74,100.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Stephen F. Stoltzfus and Mary Stoltzfus, husband and wife
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Freedom Title Company, Inc.

By: _____

Freedom Title Company, Inc.

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ALTA Commitment for Title Insurance 8-1-16



(21088078.PFD/21088078/8)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. For each policy to be issued as identified in Schedule A, Item 2: the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, addition exceptions or requirements after the designation of the Proposed Insured.
6. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount (2) will be revised, and premium will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
7. A Warranty Deed from Stephen F. Stoltzfus and Mary Stoltzfus, husband and wife, to proposed insured purchaser.
8. A Vendor's Affidavit to be furnished.
9. Release of Mortgage from Stephen F. Stoltzfus and Mary Stoltzfus, husband and wife, to First Financial Bank, dated November 7, 2019, and recorded on November 15, 2019, as Instrument Number 2019001378 in the Office of the Recorder of Union County, securing a note in the original principal sum of \$373,875.00, and other obligations described therein.
This mortgage secures an equity line of credit and/or revolving loan.
The Company requires a satisfactory written statement from the existing lender confirming: (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance.
10. NOTE: If a conveyance document is to be recorded, a sales disclosure form must be filed in the Union County Auditor's office.

NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for EACH policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

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ALTA Commitment for Title Insurance 8-1-16



(21088078.PFD/21088078/8)

PRELIMINARY TITLE

SCHEDULE B (Continued)

NOTE: Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. [Sign, Print or Type Name]."

Additionally, pursuant to IC 35-2-7.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the county recorder since the law's inception in 2005 and will continue to be collected until further notice.

11. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1.

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ALTA Commitment for Title Insurance 8-1-16



(21088078.PFD/21088078/8)

PRELIMINARY TITLE

SCHEDULE B (Continued)

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes assessed for the year 2020 due and payable in 2021.
Taxing Unit: Harrison Twp.
Tax Parcel # / State ID #81-04-31-209-001.000-005
Auditor's Legal: 31-12-1 67.73A
Assessed Value: Land \$70,000.00, Improvements \$4,100.00
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.
a) First Installment: \$718.84, PAID
b) Second Installment: \$718.84, UNPAID
8. Taxes assessed for the year 2021 due and payable in 2022, a lien not yet due and payable.
9. Taxes for subsequent years which are not yet due and payable.
10. The Company assumes no liability for increases in the amount of real estate taxes as shown above as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
11. Municipal assessments, if any, assessed against the land.
12. Right, title and interest, if any, of the owner of the property adjacent to the east by reason of adverse possession, and of those claiming through said owner to that part of the land east of the fence line as noted on Surveyor's Report on Survey #19_171 by River Valley Surveying, dated October 14, 2019, recorded as part of Corporate Warranty Deed recorded as

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ALTA Commitment for Title Insurance 8-1-16



(21088078.PFD/21088078/8)

PRELIMINARY TITLE

SCHEDULE B (Continued)

Instrument #2019001377 in the Office of the Union County Recorder.

13. Encroachment by old fence line over the east line of the land as noted on aforementioned Surveyor's Report.
14. Rights of the Public, the State of Indiana, and County of Union and the municipality in and to that part of the premises taken or used for road purposes, as shown by aforementioned survey.
15. Right of way for drainage tiles, ditches, feeders and laterals, if any.
16. Rights of upper and lower riparian owners in and to the use of the waters of creeks or rivers thereon and the natural flow thereof.
17. Any adverse claim based upon assertion that:
 - a) Said land or any part thereof is now or at any time has been below the ordinary low water mark of Silver Creek.
 - b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Silver Creek, or has been formed by accretion to such portion so created.
18. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
19. Policy when issued does not insure any land outside the boundaries of that described in Schedule A herein.
20. NOTE: Subject to an examination for judgments against the proposed insured.
21. NOTE: We reserve the right to make additional exceptions or requirements upon receipt of a survey.

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ALTA Commitment for Title Insurance 8-1-16



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PRELIMINARY TITLE



Fidelity National Title Insurance Company

EXHIBIT A PROPERTY DESCRIPTION

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

Situated in the Northwest Quarter of Section 31, Township 12 North, Range 1 West, Harrison Township, Union County, Indiana and being part of a 141.74 acre tract, more or less described in Deed Record Book 36, Page 170 currently conveyed to Greenmeadow Farms, Inc. by Warranty Deed recorded in the Office of the Union County Recorder and being more particularly described as follows:

Beginning at a mag nail found at the northwest corner of the Northwest Quarter of said Section 31 in the center of State Highway Number 27;

thence North 88° 31' 27" East 1312.98 feet along the north line of said Northwest Quarter to a rebar and cap found at the northwest corner of a 73.192 acre tract described in Instrument Number 2019000098;

thence the next five (5) calls along the westerly lines of said 73.192 acre tract;

thence South 22° 21' 05" East 792.00 feet to a found rebar and cap;

thence South 03° 05' 21" East 728.00 feet to a found rebar and cap;

thence North 89° 10' 16" West 824.00 feet to a found rebar and cap;

thence South 14° 42' 29" West 356.00 feet to a found rebar and cap;

thence South 01° 00' 46" West 691.40 feet to a point in Silver Creek;

thence North 79° 45' 05" West 196.42 feet to a set rebar and cap;

thence North 87° 16' 05" West 517.44 feet to a mag nail set on the west line of said Northwest Quarter on the center of said State Highway Number 27 with the intersection of the center line of East County Road 200 West;

thence North 00° 23' 27" West 2389.78 feet along the west line of said Quarter and center of said Highway to the point of beginning, containing a total of 67.726 acres, more or less.

PRELIMINARY TITLE



Fidelity National Title Insurance Company

Handwritten: \$200,000
2/19/16
Trust 4-0

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY**

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I-Requirements have not been met within 90 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**Fidelity National Title Insurance
Company**

By:

Handwritten signature of President

ATTEST

President

Handwritten signature of Secretary

Secretary

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

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ALTA Commitment for Title Insurance 8-1-16



(21088079.PFD/21088079/8)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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

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

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

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ALTA Commitment for Title Insurance 8-1-16



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PRELIMINARY TITLE



Fidelity National Title Insurance Company

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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ALTA Commitment for Title Insurance 8-1-16



(21088079.PFD/21088079/8)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Freedom Title Company, Inc.
Issuing Office: 700 East Main St., Richmond, IN 47374
ALTA® Universal ID: 0044380
Loan ID Number:
Commitment Number: 21088079
Issuing Office File Number: 21088079
Property Address: 0 E Co Rd 200 N, Liberty, IN 47353

SCHEDULE A

1. Commitment Date: August 19, 2021 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (6/17/06)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Policy Amount: \$ 32,900.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Stephen F. Stoltzfus and Benjamin F. Stoltzfus, joint tenants with rights of survivorship
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Freedom Title Company, Inc.

By: _____

Freedom Title Company, Inc.

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ALTA Commitment for Title Insurance 8-1-16



(21088079 DEF)(21088079A)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. For each policy to be issued as identified in Schedule A, Item 2: the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, addition exceptions or requirements after the designation of the Proposed Insured.
6. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount (2) will be revised, and premium will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
7. A Warranty Deed from Stephen F. Stoltzfus and Benjamin F. Stoltzfus, joint tenants with rights of survivorship, to proposed insured purchaser.
8. A Vendor's Affidavit to be furnished.
9. Release of Mortgage dated January 3, 2019 and recorded on January 10, 2019 as Instrument #2019000099 in the Office of the Recorder of Union County, by Stephen F. Stoltzfus and Benjamin F. Stoltzfus, in favor of Greenville National Bank, to secure the principal amount of \$236,410.00 and the terms thereof.
10. NOTE: If a conveyance document is to be recorded, a sales disclosure form must be filed in the Union County Auditor's office.

NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for EACH policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

NOTE: Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. [Sign, Print or Type Name]."

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(21088079.PFD/21088079/8)

PRELIMINARY TITLE

SCHEDULE B (Continued)

Additionally, pursuant to IC 35-2-7.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the county recorder since the law's inception in 2005 and will continue to be collected until further notice.

11. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1.

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ALTA Commitment for Title Insurance 8-1-16



(21088079.PFD/21088079/8)

PRELIMINARY TITLE

SCHEDULE B (Continued)

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes assessed for the year 2020 due and payable in 2021.
Taxing Unit: Harrison Twp.
Tax Parcel # / State ID #81-04-31-209-001.001-005
Auditor's Legal: 31-12-1 73.19A
Assessed Value: Land \$32,900.00, Improvements \$0.00
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.
a) First Installment: \$317.22, PAID
b) Second Installment: \$317.22, less \$64.18 partial payment = \$253.04, UNPAID
8. Taxes assessed for the year 2021 due and payable in 2022, a lien not yet due and payable.
9. Taxes for subsequent years which are not yet due and payable.
10. The Company assumes no liability for increases in the amount of real estate taxes as shown above as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
11. Municipal assessments, if any, assessed against the land.
12. Right, title and interest, if any, of the owner(s) of the property adjacent to the East and North by reason of adverse possession, and of those claiming through said owner(s) to that part of the land East and North of the fence line as noted on Surveyor's Report on Survey #18_242 by River Valley Surveying, dated December 17, 2018, recorded as Instrument

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance 8-1-16



(21088079.PFD/21088079/8)

PRELIMINARY TITLE

SCHEDULE B (Continued)

#2019000004 in the Office of the Union County Recorder.

13. Encroachment by fence over the North line of the land as noted by aforementioned survey.
14. Rights of the Public, the State of Indiana, and County of Union and the municipality in and to that part of the premises taken or used for road purposes, as shown by aforementioned survey.
15. Right of way for drainage tiles, ditches, feeders and laterals, if any.
16. Rights of upper and lower riparian owners in and to the use of the waters of creeks or rivers thereon and the natural flow thereof.
17. Any adverse claim based upon assertion that:
 - a) Said land or any part thereof is now or at any time has been below the ordinary low water mark of Silver Creek.
 - b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Silver Creek, or has been formed by accretion to such portion so created.
18. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
19. NOTE: Subject to an examination for judgments against the proposed insured.
20. NOTE: We reserve the right to make additional exceptions or requirements upon receipt of a survey.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance 8-1-16



(21088079.PFD/21088079/6)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

EXHIBIT A PROPERTY DESCRIPTION

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

Situated in the Northwest Quarter of Section 31, Township 12 North, Range 1 West, Harrison Township, Union County, Indiana and being part of a 141.74 acre tract, more or less described in Deed Record Book 38, Pages 170 currently conveyed to Greenmeadow Farms, Inc. by Warranty Deed recorded in in the Office of the Union County Recorder and being more particularly described as follows:

Commencing at a mag nail set at the northwest corner of the Northwest Quarter of said Section 31 in the center of State Highway Number 27;

thence North 88° 31' 27" East 1312.98 feet along the north line of said Northwest Quarter to a set rebar and cap being the TRUE POINT OF BEGINNING for this land description herein described;

thence continuing North 88° 31' 27" East 1302.21 feet along the north line of said Quarter to a six-inch round wood fence post found at the northeast corner of said Northwest Quarter;

thence South 00° 20' 58" West 2517.57 feet along the east line of said Quarter to a railroad spike found in the center of East County Road 200 West;

thence North 70° 13' 41" West 728.90 feet along said road to a set railroad spike;

thence North 89° 46' 05" West 584.10 feet along said road to a railroad spike set in the north edge of roadway;

thence South 73° 43' 55" West 138.60 feet along said road to a railroad spike set in the north edge of roadway;

thence South 53° 16' 55" West 396.00 feet along said road to a railroad spike set in said county road;

thence leaving said roadway North 79° 45' 05" West 154.50 feet to a point in Silver Creek;

thence the next five (5) calls along new division lines;

thence North 01° 00' 46" East 691.40 feet to a set rebar and cap;

thence North 14° 42' 29" East 356.00 feet to a set rebar and cap;

thence South 89° 10' 16" East 824.00 feet to a set rebar and cap;

thence North 03° 05' 21" West 728.00 feet to a set rebar and cap;

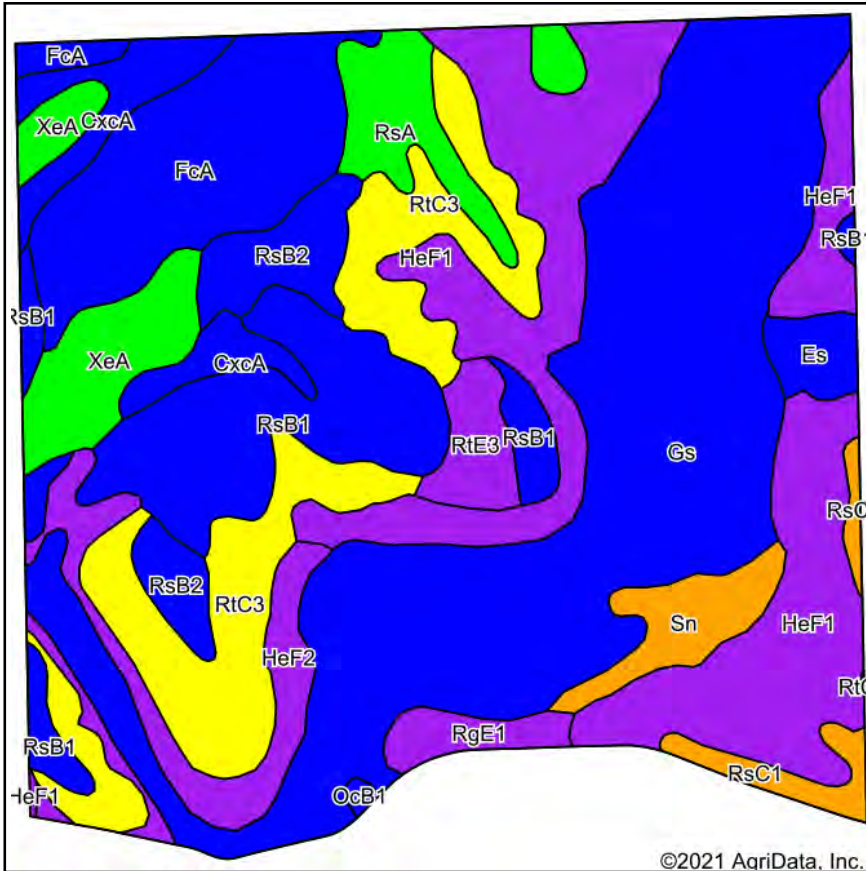
thence North 22° 21' 05" West 792.00 feet to the point of beginning, containing a total of 73.192 acres, more or less.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

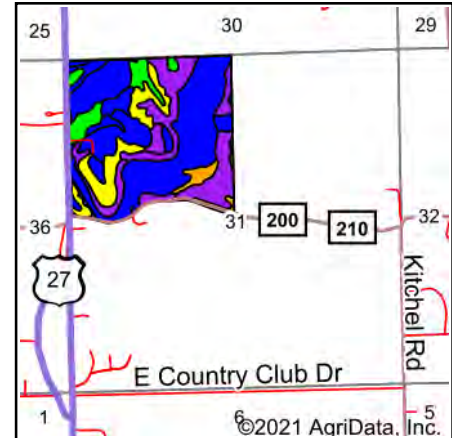


SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Union**
 Location: **31-12N-1W**
 Township: **Harrison**
 Acres: **140.92**
 Date: **8/20/2021**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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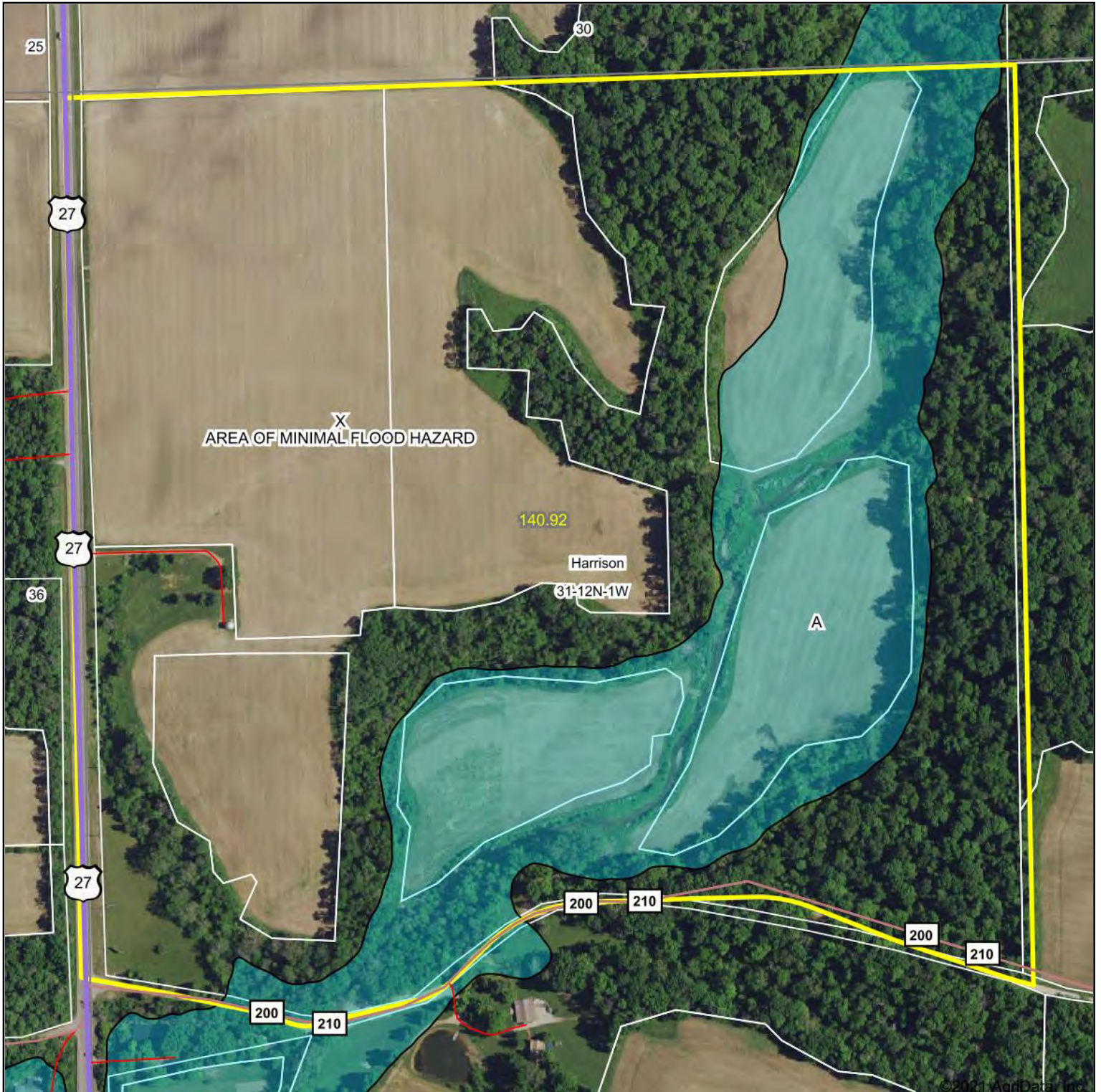


Area Symbol: IN161, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gs	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	40.55	28.8%		Ilw	121		1	42	3
HeF1	Hennepin loam, 25 to 35 percent slopes, slightly eroded	25.27	17.9%		Vlle					
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	15.58	11.1%		IVe	135	5	9	47	68
RsB1	Russell silt loam, 2 to 6 percent slopes	13.09	9.3%		Ile	156	5	10	54	69
FcA	Fincastle silt loam, southern ohio till plain, 0 to 2 percent slopes	12.00	8.5%		Ilw	167	5	11	59	74
HeF2	Hennepin loam, 25 to 35 percent slopes, moderately eroded	5.78	4.1%		Vlle					
XeA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	5.40	3.8%		Iw	156	5	10	54	69
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	4.37	3.1%		Ile	149	5	10	53	73
RsA	Russell silt loam, 0 to 2 percent slopes	4.25	3.0%		I	155	5	10	54	78
CxcA	Cyclone silt loam, 0 to 2 percent slopes	4.17	3.0%		Ilw	185	6	13	65	75
Sn	Sloan silt loam	2.99	2.1%		Illw	150			40	
RtE3	Russell soils, 18 to 25 percent slopes, severely eroded	2.18	1.5%		Vle	105	4	7	37	53
RsC1	Russell silt loam, 6 to 12 percent slopes, slightly eroded	1.96	1.4%		Ille	145	5	10	51	73
RgE1	Rodman gravelly loam, 18 to 25 percent slopes, slightly eroded	1.62	1.1%		Vlle	20	1	1	7	10
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	1.53	1.1%		Ilw	127	4	8	44	18
OcB1	Ockley silt loam, 2 to 6 percent slopes, slightly eroded	0.18	0.1%		Ile	135	5	9	47	68
Weighted Average						107.8	2.3	4.9	37.3	32.8

Soils data provided by USDA and NRCS.

FLOOD MAP



Map Center: 39° 39' 54.94, -84° 55' 22.16

0ft	423ft	846ft
-----	-------	-------

31-12N-1W
Union County
Indiana



8/20/2021

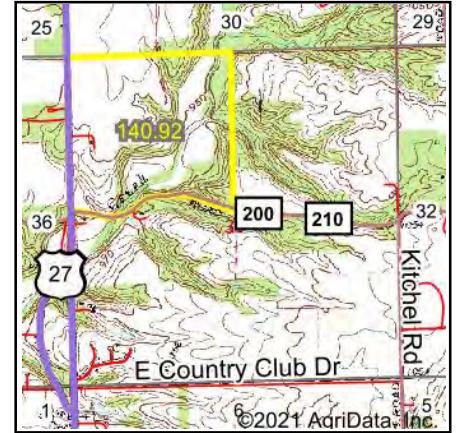
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

WETLANDS MAP



State: **Indiana**
 Location: **31-12N-1W**
 County: **Union**
 Township: **Harrison**
 Date: **8/20/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



0ft 664ft 1328ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	3.49
R2UBH	Riverine	2.06
R4SBC	Riverine	0.19
Total Acres		5.74

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

USDA INFORMATION & MAPS

USDA INFORMATION

Indiana
Union

U.S. Department of Agriculture
Farm Service Agency

FARM: 2422

Prepared: 8/26/19 10:46 AM

Crop Year: 2019

Page: 4 of 4

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	174.76			

Owners: GREENMEADOW FARMS INC

Other Producers: DARE, MARK JUSTIN

Tract Number: 2024 Description

FSA Physical Location : Union, IN

ANSI Physical Location: Union, IN

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
63.69	53.03	53.03	0.0	0.0	1.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	51.53	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.87		83	0.0
CORN	21.18		167	0.0
SOYBEANS	21.71		52	0.0
Total Base Acres:	44.76			

Owners: GREENMEADOW FARMS INC

Other Producers: None

USDA INFORMATION

USDA Farm 2422 Tract 2024

Map prepared on: 5/13/2019

CRP

CLU

Union Co., IN

Administered by: Union County, Indiana

63.69 Tract acres

53.03 Cropland acres

1.5 CRP acres

Wetland Determination Identifiers:

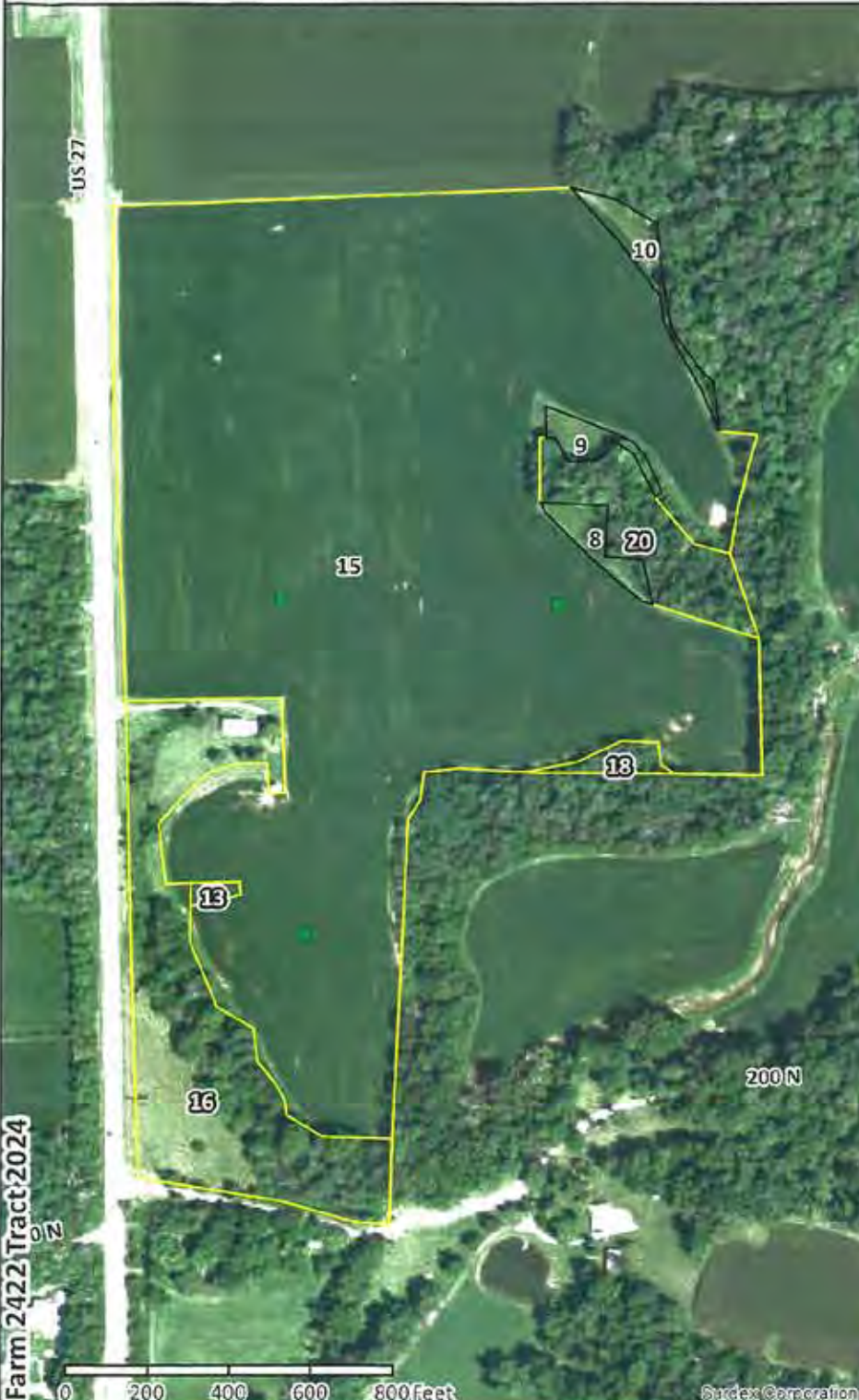
Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-05-13 08:44:24

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
8	0.5	N	2	685A	33	21	Y	
9	0.4	N	2	685A	33	21	Y	
10	0.6	N	2	685A	33	21	Y	
13	0.12	U	10				N	
15	51.53	N	2				Y	
16	7.97	U	10				N	
18	0.35	U	10				N	
20	2.22	U	10				N	



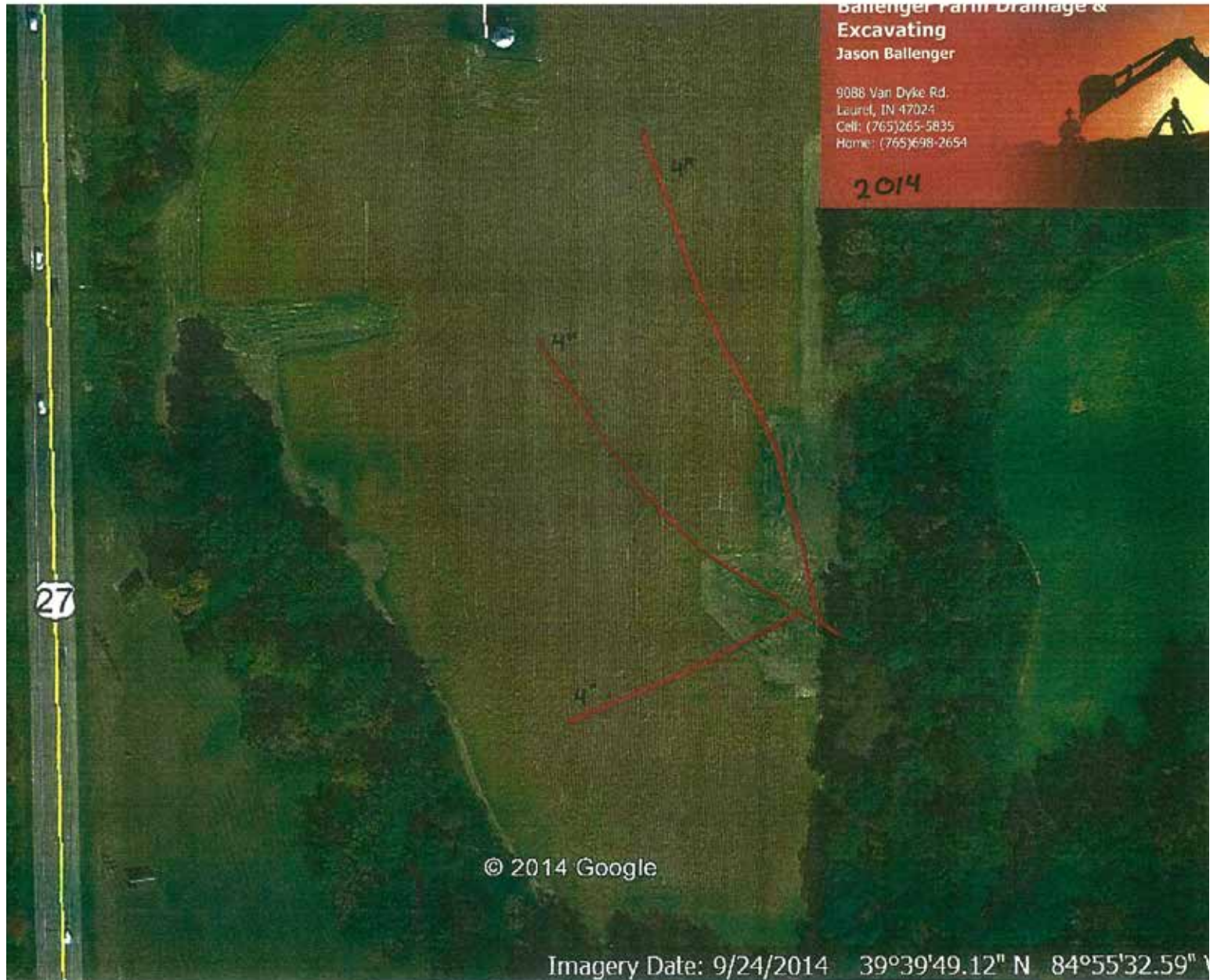
Farm 2422 Tract 2024

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

USDA INFORMATION



USDA INFORMATION





YIELD HISTORY

YIELD HISTORY

Actual Production History (APH) Database
Multiple Peril Crop Insurance

Created By: KY2000LA
Created: 04/25/2018



Insured Name: GREENMEADOW FARMS INC	Policy #: IN-942-6050964-18	Crop Year: 2018
Agency Code: 13-2793	Agency Name: FARM CREDIT MID-AMERICA - HAGERSTOWN	

Crop Plan	SOYBEANS RP	Unit #	0001-0002	Cty	161
Type	NTS				
Practice	NFAC-NIRR				
Options	BUTAYAYCYE <input type="checkbox"/> YC Opt Out <input type="checkbox"/>				
Yield Limit 14-Default Yield					
Farm Name	LILY FARM				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	19	1798	209		

Crop Plan	SOYBEANS RP	Unit #	0001-0003	Cty	161
Type	NTS				
Practice	NFAC-NIRR				
Options	BUTAYAYCYE <input type="checkbox"/> YC Opt Out <input type="checkbox"/>				
Yield Limit 14-Default Yield					
Farm Name	HEITSHIMER FARM				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	31	1789	235		

Crop Plan	SOYBEANS RP	Unit #	0001-0004	Cty	161
Type	NTS				
Practice	NFAC-NIRR				
Options	BUTAYAYCYE <input type="checkbox"/> YC Opt Out <input type="checkbox"/>				
Yield Limit 14-Default Yield					
Farm Name	TURNER				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	6	1798	192		

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
2003	880.0	20.00	44A	51			T Yield
2005	2,174.0	41.80	52A	58			54
2007	2,363.0	63.70	37A	42			Prior Yield
2008	3,059.0	64.10	48A	52			58
2010	3,666.0	64.10	57A	61			Yld Floor
2012	3,203.0	64.10	50A	53			43
2013	2,237.0	38.30	52A	54			Rate Yld
2014	4,514.0	85.00	60A	71			55
2015	4,706.0	88.00	68A	70			Yld Ind
2017	2,502.0	37.74	68PA	86			Ave. Yield
2018							*55
Yield Total			# of Years 10	Prelim Yld			
# of Trees/Vines			Processor #/Name	Adj. Yield		Apprv Yld	
				55		59	

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
2000	455.0	7.00	65A	73			T Yield
2001	3,770.0	75.40	50A	58			54
2003	2,867.0	68.80	42A	49			Prior Yield
2005	2,440.0	48.80	57A	56			57
2007	994.0	24.50	39A	44			Yld Floor
2008	3,339.0	67.90	49A	54			43
2010	4,345.0	75.40	58A	62			Rate Yld
2012	3,933.0	73.80	53A	56			52
2014	3,957.0	74.00	53A	55			Yld Ind
2016	4,810.0	75.10	64A	85			Ave. Yield
2018							*52
Yield Total			# of Years 10	Prelim Yld			
# of Trees/Vines			Processor #/Name	Adj. Yield		Apprv Yld	
				52		57	

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
2007	1,842.0	45.90	39A	44			T Yield
2008	2,876.0	67.30	43A	48			54
2009	2,588.0	49.00	53A	57			Prior Yield
2010	0,705.0	118.20	58A	62			54
2012	4,735.0	110.90	41A	44			Yld Floor
2013			02	0			43
2014	7,733.0	118.60	55A	67			Rate Yld
2015			02	0			52
2016	7,409.0	119.20	62A	83			Yld Ind
2017			02	0			Ave. Yield
2018							*52
Yield Total			# of Years 7	Prelim Yld			
# of Trees/Vines			Processor #/Name	Adj. Yield		Apprv Yld	
				52		55	

Multi crop year reporting reason

Insurability:

Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing

Insured's Share 1.0000 ☐ Verify ☐ ☐ ☐ ☐

Other:

Required: ☐ Field Review ☐ Inspection

Multi crop year reporting reason

Insurability:

Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing

Insured's Share 1.0000 ☐ Verify ☐ ☐ ☐ ☐

Other:

Required: ☐ Field Review ☐ Inspection

Multi crop year reporting reason

Insurability:

Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing

Insured's Share 1.0000 ☐ Verify ☐ ☐ ☐ ☐

Other:

Required: ☐ Field Review ☐ Inspection

*average yield without trend applied for rating purposes
Year designated for exclusion with selection of YE option. L Year has less data. R Year has an APH review V = Verified fresh production

YIELD HISTORY

Actual Production History (APH) Database
Multiple Peril Crop Insurance

Created By: KY2006A
Created: 04/25/2018

NAU Country
A CBE Insurance Company

Insured Name: GREENMEADOW FARMS INC	Policy #: IN-942-6050964-18	Crop Year: 2018
Agency Code: 13-2793	Agency Name: FARM CREDIT MID-AMERICA - HAGERSTOWN	

Crop Plan	CORN RP	Unit #	0001-0001	Cty	161
Type	GSG				
Practice	NON IRR				
Options	BUTAYAYCYE YC Opt Out <input type="checkbox"/>				
Farm Name	THE DAIRY				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	18	1798	204		

Crop Plan	CORN RP	Unit #	0001-0002	Cty	161
Type	GSG				
Practice	NON IRR				
Options	BUTAYAYCYE YC Opt Out <input type="checkbox"/>				
Farm Name	LILY FARM				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	19	1798	209		

Crop Plan	CORN RP	Unit #	0001-0003	Cty	161
Type	GSG				
Practice	NON IRR				
Options	BUTAYAYCYE YC Opt Out <input type="checkbox"/>				
Farm Name	HEITSHIMER FARM				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	31	1798	1235		

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
2003	11,593.0	63.60	182A		207		T Yield
2004	3,034.0	16.00	192A		215		172
2005	9,165.0	63.60	144A		166		Prior Yield
2006	1,600.0	8.00	200A		220		212
2007	21,628.0	130.10	185A		174		Yld Floor
2008	8,537.0	36.30	230A		250		0
2010	36,604.0	151.60	227A		241		Rate Yld
2012	22,014.0	163.60	135A		143	N	181
2014	29,208.0	127.30	223A		236		Yld Ind
2016	27,132.0	126.90	210PA		213		Ave. Yield
Yld Total							*191
# of Trees/Vines	Processor #/Name	Adj. Yield	Prelim Yld		Apprv Yld		
			191		214		

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
2003	7,649.0	41.80	183A		208		T Yield
2004	10,004.0	61.60	162A		186		172
2005	12,400.0	82.00	200A		220		Prior Yield
2006	10,251.0	64.10	160A		177		201
2011	7,230.0	64.10	112A		124		Yld Floor
2013	15,573.0	85.00	240A		246		136
2014	8,422.0	36.30	232A		235		Rate Yld
2015	13,833.0	57.00	207A		212		189
2016	7,935.0	37.70	210PA		213		Yld Ind
2017	12,427.0	57.00	185A		187		Ave. Yield
Yld Total							*189
# of Trees/Vines	Processor #/Name	Adj. Yield	Prelim Yld		Apprv Yld		
			189		201		

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
1999	1,120.0	7.00	180A		182		T Yield
2000	7,508.0	38.50	190A		225		172
2002	7,946.0	75.80	109A		132	N	Prior Yield
2004	8,700.0	48.60	178A		202		184
2007	5,670.0	43.50	130A		149		Yld Floor
2009	15,183.0	75.40	201A		216		0
2011	7,521.0	72.90	102A		114		Rate Yld
2013	15,643.0	74.00	211A		219		164
2015	11,998.0	74.60	162A		192		Yld Ind
2017	13,991.0	72.00	194A		196		Ave. Yield
Yld Total							*154
# of Trees/Vines	Processor #/Name	Adj. Yield	Prelim Yld		Apprv Yld		
			164		187		

Multi crop year reporting reason	
Insurability:	
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing
Insured's Share 1.0000 <input type="radio"/> Verify <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other:	
Required:	<input type="radio"/> Field Review <input type="radio"/> Inspection
<input type="radio"/> New Producer <input type="radio"/> Added Land/New Crop/P/T/V	

Multi crop year reporting reason	
Insurability:	
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing
Insured's Share 1.0000 <input type="radio"/> Verify <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other:	
Required:	<input type="radio"/> Field Review <input type="radio"/> Inspection
<input type="radio"/> New Producer <input type="radio"/> Added Land/New Crop/P/T/V	

Multi crop year reporting reason	
Insurability:	
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing
Insured's Share 1.0000 <input type="radio"/> Verify <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other:	
Required:	<input type="radio"/> Field Review <input type="radio"/> Inspection
<input type="radio"/> New Producer <input type="radio"/> Added Land/New Crop/P/T/V	

*average yield without trend applied for rating purposes
Year designated for exclusion with selection of YE option L Year has loss data R Year has an APH review V = Verified fresh production

YIELD HISTORY

Actual Production History (APH) Database
Multiple Peril Crop Insurance

Created By: KY2000LA
Created: 04/25/2018



Insured Name: GREENMEADOW FARMS INC	Policy #: IN-942-8050964-18	Crop Year: 2018
Agency Code: 13-2793	Agency Name: FARM CREDIT MID-AMERICA - HAGERSTOWN	

Crop Plan	SOYBEANS RP	Unit #	0001-0002	Cty	161
Type	NTS				
Practice	NFAC-NIRR				
Options	BUTAYAYCYE <input type="checkbox"/> YC Opt Out <input type="checkbox"/>				
Yield Limit 14-Default Yield					
Farm Name	JILY FARM				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	19	1798	209		

Crop Plan	SOYBEANS RP	Unit #	0001-0003	Cty	161
Type	NTS				
Practice	NFAC-NIRR				
Options	BUTAYAYCYE <input type="checkbox"/> YC Opt Out <input type="checkbox"/>				
Yield Limit 14-Default Yield					
Farm Name	HEITSHIMER FARM				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	31	1789	235		

Crop Plan	SOYBEANS RP	Unit #	0001-0004	Cty	161
Type	NTS				
Practice	NFAC-NIRR				
Options	BUTAYAYCYE <input type="checkbox"/> YC Opt Out <input type="checkbox"/>				
Yield Limit 14-Default Yield					
Farm Name	TURNER				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	8	1798	192		

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
2003	880.0	20.00	44A	51			T Yield
2005	2,174.0	41.80	52A	58			54
2007	2,363.0	53.70	37A	42			Prior Yield
2009	3,059.0	64.10	48A	52			58
2010	3,808.0	64.10	37A	61			Yld Floor
2012	3,203.0	64.10	50A	53			43
2013	2,237.0	38.30	52A	54			Rate Yld
2014	4,514.0	65.00	55A	71			55
2016	4,706.0	69.00	66A	70			Yld Ind
2017	2,502.0	37.74	55PA	68			Ave. Yield
2017							*55

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
2000	455.0	7.08	85A	73			T Yield
2001	3,770.0	75.40	50A	58			59
2003	2,837.0	68.90	42A	49			Prior Yield
2005	2,440.0	48.80	50A	56			57
2007	944.0	24.50	33A	44			Yld Floor
2008	3,339.0	67.90	49A	54			43
2010	4,345.0	75.40	58A	62			Rate Yld
2012	3,933.0	73.90	53A	56			52
2014	3,957.0	74.00	53A	56			Yld Ind
2016	4,810.0	75.10	64A	65			Ave. Yield
2016							*52

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Tmap Area
2007	1,842.0	46.90	39A	44			T Yield
2008	2,875.0	67.30	43A	46			54
2009	2,588.0	49.00	52A	57			Prior Yield
2010	2,705.0	116.20	58A	62			54
2012	4,735.0	116.90	41A	44			Yld Floor
2013			62	0			43
2014	7,733.0	118.60	65A	67			Rate Yld
2015			62	0			52
2016	7,409.0	119.20	62A	63			Yld Ind
2017			62	0			Ave. Yield
2017							*62

Yield Total		# of Years	10	Prelim Yld
# of Trees/Vines	Processor #/Name	Adj. Yield	Apprv. Yld	
		55	59	
Multi crop year reporting reason				
Insurability:				
Tenant/Landlord Insuring Other's Share		Name of Other Person(s) Sharing		
Insured's Share 1.0000 <input type="checkbox"/> Verify <input type="checkbox"/>				
Other:				
Required: <input type="checkbox"/> Field Review <input type="checkbox"/> Inspection				
<input type="checkbox"/> New Producer <input type="checkbox"/> Added Land/New Crop/PTM				

Yield Total		# of Years	10	Prelim Yld
# of Trees/Vines	Processor #/Name	Adj. Yield	Apprv. Yld	
		52	57	
Multi crop year reporting reason				
Insurability:				
Tenant/Landlord Insuring Other's Share		Name of Other Person(s) Sharing		
Insured's Share 1.0000 <input type="checkbox"/> Verify <input type="checkbox"/>				
Other:				
Required: <input type="checkbox"/> Field Review <input type="checkbox"/> Inspection				
<input type="checkbox"/> New Producer <input type="checkbox"/> Added Land/New Crop/PTM				

Yield Total		# of Years	7	Prelim Yld
# of Trees/Vines	Processor #/Name	Adj. Yield	Apprv. Yld	
		52	55	
Multi crop year reporting reason				
Insurability:				
Tenant/Landlord Insuring Other's Share		Name of Other Person(s) Sharing		
Insured's Share 1.0000 <input type="checkbox"/> Verify <input type="checkbox"/>				
Other:				
Required: <input type="checkbox"/> Field Review <input type="checkbox"/> Inspection				
<input type="checkbox"/> New Producer <input type="checkbox"/> Added Land/New Crop/PTM				

*average yield without trend applied for rating purposes
Year designated for exclusion with selection of YE option L Year has loss data R Year has an APH review Y = Verified fresh production

YIELD HISTORY

Actual Production History (APH) Database
Multiple Peril Crop Insurance

Created By: KY2000LA
Created: 04/25/2018



Insured Name: GREENMEADOW FARMS INC	Policy #: IN-942-6050964-18	Crop Year: 2018
Agency Code: 13-2793	Agency Name: FARM CREDIT MID-AMERICA - HAGERSTOWN	

Crop Plan	CORN RP	Unit #	0001-0001	Cty	181
Type	GSG				
Practice	NON IRR				
Options	BUTAYAYCYE YC Opt Out <input type="checkbox"/>				
Yield Limit 15-Yield Exclusion					
Farm Name	THE DAIRY				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	18	1798	204		

Crop Plan	CORN RP	Unit #	0001-0002	Cty	181
Type	GSG				
Practice	NON IRR				
Options	BUTAYAYCYE YC Opt Out <input type="checkbox"/>				
Yield Limit 14-Default Yield					
Farm Name	LILY FARM				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	19	1798	209		

Crop Plan	CORN RP	Unit #	0001-0003	Cty	181
Type	GSG				
Practice	NON IRR				
Options	BUTAYAYCYE YC Opt Out <input type="checkbox"/>				
Yield Limit 15-Yield Exclusion					
Farm Name	HEITSHIMER FARM				
TWP-RGE	Section	FSA Farm #	FSA Tract #	Fld#	
012N-001W	31	1798	235		

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Temp Area
2003	11,593.0	63.60	182A	207			T Yield
2004	3,694.0	18.00	192A	216			172
2005	9,165.0	63.60	144A	166			Prior Yield
2006	1,600.0	8.00	200A	220			212
2007	21,628.0	139.10	155A	174			Yld Floor
2009	8,537.0	36.30	235A	250			Rate Yld
2010	36,604.0	161.60	227A	241			181
2012L	22,014.0	163.60	135A	145			Yld Ind
2014	29,209.0	127.30	229A	236			Ave. Yield
2016	27,132.0	128.90	210PA	213			*191
Yield Total			# of Years 10	Prior Yld			
# of Trees/Vines			Processor #/Name	Adj. Yield	Apprv. Yld		
				191	216		

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Temp Area
2003	7,649.0	41.80	183A	208			T Yield
2004	10,004.0	81.80	182A	186			172
2006	12,400.0	62.00	200A	220			Prior Yield
2008	16,261.0	84.10	180A	177			201
2011L	7,210.0	24.10	172A	124			Yld Floor
2013	15,573.0	65.00	240A	246			Rate Yld
2014	8,422.0	36.20	232A	239			189
2015	13,838.0	67.00	207A	212			Yld Ind
2016	7,935.0	39.70	210PA	213			Ave. Yield
2017	12,427.0	67.00	185A	187			*189
Yield Total			# of Years 10	Prior Yld			
# of Trees/Vines			Processor #/Name	Adj. Yield	Apprv. Yld		
				189	201		

Crop Year of History	Total Production	Acres	Yields & Descriptor	YA Yield	TA Yield	YE Opt Out	Prac/Type Temp Area
1999	1,120.0	7.00	180A	192			T Yield
2006	7,308.0	38.50	195A	225			172
2008	7,946.0	75.00	105A	132			Prior Yield
2004	8,700.0	48.80	178A	202			184
2007	5,670.0	43.50	130A	149			Yld Floor
2005	15,183.0	75.40	201A	215			Rate Yld
2014L	7,521.0	73.90	102A	114			181
2013	15,645.0	74.00	211A	219			Yld Ind
2015	11,896.0	74.00	162A	167			Ave. Yield
2017	12,991.0	72.00	194A	196			*184
Yield Total			# of Years 10	Prior Yld			
# of Trees/Vines			Processor #/Name	Adj. Yield	Apprv. Yld		
				184	187		

Multi crop year reporting reason	
Insurability:	
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing
Insured's Share 1.0000 Verify <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other:	
Required: <input type="checkbox"/> Field Review <input type="checkbox"/> Inspection	

Multi crop year reporting reason	
Insurability:	
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing
Insured's Share 1.0000 Verify <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other:	
Required: <input type="checkbox"/> Field Review <input type="checkbox"/> Inspection	

Multi crop year reporting reason	
Insurability:	
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing
Insured's Share 1.0000 Verify <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other:	
Required: <input type="checkbox"/> Field Review <input type="checkbox"/> Inspection	

☐ New Producer ☐ Added Land/New Crop(P/T/V) ☐ New Producer ☐ Added Land/New Crop(P/T/V) ☐ New Producer ☐ Added Land/New Crop(P/T/V)

*Average yield without trend applied for rating purposes
Year designated for exclusion with selection of YE option L Year has loss data R Year has an APH review V = Verified fresh production



SOIL TEST

SOIL TEST



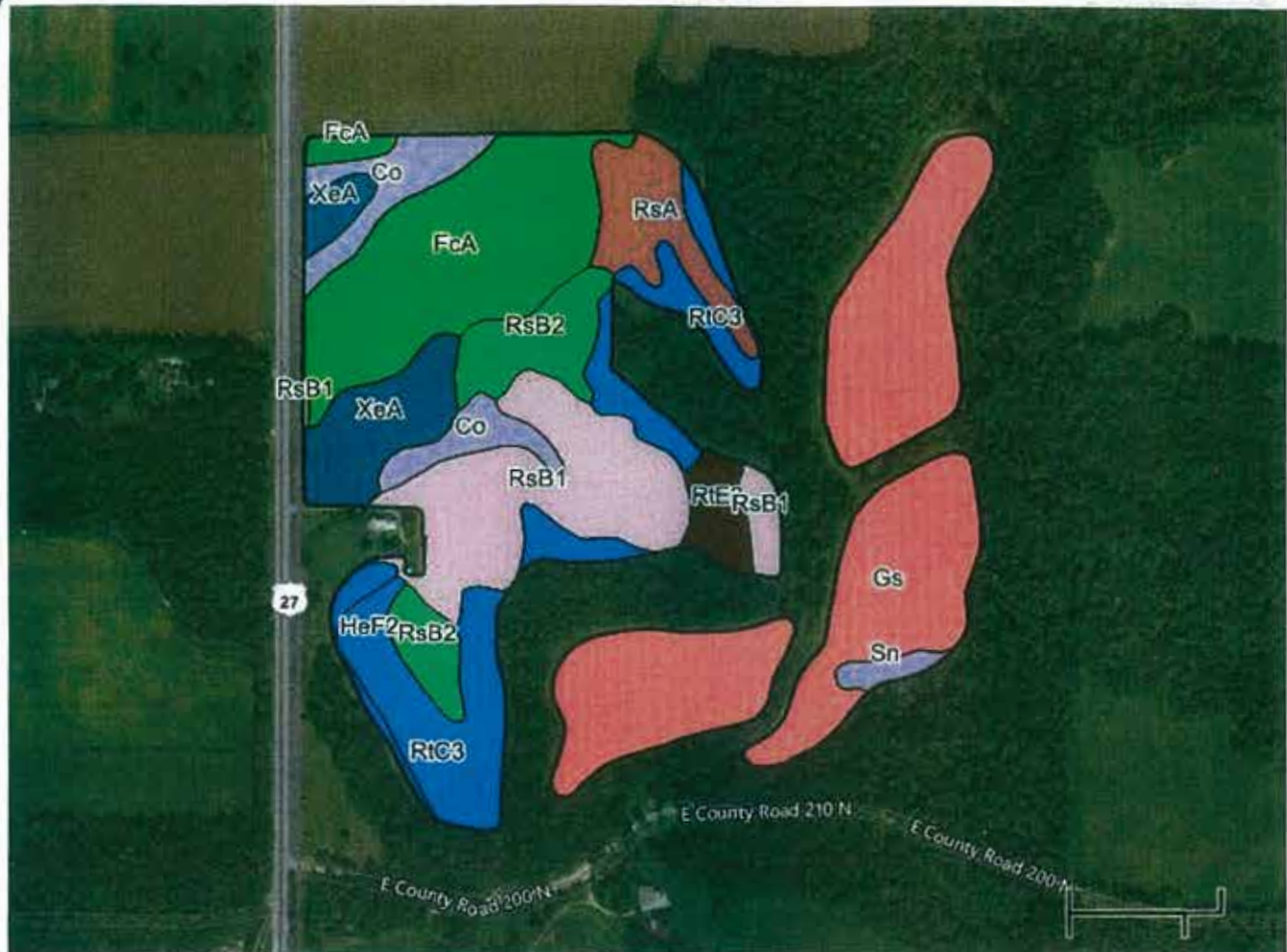
Soil Types

Green Meadow Farms

Area: 71.14

Farm: Heteseimer

Field: Heteseimer



Location:

County: Union, IN

Township:

Twp Rng Sec: T12N R1W S31

Directions:

MuSym by Acres

	FcA - Fincastle silt loam, Southern Ohio Till Plain	11.74
	RsB1 - Russell silt loam, 2 to 6 percent slopes, sl	9.72
	RtC3 - Russell soils, 6 to 12 percent slopes, sev	9.35
	XeA - Xenia silt loam, 0 to 2 percent slopes	4.51
	RsB2 - Russell silt loam, 2 to 6 percent slopes,	4.36
	Co - Cope silt loam	3.76
	RtE3 - Russell soils, 18 to 25 percent slopes, sev	1.49
	HeF2 - Hennepin loam, 25 to 35 percent slopes,	0.72
	Sn - Sloan silt loam	0.60

SOIL TEST



Soil Test Sampling Map

Green Meadow Farms

Area: 71.14

Farm: Heteseimer

Sample Date: Dec 08, 2017

Field: Heteseimer

Lab Name: A & L Labs Great L



tion:

County: Union, IN

Township:

rp Rng Sec: T12N R1W S31

mary Statistics

ayer Name: Soil Test 17

nples Count: 28

LayerID: 448092H9482

Notes:

SOIL TEST



Soil Test Summary

Green Meadow Farms

Farm: Heteseimer

Field: Heteseimer

Area: 71.14

Sample Date: Dec 08, 2017

Lab Name: A & L Labs Great L

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
None	none	none	percent	meq/100g	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	percent	percent	percent	percent
1	6.6	7.2	3.2	12.1	32	356	780	3,200	3.8	26.9	66.3	3.0
2	6.5	6.9	2.3	11.0	24	312	700	2,600	3.6	26.5	59.0	10.9
3	6.4	6.9	3.1	10.4	80	324	560	2,600	4.0	22.3	62.2	11.5
4	6.5	6.9	2.5	10.2	24	232	580	2,500	2.9	23.8	61.5	11.8
5	6.6	6.9	3.2	11.7	38	306	740	2,800	3.4	26.4	60.0	10.3
6	5.8	6.8	2.7	8.9	260	304	330	1,900	4.4	15.4	53.3	26.9
7	6.7	6.9	3.3	11.8	98	250	670	3,000	2.7	23.6	63.5	10.2
8	7.1	7.2	3.2	13.4	38	234	990	3,600	2.2	30.7	67.0	0.0
9	6.4	6.9	3.3	10.8	26	248	670	2,600	2.9	25.8	60.1	11.1
10	7.3	7.2	2.7	9.4	60	346	650	2,500	4.7	28.8	66.5	0.0
11	6.6	6.9	2.4	8.0	42	278	400	1,900	4.5	20.9	59.6	15.1
12	5.7	6.7	2.3	10.7	30	214	440	2,000	2.6	17.1	46.7	33.6
13	6.1	6.9	2.5	8.4	62	226	470	2,000	3.4	23.2	59.2	14.2
14	7.1	7.2	2.5	10.7	82	246	830	2,700	4.2	32.5	63.4	0.0
15	6.4	6.9	2.3	8.3	52	228	380	2,100	3.5	19.0	63.1	14.4
16	5.6	6.7	2.8	12.4	36	272	640	2,300	2.8	21.6	46.5	29.1
17	6.8	6.8	2.8	8.9	66	382	370	1,800	5.2	17.3	50.5	26.9
18	7.0	7.2	2.5	11.1	44	296	720	3,100	3.4	27.0	69.6	0.0
19	7.0	7.2	2.4	9.3	56	212	720	2,400	2.9	32.4	64.7	0.0
20	6.5	6.9	2.9	11.0	60	246	710	2,600	2.9	27.0	59.2	10.9
21	6.4	6.9	2.2	8.9	52	224	450	2,200	3.2	21.2	62.1	13.5
22	7.3	7.2	2.8	11.0	52	324	810	2,900	3.8	30.6	65.7	0.0
23	7.6	7.2	1.3	10.2	168	286	440	3,200	3.6	18.0	78.4	0.0
24	7.2	7.2	2.9	11.3	52	274	770	3,100	3.1	28.4	68.5	0.0
25	7.3	7.2	2.8	10.4	58	286	780	2,700	3.5	31.4	65.1	0.0
26	7.5	7.2	2.6	12.5	40	362	970	3,200	3.7	32.3	64.0	0.0
27	6.0	6.8	2.5	11.3	56	246	620	2,400	2.8	22.9	53.1	21.2
28	7.5	7.2	2.3	11.7	88	224	470	3,800	2.4	16.7	80.9	0.0
Average:	6.7	7.0	2.7	10.6	63	279	631	2,632	3.4	24.6	62.1	9.8

SOIL TEST



Soil Test Map Report - pH

Green Meadow Farms

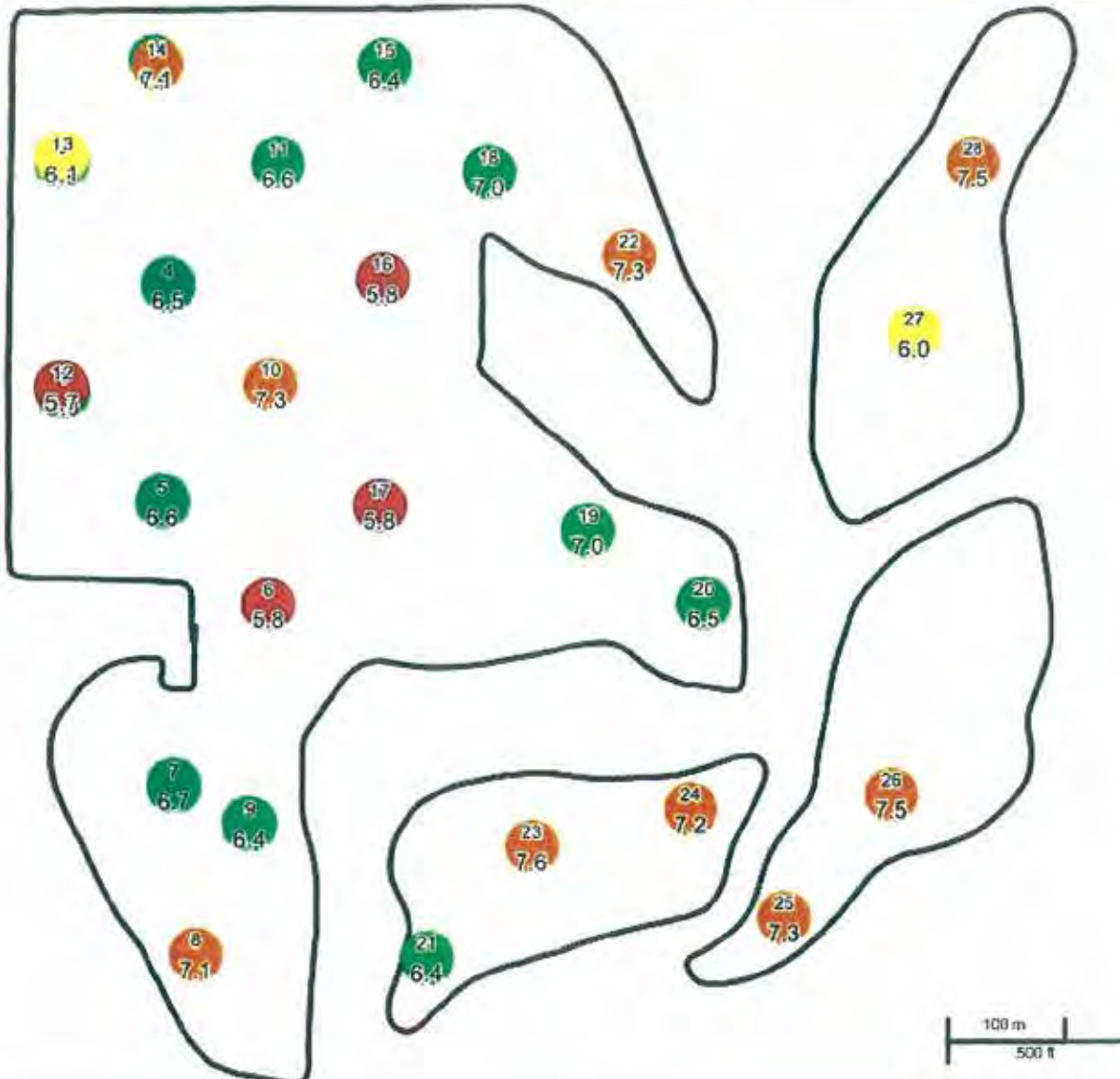
Area: 71.14

Farm: Heteseimer

Sample Date Dec 08, 2017

Field Heteseimer

Lab Name A & L Labs Great L



ion:

County: Union, IN

Township:

o Rng Sec: T12N R1W S31

ary Statistics

Layer Name Soil Test 17

Sample Count 28

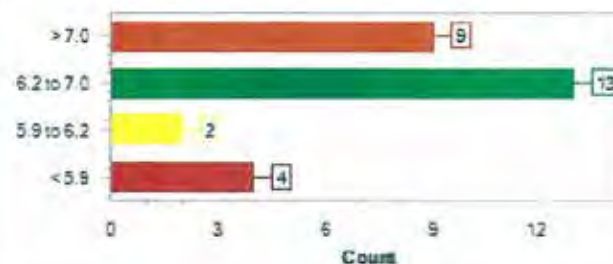
Minimum 5.7

Maximum 7.6

Average Rate 6.68

hted Average: 6.68

pH none



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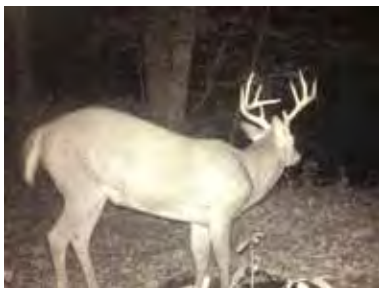
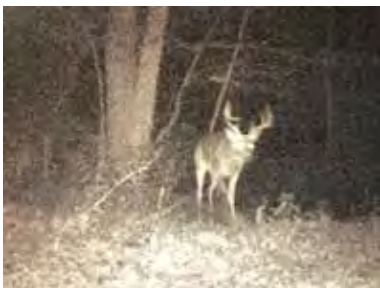
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