

106.32± *acres*

Offered in 3 Tracts



- Productive Tillable Farmland
- 103.49 Tillable Acres per FSA
- Development Potential

INFORMATION BOOKLET

*Whitley County,
Indiana* **LAND
AUCTION**

THURSDAY, SEPTEMBER 1st • 6 PM

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.

SELLER: Adam and Jill Stetzel

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

AC63001504, AU12100009, AU01050022



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 tracts, combinations, or as a whole 106.32± acre unit.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be 30 days after the auction.

POSSESSION: Possession is subject to the later of the removal of the 2022 crop OR Nov 15th due to the current NRCS program.

COVER CROP: The successful bidder shall have the option to have the seller disc the cover crop once seeded on or after Nov 15th, leave the cover crop on, or disc/spray it themselves. Buyer shall notify the auction company prior to Nov 15th if they have the intent of requesting the seller to disc the cover crop.

REAL ESTATE TAXES: Seller shall pay 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller.

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

agents of the Seller.

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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For Information Call Auction Managers:
Luke Schrader, 260-229-7089 & Arden Schrader, 260-229-2442



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, SEPTEMBER 1, 2022

106.32+ ACRES – WHITLEY 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 Thursday, August 25, 2022.
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
106.32± Acres • Whitley County, Indiana
Thursday, September 1, 2022

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, September 1, 2022 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, Thursday, August 25, 2022**. 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 MAPS

LOCATION MAP



AUCTION LOCATION: Saturn Christian Church, 6731 E 800 S, Columbia City, IN 46725

From the intersection of SR 9 and 800 S, head east on 800 S for 6 miles. The Saturn Christian Church will be on your left.

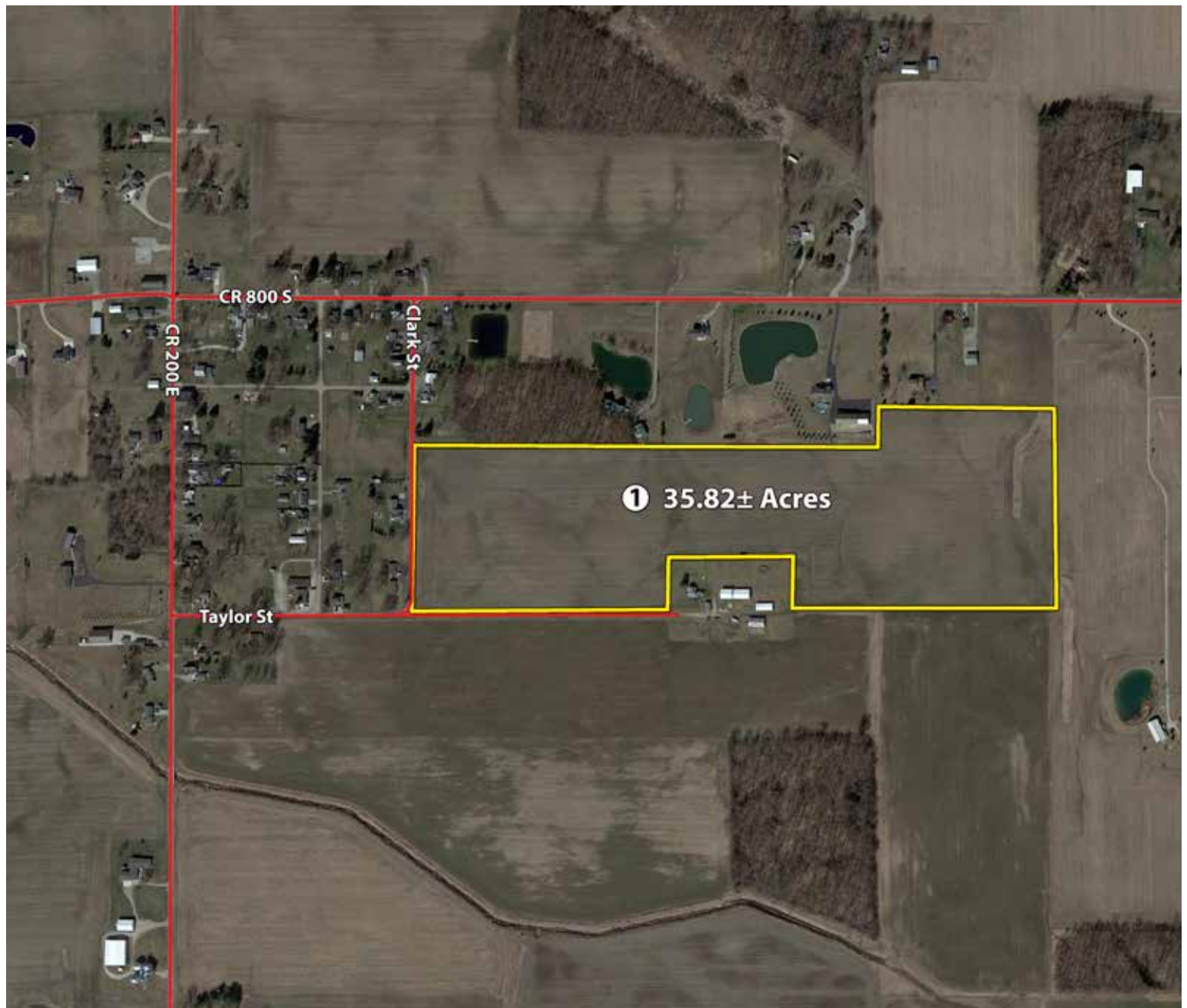
DIRECTIONS TO PROPERTY:

TRACT 1: At the intersection of SR 9 and 800 S, head east on 800 S for one mile to downtown Laud, then head South on CR 200 E. Continue for a ¼ mile then head east onto Taylor St. Continue for 900 ft and the property would be straight head.

TRACT 2 & 3: At the intersection of SR 9 and 800 S, head east on 800 S for 2.5 miles. The property will be on your left.

INSPECTION DATES:
Monday, August 15th • 4-6pm
Thursday, August 25th • 4-6pm

AERIAL MAP - TRACT 1

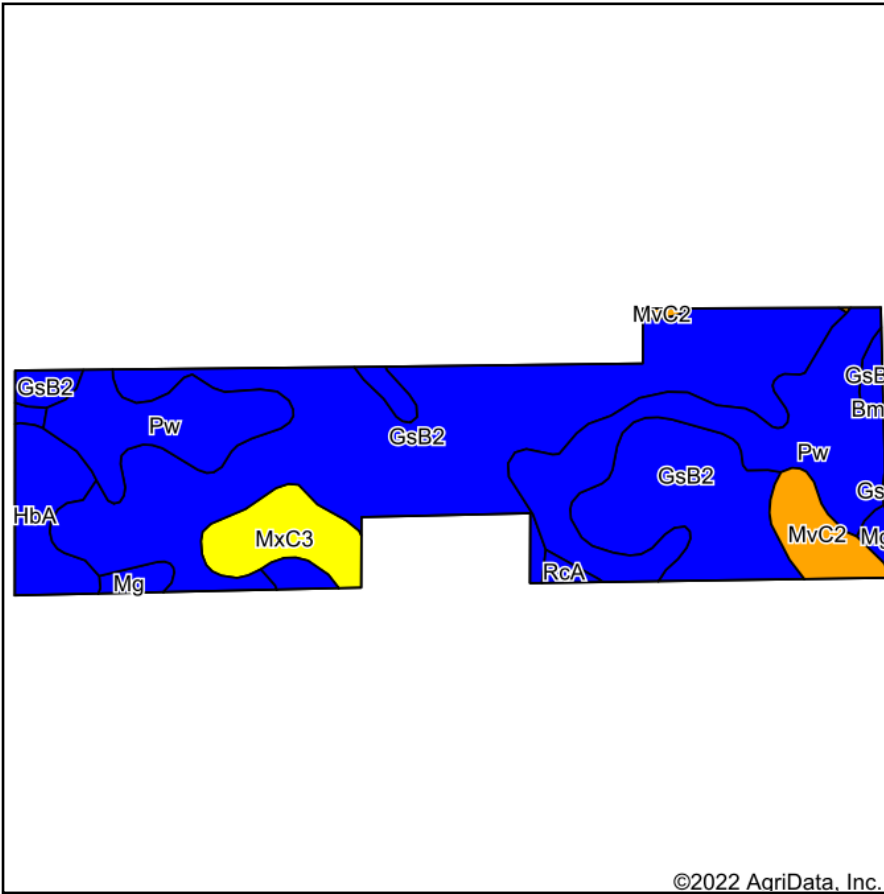


AERIAL MAP - TRACTS 2 & 3



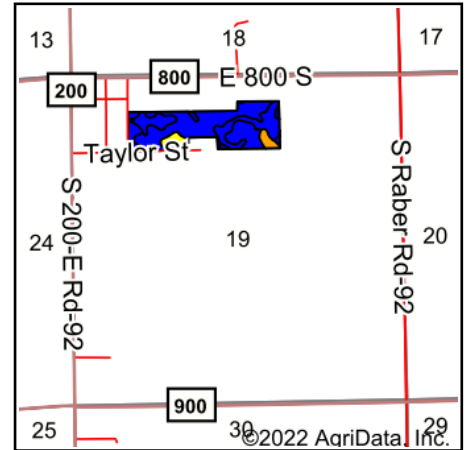
SOIL INFORMATION

SOIL MAP - TRACT 1



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **19-30N-10E**
 Township: **Jefferson**
 Acres: **35.62**
 Date: **7/12/2022**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By

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

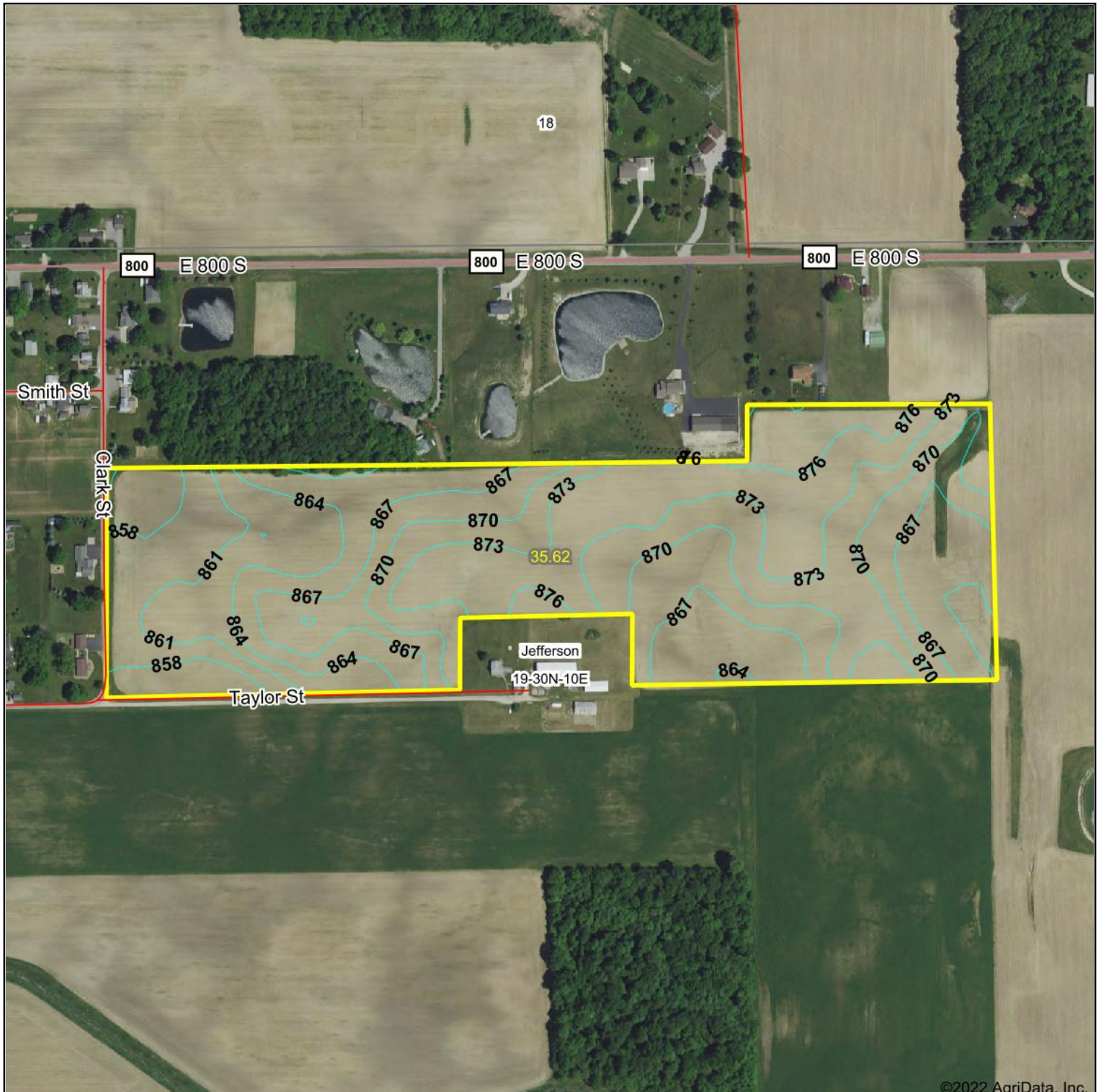


Area Symbol: IN183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	20.13	56.5%		Ile	5	128	18	4	8	78		41	56
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	9.51	26.7%		IIw		157		5	11			47	64
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	1.90	5.3%		IVe		105	15	4	7			37	47
HbA	Haskins loam, 0 to 3 percent slopes	1.87	5.2%		IIw		158		5	11			59	62
MvC2	Morley loam, 6 to 12 percent slopes, eroded	1.38	3.9%		IIIe		115	18	4			8	40	52
Mg	Mermill loam	0.64	1.8%		IIw		170	23	6			11	49	68
RcA	Rawson sandy loam, 0 to 2 percent slopes	0.19	0.5%		IIs		126	18	5			8	44	57
Weighted Average					2.15	2.8	136.3	12.2	4.4	8.4	44.1	0.6	43.5	58

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 1



©2022 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 855.5
Max: 879.0
Range: 23.5
Average: 868.0
Standard Deviation: 5.18 ft

0ft 433ft 867ft

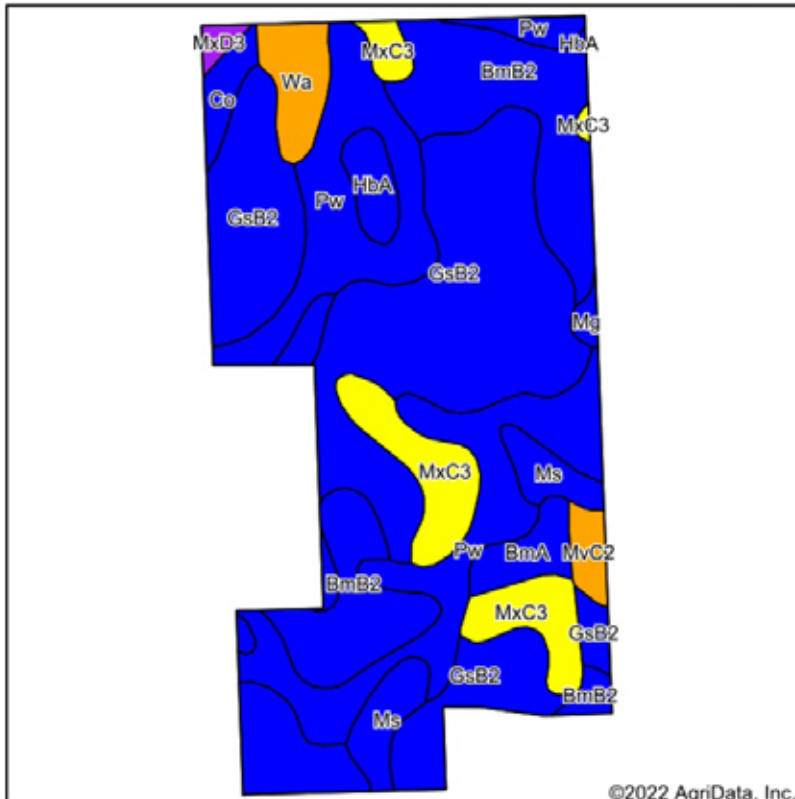


7/12/2022

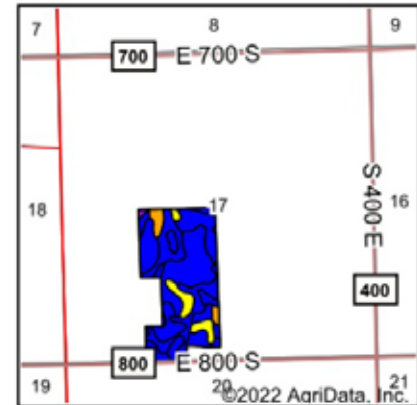
19-30N-10E
Whitley County
Indiana

Map Center: 41° 2' 48.98, -85° 26' 38.83

SOIL MAP - TRACTS 2 & 3



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **17-30N-10E**
 Township: **Jefferson**
 Acres: **70.25**
 Date: **7/12/2022**

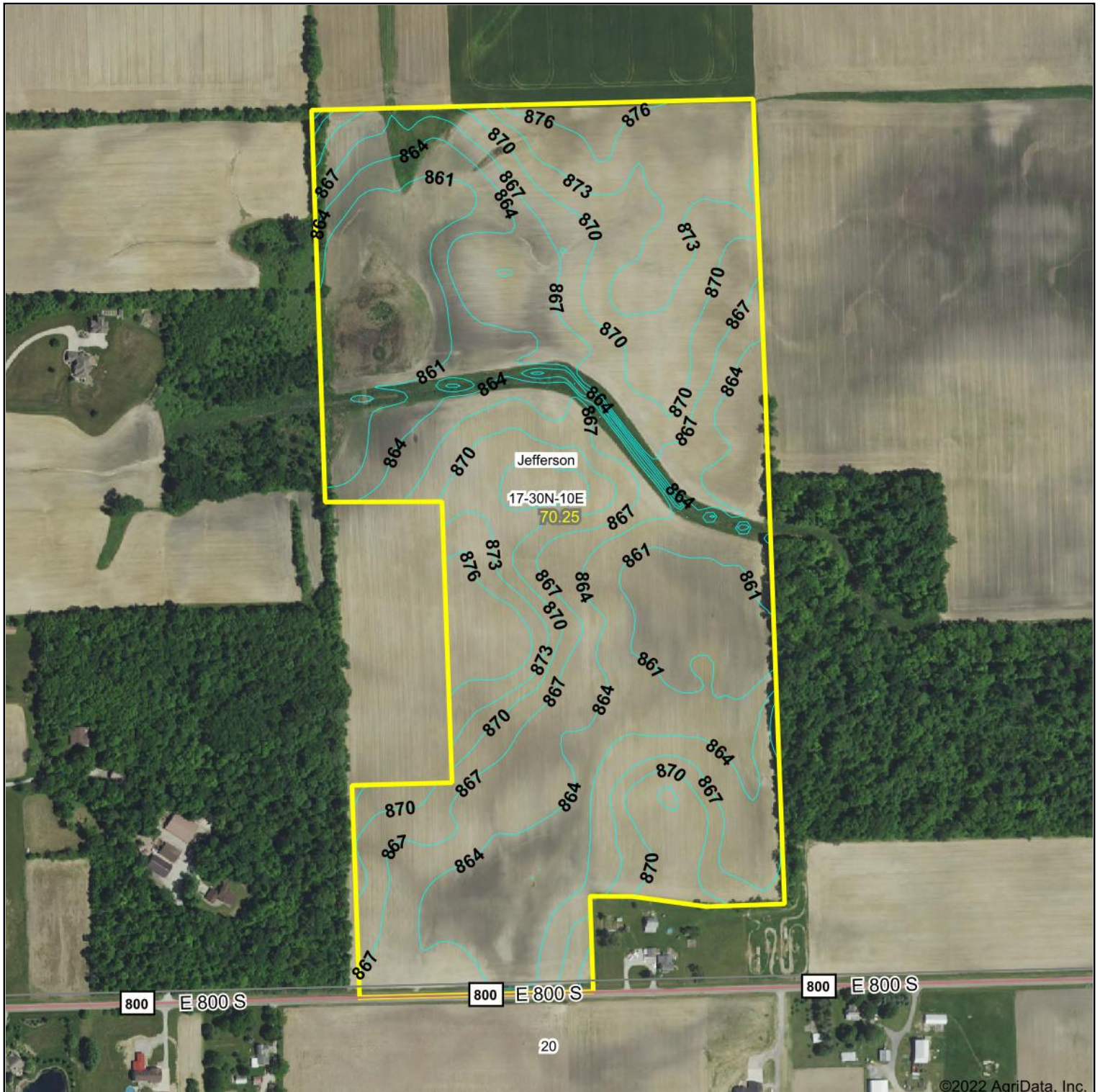
SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	24.66	35.1%		Ile	5	128	18	4	8	78		41	56
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	15.33	21.8%		Ilw		157		5	11			47	64
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	14.46	20.6%		Ile		137	17	5			9	50	54
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	5.72	8.1%		IVe		105	15	4	7			37	47
Ms	Milford silty clay loam, 0 to 2 percent slopes	2.69	3.8%		Ilw		154		5			11	43	62
Wa	Wallkill silty clay loam	2.04	2.9%		IIIw		165	23	5			11	49	66
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	1.49	2.1%		Ilw		142	17	5			9	52	56
HbA	Haskins loam, 0 to 3 percent slopes	1.31	1.9%		Ilw		158		5	11			59	62
Co	Coesse silty clay loam	1.00	1.4%		Ilw		150	22	5			10	44	60
MvC2	Morley loam, 6 to 12 percent slopes, eroded	0.87	1.2%		IIIe		115	18	4			8	40	52
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	0.36	0.5%		Vle		92	15	3	7			32	42
Mg	Merrill loam	0.32	0.5%		Ilw		170	23	6			11	49	68
Weighted Average					2.22	1.8	137.4	12.8	4.5	6	27.4	3.1	44.7	57.2

TOPO CONTOURS MAP - TRACTS 2 & 3



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 855.0
Max: 878.9
Range: 23.9
Average: 866.4
Standard Deviation: 4.89 ft

0ft 466ft 933ft



7/12/2022

Map Center: 41° 3' 9.97, -85° 25' 30.98

17-30N-10E
Whitley County
Indiana



FSA INFORMATION

FSA INFORMATION - TRACT 1

INDIANA
WHITLEY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7402

Prepared : 7/6/22 8:42 AM

Crop Year : 2022

Operator Name : MR ADAM D STETZEL
Farms Associated with Operator : 18-183-4042, 18-183-5576, 18-183-6452, 18-183-6453, 18-183-7299, 18-183-7401, 18-183-7402
CRP Contract Number(s) : None
Recon ID : 18-183-2022-21
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
35.91	35.91	35.91	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.Rel. Activity	Broken From Native Sod
0.00	0.00	35.91	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.10	0.00	48	
Corn	22.00	0.00	106	
Soybeans	7.50	0.00	37	

TOTAL 35.60 0.00

NOTES

Tract Number : 11434

Description : Jeff sec 19 T30N R10E
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MR ADAM D STETZEL, MRS JILL M STETZEL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
35.91	35.91	35.91	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	35.91	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION - TRACT 1

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7402
Prepared : 7/6/22 8:42 AM
Crop Year : 2022

DCP Crop Data

Tract 11434 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.10	0.00	48
Corn	22.00	0.00	106
Soybeans	7.50	0.00	37
TOTAL	35.60	0.00	

NOTES

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

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

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

FSA INFORMATION - TRACT 1



FSA INFORMATION - TRACTS 2 & 3

INDIANA

WHITLEY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 7401

Prepared : 7/6/22 8:40 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name : MR ADAM D STETZEL
Farms Associated with Operator : 18-183-4042, 18-183-5576, 18-183-6452, 18-183-6453, 18-183-7299, 18-183-7401, 18-183-7402
CRP Contract Number(s) : None
Recon ID : 18-183-2022-21
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
69.70	67.58	67.58	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.Rel. Activity	Broken From Native Sod
0.00	0.00	67.58	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.10	0.00	48	
Corn	28.72	0.00	99	
Soybeans	33.97	0.00	35	

TOTAL 66.79 0.00

NOTES

Tract Number : 12262

Description : T30N R10E SEC 17 JEFFERSON TWP
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MRS JILL M STETZEL, MR ADAM D STETZEL
Other Producers : None
Recon ID : 18-183-2017-136

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
69.70	67.58	67.58	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	67.58	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION - TRACTS 2 & 3

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7401
Prepared : 7/6/22 8:40 AM
Crop Year : 2022

DCP Crop Data

Tract 12262 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.10	0.00	48
Corn	28.72	0.00	99
Soybeans	33.97	0.00	35
TOTAL	66.79	0.00	

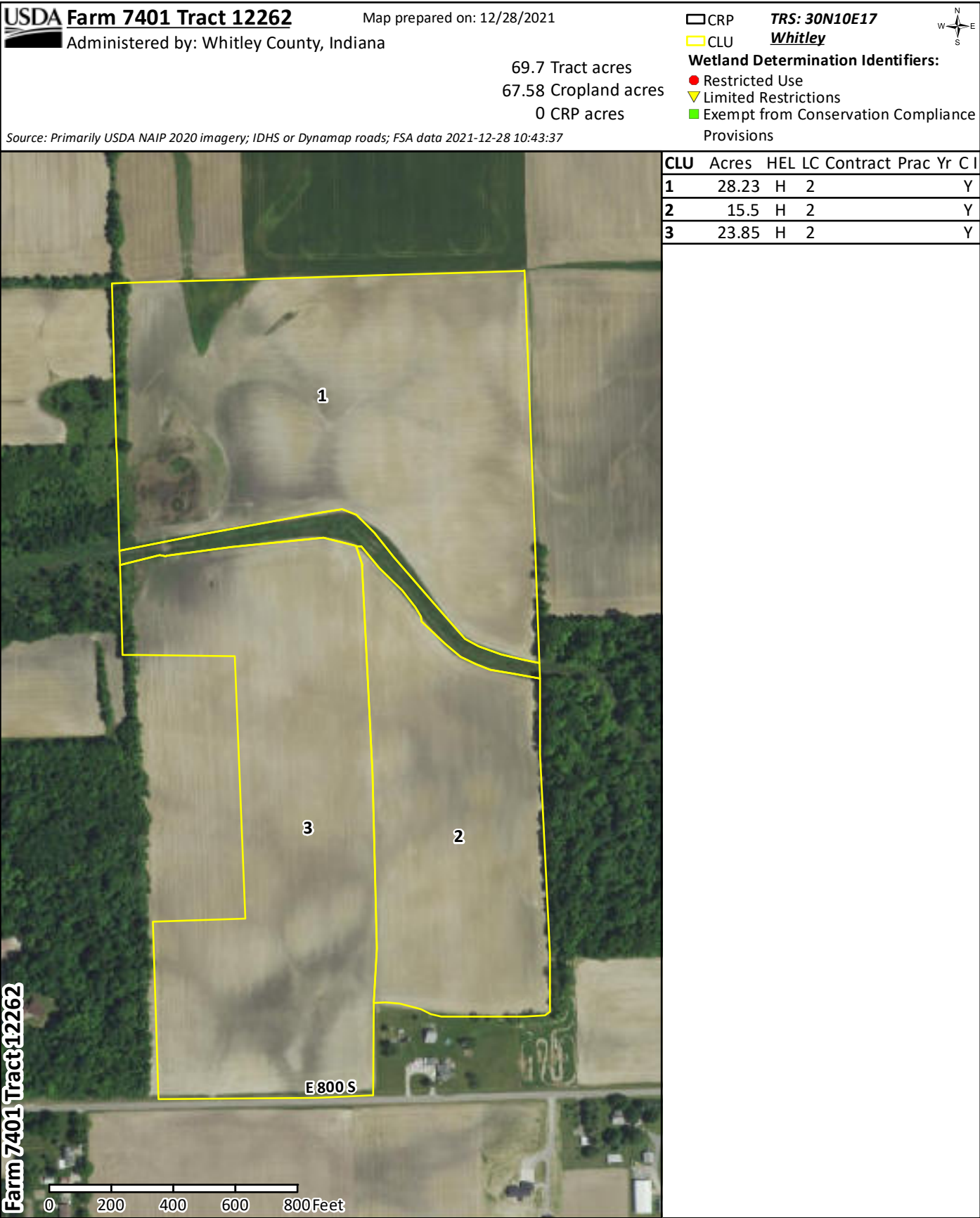
NOTES

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

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

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

FSA INFORMATION - TRACTS 2 & 3



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TAX INFORMATION

TAX INFORMATION - TRACT 1

Beacon - Whitley County, IN - Parcel Report: 92-10-19-000-401.002-006

7/14/22, 5:29 AM



Summary

Parcel ID 92-10-19-000-401.002-006
Property Address S Clark St
Columbia City, IN, 46725
Brief Legal Description PT NW4 & PT W2 NE4 S19 T30 R10 35.82A
(Note: Not to be used on legal documents)
Doc Nbr 2020020235 - [Purchase Copy](#)
Tax District Jefferson Township
Tax Rate Code 978341 - ADV TAX RATE
Property Type 65 - Agricultural
Mortgage Co N/A
Acreage 35.82

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Owners

Deeded Owner
[Stetzel, Adam D & Jill M](#)
8430 S 200 E
Columbia City, IN 46725

Taxing District

County: Whitley
Township: JEFFERSON TOWNSHIP
State District 006 JEFFERSON TOWNSHIP
Local District: 040
School Corp: WHITLEY COUNTY CONSOLIDATED
Neighborhood: 920610-006 JEFFERSON AG & RURAL

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 35.82
Class: 100 - Vacant Land

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	GSB2	0	0	20.626	\$1,500.00	\$1,155.00	\$23,823.03	\$0.00	\$23,820.00
Tillable Cropland	HBA	0	0	1.8400	\$1,500.00	\$1,590.00	\$2,925.60	\$0.00	\$2,930.00
Tillable Cropland	MG	0	0	0.6100	\$1,500.00	\$1,725.00	\$1,052.25	\$0.00	\$1,050.00
Tillable Cropland	MVC2	0	0	1.3500	\$1,500.00	\$1,020.00	\$1,377.00	\$0.00	\$1,380.00
Tillable Cropland	MXC3	0	0	1.8600	\$1,500.00	\$900.00	\$1,674.00	\$0.00	\$1,670.00
Tillable Cropland	PW	0	0	9.3540	\$1,500.00	\$1,665.00	\$15,574.41	\$0.00	\$15,570.00
Tillable Cropland	RCA	0	0	0.1800	\$1,500.00	\$1,410.00	\$253.80	\$0.00	\$250.00

Transfer History

Date	From	To	Instrument	Doc #
2/19/2020	Stetzel, Dwight A Trustee & Stetzel Patricia S Trustee	Stetzel, Adam D & Jill M	Warranty Deed	2020020235 - Purchase Copy

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
2/19/2020	Stetzel, Adam D & Jill M	2020020235		\$227,500.00
5/10/2010	Stetzel, Dwight A Trustee & Stetzel Patricia S Tru	2010050127		\$0.00

TAX INFORMATION - TRACT 1

Beacon - Whitley County, IN - Parcel Report: 92-10-19-000-401.002-006

7/14/22, 5:29 AM

8/25/2006	Stetzel, Dwight A Trustee & Stetzel	2006080541		\$0.00
8/25/2006	SPLIT .051A TO LAUD CHRISTIAN CHURCH	2006080541		\$0.00
5/16/2000	SPLIT .051A TO LAUD CHRISTIAN CHURCH		0005/371	\$0.00
8/2/1999	SPLIT .101A TO CLACK J & D		9908/40	\$0.00
4/8/1999	SPLIT 4.152A TO JENCKS C		9904/195	\$0.00
4/8/1999	ADD TRUSTEE TO PATRICIA		9904/194	\$0.00
4/8/1999	ADD TRUSTEE TO DWIGHT		9904/193	\$0.00
3/4/1999	NAME CHANGE		9903/129	\$0.00
12/2/1998	SPLIT .17A TO HOLLENBAUGH S & C		9812/47	\$0.00
11/25/1998	SPLIT 10.596A TO BUNNELL SUBDIVISION		9811/629	\$0.00
2/19/1998	SPLIT 7.129A TO SHEETS R & C		9802/359	\$0.00
7/1/1997	SPLIT 5.672A TO FRAZIER P & G		9707/8	\$0.00
2/18/1997	SPLIT 3.000A TO HOLLENBAUGH S & C		9702/258	\$0.00
9/13/1994	NORTHER INDIANA TRUST CO		9409/195	\$0.00
1/13/1992	INB NATL BANK		9201/152	\$0.00
	FROM BUNNELL			\$0.00

Valuation

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$40,200	\$39,100	\$47,600	\$49,100	\$56,500
+ Improvements Value	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$40,200	\$39,100	\$47,600	\$49,100	\$56,500

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$309.74	\$309.77	\$367.90	\$390.91	\$446.72
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$309.74	\$309.77	\$367.90	\$390.91	\$446.72
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$49.77	\$0.00	\$0.00	\$164.30
		5216-006b-Goble E #6 - \$49.77			5216-002b-Goble E #2 - \$164.30
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$619.48	\$669.31	\$735.80	\$781.82	\$1,057.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$309.74)	(\$669.31)	(\$735.80)	(\$781.82)	(\$1,057.74)
= Total Due	\$309.74	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2021 Pay 2022 are certified.

First installment for 2021 Pay 2022 tax is due May 10th. The second installment is due November 10th.

TAX INFORMATION - TRACT 1

Beacon - Whitley County, IN - Parcel Report: 92-10-19-000-401.002-006

7/14/22, 5:29 AM

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022	1195036	5/10/2022	\$309.74
2020 Pay 2021	1172580	11/9/2021	\$334.66
2020 Pay 2021	1156677	5/10/2021	\$334.65
2019 Pay 2020	1130958	11/10/2020	\$367.90
2019 Pay 2020	1130942	5/11/2020	\$367.90
2018 Pay 2019	1086814	10/29/2019	\$390.91
2018 Pay 2019	1079042	4/23/2019	\$390.91
2017 Pay 2018	1043622	10/29/2018	\$528.87
2017 Pay 2018	1041239	4/27/2018	\$528.87

Property Record Cards

[2022 Property Record Card \(PDF\)](#)

[2021 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

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TAX INFORMATION - TRACTS 2 & 3

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-301.000-006

7/14/22, 5:29 AM



Summary

Parcel ID 92-10-17-000-301.000-006
Property Address E 800 S
Columbia City, IN, 46725
Brief Legal Description E2 SW4 & SW COR Ex 18.366A Ex 25.206A SE4 EX 7.5A S17 T30 R10 70.471A
(Note: Not to be used on legal documents)
Instrument Nbr N/A
Doc Nbr N/A
Tax District Jefferson Township
Tax Rate Code 978341 - ADV TAX RATE
Property Type 65 - Agricultural
Mortgage Co N/A
Acreage 70.471

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Owners

Deeded Owner
[Stetzel, Adam D & Jill M](#)
1404 W Glenview CT
Columbia City, IN 46725

Taxing District

County: Whitley
Township: JEFFERSON TOWNSHIP
State District: 006 JEFFERSON TOWNSHIP
Local District: 040
School Corp: WHITLEY COUNTY CONSOLIDATED
Neighborhood: 920610-006 JEFFERSON AG & RURAL

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 70.471
Class: 100 - Vacant Land

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BMA	0	0	1.5000	\$1,500.00	\$1,335.00	\$2,002.50	\$0.00	\$2,000.00
Road Right of Way	BMB2	0	0	0.3300	\$1,500.00	\$1,275.00	\$420.75	(\$100.00)	\$0.00
Tillable Cropland	BMB2	0	0	14.2800	\$1,500.00	\$1,275.00	\$18,207.00	\$0.00	\$18,210.00
Legal Ditch	BT	0	0	5.3700	\$1,500.00	\$750.00	\$4,027.50	(\$100.00)	\$0.00
Tillable Cropland	CO	0	0	1.0200	\$1,500.00	\$1,590.00	\$1,621.80	\$0.00	\$1,620.00
Tillable Cropland	GSB2	0	0	21.2900	\$1,500.00	\$1,155.00	\$24,589.95	\$0.00	\$24,590.00
Tillable Cropland	HBA	0	0	1.2400	\$1,500.00	\$1,590.00	\$1,971.60	\$0.00	\$1,970.00
Tillable Cropland	MG	0	0	0.3200	\$1,500.00	\$1,725.00	\$552.00	\$0.00	\$550.00
Tillable Cropland	MS	0	0	2.6500	\$1,500.00	\$1,725.00	\$4,571.25	\$0.00	\$4,570.00
Tillable Cropland	MVC2	0	0	0.8600	\$1,500.00	\$1,020.00	\$877.20	\$0.00	\$880.00
Tillable Cropland	MXC3	0	0	5.7500	\$1,500.00	\$900.00	\$5,175.00	\$0.00	\$5,180.00
Tillable Cropland	MXD3	0	0	0.3700	\$1,500.00	\$750.00	\$277.50	\$0.00	\$280.00
Tillable Cropland	PW	0	0	13.4300	\$1,500.00	\$1,665.00	\$22,360.95	\$0.00	\$22,360.00
Tillable Cropland	WA	0	0	2.0600	\$1,500.00	\$1,275.00	\$2,626.50	\$0.00	\$2,630.00

TAX INFORMATION - TRACTS 2 & 3

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-301.000-006

7/14/22, 5:29 AM

Transfer History

Date	From	To	Instrument	Doc #
9/21/2016				2016090382

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
9/21/2016	Stetzel, Adam D & Jill M	2016090382		\$0.00
12/7/2012	Stetzel, Adam D & Jill M	2012120152		\$657,547.00
12/7/2012	Pan, Charles C M Trust	2012120152		\$0.00
12/7/2012	Pan, Charles C M Trust	2012120150		\$0.00
10/22/2009	Pan, Charles C M Trust	2009100361		\$0.00
	PAN CHARLES C M			\$0.00

Valuation

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$72,900	\$72,400	\$88,200	\$91,100	\$104,700
+ Improvements Value	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$72,900	\$72,400	\$88,200	\$91,100	\$104,700

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$561.70	\$573.59	\$681.70	\$725.29	\$827.81
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$561.70	\$573.59	\$681.70	\$725.29	\$827.81
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,123.40	\$1,147.18	\$1,363.40	\$1,450.58	\$1,655.62
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$561.70)	(\$1,147.18)	(\$1,363.40)	(\$1,450.58)	(\$1,655.62)
= Total Due	\$561.70	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2021 Pay 2022 are certified.

First installment for 2021 Pay 2022 tax is due May 10th. The second installment is due November 10th.

TAX INFORMATION - TRACTS 2 & 3

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-301.000-006

7/14/22, 5:29 AM

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022	1195035	5/10/2022	\$561.70
2020 Pay 2021	1172579	11/9/2021	\$573.59
2020 Pay 2021	1156676	5/10/2021	\$573.59
2019 Pay 2020	1111540	11/10/2020	\$681.70
2019 Pay 2020	1117169	5/11/2020	\$681.70
2018 Pay 2019	1096921	5/9/2019	\$725.29
2018 Pay 2019	1068521	5/1/2019	\$725.29
2017 Pay 2018	1041003	11/9/2018	\$827.81
2017 Pay 2018	1058470	5/9/2018	\$827.81

Property Record Cards

[2022 Property Record Card \(PDF\)](#)

[2021 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

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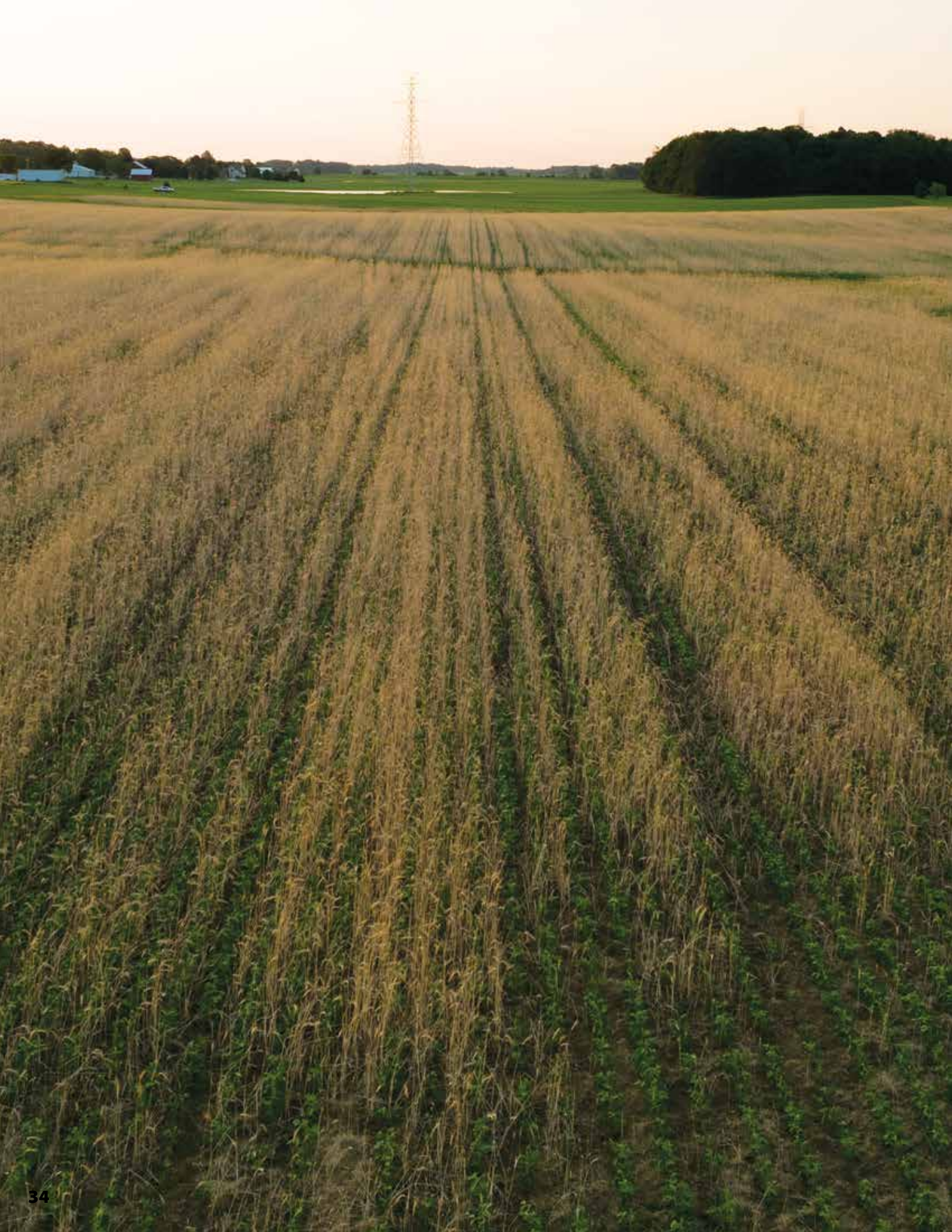
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TITLE COMMITMENT

TITLE COMMITMENT

Schedule A

1. Effective Date: July 15, 2022 8:00 A.M.

2. Policy or Policies to be issued: Amount

a. 11/16 Owner's Policy: \$ To Be Determined

Proposed Insured: To Be Determined

b. _____ Loan Policy: \$ _____

Proposed Insured:

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 Effective Date vested in:

Adam D. Stetzel and Jill M. Stetzel, husband and wife, as shown on Instrument #2020020235 (Tract I) and Instrument #2012120152 (Tract II), in the Office of the Whitley County Recorder.

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

(SEE FULL DESCRIPTION ATTACHED)

TITLE COMMITMENT

Schedule A Continued

File Number

Policy Number

TRACT I

Part of the Northeast Quarter, together with part of the Fractional Northwest Quarter, all being in Section 19, Township 30 North, Range 10 East, Whitley County, Indiana and all together being more particularly described as follows, to wit:

Commencing at an iron pin found at the Northwest corner of the Northeast Quarter of said Section 19; thence S89°-14'-50"E (adjoiner's deed bearing and used as the basis of bearings for this description), on and along the North line of the Northeast Quarter of said Section 19, a distance of 16.50 feet to the Northwest corner of a certain tract of land as recorded in Document Number 2004110113 in the records of Whitley County, Indiana, said corner also being at the Northeast corner of the Plat of Bunnell Subdivision as recorded in Document Number 98-12-47 in said records; thence S00°-09'-42"W (recorded S00°-09'-15"W), on and along the West line of said tract of land in Document Number 2004110113, also being on and along the East line of said Bunnell Subdivision, a distance of 405.24 feet to a 5/8-inch iron pin capped "Walker" found at the Southwest corner of said tract of land in Document Number 2004110113, said iron pin being situated 14.9 feet West of and 0.6 feet South of a cut-off rail iron post found, said iron pin also being at the true point of beginning; thence S89°-14'-50"E (recorded S89°-15"E), on and along the South line of said tract of land as recorded in Document Number 2004110113 and on and along the South line of a certain tract of land as recorded in Document Number 2004020044 in said records, a distance of 669.88 feet to the Southeast corner of said tract of land in Document Number 2004020044, said corner being situated 0.5 feet West of a steel "T" post found, said corner also being on the West line of a certain 36.878 acre tract of land as recorded in Document Number 00-6-584 in said records; thence S00°-36'-13"W (recorded S00°-35'-45"W), on and along said West line, a distance of 778.00 feet to a 5/8-inch iron pin capped "Walker"; thence N89°-59'-55"W, a distance of 998.84 feet to a rail iron post on the East line of a certain 4.152 acre tract of land as recorded in Document Number 2004060566 in said records; thence N00°-09'-48"E (recorded N00°-10'-10"E), on and along said East line, a distance of 205.70 feet to a 5/8-inch iron pin capped "Walker" at a Northeast corner of said 4.152 acre tract of land; thence N89°-50'-12"W (recorded N89°-49'-50"W), on and along a North line of said 4.152 acre tract of land, a distance of 477.20 feet to a 5/8-inch iron pin capped "Walker" at a Northwest corner of said 4.152 acre tract of land; thence S00°-09'-48"W (recorded S00°-10'-10"W), on and along a West line of said 4.152 acre tract of land, a distance of 202.20 feet to a 5/8-inch iron pin capped "Walker" at a corner of said 4.152 acre tract of land; thence N89°-50'-12"W (recorded N89°-49'-50"W), on and along a North line of said 4.152 acre tract of land, a distance of 972.50 feet to a 5/8-inch iron pin capped "Walker" at a Northwest corner of said 4.152 acre tract of land, said iron pin being situated 7.3 feet North of and 2.2 feet East of a rail iron post found, said iron pin being on the East right-of-way line of Clark Street in the Town of Laud; thence N00°-48'-18"E (recorded N00°-48'-40"E), on and along said East right-of-way line, a distance of 642.99 feet to a 5/8-inch iron pin capped "Walker" found at the Southwest corner of a certain 0.101 acre tract of land as recorded in Document Number 00-5-371, in said records; thence S89°-26'-05"E, on and along the South line of said 0.101 acre tract of land and on and along the South line of a certain 0.170 acre tract of land as recorded in Document Number 99-3-129 in said records and on and along the South line of a certain 7.129 acre tract of land as recorded in Document Number 2005100527 in said records and on and along the South line of the Plat of Bunnell Subdivision as recorded in Document Number 98-12-47 in said records, a distance of 1777.52 feet (recorded 1777.66 feet), to a 5/8-inch iron pin capped "Walker" found at the Southeast corner of said Bunnell Subdivision; thence N00°-09'-42"E, on and along the East line of said Bunnell Subdivision, a distance of 153.71 feet to the true point of beginning, containing 35.820 acres of land, more or less, subject to all legal right-of-way, subject to all legal drain easements, subject to a United Telephone of Indiana easement as recorded in Document Number 94-2-168 in the records of Whitley County, Indiana, and subject to all other easements of record.

TITLE COMMITMENT

Schedule A Continued

File Number

Policy Number

TRACT II

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17), ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1340.10 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF A CERTAIN 14.059 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 91-3-120 IN THE RECORDS OF WHITLEY COUNTY, INDIANA, SAID MAG NAIL ALSO BEING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER, SAID MAG NAIL FURTHER BEING AT THE POINT OF BEGINNING THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, ON AND ALONG SAID SOUTH LINE, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 800S, A DISTANCE OF 755.85 FEET TO A MAG NAIL, SAID MAG NAIL BEING SITUATED NORTH 89 DEGREES 55 MINUTES 18 SECONDS WEST, A DISTANCE OF 583.35 FEET FROM A MAG SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST, A DISTANCE OF 286.50 FEET TO A RAIL IRON POST FOUND; THENCE SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 127.00 FEET TO A RAIL IRON POST FOUND; THENCE SOUTH 80 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 223.80 FEET TO A WOOD POST FOUND; THENCE NORTH 89 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 234.78 FEET TO A 5/8 INCH IRON PIN CAPPED "WALKER" ON THE EAST LINE OF SAID SOUTHWEST QUARTER, SAID IRON PIN BEING SITUATED 6.2 FEET EAST OF A RAIL IRON POST FOUND; THENCE NORTH 00 DEGREES 41 MINUTES 55 SECONDS WEST, ON AND ALONG SAID EAST LINE, A DISTANCE OF 2412.66 FEET TO A RAIL IRON POST FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 58 MINUTES 58 SECONDS WEST, ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1329.60 FEET TO A 5/8 INCH IRON PIN CAPPED "WALKER" AT THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2006110516 IN SAID RECORDS, SAID IRON PIN ALSO BEING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER, SAID IRON PIN FURTHER BEING SITUATED 1.6 FEET SOUTH OF A WOOD POST FOUND; THENCE SOUTH 00 DEGREES 31 MINUTES 17 SECONDS EAST, ON AND ALONG THE EAST LINE OF SAID TRACT OF LAND IN DOCUMENT NUMBER 2006110516 AND ON AND ALONG THE EAST LINE OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 93-2-98 IN SAID RECORDS, ALSO BEING ON AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1507.28 FEET (RECORDED 1508.6 FEET), TO A RAIL IRON POST FOUND AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND IN DOCUMENT NUMBER 93-2-98, SAID RAIL IRON POST ALSO BEING AT THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 90-3-345 IN SAID RECORDS; THENCE SOUTH 00 DEGREES 27 MINUTES 14 SECONDS EAST, ON AND ALONG THE EAST LINE OF SAID TRACT OF LAND IN DOCUMENT NUMBER 90-3-345 AND ON AND ALONG THE EAST LINE OF BOWLIN'S ADDITION AS RECORDED IN DOCUMENT NUMBER 89-10-127 AND ON AND ALONG THE EAST LINE OF A CERTAIN 14.059 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 91-3-120, ALSO BEING ON AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1152.69 FEET (RECORDED 1151.9 FEET) TO THE POINT OF BEGINNING, CONTAINING 77.971 ACRES OF LAND MORE OR LESS.

"CONTINUED"

TITLE COMMITMENT

Except

Part of the East half of the Southwest Quarter of Section 17, Township 30 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at a railroad spike found at the Southwest corner of said Southwest Quarter; thence S89°-55'-18"E (deed bearing and used as the basis of bearings for this description), on and along the South line of said Southwest Quarter, a distance of 1340.10 feet to a Mag nail found at the Southwest corner of the East half of said Southwest Quarter, said Mag nail also being at the POINT OF BEGINNING; thence continuing S89°-55'-18"E, on and along said South line, being within the right-of-way of County Road 800S, a distance of 50.00 feet to a Mag nail; thence N00°-27'-14"W, a distance of 636.29 feet to a 5/8-inch iron pin capped "Walker"; thence S89°-55'-18"E, a distance of 300.00 feet to a 5/8-inch iron pin capped "Walker"; thence N00°-27'-14"W, a distance of 842.40 feet to a 5/8-inch iron pin capped "Walker"; thence N89°-55'-18"W, a distance of 350.38 feet to a 5/8-inch iron pin capped "Walker" at the Northeast corner of a certain tract of land as recorded in Document Number 93-2-98 in the records of Whitley County, Indiana, said iron pin being on the West line of the East half of said Southwest Quarter; thence S00°-31'-17"E, on and along the East line of said tract of land in Document Number 93-2-98, also being on and along the West line of the East half of said Southwest Quarter, a distance of 326.00 feet to a rail iron post found at the Southeast corner of said tract of land in Document Number 93-2-98, said rail iron post also being at the Northeast corner of a certain tract of land as recorded in Document Number 93-3-345 in said records; thence S00°-27'-14"E, on and along the East line of said tract of land in Document Number 93-3-345 and on and along the East line of Bowlin's Addition as recorded in Document Number 89-10-127 in said records and on and along the East line of a certain tract of land as recorded in Document Number 91-3-120 in said records, also being on and along the West line of the East half of said Southwest Quarter, a distance of 1152.69 feet to the point of beginning, containing 7.50 acres of land, more or less, subject to legal right-of-way for County Road 800S, subject to all legal drain easements and subject to all other easements of record.

TITLE COMMITMENT

Schedule B-I COMMITMENT

Requirements:

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and changes for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Warranty Deed to Owner's Policy Proposed Insured.
- (f) Satisfaction and release of Mortgage shown as Exception 13.
- (g) Release of Exception 14.

TITLE COMMITMENT

Schedule B-II

COMMITMENT

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

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Adam D. Stetzel and Jill M. Stetzel.
TRACT I
Tax Key Number: 92-10-19-000-401.002-006
Tax Description: PT NW4 & PT W2 NE4 19-30-10 35.82A
Valuations: Land - \$40200; Improvements - none; Exemptions - none.
Taxes for 2021 payable 2022: \$309.74 due May 10 was paid May 10; \$309.74 due November 10.
Taxes for the year 2022, a lien for an amount not yet due or payable.
Possible future assessments on Ditches: #144-000A; #216-000A; #216-002B; #216-003B and #216-006B.
TRACT II
Tax Key Number: 92-10-17-000-301.000-006
Tax Description: E2 SW4 & SW COR EX 18.366A EX 25.206A SE4 EX 7.5A 17-30-10 70.471A
Valuations: Land - \$72900; Improvements - none; Exemptions - none.
Taxes for 2021 payable 2022: \$561.70 due May 10 was paid May 10; \$561.70 due November 10.
Taxes for the year 2022, a lien for an amount not yet due or payable.
Possible future assessments on Ditches: #278-000A; #413-000A; #615-000B; #708-000B and #708-001B.
6. Possible easements for drainage ditches and tile drains.
7. Easements, or claims of easements, not shown by the public records.
8. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
9. Easement in favor of United Telephone Company of Indiana, Inc., dated February 7, 1994 and recorded February 9, 1994 as Instrument #94-2-168. (Tract I)
10. Does not apply.
11. Easement in favor of Indiana & Michigan Electric Company, dated July 17, 1956 and recorded July 26, 1956 in Deed Record 104, page 428. (Tract I)

Recorded

Schedule B II

ALTA Commitment for Title Insurance 6/06

C O N T I N U E D

TITLE COMMITMENT

Schedule B-II Continued

File Number

Policy Number

12. Easement in favor of Indiana Michigan Power Company, dated March 23, 1994 and recorded April 11, 1994 as Instrument #94-4-162. (Tract I)
13. Mortgage originally for (not to exceed in the aggregate) executed by Adam D. Stetzel and Jill M. Stetzel to STAR Financial Bank, dated February 18, 2020 and recorded February 19, 2020 as Instrument #2020020236, in the Office of the Whitley County Recorder. Modification of Mortgage, dated April 20, 2022 and recorded April 29, 2022 as Instrument #2022040439, in the Office of the Whitley County Recorder. (Tracts I & II)
14. Assignment of Rents between Adam D. Stetzel and Jill M. Stetzel and STAR Financial Bank, dated February 18, 2020 and recorded February 19, 2020 as Instrument #2020020237, in the Office of the Whitley County Recorder. (Tracts I & II)
15. Subject to legal right of way for County Road 800S. (Tract II)
16. We have made judgment searches vs: Adam D. Stetzel and Jill M. Stetzel; and found none.

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, in a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

NOTE: Effective July 1, 2021 the County Auditor will collect a \$20.00 fee for each deed filed and an additional \$10.00 for per parcel. IC 6-1.1-5.5-4

TITLE COMMITMENT

Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment. This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Continued on back page

Issued through the Office of

GATES LAND TITLE CORP.
232 W VAN BUREN ST. STE 106
COLUMBIA CITY IN 46725
(260)244-5127

Authorized Signatory

THOMAS J. PUGH

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attest

Secretary



PHOTOS

PHOTOS



PHOTOS



TRACT 1 - LOOKING EAST



TRACT 1 - LOOKING EAST

PHOTOS



TRACT 1 - LOOKING WEST



TRACT 1 - LOOKING WEST

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TRACTS 2 & 3



TRACTS 2 & 3 - DITCH

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TRACTS 2 & 3 - DITCH



TRACTS 2 & 3 - DITCH