



LAND AUCTION

*Mostly
Tillable*

ADAMS COUNTY, IN

63.994
acres

OFFERED IN
1 TRACT

Thursday, November 3 ■ 6PM at the Preble Fireman's Park, Decatur, IN

INFORMATION

Booklet

Disclaimer

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

AUCTION MANAGER: Al Pfister • 260.824.5850 • 260.760.8922



SCHRADER

Real Estate and Auction Company, Inc.

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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

THURSDAY, NOVEMBER 3, 2022

63.994± ACRES – MONROE, 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, October 27, 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
63.994± Acres • Adams County, Indiana
Thursday, November 3, 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, November 3, 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, October 27, 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 MAP

LOCATION MAP

AUCTION SITE: Preble Fireman's Park,
4333 US 224, Decatur, IN 46733

PROPERTY LOCATION: From Monroe,
travel 5 miles west on SR 124 to CR
600W, then travel 2 miles north to
CR 200N, turn west 0.2 miles
to property.

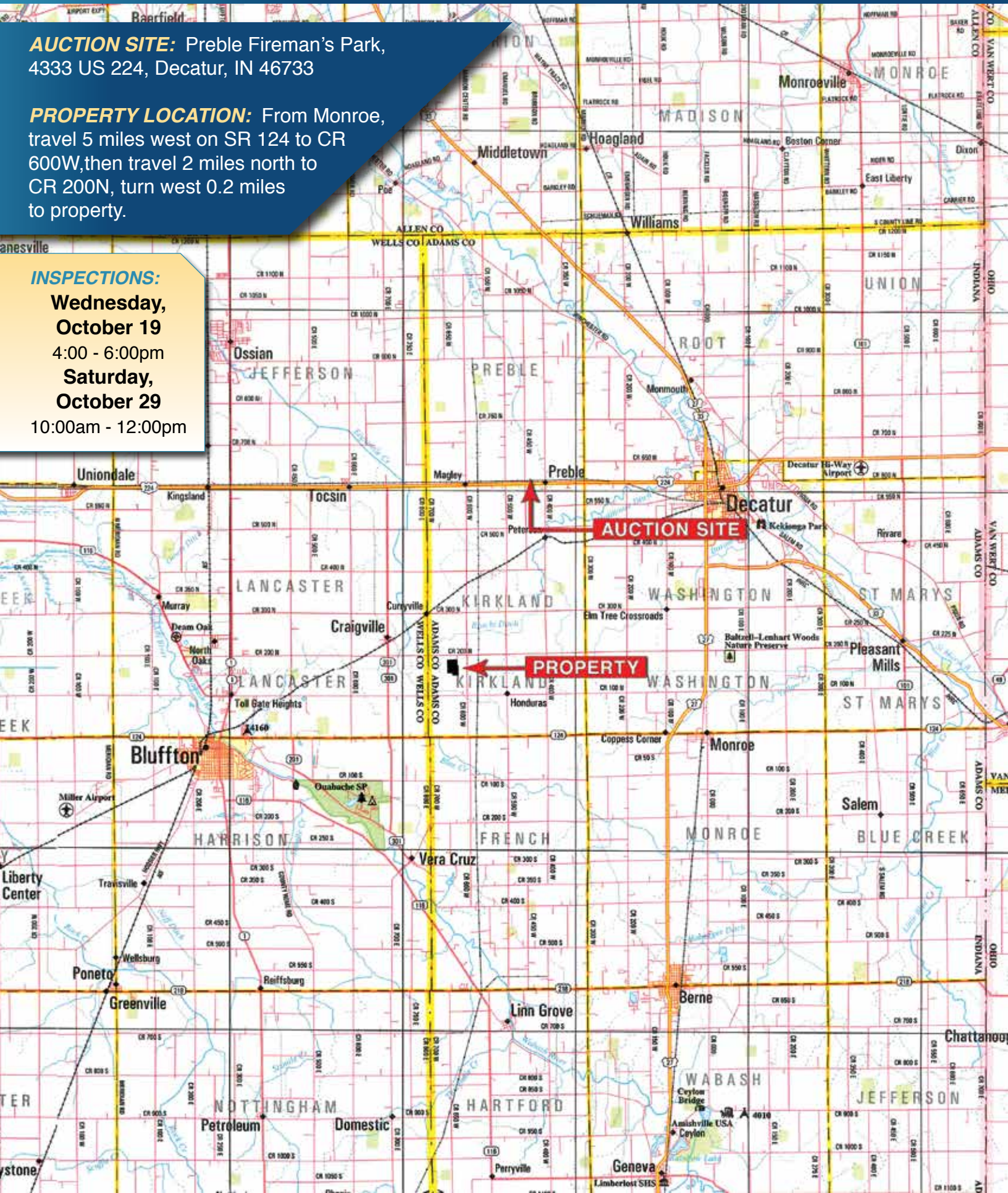
INSPECTIONS:

**Wednesday,
October 19**

4:00 - 6:00pm

**Saturday,
October 29**

10:00am - 12:00pm

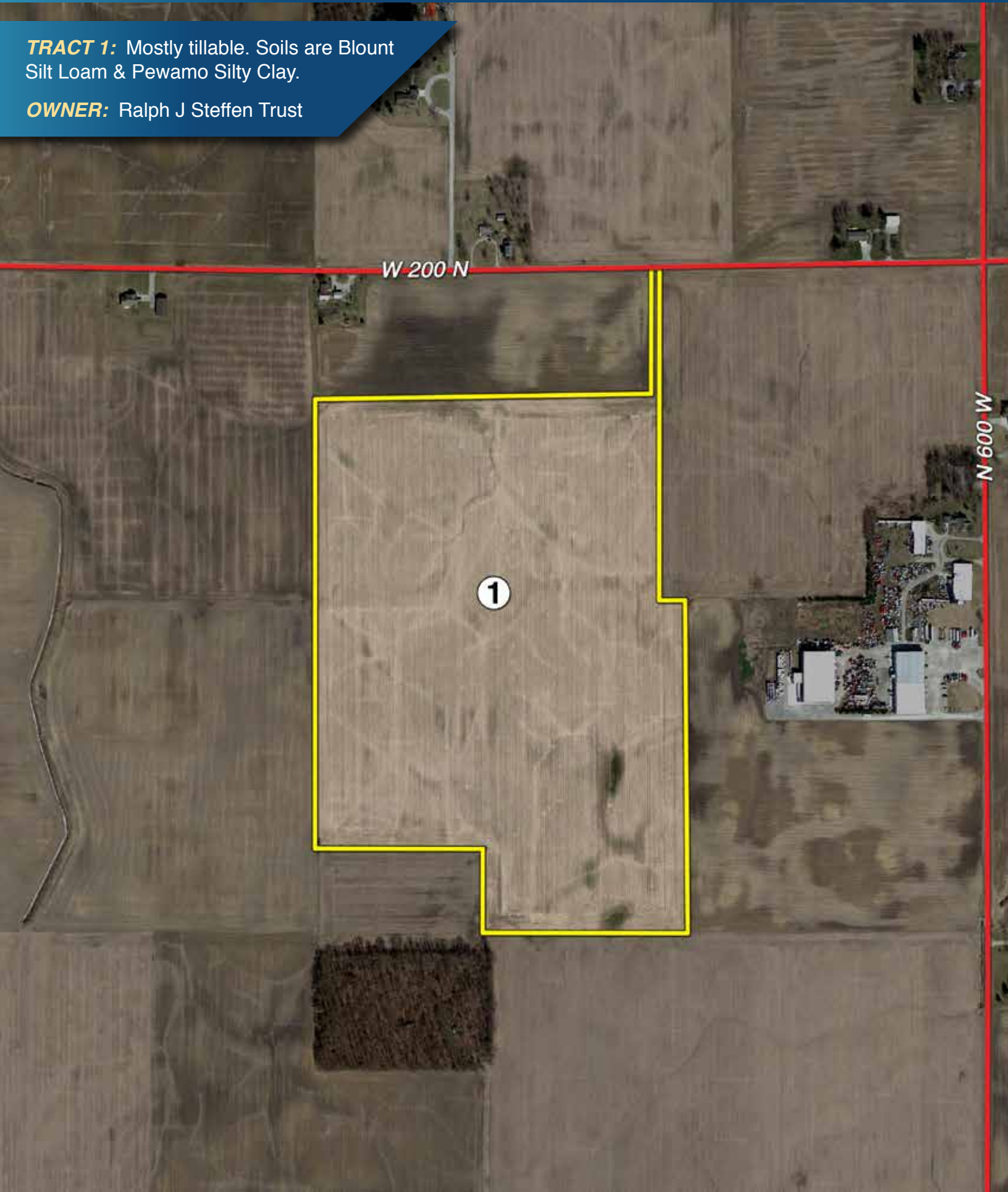


TRACT MAP

TRACT MAP

TRACT 1: Mostly tillable. Soils are Blount Silt Loam & Pewamo Silty Clay.

OWNER: Ralph J Steffen Trust



SURVEY

SURVEY

MS

SEPTIC NOTE

The approval of the Adams County Health Department herein granted is subject further to compliance with 410 IAC 6-8.3 and Adams County Sewage Ordinance No.2018-10 as from time to time amended. Approval by Health Department herein does not represent or warrant that any particular lot in this subdivision is suitable for an on-site sewage disposal system that would be in compliance with the applicable rules and regulations of the state and Adams County and determination of the suitability of such lot for such purposes is the sole responsibility of the purchaser of any such lot.

WELL NOTE

Lot to be serviced by private well, if applicable.

RESTRICTIONS

All utility easements as dedicated on the face of the plat shall be kept free of all permanent structures and the removal of any obstructions such as structures, trees, shrubbery, fences, or other installation thereon, whether temporary or permanent, by a utility company shall in no way obligate the utility company in damages, or, to restore the obstruction to its original form.

Before any lot or tract located within the subdivision may be used and occupied, such use or occupier shall first obtain from this Zoning Administrator the Improvement Location Permit required by the Adams County Zoning Ordinance.

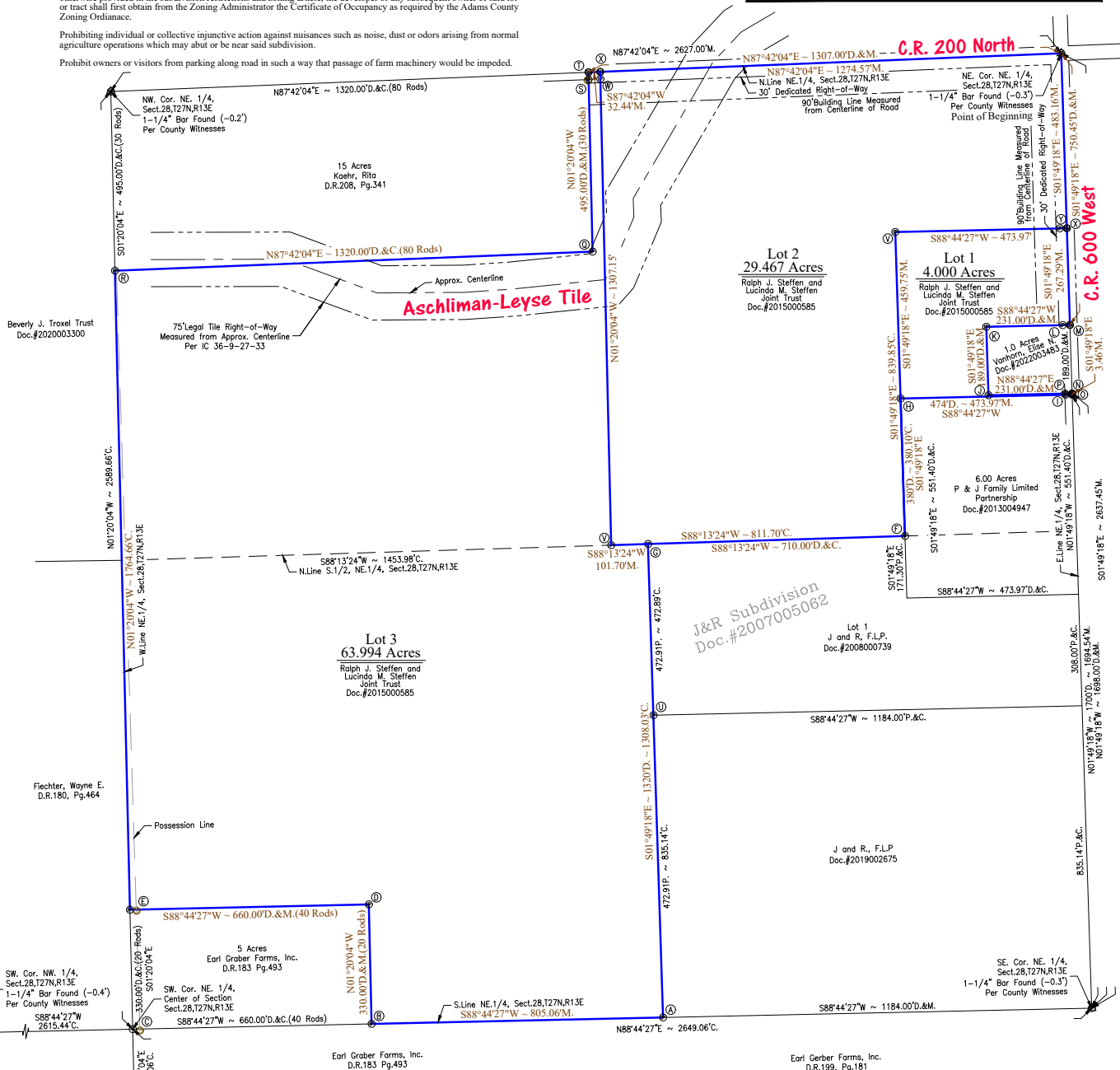
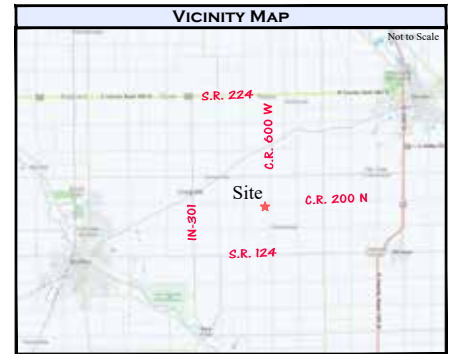
Before any house or building on any lot or tract in the subdivision shall be used and occupied as a dwelling or as otherwise provided in subdivision restrictions, the developer or any subsequent owner of said lot or tract shall install all improvements serving said lot or tract as provided in said plans and specified filed with the Commission.

Before any house or building on any lot or tract in the subdivision shall be used or occupied as a dwelling or as otherwise provided in the subdivision restrictions and zoning action, the developer or any subsequent owner of said lot or tract shall first obtain from the Zoning Administrator the Certificate of Occupancy as required by the Adams County Zoning Ordinance.

Prohibiting individual or collective injunctive action against nuisances such as noise, dust or odors arising from normal agriculture operations which may abut or be near said subdivision.

Prohibit owners or visitors from parking along road in such a way that passage of farm machinery would be impeded.

VICINITY MAP



MONUMENT LEGEND

A = 5/8" Steel Rebar Found Bent (+1.0' No History)
B = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found (Flush)
C = Railroad Tie Post Found 4.0'S. & 20.0'E. of Actual (+5.0')
D = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found (Flush)
E = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found (Flush)
F = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found (Flush)
G = 5/8" Steel Rebar Found (Flush/No History)
H = 5/8" Steel Rebar Found (Flush/No History)
I = 5/8" Steel Rebar Found 18.70'W. of Actual (Flush/No History)
J = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found (Flush)
K = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found (Flush)
L = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found 20.00'W. of Actual (Flush)

MONUMENT LEGEND

M = Dura Nail w/ Miller" id. Ring Found (Flush)
N = Dura Nail w/ Miller" id. Ring Found (Flush)
O = Dura Nail w/ Miller" id. Ring Found (Flush)
P = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found 20.00'W. of Actual (Flush)
Q = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found (Flush)
R = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found (Flush)
S = 5/8" Steel Rebar w/ Miller Firm #0095" id. Cap Found 20.00'S. of Actual (Flush)
T = Dura Nail w/ Miller" id. Ring Found (Flush)
U = 5/8" Steel Rebar Found 0.26'E. of Actual (+0.5')
V = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
W = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set 20.00'S. of Actual (Flush)
X = Dura Nail w/ Miller" id. Ring Set (Flush)
Y = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set 20.00'W. of Actual (Flush)

MS

Ralph & Lucinda Steffen South Subdivision

Kirkland Township, Section 28, T27N, R13E
Adams County, Indiana

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 28, Township 27 North, Range 13 East of the Second Principal Meridian, Kirkland Township in Adams County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 21066097, dated September 16, 2022, and being more particularly described as follows:

Beginning at a 1 1/4" steel bar marking the Northeast corner of said Northeast Quarter; thence South 01 degrees 49 minutes 18 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 750.45 feet along the East line of said Northeast Quarter to a DuraNail with a "Miller" identification ring on the North line of an existing 1.0 acre tract described in Document Number 2022003483 in the Office of the Recorder of Adams County, Indiana; thence South 88 degrees 44 minutes 27 seconds West, a distance of 231.00 feet (deed) along said North line and also being parallel with the South line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the West line of said 1.0 acre tract; thence South 01 degrees 49 minutes 18 seconds East, a distance of 189.00 feet (deed) along said West line and also being parallel with the East line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the South line of said 1.0 acre tract; thence North 88 degrees 44 minutes 27 seconds East, a distance of 231.00 feet (deed) along said South line and also being parallel with the South line of said Northeast Quarter to a DuraNail with a "Miller" identification ring on the East line of said Northeast Quarter; thence South 01 degrees 49 minutes 18 seconds East, a distance of 3.46 feet along said East line and within the right-of-way of County Road 600 West to a DuraNail with a "Miller" identification ring on the North line of an existing 6.00 acre tract described in Document Number 2013004947 in the Office of the Recorder of Adams County, Indiana; thence South 88 degrees 44 minutes 27 seconds West, a distance of 473.97 feet (474 feet deed) along said North line and also being parallel with the South line of said Northeast Quarter to a 5/8" steel rebar on the West line of said 6.00 acre tract; thence South 01 degrees 49 minutes 18 seconds East, a distance of 380.10 feet (380 feet deed) along said West line to a point on the North line of the South Half of said Northeast Quarter, said point being referenced by a 5/8" steel rebar with a "Hoch" identification cap 0.21 feet East; thence South 88 degrees 13 minutes 24 seconds West, a distance of 710.00 feet (deed) along said North line to a 5/8" steel rebar on the West line of the J&R Subdivision as recorded in Document Number 2007005062 in the Office of the Recorder of Adams County, Indiana; thence South 01 degrees 49 minutes 18 seconds East, a distance of 1308.03 feet (1320 feet deed) along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the South line of said Northeast Quarter; thence South 88 degrees 44 minutes 27 seconds West, a distance of 805.36 feet along said South line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the East line of an existing 5 acre tract described in Deed Record 183, Page 493 in the Office of the recorder of Adams County, Indiana, said point being 660.00 feet East of the West line of said Northeast Quarter; thence North 01 degrees 20 minutes 04 seconds West, a distance of 330.00 feet (deed) along said East line and also being parallel with the West line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the North line of said 5 acre tract; thence South 88 degrees 44 minutes 27 seconds West, a distance of 660.00 feet (deed) along said North line and also being parallel with the South line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the West line of said Northeast Quarter; thence North 01 degrees 20 minutes 04 seconds West, a distance of 1764.66 feet along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the South line of an existing 15 acre tract described in Deed Record 208, Page 341 in the Office of the Recorder of Adams County, Indiana, said point being 495.00 feet (deed) South of the North line of said Northeast Quarter; thence North 87 degrees 42 minutes 04 seconds East, a distance of 1320.00 feet (deed) along said South line and being parallel with the North line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the East line of said Deed Record 208, Page 341; thence North 01 degrees 20 minutes 04 seconds West, a distance of 495.00 feet (deed) along said East line and also being parallel with the West line of said Northeast Quarter to a DuraNail with a "Miller" identification ring on the North line of said Northeast Quarter; thence North 87 degrees 42 minutes 04 seconds East, a distance of 1307.30 feet along said North line and being within the right-of-way of County Road 200 North to the Point of Beginning. Containing 97.461 acres, more or less. Subject to the right-of-way of County Road 200 North, County Road 600 West, Aschliman-Leyse Legal 1/4 Drain and subject to easements of record.

APPROVALS

COUNTY SURVEYOR OF
THE COUNTY OF ADAMS, INDIANA

This _____ day of _____, 2022.

BOARD OF HEALTH OF
THE COUNTY OF ADAMS, INDIANA

This _____ day of _____, 2022.

PLAN COMMISSION OF
THE COUNTY OF ADAMS, INDIANA

I hereby certify that under I.C.36-7-4-700 et seq. and after proper publication of Public Notice and hearing this plat was given secondary approval on _____, 2022.

Designated Official

BOARD OF COMMISSIONERS OF
THE COUNTY OF ADAMS, INDIANA

This _____ day of _____, 2022.

DEED OF DEDICATION

I, the undersigned Ralph J. Steffen, as trustee of the Ralph J. Steffen and Lucinda M. Steffen Joint Trust, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Ralph & Lucinda Steffen North Subdivision, an addition to Adams County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated, are hereby dedicated, to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Witness our hands and seals this _____ day of _____, 2022.

STATE OF INDIANA)
) SS:
COUNTY OF ADAMS)

Before me, the undersigned, a Notary Public in and for said County and State,

this _____ day of _____, 2022, personally appeared

_____, and acknowledged the execution

of the foregoing instrument.

Deceased: September 2, 2019

Ralph J. Steffen,
Trustee of the Ralph J. Steffen
& Lucinda M. Steffen Joint Trust

Marlene Vanhorn, Executor

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

() Notary Public

My Commission Expires: _____

My County of Residence is: _____

SOILS MAP



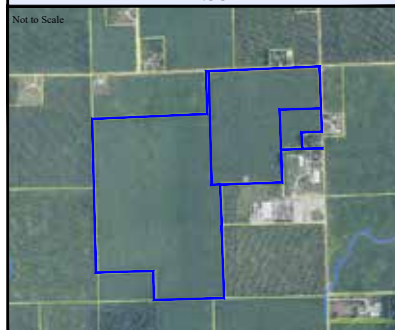
Soil Information Taken From Adams County GIS Maps
BcA = Blount silt loam, 0 to 1 percent slopes
BcB = Blount silt loam, 0 to 4 percent slopes
Pm = Pewamo silty clay

CONTOUR MAP



Contour Information Taken From Adams County GIS Maps

FIRM FLOOD MAP



Flood information from FIRM (Flood Insurance Rate Map) for Adams County, Indiana, Community No.180424, Panel No.0100E, dated September 29, 2010.

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Adams County, Indiana, Community No.180424, Panel No.0100E, dated September 29, 2010.

CERTIFICATION

I, Brett R. Miller, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey conducted under my supervision in accordance with Title 865 IAC, Article 1, Rule 12, Sections 1 thru 29, and that the survey upon which this plat is based has been recorded in Document Number XXXXXXXXXX in the Office of the Recorder of Adams County, Indiana; that all markers thereon will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown.

Brett R. Miller, PS

Date: September 19, 2022

Corporate Office

221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

Miller Land Surveying, Inc.

Brett R. Miller, P.S. No.LS20300059
Robert J. Marucci, P.S. No.LS20400028

www.mlswebsite.us



Precision and Professionalism is where we draw the line.

Fort Wayne Office

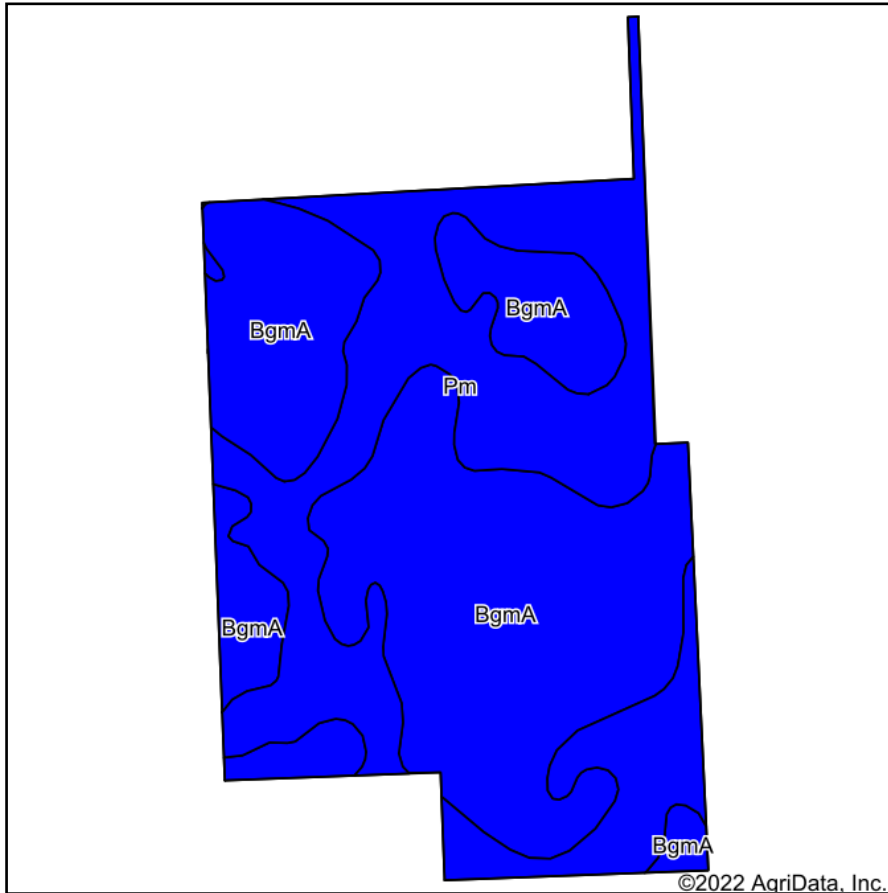
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
Phone: (260) 489-8571

Owner

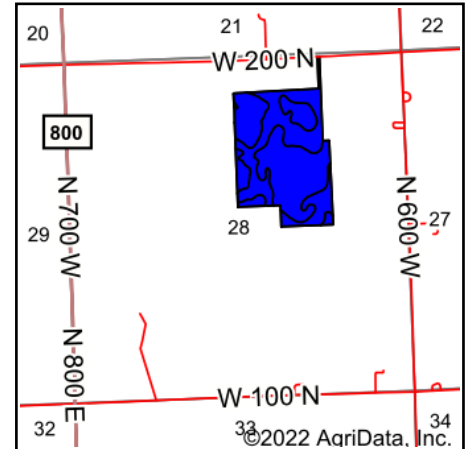
Ralph J. Steffen and Lucinda
M. Steffen Joint Trust
6353 W 200 N
Decatur, IN 46733

SOILS MAP

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Adams**
 Location: **28-27N-13E**
 Township: **Kirkland**
 Acres: **64.05**
 Date: **9/23/2022**

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

Maps Provided By

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



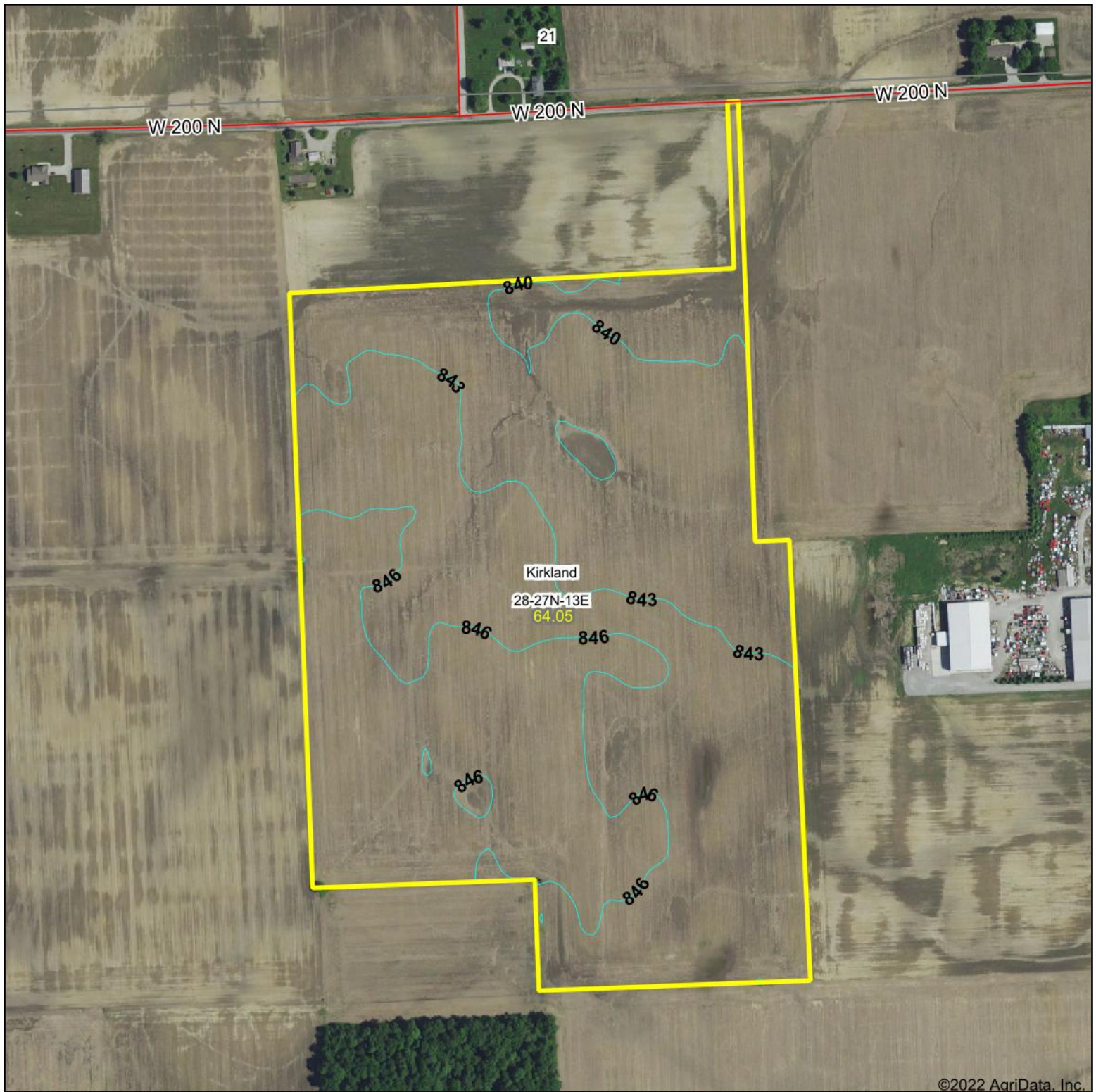
Area Symbol: IN001, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	38.57	60.2%		Ilw	141	5	9	45	63
Pm	Pewamo silty clay, 0 to 2 percent slopes	25.48	39.8%		Ilw	153	5	10	43	62
Weighted Average					2.00	145.8	5	9.4	44.2	62.6

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

TOPOGRAPHY MAP



©2022 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 838.5
Max: 848.4
Range: 9.9
Average: 844.1
Standard Deviation: 2.46 ft

0ft 461ft 922ft



9/23/2022

28-27N-13E
Adams County
Indiana

Map Center: 40° 46' 6.56, -85° 3' 31.74

PARCEL INFORMATION

PARCEL INFORMATION

01-04-28-200-006.000-007

General Information

Parcel Number
01-04-28-200-006.000-007

Local Parcel Number
004-190-00003200

Tax ID:

Routing Number
004-0028-001.00

Property Class 100
Vacant Land

Year: 2022

Location Information

County
Adams

Township
KIRKLAND TOWNSHIP

District 007 (Local 007)
KIRKLAND TOWNSHIP

School Corp 0015
Adams Central Community

Neighborhood 910501-007
AC - 007

Section/Plat
28 28-4

Location Address (1)
W 200 N
DECATUR, IN 46733

Zoning

Subdivision

Lot

Market Model
910501

Characteristics

Topography ☐ **Flood Hazard** ☐
Level

Public Utilities **ERA** ☐
Electricity

Streets or Roads **TIF** ☐
Paved

Neighborhood Life Cycle Stage
Static ☐
Printed

Review Group 2026
Friday, May 13, 2022

Steffen, Ralph J

Ownership

Ralph J & Lucinda M Steffen Joint Tr, R
fen
6353 W 200 N
DECATUR, IN 46733

Legal

PT NE SEC 28 (99.01A)

W 200 N

Transfer of Ownership

Date **Owner**
02/09/2015 Ralph J & Lucinda M S
03/04/1992 Steffen, Ralph J & Luci
01/01/1900 STEFFEN RALPH J &

100, Vacant Land

AC - 007/910501-007

Notes

7/12/2010 Chld: Previous parcel_id: 004-190-00003200
7/12/2010 Id: Legal Description
PT NE S28 99.01A

1/2



Agricultural

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

2022	Assessment Year	2022	2022	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA	AA
05/06/2022	As Of Date	05/11/2022	04/21/2022	04/06/2021	03/24/2020	04/02/2019	
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
\$141,100	Land	\$141,100	\$141,100	\$121,300	\$120,500	\$146,800	
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0	
\$141,100	Land Non Res (2)	\$141,100	\$141,100	\$121,300	\$120,500	\$146,800	
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$0	Improvement	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$141,100	Total	\$141,100	\$141,100	\$121,300	\$120,500	\$146,800	
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0	
\$141,100	Total Non Res (2)	\$141,100	\$141,100	\$121,300	\$120,500	\$146,800	
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
4 A BCA	0	47.12	0.89	\$1,500	\$1,335	\$62,905	0%	0%	1.0000	\$62,910
4 A BCB	0	10.39	0.89	\$1,500	\$1,335	\$13,871	0%	0%	1.0000	\$13,870
4 A PM	0	40.50	1.06	\$1,500	\$1,590	\$64,395	0%	0%	1.0000	\$64,400
82 A DRR	0	1.00	1.00	\$1,500	\$1,500	\$1,500 -100%	0%	0%	1.0000	\$0

Land Computations

Calculated Acreage 99.01

Actual Frontage 0

Developer Discount ☐

Parcel Acreage 99.01

81 Legal Drain NV 0.00

82 Public Roads NV 1.00

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 98.01

Farmland Value \$141,180

Measured Acreage 98.01

Avg Farmland Value/Acre 1440

Value of Farmland \$141,130

Classified Total \$0

Farm / Classified Value \$141,100

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$0

CAP 2 Value \$141,100

CAP 3 Value \$0

Total Value \$141,100

Appraiser

Collector

Data Source External Only

PRELIMINARY TITLE

PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

Chicago Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Adams County Land Title
Issuing Office: 113 N. 2nd Street, Decatur, IN 46733
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 24872-2022-247
Issuing Office File Number: 24872-2022-247
Property Address: W 200 N, Decatur, IN 46733

SCHEDULE A

1. Commitment Date: September 21, 2022 at 08:00 AM
2. Policy to be issued:
 - (a)

Proposed Insured: TBD
Proposed Policy Amount: ---
 - (b)

Proposed Insured:
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
Ralph J. Steffen and Lucinda M. Steffen Joint Trust
5. The Land is described as follows:
Part of the Northeast Quarter of Section 28, Township 27 North, Range 13 East of the Second Principal Meridian, Kirkland Township in Adams County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 21066097, dated September 16, 2022, and being more particularly described as follows:

Beginning at a 1 1/4" steel bar marking the Northeast corner of said Northeast Quarter; thence South 01 degrees 49 minutes 18 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 750.45 feet along the East line of said Northeast Quarter to a DuraNail with a "Miller" identification ring on the North line of an existing 1.0 acre tract described in Document Number 2022003483 in the Office of the Recorder of Adams County, Indiana; thence South 88 degrees 44 minutes 27 seconds West, a distance of 231.00 feet (deed) along said North line and also being parallel with the South line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the West line of said 1.0 acre tract; thence South 01 degrees 49 minutes 18 seconds East, a distance of 189.00 feet (deed) along said West line and also being parallel with the East line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the South line of said 1.0 acre tract; thence North 88 degrees 44 minutes 27 seconds East, a distance of 231.00 feet (deed) along said South line also being parallel with the

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SCHEDULE A (Continued)

South line of said Northeast Quarter to a DuraNail with a "Miller" identification ring on the East line of said Northeast Quarter; thence South 01 degrees 49 minutes 18 seconds East, a distance of 3.46 feet along said East line and within the right-of-way of County Road 600 West to a DuraNail with a "Miller" identification ring on the North line of an existing 6.00 acre tract described in Document Number 2013004947 in the Office of the Recorder of Adams County, Indiana; thence South 88 degrees 44 minutes 27 seconds West, a distance of 473.97 feet (474 feed deed) along said North line and also being parallel with the South line of said Northeast Quarter to a 5/8" steel rebar on the West line of said 6.00 acre tract; thence South 01 degrees 49 minutes 18 seconds East, a distance of 380.10 feet (380 feet deed) along said West line to a point on the North line of the South Half of said Northeast Quarter, said point being referenced by a 5/8" steel rebar with a "Hoehn" identification cap 0.21 feet East; thence South 88 degrees 13 minutes 24 seconds West, a distance of 710.00 feet (deed) along said North line to a 5/8" steel rebar on the West line of the T&R Subdivision as recorded in Document Number 2007005062 in the Office of the Recorder of Adams County, Indiana; thence South 01 degrees 49 minutes 18 seconds East, a distance of 1308.03 feet (1320 feet deed) along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the South line of said Northeast Quarter; thence South 88 degrees 44 minutes 27 seconds West, a distance of 805.06 feet along said South line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the East line of an existing 5 acre tract described in Deed Record 183, Page 493 in the Office of the recorder of Adams County, Indiana, said point being 660.00 feet East of the West line of said Northeast Quarter; thence North 01 degrees 20 minutes 04 seconds West, a distance of 330.00 feet (deed) along said East line and also being parallel with the West line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the North line of said 5 acre tract; thence South 88 degrees 44 minutes 27 seconds West, a distance of 660.00 feet (deed) along said North line and also being parallel with the South line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the West line of said Northeast Quarter; thence North 01 degrees 20 minutes 04 seconds West, a distance of 1764.66 feet along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the South line of an existing 15 acre tract described in Deed Record 208, Page 341 in the Office of the Recorder of Adams County, Indiana, said point being 495.00 feet (deed) South of the North line of said Northeast Quarter; thence North 87 degrees 42 minutes 04 seconds East, a distance of 1320.00 feet (deed) along said South line and being parallel with the North line of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the East line of said Deed Record 208, Page 341; thence North 01 degrees 20 minutes 04 seconds West, a distance of 495.00 feet (deed) along said East line and also being parallel with the West line of said Northeast Quarter to a DuraNail with a "Miller" identification ring on the North line of said Northeast Quarter; thence North 87 degrees 42 minutes 04 seconds East, a distance of 1307.00 feet along said North line and being within the right-of-way of County Road 200 North to the Point of Beginning. Containing 97.461 acres, more or less. Subject to the right-of-way of County Road 200 North, County Road 600 West, Aschliman-Leyse Legal Tile Drain and subject to easements of record.

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Chicago 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.
1. Release of a Mortgage and Fixture Filing dated March 24, 1998 and recorded March 26, 1998 at 10:04 o'clock AM as Document No. 1998008126, in Mortgage Record 346 pages 13-20 in the maximum principal amount of \$250,000.00 from Ralph Steffen and Lucinda Steffen to Old First National Bank.

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. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Easements or claims of easements not shown by the public records.
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 public records.
7. Mortgage and Fixture Filing dated March 24, 1998 and recorded March 26, 1998 at 10:04 o'clock AM as Document No.

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SCHEDULE B

(Continued)

1998008126, in Mortgage Record 346 pages 13-20 in the maximum principal amount of \$250,000.00 from Ralph Steffen and Lucinda Steffen to Old First National Bank. NOTE: The holder of the Mortgage should be contacted for further information.

The mortgage shown at requirement (exception) above appears to be an equity line mortgage. A full satisfaction of the mortgage must be obtained and all credit cards or the balance of verified unused account checks must be sent to the mortgagee together with a request from the mortgagor instructing the mortgagee to close the account.

8. 2021 Taxes due and payable in 2022, each installment in the amount of \$1120.14, are assessed in the name(s) of Ralph J. Steffen & Lucinda M. Steffen Joint Trust. May Installment - PAID; November Installment - UNPAID; Kirkland Township: Tax Code No. 01-04-28-200-006.000-007; Assessed Value: Land - \$121,300.00; Improvements - \$0; Exemptions - None.
9. Taxes for the year 2022 due and payable in 2023 are a lien not yet due and payable.
10. Beery Ditch annual maintenance assessment for the year 2022, each installment in the amount of \$ 13.20; May Installment - PAID; November Installment - UNPAID, and all future installments not yet due and payable.
11. Bracht Gerber Ditch annual maintenance assessment for the year 2022, each installment in the amount of \$ 76.91; May Installment - PAID; November Installment - UNPAID, and all future installments not yet due and payable.
12. The acreage/square footage 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
13. Rights of way for drainage tiles, ditches, feeders, and laterals, if any.
14. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.
15. Subject to final approval by the County Plan Commission for the division of the property into the Ralph & Lucinda Steffen South Subdivision.
16. No UCC Search was performed at the State or County level.
17. NOTE: We do not insure against any loss or damages incurred on account of any part of the real estate or improvements that may be determined to lie in a flood zone.
18. The address shown on Schedule A is solely for the purpose of identifying said tract and should not be construed as insuring the address shown, if any, in the description of the land.
19. Judgment search has been made vs. Ralph J. Steffen and Lucinda M. Steffen Joint Trust and none found.
20. NOTE: Any documents that require a preparation statement and are executed or acknowledged in Indiana must contain the following affirmation statement 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. (Name)
21. 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 closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the

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SCHEDULE B (Continued)

HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

22. 24 MONTH CHAIN OF TITLE: Ralph J. Steffen and Lucinda M. Steffen Joint Trust acquired title by virtue of a Warranty Deed dated February 6, 2015 and recorded February 9, 2015 as Deed Record 2015000585 of the records of Adams County, Indiana.
23. Terms and provisions of the trust under which title is held.
24. Any conveyance by the Trustee of the trust under which title is held must be accompanied by evidence of the continued existence of the trust, the identity of the Trustee and evidence of authority with respect to the contemplated transaction.
25. END OF SCHEDULE B

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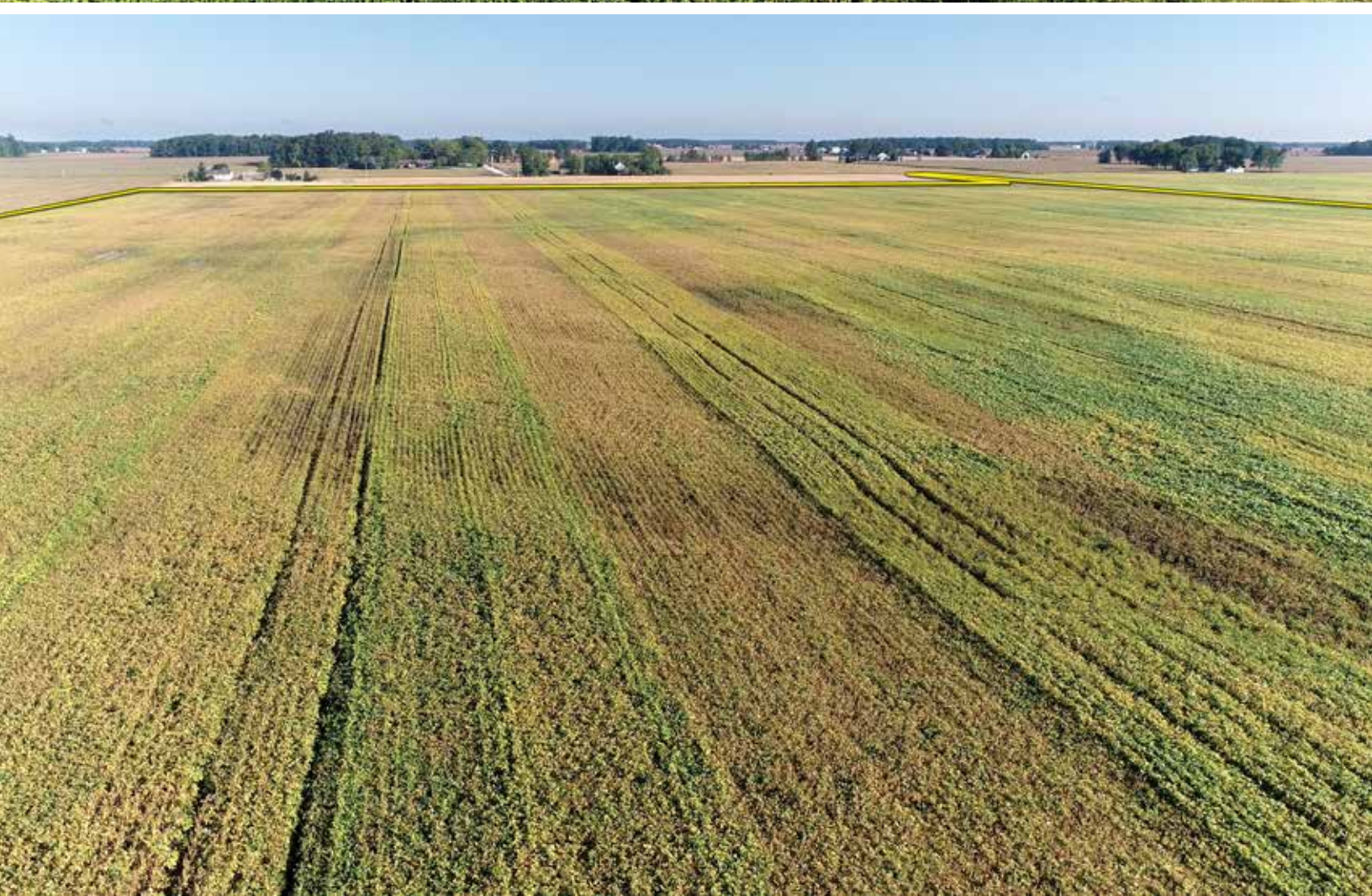
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PROPERTY PHOTOS











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