

Madison Township
St. Joseph County, IN

139[±] Acres

IN 3 TRACTS



Osborne Rd

331

INFORMATION BOOKLET

Schrader & Woods AUCTION

TUESDAY, JANUARY 16TH at 6:00PM EDT

*Held at The Blue Teal /
Nelson Banquet Hall*

- Quality Productive Tillable
- 2 Woods for Hunting
- 3 Barns for Storage
- 6[±] miles South of Mishawaka
- 9[±] miles West of Wakarusa



TIMED
ONLINE ONLY

VIRTUAL

LIVE with
ONLINE

**MULTI-TRACT
AUCTIONS**

2% BUYER'S PREMIUM

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: Mochel Family Farm

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

Schrader Real Estate and Auction Company, Inc.,
AC63001504
AU01043124
AU10600023



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 individual tracts, combinations or as a total 139± acre unit. There will be open bidding and tracts, combinations or the whole during the auction as determined by the Auctioneer.

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 PRICES: All successful bidder(s) will be required to enter into Purchase Agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 a Warranty Deed.

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 2024 taxes due in 2025 and 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 have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: Tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey only if required for providing title insurance. Any need for a new survey shall be determined solely by the Seller. If a survey is necessary, Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM** **Page 5**
- **ONLINE BIDDING REGISTRATION FORM** **Page 7-8**
- **LOCATION & AERIAL TRACT MAP** **Page 9-11**
- **SOIL INFORMATION**
(Surety Soils, Topography, Wetland Maps) **Page 13-19**
- **FSA INFORMATION** **Page 21-31**
- **TAX INFORMATION** **Page 33-40**
- **PRELIMINARY TITLE** **Page 41-47**
- **PHOTOS** **Page 49-56**

**FOR INFORMATION CALL AUCTION MANAGERS:
Keith Lineback: 574.286.2622 and Kevin Jordan: 800.451.2709**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JANUARY 16, 2024

139± ACRES – WOODLAND & WYATT, 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 Tuesday, January 9, 2024.
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
139± Acres • St. Joseph County, Indiana
Tuesday, January 16, 2024

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 Tuesday, January 16, 2024 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, Tuesday, January 9, 2024**. 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.

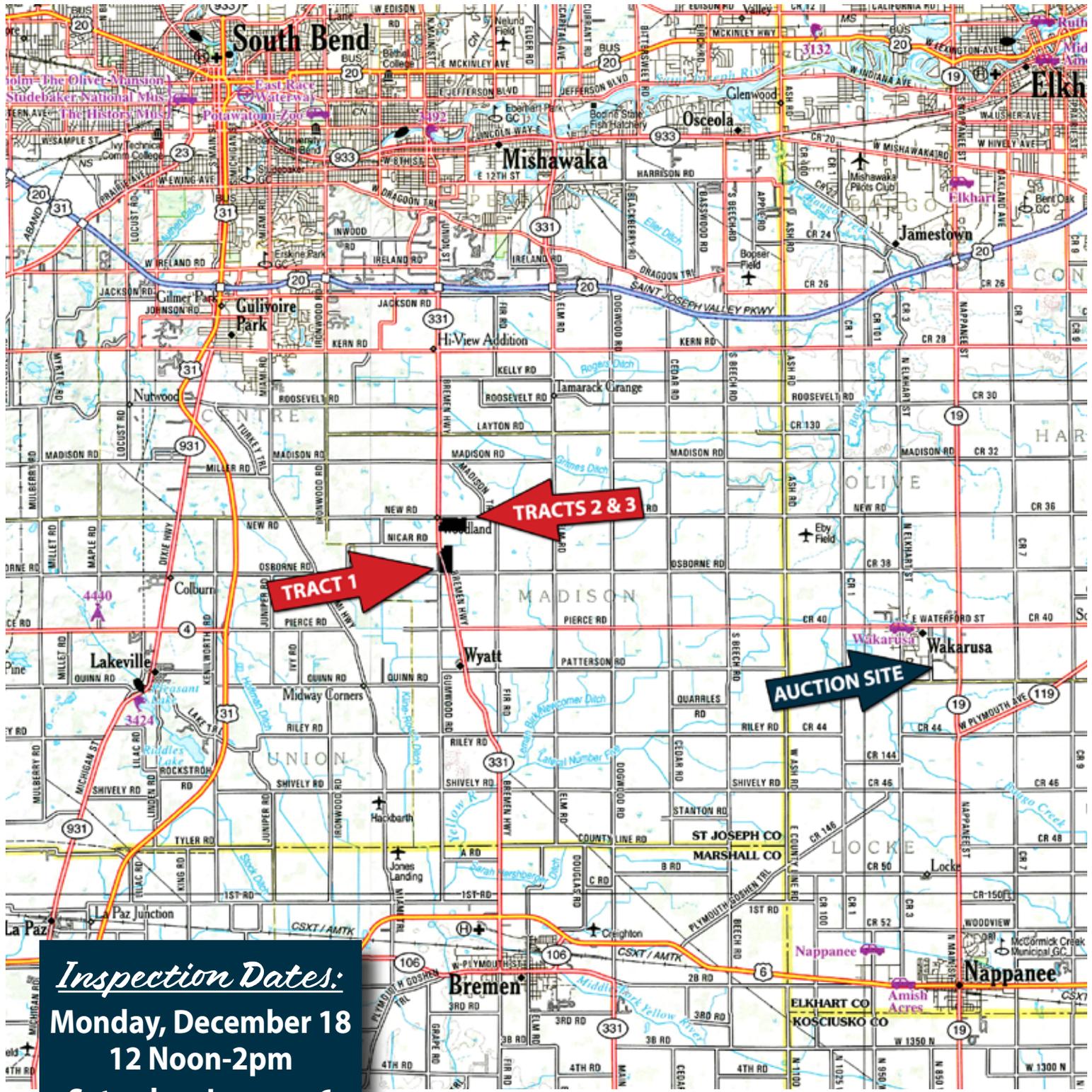
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

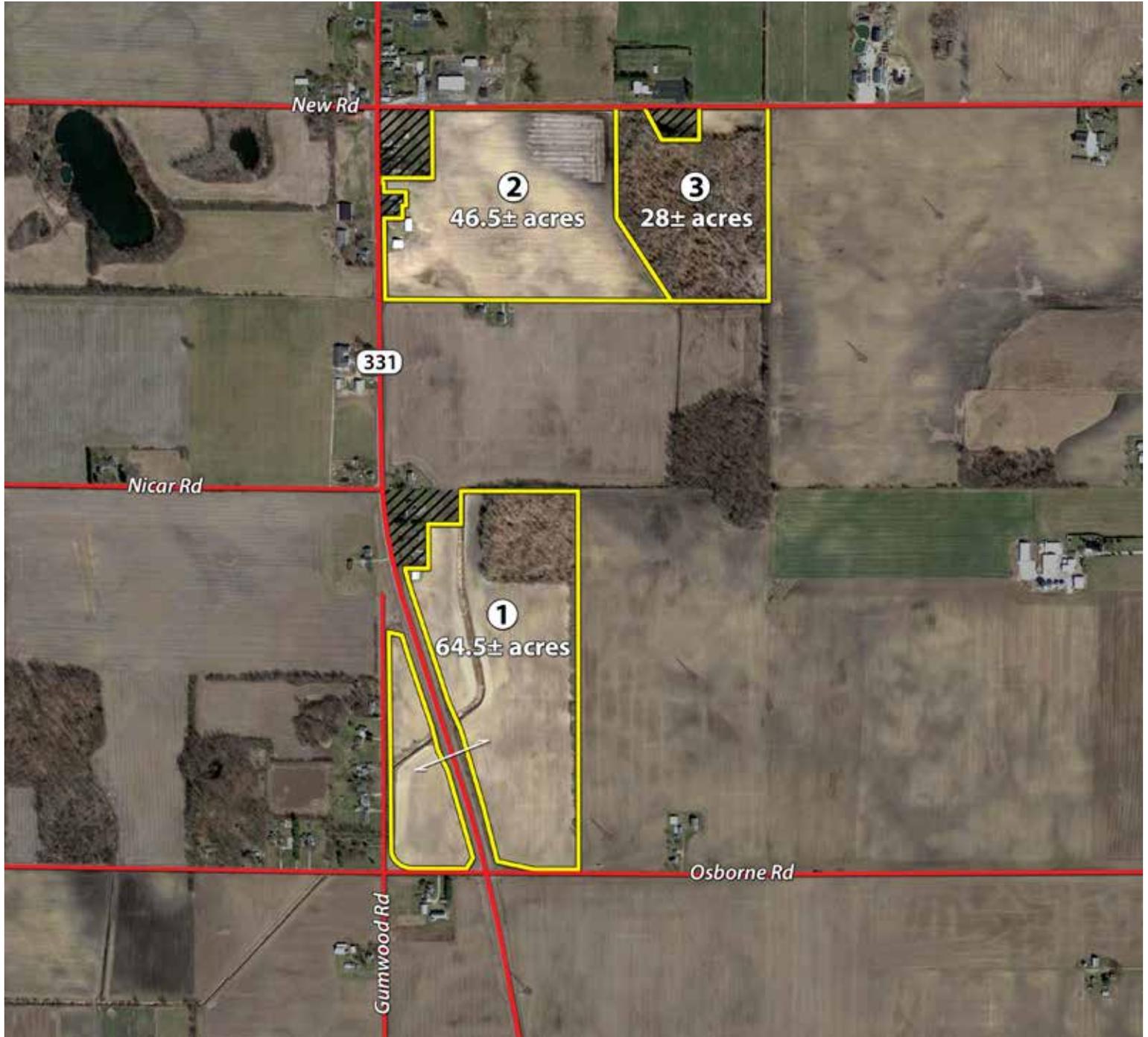
LOCATION MAP



Inspection Dates:
Monday, December 18
12 Noon-2pm
Saturday, January 6
10am-12 Noon
Meet a Schrader Representative
at the Barn on Tract 1

Auction Location: The Blue Teal / Nelson Banquet Hall, 607 Nelsons Parkway, Wakarusa, IN 46573.
Property Location: Southeast corner of Woodland or 2 miles north of Wyatt on State Road 331, New Road & Osborne Road.

LOCATION & AERIAL TRACT MAP



Tract Descriptions:

TRACT 1: 64.5± ACRES of mostly tillable land on both sides of State Road 331. This Tract includes approximately 9± acres of woods & a barn.

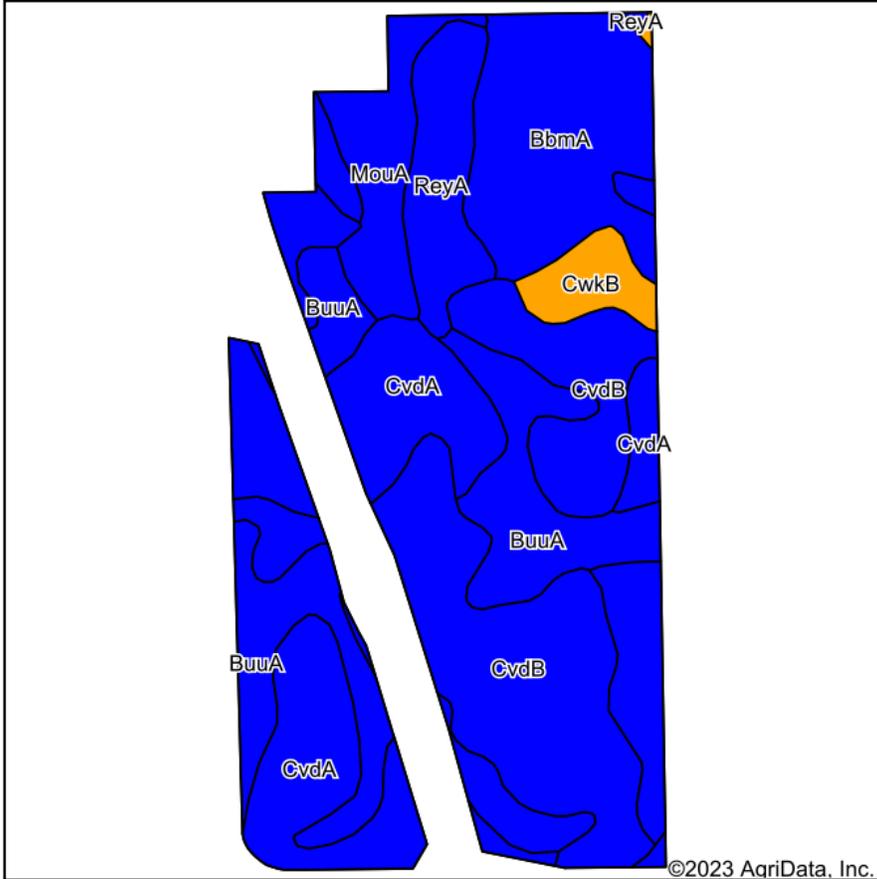
TRACT 2: 46.5± ACRES of mostly tillable land with frontage on State Road 331 and New Road. Tract includes bank barn & pole barn.

TRACT 3: 28± ACRES of mostly wooded land with a potential building site on New Road. Excellent hunting & wildlife with potential homesite.



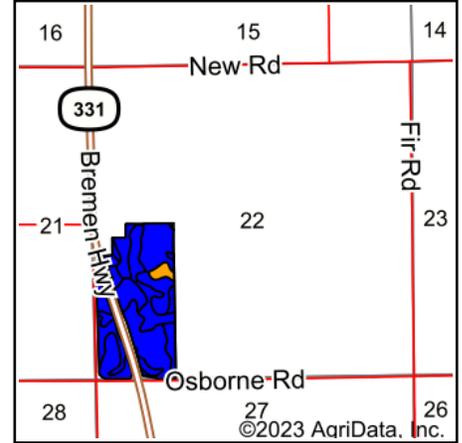
SOIL INFORMATION

SOIL MAP - TRACT 1



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **St. Joseph**
 Location: **22-36N-3E**
 Township: **Madison**
 Acres: **64.36**
 Date: **10/11/2023**

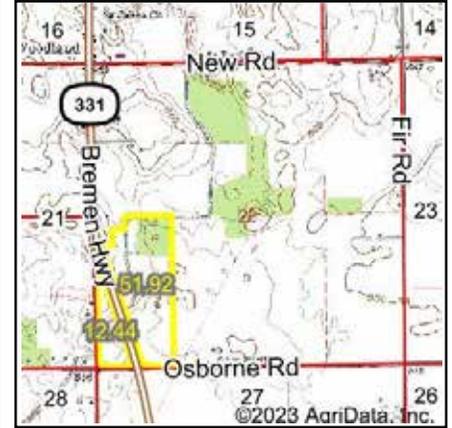


Area Symbol: IN141, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
CvdB	Crosier loam, 1 to 4 percent slopes	16.91	26.3%		Ile	155		5	10	50		69
CvdA	Crosier loam, 0 to 1 percent slopes	16.24	25.2%		IIw	154		5	10	50		69
BuuA	Brookston loam, 0 to 1 percent slopes	12.08	18.8%		IIw	172		6	12	49		70
BbmA	Baugo silt loam, 0 to 1 percent slopes	8.86	13.8%		IIw	154		5	10	50		69
ReyA	Rensselaer loam, 0 to 1 percent slopes	4.01	6.2%		IIw	172		6	12	48		69
MouA	Milford silty clay loam, 0 to 1 percent slopes	3.74	5.8%		IIw	161		5	11	45		65
CwkB	Crumstown fine sandy loam, 1 to 5 percent slopes	1.83	2.8%		IIIe	111	12	4	7	39	4	55
WoaB2	Williamstown loam, 1 to 5 percent slopes, eroded	0.62	1.0%		Ile	140		5	9	49		63
AdwAD	Adrian muck, drained, disintegration moraine, 0 to 1 percent slopes	0.07	0.1%		IIIw	144		5	10	40		58
Weighted Average					2.03	157.8	0.3	5.2	10.5	49.1	0.1	68.5

Soils data provided by USDA and NRCS.

WETLAND MAP - TRACT 1



State: **Indiana**
 Location: **22-36N-3E**
 County: **St. Joseph**
 Township: **Madison**
 Date: **10/11/2023**



Maps Provided By:

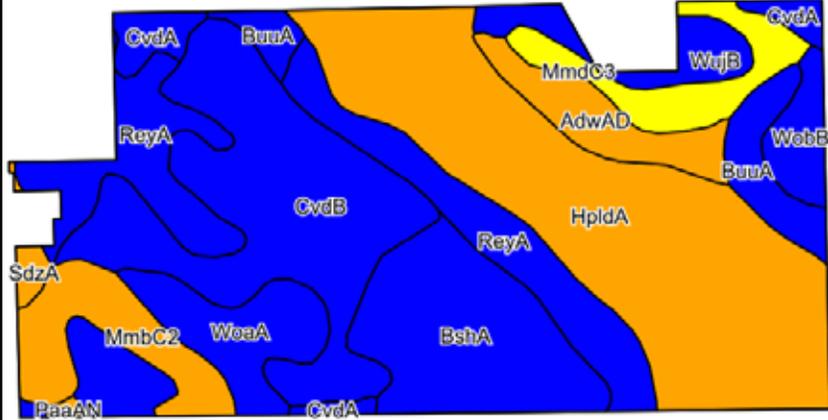
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Classification Code	Type	Acres
R2UBFx	Riverine	1.76
	Total Acres	1.76

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

SOIL MAP - TRACTS 2 & 3



©2023 AgriData, Inc.



State: **Indiana**
 County: **St. Joseph**
 Location: **22-36N-3E**
 Township: **Madison**
 Acres: **74.47**
 Date: **10/11/2023**

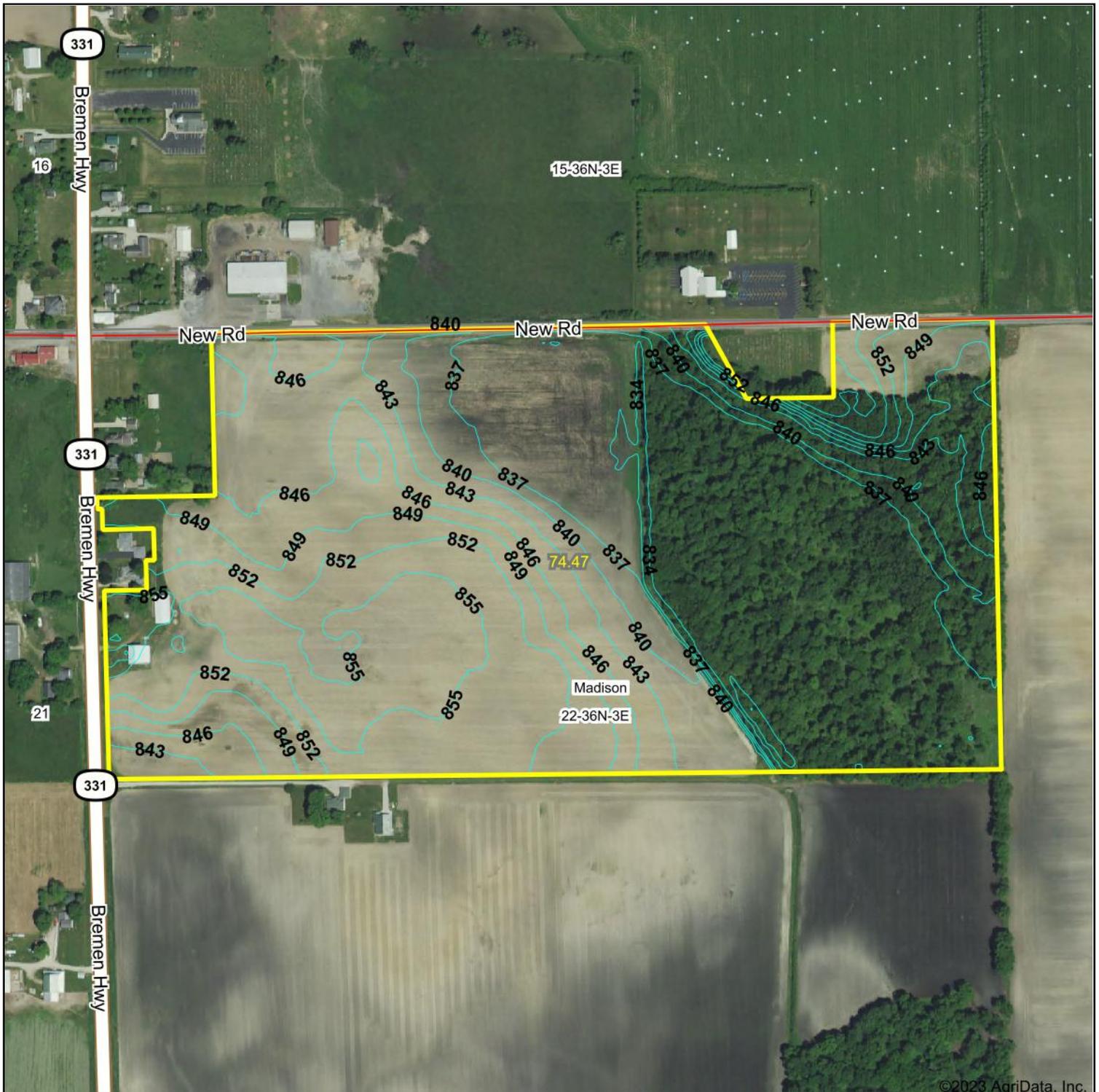


Soils data provided by USDA and NRCS.

Area Symbol: IN141, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
HpldA	Houghton muck, drained, disintegration moraine, 0 to 1 percent slopes	19.99	26.8%		Illw	154	5	10	54	61
CvdB	Crosier loam, 1 to 4 percent slopes	13.54	18.2%		Ile	155	5	10	50	69
ReyA	Rensselaer loam, 0 to 1 percent slopes	10.90	14.6%		Ilw	172	6	12	48	69
BshA	Brady sandy loam, 0 to 1 percent slopes	7.89	10.6%		Ilw	124	4	8	35	55
MmbC2	Miami loam, 5 to 10 percent slopes, eroded	3.88	5.2%		Ille	128	4	9	45	59
WoaA	Williamstown loam, 0 to 1 percent slopes	3.57	4.8%		Ils	145	5	10	50	65
MmdC3	Miami clay loam, 5 to 10 percent slopes, severely eroded	3.02	4.1%		Ive	124	4	8	44	56
AdwAD	Adrian muck, drained, disintegration moraine, 0 to 1 percent slopes	2.82	3.8%		Illw	144	5	10	40	58
BuuA	Brookston loam, 0 to 1 percent slopes	2.76	3.7%		Ilw	172	6	12	49	70
WujB	Williamstown-Moon complex, 1 to 5 percent slopes	2.05	2.8%		Ile	139	5	9	48	63
CvdA	Crosier loam, 0 to 1 percent slopes	1.77	2.4%		Ilw	154	5	10	50	69
WobB	Williamstown-Crosier loams, 1 to 5 percent slopes	1.59	2.1%		Ile	147	5	10	50	66
SdzA	Selfridge-Crosier complex, 0 to 1 percent slopes	0.44	0.6%		Illw	139	4	9	43	63
PaaAN	Palms muck, drained, 0 to 1 percent slopes	0.15	0.2%		Illw	158	5	11	43	63
SnIA	Southwest silt loam, 0 to 1 percent slopes	0.10	0.1%		Ilw	165	5	11	49	66
Weighted Average					2.45	150.3	5	10	48.2	63.5

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP - TRACTS 2 & 3



©2023 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 831.3

Max: 861.4

Range: 30.1

Average: 843.9

Standard Deviation: 7.71 ft



10/11/2023

22-36N-3E
St. Joseph County
Indiana

Boundary Center: 41° 33' 45.7, -86° 10' 18.56



© AgriData, Inc. 2023 www.AgriDataInc.com

WETLAND MAP - TRACTS 2 & 3



State: **Indiana**
 Location: **22-36N-3E**
 County: **St. Joseph**
 Township: **Madison**
 Date: **10/11/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	15.64
R2UBFx	Riverine	0.76
PUBGx	Freshwater Pond	0.18
	Total Acres	16.58

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



FSA INFORMATION

FSA INFORMATION

ST. JOSEPH



Prepared : 11/20/23 7:10 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.51	103.41	103.41	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	103.41	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	46.10	0.00	152	0
Soybeans	46.10	0.00	44	0
TOTAL	92.20	0.00		

NOTES

Tract Number : 2144

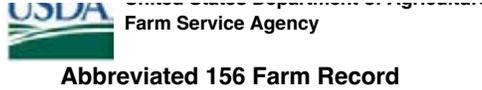
Description : J9/2B SEC. 22 R-3-E T-36-N
 FSA Physical Location : INDIANA/ST. JOSEPH
 ANSI Physical Location : INDIANA/ST. JOSEPH
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : HARRIET MOCHEL
 Other Producers : ██████████
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.27	55.00	55.00	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

ST. JOSEPH
Form: FSA-156EZ



Prepared : 11/20/23 7:10 AM CST
Crop Year : 2024

Tract 2144 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	55.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	23.90	0.00	152
Soybeans	23.90	0.00	44
TOTAL	47.80	0.00	

NOTES

Tract Number : 2145

Description : J9/2B SEC. 22 R-3-E T-36-N
FSA Physical Location : INDIANA/ST. JOSEPH
ANSI Physical Location : INDIANA/ST. JOSEPH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HARRIET MOCHEL
Other Producers : XXXXXXXXXX
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.24	48.41	48.41	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	48.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	22.20	0.00	152
Soybeans	22.20	0.00	44
TOTAL	44.40	0.00	

NOTES

FSA INFORMATION

ST. JOSEPH

Form: FSA-156EZ



Farm Service Agency

Abbreviated 156 Farm Record

Prepared : 11/20/23 7:10 AM CST

Crop Year : 2024

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



FSA INFORMATION

USDA Farm 1642 Tract 2145
 Administered by: St. Joseph County, Indiana

Map prepared on: 3/16/2023
 81.24 Tract acres
 48.41 Cropland acres
 0 CRP acres

Legend:
 CRP (White outline)
 CLU (Yellow outline)

Wetland Determination Identifiers:
 Restricted Use (Red dot) TRS: 36N3E22
 Limited Restrictions (Yellow triangle) St. Joseph
 Exempt from Conservation Compliance Provisions (Green square)

Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2023-03-16 08:26:34



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	45.3	N	2					Y
2	3.11	N	2					Y

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

FSA INFORMATION

U.S.D.A. Soil Conservation Service HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION	SCS-CPA-028 (5-89)	1. Name and Address of Producer <div style="background-color: black; width: 100%; height: 40px;"></div>	2. Date of Request 3/13/91
4. Name of USDA Agency or Person Requesting Determination ASCS		5. Farm No. and Tract No. F 1042 T 2144	
SECTION I - HIGHLY ERODIBLE LAND			
6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)
7. Are there highly erodible soil map units on this farm?			Total Acres
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.			
10. This Highly Erodible Land determination was completed in the : Office <input type="checkbox"/> Field <input type="checkbox"/> NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.			
SECTION II - WETLAND			
11. Are there hydric soils on this farm?	Yes	No	Field No.(s)
List field number and acres, where appropriate, for the following:	X		Total Wetland Acres
12. Wetlands (W) - including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			UN
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			1
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.			
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits, if you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.			
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.			
18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.			
19. This wetland determination was completed in the : Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>			
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: MAR 13 1991			
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.			
NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.			
21. Remarks Smaller Streams are not shown on the attached photo but are considered as FSA wetlands. Check with appropriate agency.			
22. Signature of SCS District Conservationist Deborah Knepp			23. Date 3/13/91

FSA INFORMATION

UNITED STATES DEPARTMENT OF AGRICULTURE
Soil Conservation Service

SCS-CPA-026
(1/87)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

2. DATE OF REQUEST

6-12-87

3. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION

A.S.C.S.

4. FARM NO. AND TRACT NO. (S)

F-1642
T-2144

5. COUNTY

ST. Joseph

SECTION I - HIGHLY ERODIBLE LAND

6. Is a soil survey now available for making a highly erodible land determination?

YES

FIELD NO. (S)

TOTAL ACRES

7. Are there highly erodible soil map units on this farm?

YES

8. List highly erodible tract and fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1995.

9. a. List highly erodible tract and fields that, according to ASCS records, have been or will be converted for the production of agricultural commodities, were not used for this purpose in any crop year during 1981-1995, and were not enrolled in a USDA soil-aside or diversion program.

b. Is an approved conservation system being used on these fields? If "no," list the tract and fields (from the ASCS records) on which a system is not being used.

10. Are there other fields or unnumbered areas that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1981, and (3) were not enrolled in a USDA soil-aside or diversion program in any crop year during 1981-1995?

11. CERTIFICATION: The _____ (no.) conservation plan(s) was (were) approved by the _____

_____ and conform with technical requirements of the SCS field office technical guide. Conservation systems included in the conservation plan(s) applied _____ (no.)

SECTION II - WETLAND

12. Are hydric soils on this farm? If "yes," list tract and fields (from the ASCS records) or unnumbered areas (un) in which they occur.

13. Do fields that were or will be used to produce an agricultural commodity contain wetland? If "yes," list tract and fields, outline the wetland areas with fields on the ASCS photograph(s), and mark with "w" for wetland, "sw" for artificial and irrigation induced wetland, "m" for wetland on which the conversion would result in minimal effect.

14. Are there converted wetlands on this farm that have been converted since December 23, 1995? If "yes," list the tract and fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw".

15. The wetland determination was done in the office field .

16. This determination was hand delivered mailed to the producer on 11-20-87 (DATE)

Any producer who does not agree with this determination may request reconsideration from the person making this determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. The request must be mailed or delivered within 15 days after written notice of the determination is mailed to or otherwise made available to the producer.

17. REMARKS

Farmer is producing crops on a hydric soil which may or may not be a wetland.

18. SIGNATURE OF SOIL DISTRICT COORDINATOR

DATE

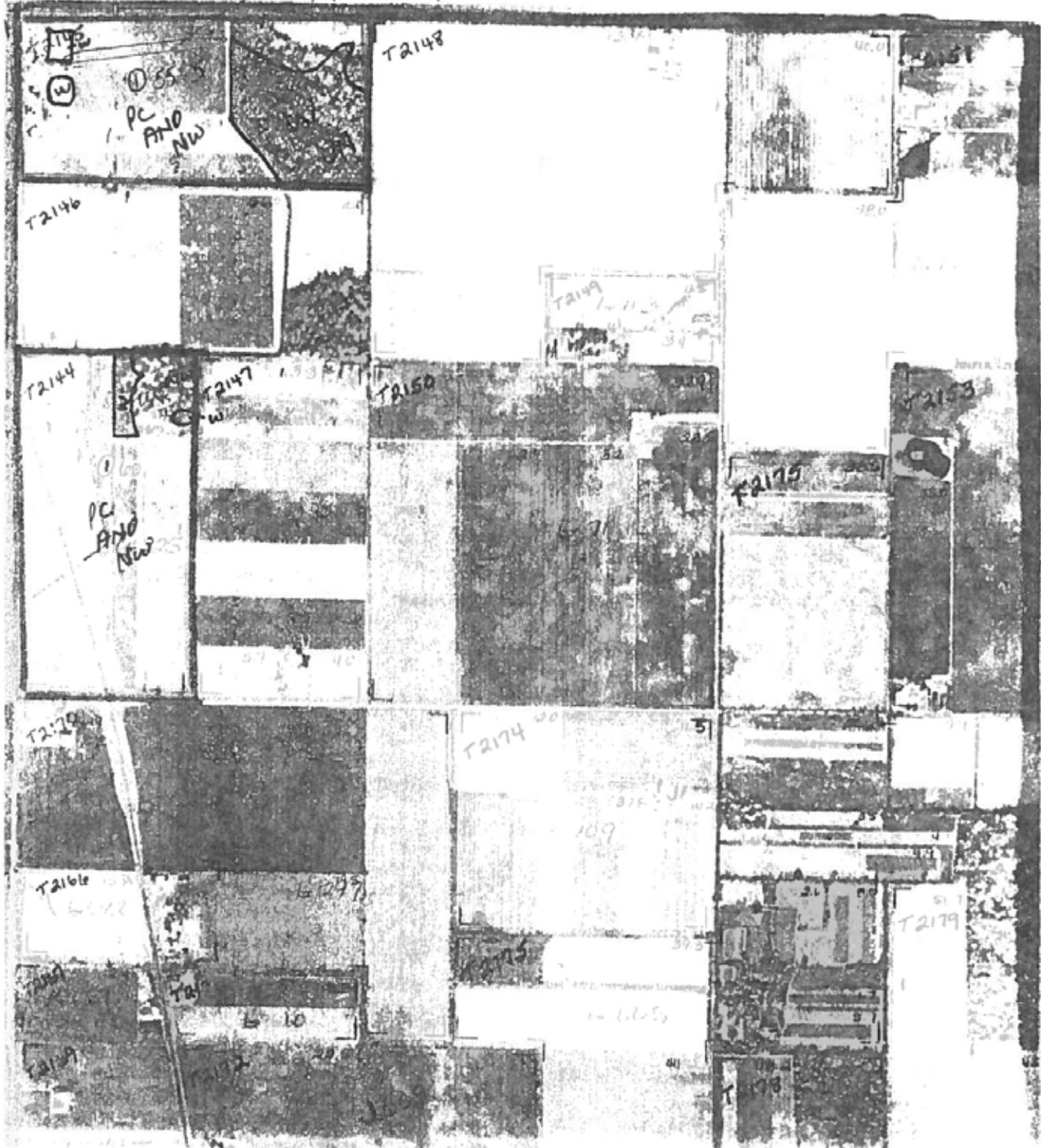
Assistance and programs of the Soil Conservation Service are available without regard to race, religion, color, sex, age, handicap, or national origin.

ASCS - FCIC

FSA INFORMATION

PTG. **48** **R** FLOWN CP. YEAR

Repairing File



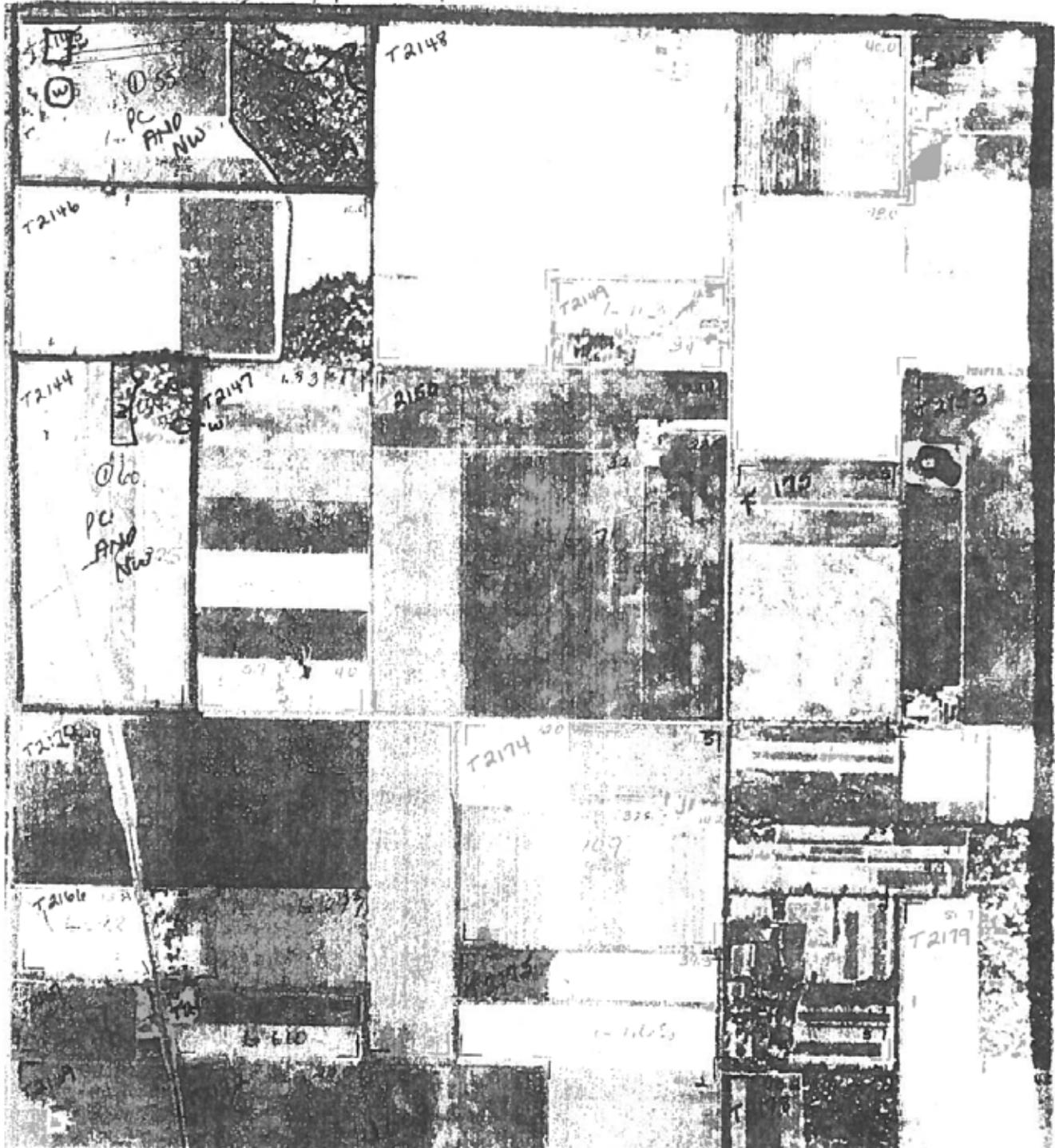
FSA INFORMATION

U.S.D.A. Soil Conservation Service HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION	SCS-CPA-026 (5-89)	1. Name and Address of Person <div style="background-color: black; width: 100px; height: 20px; margin: 5px;"></div>	2. Date of Request 3-13-91 3. County ST. JOSEPH
4. Name of USDA Agency or Person Requesting Determination ASCS		5. Farm No. and Tract No. F-1642 T-2145	
SECTION I - HIGHLY ERODIBLE LAND			
6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)
	X		
7. Are there highly erodible soil map units on this farm?	X		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.			
10. This Highly Erodible Land determination was completed in the : Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>			
NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.			
SECTION II - WETLAND			
11. Are there hydric soils on this farm?	Yes	No	Field No.(s)
	X		
List field number and acres, where appropriate, for the following:			Total Wetland Acres
			Approx.
12. Wetlands (W) including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			1, UN 18
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			1
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.			
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits, if you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.			
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.			
18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.			
19. This wetland determination was completed in the : Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>			
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: MAR 13 1991			
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.			
NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.			
21. Remarks:		Smaller Streams are not shown on the attached photo but are considered as FSA wetlands. Check with appropriate agency.	
22. Signature of SCS District Conservationist Deborah Knepp			23. Date 3-13-91
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.			

FSA INFORMATION

PTG. **48** **R** FLOWN CP. YEAR

Repairing file



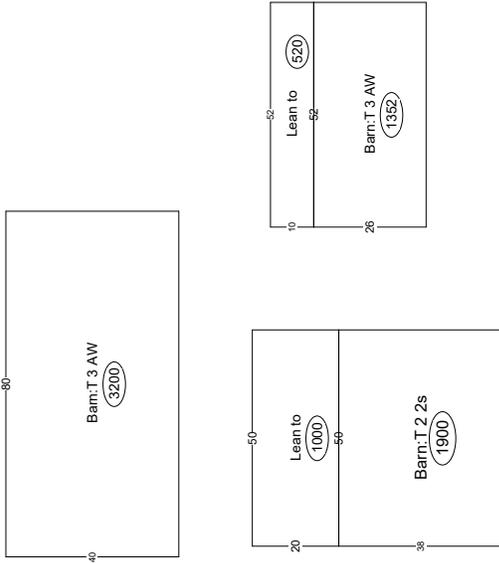


COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

71-14-22-300-001.000-016 Property Class: 199
64040 STATE RD 331

IMPROVEMENT DATA



SPECIAL FEATURES

Description	Value
06 : NE	-1
08 : NE	0
09 : D	0

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Year Const	Year Eff Const	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %					
01	T3AW	14.00	D	1977	1977	F	14.13	N	10.40	40x 80	33280	65	0	100	100	11700
06	T2ZS	14.00	D	1860	1860	F	50.67	Y	33.47	38x 50	63590	70	0	100	100	19100
07	LEANTO	14.00	E	1986	1986	F	7.58	N	2.79	20x 50	2790	60	0	100	100	1100
08	T3AW	14.00	E	1890	1890	F	18.88	Y	6.86	26x 52	9270	70	0	100	100	2800
09	LEANTO	14.00	E	1890	1890	F	7.58	Y	2.79	10x 52	1450	70	0	100	100	400

(LCM: 92.00)

Data Collector/Date Appraiser/Date Neighborhood Supplemental Cards TOTAL IMPROVEMENT VALUE
Neigh 7116001 AV 35100

COUNTY TAX INFORMATION

199

64040 STATE RD 331

MOCHEL RICHARDE AND HARRIET

71-14-22-300-001.000-016

Printed 04/14/2023 Card No. 2 of 3

Tax ID 011-1034-042904

OWNERSHIP

ADMINISTRATIVE INFORMATION

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

2018
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured Acreage	Table	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
21 TILLABLE LAND	HdB	3.5800		0.77		1900.00	1463.00	5240		5240
23 TILLABLE LAND	Ws	0.1000		1.11		1900.00	2109.00	210		210
24 TILLABLE LAND	Ad	0.1500		0.85		1900.00	1615.00	240		240
25 TILLABLE LAND	BbA	0.2600		0.89		1900.00	1691.00	440		440
26 TILLABLE LAND	OsB	1.8400		0.72		1900.00	1368.00	2520		2520
27 TILLABLE LAND	Re	0.9700		1.28		1900.00	2432.00	2360		2360
28 TILLABLE LAND	BbA	2.8100		0.89		1900.00	1691.00	4750		4750
29 TILLABLE LAND	Br	1.3100		1.28		1900.00	2432.00	3190		3190
30 TILLABLE LAND	BbA	0.9800		0.89		1900.00	1691.00	1660		1660
31 TILLABLE LAND	Br	5.0000		1.28		1900.00	2432.00	12160		12160
32 TILLABLE LAND	Br	0.2200		1.28		1900.00	2432.00	540		540
33 WOODLAND	Re	0.0500		1.28		1900.00	2432.00	120	-80%	120
34 TILLABLE LAND	MeB2	0.6200		0.98		1900.00	1862.00	1150		1150
35 TILLABLE LAND	BbA	5.0000		0.89		1900.00	1691.00	8460		8460
36 FARM BUILDINGS	BbA	0.2800		0.89		1900.00	1691.00	470	-40%	280
37 WOODLAND	Ad	0.0700		0.85		1900.00	1615.00	110	-80%	20
38 WOODLAND	AeA	8.8600		0.98		1900.00	1862.00	16500	-80%	3300
39 TILLABLE LAND	Ad	3.7300		0.85		1900.00	1615.00	6020		6020
40 TILLABLE LAND	Br	1.2100		1.28		1900.00	2432.00	2940		2940
41 TILLABLE LAND	CtA	4.7800		1.02		1900.00	1938.00	9260		9260

Supplemental Cards

TRUE TAX VALUE

64760

Supplemental Cards

TOTAL LAND VALUE

COUNTY TAX INFORMATION

199

64040 STATE RD 331

MOCHEL RICHARD E AND HARRIET

71-14-22-300-001.000-016

Printed 04/14/2023 Card No. 3 of 3

Tax ID 011-1034-042904

OWNERSHIP

ADMINISTRATIVE INFORMATION

TRANSFER OF OWNERSHIP

Date _____

VALUATION RECORD

2018	
Reason for Change	
VALUATION	

Site Description

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Effective	Depth	Rate	Rate	Value	Factor	
Actual	Effective	Depth	Square					
Frontage	Frontage	Effective	Feet					
CtA	11.0800		1.02	1900.00	1938.00	21470		21470
Br	0.1100		1.28	1900.00	2432.00	270		270
WTR	19.9500		1.00	1900.00	1900.00	37910	0 -100%	0
Ad	9.9300		1.00	1900.00	1900.00	18870	0 -100%	0

42 TILLABLE LAND
 43 TILLABLE LAND
 44 LEGAL DITCH
 45 PUBLIC ROAD/ROW

Supplemental Cards
 TRUE TAX VALUE 21740

Supplemental Cards
TOTAL LAND VALUE

COUNTY TAX INFORMATION

GYS Elkhart & St. Joseph Counties, IN
Parcel County ID: 011-1034-0...

Quick Tools

Search

2023 Apr 0 50 100m

Description

Owner Name: HIGHLEY GAIL MOCHEL & WILSON JILL
E & GARRETT DARLENE K & ALBAUGH SHERRY A
Property Address:
Parcel State ID: 71-14-22-300-001.000-016
Zoom to Feature Highlight Parcel Print Map Print Report

Details

ID: 116368
Parcel ID: 011-1034-042904
Parcel Address: 71-14-22-300-001.000-016
Tax Jurisdiction: Madison
Legal Desc: N 1/2 Nw 1/4 Ex Pts Sold & W 1/2 Sw 1/4 Ex Ind 331 & Ex Lot 1 & West P1 Lots 2 & 3 Mochel Mmo Sub Sec22138nr3e Cort 145.77 Ac +/- Per Owners Request 12/3/2001 02/03 Con W/11-1034-043503 & 043504
Deedbook Acrrange: 51.92
Property Address:
Property Address 2:
N/A
Property City:
Property State:
Property ZIP Code:
Owner Name:
HIGHLEY GAIL MOCHEL & WILSON JILL E & GARRETT DARLENE K & ALBAUGH SHERRY A

COUNTY TAX INFORMATION

GYS Elkhart & St. Joseph Counties, IN

Parcel County Id: 011-1034-0...

Quick Tools

Search

2003 Aerial

0 50 100m

Description

Owner Name: HIGHLEY GAIL MOCHEL & WILSON JILL
 E & GARRETT DARLENE K & ALBAUGH SHERRY A
 Property Address:
 Parcel State ID: 71-14-22-300-001.000-016
 Zoom to Feature Highlight Parcel Print Map Report

Details

ID: 116368

Parcel ID: 011-1034-042904

Parcel State: 71-14-22-300-001.000-016

Tax Township: Madison

Legal Desc: N 1/2 Nw 1/4 Ex Pts Sold & W 1/2 Sw 1/4 Ex Ind 331 & Ex Lot 1 & West P1 Lots 2 & 3 Mochal Mmo Sub Sec22r36r3e Cont 145.77 Ac +/- Per Owners Request 12/3/2001 02/03 Con W/11-1034-043503 & 043504

Deepest Acreage: 12.44

Property Address: N/A

Property Address 2: N/A

Property City: N/A

Property State: N/A

Property ZIP Code: N/A

Owner Name: HIGHLEY GAIL MOCHEL & WILSON JILL E & GARRETT DARLENE K & ALBAUGH SHERRY A

Map Tools

COUNTY TAX INFORMATION

GYS Elkhart & St. Joseph Counties, IN

Parcel County Id: 011-1034-0... **Quick Tools**

Description

Owner Name: HIGHLEY GAIL MOCHEL & WILSON JILL
 E & GARRETT DARLENE K & ALBAUGH SHERRY A
 Property Address:
 Parcel State ID: 71-14-22-300-001.000-016
 Zoom to Feature: Highlight Parcel Print Map Print Report

Details

ID: 115358
 ParcelID: 011-1034-042904
 ParcelIDState: 71-14-22-300-001.000-016
 Tax Township: Madison
 LegalDesc: N 1/2 Nw 1/4 Ex P1s Sold & W 1/2 Sw 1/4 Ex Ind 331 & Ex Lot 1 & West P1 Lots 2 & 3 Mochel Mino Sub Sec2236m2e Cont 145.77 Ac +/- Per Owners Request 12/3/2001 02/03 Con W/11-1034-043503 & 043504
 District Acreage: 74.67
 Property Address:
 Property Address 2: N/A
 Property City:
 Property State:
 Property ZIP Code:
 Owner/Farm:
 HIGHLEY GAIL MOCHEL & WILSON JILL E & GARRETT DARLENE K & ALBAUGH SHERRY A

2022 Aerial... 0 50 100m

PRELIMINARY TITLE

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Agent for: Non-Underwriter Related Product

Commercial Division South Bend

202 South Michigan

Suite 701

South Bend, IN 46601

574.232.5845

574.289.1514 FAX

www.Meridiantitle.com

File No.: 23-28981

Effective Date: November 27, 2023 at 8:00 AM

Customer Reference No.:

Property Address Reference: 64600 SR 331, South Bend, IN
46614

Prepared For: Keith Lineback, Schrader Real
Estate and Auction Company, Inc.

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06 Amount TBD

Proposed Insured: A natural person or legal entity to be determined

(b) ALTA Loan Policy 06/17/06 Amount

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Gail Mochel Highley and Jill E. Wilson and Darlene K. Garrett and Sherry A. Albaugh

4. The land referred to in this Commitment is located in the County of Saint Joseph, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned By:



Terri Lawson

This Commitment is valid only if Schedule B is attached.
Schedule A consists of 3 page(s)

PRELIMINARY TITLE

File No.: 23-28981

SCHEDULE A

EXHIBIT A

PARCEL I: the North half of the Northwest Quarter of Section 22, Township 36 North, Range 3 East, Excepting therefrom the following tracts:

TRACT I: The recorded Plat of Mochel's Plat, recorded August 7, 1899 in Plat Book 7, page 45 in the Office of the Recorder of St. Joseph County, Indiana.

TRACT II: A part of the North half of the Northwest Quarter of Section Numbered 22, Township Numbered 36, Range Numbered 3 East, bounded as follows: Beginning at the Southeast corner of Lot Numbered 14 of Mochel's Plat, as recorded in Plat Book Numbered 7, page 45; running thence East 13 rods; thence North to the North line of said Section; thence West 13 rods to the Northeast corner of Lot Numbered 1 of said Mochel's Plat; thence South to the place of beginning.

TRACT III: Commencing at a point 109 1/2 rods East of the Northwest corner of said Northwest Quarter of Section 22, Township 36 North, Range 3 East; thence 15 1/2 rods East; thence South 12 1/2 rods; thence West 9 rods; thence Northwest 15 rods to the point of beginning.

TRACT IV: Beginning at a point 125 rods East of the Northwest corner of the North half of the Northwest Quarter of Section 22, Township 36 North, Range 3 East, running thence East 6.4 rods; thence South 12 1/2 rods; thence West 6.4 rods; thence North 12 1/2 rods to the place of beginning.

TRACT V: A part of the West half of the Northwest Quarter of Section 22, Township 36 North, Range 3 East, described as beginning at a point on the West line of said Section 577 feet South of the Northwest corner thereof; thence continuing South along the West line of said Section, 95 feet; thence East 193 feet; thence North 95 feet; thence West 195 feet to the place of beginning.

TRACT VI: A part of the West half of the Northwest Quarter of Section 22, Township 36 North, Range 3 East described as beginning at a point on the West line of said Section 22, 672 feet South of the Northwest corner thereof; thence continuing South along said West line 88 feet 4 inches; thence East 165 feet; thence North 88 feet 4 inches; thence West 165 feet to the place of beginning.

PARCEL II: Lot Numbered 15 as shown on the recorded Plat of Mochel's Plat, recorded August 7, 1899 in Plat Book 7, page 45 in the Office of the Recorder of St. Joseph County, Indiana.

PARCEL III: The West half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, Excepting therefrom the following tracts:

TRACT I: Part of the West half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, described as follows: Beginning at a point 225 feet South of the Northwest corner of said West half; thence South along the West line of said West half 150 feet; thence East 315 feet; thence North 150 feet; thence West 315 feet to the place of beginning.

TRACT II: Part of the West half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, described as follows: Beginning at a point 375 feet South of the Northwest corner of said West half; thence South along the West line of said West half 150 feet; thence East 315 feet; thence North 150 feet; thence West 315 feet to the place of beginning.

TRACT III: A part of the West half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, St. Joseph County, Indiana, described as follows: Commencing at the Southwest corner of said Section; thence North 89 degrees 50 minutes 15 seconds East 555.68 feet along the South line of said Section; thence North 0 degrees 9 minutes 45 seconds West 40 feet to the North boundary of S.R. 331 and the point of beginning of this description thence North 61 degrees 25 minutes 9 seconds East 57.05 feet; thence North 16 degrees 23 minutes 39 seconds West 518.35 feet; thence North 17 degrees 57 minutes 45 seconds West 227.21 feet; thence North 26 degrees 42 minutes 31 seconds West 131.53 feet; thence North 11 degrees 15 minutes 10 seconds West 171.17 feet; thence North 17 degrees 56 minutes 45 seconds West 670 feet; thence North 83 degrees 42 minutes 35 seconds West 73.03 feet to the East boundary of S.R. 331; thence North 0 degrees 45 minutes 45 seconds West 395.48 feet along the boundary of said S.R. 331 to the North line of the owner's land; thence North 89 degrees 14 minutes 15

PRELIMINARY TITLE

File No.: 23-28981

SCHEDULE A

seconds East 123.06 feet along said North line; thence Southeasterly 224.85 feet along an arc to the left and having a radius of 3,194.04 feet and subtended by a long chord having a bearing of South 15 degrees 56 minutes 45 seconds East and a length of 224.80 feet; thence South 17 degrees 57 minutes 45 seconds East 716.74 feet; thence South 24 degrees 4 minutes 41 seconds East 140.80 feet; thence South 17 degrees 57 minutes 45 seconds East 360 feet; thence South 13 degrees 36 minutes 25 seconds East 201.19 feet; thence South 16 degrees 1 minute 33 seconds East 504.13 feet; thence South 80 degrees 40 minutes 26 seconds East 235.62 feet to the North boundary of Osborne Road; thence South 89 degrees 50 minutes 15 seconds West 333.79 feet along the boundary of said Osborne Road to the Northerly boundary of S.R. 331; thence along the boundary of said S.R. 331 Northwesterly 92.98 feet along an arc to the left and having a radius of 213.62 feet and subtended by a long chord having a bearing of North 77 degrees 38 minutes 26 seconds West and a length of 92.24 feet; thence South 89 degrees 50 minutes 16 seconds West 26.16 feet along said boundary to the point of beginning.

TRACT IV: A part of the West half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, St. Joseph County, Indiana, described as follows: Beginning at a point on the North line of said Quarter Section North 89 degrees 3 minutes 15 seconds East 40 feet from the Northwest corner of said Quarter Section, which point is on the East boundary of S.R. 331; thence North 89 degrees 3 minutes 15 seconds East 45.51 feet along said North line; thence Southeasterly 378.28 feet along an arc to the left and having a radius of 3,194.04 feet and subtended by a long chord having arc bearing of South 7 degrees 47 minutes 14 seconds East and a length of 378.06 feet to the South line of the owner's land; thence South 89 degrees 14 minutes 15 seconds West 91.74 feet along said South line to the East boundary of S.R. 331; thence North 0 degrees 45 minutes 45 seconds West 375.08 feet along the boundary of said S.R. 331 to the point of beginning.

TRACT V: Lot Numbered 1 as the said Lot is known and designated on the Plat of Mochel Minor Subdivision, in Madison Township, St. Joseph County, said Plat being recorded on September 18, 1997 as Document No. 9738074 in the Office of the Recorder of St. Joseph County, Indiana.

PRELIMINARY TITLE

File No.: 23-28981

Part I, SCHEDULE B

Non-Underwriter Related Product

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Commitment. Additional requirements may be imposed after review of said notification.
2. Payment of all title premiums and charges.
3. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).
4. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

5. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
6. Advise insurer as to the name of the proposed lender.
7. Advise insurer as to the name(s) of the proposed purchaser(s).
8. Advise insurer as to the actual amount of the Loan Policy.
9. Advise insurer as to the actual amount of the Owner's Policy.
10. Minimum standard detailed survey and certificate.

Note: The Insurer reserves the right to take exception to those matters of survey, reflected in the survey herein required, after review of said survey.

11. Warranty Deed suitable for recording, to a buyer to be determined.
12. The above required Deed will cause the transfer of less than all of the real estate which is currently assessed under one tax unit. Pursuant to IC 25-21.5-9-2 and as required by the County Auditor, provide a survey drawing to be submitted with the above deed, giving reliable evidence of:
 - (1) The number of acres in each new tax parcel being created.
 - (2) The existence or absence of improvements on each new tax parcel being created.
 - (3) The location within the original tract of each new tax parcel being created.

NOTE: This commitment and endorsements have been prepared in response to your request. If you will require additional endorsements, please contact Meridian Title so that those endorsements can be added to this commitment as well as any additional requirements which may need to be met in order to issue the newly requested endorsements.

NOTE: Although the title policy issued pursuant to this commitment does not insure against the enforceability of personal property tax liens on the personal property, a search has been made for personal property tax liens recorded against the Grantor and all prior titleholders for the last 10 years. Personal Property Tax liens resulting from that search are reflected on this commitment. If the Grantor or prior titleholders did business at this property under a name other than that in which title was vested, that name(s) must be provided to the insurer to search for the possibility of personal property tax liens filed against said name(s).

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

This Commitment is valid only if Schedules A and B are attached.
Schedule BI consists of 1 page(s)

PRELIMINARY TITLE

File No.: 23-28981

Part II, SCHEDULE B

Non-Underwriter Related Product

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.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) 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.
 - d) 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.
3. Special Exceptions:
 - a) Taxes for the year 2023 Payable in 2024 and subsequent years, not yet due and payable.

Taxes for the year 2022 Payable in 2023 are as follows:

b) Key No. 011-1034-042904 - Madison Township
State ID No. 71-14-22-300-001.000-016
1st installment due May 10, 2023 \$1,320.28 - PAID
2nd installment due Nov. 10, 2023 \$1,320.28 - PAID

Assessed Valuations: 2022/2023

Land \$136,300.00
Improvements \$35,100.00
Exemption (None) \$0.00

Net Valuations \$171,400.00

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.
 - c) Possible assessments for the Yellow River, which may become a lien at a later date.
 - d) Kankakee/Yellow River Drain/Ditch Assessment Fees for the year 22/23 are as follows:
1st installment - \$72.89 - Paid.
2nd installment - \$72.88 - Paid.
 - e) Mud River Drain/Ditch Assessment Fees for the year 22/23 are as follows:
1st installment - \$127.55 - Paid.
2nd installment - \$127.55 - Paid.
 - f) Subject to all legal highways and rights of way.
 - g) Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.

**This Commitment is valid only if Schedules A and B are attached.
Schedule BII consists of 2 page(s)**

PRELIMINARY TITLE

File No.: 23-28981

Part II, SCHEDULE B

- h) Subject to parties in possession by virtue of unrecorded leases.
- i) Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
- j) Easement in favor of the Saint Joseph County Surveyor and Drainage Board to maintain the ditch pursuant to IC36-9-27-33 of the Indiana Drainage Code. Said easement affects an area that is measured at right angles from the top bank of said ditch and extended outward a distance of 75 feet.
- k) NOTE: The caption real estate, which is the subject of this title insurance commitment, appears to be vacant land. The policy, when issued, WILL NOT insure that the insured real estate is a buildable parcel. The proposed insured should contact the local building department as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvement(s).

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.



TRACT 1 - WOODS

PHOTOS

PHOTOS



TRACT 1



TRACT 1

PHOTOS



PHOTOS



PHOTOS



TRACTS 2 & 3



TRACTS 2 & 3

PHOTOS



TRACT 3



TRACT 1

PHOTOS



TRACT 1



TRACT 2



TRACT 3



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

