

265.21± Acres

PREMIER RECREATIONAL LAND FOR SALE *Willing to divide!*

The Dillon property is an incredible offering containing 265.21± acres in Kosciusko County, IN. The property allows a prospective buyer to enjoy private recreation such as hunting, fishing, and hiking. Doc Dillon and his wife Ann have focused on wildlife preservation throughout their life and have placed the property under a conservation easement with the DNR.

- Beautiful, secluded settings
- Incredible hunting and fishing
- Building site potential
- \$23,269 Annual CRP Payments
- Numerous ponds and marshes
- Established trails
- Wildlife

INFORMATION BOOKLET

LISTING PRICE:
\$8,250/acre

The easement allows for one 80± acre division. Seller is willing to listen to offers on 80± acres or the entire property.

Reach out to the listing agent to obtain a copy of the information booklet that contains the conservation easement and other documents!

All offers will be subject to a Right of First Refusal held by the DNR in accordance with the conservation easement.

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

DILLON (LS/JK01K)

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.

**LISTING
AGENTS**

**LUKE SCHRADER • 260-229-7089
JOE KESSIE • 260-609-4640**



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

BOOKLET INDEX

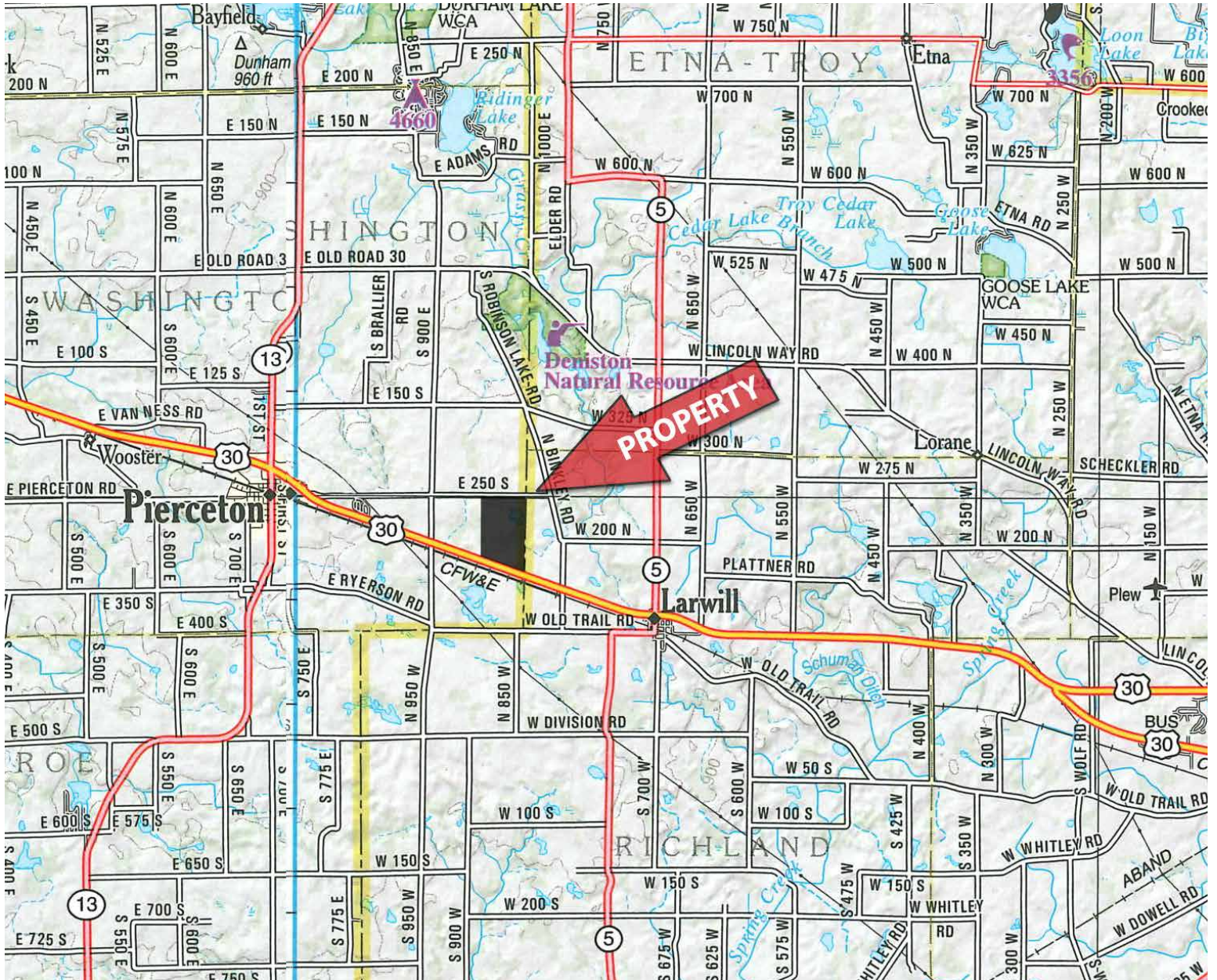
- **LOCATION MAP & AERIAL TRACT MAP** **Page 5-7**
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**For Information Call Auction Managers:
Luke Schrader, 260-229-7089 & Joe Kessie, 260-609-4640**



LOCATION MAP
AERIAL TRACT MAP

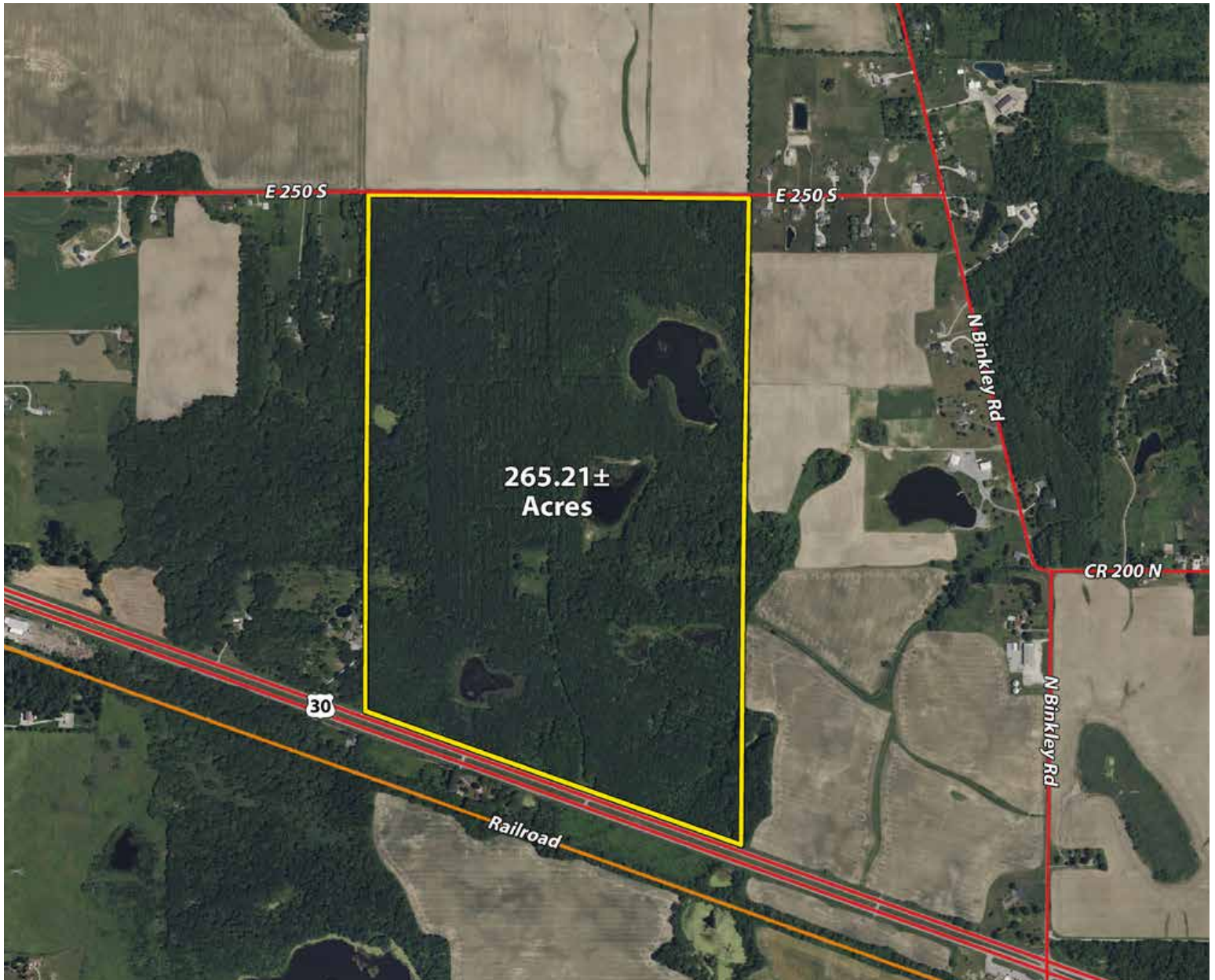
LOCATION MAP



Kosciusko County, IN

9283-9999 E 250 S Pierceton, IN 46562

AERIAL TRACT MAP



The easement allows for one 80± acre division. Seller is willing to listen to offers on 80± acres or the entire property.

The Dillon property is an incredible offering containing 265.21± acres in Kosciusko County, IN. The property allows a prospective buyer to enjoy private recreation such as hunting, fishing, and hiking. Doc Dillon and his wife Ann have focused on wildlife preservation throughout their life and have placed the property under a conservation easement with the DNR. The easement does allow for a single-family residence within a designated 2± acre "Reserved Building Area". Sustainable forest management is permitted, and the property contains a promising young stand of various hardwood timber species. This is a rare opportunity for a protected natural escape with building potential. **The easement allows for one 80± acre division. Seller is willing to listen to offers on 80± acres or the entire property.**

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

7/10/25, 3:55 PM

Beacon - Kosciusko County, IN - Report: 009-100-001

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2024 Pay 2025 Tax Statements (Treasurer)

[43-12-25-200-157.000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 009-100-001
 Tax Bill ID 009-708004-70
 State ID 43-12-25-200-157.000-029
 Property Address 250 S
 Pierceton
 Acres 80.00
 Brief Legal Description 009-100-001 E 1/2 SE & PT FOREST RESERVE (75.51A) 25-32-7 80.00A
 (Note: Not to be used on legal documents)
 Tax District Washington
 Total Tax Rate 1.3315
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owner (Auditor)

Deeded Owner
[Dillon Revocable Living Trust Gary P & Judith Ann Dillon LE & Co-Trustees](#)
 8378 E Ryerson Rd
 Pierceton, IN 46562-9765

Transfers (Auditor)

| Date | Transfer From | Instrument | Book | Page | Doc Nbr |
|------------|-------------------|-----------------|--------|--------|----------|
| 3/21/2014 | Dillon Judith Ann | Quit Claim Deed | 201403 | 0607 | EASEMENT |
| 12/31/2008 | Dillon Judith Ann | APPL FOR CLASS | 2008 | 002703 | SEE NOTE |
| 1/25/1994 | Conversion Record | | | | SEE NOTE |

Homestead Assessments (Auditor)

| | 2024 Pay 2025 | 2023 Pay 2024 | 2022 Pay 2023 | 2021 Pay 2022 | 2020 Pay 2021 | 2019 Pay 2020 |
|-------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Land | \$4,600.00 | \$4,000.00 | \$3,300.00 | \$3,000.00 | \$2,900.00 | \$3,300.00 |
| Res Land | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Improve | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Res Improve | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Other Assessments (Auditor)

| Tax Year | Number | Name | Acreage | Rate Code | Rate/Acre | Minimum | Amount |
|---------------|--------|-------------------|---------|-----------|-----------|---------|--------|
| 2024 Pay 2025 | 594 | Shanton (594) | 30 | Z - Rate | 1.25 | 6.25 | 37.5 |
| 2024 Pay 2025 | 571 | Mathias, H. (571) | 50 | Z - Rate | 2.59 | 5 | 0 |
| 2024 Pay 2025 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 10.4 |
| 2023 Pay 2024 | 594 | Shanton (594) | 30 | Z - Rate | 1.25 | 6.25 | 37.5 |
| 2023 Pay 2024 | 571 | Mathias, H. (571) | 50 | Z - Rate | 2.59 | 5 | 129.5 |
| 2023 Pay 2024 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 10.4 |
| 2022 Pay 2023 | 594 | Shanton (594) | 30 | Z - Rate | 1.25 | 6.25 | 37.5 |
| 2022 Pay 2023 | 571 | Mathias, H. (571) | 50 | Z - Rate | 2.59 | 5 | 129.5 |
| 2022 Pay 2023 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 10.4 |
| 2021 Pay 2022 | 594 | Shanton (594) | 30 | Z - Rate | 1.25 | 6.25 | 78.76 |
| 2021 Pay 2022 | 571 | Mathias, H. (571) | 50 | Z - Rate | 2.59 | 5 | 142.46 |
| 2021 Pay 2022 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 21.84 |
| 2020 Pay 2021 | 594 | Shanton (594) | 30 | Z - Rate | 1.25 | 6.25 | 41.26 |
| 2020 Pay 2021 | 571 | Mathias, H. (571) | 50 | Z - Rate | 2.59 | 5 | 142.46 |
| 2020 Pay 2021 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 11.44 |
| 2019 Pay 2020 | 594 | Shanton (594) | 30 | Z - Rate | 1.25 | 6.25 | 37.5 |
| 2019 Pay 2020 | 571 | Mathias, H. (571) | 50 | Z - Rate | 2.59 | 5 | 0 |

COUNTY TAX INFORMATION

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Beacon - Kosciusko County, IN - Report: 009-100-001

| Tax Year | Number | Name | Acreage | Rate Code | Rate/Acre | Minimum | Amount |
|---------------|--------|-------------|---------|-----------|-----------|---------|--------|
| 2019 Pay 2020 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 10.4 |

Circuit Breaker Allocations for 2025 (Auditor)

| Caps | Land | Improvement | Total |
|------------------------|-------|-------------|-------|
| 1% Homestead | 0 | 0 | 0 |
| 2% Residential | 0 | 0 | 0 |
| 3% Non-Residential | 0 | 0 | 0 |
| 2% Long Term Care | 0 | 0 | 0 |
| 2% Agriculture Non Res | 4,600 | 0 | 4,600 |
| Total | 4,600 | 0 | 4,600 |

Billing Information (Treasurer)

| | 2024 Pay 2025 | 2023 Pay 2024 | 2022 Pay 2023 | 2021 Pay 2022 | 2020 Pay 2021 |
|--------------------|--------------------------------------|--|--|---|--|
| + Spring Tax | \$30.62 | \$27.38 | \$21.30 | \$21.96 | \$21.64 |
| + Spring Penalty | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2.16 |
| + Spring Annual | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Fall Tax | \$30.62 | \$27.38 | \$21.30 | \$21.96 | \$21.64 |
| + Fall Penalty | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2.16 |
| + Fall Annual | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Delq NTS Tax | \$0.00 | \$0.00 | \$0.00 | \$21.64 | \$0.00 |
| + Delq NTS Pen | \$0.00 | \$0.00 | \$0.00 | \$2.16 | \$0.00 |
| + Delq TS Tax | \$0.00 | \$0.00 | \$0.00 | \$21.64 | \$0.00 |
| + Delq TS Pen | \$0.00 | \$0.00 | \$0.00 | \$2.16 | \$0.00 |
| + Other Assess | \$47.90 | \$177.40 | \$177.40 | \$243.06 | \$195.16 |
| | Shanton - \$37.50 Elder - \$10.40 | Elder - \$10.40 Mathias, H. - \$129.50 Shanton - \$37.50 | Elder - \$10.40 Mathias, H. - \$129.50 Shanton - \$37.50 | Elder - \$10.40 Shanton - \$37.50 1 & 2 Year Delq Nts Tax - \$177.40 1 & 2 Year Delq Nts Pen - \$17.76 | Elder - \$10.40 Mathias, H. - \$129.50 Shanton - \$37.50 Fall Penalty - \$8.88 Spring Penalty - \$8.88 |
| + Advert Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Tax Sale Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + NSF Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| PTRC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HMST Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| LIT Credits | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Circuit Breaker | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Over 65 CB | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Charges | \$109.14 | \$232.16 | \$220.00 | \$334.58 | \$242.76 |
| - Surplus Transfer | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Credits | (\$109.14) | (\$232.16) | (\$220.00) | (\$334.58) | |
| = Total Due | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$242.76 |

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

| Year | Receipt # | Transaction Date | Description | Business Date | Amount |
|---------------|-----------|------------------|----------------------|---------------|----------|
| 2024 Pay 2025 | 3267996 | 4/29/2025 | 6633/6638m/DillonJud | 4/29/2025 | \$109.14 |
| 2023 Pay 2024 | 3164314 | 4/25/2024 | 6585m/DillonJudith | 4/25/2024 | \$232.16 |
| 2022 Pay 2023 | 3062411 | 4/24/2023 | m/6502/JudithDillon | 4/24/2023 | \$220.00 |
| 2021 Pay 2022 | 2952690 | 4/12/2022 | 6269 Judith | 4/12/2022 | \$334.58 |
| 2020 Pay 2021 | | | | | \$0.00 |
| 2019 Pay 2020 | 2757898 | 4/23/2020 | 5883mJudithDillon | 4/23/2020 | \$99.10 |
| 2018 Pay 2019 | 2664138 | 4/26/2019 | 6063 Judith Dillon | 4/26/2019 | \$100.94 |
| 2017 Pay 2018 | 2548780 | 4/18/2018 | 5987 j.dillion | 4/18/2018 | \$2.68 |
| 2017 Pay 2018 | 2541343 | 12/29/2017 | 5642Judith | 12/29/2017 | \$94.02 |
| 2016 Pay 2017 | 2502207 | 6/26/2017 | 5970m g.dillion | 6/26/2017 | \$37.00 |
| 2016 Pay 2017 | 2494743 | 5/10/2017 | 5787m/Gary | 5/18/2017 | \$57.02 |
| 2015 Pay 2016 | 2381478 | 5/10/2016 | LCB 5-11-16 | 5/12/2016 | \$48.42 |
| 2015 Pay 2016 | 2381479 | 5/10/2016 | LCB 5-11-16 | 5/12/2016 | \$48.42 |

COUNTY TAX INFORMATION

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Beacon - Kosciusko County, IN - Report: 009-100-001

2023 Pay 2024 Tax Statements (Treasurer)

[43-12-25-200-157.000-029 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

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2021 Pay 2022 Tax Statements (Treasurer)

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2018 Pay 2019 Tax Statements (Treasurer)

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2017 Pay 2018 Tax Statements (Treasurer)

[43-12-25-200-157.000-029 \(PDF\)](#)

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No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Notes, Exemptions (Auditor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
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COUNTY TAX INFORMATION

7/10/25, 3:55 PM

Beacon - Kosciusko County, IN - Report: 009-100-002

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2024 Pay 2025 Tax Statements (Treasurer)

[43-12-25-200-155.000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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Summary (Auditor)

Parcel ID 009-100-002
 Tax Bill ID 009-723000-05
 State ID 43-12-25-200-155.000-029
 Property Address 250 S
 Pierceton
 Acres 80.00
 Brief Legal Description 009-100-002 W 1/2 SE FOREST RESERVE 25-32-7 80.00A
 (Note: Not to be used on legal documents)
 Tax District Washington
 Total Tax Rate 1.3315
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owner (Auditor)

Deeded Owner
[Dillon Revocable Living Trust Gary P & Judith Ann Dillon LE & Co-Trustees](#)
 8378 E Ryerson Rd
 Pierceton, IN 46562-9765

Transfers (Auditor)

| Date | Transfer From | Instrument | Book | Page | Doc Nbr |
|------------|-------------------|-----------------|--------|--------|----------|
| 3/21/2014 | Dillon Judith Ann | Quit Claim Deed | 201403 | 0606 | EASEMENT |
| 12/31/2008 | Dillon Judith Ann | APPL FOR CLASS | 2008 | 002703 | SEE NOTE |
| 6/17/1999 | Dillon Gary P | Wd | | | |
| 2/2/1990 | Conversion Record | | | | SEE NOTE |

Homestead Assessments (Auditor)

| | 2024 Pay 2025 | 2023 Pay 2024 | 2022 Pay 2023 | 2021 Pay 2022 | 2020 Pay 2021 | 2019 Pay 2020 |
|-------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Land | \$1,300.00 | \$1,300.00 | \$1,200.00 | \$1,200.00 | \$1,100.00 | \$1,100.00 |
| Res Land | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Improve | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Res Improve | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Other Assessments (Auditor)

| Tax Year | Number | Name | Acreage | Rate Code | Rate/Acre | Minimum | Amount |
|---------------|--------|-------------------|---------|-----------|-----------|---------|--------|
| 2024 Pay 2025 | 594 | Shanton (594) | 20 | Z - Rate | 1.25 | 6.25 | 25 |
| 2024 Pay 2025 | 571 | Mathias, H. (571) | 60 | Z - Rate | 2.59 | 5 | 0 |
| 2024 Pay 2025 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 10.4 |
| 2023 Pay 2024 | 594 | Shanton (594) | 20 | Z - Rate | 1.25 | 6.25 | 25 |
| 2023 Pay 2024 | 571 | Mathias, H. (571) | 60 | Z - Rate | 2.59 | 5 | 155.4 |
| 2023 Pay 2024 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 10.4 |
| 2022 Pay 2023 | 594 | Shanton (594) | 20 | Z - Rate | 1.25 | 6.25 | 25 |
| 2022 Pay 2023 | 571 | Mathias, H. (571) | 60 | Z - Rate | 2.59 | 5 | 155.4 |
| 2022 Pay 2023 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 10.4 |
| 2021 Pay 2022 | 594 | Shanton (594) | 20 | Z - Rate | 1.25 | 6.25 | 52.5 |
| 2021 Pay 2022 | 571 | Mathias, H. (571) | 60 | Z - Rate | 2.59 | 5 | 170.94 |
| 2021 Pay 2022 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 21.84 |
| 2020 Pay 2021 | 594 | Shanton (594) | 20 | Z - Rate | 1.25 | 6.25 | 27.5 |
| 2020 Pay 2021 | 571 | Mathias, H. (571) | 60 | Z - Rate | 2.59 | 5 | 170.94 |
| 2020 Pay 2021 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 11.44 |
| 2019 Pay 2020 | 594 | Shanton (594) | 20 | Z - Rate | 1.25 | 6.25 | 25 |

COUNTY TAX INFORMATION

7/10/25, 3:55 PM

Beacon - Kosciusko County, IN - Report: 009-100-002

| Tax Year | Number | Name | Acreage | Rate Code | Rate/Acre | Minimum | Amount |
|---------------|--------|-------------------|---------|-----------|-----------|---------|--------|
| 2019 Pay 2020 | 571 | Mathias, H. (571) | 60 | Z - Rate | 2.59 | 5 | 0 |
| 2019 Pay 2020 | 528 | Elder (528) | 80 | Z - Rate | 0.13 | 5 | 10.4 |

Circuit Breaker Allocations for 2025 (Auditor)

| Caps | | Land | Improvement | Total |
|------|---------------------|-------|-------------|-------|
| 1% | Homestead | 0 | 0 | 0 |
| 2% | Residential | 0 | 0 | 0 |
| 3% | Non-Residential | 0 | 0 | 0 |
| 2% | Long Term Care | 0 | 0 | 0 |
| 2% | Agriculture Non Res | 1,300 | 0 | 1,300 |
| | Total | 1,300 | 0 | 1,300 |

Billing Information (Treasurer)

| | 2024 Pay 2025 | 2023 Pay 2024 | 2022 Pay 2023 | 2021 Pay 2022 | 2020 Pay 2021 |
|--------------------|--------------------------------------|--|--|---|--|
| + Spring Tax | \$8.66 | \$8.90 | \$7.74 | \$8.78 | \$8.21 |
| + Spring Penalty | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.82 |
| + Spring Annual | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Fall Tax | \$8.66 | \$8.90 | \$7.74 | \$8.78 | \$8.21 |
| + Fall Penalty | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.82 |
| + Fall Annual | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Delq NTS Tax | \$0.00 | \$0.00 | \$0.00 | \$8.21 | \$0.00 |
| + Delq NTS Pen | \$0.00 | \$0.00 | \$0.00 | \$0.82 | \$0.00 |
| + Delq TS Tax | \$0.00 | \$0.00 | \$0.00 | \$8.21 | \$0.00 |
| + Delq TS Pen | \$0.00 | \$0.00 | \$0.00 | \$0.82 | \$0.00 |
| + Other Assess | \$35.40 | \$190.80 | \$190.80 | \$245.28 | \$209.88 |
| | Shanton - \$25.00 Elder - \$10.40 | Elder - \$10.40 Mathias, H. - \$155.40 Shanton - \$25.00 | Elder - \$10.40 Mathias, H. - \$155.40 Shanton - \$25.00 | Elder - \$10.40 Shanton - \$25.00 1 & 2 Year Delq Nts Tax - \$190.80 1 & 2 Year Delq Nts Pen - \$19.08 | Elder - \$10.40 Mathias, H. - \$155.40 Shanton - \$25.00 Fall Penalty - \$9.54 Spring Penalty - \$9.54 |
| + Advert Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Tax Sale Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + NSF Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| PTRC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HMST Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| LIT Credits | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Circuit Breaker | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Over 65 CB | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Charges | \$52.72 | \$208.60 | \$206.28 | \$280.90 | \$227.94 |
| - Surplus Transfer | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Credits | (\$52.72) | (\$208.60) | (\$206.28) | (\$280.90) | |
| = Total Due | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$227.94 |

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

| Year | Receipt # | Transaction Date | Description | Business Date | Amount |
|---------------|-----------|------------------|----------------------|---------------|----------|
| 2024 Pay 2025 | 3267995 | 4/29/2025 | 6633/6638m/DillonJud | 4/29/2025 | \$52.72 |
| 2023 Pay 2024 | 3164315 | 4/25/2024 | 6585m/DillonJudith | 4/25/2024 | \$208.60 |
| 2022 Pay 2023 | 3062416 | 4/24/2023 | m/6502/JudithDillon | 4/24/2023 | \$206.28 |
| 2021 Pay 2022 | 2952695 | 4/12/2022 | 6269 Judith | 4/12/2022 | \$280.90 |
| 2020 Pay 2021 | | | | | \$0.00 |
| 2019 Pay 2020 | 2757897 | 4/23/2020 | 5883mJudithDillon | 4/23/2020 | \$52.46 |
| 2018 Pay 2019 | 2664137 | 4/26/2019 | 6063 Judith Dillon | 4/26/2019 | \$53.08 |
| 2017 Pay 2018 | 2548779 | 4/18/2018 | 5987 j.dillion | 4/18/2018 | \$7.20 |
| 2017 Pay 2018 | 2541347 | 12/29/2017 | 5642Judith | 12/29/2017 | \$35.40 |
| 2016 Pay 2017 | 2494740 | 5/10/2017 | 5787m/Gary | 5/18/2017 | \$37.00 |
| 2015 Pay 2016 | 2381480 | 5/10/2016 | LCB 5-11-16 | 5/12/2016 | \$18.52 |
| 2015 Pay 2016 | 2381481 | 5/10/2016 | LCB 5-11-16 | 5/12/2016 | \$18.52 |

COUNTY TAX INFORMATION

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2023 Pay 2024 Tax Statements (Treasurer)

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2018 Pay 2019 Tax Statements (Treasurer)

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Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-12-25-200-155.000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Notes, Exemptions (Auditor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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COUNTY TAX INFORMATION

7/10/25, 3:56 PM

Beacon - Kosciusko County, IN - Report: 009-141-001

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2024 Pay 2025 Tax Statements (Treasurer)

[43-12-36-100-067.000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 009-141-001
 Tax Bill ID 009-723000-06
 State ID 43-12-36-100-067.000-029
 Property Address Us 30
 Pierceton
 Acres 105.21
 Brief Legal Description 009-141-001 PT NE FOREST RES 36-32-7 105.21A
 (Note: Not to be used on legal documents)
 Tax District Washington
 Total Tax Rate 1.3315
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owner (Auditor)

Deeded Owner
[Dillon Revocable Living Trust Gary P & Judith Ann Dillon LE & Co-Trustees](#)
 8378 E Ryerson Rd
 Pierceton, IN 46562-9765

Transfers (Auditor)

| Date | Transfer From | Instrument | Book | Page | Doc Nbr |
|------------|-------------------|-----------------|--------|--------|----------|
| 3/21/2014 | Dillon Judith Ann | Quit Claim Deed | 201403 | 0606 | EASEMENT |
| 12/31/2008 | Dillon Judith Ann | APPL FOR CLASS | 2008 | 002703 | SEE NOTE |
| 6/17/1999 | Dillon Gary P | Wd | | | |
| 2/2/1990 | Conversion Record | | | | SEE NOTE |

Homestead Assessments (Auditor)

| | 2024 Pay 2025 | 2023 Pay 2024 | 2022 Pay 2023 | 2021 Pay 2022 | 2020 Pay 2021 | 2019 Pay 2020 |
|-------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Land | \$1,800.00 | \$1,600.00 | \$1,500.00 | \$1,500.00 | \$1,500.00 | \$1,500.00 |
| Res Land | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Improve | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Res Improve | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Other Assessments (Auditor)

| Tax Year | Number | Name | Acreage | Rate Code | Rate/Acre | Minimum | Amount |
|---------------|--------|-------------------|---------|-----------|-----------|---------|--------|
| 2024 Pay 2025 | 594 | Shanton (594) | 65.12 | Z - Rate | 1.25 | 6.25 | 81.4 |
| 2024 Pay 2025 | 571 | Mathias, H. (571) | 40 | Z - Rate | 2.59 | 5 | 0 |
| 2024 Pay 2025 | 528 | Elder (528) | 105.12 | Z - Rate | 0.13 | 5 | 13.66 |
| 2023 Pay 2024 | 594 | Shanton (594) | 65.12 | Z - Rate | 1.25 | 6.25 | 81.4 |
| 2023 Pay 2024 | 571 | Mathias, H. (571) | 40 | Z - Rate | 2.59 | 5 | 103.6 |
| 2023 Pay 2024 | 528 | Elder (528) | 105.12 | Z - Rate | 0.13 | 5 | 13.66 |
| 2022 Pay 2023 | 594 | Shanton (594) | 65.12 | Z - Rate | 1.25 | 6.25 | 81.4 |
| 2022 Pay 2023 | 571 | Mathias, H. (571) | 40 | Z - Rate | 2.59 | 5 | 103.6 |
| 2022 Pay 2023 | 528 | Elder (528) | 105.12 | Z - Rate | 0.13 | 5 | 13.66 |
| 2021 Pay 2022 | 594 | Shanton (594) | 65.12 | Z - Rate | 1.25 | 6.25 | 170.94 |
| 2021 Pay 2022 | 571 | Mathias, H. (571) | 40 | Z - Rate | 2.59 | 5 | 113.96 |
| 2021 Pay 2022 | 528 | Elder (528) | 105.12 | Z - Rate | 0.13 | 5 | 28.68 |
| 2020 Pay 2021 | 594 | Shanton (594) | 65.12 | Z - Rate | 1.25 | 6.25 | 89.54 |
| 2020 Pay 2021 | 571 | Mathias, H. (571) | 40 | Z - Rate | 2.59 | 5 | 113.96 |
| 2020 Pay 2021 | 528 | Elder (528) | 105.12 | Z - Rate | 0.13 | 5 | 15.02 |
| 2019 Pay 2020 | 594 | Shanton (594) | 65.12 | Z - Rate | 1.25 | 6.25 | 81.4 |

COUNTY TAX INFORMATION

7/10/25, 3:56 PM

Beacon - Kosciusko County, IN - Report: 009-141-001

| Tax Year | Number | Name | Acreage | Rate Code | Rate/Acre | Minimum | Amount |
|---------------|--------|-------------------|---------|-----------|-----------|---------|--------|
| 2019 Pay 2020 | 571 | Mathias, H. (571) | 40 | Z - Rate | 2.59 | 5 | 0 |
| 2019 Pay 2020 | 528 | Elder (528) | 105.12 | Z - Rate | 0.13 | 5 | 13.66 |

Circuit Breaker Allocations for 2025 (Auditor)

| Caps | | Land | Improvement | Total |
|------|---------------------|-------|-------------|-------|
| 1% | Homestead | 0 | 0 | 0 |
| 2% | Residential | 0 | 0 | 0 |
| 3% | Non-Residential | 0 | 0 | 0 |
| 2% | Long Term Care | 0 | 0 | 0 |
| 2% | Agriculture Non Res | 1,800 | 0 | 1,800 |
| | Total | 1,800 | 0 | 1,800 |

Billing Information (Treasurer)

| | 2024 Pay 2025 | 2023 Pay 2024 | 2022 Pay 2023 | 2021 Pay 2022 | 2020 Pay 2021 |
|--------------------|--------------------------------------|--|--|---|--|
| + Spring Tax | \$11.98 | \$10.96 | \$9.68 | \$10.98 | \$11.19 |
| + Spring Penalty | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1.12 |
| + Spring Annual | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Fall Tax | \$11.98 | \$10.96 | \$9.68 | \$10.98 | \$11.19 |
| + Fall Penalty | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1.12 |
| + Fall Annual | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Delq NTS Tax | \$0.00 | \$0.00 | \$0.00 | \$11.19 | \$0.00 |
| + Delq NTS Pen | \$0.00 | \$0.00 | \$0.00 | \$1.12 | \$0.00 |
| + Delq TS Tax | \$0.00 | \$0.00 | \$0.00 | \$11.19 | \$0.00 |
| + Delq TS Pen | \$0.00 | \$0.00 | \$0.00 | \$1.12 | \$0.00 |
| + Other Assess | \$95.06 | \$198.66 | \$198.66 | \$313.58 | \$218.52 |
| | Shanton - \$81.40 Elder - \$13.66 | Elder - \$13.66 Shanton - \$81.40 Mathias, H. - \$103.60 | Elder - \$13.66 Shanton - \$81.40 Mathias, H. - \$103.60 | Elder - \$13.66 Shanton - \$81.40 1 & 2 Year Delq Nts Tax - \$198.66 1 & 2 Year Delq Nts Pen - \$19.86 | Elder - \$13.66 Shanton - \$81.40 Mathias, H. - \$103.60 Fall Penalty - \$9.93 Spring Penalty - \$9.93 |
| + Advert Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Tax Sale Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + NSF Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| PTRC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HMST Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| LIT Credits | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Circuit Breaker | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Over 65 CB | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Charges | \$119.02 | \$220.58 | \$218.02 | \$360.16 | \$243.14 |
| - Surplus Transfer | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Credits | (\$119.02) | (\$220.58) | (\$218.02) | (\$360.16) | |
| = Total Due | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$243.14 |

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

| Year | Receipt # | Transaction Date | Description | Business Date | Amount |
|---------------|-----------|------------------|----------------------|---------------|----------|
| 2024 Pay 2025 | 3267997 | 4/29/2025 | 6633/6638m/DillonJud | 4/29/2025 | \$119.02 |
| 2023 Pay 2024 | 3164310 | 4/25/2024 | 6585m/DillonJudith | 4/25/2024 | \$220.58 |
| 2022 Pay 2023 | 3062415 | 4/24/2023 | m/6502/JudithDillon | 4/24/2023 | \$218.02 |
| 2021 Pay 2022 | 2952694 | 4/12/2022 | 6269 Judith | 4/12/2022 | \$360.16 |
| 2020 Pay 2021 | | | | | \$0.00 |
| 2019 Pay 2020 | 2757902 | 4/23/2020 | 5883mJudithDillon | 4/23/2020 | \$118.34 |
| 2018 Pay 2019 | 2664134 | 4/26/2019 | 6063 Judith Dillon | 4/26/2019 | \$117.56 |
| 2017 Pay 2018 | 2548778 | 4/18/2018 | 5987 j.dillion | 4/18/2018 | \$7.14 |
| 2017 Pay 2018 | 2541344 | 12/29/2017 | 5642Judith | 12/29/2017 | \$96.66 |
| 2016 Pay 2017 | 2494741 | 5/10/2017 | 5787m/Gary | 5/18/2017 | \$96.66 |
| 2015 Pay 2016 | 2381482 | 5/10/2016 | LCB 5-11-16 | 5/12/2016 | \$48.35 |
| 2015 Pay 2016 | 2381483 | 5/10/2016 | LCB 5-11-16 | 5/12/2016 | \$48.35 |

COUNTY TAX INFORMATION

7/10/25, 3:56 PM

Beacon - Kosciusko County, IN - Report: 009-141-001

2023 Pay 2024 Tax Statements (Treasurer)

[43-12-36-100-067.000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

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2021 Pay 2022 Tax Statements (Treasurer)

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[43-12-36-100-067.000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-12-36-100-067.000-029 \(PDF\)](#)

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2017 Pay 2018 Tax Statements (Treasurer)

[43-12-36-100-067.000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Notes, Exemptions (Auditor), Photos (Assessor).

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
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FSA INFORMATION

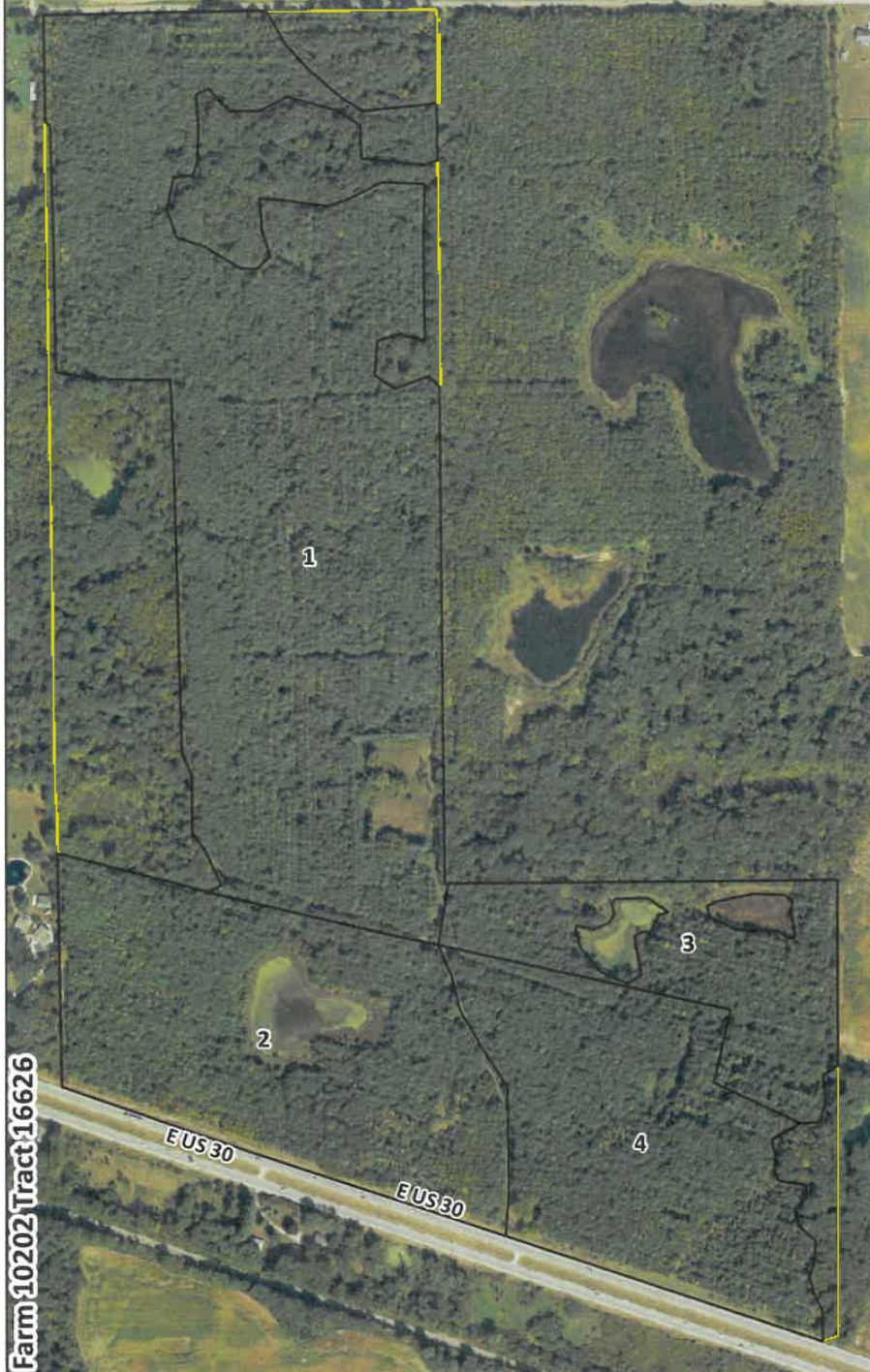
FSA INFORMATION

USDA Farm 10202 Tract 16626 2025 Certification map prepared on: 4/22/2025  CRP  N
 Administered by: Kosciusko County, Indiana **Kosciusko**
 OP: DILLON REVOCABLE LIVING TRUST DATED 2/12/14 162.3 Tract acres
 OW: DILLON REVOCABLE LIVING TRUST DATED 2/12/14 129.31 Cropland acres
 Source: Primarily USDA NAIP 2024 imagery; IOHS or Dynamap roads; FSA data 2025-04-18 10:07:59 129.31 CRP acres

Wetland Determination Identifiers:
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

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

| CLU | Acres | HEL | LC | Contract | Prac | Yr | C I |
|-----|-------|-----|----|----------|------|----|-----|
| 1 | 65.1 | N | 2 | 11286 | 3A | 35 | Y |
| 2 | 29.31 | N | 2 | 11286 | 3A | 35 | Y |
| 3 | 12.3 | N | 2 | 11286 | 3A | 35 | Y |
| 4 | 22.6 | N | 2 | 11286 | 3A | 35 | 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

USDA Farm 10202 Tract 16612

2025 Certification map prepared on: 4/22/2025

CRP



Administered by: Kosciusko County, Indiana

CLU Kosciusko

OP: DILLON REVOCABLE LIVING TRUST DATED 2/12/14

92.99 Tract acres

Wetland Determination Identifiers:

OW: DILLON REVOCABLE LIVING TRUST DATED 2/12/14

61.91 Cropland acres

● Restricted Use

48.1 CRP acres

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:07:59

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

CLU Acres HEL LC Contract Prac Yr C I

2 17.5 N 2 10084 3A 28 Y

4 30.6 N 2 10084 3A 28 Y

6 7.51 N 2 Y

Crop:

Type:

IUse:

Date:

NI or IRR

Shares:

8 0.69 N 2 Y

Crop:

Type:

IUse:

Date:

NI or IRR

Shares:

10 5.61 N 2 Y

Crop:

Type:

IUse:

Date:

NI or IRR

Shares:



Farm 10202 Tract 16612

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

CRP CONTRACT

CRP CONTRACT

| | | | |
|---|---|---|--|
| CRP-1 (05-05-25) | U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation | 1. ST. & CO. CODE & ADMIN. LOCATION 18 085 | 2. SIGN-UP NUMBER 45 |
| | | 3. CONTRACT NUMBER 10084 | 4. ACRES FOR ENROLLMENT 48.10 |
| CONSERVATION RESERVE PROGRAM CONTRACT | | 6. TRACT NUMBER 16612 | 7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2028 |
| | | 8. SIGNUP TYPE: General | |
| 5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) XOSCIUSKO COUNTY FARM SERVICE AGENCY 217 E. BELL DRIVE WARSAW, IN46582-9250 | | | |
| 5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (574) 267-7445 | | | |

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant.") The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C3D, as applicable.

| | | | | | | |
|---|-------------|--|--------------|-----------------|----------|-------------------------------|
| 9A. Rental Rate Per Acre | \$ 141.02 | 10. Identification of CRP Land (See Page 2 for additional space) | | | | |
| 9B. Annual Contract Payment | \$ 6,783.00 | A. Tract No. | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
| 9C. First Year Payment | \$ | 16612 | 0002 | CP3A | 17.50 | \$ 0.00 |
| (Item 9C is applicable only when the first year payment is prorated.) | | 16612 | 0004 | CP3A | 30.60 | \$ 0.00 |

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

| | | | | |
|--|-----------------------|--------------------|---|-----------------------|
| A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BYLLEN REVOCABLE LIVING TRUST DATED 2/12/14 8378 E PYERSDR RD PIERCECTON, IN46562-9765 | (2) SHARE 100.00 % | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) | (2) SHARE % | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) | (2) SHARE % | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) |

| | | |
|-------------------------|------------------------------------|----------------------|
| 12. CCC USE ONLY | A. SIGNATURE OF CCC REPRESENTATIVE | B. DATE (MM-DD-YYYY) |
|-------------------------|------------------------------------|----------------------|

NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

Non-Discrimination Statement: 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, 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 State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/ohcr/how-to-file-a-program-discrimination-complaint> 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) 632-9892. 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

CRP CONTRACT

| | | | | | | | |
|---|--|--|--------------------|---|-----------------------|----------------------------------|----------------------|
| CRP-1 (05-05-25) | | U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation | | 1. ST. & CO. CODE & ADMIN. LOCATION | | 2. SIGN-UP NUMBER | |
| | | | | 18 085 | | 54 | |
| CONSERVATION RESERVE PROGRAM CONTRACT | | | | 3. CONTRACT NUMBER | | 4. ACRES FOR ENROLLMENT | |
| | | | | 11286 | | 129.31 | |
| 5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) ROSCIUSKO COUNTY FARM SERVICE AGENCY 217 E. BELL DRIVE WARSAN, IN46582-9350 | | | | 6. TRACT NUMBER | | 7. CONTRACT PERIOD | |
| | | | | 16626 | | FROM: (MM-DD-YYYY) 10-01-2020 | |
| 5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (574) 267-7445 | | | | 8. SIGNUP TYPE: General | | | |
| INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE. | | | | | | | |
| THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable. | | | | | | | |
| 9A. Rental Rate Per Acre | | \$ 127.49 | | 10. Identification of CRP Land (See Page 2 for additional space) | | | |
| 9B. Annual Contract Payment | | \$ 16,486.00 | | A. Tract No. | B. Field No. | C. Practice No. | D. Acres |
| 9C. First Year Payment | | \$ | | 16626 | 0001 | CP3A | 65.10 |
| (Item 9C is applicable only when the first year payment is prorated.) | | | | 16626 | 0002 | CP3A | 29.31 |
| | | | | 16626 | 0003 | CP3A | 12.30 |
| 11. PARTICIPANTS (If more than three individuals are signing, see Page 3.) | | | | | | | |
| A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DILLON REVOCABLE LIVING TRUST DATED 2/12/14 8178 E RYERSON RD PIERCECTON, IN46562-9765 | | (2) SHARE 100.00 % | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) | | |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) | | (2) SHARE % | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) | | |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) | | (2) SHARE % | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) | | |
| 12. CCC USE ONLY | | A. SIGNATURE OF CCC REPRESENTATIVE | | | | | B. DATE (MM-DD-YYYY) |
| NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). | | | | | | | |

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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CONSERVATION EASEMENT

CONSERVATION EASEMENT

CONSERVATION EASEMENT

THIS INDENTURE WITNESSETH, that Dillon Revocable Living Trust dated February 12, 2014, Gary P. Dillon, and Judith Ann Dillon, as Co-Trustees, of Kosciusko County in the State of Indiana, hereinafter individually and jointly the "Grantor," for no monetary consideration and the mutual covenants herein contained, does hereby convey, grant, and assign in perpetuity to the State of Indiana, Department of Natural Resources, hereinafter the "Holder," of Marion County, Indiana, and its assigns, and successors the perpetual right and privilege, to monitor and enforce the stated Conservation Easement pursuant to Indiana Code 32-23-5 in, over, and across the following described real estate in the County of Kosciusko State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO.

CROSS-REFERENCE

In accordance with Indiana Code 32-23-2-5, the conservation easement described herein concerns real estate acquired by the Grantor by:

Quit Claim Deed recorded in the Office of the Recorder of Kosciusko County, Indiana as Instrument Number 2014030606 on March 21, 2014; and

Quit Claim Deed recorded in the Office of the Recorder of Kosciusko County, Indiana as Instrument Number 2014030607 on March 21, 2014.

RECITALS

WHEREAS, Grantor is the owner in fee simple of a certain parcel of land in the County of Kosciusko, State of Indiana, more particularly described in Exhibit "A" attached hereto and made part hereof and hereinafter referred to as the "Easement Area"; and,

WHEREAS the Easement Area is being granted to the State of Indiana, Department of Natural Resources, to preserve and protect important conservation and recreation areas throughout the State of Indiana, and;

WHEREAS, this instrument creates and grants a non-possessory interest in the Easement Area in favor of the Holder pursuant to Indiana Code 32-23-5; and,

NOW, THEREFORE, the Parties agree as follows:

(end of page 1 of 14)

CONSERVATION EASEMENT

TERMS AND CONDITIONS OF THIS CONSERVATION EASEMENT

1. Term. The Conservation Easement over the Easement Area granted herein shall run with the land and shall take effect upon execution of this Conservation Easement. The duration of this Conservation Easement shall be perpetual and shall bind all assigns and successors of the Grantor.
2. Purpose and Extent. The Grantor is fee simple owner of the Easement Area, and is committed to preserving and protecting the Conservation Values of the Easement Area. This Conservation Easement assures that the Easement Area will be perpetually preserved in its predominantly natural condition for the retention, protection, availability, maintenance and enhancement of the Conservation Values.
3. Conservation Values. Grantor and Holder are committed to preserving and protecting the natural, recreation and historical resources in the Easement Area and to maintaining it free from any development or other use inconsistent with the purposes of this Conservation Easement, except as allowed pursuant to this Conservation Easement. The Grantor and Holder have entered into this Conservation Easement to accomplish the purpose of assuring that the natural, recreational, scenic and open-space values of the Easement Area are retained, that its natural primarily forested resources are protected and managed, that its air and water quality are maintained or enhanced, and that soil erosion be appropriately controlled (collectively, the "Conservation Values").
4. Prohibited Uses. Except as expressly provided herein, and subject to any existing easements, interests or restrictions of record prior to the creation of this Conservation Easement, any activity on, or use of the Easement Area that is inconsistent with the purposes of this Conservation Easement is prohibited. Grantor covenants that the Grantor shall not undertake, or consent to third parties undertaking, the following prohibited activities in the Easement Area:
 - a) the subdivision of the Easement Area into two or more parcels, except as allowed under and pursuant to paragraph 6.i). Any future dedication or classification of all, or part, of the Easement Area as a Nature Preserve, Classified Forest or Wildlife Habitat will not be considered to constitute a subdivision of the Easement Area;
 - b) any commercial, agricultural or industrial use, or activity on the Easement Area;
 - c) any residential use or activity on the Easement Area, except as allowed in the Reserved Building Area pursuant to paragraph 6.i) and 6.j).
 - d) except with the prior written consent of the Holder, there shall be no buildings, structures, or other improvements of any kind, temporary or permanent, constructed or placed on the Easement Area including, but not limited to, houses, towers, fences, satellite dishes, windmills, wind turbines, sheds, tanks, mobile homes, dams, impoundments, and communication equipment, except as allowed in the Reserved Building Area pursuant to paragraph 6.i), 6.) and 6.k).
 - e) no mining or mineral development shall be permitted in, under or upon the Easement Area including, but not limited to, the development of minerals or common varieties of mineral materials such as oil, gas, coal, coal bed methane, soils, sand, gravel, stone and clay, or the mining of organic materials such as peat, where such development would require or cause the use, occupancy, or disturbance of any surface areas within the Easement Area. However,

CONSERVATION EASEMENT

retained oil and gas rights may be exercised by the Grantor by resource pooling arrangements, off-site lateral drilling, or other legal means, provide no surface disturbance occurs on the Easement Area;

- f) no portion of the Easement Area shall be used for dumps, landfills, or the storage or deposit of waste materials of any kind. Disposal of any waste materials generated by activities permitted under this Conservation Easement shall be in accordance with applicable state and federal law;
- g) except as allowed under the provisions of paragraph 6.c), the cutting or harvesting of trees or wood products, except in accordance with sound forest management principles and then only in accordance with a forest management plan approved in writing by the Holder, provided however that this clause shall not restrict or prohibit the removal of fallen trees or limbs, or trees that are an imminent danger of falling, which could: block access to the Easement Area; restrict the use of the Easement Area; or, which could pose a danger to humans or animals;
- h) earth moving, grading, cultivation, grazing, pasturing, dredging or filling except with the prior written consent of the Holder or as allowed under paragraphs 6.c) 6.j) and 6.k);
- i) the construction, maintenance, or erection of any commercial advertisement, sign or billboard, except for the posting of signs depicting the Grantor's ownership of the Easement Area, signs depicting designations or classifications affecting the Easement Area, interpretive, directional, and entrance signs, no trespassing or no hunting signs, boundary or historical markers, and signs designated by the Holder indicating that the property is subject to a conservation easement);
- j) except as allowed pursuant paragraphs 6.c), 6.j) and 6.k), the construction or extension of roads or utility systems, except in easements or right-of-ways of record prior to the date of this Conservation Easement except with the prior written consent of the Holder. No new easements or rights-of-way shall be granted within the Easement Area after the date of this instrument unless they are approved in advance and in writing by the authorized representative of the Holder's Division of Forestry, or other authorized officer of the State. Generally, such approval will be withheld;
- k) altering the vegetation and hydrology of the Easement Area in any way so as to destroy or impair its character, including clearing of forest or natural areas, diverting or affecting the natural flow of surface or underground water into, within, or out of the Easement Area or dredging, channeling, filling, pumping, diking, impounding or other related activities, except with the prior written consent of the Holder;
- l) implementing new wetland or forest management plans without prior written consent of the Holder;
- m) the recreational use of motorized off-road vehicles such as snowmobiles, dune buggies, all-terrain vehicles and motorcycles, except: the use of equipment necessary for the accomplishment of the activities allowable pursuant to paragraph 6; equipment necessary for the ecological management of the Easement Area; or, the use of personal conveyance device vehicles used for access to the Easement Area by persons with disabilities;
- n) any other activities, actions or uses that would be detrimental or adverse to good soil and

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water Conservation Values or that would derogate from the provisions of IC 32-23-5.

5. Rights of Holder. To accomplish the purposes of the Conservation Easement granted hereunder, the following rights are granted and conveyed to the Holder:
 - a) the right of ingress and egress to the Easement Area over Grantor's adjacent real estate or any easements appurtenant to the Easement Area, by any reasonable, convenient route of access. Grantor may provide a designated route to and from the Easement Area to minimize intrusion on Grantor's adjacent operation. Any access to the Easement Area by the State for any purposes shall be on reasonable advanced notice to the Grantor except in emergencies or cases of suspected deliberate violations. The Grantor may allow the State to utilize motorized vehicles including, but not limited to, cars, trucks, all terrain vehicles, or snowmobiles, in a manner and under conditions to minimize site damage and prevent rutting.
 - b) to enter upon the Easement Area in order to conduct natural resources inventories or monitor species of plants and animals with reasonable notice to the Grantor;
 - c) to enter upon the Easement Area to inspect and monitor for compliance with the terms of this Conservation Easement, and otherwise administer use of the Easement Area pursuant to the rights acquired hereunder with reasonable advanced notice to the Grantor, except in emergencies or cases of suspected deliberate violations
 - d) the right to install signs relating to this Conservation Easement with reasonable notice to the Grantor;
 - e) the right to prevent any activity on, or use of the Easement Area that is inconsistent with the purposes of this Conservation Easement
 - f) the right to approve any transfers to any successors and assigns of the Grantor, such approval will not be unduly withheld

6. Rights Retained by Grantor. Grantor reserves to itself and Grantor's heirs, successors and assigns, the rights of entry and use, and all other rights accruing from its ownership of the Easement Area that are not expressly prohibited or granted herein and that are not inconsistent with the purposes of the Conservation Easement granted herein. Without limiting the generality of the foregoing, the following rights are expressly reserved:
 - a) the right to encumber, lease, convey, give, sell, assign, or otherwise transfer the Easement Area by deed or by operation of law, in each case subject to and subordinate to this Conservation Easement. Grantor and his/her/its heirs, successors and assigns, herein "Successor Grantors", shall give timely notice of any such encumbrance, lease, conveyance, gift, sale or assignment to Holder at the address set forth in paragraph 14, below. Transfers to Successor Grantors may be made only with the prior written approval of the Holder, such approval will not be unduly withheld. Any future Successor Grantors must certify in writing to the Holder that the Successor Grantor will be bound by the terms and conditions of this Conservation Easement. The Grantor will be responsible for the performance under this Conservation Easement by any Successor Grantors until the Holder has approved the transferee.

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- b) the right of unrestricted ingress and egress to the Easement Area, subject to any limitations or conditions set forth in this Conservation Easement;
- c) the right to engage in forest resources management, as further defined herein:
 - i. provided that forest resource management activities must be performed in accordance with a current forest management plan prepared by a professional forester of the Grantor's choosing and approved in advance in writing by the State Forester or assigns. A professional forester is defined as a person who holds a bachelor of science degree in forest management or a closely related forestry curriculum from a college or university accredited by the Society of American Foresters;
 - ii. the forest management plan shall be consistent with the goals of the conditions of this Conservation Easement. As a minimum the stewardship plan shall address property identification (legal description to section, township, range, county; acres; map with property boundaries, cover types, water, etc. clearly labeled; directions to property), landowner information (name, contact information), resources description (general property description; topography; soils information; cultural features; threatened / endangered species including Special Area Plan; stands by cover type and area; stand history; description of dominant vegetation including trees species and size class; wildlife habitat and use; hydrology including watershed information; timber production potential; recreation opportunities; and, important natural features), resource management (landowner's goals and objectives for the property; long-ranged silvicultural objective / desired future condition; management recommendations including schedule for completion of prescribed activities);
 - iii. the forest management plan shall be updated at least every ten years, on each change of ownership, or upon any substantial change in the condition of the Easement Area.
 - iv. this right to engage in forest resources management reservation includes, but is not limited to, the following activities which may be conducted within the Easement Area in a manner which complies with the provisions and purposes of this Conservation Easement, complies with the provisions of the current forest management plan, and which are consistent with the standards, customs, and practices that are current and generally accepted by forest science and professional forest resources managers: timber stand improvement practices such as thinning and cull tree and grapevine deadening; timber harvesting and regeneration of forest stands; firewood harvesting; tree planting; pruning; invasive species control; maple syruping, and sugaring; and construction and maintenance of necessary log landings, gates, skid trails and haul/access roads;
 - v. this right to engage in forest resources management includes the right to manage and improve wetlands and forest wildlife habitat on the Easement Area, including planting of wildlife food plots. Wildlife food plots are not considered agricultural usage and should be confined to forest openings or previously cultivated fields;

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- vi. all trails, log landings, skid trails, haul/access roads access routes, and drainage structures such as culverts, bridges, or water bars will be managed by the Grantor as needed to prevent soil erosion and protect the conservation values of the Easement Area. Location of new roads and trails must be specified within the forest management plan or otherwise receive advanced written approval by the Holder and be of low impact design and construction. The Holder will respond within 60 days of the receipt of the new road request and approval will not be unreasonably withheld or conditioned;
 - vii. the approval of the Grantor's forest management plan by the State Forester will convey the approval of the Holder for all matters addressed in the forest stewardship plan that would require the Holder's prior approval as stated herein.
- d) the right to fish, hunt and trap on the Easement Area, including the right to allow others to fish, hunt and trap on the Easement Area and to enter into non-commercial lease agreements for fishing, hunting and trapping on the Easement Area pursuant to all applicable state and federal laws and regulations; Except, confined hunting of any kind is prohibited.
 - e) non-commercial, short term, camping for individuals or small groups may be allowed by the Grantor within the Reserved Building Areas as described in the attached Exhibit "B"
 - f) the right to use the Easement Area for non-commercial recreation under terms and conditions as may, from time to time, be approved or established by the Grantor. For purposes of this Conservation Easement, non-commercial recreation is defined as non-developed, recreational activities for which no business license or permit is required including, but not limited to: fishing, hunting, trapping, hiking, photography, nature and other low impact, non-extractive uses not inconsistent with the allowable uses and Conservation Values of this Conservation Easement;
 - g) in addition to the rights enumerated in paragraph 6.c), the Grantor reserves the right to manage the property to restore and/or enhance native plant, forest, animal and wetland communities on the Easement Area. The right to manage the property includes the right to control invasive species of plants and animals which are considered noxious by State law or regulation, and exotic species and/or aggressive native species which are considered detrimental to the quality of the Conservation Values of the Easement Area. In the case of plants, the control and removal may be by manual or mechanical methods, by use of labelled herbicides and/or by prescribed burning. In the case of animals, the control and removal may be by trapping or hunting, pursuant to all applicable state and federal laws and regulations;
 - h) the right to provide additional protection for all, or part, of the Easement Area, including, but not limited to: dedication as a State Nature Preserve through the Holder's Division of Nature Preserves; or, classification as Classified Forest and Wildlands through the Holder's Division of Forestry; and,
 - i) the right to subdivide the easement area into not more than two parcels with neither parcel being less than 80 acres each. Each subdivided parcel may contain a 2 acre "Reserved Building Area" the locations of which are identified in Exhibit "B". Only one of the Reserved Building Areas identified in Exhibit "B" may be developed by the Grantor if the Easement Area is not subdivided pursuant to this paragraph. The subdivision of the Easement Area may

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be made only with the prior written approval of the Holder, such approval will not be unduly withheld. This right from the Holder does not in any way waive any permit or other approval that may need to be obtained from any Local, State or Federal Government or agency prior to any property division.

- j) The right to build improvements, structures and associated amenities and outbuildings within the Easement Area only within the 2 acre "Reserved Building Area". The Reserved Building Areas are identified in Exhibit "B". Only non-industrial, non-commercial, related construction and other activities, including residential, educational, property management, and other activities may occur, so long as these activities do not adversely impact the purpose and herein identified values of the remainder of the Easement Area. In the event of residential use, construction shall be limited to one single family dwelling and related outbuildings and structures. Under any use, the aggregate total square footage of the footprints of all structures shall not exceed 5,000 square feet. Further, the Grantor reserves the right to develop, improve and maintain an access lane to the Reserved Building Area from the nearest public roadway and to bring public utilities, if available, to the structures from the nearest public roadway, or to install a well and/or septic system to service the structures. Any development by the Grantor of an access lane or utility corridor across or through any portion of the Easement Area will not limit the Holder's ability to access the Easement area for purposes allowed under this Conservation Easement. Pursuant to the terms of this Conservation Easement, the Reserved Building Areas will never be subdivided from the Easement Area. The location of the access lane and utility corridor must have written approval from the Holder prior to development. This right from the Holder does not in any way waive any permit or other approval that may need to be obtained from any Local, State or Federal Government or agency prior to any construction or ground disturbing activity.
 - k) The Reserved Building Area as identified in Exhibit "B" is for approximate location identification only; the final location for building site, utility easements and access drives will be determined by survey, to be approved by the Holder prior to actual development, said approval will not be unduly withheld.
 - l) for the purposes of paragraph (6.j), the access lane will include an area of thirty (30) feet on either side of the approximate access lane centerline, including any abutting ditches or culverts. The access lane may be maintained by the Grantor by mowing or grading, including the placement of additional rock and/or stone. The driveway will be used solely for the purpose of providing access to the Easement Area and for ingress and egress to the Reserved Building Area. Any other use of, or extension of, the access lane may be made only with the prior written consent of the Holder. This right from the Holder does not in any way waive any permit or other approval that may need to be obtained from any Local, State or Federal Government or agency prior to any construction or ground disturbing activity.
 - m) the right to restrict trespass and, subject to the rights and limitation contained herein, the Grantor has the right to control public access to, or use of, all or part of the Easement Area, at times or on occasions, and under such terms and conditions as may be approved or established from time to time by the Grantor.
7. No Rights Granted to the Public. Nothing herein shall be construed as the Holder granting or conveying to members of the general public any ownership, interest in, or use of, the Easement Area, except as may be allowed by the Grantor pursuant to paragraph 6.i) above.

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8. Enforcement/ Holder's Remedies.

Holder may not bring an action against the Grantor for modifications of the Easement Area resulting from causes beyond the Grantor's control, such as unintentional fires, storms, natural earth movement, floods, or trespassers. Grantor has no responsibility under this Conservation Easement for such unintended modifications

Holder has the right to bring an action at law or in equity in a court of competent jurisdiction to enjoin any activity by temporary or permanent injunction against any third party for acts inconsistent with the Conservation Values and uses of this Conservation Easement and require restoration by any such third party of the Easement Area to the condition that existed prior to any such injury, and payment of costs, including attorney fees.

If Holder determines that the Grantor is in violation of this Conservation Easement, or that a violation is threatened, the Holder may provide written notice to the Grantor unless the violation constitutes immediate and irreparable harm. The written notice will identify the violation and request corrective action to cure the violation or restore the property. If for a 28 day period after the date of the written notice, the Grantor continues to violate this Conservation Easement, or if the Grantor does not abate the violation and implement corrective or restorative measures requested by the Holder, the Holder may bring an action in law or in equity to enforce the terms of this Conservation Easement. The Holder is also entitled to enjoin the violation through injunctive relief, seek specific performance, declaratory relief, restitution, reimbursement of expenses or an order compelling restoration of the Easement Area. If the court determines that the Grantor has failed to comply with this Conservation Easement, then the Grantor also agrees to reimburse all reasonable costs and attorney fees incurred by the Holder compelling such compliance.

If the Holder determines that this Conservation Easement is, or is expected to be violated, the Holder will make good faith efforts to notify the Grantor. If the Holder determines that circumstances justify prompt action to mitigate or prevent impairment of the Conservation Values and purposes of this Conservation Easement, then the Holder may pursue its lawful remedies without prior notice and without awaiting the Grantor's opportunity to cure. The Grantor agrees to reimburse all costs associated with this effort, which are attributable to actions or inaction of the Grantor.

The Grantor acknowledges that actual or threatened events of non-compliance by Grantor under this Easement constitute immediate and irreparable harm. The Holder is entitled to invoke the equitable jurisdiction of the court to enforce this Conservation Easement.

The preceding remedies of the Holder are cumulative. The Holder may invoke any or all of the remedies if there is an actual or threatened violation of this Conservation Easement.

9. No Forfeiture. Nothing contained herein will result in forfeiture or reversion of Grantor's title in any respect.

10. Persons Bound/Covenants Run with the Land. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and shall inure to the benefit of the Grantor and Holder and their respective heirs, successors and assigns, and shall continue as an easement in

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servitude running with the Easement Area in perpetuity, unless terminated pursuant to the terms hereof. This Conservation Easement is enforceable against Grantor and all present and future owners, tenants, and other holders of any interest in the Easement Area. The terms "Grantor" and "Holder", when used herein, shall be deemed to refer to Grantor or Holder, as the case may be, and their heirs, successors and assigns.

11. Severability. If any provision of this Conservation Easement, or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions or the application of such provisions to persons or circumstances other than those as to which it is found to be valid, as the case may be, shall not be affected thereby.
12. Governing Law. This Conservation Easement shall be construed for all purposes under the laws of the State of Indiana. Any subsequent amendment to or repeal of any state law or order, which authorizes this Conservation Easement, shall not effect the rights conveyed by the Grantor or subsequently held by its heirs, successors or assigns.
13. Amendment. This Conservation Easement may only be amended by written agreement of Grantor and Holder. Any amendment shall not effect the perpetual duration of the Conservation Easement nor alter its purposes as defined herein.
14. Notices. All notices required or permitted from Holder to Grantor under this Conservation Easement shall be delivered to the Grantor addressed to: Dr. Gary P. Dillon, Trustee of the Dillon Revocable Living Trust dated February 12, 2014, 8378 East Ryerson Road, Pierceton, IN 46562, or at such other address as the Grantor may identify to the Holder.

Notices shall be delivered to the Holder at: Indiana Department of Natural Resources, Division of Forestry, 402 West Washington Street, Room W296, Indianapolis, IN 46204, or at such other address as the Holder may identify to the Grantor.

15. Miscellaneous.
 - a) The recitals set forth hereinabove are, by this reference, incorporated into and deemed a part of this Agreement.
 - b) The Grantor covenants to warrant and defend unto the Holder and its successors, the quiet and peaceable use and enjoyment of the Easement Area against all claims and demands.
 - c) In the performance of any of its rights under this Conservation Easement, the Holder may, by contract or otherwise, provide for action by its employees, agents, or duly authorized contractors, which may include the Grantor.
 - d) All rights in the Easement Area not reserved by the Grantor shall be deemed acquired by the Holder. Any ambiguities in this Conservation Easement shall be construed in favor of the Holder in order to effectuate the Conservation Values for which this Conservation Easement is being conveyed.
 - e) The captions and paragraph numbers used in this Conservation Easement are inserted for convenience only and in no way define, limit, construe or describe the scope or intent of such

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paragraphs.

- f) As required by IC 5-22-3-7: As a Contractor with the State, the Grantor will maintain compliance with Telephone Solicitations Act, which states:
- (a) the Contractor and any principals of the Contractor certify that
 - (1) the Contractor, except for de minimis and nonsystematic violations, has not violated the terms of
 - (i) IC 24-4.7 [Telephone Solicitation Of Consumers],
 - (ii) IC 24-5-12 [Telephone Solicitations] , or
 - (iii) IC 24-5-14 [Regulation of Automatic Dialing Machines] in the previous three hundred sixty-five (365) days, even if IC 24-4.7 is preempted by federal law; and
 - (2) the Contractor will not violate the terms of IC 24-4.7 for the duration of the Contract, even if IC 24-4.7 is preempted by federal law.
 - (b) The Contractor and any principals of the Contractor certify that an affiliate or principal of the Contractor and any agent acting on behalf of the Contractor or on behalf of an affiliate or principal of the Contractor:
 - (1) except for de minimis and nonsystematic violations, has not violated the terms of IC 24-4.7 in the previous three hundred sixty-five (365) days, even if IC 24-4.7 is preempted by federal law; and
 - (2) will not violate the terms of IC 24-4.7 for the duration of the Contract, even if IC 24-4.7 is preempted by federal law.
- g) Grantor shall execute a Right of First Refusal in favor of the Indiana Department of Natural Resources for the fee simple rights herein retained by Grantor. Such execution shall be made contemporaneously with the execution of this Conservation Easement. This Right of First Refusal is attached hereto as Exhibit "C".

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CONSERVATION EASEMENT

The undersigned persons executing this Conservation Easement represents and certifies on behalf of the Grantor Trust, that he/she is a duly appointed trustee of the Grantor Trust and that the trustee's appointment has not been rescinded or modified, and that the trustee has been fully empowered by the terms of the Grantor Trust, to execute and deliver this Conservation Easement; that the Grantor Trust is a trust in good standing in the State of its origin and, where required, in the State Indiana; that the Grantor Trust has full legal capacity to convey the real estate described; and that all necessary legal and administrative actions for the making the conveyance of this Conservation Easement have been duly taken by the Grantor Trust.

Non-Collusion and Acceptance

The undersigned attests, subject to the penalties for perjury, that he/she is the Grantor, or that he/she is the properly authorized representative, trustee, agent, member or officer of the Grantor, that he/she has not, nor has any other member, trustee, employee, representative, agent or officer of the Grantor, directly or indirectly, to the best of the undersigned's knowledge, entered into or offered to enter into any combination, collusion or agreement to receive or pay, and that he/she has not received or paid, any sum of money or other consideration for the execution of this Conservation Easement other than that which appears upon the face of this Conservation Easement.

IN WITNESS WHEREOF, Grantor and the Holder have, through their duly authorized representatives, entered into this Conservation Easement. The parties, having read and understood the foregoing terms of this Conservation Easement, do by their respective signatures dated below hereby agree to the terms thereof.

IN WITNESS WHEREOF, said Grantor, has set its hands and seals this the 12th day of November, 2016.

GRANTOR: Dillon Revocable Living Trust dated February 12, 2014, Gary P. Dillon, and Judith Ann Dillon, as Co-Trustees

BY: Gary P. Dillon
Gary P. Dillon, Co-Trustee

BY: Judith Ann Dillon
Judith Ann Dillon, Co-Trustee

Signature are notarized on following page

(end of page 11 of 13)

CONSERVATION EASEMENT

STATE OF INDIANA, COUNTY OF WHITLEY)SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary P. Dillon, as Co-Trustee of the Dillon Revocable Living Trust dated February 12, 2014, and acknowledged the execution of the above Conservation Easement on behalf of said trust.

In Witness Whereof, I have hereunto subscribed my hand and notarial seal on this the 3RD day of November, 2016.

Leanna M. Andreas, Signature LEANNA M. ANDREAS, Printed
Notary Public

My Commission Expires: FEB. 9, 2024 County of Residence: WHITLEY

STATE OF INDIANA, COUNTY OF WHITLEY)SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Judith Ann Dillon, as Co-Trustee of the Dillon Revocable Living Trust dated February 12, 2014, and acknowledged the execution of the above Conservation Easement on behalf of said trust.

In Witness Whereof, I have hereunto subscribed my hand and notarial seal on this the 12th day of November, 2016.

Timothy J. Blum, Signature Timothy J. Blum, Printed
Notary Public

My Commission Expires: Jan. 14, 2024 County of Residence: Whitley

CONSERVATION EASEMENT

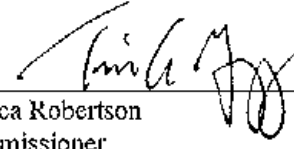
APPROVED and ACCEPTED:

Indiana Department of Natural Resources

 (for)
Cameron F. Clark
Director

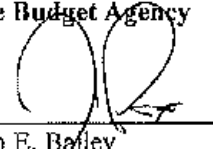
Date: 11/21/16

Indiana Department of Administration


Jessica Robertson
Commissioner

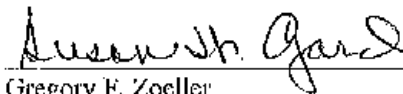
Date: 11/22/16

State Budget Agency

 (for)
Brian E. Bailey
Director

Date: 11-22-16

**APPROVED AS TO FORM AND LEGALITY
by the Office of the Attorney General**

 (for)
Gregory F. Zoeller
Attorney General of Indiana

Date: 11/29/2016

CONSERVATION EASEMENT

RETURN RECORDED INSTRUMENT TO:

Land Acquisition Division
Department of Natural Resources
402 West Washington Street, Room W261
Indianapolis, IN 46204

Auditor Parcel No.: _____

For State Land Office Use:

~~~~~  
**THIS DOCUMENT PREPARED BY:**

Joseph Hoage, Chief Legal Counsel, Indiana Department of Natural Resources, 402 West Washington Street, Room W256, Indianapolis, IN 46204

**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:**

Joseph Hoage, Chief Legal Counsel, Indiana Department of Natural Resources, 402 West Washington Street, Room W256, Indianapolis, IN 46204

Exhibits:

- Exhibit 'A' (description of CE Area)
- Exhibit 'B' (description of the reserved building area)
- Exhibit 'C' (Right of First Refusal)

# CONSERVATION EASEMENT

## EXHIBIT "A"

### Legal Description for Dillon Trust Conservation Easement

Page 1 of 1

#### PARCEL 1

The following described real estate in Washington Township, Kosciusko County, Indiana, and being intended to be the same property conveyed by Quit Claim Deed to Dillon Revocable Living Trust dated February 12, 2014, Gary P. Dillon, and Judith Ann Dillon, as Co-Trustees, said deed recorded in Instrument No. 2014030607 in the Office of the Recorder of Kosciusko County, Indiana on March 21, 2014, to-wit:

The East Half of the Southeast Quarter of Section 25, Township 32 North, Range 7 East, Kosciusko County, Indiana.

Being Kosciusko County Parcel ID#: 43-12-25-200-157.000-029

#### PARCEL 2

The following described real estate in Washington Township, Kosciusko County, Indiana, and being intended to be the same property conveyed by Quit Claim Deed to Dillon Revocable Living Trust dated February 12, 2014, Gary P. Dillon, and Judith Ann Dillon, as Co-Trustees, said deed recorded in Instrument No. 2014030606 in the Office of the Recorder of Kosciusko County, Indiana on March 21, 2014, to-wit:

The West Half of the Southeast Quarter of Section 25, Township 32 North, Range 7 East, Kosciusko County, Indiana.

Being Kosciusko County Parcel ID#: 43-12-25-200-155.000-029

**AND ALSO**, all that part of the Northeast Quarter of Section 36, Township 32 North, Range 7 East, Kosciusko County, Indiana, lying North of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railway Company, **Less and excepting therefrom** the following described real estate: the 11.3 acres tract, more or less, in the Northeast Quarter of Section 36, Township 32 North, Range 7 East, which is South of the North right-of-way of U.S. Road #30 and bounded on the South by the Pennsylvania Railroad (called above the Pittsburgh, Fort Wayne and Chicago Railway Company) right-of-way  
Being Kosciusko County Parcel ID#: 43-12-36-100-067.000-029

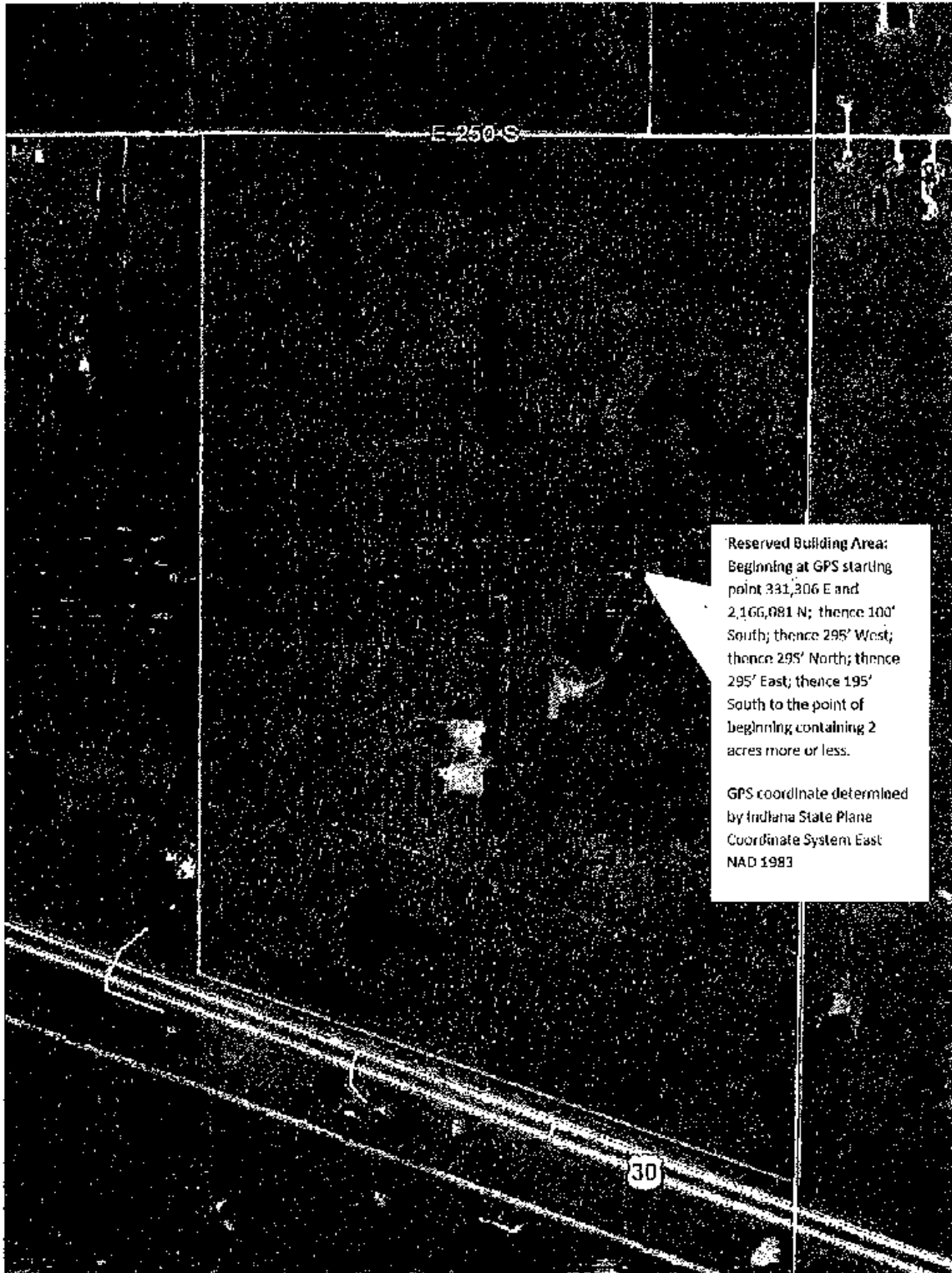
All being subject to all easements, leases, restrictions, rights-of-ways and covenants of record.

(end of legal description)

# CONSERVATION EASEMENT

9/16/2016

## Exhibit 'B' Reserved Area Approximation



Reserved Building Area:  
Beginning at GPS starting  
point 331,306 E and  
2,166,081 N; thence 100'  
South; thence 295' West;  
thence 295' North; thence  
295' East; thence 195'  
South to the point of  
beginning containing 2  
acres more or less.

GPS coordinate determined  
by Indiana State Plane  
Coordinate System East  
NAD 1983

# CONSERVATION EASEMENT

## EXHIBIT "C"

### RIGHT OF FIRST REFUSAL FOR THE PURCHASE OF REAL ESTATE

THIS INDENTURE WITNESSETH, that Dillon Revocable Living Trust dated February 12, 2014, Gary P. Dillon, and Judith Ann Dillon, as Co-Trustees, of Kosciusko County in the State of Indiana, hereinafter individually and jointly the "Grantor," for himself, herself, or themselves and for all heirs, executors, administrators, successors, and assigns,, hereby GRANTS to the State of Indiana, Department of Natural Resources, of Marion County, in the State of Indiana, herein called "the State", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a thirty (30) day right of first refusal for the purchase of the fee simple interests in the real estate described in the attached Exhibit "A" in Kosciusko County in the State of Indiana, herein called the "Property" to-wit:

See Attached Exhibit "A"

Any sale, lease, or other conveyance by the Grantors, except: to children or grandchildren of the Grantors; or, transfers to heirs of the Grantors in the settlement of an estate, shall be subject to this right of first refusal herein granted.

The Grantors, or the Grantors' heirs, successors and/or assigns, shall by delivery of a written notice to the State, at the location specified in the attached Conservation Easement, notify the State of the Grantor's desire to sell the Property, or any portion thereof. Said notice to the State shall include a statement of the owners' desire to convey the Property and to initiate the State's right of first refusal and will also contain a statement of the terms and conditions of the proposed conveyance.

The State shall have 30 days after the delivery of the Grantors notice to notify the Grantors of the State's desire to exercise its right of first refusal. The State may extend the 30 day period at anytime therein by an additional 60 days by supplying written notice to the Grantors of the State's intent to exercise in a timely manner its right of first refusal.

Within 180 days of the State's exercising its right of first refusal, the State and the Grantors shall complete said purchase of the fee simple rights.

This 30 day right of first refusal for the purchase of real estate shall survive any transfer of title to the Property, or any portion thereof, to: any excepted persons named herein; gifts to children or grandchildren of the Grantors; or, transfers to heirs of the Grantors in the settlement of an estate.

# PHOTOS

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

