

819±
acres

Offered in 13 Tracts

◆ Knox County, IN • Near Oaktown ◆

LAND AUCTION

INFORMATION BOOK

- ◆ Potential Building & Recreational Sites!
- ◆ 670 Cropland Acres ◆ 4 Farms
- ◆ 15 Miles North of Vincennes, IN
- ◆ 17 Miles South of Sullivan, IN

Tuesday, October 21 • 6pm

Held at Highland Woods Community Center - 1377 Hart St, Vincennes, IN 47591

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

 Online Bidding Available

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: Estate of Marjorie Tolan



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 13 individual tracts, any combination of tracts & as a total 819± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements 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 Warranty or Personal Representatives Deed(s).

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

POSSESSION: Possession is at closing subject to tenants rights which expire December 31, 2025. The land is available for the 2026 crop year.

MINERAL RIGHTS: Seller shall convey to the buyer(s) 100% of mineral rights they own.

REAL ESTATE TAXES: The buyer will be responsible for taxes assessed in 2026 due in 2027 and all future taxes.

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

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

AUCTION MANAGER: Brad Horrall • 812.890.8255 #RB14019367, #AU01052618
Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

BOOKLET INDEX

- **REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **SOIL & TOPOGRAPHY MAPS** PAGE 17
- **FSA INFORMATION** PAGE 29
- **REAL ESTATE TAX SUMMARY** PAGE 45
- **PHOTOS** PAGE 47

TRACT 1



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 21, 2025

819± ACRES – KNOX COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, October 14, 2025.
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
819± Acres • Knox County, Indiana
Tuesday, October 21, 2025

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, October 21, 2025 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, October 14, 2025**. 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.

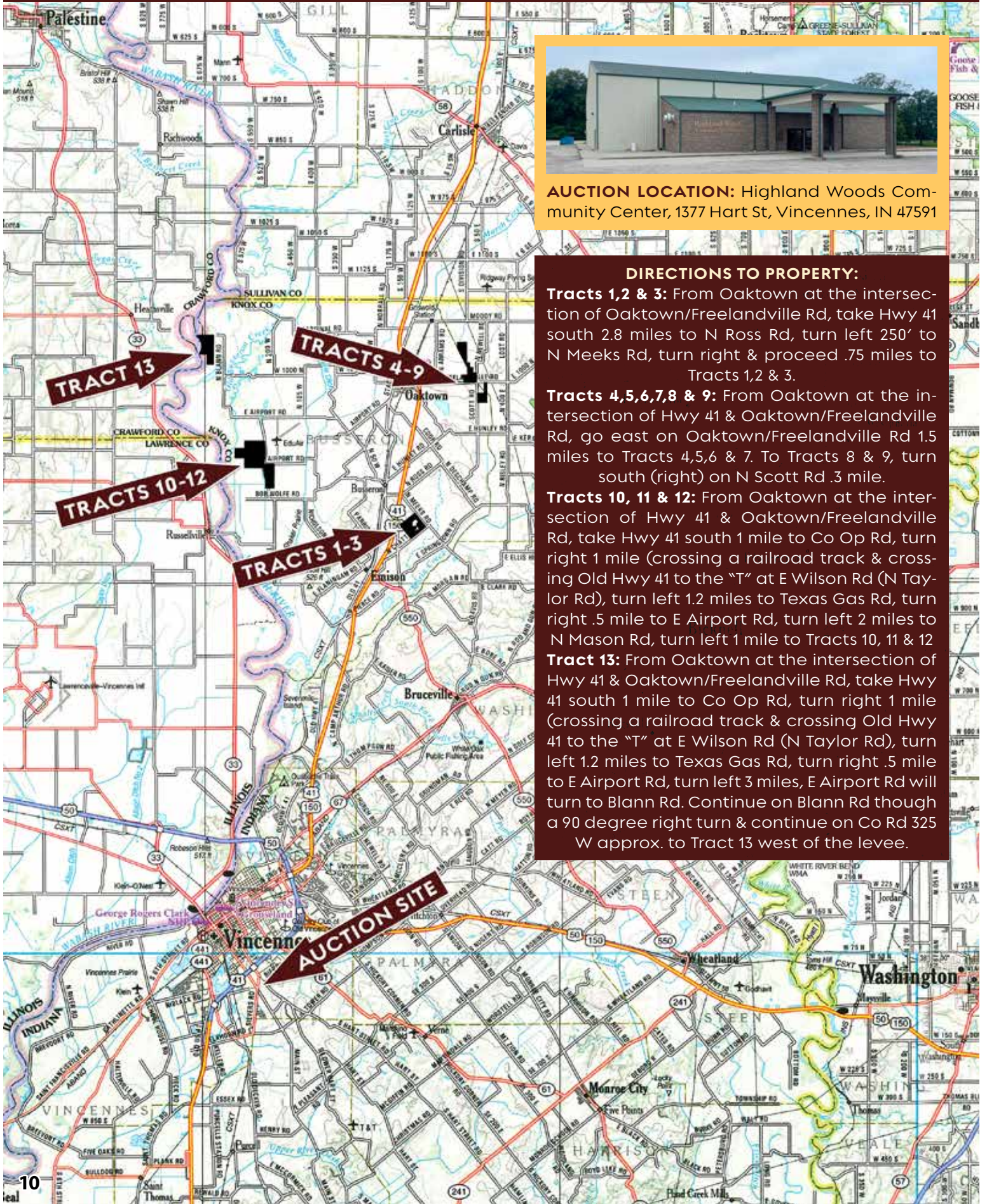
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

LOCATION MAP



AUCTION LOCATION: Highland Woods Community Center, 1377 Hart St, Vincennes, IN 47591

DIRECTIONS TO PROPERTY:

- Tracts 1, 2 & 3:** From Oaktown at the intersection of Oaktown/Freelandville Rd, take Hwy 41 south 2.8 miles to N Ross Rd, turn left 250' to N Meeks Rd, turn right & proceed .75 miles to Tracts 1, 2 & 3.
- Tracts 4, 5, 6, 7, 8 & 9:** From Oaktown at the intersection of Hwy 41 & Oaktown/Freelandville Rd, go east on Oaktown/Freelandville Rd 1.5 miles to Tracts 4, 5, 6 & 7. To Tracts 8 & 9, turn south (right) on N Scott Rd .3 mile.
- Tracts 10, 11 & 12:** From Oaktown at the intersection of Hwy 41 & Oaktown/Freelandville Rd, take Hwy 41 south 1 mile to Co Op Rd, turn right 1 mile (crossing a railroad track & crossing Old Hwy 41 to the "T" at E Wilson Rd (N Taylor Rd), turn left 1.2 miles to Texas Gas Rd, turn right .5 mile to E Airport Rd, turn left 2 miles to N Mason Rd, turn left 1 mile to Tracts 10, 11 & 12
- Tract 13:** From Oaktown at the intersection of Hwy 41 & Oaktown/Freelandville Rd, take Hwy 41 south 1 mile to Co Op Rd, turn right 1 mile (crossing a railroad track & crossing Old Hwy 41 to the "T" at E Wilson Rd (N Taylor Rd), turn left 1.2 miles to Texas Gas Rd, turn right .5 mile to E Airport Rd, turn left 3 miles, E Airport Rd will turn to Blann Rd. Continue on Blann Rd though a 90 degree right turn & continue on Co Rd 325 W approx. to Tract 13 west of the levee.

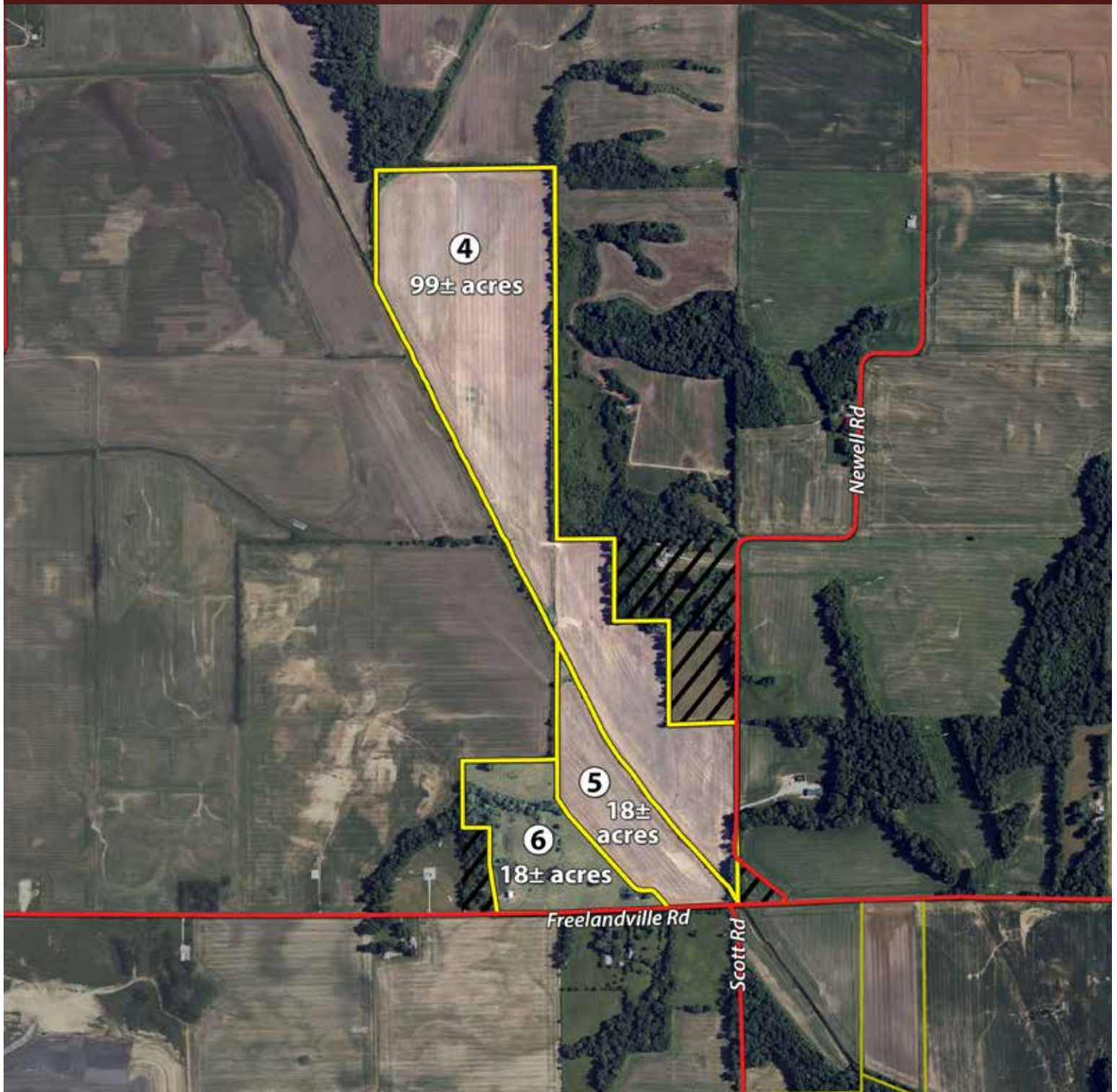
TRACT MAPS - TRACTS 1-3



TRACT	ACRES	CROPLAND ACRES	WOODS/PASTURE/ RECREATION ACRES	COMMENTS
1	68±	63.5±	1±	Predominately Ragsdale & Sylvan soils. Good access & Location Near Hwy 41.
2	17±	16±	0	Good location w/ building potential. Alvin soils, ideal for produce production, along Meeks Rd.
3	24±	23.5±	0	Mostly highly productive Ragsdale soils, fronting Chattin & Meeks Rd's. A nice potential building site.

NOTE: Most Cropland acreage in the above chart was derived from FSA data w/ the Woods/Pasture/ Recreational acreage column derived from internal measurements. All interested parties are responsible for their own acreage determinations & due diligence.

TRACT MAPS - TRACTS 4-6



TRACT	ACRES	CROPLAND ACRES	WOODS/PASTURE/ RECREATION ACRES	COMMENTS
4	99±	92±	0	Over 90% tillable, mostly Lyles & Ayrshire soils.
5	18±	19.8±	0	100% cropland according to FSA, comprised of Lyles & Ayrshire soils.
6	18±	4.2±	0	Excellent pasture Tract w/ a lot of building potential & improved w/ a classic livestock barn.

NOTE: Most Cropland acreage in the above chart was derived from FSA data w/ the Woods/Pasture/ Recreational acreage column derived from internal measurements. All interested parties are responsible for their own acreage determinations & due diligence.

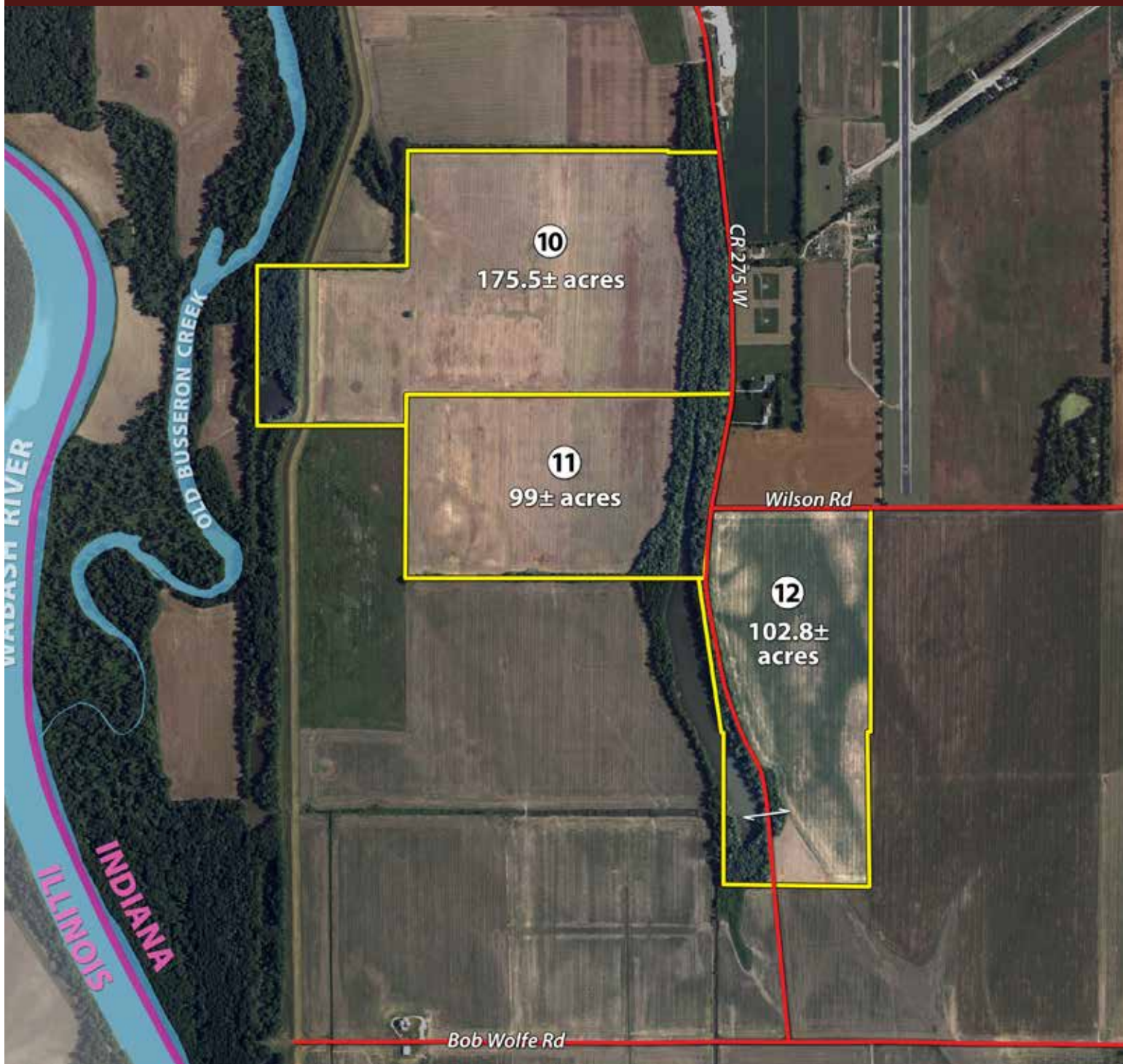
TRACT MAPS - TRACTS 7-9



TRACT	ACRES	CROPLAND ACRES	WOODS/PASTURE/ RECREATION ACRES	COMMENTS
7	14±	11.6±	0	Nearly all tillable, mostly Wakeland, Lyles & Ayrshire soil.
8	23±	21.8±	0	Ragsdale, Ayrshire & Iona soils, easy access from Scott Rd.
9	16±	0	16±	A nice upland woods tract ideal for hunting or a potential building site.

NOTE: Most Cropland acreage in the above chart was derived from FSA data w/ the Woods/Pasture/ Recreational acreage column derived from internal measurements. All interested parties are responsible for their own acreage determinations & due diligence.

TRACT MAPS - TRACTS 10-12

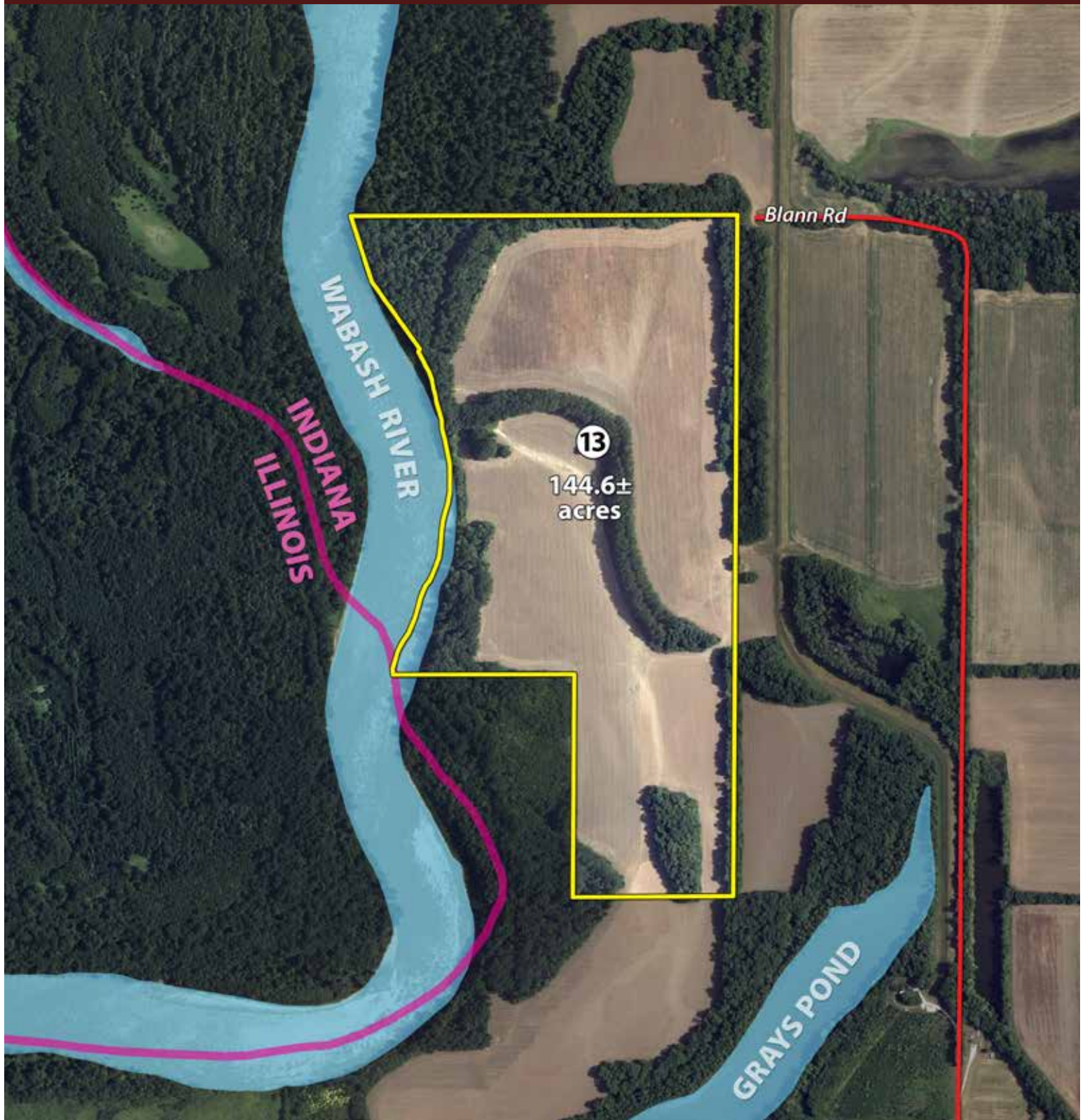


TRACT	ACRES	CROPLAND ACRES	WOODS/PASTURE/ RECREATION ACRES	COMMENTS
10	175.5±	142.2±	30±	Mostly productive Kings & Selma soils, level topography a great candidate for center pivot irrigation.
11	99±	81.7±	16±	Mostly Kings & Selma soils. Combine w/ Tract 10 & have over 220 contiguous tillable acres suitable for pivot irrigation.
12	102.8±	84.3±	12±	Stockland & Chelsea soils, ideal for produce. This tract has an irrigation well already in place.

14

NOTE: Most Cropland acreage in the above chart was derived from FSA data w/ the Woods/Pasture/ Recreational acreage column derived from internal measurements. All interested parties are responsible for their own acreage determinations & due diligence.

TRACT MAPS - TRACT 13

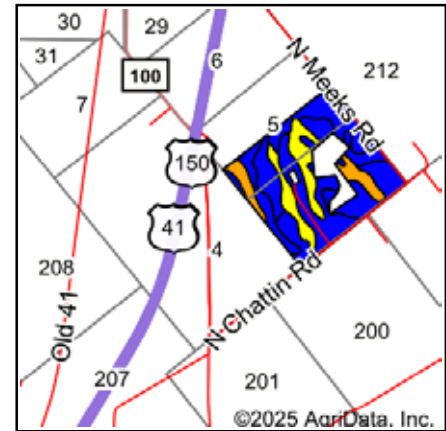
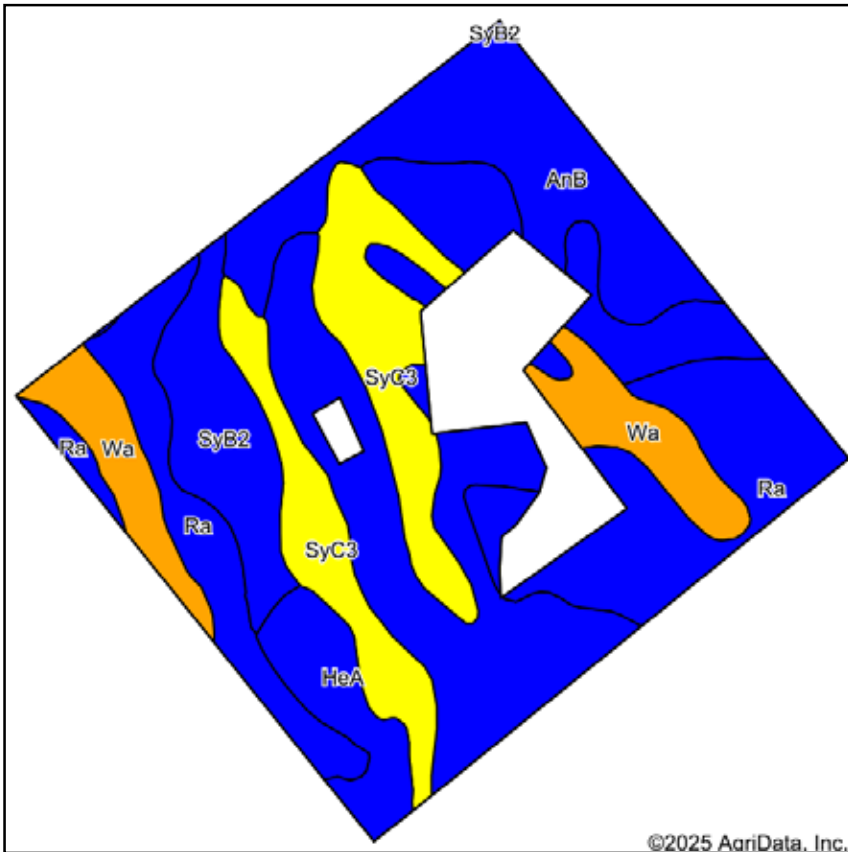


TRACT	ACRES	CROPLAND ACRES	WOODS/PASTURE/ RECREATION ACRES	COMMENTS
13	144.6±	110.3±	25±	Level topography. This tract is mostly Nolin, Haymond & Lomax soils. There are several wooded areas suitable of hunting.

NOTE: Most Cropland acreage in the above chart was derived from FSA data w/ the Woods/Pasture/ Rec-reational acreage column derived from internal measurements. All interested parties are responsible for their own acreage determinations & due diligence.

SOIL & TOPOGRAPHY MAPS

SOIL MAP - TRACTS 1-3



State: **Indiana**
 County: **Knox**
 Location: **4-99-99**
 Township: **Busseron**
 Acres: **135.14**
 Date: **6/6/2025**

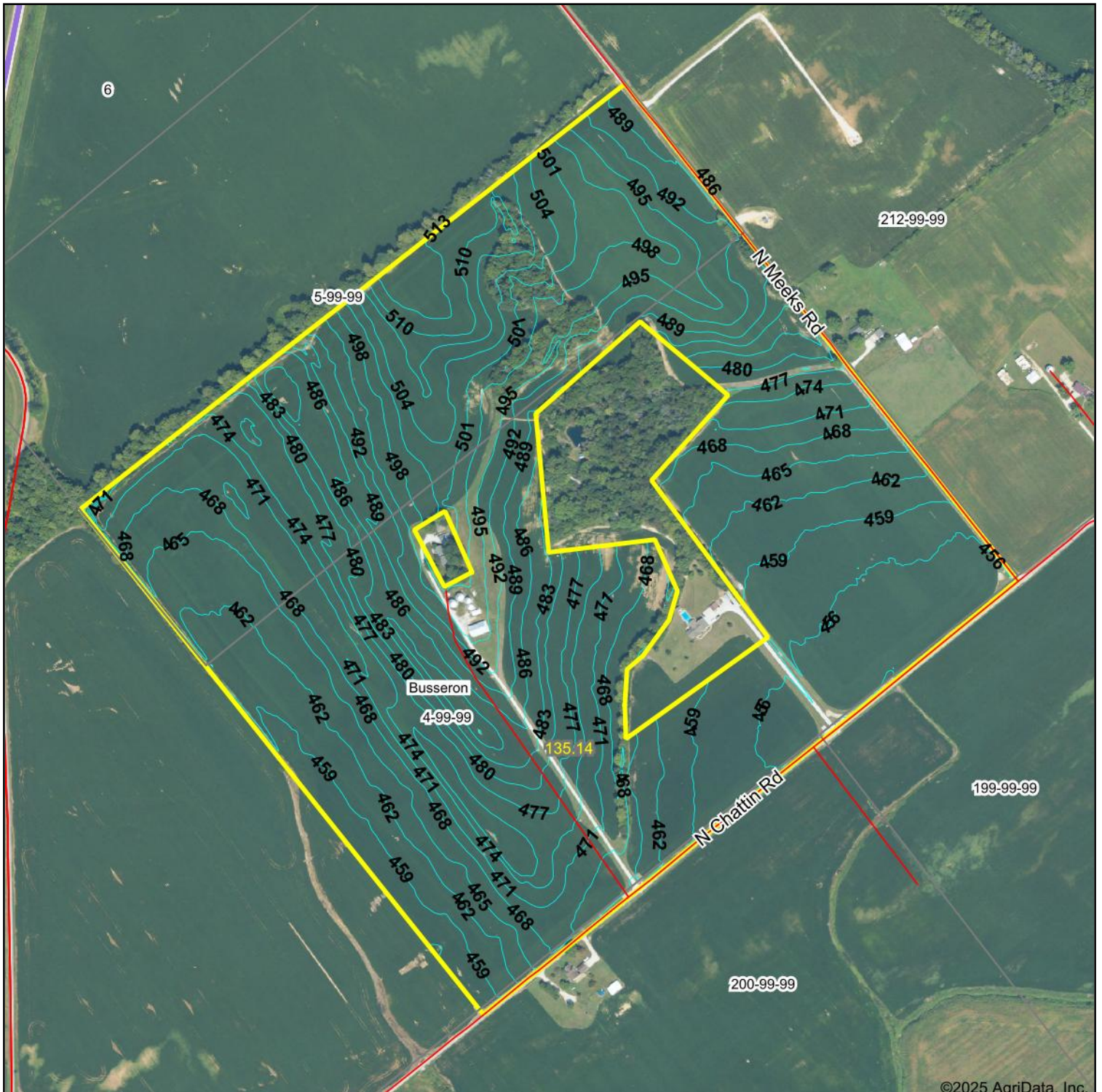


Soils data provided by USDA and NRCS.

Area Symbol: IN083, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
SyB2	Sylvan silt loam, 2 to 6 percent slopes, eroded	46.18	34.2%		Ile	155		5		10	54	78
Ra	Ragsdale silt loam	28.37	21.0%		Ilw	190	25	6		13	54	76
SyC3	Sylvan silt loam, 6 to 12 percent slopes, severely eroded	21.46	15.9%		IVe	140		5		9	49	70
AnB	Alvin fine sandy loam, 2 to 5 percent slopes	19.75	14.6%		Ile	132		3	5		44	51
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	12.34	9.1%		Illw	119		4	6		39	47
HeA	Henshaw silt loam, 0 to 2 percent slopes	7.04	5.2%		Ilw	155		5		10	51	70
Weighted Average					2.41	153.3	5.2	4.8	1.3	8.1	50.2	69.1

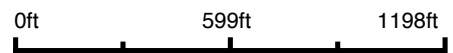
TOPO CONTOURS MAP - TRACTS 1-3



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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 451.1
 Max: 515.8
 Range: 64.7
 Average: 476.6
 Standard Deviation: 16.31 ft



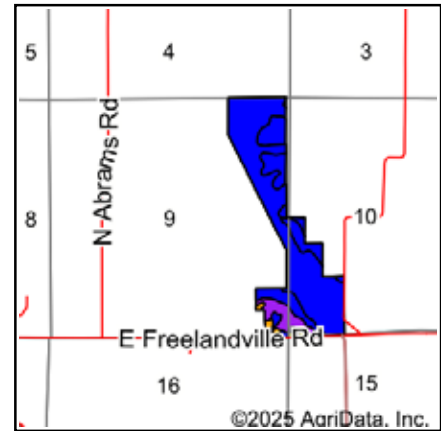
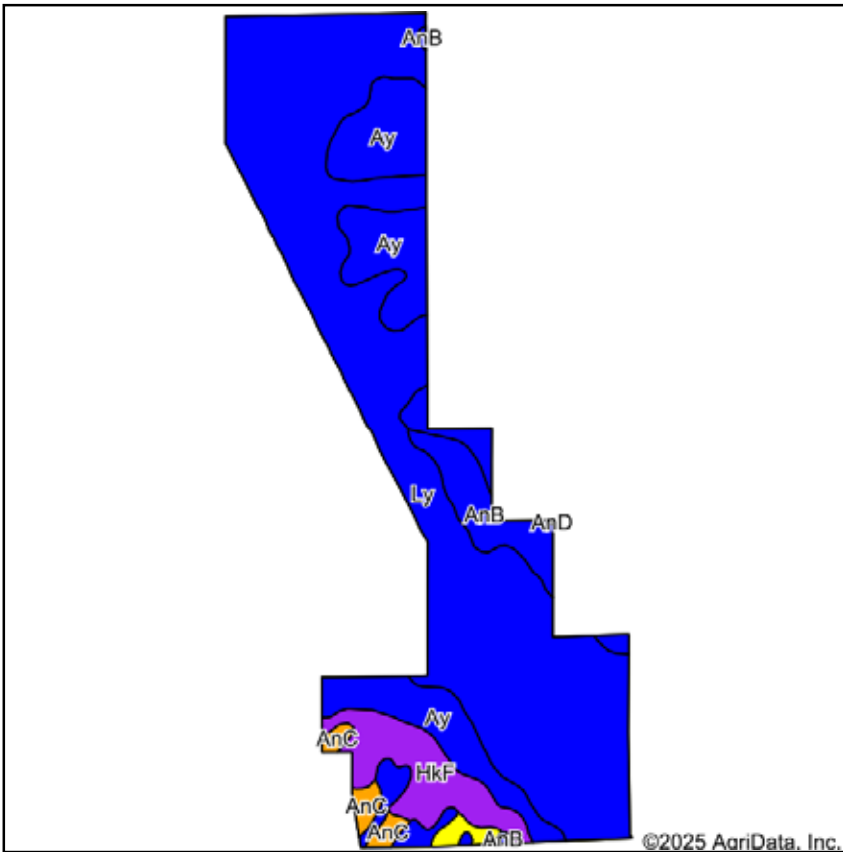
6/6/2025

4-99-99
Knox County
Indiana

Boundary Center: 38° 49' 14.94, -87° 26' 9.94



SOIL MAP - TRACTS 4-6



State: **Indiana**
 County: **Knox**
 Location: **9-5N-9W**
 Township: **Widner**
 Acres: **139.82**
 Date: **6/6/2025**

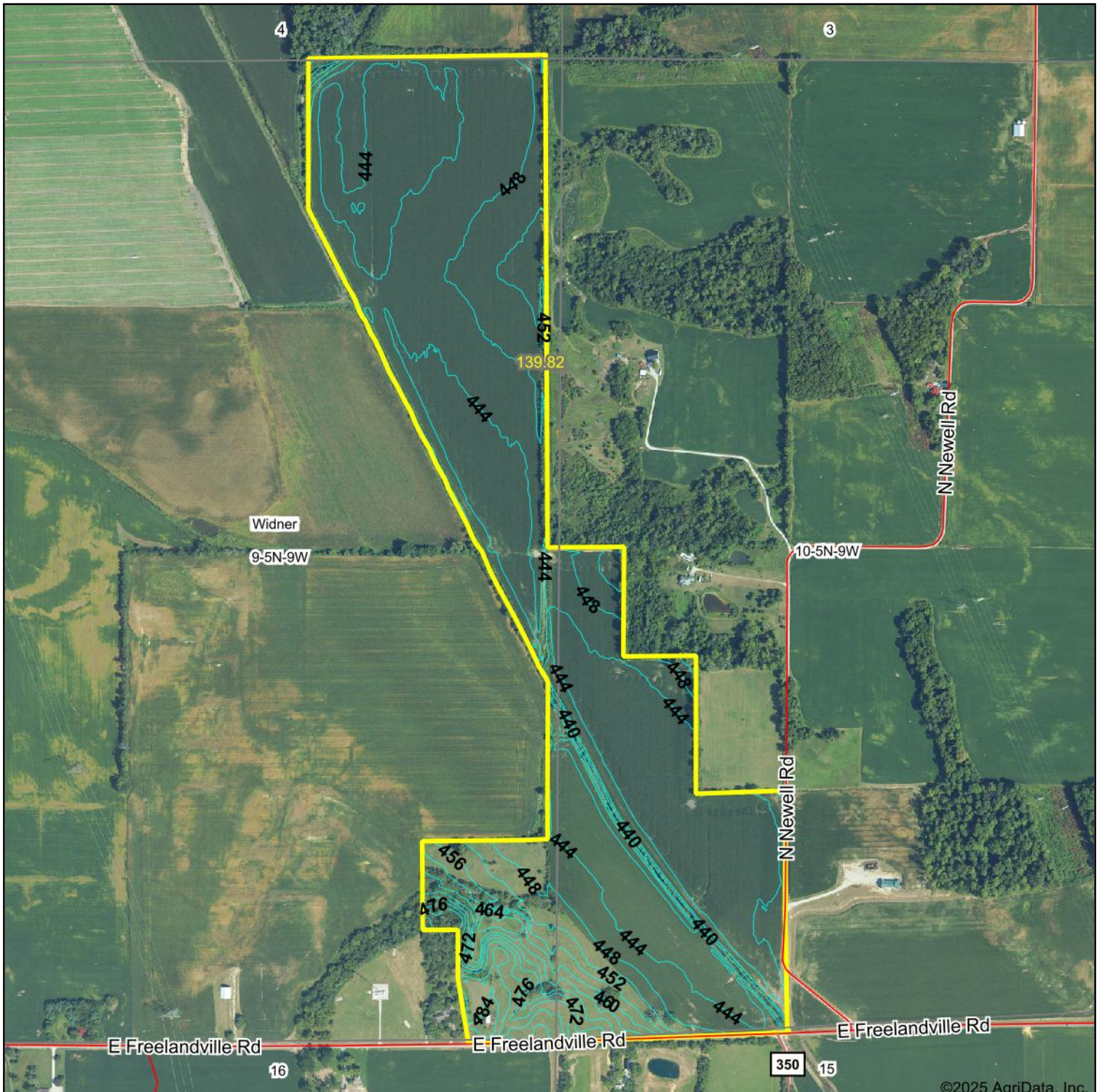


Soils data provided by USDA and NRCS.

Area Symbol: IN083, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
Ly	Lyles fine sandy loam	88.84	63.5%		IIw	150	5		10	33	60
Ay	Ayrshire fine sandy loam	26.75	19.1%		IIw	149	5		10	49	67
HkF	Hickory loam, 25 to 50 percent slopes	10.32	7.4%		VIIe						
AnB	Alvin fine sandy loam, 2 to 5 percent slopes	10.31	7.4%		IIe	132	3	5		44	51
AnC	Alvin fine sandy loam, 6 to 12 percent slopes	2.38	1.7%		IIIe	105	4		7	37	53
AnD	Alvin fine sandy loam, 12 to 18 percent slopes	1.22	0.9%		IVe	91	3		6	32	45
Weighted Average					2.40	136.1	4.4	0.4	8.4	34.5	56

TOPO CONTOURS MAP - TRACTS 4-6



©2025 AgriData, Inc.



Source: USGS 3 meter dem

0ft 859ft 1718ft

Interval(ft): 4.0

Min: 436.7

Max: 492.4

Range: 55.7

Average: 447.9

Standard Deviation: 9.06 ft



6/6/2025

9-5N-9W
Knox County
Indiana

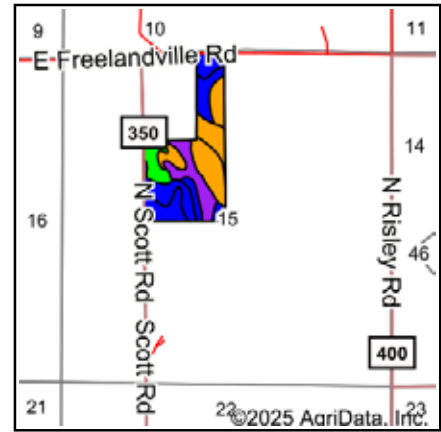
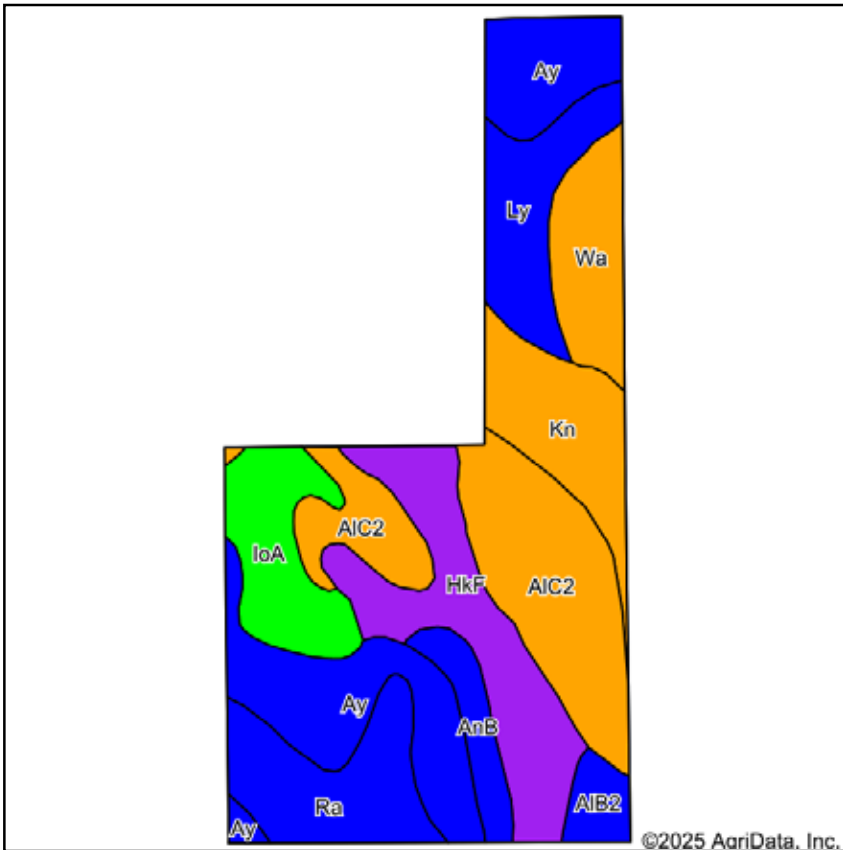
Maps Provided By:



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Boundary Center: 38° 52' 47.43, -87° 24' 39.96

SOIL MAP - TRACTS 7-9



State: **Indiana**
 County: **Knox**
 Location: **15-5N-9W**
 Township: **Busseron**
 Acres: **55.26**
 Date: **6/6/2025**

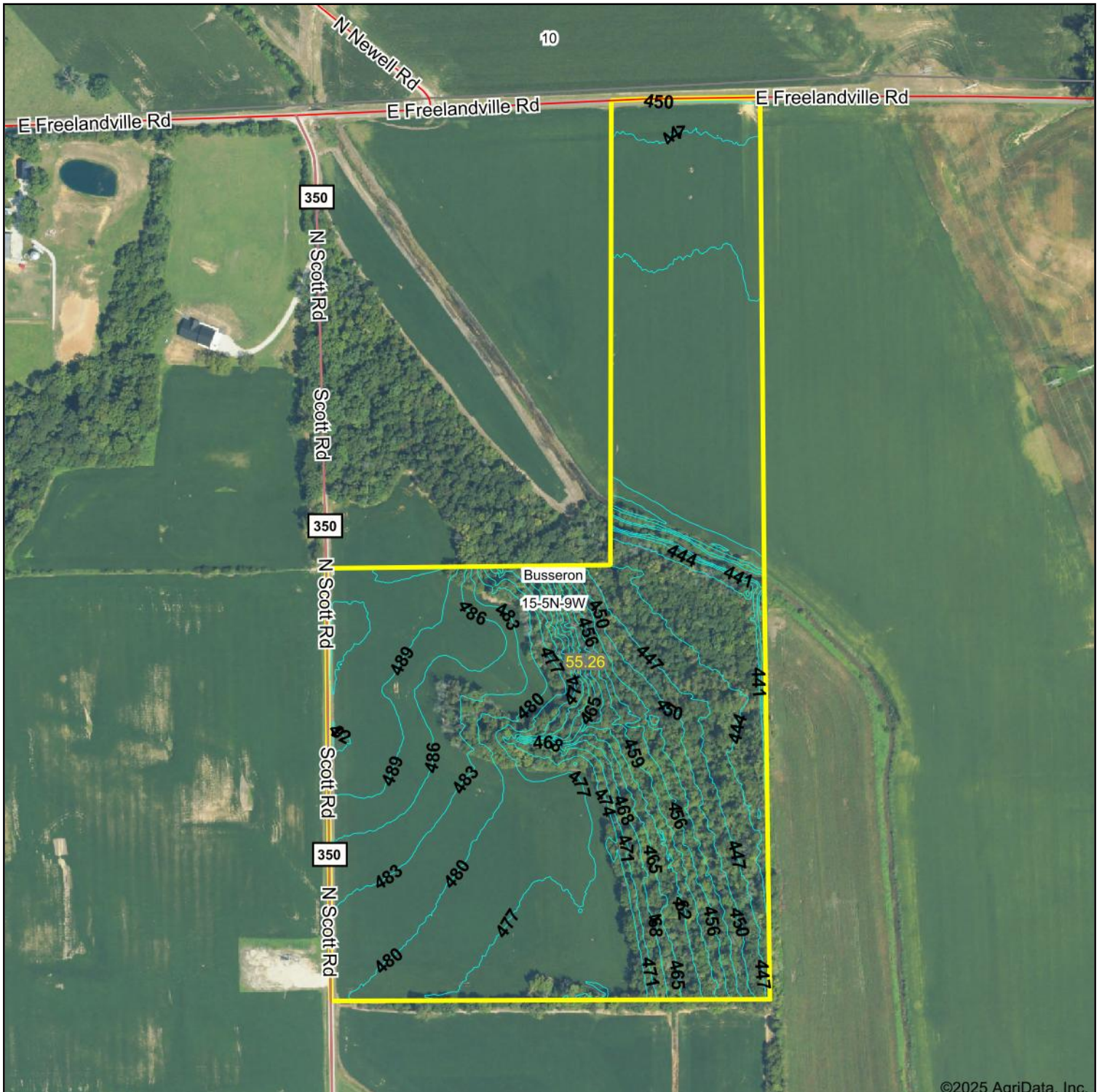


Soils data provided by USDA and NRCS.

Area Symbol: IN083, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
AIC2	Alford silt loam, 5 to 10 percent slopes, eroded	10.77	19.5%	[Orange]	Ille	128		93	4	7		39	50
Ay	Ayrshire fine sandy loam	10.05	18.2%	[Blue]	Ilw	149			5		10	49	67
HkF	Hickory loam, 25 to 50 percent slopes	8.08	14.6%	[Purple]	Vlle								
Ra	Ragsdale silt loam	5.35	9.7%	[Blue]	Ilw	190	25		6		13	54	76
Kn	Kings silty clay	4.94	8.9%	[Orange]	Illw	170			6		11	40	68
IoA	Iona silt loam, 0 to 2 percent slopes	4.63	8.4%	[Green]	I	160			5		11	56	72
Ly	Lyles fine sandy loam	4.45	8.1%	[Blue]	Ilw	150			5		10	33	60
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	3.84	6.9%	[Orange]	Illw	119			4	6		39	47
AnB	Alvin fine sandy loam, 2 to 5 percent slopes	1.91	3.5%	[Blue]	Ile	132			3	5		44	51
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	1.24	2.2%	[Blue]	Ile	139		101	4	7		43	55

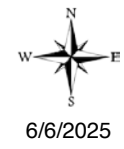
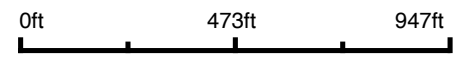
TOPO CONTOURS MAP - TRACTS 7-9



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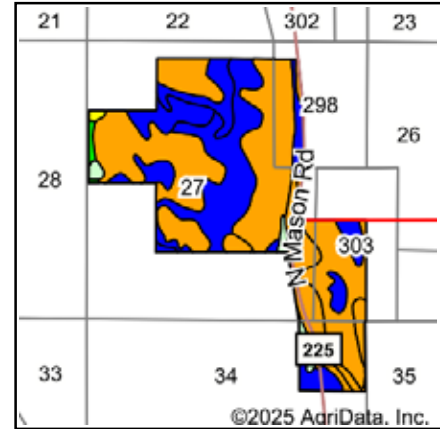
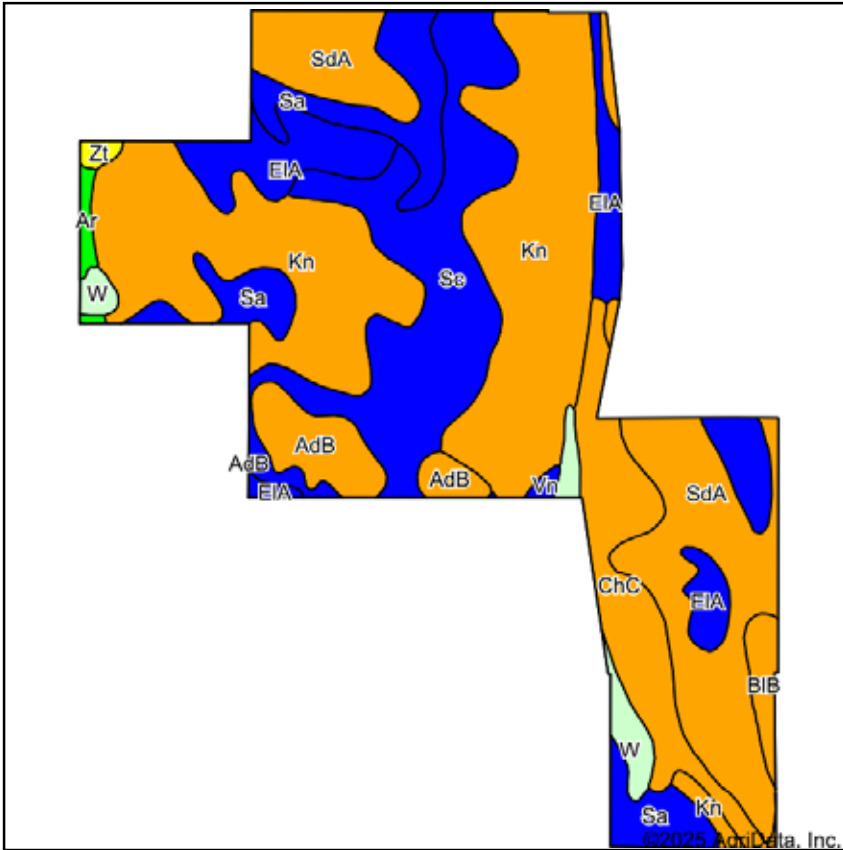
Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 435.9
 Max: 493.0
 Range: 57.1
 Average: 463.4
 Standard Deviation: 18.04 ft



15-5N-9W
 Knox County
 Indiana

Boundary Center: 38° 52' 8.1, -87° 24' 14.12

SOIL MAP - TRACTS 10-12



State: **Indiana**
 County: **Knox**
 Location: **27-5N-10W**
 Township: **Busseron**
 Acres: **375.93**
 Date: **6/6/2025**

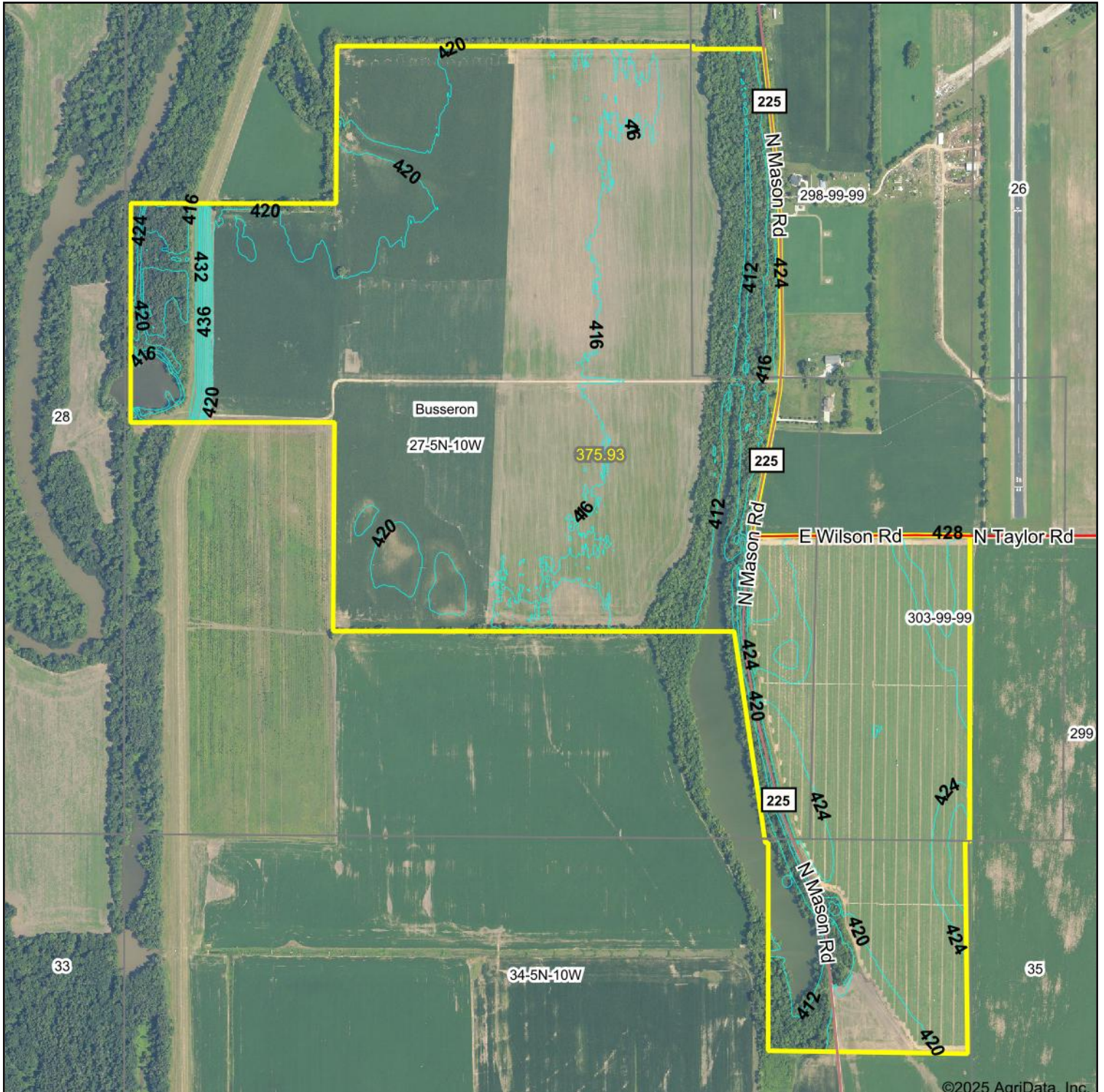


Soils data provided by USDA and NRCS.

Area Symbol: IN083, Soil Area Version: 23										
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
Kn	Kings silty clay	124.37	33.0%		IIIw	170	6	11	40	68
SdA	Stockland sandy loam, 0 to 2 percent slopes	63.11	16.8%		IIIs	125	4	8	40	63
Sc	Selma clay loam	60.46	16.1%		IIw	175	6	12	49	70
EIA	Elston sandy loam, 0 to 3 percent slopes	33.77	9.0%		IIs	120	4	8	39	60
Sa	Selma loam	30.92	8.2%		IIw	175	6	12	49	70
ChC	Chelsea loamy fine sand, 4 to 10 percent slopes	30.85	8.2%		IIIe	82	3	5	29	36
AdB	Ade loamy fine sand, 2 to 6 percent slopes	14.92	4.0%		IIIs	105	4	7	33	47
W	Water	8.24	2.2%							
BIB	Bloomfield loamy fine sand, 2 to 10 percent slopes	4.80	1.3%		IIIs	96	3	6	33	43
Ar	Armiesburg silty clay loam, rarely flooded	2.19	0.6%		Iw	140	5	9	46	69
Zt	Zipp silty clay, frequently flooded	1.24	0.3%		IVw	120			33	
Vn	Vincennes loam	0.86	0.2%		IIw	160	5	11	47	64
CoA	Conotton sandy loam, 0 to 3 percent slopes	0.20	0.1%		IIIs	115	4	8	40	58
Weighted Average					*-	144.3	5	9.5	40	61.4

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

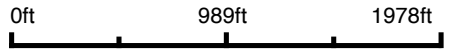
TOPO CONTOURS MAP - TRACTS 10-12



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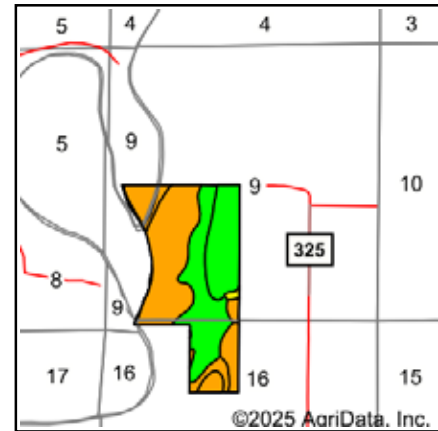
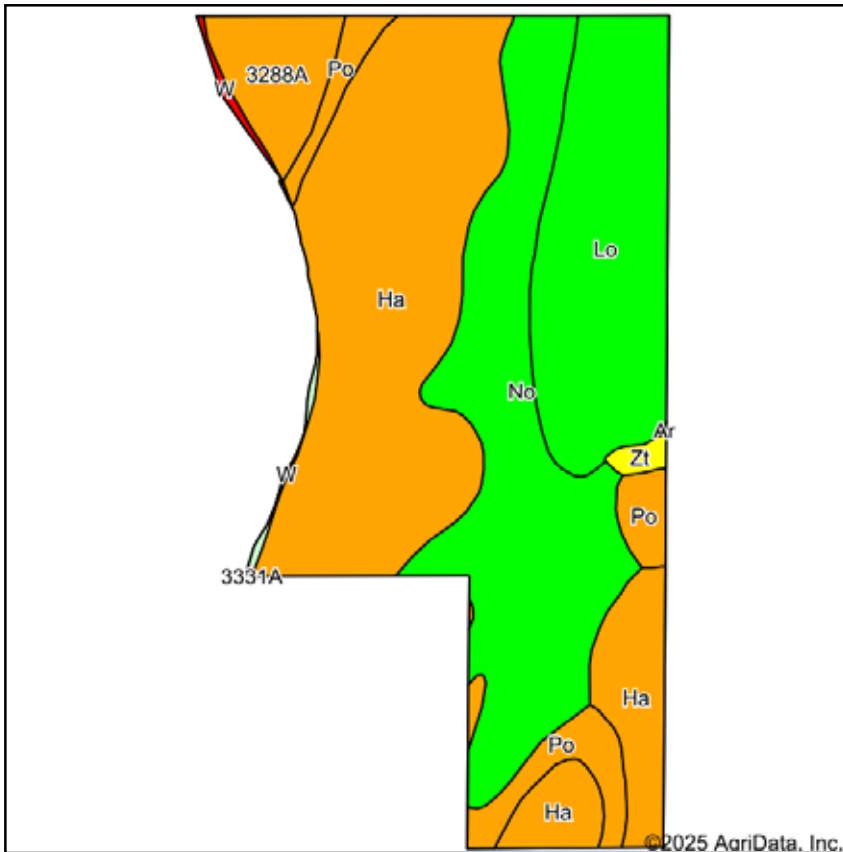
Source: USGS 3 meter dem
 Interval(ft): 4.0
 Min: 409.5
 Max: 437.3
 Range: 27.8
 Average: 418.4
 Standard Deviation: 3.81 ft



27-5N-10W
 Knox County
 Indiana

Boundary Center: 38° 50' 34.4, -87° 30' 36.47

SOIL MAP - TRACT 13



State: **Indiana**
 County: **Knox**
 Location: **9-5N-10W**
 Township: **Busseron**
 Acres: **145.23**
 Date: **6/6/2025**



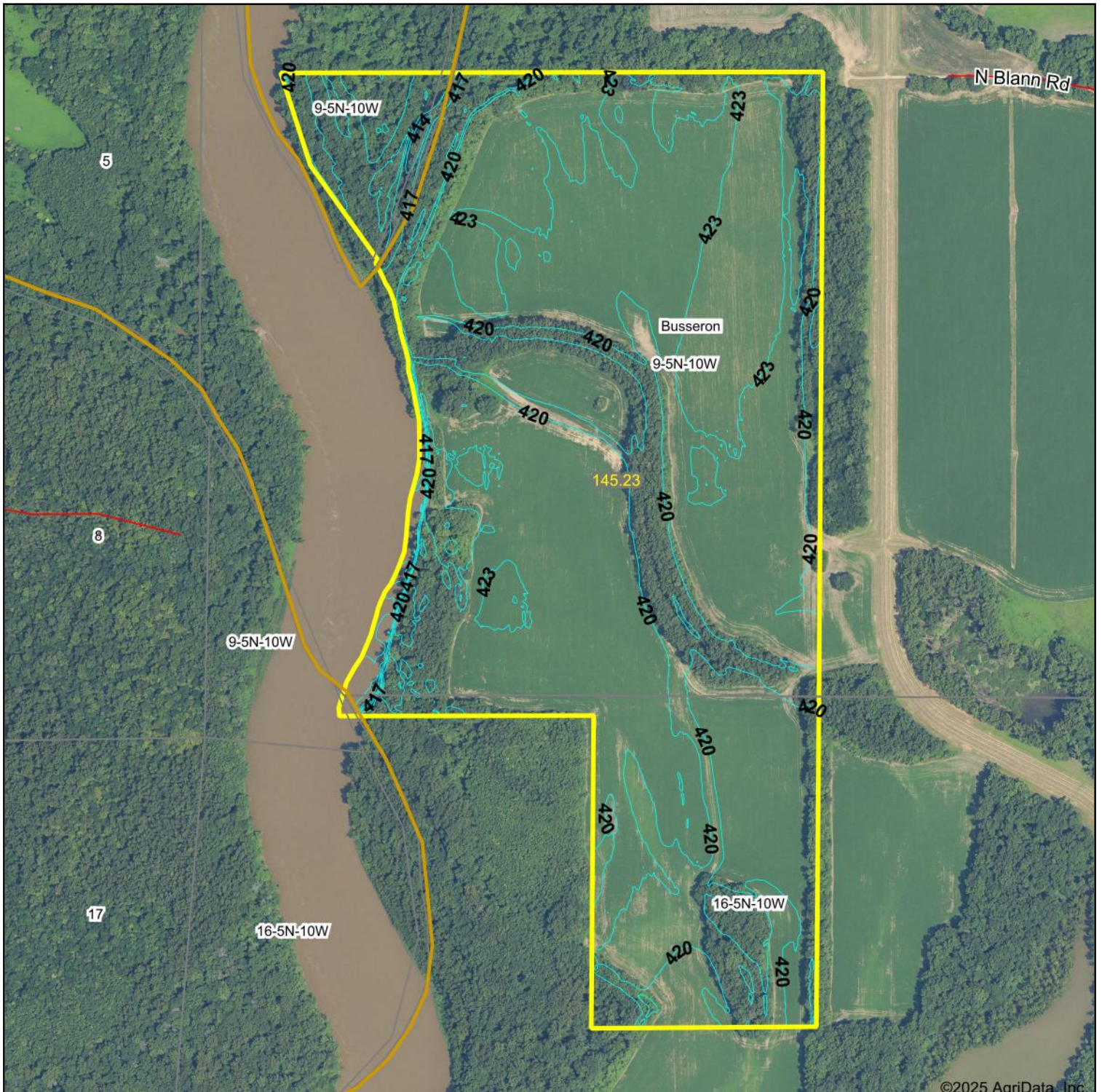
Soils data provided by USDA and NRCS.

Area Symbol: IL033, Soil Area Version: 22
 Area Symbol: IN083, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Ha	Haymond silt loam, 0 to 2 percent slopes, frequently flooded	59.13	40.7%		IIIw	145	5	8		47	56	
No	Nolin silty clay loam, rarely flooded	39.20	27.0%		Iw	130	4		9	46	65	
Lo	Lomax loam, rarely flooded	28.34	19.5%		Iw	120	4		8	37	60	
Po	Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded	9.32	6.4%		IIIw	131	4	7		40	50	
3288A	Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded	7.30	5.0%		IIIw	131	4	7		40	50	
Zt	Zipp silty clay, frequently flooded	0.86	0.6%		IVw	120				33		
W	Water	0.54	0.4%									
W	Water	0.54	0.4%		VIIIw							
Weighted Average						*-	133.2	4.4	4.1	4	43.5	57.8

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPO CONTOURS MAP - TRACT 13



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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 415.6
 Max: 428.3
 Range: 12.7
 Average: 421.3
 Standard Deviation: 1.74 ft



6/6/2025

9-5N-10W
 Knox County
 Indiana



Boundary Center: 38° 53' 2.34, -87° 31' 59.33

FSA INFORMATION

FSA INFORMATION

INDIANA
KNOX



United States Department of Agriculture
Farm Service Agency

FARM : 6871

Prepared : 7/17/25 10:33 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 5 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : : None
 CRP Contract Number(s) : 18-083-2021-6
 Recon ID : None
 Transferred From : Eligible
 ARCPLC G//F Eligibility

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
696.43	590.98	590.98	0.00	0.00	0.00	0.00	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	590.98	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	283.49	0.00	132	0
Soybeans	266.01	0.00	42	0
TOTAL	549.50	0.00		

NOTES

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Tract Number : 2945

Description : J4/A2 T5N R9W D5 OLD MAP 35R 2A
 FSA Physical Location : INDIANA/KNOX
 ANSI Physical Location : INDIANA/KNOX
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : MARJORIE TOLAN
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.70	129.48	129.48	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6871
Prepared : 7/17/25 10:33 AM CST
Crop Year : 2025

Tract 2945 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	129.48	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	63.13	0.00	132
Soybeans	59.24	0.00	42
TOTAL	122.37	0.00	

NOTES

Tract Number : 2947

Description : K2/B1 T5N R9W S9 OLD MAP 47L
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARJORIE TOLAN,
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
52.73	36.96	36.96	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	36.96	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	17.66	0.00	132
Soybeans	16.57	0.00	42
TOTAL	34.23	0.00	

NOTES

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6871
Prepared : 7/17/25 10:33 AM CST
Crop Year : 2025

Tract Number : 2948

Description : K2/A1 T5N R9W S9 OLD MAP 47L
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARJORIE TOLAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
65.33	61.96	61.96	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	61.96	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	29.60	0.00	132
Soybeans	27.77	0.00	42
TOTAL	57.37	0.00	

NOTES

Tract Number : 10369

Description : H4/A2 T5N R10W S27 OLD MAP 20R/2A
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARJORIE TOLAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
270.25	224.00	224.00	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6871
Prepared : 7/17/25 10:33 AM CST
Crop Year : 2025

Tract 10369 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	224.00	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	106.94	0.00	132
Soybeans	100.34	0.00	42

TOTAL **207.28** **0.00**

NOTES

Tract Number : 11065

Description : H4/A2 T5N R10W S27 OLD MAP 20R 2A
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARJORIE TOLAN
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
85.73	84.37	84.37	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	84.37	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	40.28	0.00	132
Soybeans	37.80	0.00	42

TOTAL **78.08** **0.00**

NOTES

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6871
Prepared : 7/17/25 10:33 AM CST
Crop Year : 2025

Tract Number : 13150
Description : K2/B1 T5N R9W S9
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARJORIE TOLAN
Other Producers :
Recon ID : 18-083-2021-3

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.69	54.21	54.21	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	54.21	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	25.88	0.00	132
Soybeans	24.29	0.00	42
TOTAL	50.17	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [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 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.

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 172
Prepared : 7/17/25 10:36 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
128.29	110.30	110.30	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	110.30	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	110.30	0.00	108	0
TOTAL	110.30	0.00		

NOTES

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Tract Number : 604

Description : H2/A1 T5N R10W S8 OLD MAP 19R 1A
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARJORIE TOLAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
128.29	110.30	110.30	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	110.30	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 172
Prepared : 7/17/25 10:36 AM CST
Crop Year : 2025

Tract 604 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	110.30	0.00	108
TOTAL	110.30	0.00	

NOTES

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FSA INFORMATION

USDA Farm 6871 Tract 2945

2025 Certification map prepared on: 2/6/2025

Administered by: Knox County, Indiana

OP:
OW: TOLAN, MARJORIE

147.7 Tract acres
129.48 Cropland acres
0 CRP acres

CRP

CLU **Knox**

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-02-05 08:58:07

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	13.51	N	2				Y
2	14.39	N	2				Y
3	12.57	N	2				Y
4	20.41	H	2				Y
5	25.49	H	2				Y
6	10.14	H	2				Y
7	9.58	H	2				Y
8	23.39	N	2				Y

Farm 6871 Tract 2945

0 370 740 1,110 1,480 Feet

Hexagon

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FSA INFORMATION

USDA Farm 6871 Tract 2948

2025 Certification map prepared on: 2/6/2025

Administered by: Knox County, Indiana

OP:
OW: TOLAN, MARJORIE

65.33 Tract acres
61.96 Cropland acres
0 CRP acres

CRP

CLU *Knox*

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-02-05 08:58:07

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	61.96	N	2				Y

Farm 6871 Tract 2948

0 220 440 660 880 Feet

Hexagon

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FSA INFORMATION

USDA Farm 6871 Tract 13150

2025 Certification map prepared on: 2/6/2025

Administered by: Knox County, Indiana

OP:
OW: TOLAN, MARJORIE

74.69 Tract acres
54.21 Cropland acres
0 CRP acres

CRP

CLU *Knox*

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-02-05 08:58:07

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	4.25	N	2				Y
2	19.85	N	2				Y
3	30.11	N	2				Y

Farm 6871 Tract 13150

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FSA INFORMATION

USDA Farm 6871 Tract 2947

2025 Certification map prepared on: 2/6/2025

CRP

CLU **Knox**



Administered by: Knox County, Indiana

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

OP: 52.73 Tract acres
 OW: 36.96 Cropland acres
 0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-02-05 08:58:07

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	11.66	N	2				Y
2	3.49	N	2				Y
3	21.81	N	2				Y



Farm 6871 Tract 2947

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



FSA INFORMATION

USDA Farm 6871 Tract 11065

2025 Certification map prepared on: 2/6/2025

Administered by: Knox County, Indiana

OP:
OW: TOLAN, MARJORIE

85.73 Tract acres
84.37 Cropland acres
0 CRP acres

CRP

CLU **Knox**

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-02-05 08:58:07

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
3	84.37	N	2					Y

Farm 6871 Tract 11065

MASON RD

0 200 400 600 800 Feet

Hexagon

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FSA INFORMATION

USDA Farm 172 Tract 604

2025 Certification map prepared on: 2/6/2025

Administered by: Knox County, Indiana

OP:
OW: TOLAN, MARJORIE

128.29 Tract acres
110.3 Cropland acres
0 CRP acres

CRP

CLU **Knox**

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-02-05 08:58:07

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	85.47	N	2				Y
2	24.83	N	2				Y

Farm 172 Tract 604

0 250 500 750 1,000 Feet

Hexagon

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REAL ESTATE TAX SUMMARY

REAL ESTATE TAX SUMMARY

2024 TAXES PAYABLE 2025

TRACTS	ANNUAL TAXES
*Tracts 1-3	\$4,273.50
*NOTE: The annual amount above is based on 138.9 acres at the time of assessment	
Tract 4	\$2,923.58
Tracts 5 & 6	\$904.08
Tract 7	\$358.32
Tract 8 & 9	\$793.00
Tract 10	\$13,115.74
Tract 11	\$7,515.98
Tract 12	\$5,844.66
Tract 13	\$2,431.56

PHOTOS

PHOTOS

TRACTS 1-3



TRACT 3



PHOTOS

TRACTS 2 & 3



TRACTS 2 & 3



PHOTOS

TRACTS 1-3



TRACTS 2 & 3



PHOTOS

TRACTS 1-3



TRACTS 1-3



PHOTOS

TRACT 1



TRACT 1



PHOTOS

TRACT 4



TRACT 4

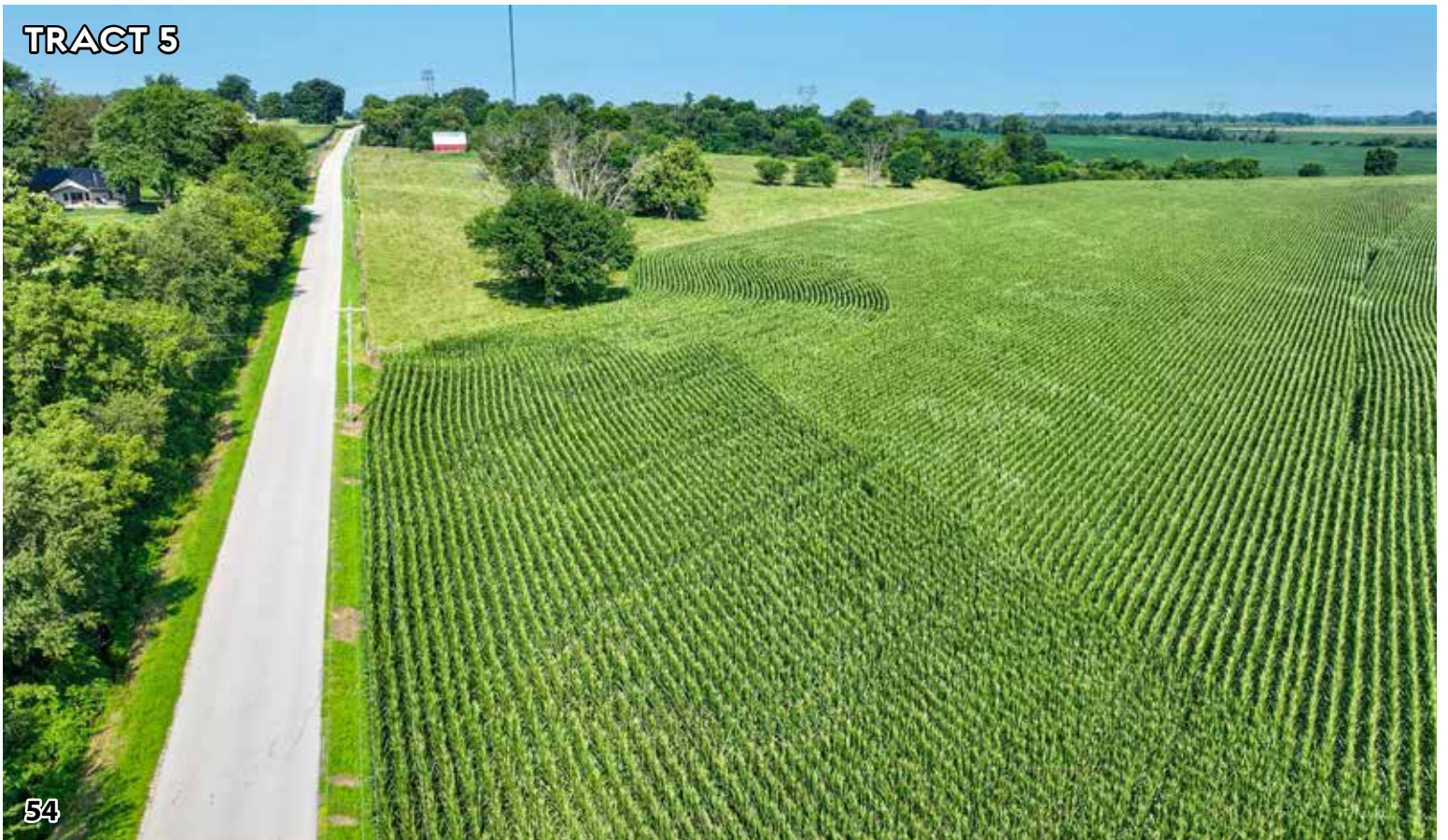


PHOTOS

TRACTS 4 & 6



TRACT 5



PHOTOS

TRACT 6



TRACTS 5 & 6



PHOTOS

TRACTS 4-6



TRACT 6



PHOTOS

TRACT 6



TRACT 7



PHOTOS

TRACTS 8 & 9



TRACTS 8 & 9



PHOTOS

TRACTS 10 & 11



TRACT 10



PHOTOS

TRACTS 10 & 11



TRACTS 10 & 11



PHOTOS

TRACTS 10 & 11



TRACTS 10 & 11



PHOTOS

TRACT 10



TRACT 10



PHOTOS

TRACT 10



TRACT 10



PHOTOS

TRACTS 10 & 11



TRACT 12



PHOTOS

TRACT 12



TRACT 12



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TRACT 13



TRACT 13



TRACT 4



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