196± acres

Offered In 10 Tracts Or
Any Combinations of Tracts!

DEKALB COUNTY, IN

Jackson Township - 4194 CR 64, Auburn IN, 46706

Home w/ Pond & Barns
Productive Tillable Land
Woods For Hunting
Potential Building Sites

Land AUCTION

Monday, October 27th 6:00pm

INFORMATION BOOKLET

260-749-0445 • 866-340-0445 • SchraderFortWayne.com

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

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.

OWNER: Nathan, Rachel, Naaman & Malinda Eicher
AUCTION COMPANY: Schrader Real Estate and Auction of Fort Wayne, LLC

Jerry W Ehle, AU19300123
Justin Grant Griffin, AU12500017
Schrader Real Estate and Auction Company, Inc., AC63001504

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 196± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment at close of the 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, and 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. The terms of this agreement and any addendum are non-negotiable.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Buyer(s) shall receive possession of the home and barns on TRACT 1: 180 days after the closing day (seller to pay the monthly rent to the buyer). Tracts 2-10 will receive possession at day of Closing. The tenant farmer has the rights to the tillable farmland for the 2025 crop year and the seller is to receive any payment from the tenant farmer.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

BUILDING SITES: For purposes of building sites, all tracts are being offered as non-reviewed sell-offs by the DeKalb County Planning Commission. It will be the Buyer's responsibility to apply for any Platting and Building permitting required by the DeKalb County Plan Commission, DeKalb County Building, and Health Departments.

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

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

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 and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and Auction of Fort Wayne, LLC and its representatives are exclusive agents of the Seller.

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

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

BOOKLET INDEX

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FOR INFORMATION CALL AUCTION MANAGERS:
JERRY EHLE, 260-410-1996 & JUSTIN GRIFFIN, 260-223-5861

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, OCTOBER 27, 2025

196± ACRES – DEKALB 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 Monday, October 20, 2025. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

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
196± Acres • DeKalb County, Indiana
Monday, October 27, 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 Monday, October 27, 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, Monday, October 20, 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

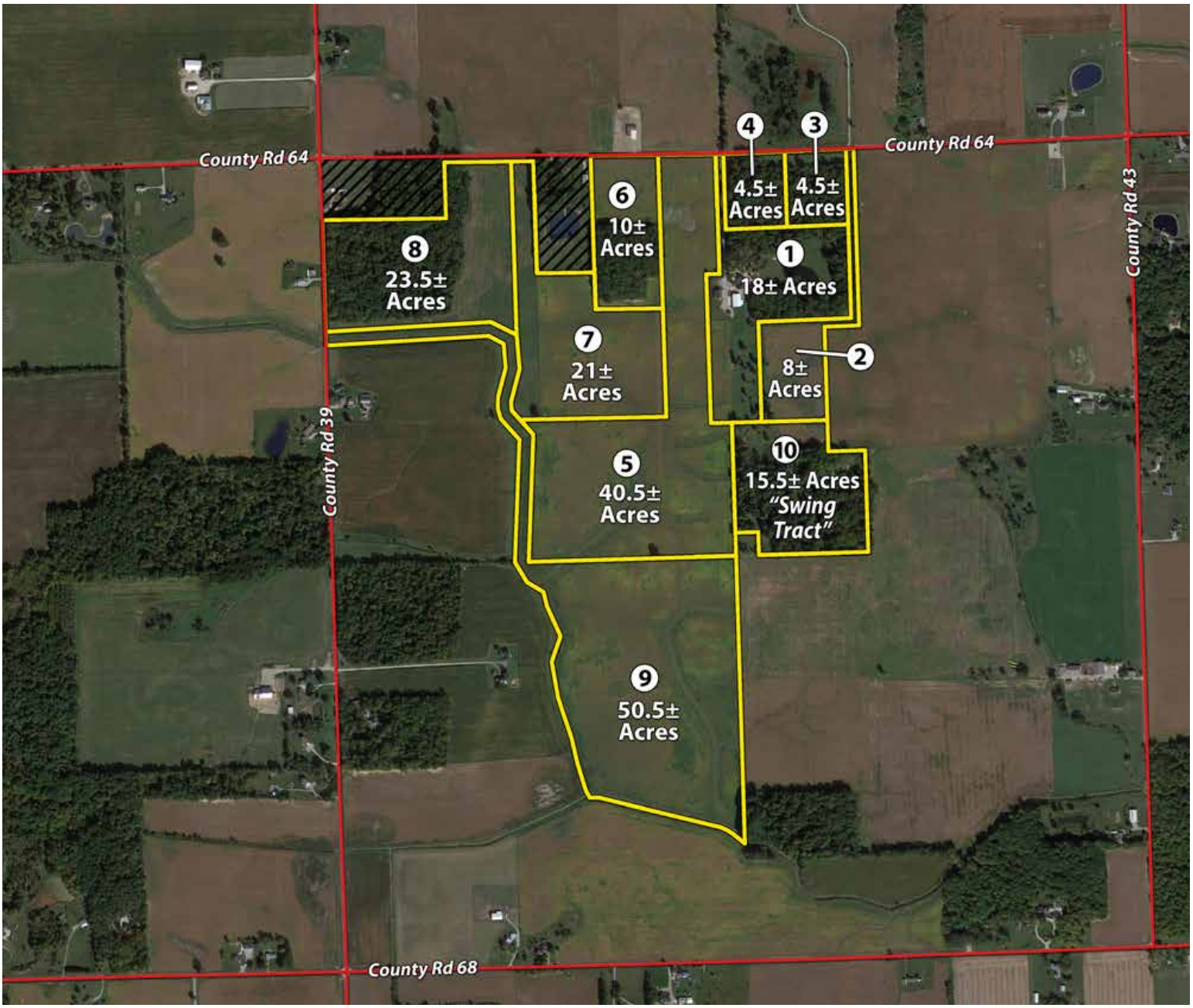
PREVIEW DATES:

Saturday, October 11th • 10am-1pm
Saturday, October 18th • 10am-1pm
Tuesday, October 21st • 5-7pm

AUCTION LOCATION: **Harlan Christian Community Center, 12616 Spencerville Rd, Harlan, IN 46743**

FARM LOCATION: **Jackson Township - 4194 CR 64, Auburn IN, 46706**

TRACT MAP


County Rd 64
County Rd 64
County Rd 43
County Rd 39
County Rd 68
4
3
4.5± Acres
4.5± Acres
6
10± Acres
8
23.5± Acres
1
18± Acres
7
21± Acres
2
8± Acres
5
40.5± Acres
10
15.5± Acres "Swing Tract"
9
50.5± Acres

TRACT DESCRIPTIONS

PROPERTY TRACTS FOR SALE:

TRACT 1: 18± ACRES - This property is a rare offering, providing a **custom luxury home, a state-of-the-art horse barn with six box stalls & paddocks, & a fully finished heated pole barn** — all on one tract! A large two-story studio/garage unit with heated & cooled 4,500 sq ft metal building that has 1-2 bedrooms, 1 bathroom, a Full kitchen, & a living room above the garage. What a perfect home-based business or another home on the property. Located at **4194 CR 64**, this stunning property offers a **custom-built 2021 home** paired with outstanding equestrian & hobby facilities. The home features **3,605± sq. ft. of finished living space** plus a **partially finished walkout basement**. Highlights include a **stone & cedar shake exterior with standing seam metal roof, stamped concrete patios & porches**, a **custom Schmucker kitchen with crown-molded cabinetry & walk-in pantry**, bright open living areas with views of the **pond & woods** & a **luxurious master suite**. Equestrian amenities include a **46'x100'x16' custom horse barn** with **six 14'x16' box stalls, automatic waterers, a wash room, utility room, shoeing/storage stall** & plumbing for a bathroom. The barn also offers a **42'x100' hay loft**, multiple sliding doors, modern lighting & an adjacent **three-paddock turnout area (approx. 600'x200')**. A second **3,588 sq. ft. finished & heated pole barn** provides additional space for equipment, vehicles, or workshop use, complete with **large overhead doors, concrete floors with drain, finished bathroom, updated lighting, storage, well & water softener**. This property is a rare opportunity to enjoy **modern country living** with a **luxury home, state-of-the-art horse barn & fully finished hobby barn** — all in one location!

TRACT 2: 8± ACRES – Potential building site with 50' owned access back to the property. This tract has some woodlands & tillable with road frontage off CR 64.

TRACT 3: 4.5± ACRES – This mostly wooded tract has great road frontage off CR 64 & a cleared space for a potential building site. This would make a great hunting tract or a nice potential building site.

TRACT 4: 4.5± ACRES – This mostly wooded tract has great road frontage off CR 64. This would make a great hunting tract or potential building site.

TRACT 5: 40.5± ACRES – Prime quality tillable land with road frontage off CR 64. The soil composition includes Pewamo silty clay, Glynwood loam & Blount loam. What a great opportunity to have productive tillable ground in DeKalb County.

TRACT 6: 10± ACRES – Take a look at this beautiful potential building site. Has the great level land up front for a home & the timber backdrop for your home. The woods are a great hunting ground or perfect for just exploring. Many opportunities on this ground.

TRACT 7: 21± ACRES – This tract is mostly tillable land with soils that consist of Pewamo silty clay, Glynwood loam & Blount loam. This tract could make a great building site, just tucked back behind the woods. This land has a pre-determined septic system site. Keep it as a tillable tract or make it into your next homestead.

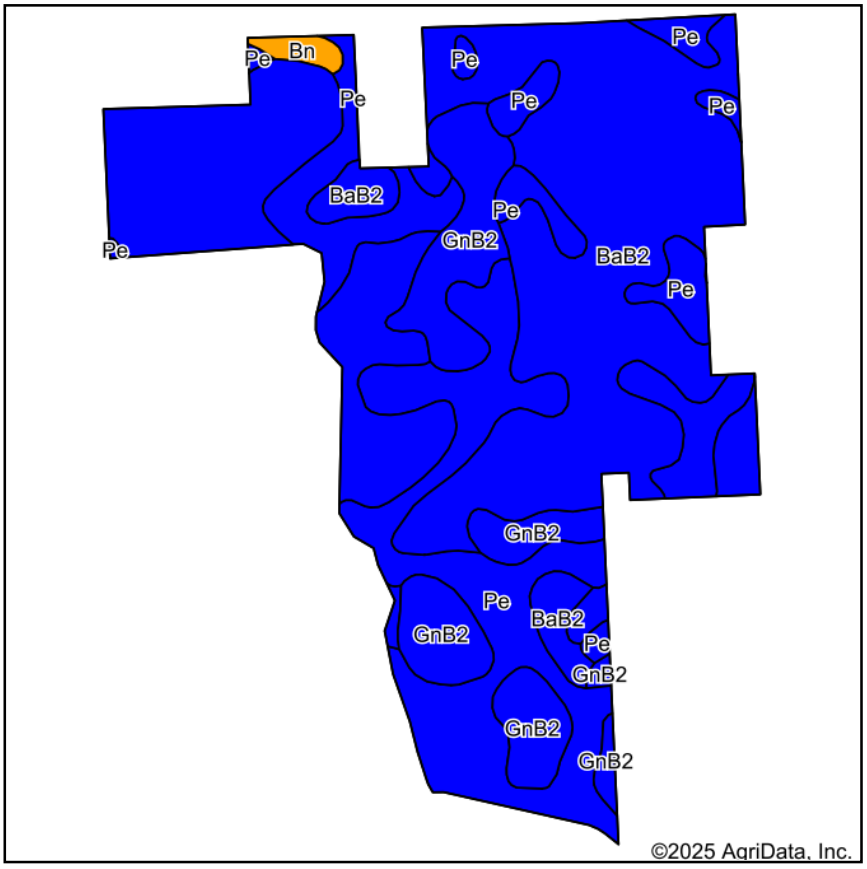
TRACT 8: 23.5± ACRES – What an excellent blend of tillable, woodlands & potential building site. This tract has been pre-determined with a septic system site & backup. Great setting for your next homestead. With excellent road frontage off CR 64 & 39 makes this tract special. The woodland is enrolled in Classified Forest to help reduce the taxes.

TRACT 9: 50.5± ACRES – An excellent tillable tract! The land is composed of Pewamo silty clay, Glynwood loam & Blount loam. This tract has its own access to get back along the ditch. With nearly 90' of road frontage off CR 39, this tract has enough to get equipment back to your large tillable land. *Combine with Tract 5 to make over 90± acres of excellent tillable land.*

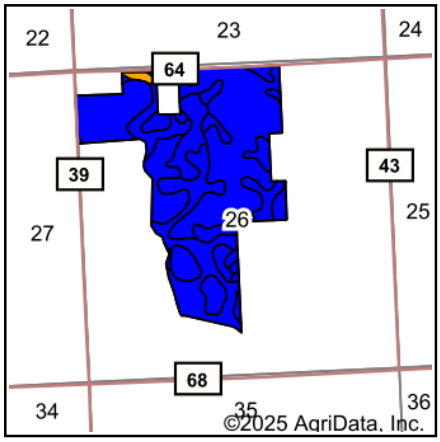
TRACT 10: "SWING TRACT" 15.5± ACRES – This swing tract is an excellent addition to any adjoining land. This tract is mostly woodland & would make a great hunting tract with its abundance of wildlife. *This tract can only be purchased by an adjacent landowner or in combination with Auction Tracts 1, 2 or 5.*

SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **DeKalb**
Location: **26-33N-13E**
Township: **Jackson**
Acres: **196.55**
Date: **7/23/2025**

SCHRADER
Real Estate and Auction Company, Inc.

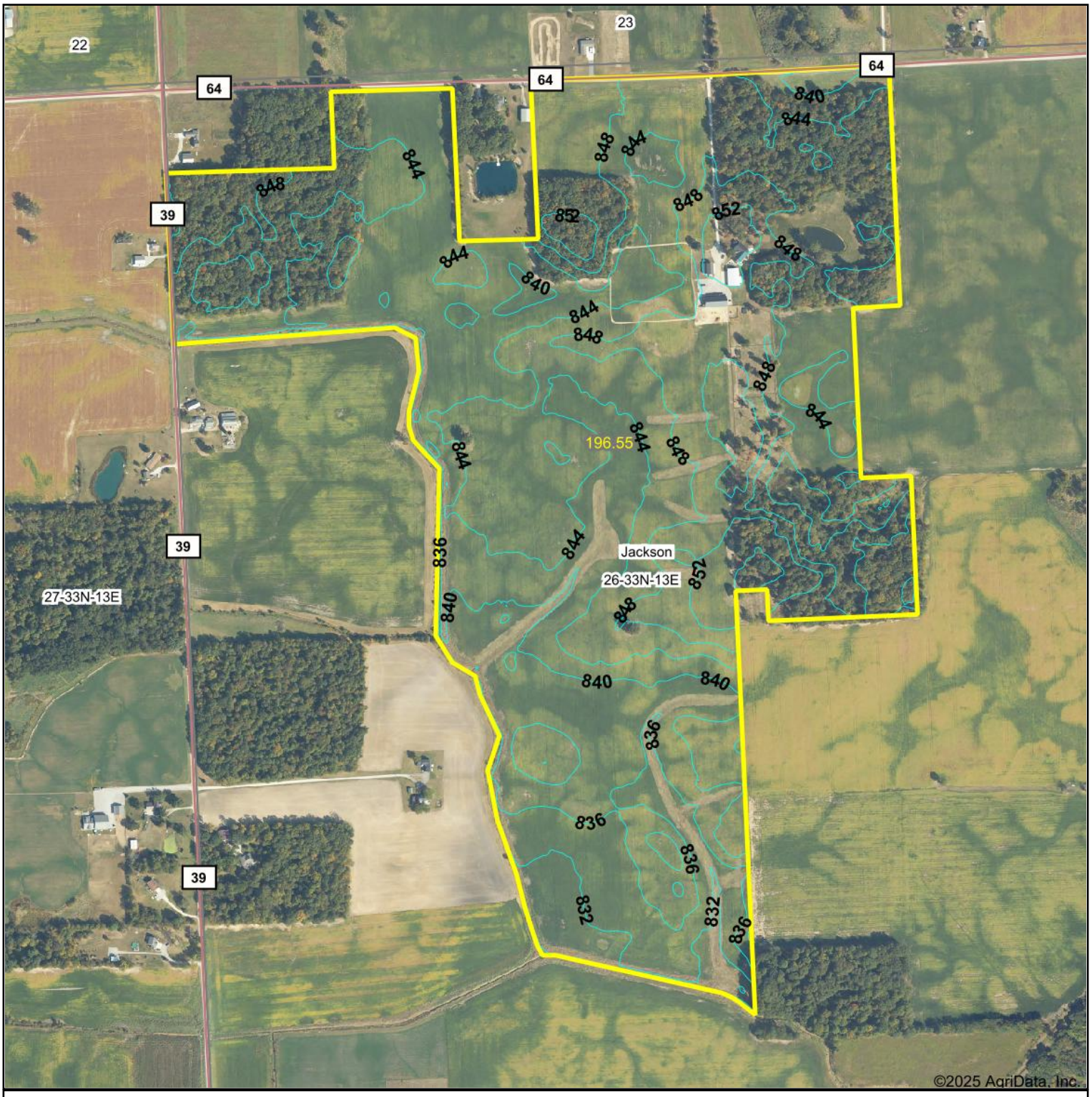
Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

N W E S

Area Symbol: IN033, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	110.24	56.2%		IIe		137	17	5			9	50	54
Pe	Pewamo silty clay	58.43	29.7%		IIw		155	22	5			10	42	62
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	26.42	13.4%		IIe	5	128	18	4	8	78		41	56
Bn	Bono silty clay	1.46	0.7%		IIIw		150	21	5			10	40	60
			Weighted Average		**2.01**	**0.7**	**141.2**	**18.7**	**4.9**	**1.1**	**10.5**	**8.1**	**46.3**	**56.7**

TOPO CONTOURS MAP



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

Source:	USGS 3 meter dem
Interval(ft):	4.0
Min:	821.3
Max:	857.9
Range:	36.6
Average:	844.2
Standard Deviation:	5.38 ft

0ft 739ft 1478ft

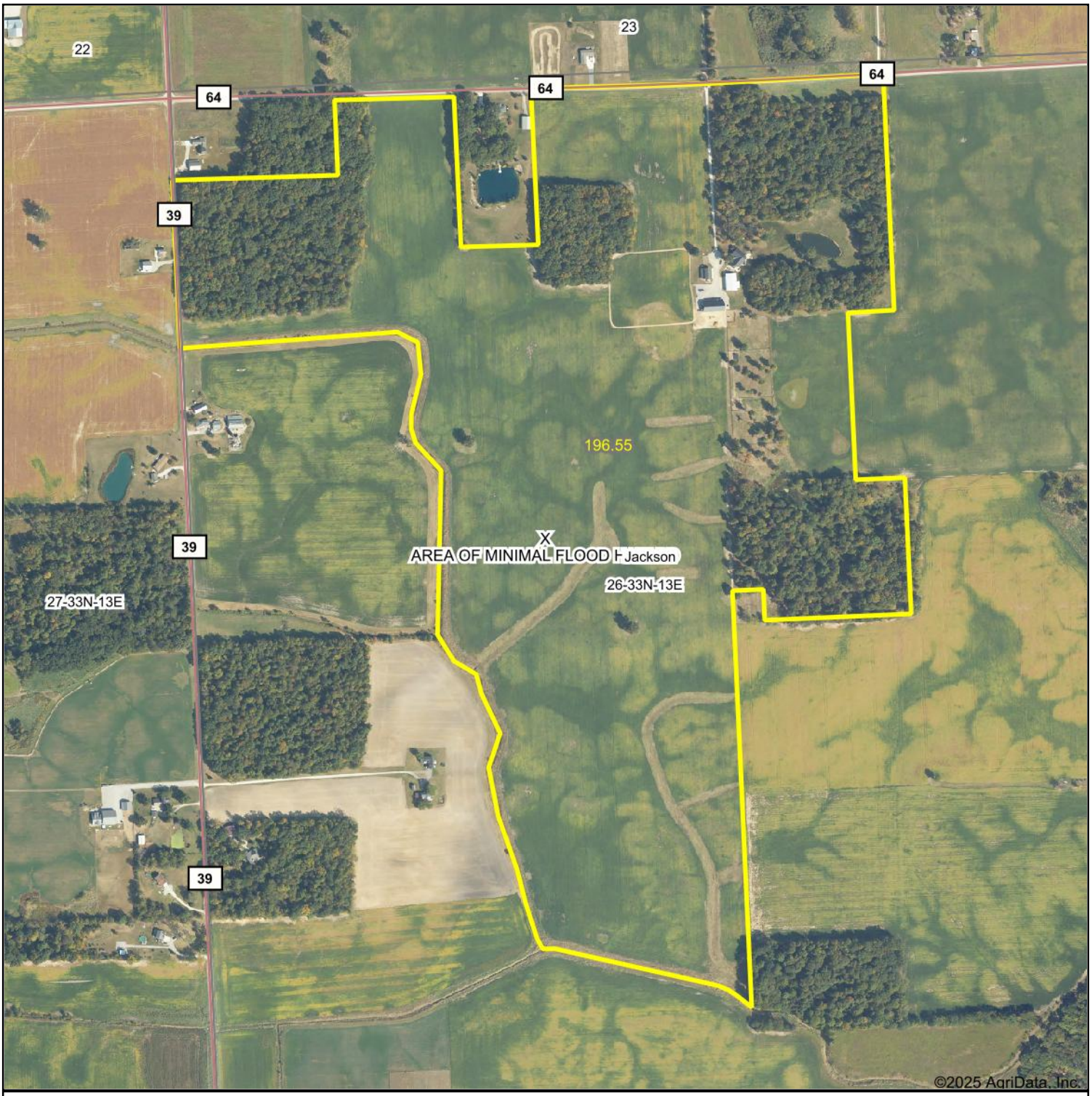
N W E S

7/23/2025

26-33N-13E
DeKalb County
Indiana

Boundary Center: 41° 17' 23.38, -84° 59' 43.09

FLOOD ZONE MAP



SCHRADER
Real Estate and Auction Company, Inc.

Boundary Center: 41° 17' 23.38, -84° 59' 43.09

0ft 753ft 1506ft

26-33N-13E
DeKalb County
Indiana

N W E S

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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7/23/2025

Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION

USDA **Farm 7474 Tract 34693** Map prepared on: 11/4/2024

Administered by: DeKalb County, Indiana

32.7 Tract acres
18.17 Cropland acres
1.1 CRP acres

CRP
CLU
DeKalb

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

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2024-11-04 10:40:30

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	17.07	N	2					Y
4	13.73	U	10					N
5	0.8	U	10					N
8	1.1	N	2	11055A		21	25	Y

This CRP will expire at the end of Sept. 2025

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

INDIANA
DEKALB
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7474
Prepared : 9/22/25 1:19 PM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) :
Recon ID : 18-033-2018-70
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
32.70	18.17	18.17	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	17.07	0.00	1.10	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

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

NOTES

Tract Number : **34693**

Description : JACKSON SEC 26 CR39 & CR64
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : NATHAN M EICHER, RACHEL R EICHER
Other Producers : DOROTHY SPONHOWER TRUST
Recon ID : 18-033-2018-69

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
32.70	18.17	18.17	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
DEKALB
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7474
Prepared : 9/22/25 1:19 PM CST
Crop Year : 2025

Tract 34693 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	17.07	0.00	1.10	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat		0.00	
Corn		0.00	
Soybeans		0.00	
TOTAL		0.00	

NOTES

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

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

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

USDA Farm 12739 Tract 16622
Administered by: Allen County, Indiana

Map prepared on: 5/23/2025

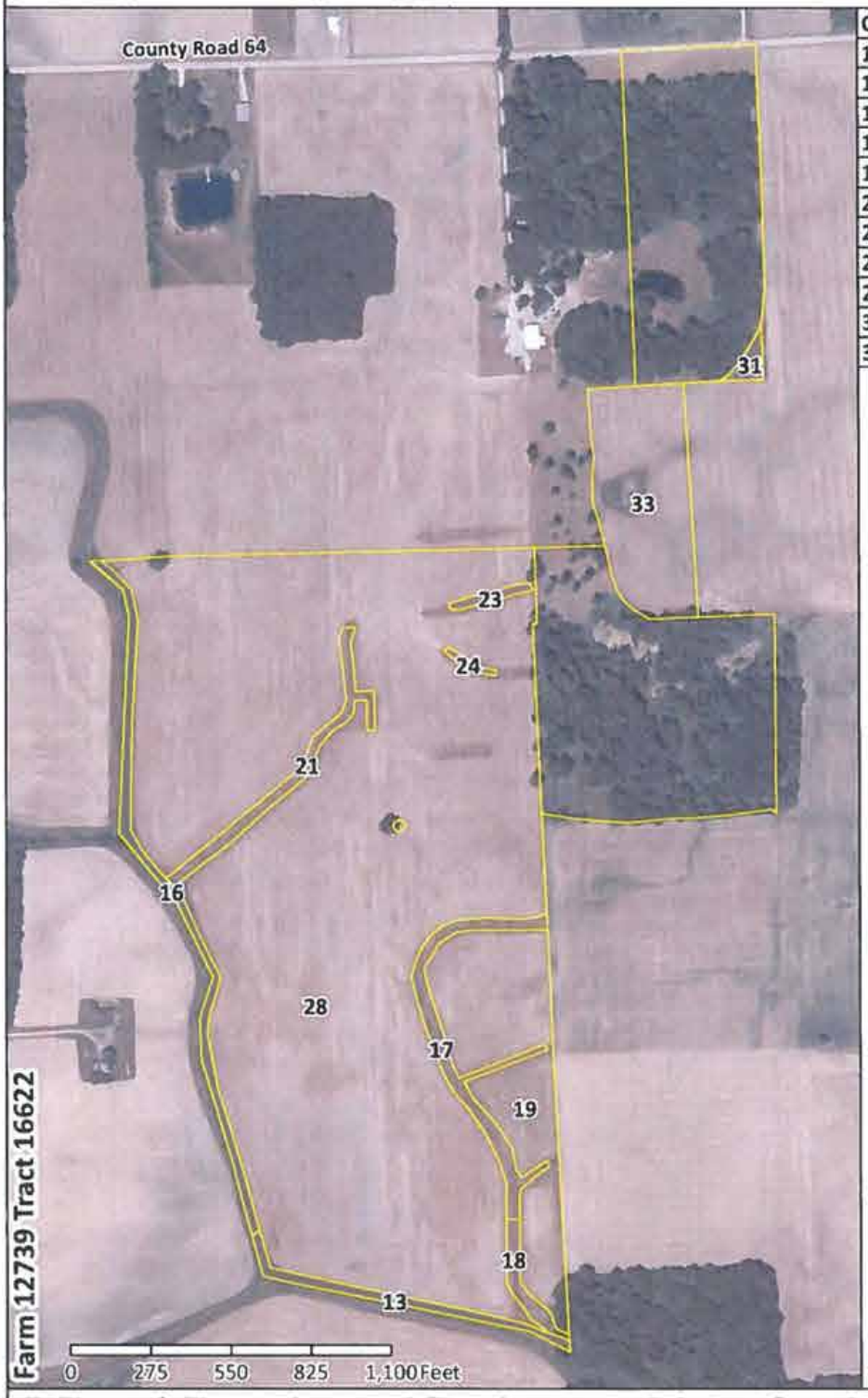
107.79 Tract acres
81.5 Cropland acres
0 CRP acres

CRP
CLU

TRS: 33N13E26
DeKalb

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

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-05-22 12:05:02



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
13	0.8	H	2				Y
16	1.6	H	2				Y
17	1.7	H	2				Y
18	0.5	H	2				Y
19	7.5	H	2				Y
21	1.1	H	2				Y
23	0.2	H	2				Y
24	0.1	H	2				Y
28	62.06	H	2				Y
31	0.27	N	2				Y
33	5.67	N	2				Y

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

FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12739
Prepared : 9/22/25 1:18 PM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) :
Recon ID : 18-003-2020-117
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
107.79	81.50	81.50	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	81.50	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat		0.00		
Corn		0.00		
Soybeans		0.00		
TOTAL		0.00		

NOTES

Tract Number : 16622

Description :
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
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 : NAAMAN S EICHER
Other Producers : None
Recon ID : 18-003-2020-113

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
107.79	81.50	81.50	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12739
Prepared : 9/22/25 1:18 PM CST
Crop Year : 2025

Tract 16622 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	81.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat		0.00	
Corn		0.00	
Soybeans		0.00	
TOTAL		0.00	

NOTES

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

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

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

USDA **Farm 12740 Tract 16625** Map prepared on: 5/23/2025
Administered by: Allen County, Indiana

54.88 Tract acres
35.79 Cropland acres
0.1 CRP acres

CRP
CLU
TRS: 33N13E26
DeKalb

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

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-05-22 12:05:02

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
22	0.1	H	2	11629	8A	32	Y	
27	35.69	H	2					Y

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FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12740
Prepared : 9/22/25 1:18 PM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) :
Recon ID : 18-003-2020-117
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
54.88	35.79	35.79	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	35.69	0.00	0.10	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat		0.00		
Corn		0.00		
Soybeans		0.00		
TOTAL		0.00		

NOTES

Tract Number : 16625

Description :
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
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 : NATHAN M EICHER, RACHEL R EICHER
Other Producers : None
Recon ID : 18-003-2020-113

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.88	35.79	35.79	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12740
Prepared : 9/22/25 1:18 PM CST
Crop Year : 2025

Tract 16625 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	35.69	0.00	0.10	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat		0.00	
Corn		0.00	
Soybeans		0.00	
TOTAL		0.00	

NOTES

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SELLERS DISCLOSURE

SELLERS DISCLOSURE

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year): 9.22.25

Property address (number and street, city, state, and ZIP code): 4194 Co Rd 64 Auburn, IN 46706

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1–4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

1. Transfers ordered by a court, including transfers:
   - A. in the administration of an estate;
   - B. by foreclosure sale;
   - C. by a trustee in bankruptcy;
   - D. by eminent domain;
   - E. from a decree of specific performance;
   - F. from a decree of divorce; or
   - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Nathan Eshre	9-22-2025		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Rachel Eshre	9-22-2025		

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

SELLERS DISCLOSURE

Property address (number and street, city, state, and ZIP code) 4194 Co Rd 64 Auburn, IN 46706

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven	X			
Range	X			
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors			X	
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☐ 100 ☒ 200 Amp Service			X	
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed			X	
Septic & Holding Tank / Septic Mound			X	WE RE
Hot Tub	X		X	
Plumbing			X	NE RE
Aerator System	X		X	
Sump Pump			X	
Irrigation Systems			X	
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier			X	
Water Softener			X	
Well			X	
Geothermal and Heat Pump	X			
Other Sewer System *(Explain)*				
Swimming Pool & Pool Equipment	X			

	Yes	No	Unknown
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Nathan Eichorn	9-22-2025		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Rachel Eichorn	9-22-2025		

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller *(at closing)*	Date (mm / dd / yyyy)	Signature of Seller *(at closing)*	Date (mm / dd / yyyy)

Produced with Lone Wolf Transact, 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

SELLERS DISCLOSURE

Property address (number and street, city, state, and ZIP code) 4194 Co Rd 64 Auburn, IN 46706

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning	X			
Electric Heat Pump	X			
Furnace Heat / Gas	X			
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	Water Floor Heating System		X	

	Yes	No	Unknown
2. ROOF Standing Seam Metal Roof			
Age, if known: 5 Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			
3. WATER HEATER	X		
Age, if known: 5 Years.			
4. FURNACE Tankless Water Heater for Heating Systems	X		
Age, if known: 5 Years.			
5. CENTRAL AIR CONDITIONING		X	
Age, if known: _____ Years.			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Nathan Eicher	9-22-2025		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Rachel Eicher	9-22-2025		

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Produced with Lone Wolf Transact 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

NEW

SELLERS DISCLOSURE

Property address (number and street, city, state, and ZIP code) 4194 Co Rd 64 Auburn, IN 46706

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?			
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:			X
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages and attach, if necessary) There is an esasement to the cemetary

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Nathan Eisher	9-22-2025		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Rachel Eisher	9-22-2025		

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com NEW

PRELIMINARY TITLE

Commonwealth
LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By:

Michael J. Nolan, President

ATTEST:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

81C170B ALTA Commitment for Title Insurance (7-1-21)

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AMERICAN LAND TITLE ASSOCIATION

Commonwealth
LAND TITLE INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I—Requirements; and
f. Schedule B, Part II—Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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PRELIMINARY TITLE

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Assurance Title Company, LLC
Issuing Office: 102 E Main St.
Albion, IN 46701
Issuing Office's ALTA® Registry ID: 1125584
Loan ID Number:
Commitment Number: 25-1471
Issuing Office File Number: 25-1471
Property Address: 4194 County Road 64, Auburn, IN 46706 and County Road 64, Auburn, IN 46706
Revision Number:

SCHEDULE A

1. Commitment Date: August 15, 2025 at 8:00 AM

2. Policy to be issued:
a. 2021 ALTA Owner's Policy

Proposed Insured:	**Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
Proposed Amount of Insurance:	**$1.00**
The estate or interest to be insured:	**Property 1: fee simple** **Property 2: fee simple**

3. The estate or interest in the Land at the Commitment Date is:
Property 1: fee simple
Property 2: fee simple

4. The Title is, at the Commitment Date, vested in:
Property 1:
Tract 1: Nathan M. Eicher and Rachel R. Eicher, husband and wife
Tract 2: Nathan M. Eicher and Rachel R. Eicher
Property 2: Naaman S. Eicher

5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: Abigale Q Hood
Authorized Signatory

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of $10,000.00 must be wired and funds less than $10,000.00 must be good funds in compliance with IC 27-7-3.7.

6. Duly authorized and executed Deed from Nathan M. Eicher and Rachel R. Eicher, husband and wife to Proposed Insured, to be executed and recorded at closing. (Property 1)

7. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure. (1 S.D. - 2 parcels)

8. Vendors, (Sellers), Closing Affidavit to be furnished this office.

9. Duly authorized and executed Deed from Naaman S. Eicher to Proposed Insured, to be executed and recorded at closing. (Property 2)

10. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure. (1 S.D. - 1 parcels)

11. Vendors, (Sellers), Closing Affidavit to be furnished this office.

12. RELEASE OF THE FOLLOWING MORTGAGE:
Mortgage from Nathan M. Eicher and Rachel R. Eicher to Farm Credit Mid-America, FLCA in a maximum amount of [redacted], dated May 26, 2021, recorded May 26, 2021, as Instrument No. 202103818. (Property 1)

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13. RELEASE OF THE FOLLOWING MORTGAGE:
Mortgage (with future advance clause) from Nathan M. Eicher and Rachel R. Eicher to Community State Bank in a maximum amount of [redacted], dated December 10, 2024, recorded December 16, 2024, as Instrument No. 202406000. (Property 1)

14. RELEASE OF THE FOLLOWING MORTGAGE:
Mortgage (with Future Advance Clause) from Naaman S. Eicher, to The Farmers & Merchants State Bank, in an amount not to exceed [redacted], dated January 31, 2020, recorded February 3, 2020, as Instrument No. 202000649. (Property 2)

15. RELEASE OF THE FOLLOWING ASSIGNMENT OF LEASES AND RENTS:
Assignment of Leases and Rents from Naaman S. Eicher, to The Farmers & Merchants State Bank, in an amount not to exceed [redacted] dated January 31, 2020, recorded February 3, 2020, as Instrument No. 202000650. (Property 2)

16. RELEASE OF THE FOLLOWING MORTGAGE:
Mortgage from Naaman S. Eicher, to Farm Service Agency, United States Department of Agriculture in the amount of [redacted], dated January 31, 2020, recorded February 3, 2020, as Instrument No. 202000651. (Property 2)

17. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Easements or claims of easements not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land.

5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32-22-3-1, et seq. ("the Acts"). Any loss or damage resulting from a violation of the Acts is excluded under the terms of the Policy.

8. Property 1:
   Taxes for 2024 payable 2025
   Parcel No. 06-10-26-100-005
   Tax Unit of Jackson
   State ID No. 17-10-26-100-005.000-009
   May 10 $3,048.39 PAID
   November 10 $3,048.39 NOT PAID
   Assessed Valuation: Land $185,000 Improvements $766,500
   Exemptions $48,000-H/ $262,262-Supp

9. Annual assessment of $209.64 for maintenance of Jerry Davis Drain 2025,
   May 10 $104.82 PAID, November 10 $104.82 NOT PAID.

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10. Annual assessment of $90.52 for maintenance of John Means Drain 2025, May 10 $45.26 PAID, November 10 $45.26 NOT PAID.

11. Property 1:
Taxes for 2024 payable 2025
Parcel No. 06-10-26-100-008
Tax Unit of Jackson
State ID No. 17-10-26-100-008.000-009
May 10 $177.60 PAID
November 10 $177.60 NOT PAID
Assessed Valuation: Land $31,200 Improvements $0
Exemptions $0

12. Annual assessment of $130.00 for maintenance of Jerry Davis Drain 2025, May 10 $65.00 PAID, November 10 $65.00 NOT PAID.

13. Property 2:
Taxes for 2024 payable 2025
Parcel No. 06-10-26-300-010
Tax Unit of Jackson
State ID No. 17-10-26-300-010.000-009
May 10 $1,405.21 PAID
November 10 $1,405.21 NOT PAID
Assessed Valuation: Land $228,100 Improvements $0
Exemptions $0

14. Annual assessment of $404.34 for maintenance of Jerry Davis Drain 2025, May 10 $202.17 PAID, November 10 $202.17 NOT PAID.

15. Annual assessment of $118.90 for maintenance of John Means Drain 2025, May 10 $59.45 PAID, November 10 $59.45 NOT PAID.

16. Taxes for 2025 due and payable 2026, and subsequent taxes.

17. Possible assessments for the reconstruction of regulated drains.

18. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.

19. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.

20. Right of way for drainage tiles, feeders and laterals, if any.

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21. Rights of the public, State of Indiana, County of DeKalb and the municipality in and to that part of the premises taken or used for road purposes.

22. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.

23. Application for the Classification of Land as Forest Land, dated January 27, 1950, recorded February 2, 1950 in Miscellaneous Record R page 105-107. (Property 1)

24. Minimum building set back requirements and easements as the same appear upon the plat of the insured premises, recorded as Instrument No. 201900458. (Property 1)

25. Restrictions as the same appear upon the plat of the insured premises, recorded as Instrument No. 201900458. (Property 1)

26. Oil and Gas Lease from Bernice B. Friend to David N. Claypool, dated August 20, 1962, recorded August 21, 1962, in Oil Lease Record 2 at page 175, as assigned to Max E. Lazich by an assignment dated April 30, 1963, recorded, January 13, 1964, in Oil Lease Record 3 at page 1. (Property 2)

27. Easement from John E. Graham to Indiana & Michigan Electric Company, dated May 16, 1947, recorded April 16, 1948 in Deed Record 121 at page 501. (Property 2)

28. Oil and Gas Lease from Eugene H. Roberts and Virginia L. Roberts, husband and wife to Seneca Oil and Gas, Inc., dated August 24, 1981, recorded September 18, 1981, in Oil Lease Record 3 at page 404. (Property 2)

29. Oil and Gas Lease from Roy E. Sponhower and Dorothy M. Sponhower Revocable Trust to Seneca Oil and Gas, Inc., dated August 11, 1981, recorded September 21, 1981 in Oil Lease Record 3 at page 498. (Property 1 & 2)

30. Oil and Gas Lease from Virgil F. Smith and Pauline A. Smith, husband and wife to Harold A. Dodge, dated August 25, 1962, recorded August 27, 1962 in Oil Lease Record 2 at page 200, as assigned to Max E. Lazich by an assignment executed by David N. Claypool and Peggy Lou Claypool, dated April 30, 1963, recorded January 13, 1964, in Oil Lease Record 3 at page 1. (Property 1 & 2)

31. Declaration of Easement made by Larry Redmon, dated December 23, 2019, recorded December 26, 2019 as Document #201906661. (Property 1 & 2)

32. Dedication of Easement made by Larry Redmon, dated January 31, 2020, recorded February 3, 2020 as Document #202000647. (Property 1 & 2)

33. This commitment has been issued without a judgment search being made against the name insured.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of DeKalb, State of Indiana, and is described as follows:

Property 1
TRACT 1:

Part of the Northeast Quarter and part of the Northwest Quarter of Section 26, Township 33 North, Range 13 East, DeKalb County, Indiana being a parcel of land surveyed by Gregory L. Roberts, Professional Surveyor #80040548 and shown on a PLAT OF SURVEY certified on December 6, 2019 as Donovan Engineering, Inc. Job Number 19-3802J more particularly described as follows:

Beginning at a Harrison monument marking the Northwest corner of the Northeast Quarter and the Northeast corner of the Northwest Quarter of Section 26, Township 33 North, Range 13 East, DeKalb County, Indiana; thence North 87 degrees 38 minutes 40 seconds East (INDOT INCORS GPS datum and basis for this description) along the North line of the Northeast Quarter of Section 26 a distance of 386.76 feet to a survey nail; thence South 01 degrees 47 minutes 50 seconds East a distance of 1712.78 feet to a 5/8-inch diameter iron pin; thence South 89 degrees 17 minutes 12 seconds West a distance of 1626.54 feet to a 5/8-inch diameter iron pin; thence North 01 degrees 44 minutes 46 seconds West a distance of 941.67 feet to a 5/8-inch diameter iron pin; thence North 89 degrees 17 minutes 12 seconds East a distance of 375.5 feet to a point being 0.9 feet West of a 5/8-inch diameter iron pin; thence North 01 degrees 44 minutes 46 seconds West a distance of 760.0 feet to a survey nail on the North line of the Northwest Quarter of Section 26; thence North 89 degrees 17 minutes 12 seconds East along the North line of the Northwest Quarter of Section 26 a distance of 862.71 feet (863.0 feet, recorded) to the point of beginning, containing 57.0 acres.

TRACT 2:

Lot Numbered One (1) in Nathan Eicher Subdivision, an addition to DeKalb County, Indiana, according to the plat thereof, recorded as Document #201900458 in the Office of the Recorder of DeKalb County, Indiana.

Property 2
Part of the Northeast Quarter and Part of the Northwest Quarter and Part of the Southwest Quarter of Section 26, Township 33 North, Range 13 East, DeKalb County, Indiana being a parcel of land surveyed by Gregory L. Roberts, Professional Surveyor #80040548 and shown on a PLAT OF SURVEY certified on December 6, 2019 as Donovan Engineering, Inc. Job Number 19-3802K more particularly described as follows:

Commencing at a Harrison monument marking the Northwest corner of the Northeast Quarter and the Northeast corner of the Northwest Quarter of Section 26, Township 33 North, Range 13 East, DeKalb County, Indiana; thence North 87 degrees 38 minutes 40 seconds East (INDOT INCORS GPS datum and basis for this description) along the North line of the Northeast Quarter of Section 26 a distance of 386.76 feet to the POINT OF BEGINNING; thence North 87 degrees 38 minutes 40 seconds East along the North line of the Northeast Quarter of Section 26 a distance of 463.24 feet to a survey nail; thence South 01 degrees 47 minutes 50 seconds East a distance of 1150.0 feet to a 5/8-inch diameter iron pin; thence South 87 degrees 38 minutes 40 seconds West a distance of 225.0 feet to a 5/8-inch diameter iron pin; thence South 01 degrees 47 minutes 50 seconds East a distance of 813.1 feet to a 5/8-inch diameter iron pin; thence North 88 degrees 07 minutes 27 seconds East a

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distance of 239.0 feet to a 5/8-inch diameter iron pin; thence South 01 degrees 47 minutes 50 seconds East a distance of 663.55 feet to a 5/8-inch diameter iron pin, said point being on the South line of the Northeast Quarter of Section 26; thence South 88 degrees 21 minutes 35 seconds West a distance of 716.4 feet to a 5/8-inch diameter iron pin at the Southeast corner of a 0.5 acre cemetery tract; thence North 01 degrees 47 minutes 50 seconds West along the East line of said cemetery a distance of 147.58 feet to a 5/8-inch diameter iron pin; thence South 88 degrees 21 minutes 35 seconds West along the North line of said cemetery a distance of 147.58 feet to a 5/8-inch diameter iron pin, said point being on the West line of the Northeast Quarter and the East line of the Northwest Quarter of Section 26; thence South 01 degrees 47 minutes 50 seconds East along the West line of the Northeast Quarter in Section 26 a distance of 147.58 feet to a stone marking the center of Section 26; thence South 01 degrees 47 minutes 50 seconds East along the East line of the Southwest Quarter of Section 26 a distance of 1873.09 feet to a point on the centerline of the Davis ditch; thence Northwest along the centerline of the Davis ditch the following thirteen (13) courses:

Thence North 51 degrees 16 minutes West a distance of 164.6 feet
Thence North 76 degrees 53 minutes 55 seconds West a distance of 895.67 feet
Thence North 42 degrees 21 minutes 10 seconds West a distance of 62.0 feet
Thence North 20 degrees 21 minutes 10 seconds West a distance of 86.0 feet
Thence North 12 degrees 30 minutes 07 seconds West a distance of 257.81 feet
Thence North 18 degrees 08 minutes 10 seconds West a distance of 275.0 feet
Thence North 10 degrees 03 minutes 10 seconds West a distance of 240.0 feet
Thence North 20 degrees 46 minutes 50 seconds East a distance of 175.0 feet
Thence North 26 degrees 11 minutes 31 seconds West a distance of 215.0 feet
Thence North 12 degrees 16 minutes 31 seconds West a distance of 95.0 feet
Thence North 58 degrees 21 minutes 31 seconds West a distance of 125.0 feet

Thence North 33 degrees 11 minutes 31 seconds West a distance of 150.0 feet

Thence North 01 degrees 23 minutes 29 seconds East a distance of 800.0 feet

Thence North 37 degrees 24 minutes 30 seconds West a distance of 185.22 feet

Thence North 89 degrees 17 minutes 12 seconds East a distance of 263.29 feet to a 5/8-inch diameter iron pin; thence North 89 degrees 17 minutes 12 seconds East a distance of 1626.54 feet to a 5/8-inch diameter iron pin; thence North 01 degrees 47 minutes 50 seconds West a distance of 1712.78 feet to the point of beginning, containing 106.593 acres.

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PHOTOS

PHOTOS

TRACTS 1-10

TRACTS 1, 5 & 6

PHOTOS

TRACT 1

TRACT 1

PHOTOS

TRACT 1

TRACT 1

PHOTOS

TRACT 1

TRACTS 1 & 5

PHOTOS

TRACT 1

TRACT 1

PHOTOS

TRACT 1

TRACT 1

PHOTOS

TRACT 1

TRACT 2

PHOTOS

TRACTS 3 & 4

TRACTS 3 & 4

PHOTOS

TRACTS 5 & 6

TRACTS 5 & 9

PHOTOS

TRACT 6

TRACT 6

PHOTOS

TRACT 7

TRACT 8

PHOTOS

TRACT 8

TRACT 8

PHOTOS

TRACT 10

TRACT 10

PHOTOS

TRACT 1

PHOTOS

TRACT 1

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709