

MOORELAND, IN • HENRY CO.

• 13 miles Northwest of Hagerstown, IN • 15 miles Southeast of Muncie, IN
• 4 miles West of Losantville, IN • 11 miles Northeast of New Castle, IN

INFORMATION BOOKLET

Offered in 4 Tracts

115[±] acres

*Eastern Indiana
Land*

AUCTION

- Mixed Use Farm with Pasture, Cropland, and Woods
 - 109± FSA Cropland Acres
- Abundant Wildlife - Established Hay Fields
 - 2- Story Country Home and Farmstead
 - 2026 Crop / Pasture Rights to Buyer
 - Great Access with Frontage on (3) Roads
- Extensive Buildings, Grain Bins and Improved fencing
- COME BID YOUR PRICE ON THIS UNIQUE PROPERTY

800-451-2709 | SchraderAuction.com

Thursday, October 23rd • 6:00 pm



SCHRADER

TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

THE ORIGINAL

**MULTI-TRACT
AUCTIONS**

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: Jones Locust Grove Farm, LLC

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

Andrew M. Walther, AU19400167

Schrader Real Estate and Auction Company, Inc., AC63001504



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 4 individual tracts, any combination of tracts and as a total 115± 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 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately

30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing subject to current crop and land lease through December 31st, 2025.

REAL ESTATE TAXES: Seller shall pay all 2025 real estate taxes due and payable in 2026 by giving the Buyer(s) a credit at closing. Buyer(s) shall assume any taxes thereafter. Buyer(s) shall assume any ditch and drainage assessments due after closing. **Current annual taxes: \$2,855.52. Current annual ditch assessment: \$709.00.**

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) 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. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

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.

EASEMENTS: Subject to any and all existing easements.

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

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

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

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
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- **SOIL INFORMATION**
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- **PHOTOS**

**For Information Call Auction Manager:
Andy Walther, 765-969-0401**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 23, 2025

115± ACRES – HENRY 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 Thursday, October 16, 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
115± Acres • Henry County, Indiana
Thursday, October 23, 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 Thursday, October 23, 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, Thursday, October 16, 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.

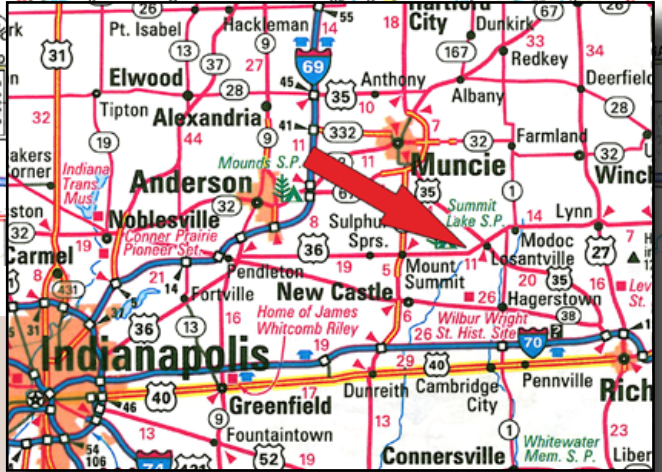
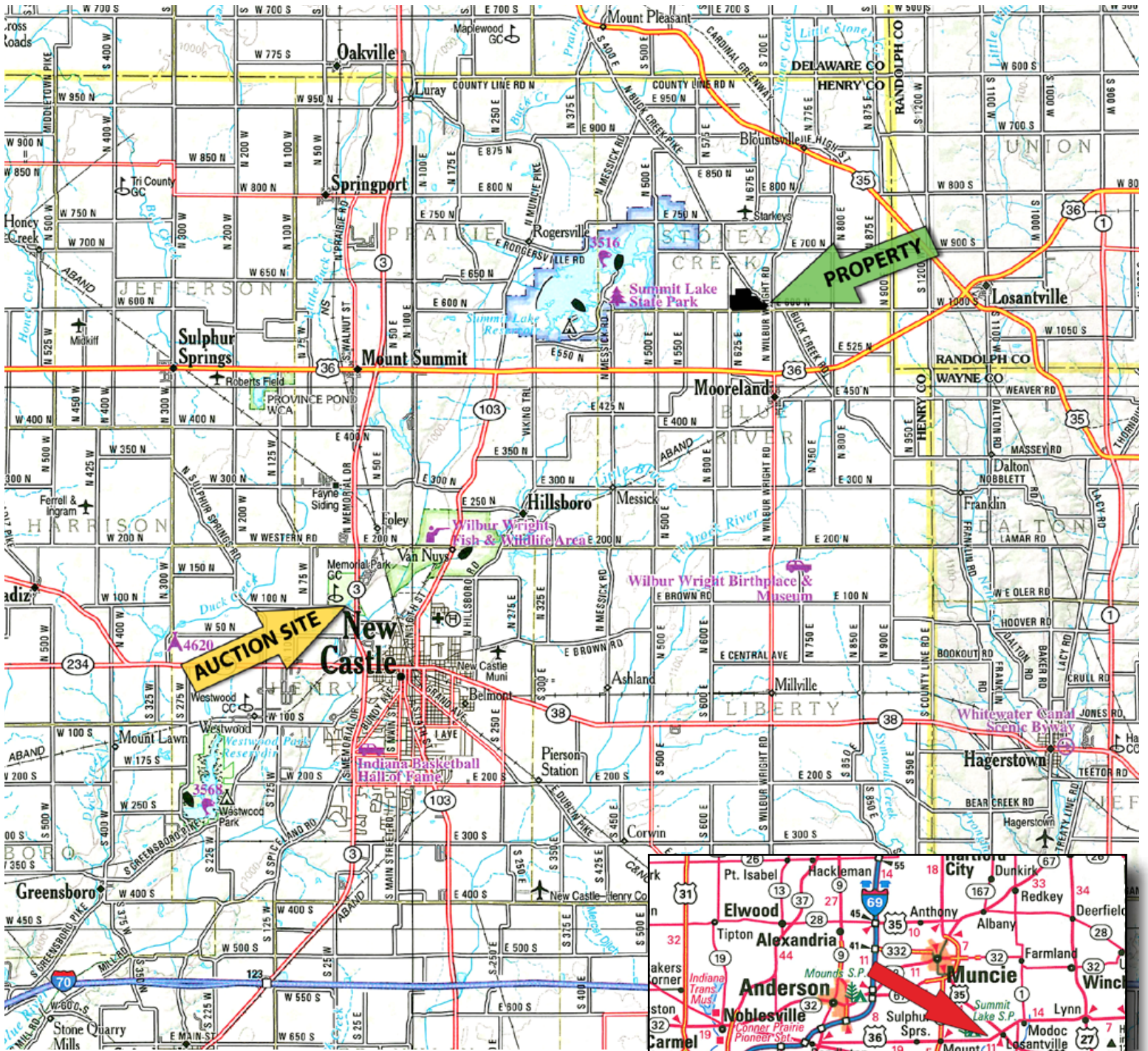
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 &
AERIAL TRACT MAP**

LOCATION MAP

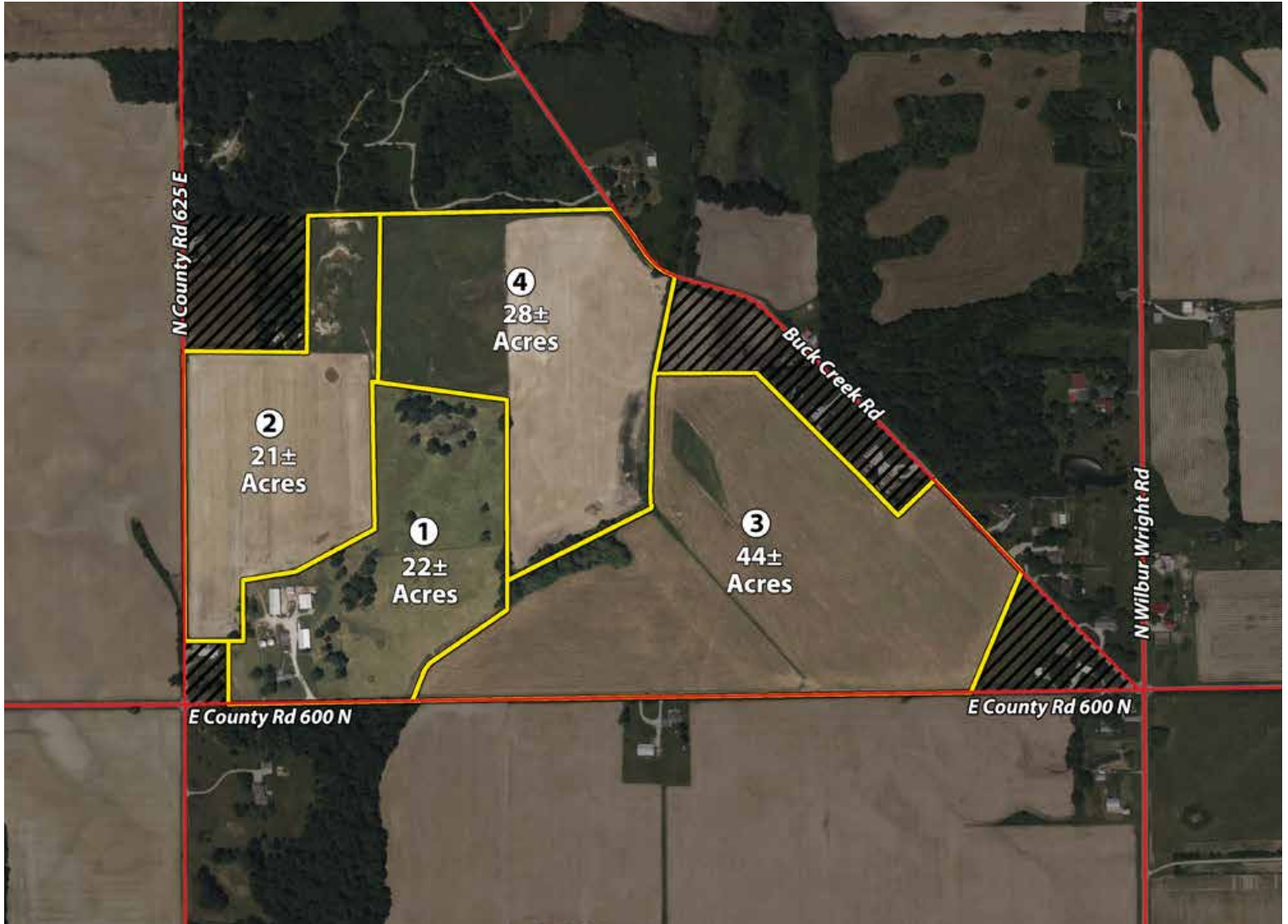


PROPERTY LOCATION: 6352 E. County Rd. 600 North, MOORELAND, IN 47360

- 13 miles Northwest of Hagerstown, IN
- 15 miles Southeast of Muncie, IN • 4 miles West of Losantville, IN
- 11 miles Northeast of New Castle, IN

AUCTION LOCATION: W.G. Smith Auditorium, Henry Co. Memorial Park. 2221 N. Memorial Drive, New Castle, IN 47386 (Henry County Fairgrounds)

AERIAL MAP



TRACT DESCRIPTIONS:

HENRY County, STONEY CREEK Township, SECTION 10

TRACT 1: 22± ACRES with a 2-story farmhouse, barns, grain bins and fenced pasture. Come examine the country setting and extensive improvements this tract has to offer. Properties like this are hard to find! Frontage on East CR 600 North.

Improvements include:

- 2,220 SF Home w/ 4BR/2BA, Living Room, Family Room, Kitchen, Utility Room. New roof in JULY of 2024.
- Pole Barn (45' x 80' x 14'), concrete floor, Overhead side door, sliding end doors
- MORTON Open Sided Livestock Barn (50' x 60' x 14') built in 2004
- Pole Barn (105' x 40' x 14'). 3-sided open to the east with a large concrete feeding floor adjacent to the barn.
- (2) 10,000 bushel grain bins with drying floors
- 30' x 20' x 10' Shop with Overhead Door. Concrete floor. Small office inside.
- Additional buildings and extensive concrete feeding floor footage

TRACT 2: 21± ACRES with 18± FSA cropland Acres.

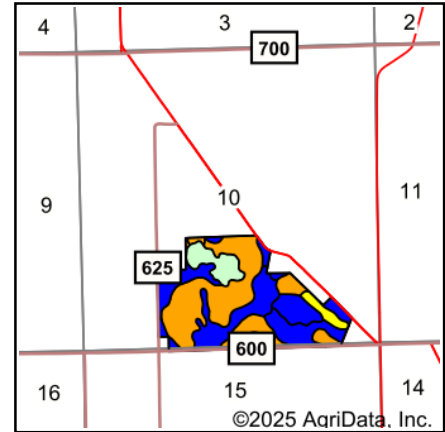
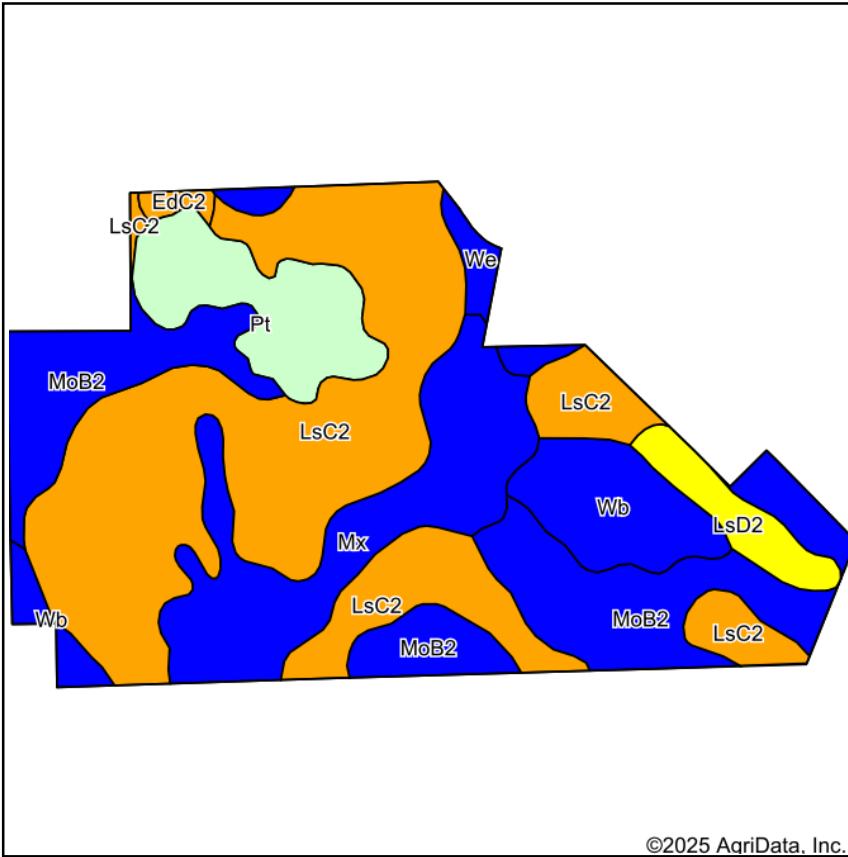
Ample frontage along N CR 625 E. Add this to your operation or consider combining with Tract 1 or Tract 4. Potential Estate sized building Tract.

TRACT 3: 44± ACRES nearly all tillable. Currently in hay production. Cross fences with frontage on Buck Creek Rd. and E CR 600 North. This is beautiful gently rolling field with a mix of Losantville and Miami soils.

TRACT 4: 28± ACRES with 26± FSA tillable acres. Mostly fenced. Frontage along Buck Creek Road. Whether you are looking for tillable land, recreational opportunities, livestock production, or potential home site, this Tract warrants your attention.

SOIL INFORMATION

SOIL MAP - Whole Property



State: **Indiana**
 County: **Henry**
 Location: **10-18N-11E**
 Township: **Stoney Creek**
 Acres: **114.76**
 Date: **7/17/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IN065, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
LsC2	Losantville silt loam, stony subsoil, 6 to 12 percent slopes, eroded	48.63	42.4%		IIle	112	4	8	39	50	
MoB2	Miamian silt loam, stony subsoil, 2 to 6 percent slopes, eroded	24.42	21.3%		Ile	118	4	8	41	53	
Mx	Millgrove loam	16.63	14.5%		IIw	175	6	12	49	70	
Pt	Pits, gravel	9.35	8.1%								
Wb	Washtenaw silt loam	8.90	7.8%		IIw	165	5	11	49	66	
LsD2	Losantville silt loam, stony subsoil, 12 to 18 percent slopes, eroded	3.71	3.2%		IVe	100	3	7	35	45	
We	Westland silt loam	2.44	2.1%		IIw	165	5	11	49	66	
EdC2	Eldean silt loam, 6 to 12 percent slopes, eroded	0.68	0.6%		IIle	82	3	6	29	42	
Weighted Average						*-	118	4	8.2	38.5	50.8

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

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

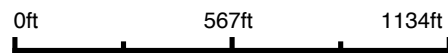
Min: 1,084.5

Max: 1,138.4

Range: 53.9

Average: 1,112.7

Standard Deviation: 11.12 ft



7/17/2025

10-18N-11E
Henry County
Indiana



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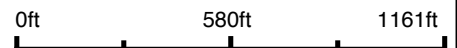
www.AgriDataInc.com

Boundary Center: 40° 1' 17.75, -85° 15' 33.19

FLOOD ZONE MAP



Map Center: 40° 1' 17.75, -85° 15' 33.19



10-18N-11E
Henry County
Indiana



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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7/17/2025

Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION

INDIANA
HENRY



United States Department of Agriculture
Farm Service Agency

FARM : 1797

Prepared : 9/2/25 2:06 PM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ANDREW LOGAN MOORE
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
118.94	109.01	109.01	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	109.01	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.90	0.00	53	
Oats	3.90	0.00	44	
Corn	10.10	0.00	178	
Soybeans	24.50	0.00	33	0
TOTAL	41.40	0.00		

NOTES

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Tract Number : 2527

Description : J3/1B S 10 T 18N R 11E
FSA Physical Location : INDIANA/HENRY
ANSI Physical Location : INDIANA/HENRY
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 : EDWARD D JONES
Other Producers : KENT L MOORE
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.94	109.01	109.01	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
HENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1797
Prepared : 9/2/25 2:06 PM CST
Crop Year : 2025

Tract 2527 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	109.01	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	2.90	0.00	53
Oats	3.90	0.00	44
Corn	10.10	0.00	178
Soybeans	24.50	0.00	33
TOTAL	41.40	0.00	

NOTES

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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 1797 Tract 2527

Administered by: Henry County, Indiana

OP: MOORE, ANDREW LOGAN

OW: JONES, EDWARD D

Source: Primarily USDA NAIP 2024 Imagery, IDHS or Dynamap roads, FSA data 2025-03-14 09:55:16

2025 Certification map prepared on: 3/14/2025

118.94 Tract acres

109.01 Cropland acres

0 CRP acres

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

CRP
 CLU

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

TRS: 18N11E10

Henry



Hexagon

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	16.76	H	2				Y
3	17.74	H	2				Y
25	31.45	N	2				Y
27	27.39	N	2				Y
28	15.67	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.

**PRELIMINARY
TITLE**

PRELIMINARY TITLE



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: IN Title Company/New Castle
Issuing Office: 1319 Indiana Ave, New Castle, IN 47362
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 20251726
Issuing Office File Number: 20251726
Property Address: 6352 E CR 600 North, Mooreland, IN 47360
62.141A N Buck Creek Pike, Mooreland, IN 47360
Revision Number:

SCHEDULE A

1. Commitment Date: September 09, 2025 at 8:00 A.M.
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: \$ 100,000.00
The estate or interest to be insured:
 - (b) 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance \$
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Jones Locust Grove Farms, LLC
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By IN Title Company, Agent



Authorized Countersignature

IN Title Company, New Castle, Indiana

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National 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.

27C170B

Page 1 of 3

ALTA Commitment for Title Insurance (7-1-21)
Schedule A

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File No. 20251726



PRELIMINARY TITLE



Fidelity National Title Insurance Company

EXHIBIT "A" LEGAL DESCRIPTION

A part of the southeast quarter and a part of the east half of the southwest quarter of Section 10, Township 18 North, Range 11 East in Stony Creek Township, Henry County, Indiana, described as follows:

Commencing at the point of intersection of the south line of the southeast quarter of Section 10, Township 18 North, Range 11 East with the center line of the Buck Creek Pike, said point being north 90 degrees 00 minutes 00 seconds west 39.82 feet (assumed bearing) from the southeast corner of said southeast quarter; thence north 90 degrees 00 minutes 00 seconds west 658.58 feet to the point of beginning; thence north 22 degrees 52 minutes 47 seconds east 530.36 feet to a point on the center line of said Buck Creek Pike said point being north 42 degrees 47 minutes 40 seconds west 665.90 feet from the point of commencing; thence north 42 degrees 47 minutes 40 seconds west 522.60 feet along said center line to a point previously called 1245.00 feet northwesterly from the southeast corner of said quarter section; thence south 47 degrees 12 minutes 20 seconds west 208.71 feet; thence north 42 degrees 47 minutes 40 seconds west 208.71 feet; thence north 47 degrees 12 minutes 20 seconds east 208.71 feet to the centerline of said pike; thence north 44 degrees .04 minutes 15 seconds west 424.99 feet along said pike to the north line of the south half of said southeast quarter; thence north 89 degrees 59 minutes 03 seconds west 696.36 feet along said north line to a point 623.72 feet east of the northwest corner of said half quarter section; thence north 12 degrees 41 minutes 41 seconds east 36.00 feet; thence north 77 degrees 18 minutes 19 seconds west 12.00 feet; thence north 12 degrees 41 minutes 41 seconds east 366.11 feet to the center line of said Buck Creek Pike; thence north 73 degrees 50 minutes 48 seconds west 65.18 feet along said pike; thence north 34 degrees 39 minutes 24 seconds west 305.87 feet along said pike to the north line of the south half of the north half of the southeast quarter of said Section 10; thence north 89 degrees 58 minutes 39 seconds west 453.01 feet to the northeast corner of the south half of the northeast quarter of the southwest quarter of said Section 10; thence north 89 degrees 49 minutes 10 seconds west 821.12 feet along the north line of said half quarter quarter section to a point 503.25 feet east of the northwest corner of said half quarter quarter section; thence south 00 degrees 42 minutes 02 seconds west 548.62 feet parallel with the west line of said half quarter quarter section; thence south 89 degrees 49 minutes 10 seconds west 503.25 feet to the west line of the east half of said southwest quarter; thence south 00 degrees 42 minutes 02 seconds west 1443.11 feet to the southwest corner of said half quarter section; thence south 89 degrees 43 minutes 27 seconds east 1315.40 feet to the southwest corner of the southeast quarter of said Section 10; thence south 90 degrees 00 minutes 00 seconds east 1926.02 feet to the point of beginning, containing 54.05 acres more or less in the southwest quarter and 64.65 acres more or less in the southeast quarter except 1 acre in the southwest corner of the east half of the southeast quarter of said Section 10 and leaving a total of 117.70 acres more or less. The above 1 acre exception in the southeast quarter having been designated as a grave yard called for in the record description of this property has no apparent usage at this time.

EXCEPT:

Part of the Southeast Quarter of Section 10, Township 18 North, Range 11 East, described as follows:

Commencing at an existing iron rod marking the Southeast corner of the Southeast Quarter of Section 10, Township 18 North, Range 11 East, and running thence South 90 degrees 00 minutes 00 seconds West (assumed bearing) along the South line of the said Quarter Section a distance of 39.92 feet to a point on the centerline of Buck Creek Pike; thence North 42 degrees 47 minutes 25 seconds West along the centerline of said Pike a distance of 1,394.49 feet to a P. K. Nail (set) marking the POINT OF BEGINNING of this description; thence South 47 degrees 12 minutes 34 seconds West a distance of 208.71 feet to a 5/8 inch rebar (set); thence North 44 degrees 03 minutes 03 seconds West on a line parallel with the centerline of said Pike a distance of 622.41 feet to a 5/8 inch rebar (set) on the North line of the South Half of the said Quarter Section; thence North 89 degrees 59 minutes 02 seconds East along the North line of the South Half of the said Quarter Section a distance of 290.40 feet to an existing P. K. Nail in the centerline of said Pike; thence South 44

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

degrees 03 minutes 03 seconds East along the centerline of said Pike a distance of 424.83 feet to the point of beginning. Being a part of the Southeast Quarter Section of 10, Township 18 North, Range 11 East, and containing 2.509 Acres, more or less.

ALSO EXCEPT:

A part of the East Half of the Southwest Quarter of Section 10, Township 18 North, Range 11 East, described as follows:

Beginning at a P.K. Nail (set) marking the Southwest corner of the East Half of the Southwest Quarter of Section 10, township 18 north, Range 11 East and running thence North 00 degree 00 minute 00 second (assumed bearing) along the West line of the East Half of the Said Quarter Section a distance of 267.00 feet to a P.K. Nail (set); thence North 90 degrees 00 minute 00 second East a distance of 178.53 feet to a 5/8 inch rebar (set); thence South 00 degree 00 minute 00 second on a line parallel with the West line of the East Half of the said Quarter Section a distance of 255.15 feet to a P.E. Nail (set) on the South line of the East Half of the said Quarter Section; thence South 89 degrees 24 minutes 18 seconds West along the South line of the East Half of the said Quarter Section a distance of 178.54 feet to the point of beginning.

Being a part of the East Half of the Southwest Quarter of Section 10, Township 18 North, Range 11 East, and containing 1.050 Acres, more or less.

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ALTA Commitment for Title Insurance (7-1-21)
Schedule A

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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. Warranty Deed to be executed from Jones Locust Grove Farms, LLC to TBD.
6. We require that a copy of the Operating Agreement for Jones Locust Grove Farms, LLC be submitted for examination.
7. We must be furnished copies of proper corporate resolutions authorizing the sale of the premises and setting forth the names of the individuals authorized to execute the deed.
8. We must be provided with a copy of the Certificate of Existence from the Secretary of State of Indiana attesting to the current good standing of Jones Locust Grove Farms, LLC.
9. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
10. 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.

IF THERE IS A MORTGAGE SHOWN ABOVE THAT IS AN EQUITY LINE MORTGAGE, A FULL SATISFACTION OF THE MORTGAGE MUST BE OBTAINED AND ALL CREDIT CARDS OR THE BALANCE OF VERIFIED UNUSED ACCOUNT CHECKS MUST BE SENT TO THE MORTGAGEE TOGETHER WITH A REQUEST FROM THE MORTGAGOR INSTRUCTING THE MORTGAGEE TO CLOSE THE ACCOUNT.

Satisfactory evidence shall be produced that all improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor, labor and material men are all paid in full.

Disclosure of Sale Information Form completed by Buyer and Seller as required by Indiana Law accompanying the Deed for Transfer.

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ALTA Commitment for Title Insurance (7-1-21)
Schedule B I - B II

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Beginning July 1, 2009, HEA 1374 (IC 27-7-3.7) concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of "good funds" as defined in the Act.

Beginning July 1, 2006, any document to be recorded must contain a statement in the following form "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)", before the document will be accepted for recording by the County Recorder. Failure to comply will result in a delay or cancellation of closing. Further, as of July 1, 2006, there will be an additional \$5.00 charge per policy, as a fee required by Indiana Statute for the State of Indiana's Title Insurance Enforcement Fund.

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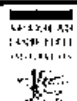
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ALTA Commitment for Title Insurance (7-1-21)
Schedule B I - B II

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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 affecting the title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" included encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor or material heretofore and hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

Note: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Note: The acreage indicated, if any, in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.

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.

Note: The Company has performed a judgment search versus the owner as shown in Schedule A, Item 4, and none were found unless shown in Schedule B.

7. Taxes for the year 2024 in the amount of \$892.98 each installment due May 12, 2025 and November 10, 2025. May installment PAID. November installment UNPAID. Taxes for the year 2025 due and payable in 2026 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 013-00821-00 (33-08-10-000-307.000-027)

8. Annual ditch assessment for the FW Murray Drain in the sum of \$159.00, first installment due and payable May 12, 2025, PAID; second installment due and payable November 10, 2025, UNPAID.

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ALTA Commitment for Title Insurance (7-1-21)
Schedule B 1 - B II

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File No.: 20251725



PRELIMINARY TITLE



Fidelity National Title Insurance Company

9. Annual Henry County Solid Waste assessment in the amount of \$12.00 due and payable May 12, 2025, PAID
10. Taxes for the year 2024 in the amount of \$534.78 each installment due May 12, 2025 and November 10, 2025. May installment UNPAID + \$53.48 PENALTY UNPAID. November installment UNPAID. Taxes for the year 2025 due and payable in 2026 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 013-00822-00 (33-08-10-000-401.000-027)

11. Annual ditch assessment for the FW Murray Drain in the sum of \$195.77, first installment due and payable May 12, 2025, UNPAID + \$19.58 PENALTY UNPAID; second installment due and payable November 10, 2025, UNPAID.
12. Agree Access Memorandum (for diversion of drainage water) by and between Donnie R. Houser, grantor and Harold L. and Jean H. Houser, grantee in Instrument No. 199909167 recorded on September 30, 1999.
13. Rights of riparian owners in and to the free flow of Stoney Creek.
14. Rights of others to use that part of the land which lies within the bounds, as established by the mean high water mark, of the Stoney Creek
15. The final policy will not insure title to land comprising artificial accretions or fill.
16. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
17. Rights of the Public, the State of Indiana, and County of Henry and the municipality in and to that part of the premises taken or used for road purposes.
18. Right of way for drainage, flow and maintenance of Legal Ditch (or Legal Drain) as set forth in IC 36-9-27-33.

Note: The one acre exception designated to be a graveyard does not have a specific legal description and therefore we are unable to insure the exact location of the parcel. The Henry County Beacon website includes no specific location as well.

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ALTA Commitment for Title Insurance (7-1-21)
Schedule B I - B II

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File No.: 20251726



PRELIMINARY TITLE



Fidelity National Title Insurance Company

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL 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 EXTRACTIONAL 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.

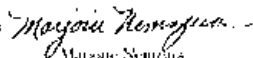
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National 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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By: 
Michael J. Nidal
President

ATTEST: 
Margarete Nemeth
Secretary

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

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File No. 20251726

AMERICAN
LAND TITLE
ASSOCIATION



PRELIMINARY TITLE



Fidelity National 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;
 - f. Schedule B, Part II - Exceptions; and
 - g. a countersignature by the Company or its issuing agent that may be in electronic form.
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.

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

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.

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.

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

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

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File No. 20251726



PHOTOS

PHOTOS



PHOTOS



TRACTS 1-4



TRACT 1

PHOTOS



TRACT 1



TRACT 2

PHOTOS



TRACT 2



TRACT 3

PHOTOS



TRACT 3



TRACTS 1, 3 & 4

PHOTOS



TRACT 4



TRACT 4



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