

**144±
Acres**

Offered in 4 Tracts

**EAST CENTRAL
INDIANA
WAYNE
COUNTY**

- 134.13 FSA Total Crop Acres
- Productive Cropland
- 2026 Crop Rights to be Conveyed
- Nice Woodland with Stream
- Well Maintained Waterways
- Good Hunting Potential
- Just off US 35 on Brooks Rd
- Good Frontage on Williamson, Brooks & Carlos Rd

INFORMATION BOOKLET

- **CROPLAND**
- **WOODLAND**

Wednesday, November 5 • 6:00pm

at Golay Community Center, Cambridge City, IN • Online Bidding Available



800.451.2709
SchraderAuction.com

DISCLAIMER

This information booklet includes information obtained or derived from third-party sources.

Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing,

Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**AUCTION
MANAGERS**

Steve Slonaker • 765-969-1697 (cell)

Andy Walther • 765-969-0401 (cell)



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 5, 2025

144± ACRES – WAYNE 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 Wednesday, October 29, 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
144± Acres • Wayne County, Indiana
Wednesday, November 5, 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 Wednesday, November 5, 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, Wednesday, October 29, 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.

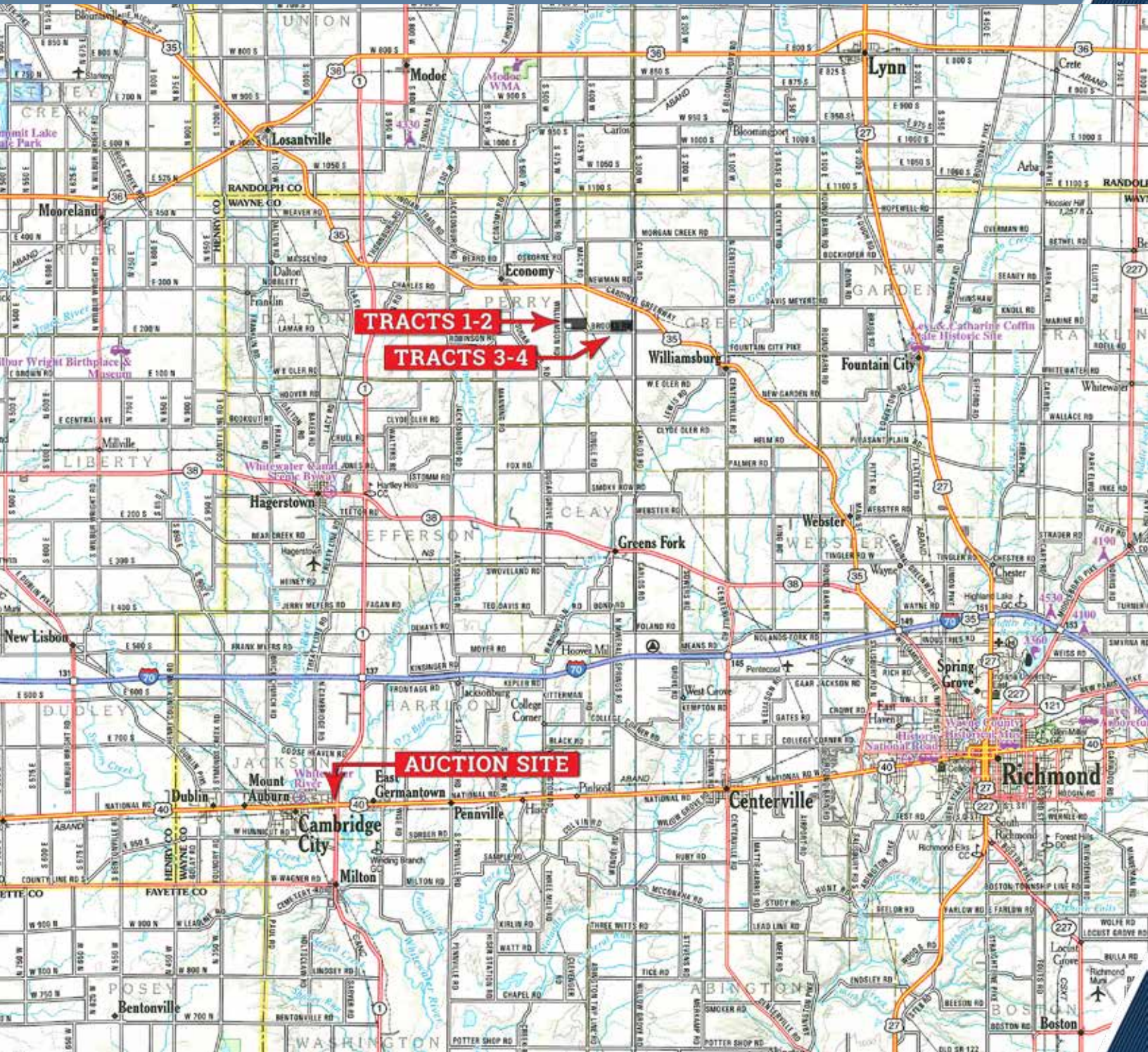
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 MAP

LOCATION MAP



PROPERTY LOCATION: 3 miles northwest of Williamsburg between Carlos Rd. & Williamson Rd. on Brooks Rd.

From Williamsburg north on US 35 to Brooks Rd., then west 1/2 mile to Farm #2 on the north side at Carlos Rd. Continue west to Farm #1 continuing to corner of Brooks Rd. & Williamson Rd.

AUCTION SITE: Goley Community Center, 1007 E. Main, Cambridge City, IN. Located at the intersection of US 40 and St Rd 1 on the northwest corner.



ONLINE BIDDING AVAILABLE: You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.

TRACT MAP

TRACT MAP

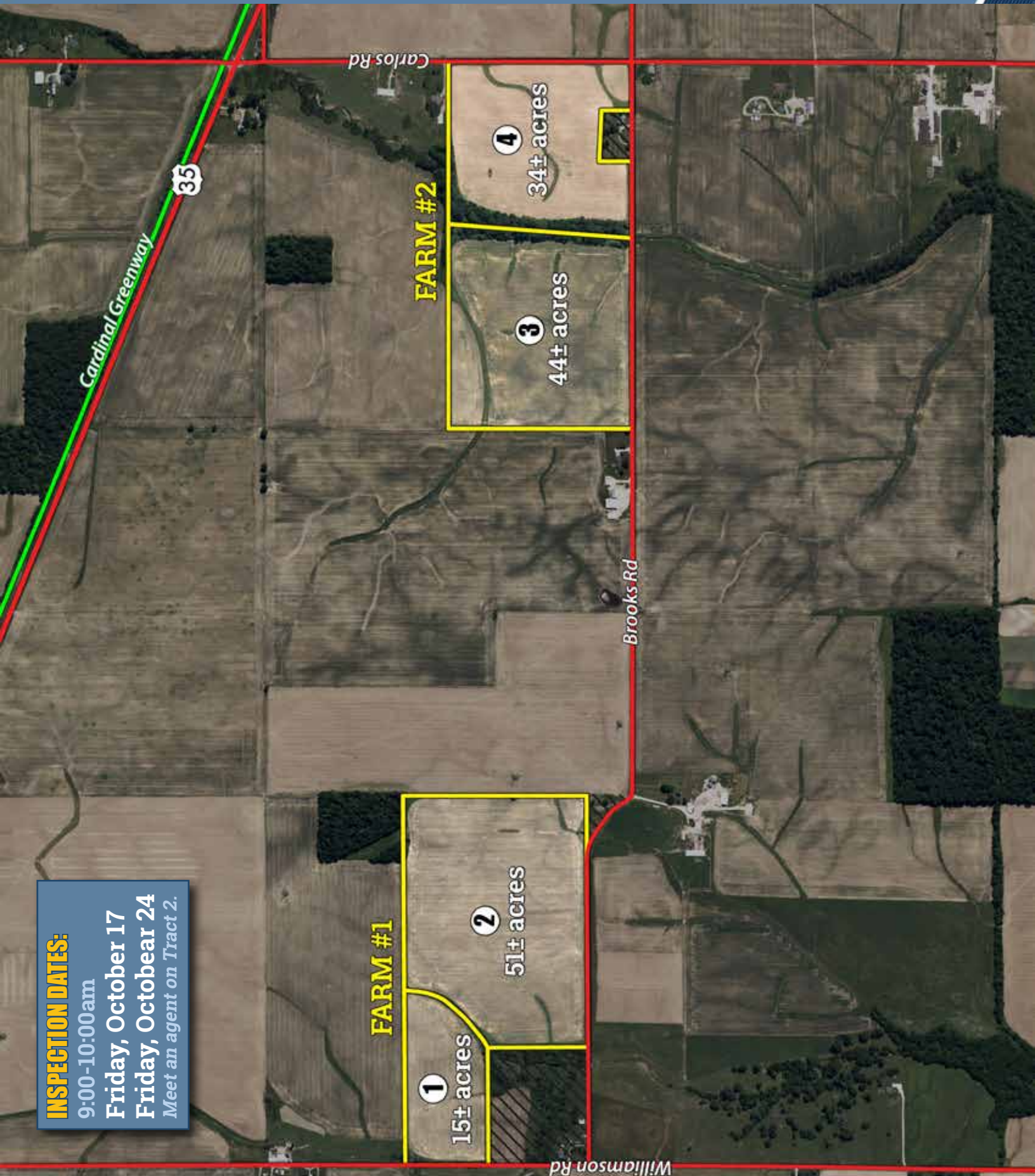
INSPECTION DATES:

9:00-10:00am

Friday, October 17

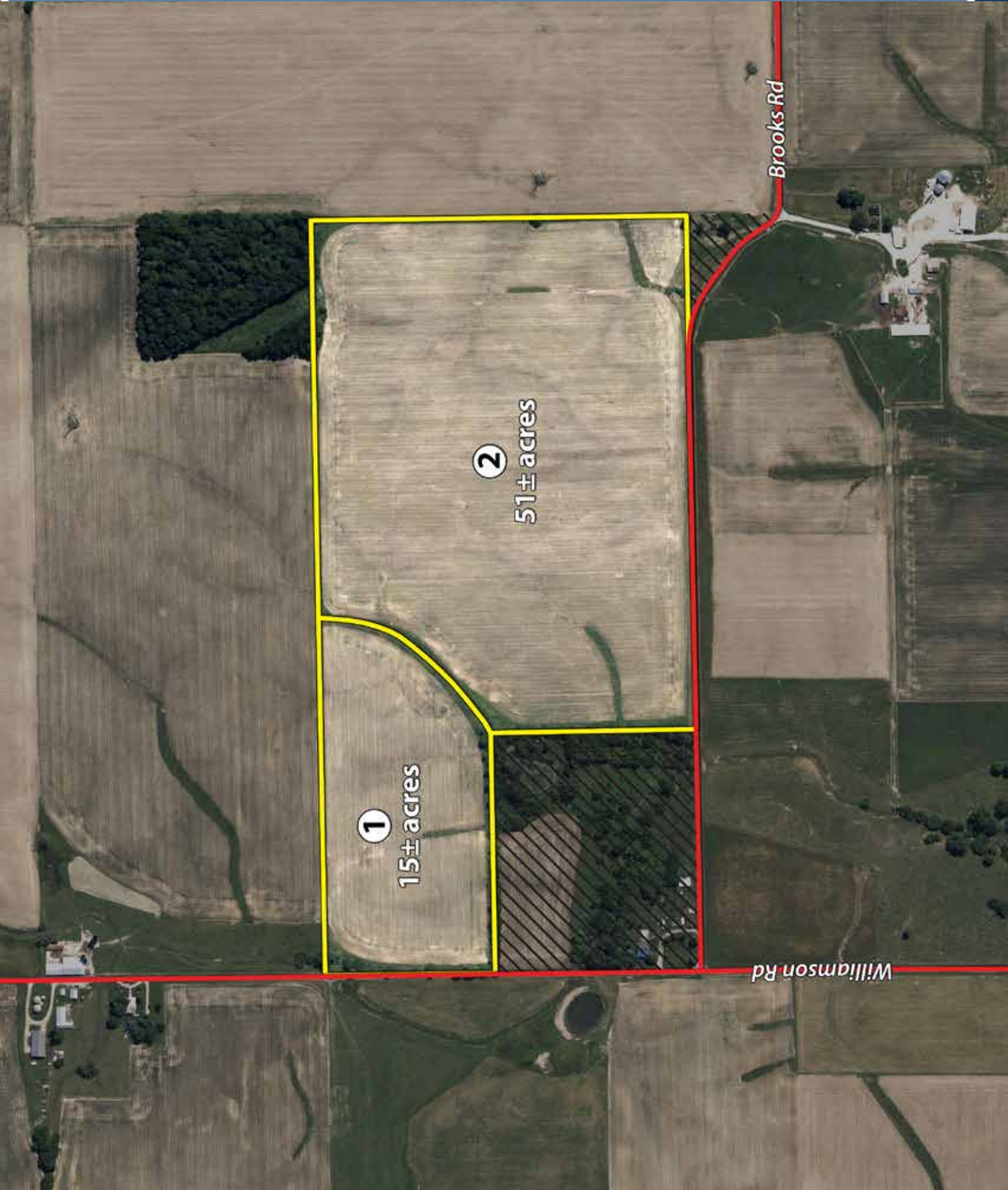
Friday, October 24

Meet an agent on Tract 2.



SECTION HEADER

TRACTS 1 & 2



Brooks Rd

Williamson Rd

1

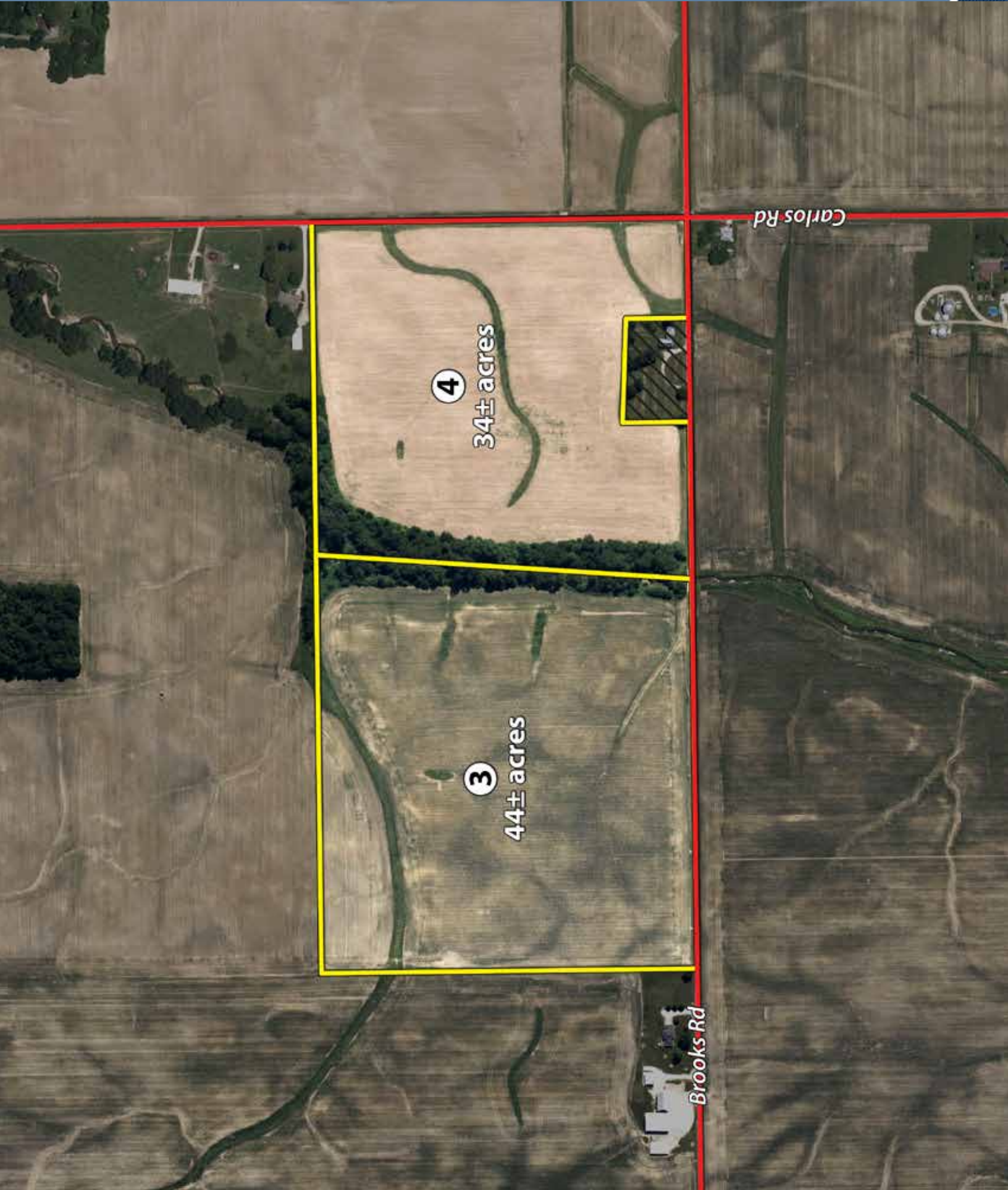
15± acres

2

51± acres

SECTION HEADER

TRACTS 3 & 4



4

34± acres

3

44± acres

Carlos Rd

Brooks Rd

TRACT DESCRIPTIONS

144[±] Acres

Offered in 4 Tracts

EAST CENTRAL
INDIANA
WAYNE
COUNTY

LAND AUCTION

Between Williamsburg & Economy & 10 Miles Northwest of Richmond

Wednesday, November 5 • 6:00pm

at Golay Community Center, Cambridge City, IN • Online Bidding Available

• CROPLAND
• WOODLAND

All acreages are approximate. (Sec. 34 & 35 Twp. 18N R 13E)

FARM #1 – 66± ACRES

TRACT 1: 15± acres all cropland. Good frontage on Williamson Rd. Miami and Crosby soils. Corn Index 147.8 Bu. 0.6± acre CRP waterway.

TRACT 2: 51± acres all cropland. Good frontage on Brooks Rd. Great Crosby and Treaty soils. Corn Index 144.2 Bu.

FARM #2 – 78± ACRES

TRACT 3: 44± acres with 40± acres cropland and 4± acres woodland along stream. Strawn, Crosby and Treaty soils. Corn Index 135 Bu. Good frontage on Brooks Rd.

TRACT 4: 34± acres with 30± acres cropland and 4± acres woodland with stream. Good frontage on Brooks and Carlos Rd. Soil index of 136.2 Bu. Combine with Tract 3 for nice 78± acres.



Tracts 1-2



Tracts 3-4

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 144± 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: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashiers 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide Warranty and/or Trustee Deed.

CLOSING: The targeted closing date will be 12/15/25. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2026 crop rights and timber rights to be conveyed. Seller to retain 2025 crop rights.

REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 to be credited to Buyer(s) at closing. Taxes estimated at \$5,713.98/yr. for all tracts.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: See Agent. Farm #6594 Tracts 691, 693 & 9706

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS
MADE THE DAY OF
THE SALE TAKE
PRECEDENCE OVER
PRINTED MATERIAL
OR ANY OTHER ORAL
STATEMENTS MADE.
AUCTION COMPANY
OR OWNER NOT
RESPONSIBLE
FOR
ACCIDENTS.

OWNERS
Marsha &
Larry Mohr

**AUCTION
MANAGERS**

Steve Slonaker
765-969-1697 (cell)

Andy Walther
765-969-0401 (cell)

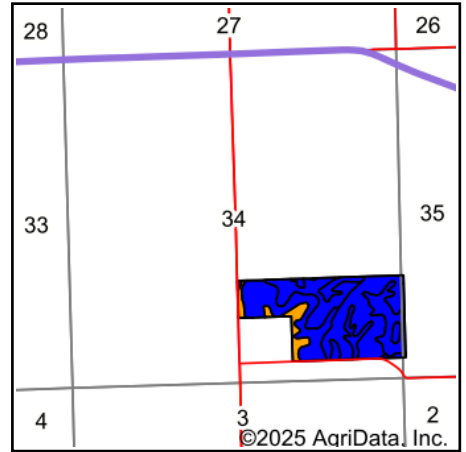
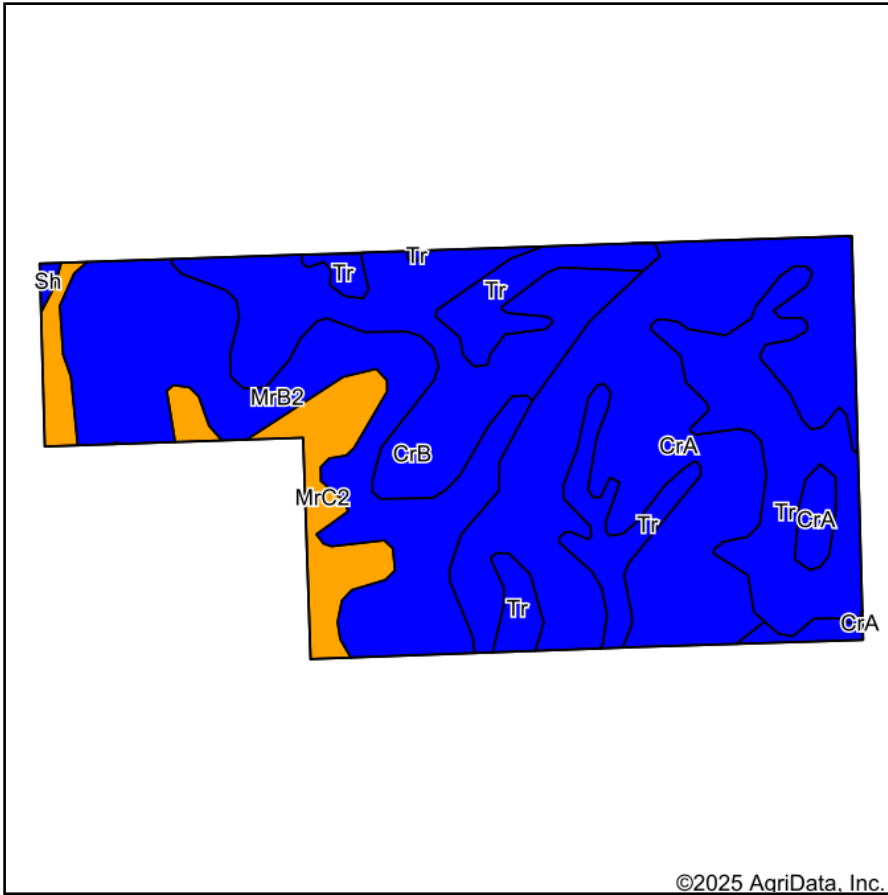


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SOILS MAPS

SOILS MAP

TRACTS 1-2



State: **Indiana**
 County: **Wayne**
 Location: **34-18N-13E**
 Township: **Perry**
 Acres: **66.28**
 Date: **10/2/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

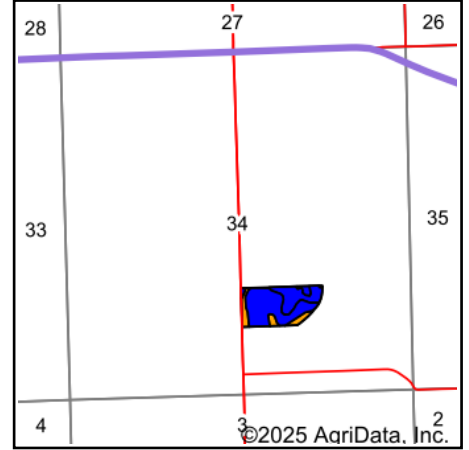
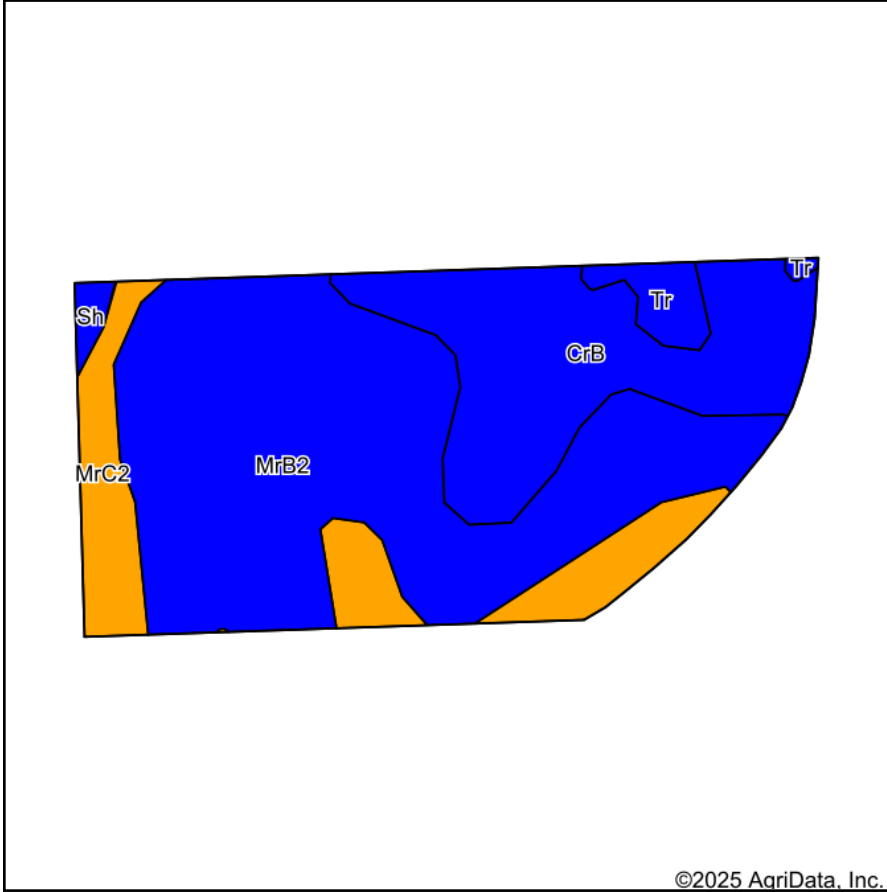
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Area Symbol: IN177, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	21.87	33.0%		IIw	123	5	59	3	1	41	6	49	
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	15.26	23.0%		IIe	157	5			10	55		69	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	13.23	20.0%		IIw	181	6			12	64		61	
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	10.76	16.2%		IIw	138	5			9	46		61	
MrC2	Miami silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	5.01	7.6%		IIIe	124	4			8	44		49	
Sh	Shoals silt loam, occasionally flooded	0.15	0.2%		IIw	131	5			9	43		59	
Weighted Average						2.08	144.9	5.1	19.5	1	7.1	49.9	2	58

SOILS MAP

TRACT 1



State: **Indiana**
 County: **Wayne**
 Location: **34-18N-13E**
 Township: **Perry**
 Acres: **15.5**
 Date: **10/15/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

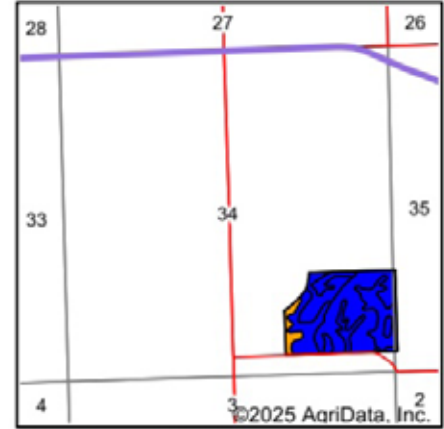
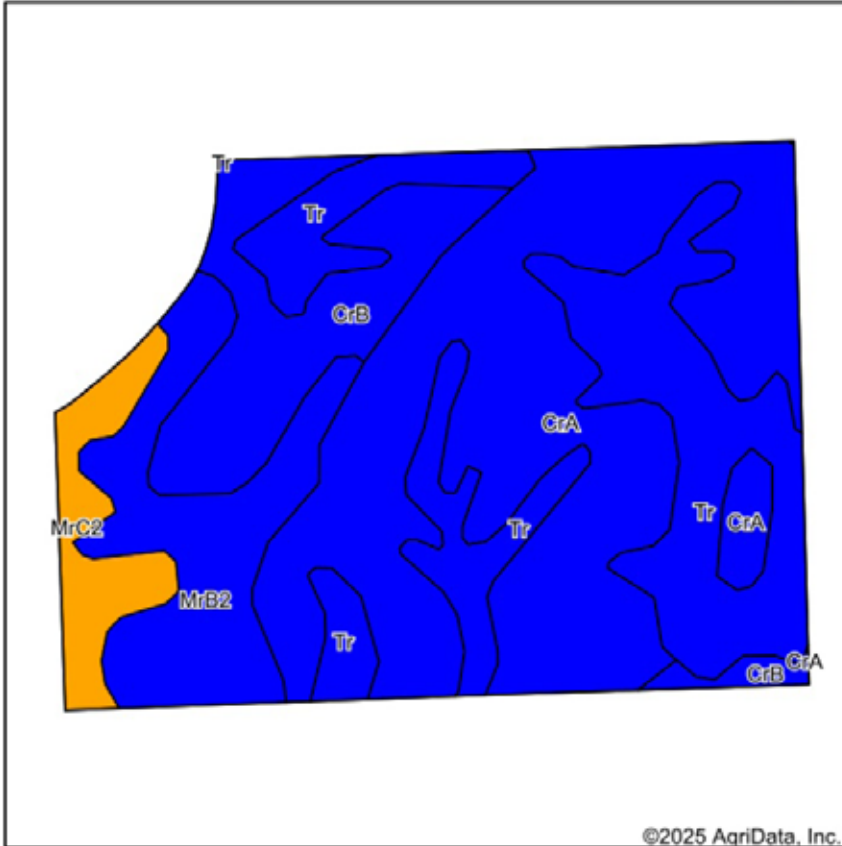
Area Symbol: IN177, Soil Area Version: 27

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	*n NCCPI Soybeans	
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	8.57	55.2%		lle	157	5	10	55	69	59	
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	4.06	26.2%		llw	138	5	9	46	61	49	
MrC2	Miami silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	2.26	14.6%		llle	124	4	8	44	49	59	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	0.46	3.0%		llw	181	6	12	64	61	76	
Sh	Shoals silt loam, occasionally flooded	0.15	1.0%		llw	131	5	9	43	59	82	
Weighted Average						2.15	147.7		9.5	51.2	63.7	*n 57.1

*n: The aggregation method is "Weighted Average using all components"

SOILS MAP

TRACT 2



State: Indiana
 County: Wayne
 Location: 34-18N-13E
 Township: Perry
 Acres: 50.77
 Date: 10/15/2025

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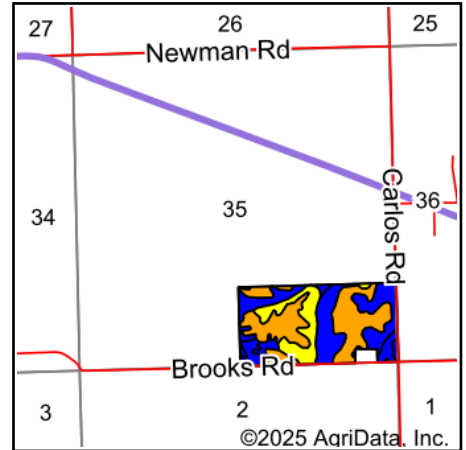
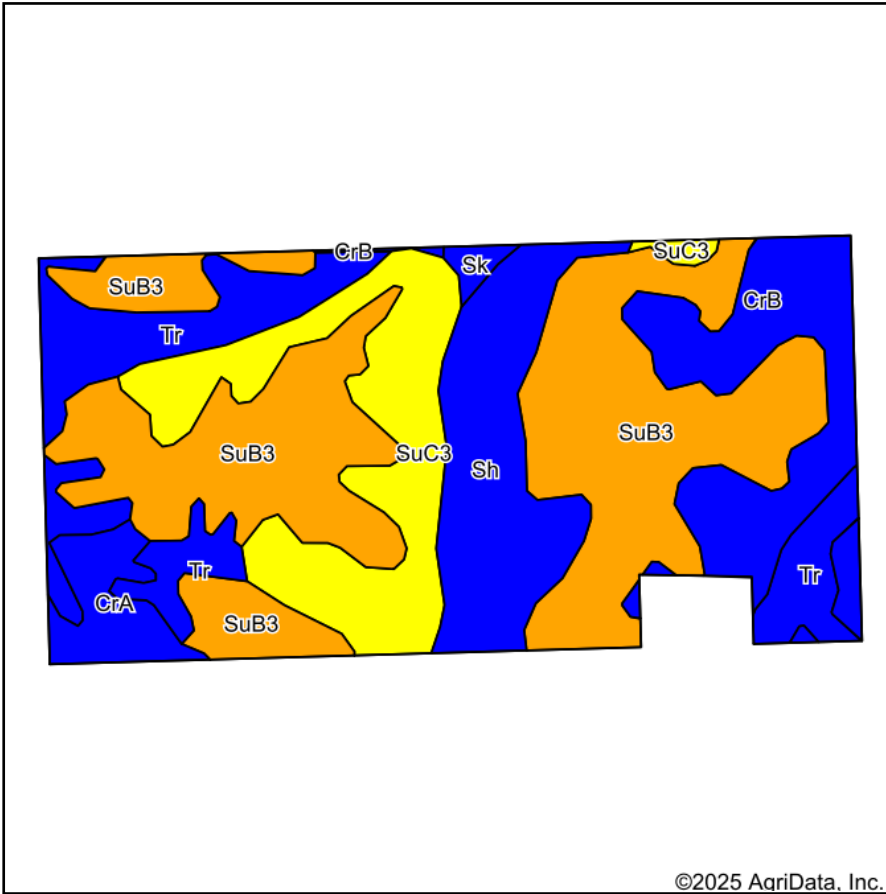
Area Symbol: IN177, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Soybeans
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	21.86	43.0%		Ilw	123	5	59	3	1	41	6	49	55
Tr	Treaty silty clay loam, 0 to 1 percent slopes	12.78	25.2%		Ilw	181	6			12	64		61	76
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	6.70	13.2%		Ilw	138	5			9	46		61	49
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	6.68	13.2%		Ille	157	5			10	55		69	59
MrC2	Miami silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	2.75	5.4%		Ille	124	4			8	44		49	59
Weighted Average					2.05	144.1	5.2	25.4	1.3	6.4	49.5	2.6	56.2	*n 60.2

*n: The aggregation method is "Weighted Average using all components"

SOILS MAP

TRACTS 3-4



State: **Indiana**
 County: **Wayne**
 Location: **35-18N-13E**
 Township: **Green**
 Acres: **78**
 Date: **10/2/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

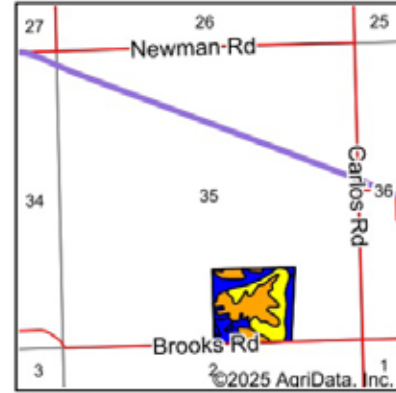
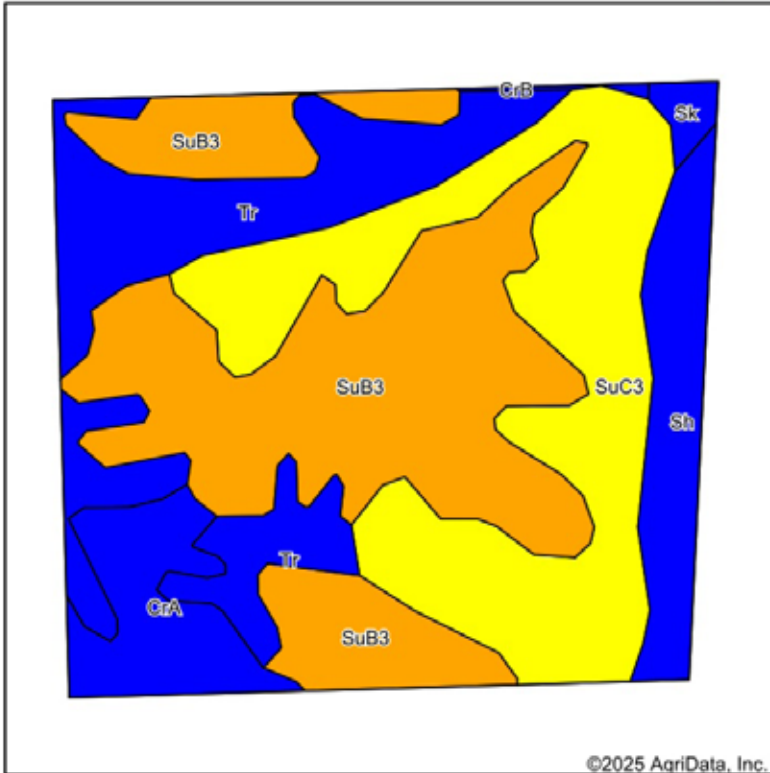
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Area Symbol: IN177, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu
SuB3	Strawn clay loam, 2 to 6 percent slopes, severely eroded	31.67	40.6%		IIIe	131	5			9	45		40
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	12.51	16.0%		IVe	121	4			8	43		54
Tr	Treaty silty clay loam, 0 to 1 percent slopes	10.64	13.6%		IIw	181	6			12	64		61
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	9.99	12.8%		IIw	138	5			9	46		61
Sh	Shoals silt loam, occasionally flooded	9.65	12.4%		IIw	131	5			9	43		59
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	3.03	3.9%		IIw	123	5	59	3	1	41	6	49
Sk	Sleeth silt loam, 0 to 2 percent slopes	0.51	0.7%		IIw	147	5			10	51		59
Weighted Average					2.73	136.9	5	2.3	0.1	8.9	47	0.2	50.6

SOILS MAP

TRACT 3



State: **Indiana**
 County: **Wayne**
 Location: **35-18N-13E**
 Township: **Green**
 Acres: **43**
 Date: **10/15/2025**

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Soils data provided by USDA and NRCS.

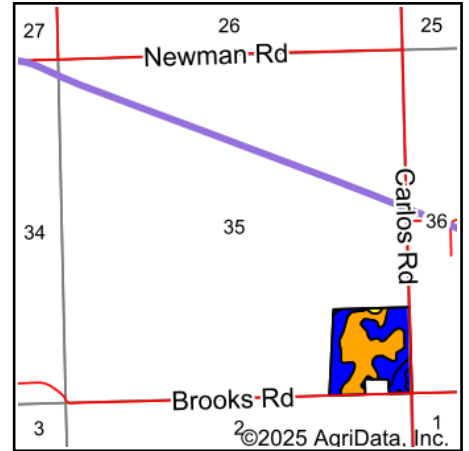
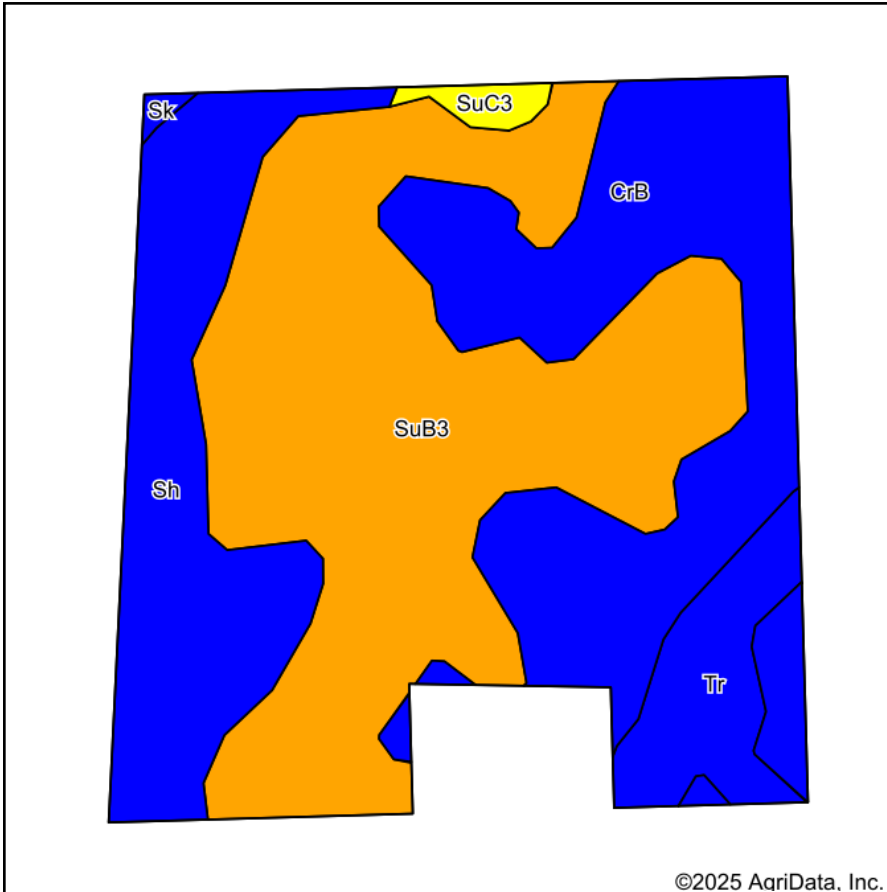
Area Symbol: IN177, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Soybeans	
SuB3	Strawn clay loam, 2 to 6 percent slopes, severely eroded	15.79	36.7%		IIIe	131	5			9	45		40	37	
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	12.15	28.3%		IVe	121	4			8	43		54	36	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	8.33	19.4%		IIw	181	6			12	64		61	76	
Sh	Shoals silt loam, occasionally flooded	3.19	7.4%		IIw	131	5			9	43		59	82	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	3.03	7.0%		IIw	123	5	59	3	1	41	6	49	55	
Sk	Sleeth silt loam, 0 to 2 percent slopes	0.41	1.0%		IIw	147	5			10	51		59	74	
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	0.10	0.2%		IIw	138	5			9	46		61	49	
Weighted Average						2.93	137.5	4.9	4.2	0.2	8.7	47.7	0.4	50.3	*n 49.3

*n: The aggregation method is "Weighted Average using all components"

SOILS MAP

TRACT 4



State: **Indiana**
 County: **Wayne**
 Location: **35-18N-13E**
 Township: **Green**
 Acres: **35**
 Date: **10/15/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: IN177, Soil Area Version: 27

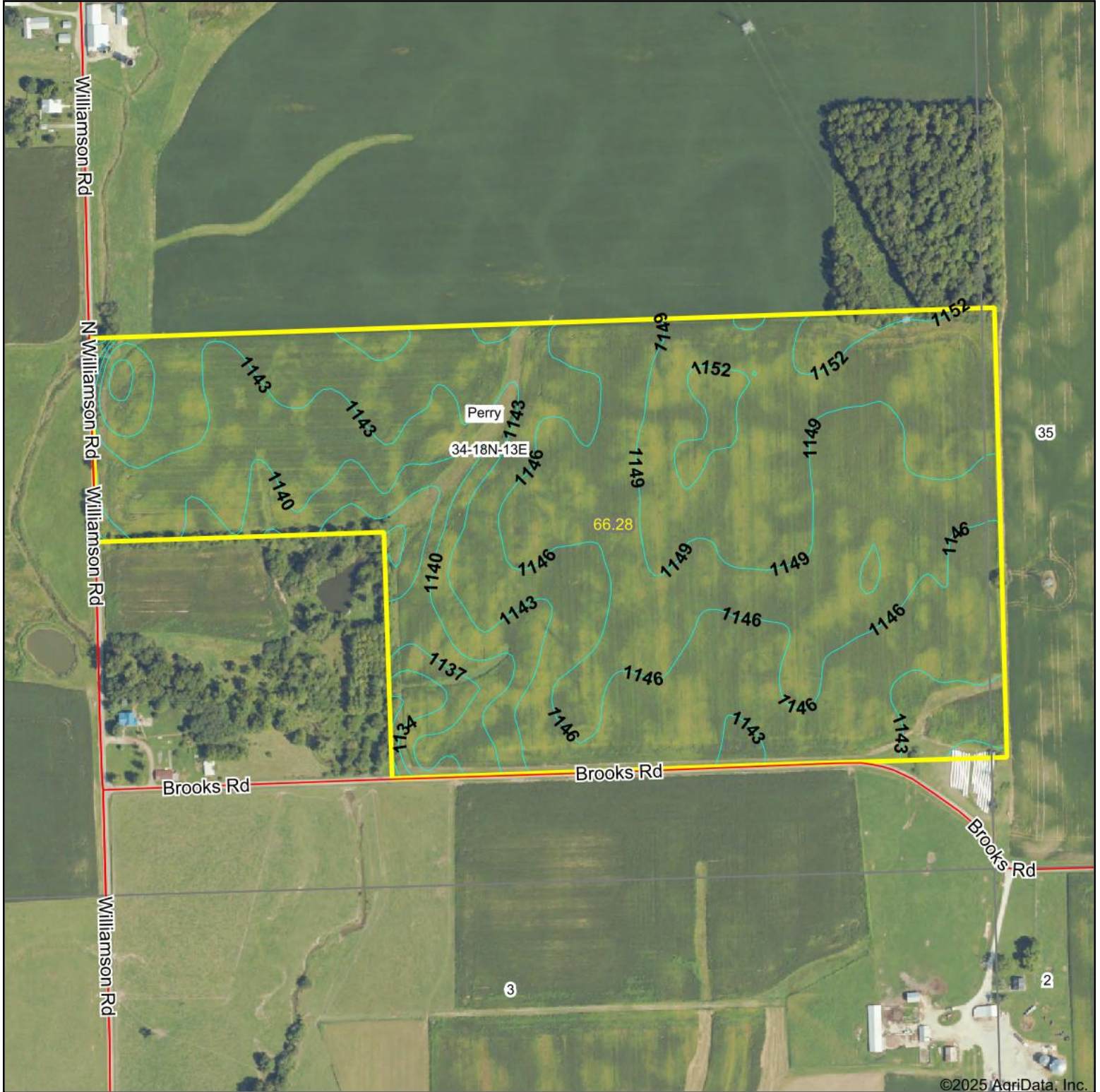
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans	
SuB3	Strawn clay loam, 2 to 6 percent slopes, severely eroded	15.88	45.3%		Ille	131	5	9	45	40	37	
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	9.89	28.3%		Ilw	138	5	9	46	61	49	
Sh	Shoals silt loam, occasionally flooded	6.46	18.5%		Ilw	131	5	9	43	59	82	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	2.31	6.6%		Ilw	181	6	12	64	61	76	
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	0.36	1.0%		Ive	121	4	8	43	54	36	
Sk	Sleeth silt loam, 0 to 2 percent slopes	0.10	0.3%		Ilw	147	5	10	51	59	74	
Weighted Average						2.47	136.2	5.1	9.2	46.2	51	*n 51.4

*n: The aggregation method is "Weighted Average using all components"

TOPOGRAPHY MAPS

TOPOGRAPHY MAP

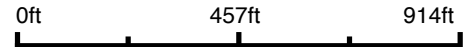
TRACTS 1-2



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,130.5
 Max: 1,153.8
 Range: 23.3
 Average: 1,145.3
 Standard Deviation: 4 ft



10/2/2025

34-18N-13E
Wayne County
Indiana

Boundary Center: 39° 57' 50.25, -85° 3' 28.41

Maps Provided By:



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www.AgriDataInc.com

FSA INFORMATION

FSA INFORMATION

TRACT

INDIANA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6594

Prepared : 9/25/25 2:51 PM CST

Crop Year : 2025

See Page 7 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : NATHAN DOUGLAS WILLIAMSON
CRP Contract Number(s) : 11079B, 11437A, 11438, 11560, 11561, 11563
Recon ID : 18-177-2025-16
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
592.72	498.94	498.94	0.00	0.00	0.00	0.00	0.0	Active	9
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	492.98		0.00		5.96	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	245.76	0.00	135	
Soybeans	245.52	2.34	46	0
TOTAL	491.28	2.34		

NOTES

Tract Number : 691

Description : F3/NC SEC34 TWP18N R13E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILLIAMSON FAM TRUST
Other Producers : None
Recon ID : None

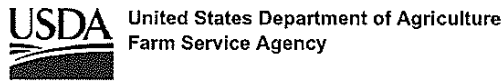
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
26.61	25.23	25.23	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

TRACT

INDIANA
WAYNE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6594
Prepared : 9/25/25 2:51 PM CST
Crop Year : 2025

Tract 691 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	24.63	0.00	0.60	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	12.29	0.00	135
Soybeans	12.34	0.60	46
TOTAL	24.63	0.60	

NOTES

Tract Number : 692

Description : F3/NC SEC34 TWP18N R13E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILLIAMSON FAM TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.98	57.98	57.98	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	57.98	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	28.96	0.00	135
Soybeans	29.02	0.00	46
TOTAL	57.98	0.00	

NOTES

FSA INFORMATION

TRACT

INDIANA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6594
Prepared : 9/25/25 2:51 PM CST
Crop Year : 2025

Tract Number : 693
Description : F3/NC SEC34 TWP18N R13E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILLIAMSON FAM TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.23	38.23	38.23	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.09	0.00	135
Soybeans	19.14	0.00	46
TOTAL	38.23	0.00	

NOTES

Tract Number : 2196
Description : F4/NW SEC10 TWP13E R17N
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILLIAMSON FAM TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.22	68.03	68.03	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

TRACT

INDIANA
WAYNE
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM : 6594
Prepared : 9/25/25 2:51 PM CST
Crop Year : 2025

Tract 2196 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	67.23	0.00	0.80	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	33.58	0.00	135
Soybeans	33.65	0.80	46
TOTAL	67.23	0.80	

NOTES

Tract Number : 8719

Description : F3/SE SEC3&11 TWP17N R13E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILLIAMSON FAM TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
30.88	30.88	30.88	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	29.52	0.00	1.36	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.13	0.00	135
Soybeans	14.39	0.64	46
TOTAL	29.52	0.64	

NOTES

FSA INFORMATION

TRACT

INDIANA
WAYNE
Form: FSA-156EZ



FARM : 6594
Prepared : 9/25/25 2:51 PM CST
Crop Year : 2025

Tract Number : 8720
Description : F3/SC,F4/NE SEC3&11 TWP17N R13E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
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 : TAMBREY WILLIAMSON, DAVID WILLIAMSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
238.49	186.22	186.22	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	183.72	0.00	2.50	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	90.91	0.00	135
Soybeans	91.11	0.30	46
TOTAL	182.02	0.30	

NOTES

Tract Number : 9706
Description : G3/SE SEC6 TWP17N R14E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
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 : WILLIAMSON FAM TRUST
Other Producers : None
Recon ID : 18-177-2007-125

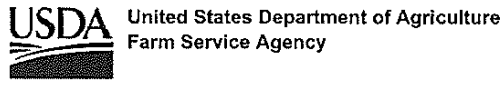
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.50	70.67	70.67	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

TRACT

INDIANA
WAYNE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6594
Prepared : 9/25/25 2:51 PM CST
Crop Year : 2025

Tract 9706 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	70.67	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	35.31	0.00	135
Soybeans	35.36	0.00	46
TOTAL	70.67	0.00	

NOTES

Tract Number : 10685

Description :

FSA Physical Location : INDIANA/WAYNE

ANSI Physical Location : INDIANA/WAYNE

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : WILLIAMSON FAM TRUST

Other Producers : None

Recon ID : 18-177-2022-40

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
22.11	0.00	0.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

FSA INFORMATION

TRACT

INDIANA
WAYNE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6594
Prepared : 9/25/25 2:51 PM CST
Crop Year : 2025

Tract Number : 10686
Description :
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
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 : WILLIAMSON FAM TRUST
Other Producers : None
Recon ID : 18-177-2022-40

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
21.70	21.70	21.70	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	21.00	0.00	0.70	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	10.49	0.00	135
Soybeans	10.51	0.00	46
TOTAL	21.00	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) 726-2600 (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

TRACT

USDA Farm 6594 Tract 693

2025 Certification map prepared on: 3/20/2025

CRP TRS: 18N13E34

CLU Wayne



Administered by: Wayne County, Indiana

OP: WILLIAMSON, NATHAN D

38.23 Tract acres

OW: WILLIAMSON FAM TRUST

38.23 Cropland acres

All NIRR / Shares:

0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-20 12:05:38

Wetland Determination Identifiers:

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

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



CLU	Acres	HEL	LC	Contract	Prac	Yr
1	38.23	N	2			

IUse:
NI or IRR
Shares:

Farm 6594 Tract 693

Hexagon

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

TRACT



2025 Certification map prepared on: 3/20/2025
 26.61 Tract acres
 25.23 Cropland acres
 0.6 CRP acres

Wetland Determination Identifiers:
 Restricted Use TRS: 18N13E34
 Limited Restrictions *Waving*
 Exempt from Conservation Compliance Provisions

CRP
 CLU

All NIRR / Shares:
 0.6 N 2 11563 8A 33

USDA Farm 6594 Tract 691
 Administered by: Wayne County, Indiana
 OP: WILLIAMSON, NATHAN D
 OW: WILLIAMSON FAM TRUST
 Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data 2025-03-20 12:05:38

CLU	Acres	HEL	LC	Contract	Prac	Yr
1	24.63	N	2			

IUse:
 NI or IRR
 Shares:

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

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FSA INFORMATION

TRACT

USDA Farm 6594 Tract 9706

Administered by: Wayne County, Indiana

OP: WILLIAMSON, NATHAN D

OW: WILLIAMSON FARM TRUST

Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data 2025-03-20 12:05:38

2025 Certification map prepared on: 3/20/2025

79.5 Tract acres

70.67 Cropland acres

0 CRP acres

All NIRR / Shares:

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use TRS: 18N13E35

▲ Limited Restrictions Wayne

■ Exempt from Conservation Compliance

Provisions

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

CLU	Acres	HEL	LC	Contract	Prac	Yr
1	30.01	H	2			
IUse:						
NI or IRR						
Shares:						
4	40.66	H	2			
IUse:						
NI or IRR						
Shares:						



Hexagon

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

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 EXTRA CONTRACTUAL 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 Ohio 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.

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.

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.

27C170A

ALTA Commitment for Title Insurance (07-01-2021)

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(25101858.PFD/25101858.9)

PRELIMINARY TITLE

- 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.
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.

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.

27C170A

ALTA Commitment for Title Insurance (07-01-2021)

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(25101858.PFD/25101858/8)

PRELIMINARY TITLE

- 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.
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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27C170A

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(25101858.PFD/25101858/9)

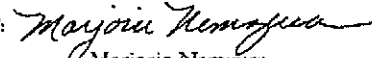
PRELIMINARY TITLE

Freedom Title Company, Inc.

By: 
Freedom Title Company, Inc.

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

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(25101858.PFD/25101858.9)

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: Freedom Title Company, Inc.
Issuing Office: 700 East Main St., Richmond, IN 47374
Issuing Office's ALTA® Registry ID: 0044380
Loan ID No.:
Commitment No.: 25101858
Issuing Office File No.: 25101858
Property Address: Tr 1:Williamson Rd, Economy, IN 47339/Tr 2:Brooks Rd, Williamsburg, IN 47393
Revision No.:

SCHEDULE A

1. Commitment Date: September 23, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (7/1/2021)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Amount of Insurance: \$ 265,800.00
The estate or interest to be insured: Fee Simple
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: Marsha L. Mohr.
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By:


Freedom Title Company, Inc.

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27C-170 Sch. A

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

SCHEDULE B, PART I - Requirements

Commitment No.: 25101858

File No. 25101858

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. 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, addition exceptions or requirements after the designation of the Proposed Insured.
6. 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 (2) will be revised, and premium will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
7. A Warranty Deed from Marsha L. Mohr, an adult, to proposed insured purchaser.
8. A Vendor's Affidavit to be furnished.
9. NOTE: If a conveyance document is to be recorded, a sales disclosure form must be filed in the Wayne County Auditor's office.

NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for EACH policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

NOTE: Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. [Sign, Print or Type Name]."

Additionally, pursuant to IC 35-2-7.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the county recorder since the law's inception in 2005 and will continue to be collected until further notice.

10. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 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

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27C170 Sch. B

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PRELIMINARY TITLE

SCHEDULE B (Continued)

Commitment No.: 25101858

File No. 25101858

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 cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1.

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PRELIMINARY TITLE

SCHEDULE B (Continued)

Commitment No.: 25101858

File No. 25101858

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.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. TRACT ONE: Taxes assessed for the year 2024 due and payable in 2025.
Taxing Unit Perry Twp.
Tax Parcel #013-00293-00, State ID #89-02-34-000-412.000-024
Auditor's Legal: PT SE SEC 34-18-13 66.03A
Assessed Value: Land \$144,100.00, Improvements \$0.00
Supplemental Exemption \$0.00, Standard Deduction \$0.00.
a) First Installment \$1,440.99, PAID
b) Second Installment \$1,440.99, UNPAID
8. TRACT TWO: Taxes assessed for the year 2024 due and payable in 2025.
Taxing Unit Green Twp.
Tax Parcel #008-00540-00, State ID #89-02-35-000-409.000-013
Auditor's Legal: PT S 1/2 SE SEC 35-18-13 76A & 2.091A
Assessed Value: Land \$141,600.00, Improvements \$0.00
Supplemental Exemption \$0.00, Standard Deduction \$0.00.
a) First Installment \$1,416.00, PAID
b) Second Installment \$1,416.00, UNPAID
9. Taxes assessed for the year 2025 due and payable in 2026, a lien not yet due and payable.

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PRELIMINARY TITLE

SCHEDULE B (Continued)

Commitment No.: 25101858

File No. 25101858

10. Taxes for subsequent years which are not yet due and payable.
11. The Company assumes no liability for increases in the amount of real estate taxes as shown above 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.
12. Municipal assessments, if any, assessed against the land.
13. TRACT ONE: Easement, if any, relative to the overhead power lines crossing the line of the land, as shown by Wayne County Auditor's aerial tax map, and by Survey #00-050 by Kramer & Associates, dated August 15, 2000, on file in the Office of the Wayne County Surveyor.
14. Rights of the Public, the State of Indiana, and County of Wayne and the municipality in and to that part of the premises taken or used for road purposes.
15. Right of way for drainage tiles, ditches, feeders and laterals, if any.
16. Rights of upper and lower riparian owners in and to the use of the waters of creeks or rivers thereon and the natural flow thereof.
17. TRACT ONE: Any adverse claim based upon assertion that
 - a) Said land or any part thereof is now or at any time has been below the ordinary low water mark of West Brook.
 - b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of West Brook, or has been formed by accretion to such portion so created.
18. TRACT TWO: Any adverse claim based upon assertion that
 - a) Said land or any part thereof is now or at any time has been below the ordinary low water mark of Morgan Creek.
 - b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Morgan Creek, or has been formed by accretion to such portion so created.
19. The acreage indicated 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.
20. 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.
21. NOTE: Subject to an examination for judgments against the proposed insured.
22. NOTE: We reserve the right to make additional exceptions or requirements upon receipt of a survey, if any.
23. 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.

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PRELIMINARY TITLE

LEGAL DESCRIPTION

The following described real estate located in Wayne County, Indiana, to-wit:

TRACT ONE

The north twenty (20) chains of the south Twenty-five (25) chains of the southeast quarter of Section Thirty-four (34), Township Eighteen (18) North, Range Thirteen (13) east of the Second Principal Meridian, containing eighty (80) acres more or less.

EXCEPTING: Being a part of the Southeast Quarter of Section Thirty-four (34), Township Eighteen (18) North, Range Thirteen (13) East in Perry Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at a point in the west line of said southeast quarter, said point being three hundred thirty (330) feet north of the southwest corner of said quarter and running thence, from said beginning point, north, along the west line of said quarter (assuming the west line of said southeast quarter runs north and south), seven hundred sixteen and eighty-six hundredths (716.86) feet; thence north eighty-nine (89) degrees and twenty-eight (28) minutes east, along an established fence, eight hundred forty-two and fifteen hundredths (842.15) feet to a galvanize pipe; thence south zero (0) degrees and thirty-eight (38) minutes east, along an established fence, seven hundred twenty-one and forty-eight hundredths (721.48) feet to a point in Brooks Road; thence south eighty-nine (89) degrees and forty-seven (47) minutes west eight hundred fifty and five hundredths (850.05) feet to the place of beginning, containing an area of thirteen and ninety-seven hundredths (13.97) acres.

Parcel No. 89-02-34-000-412.000-024

**Address of Subject tract:
Williamson Road
Economy, IN 47339**

EXHIBIT A

PRELIMINARY TITLE

TRACT TWO

The South half of the Southeast Quarter of Section 35, Township 18 North, Range 13 east, containing 80 acres, more or less.

EXCEPTING: Situated in the Southeast Quarter of Section Thirty-Five (35), Township Eighteen (18) North, Range Thirteen (13) East, Green Township, Wayne County, Indiana, being part of a 4.00 acre tract described in Deed Records Volume 468, Page 90, in the office of the Wayne County Recorder, and being more particularly described as follows:

Commencing at a mag nail found at the southeast corner of said Southeast Quarter, in the intersection of Carlos Road and Brooks Road; thence North 90°00'00" West 345.39 feet along the south line of said Southeast Quarter, in Brooks Road, to a railroad spike set, being the TRUE POINT OF BEGINNING, for the tract herein described, witness an iron pin set North 00°00'00" East 25.00 feet;

thence continuing North 90°00'00" West 365.65 feet, along the south line of said quarter, in said road, to a railroad spike act, witness an iron pin set North 00°00'00" East 25.00 feet;

thence North 00°00'00" East 235.81 feet along a new division line, to an iron pin set; thence South 87°21'30" East 366.04 feet along a new division line, to an iron pin set;

thence South 00°00'00" West 218.94 feet along a new division line, to the point of beginning, containing 1.909 acres, more or less, being subject to the legal right-of-way of the public road and any legal easements of record.

Bearings for the above description are based upon the south line of the Southeast Quarter being North 90°00'00" West per Deed Records Volume 468, Page 90.

Iron pins set in the above description are 5/8 inch by 30 inch reinforcing rod, with aluminum caps stamped "Kramer, Eaton, Richmond".

Surveyed and prepared by Douglas E. Kramer Registered Surveyor #50413 on July 24, 1997, as shown on Drawing B-247 by Kramer & Associates located at 101 North Barron, Eaton, Ohio and Richmond, Indiana.

Parcel No. 89-02-35-000-409.000-013

Address of Subject Tract:
Brooks Road
Williamsburg, IN 47393

EXHIBIT A

PROPERTY PHOTOS

TRACTS 1 & 2



TRACT 1



TRACTS 1 & 2



TRACT 2



TRACT 2



TRACTS 3 & 4



TRACT 3



TRACT 3



TRACT 3



TRACT 3





TRACT 4



TRACT 4







AUCTION MANAGERS:

Steve Slonaker • 765-969-1697 (cell)
#RB14008107, #AU19300120

Andy Walther • 765-969-0401 (cell)
#RB14024625, #AU19400167



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