

80± ACRES AUCTION

Farmland

LaGrange Co, IN

Offered in 4 Tracts
or any Combination

Tillable • Woods • Small Pond
Irrigation Well • Potential Building Sites

Thursday,
NOVEMBER 6 @ 6PM

3% Buyer's Premium

INFORMATION BOOKLET

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

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.

SELLERS: Gordon Olds Revocable Living Trust, Susan A. Harter Revocable Living Trust and Deborah Neydon

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

*Robert E. Mishler, RB14050329, AU08701553
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 80± 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.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 5% 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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

DEED: Seller shall provide Warranty Deed and Trustee's Deed.

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

POSSESSION: At closing, subject to tenants' rights and Sellers have until 12-31-25 to remove the irrigation pivots.

REAL ESTATE TAXES: Sellers paying the 2025 real estate taxes payable in 2026. Real estate taxes will be the responsibility of the Buyer(s) thereafter.

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.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination

purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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.

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**For Information Call Auction Manager:
Robert Mishler, 260-336-9750**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, NOVEMBER 6, 2025

80± ACRES – LAGRANGE 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 30, 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
80± Acres • LaGrange County, Indiana
Thursday, November 6, 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, November 6, 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 30, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

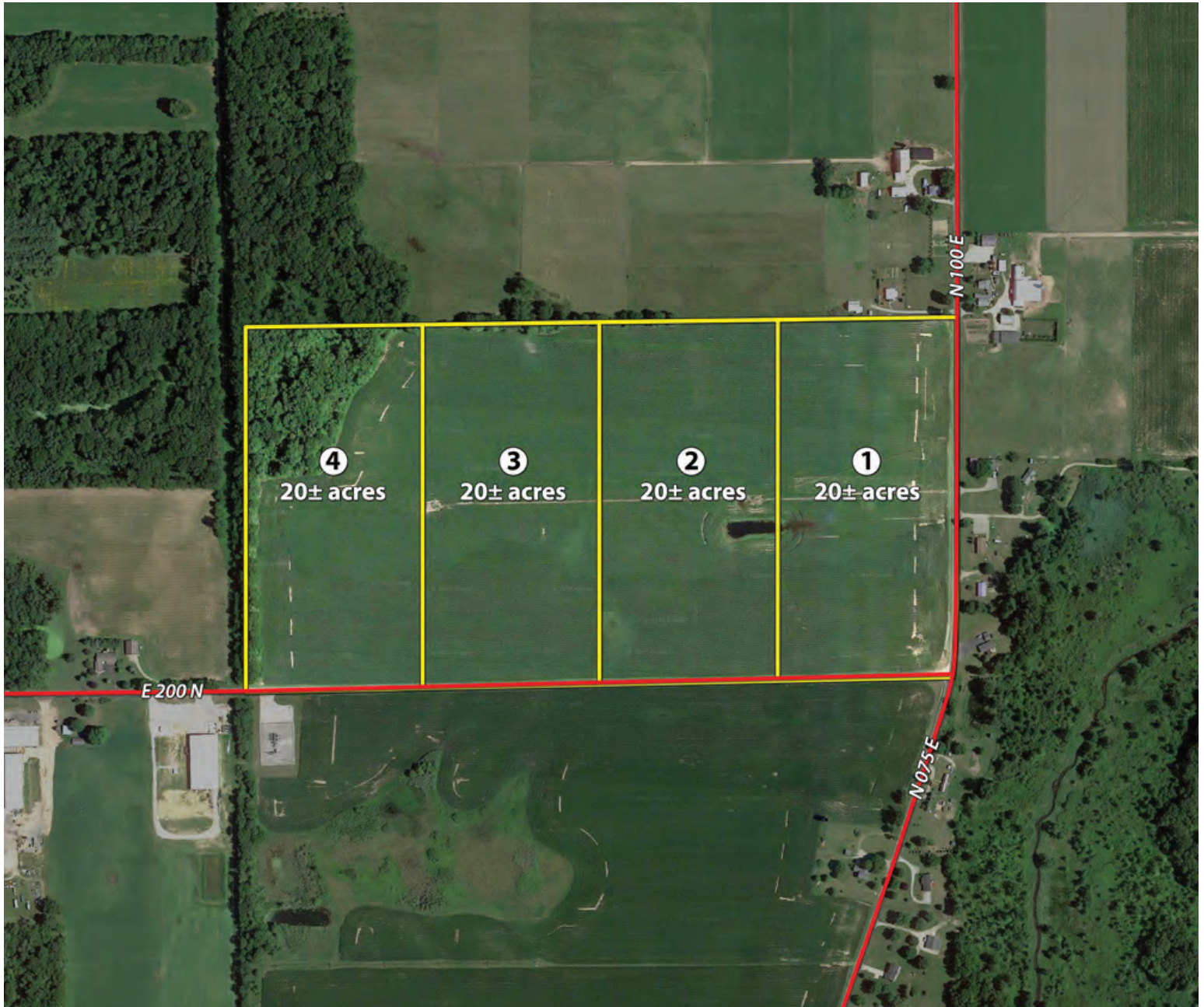
LOCATION MAP



INSPECTION DATES/TIMES:
Saturday, Oct 25 • 8-10:30am
Tuesday, Oct 28 • 4-6pm
Meet at Tract 3

Property Located 2 miles North of LaGrange, IN on SR 9 to CR 200 N then east 1/2 mile.
AUCTION LOCATION:

TRACT MAP - TRACTS 1-4



TRACT DESCRIPTIONS:

TRACT 1: 20± ACRES all tillable will make a great building site with frontage on 100 E and 200 N.

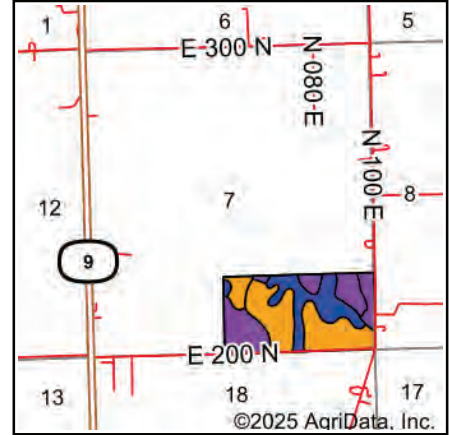
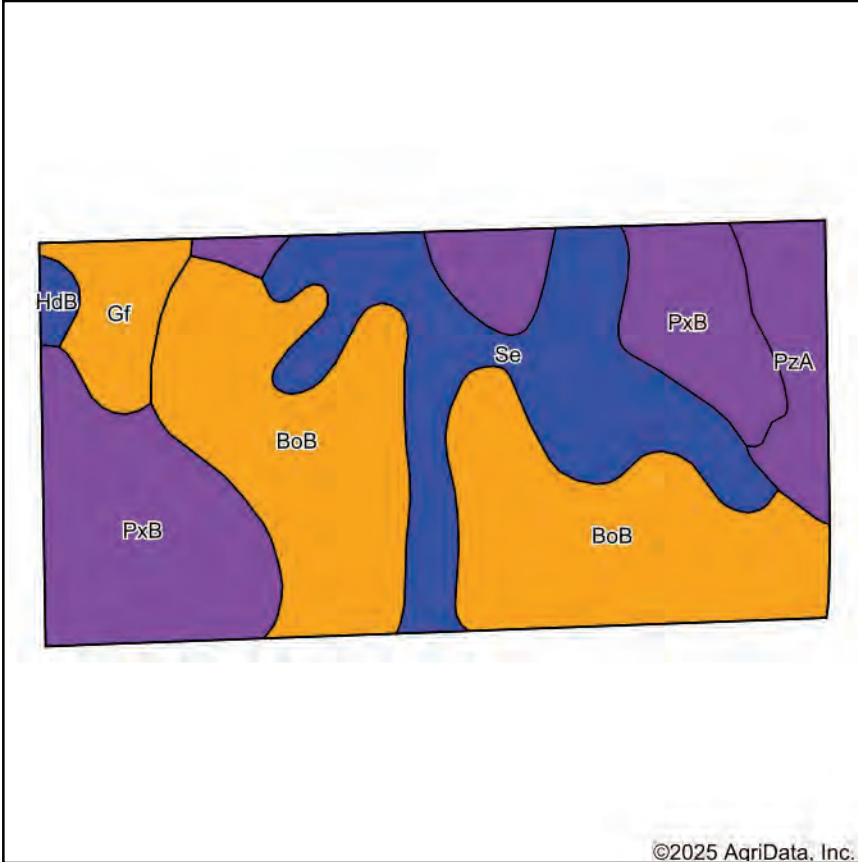
TRACT 2: 20± ACRES tillable with small farm pond this would make a nice building site with frontage on 200 N. *(This tract also has the 8" irrigation well, the irrigation pivots are owned by the renter and will be removed if needed)*

TRACT 3: 20± ACRES all tillable will make a great building site with frontage on 200 N.

TRACT 4: 20± ACRES tillable with approx 6 acres of woods in the NW corner of this tract and a portion of the old railroad track. Will make a great building site with frontage on 200 N.

SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **LaGrange**
 Location: **7-37N-10E**
 Township: **Bloomfield**
 Acres: **79.97**
 Date: **10/7/2025**

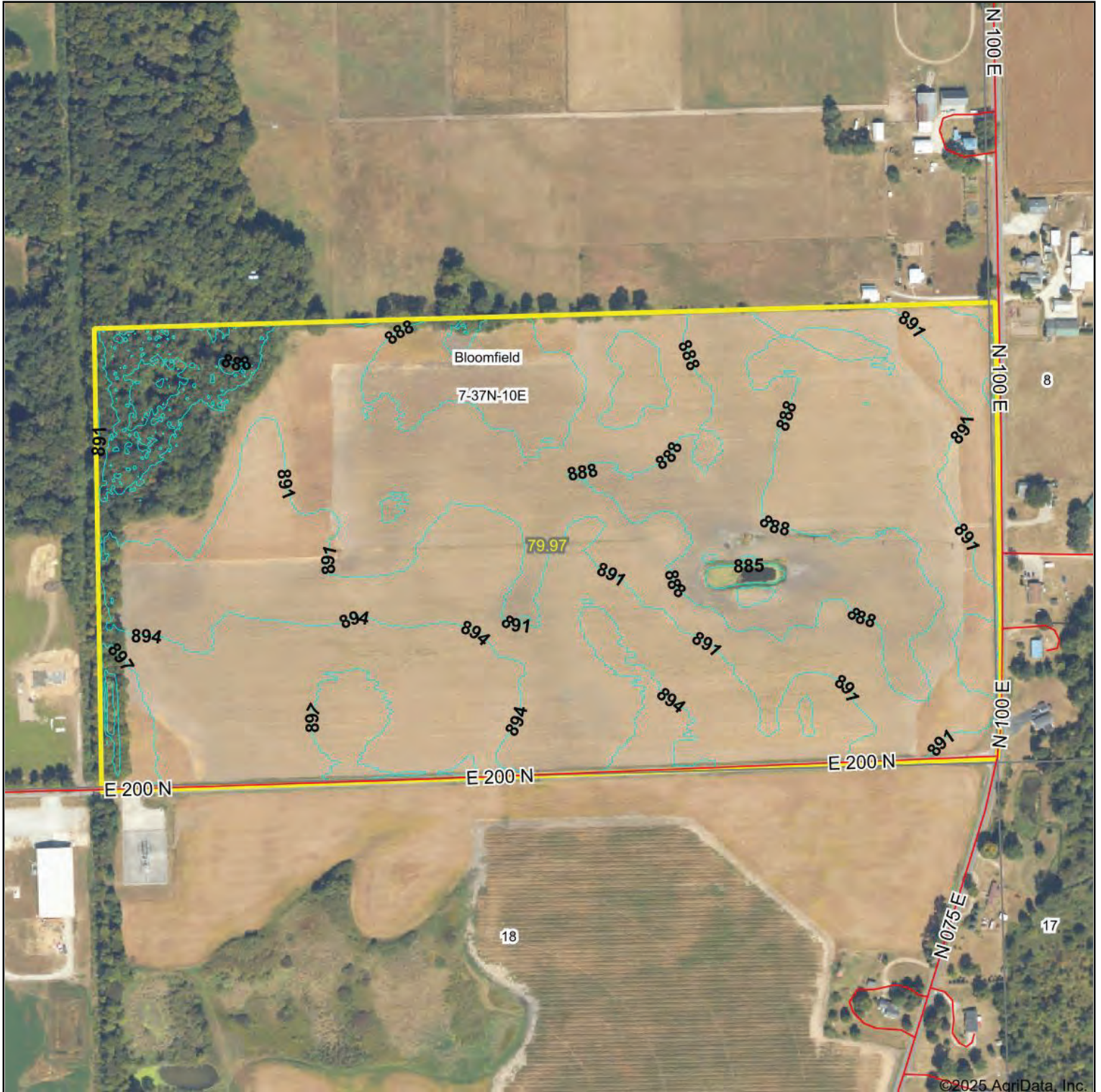


Soils data provided by USDA and NRCS.

Area Symbol: IN087, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
BoB	Boyer loamy sand, 2 to 6 percent slopes	31.76	39.7%		IIIe	95	16	3	6	33	48
PxB	Plainfield sand, 2 to 6 percent slopes	21.55	26.9%		VIIs	73		3	5	25	29
Se	Sebewa loam, drained, 0 to 1 percent slopes	17.22	21.5%		IIW	133		4	9	37	65
PzA	Plainfield loamy sand, 0 to 2 percent slopes	4.77	6.0%		VIIs	77		3	5	27	34
Gf	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	3.96	5.0%		IIIW	147		5	10	41	59
HdB	Hillsdale sandy loam, 2 to 6 percent slopes	0.71	0.9%		IIe	115	18	4	8	40	58
Weighted Average					3.76	98.9	6.5	3.3	6.5	31.8	46.3

TOPO CONTOURS MAP



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 884.0

Max: 905.7

Range: 21.7

Average: 890.9

Standard Deviation: 3.08 ft



10/7/2025

7-37N-10E
LaGrange County
Indiana



Boundary Center: 41° 40' 20.11, -85° 24' 43.63

FLOOD ZONE MAP



©2025 AgriData, Inc.



Map Center: 41° 40' 20.11, -85° 24' 43.63

0ft 466ft 931ft



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

7-37N-10E
LaGrange County
Indiana

10/7/2025

Flood related information provided by FEMA

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

44-07-07-400-003.000-001

REVOCCABLE LIVING TRUST OF

E MARQUIS RD N

100, Vacant Land

Township Base Bloomfield 1/2

General Information
Parcel Number
 44-07-07-400-003.000-001
Local Parcel Number
 0060740300
Tax ID:

Ownership
 REVOCCABLE LIVING TRUST OF SUS
 4; NEYDON, DEBO RAH - UND 1/4; O
 C/O OLDS, GORDON M
 1645 E 150 N
 LAGRANGE, IN 46761
Legal
 S/2 SE/4 LESS RR 78.5 AC

Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
 10/04/2024 REVOCCABLE LIVING 2024-04869 TD / /
 01/31/2013 OLDS, GORDON M 13-01-0662 IT / /
 08/30/2001 OLDS, GORDON U WD 08798 / /
 07/16/1996 OLDS, ROGER J & C WD 9617-352 / /
 02/29/1996 OLDS, JACK L TO WD 9612-439 / /
 01/01/1900 OLDS, JACK L TO WD / /

Routing Number
 M7R56
Property Class 100
 Vacant Land

Location Information
Year: 2025
County
 LaGrange
Township
 BLOOMFIELD TOWNSHIP
District 001 (Local 001)
 BLOOMFIELD TOWNSHIP
School Corp 4535
 LAKELAND
Neighborhood 9950200-001
 Township Base Bloomfield 001
Section/Plat
 0007
Location Address (1)
 E MARQUIS RD N
 LAGRANGE, IN 46761

Valuation Records (Work in Progress values are not certified values and are subject to change)

2025	2025	2024	2023	2022	2021
Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
2025	WIP	02/25/2025	Indiana Cost Mod	1.0000	
2024	AA	04/01/2024	Indiana Cost Mod	1.0000	
2023	AA	04/06/2023	Indiana Cost Mod	1.0000	
2022	AA	04/06/2022	Indiana Cost Mod	1.0000	
2021	AA	04/11/2021	Indiana Cost Mod	1.0000	

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BOB	0	30.110000	0.64	\$2,390	\$1,530	\$46,068	0%	1.0000	0.00	100.00	0.00	\$46,070
4	A	GF	0	0.150000	1.02	\$2,390	\$2,438	\$366	0%	1.0000	0.00	100.00	0.00	\$370
4	A	PXB	0	19.320000	0.51	\$2,390	\$1,219	\$23,551	0%	1.0000	0.00	100.00	0.00	\$23,550
4	A	PZA	0	4.400000	0.51	\$2,390	\$1,219	\$5,364	0%	1.0000	0.00	100.00	0.00	\$5,360
4	A	SE	0	16.550000	1.02	\$2,390	\$2,438	\$40,349	0%	1.0000	0.00	100.00	0.00	\$40,350
6	A	BOB	0	0.100000	0.64	\$2,390	\$1,530	\$153	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	GF	0	3.770000	1.02	\$2,390	\$2,438	\$9,191	-80%	1.0000	0.00	100.00	0.00	\$1,840
6	A	HDB	0	0.860000	0.77	\$2,390	\$1,840	\$1,582	-80%	1.0000	0.00	100.00	0.00	\$320
6	A	PXB	0	1.720000	0.51	\$2,390	\$1,219	\$2,097	-80%	1.0000	0.00	100.00	0.00	\$420
72	A	SE	0	0.250000	0.50	\$2,390	\$1,195	\$299	-40%	1.0000	0.00	100.00	0.00	\$180
82	A	BOB	0	0.750000	0.64	\$2,390	\$1,530	\$1,148	-100%	1.0000	0.00	100.00	0.00	\$0
82	A	PXB	0	0.170000	0.51	\$2,390	\$1,219	\$207	-100%	1.0000	0.00	100.00	0.00	\$0
82	A	PZA	0	0.290000	0.51	\$2,390	\$1,219	\$354	-100%	1.0000	0.00	100.00	0.00	\$0
82	A	SE	0	0.060000	1.02	\$2,390	\$2,438	\$146	-100%	1.0000	0.00	100.00	0.00	\$0

Land Computations

Calculated Acreage	78.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	78.50
81 Legal Drain NV	0.00
82 Public Roads NV	1.27
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	77.23
Farmland Value	\$118,490
Measured Acreage	77.23
Avg Farmland Value/Acre	1534
Value of Farmland	\$118,470
Classified Total	\$0
Farm / Classified Value	\$118,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$118,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$118,500

Characteristics

Topography	<input type="checkbox"/>	Flood Hazard	<input type="checkbox"/>
Public Utilities	<input checked="" type="checkbox"/>	ERA	<input type="checkbox"/>
Gas, Electricity	<input type="checkbox"/>	TIF	<input type="checkbox"/>
Streets or Roads	<input type="checkbox"/>	Neighborhood Life Cycle Stage	
Paved	<input type="checkbox"/>	Other	
Neighborhood Life Cycle Stage		Printed	Tuesday, April 15, 2025
		Review Group	2023

Data Source Aerial
Collector 05/17/2022 JP
Appraiser 05/17/2022 JP
Appraiser 05/17/2022 JP

FSA INFORMATION

FSA INFORMATION

INDIANA
LAGRANGE



United States Department of Agriculture
Farm Service Agency

FARM : 5355

Prepared : 10/23/25 9:09 AM CST

Form: FSA-156EZ

Crop Year : 2026

See Page 6 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LLT GROUP LLC DBA LORD'S SEED
 CRP Contract Number(s) : None
 Recon ID : 18-087-2015-11
 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
678.88	578.54	578.54	0.00	0.00	0.00	0.00	0.0	Active	7
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	578.54	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	34.98	0.00	38	
Corn	411.38	0.00	126	88
Soybeans	118.39	0.00	31	89
TOTAL	564.75	0.00		

NOTES

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Tract Number : 1172

Description : G5/1A, SEC. 7&18, BLOOMFIELD TWP.
 FSA Physical Location : INDIANA/LAGRANGE
 ANSI Physical Location : INDIANA/LAGRANGE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : GORDON OLDS REV LIVING TRUST, CAROL OLDS LIVING TRUST, GORDON OLDS FAMILY REV LIVING TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
177.86	154.84	154.84	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
LAGRANGE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5355
Prepared : 10/23/25 9:09 AM CST
Crop Year : 2026

Tract 1172 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	154.84	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	12.90	0.00	38
Corn	97.10	0.00	135
Soybeans	43.80	0.00	31
TOTAL	153.80	0.00	

NOTES

Tract Number : 1182

Description : G5/1A, SEC. 17&18, BLOOMFIELD TWP.
FSA Physical Location : INDIANA/LAGRANGE
ANSI Physical Location : INDIANA/LAGRANGE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JACK L OLDS & MARY JO OLDS FAMILY REV TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
82.09	48.39	48.39	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	48.39	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	4.80	0.00	38
Corn	35.90	0.00	103
Soybeans	7.15	0.00	31
TOTAL	47.85	0.00	

NOTES

FSA INFORMATION

USDA Farm 5355 Tract 1172

2025 Certification map prepared on: 3/12/2025

Administered by: LaGrange County, Indiana

OP: LLT GROUP LLC DBA LORD'S SEED

177.86 Tract acres

OW: CAROL OLDS LIVING TRUST

154.84 Cropland acres

commercial

0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-12 14:40:46

CRP

CLU

LaGrange

Wetland Determination Identifiers:

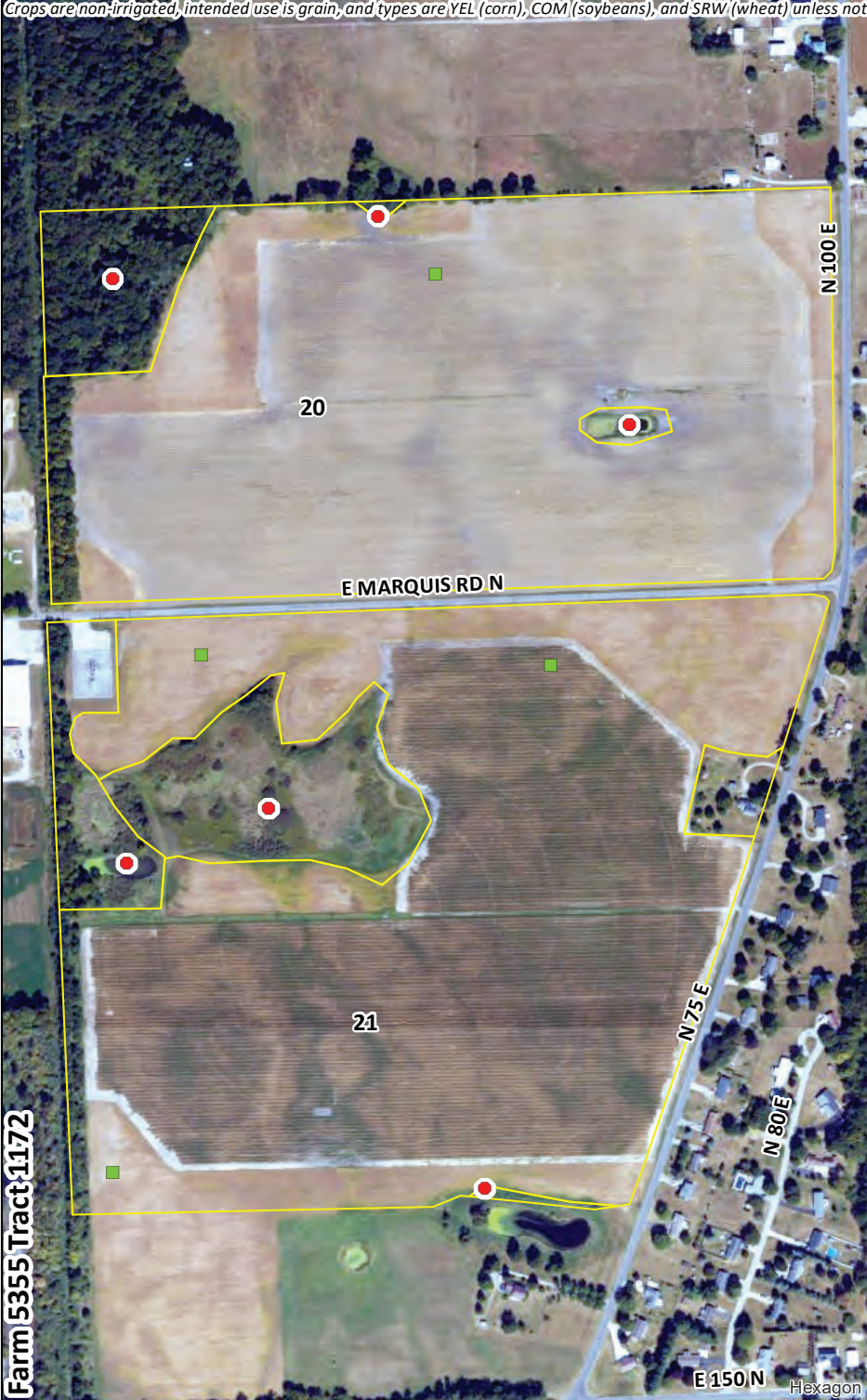
● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



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



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
20	70.68	N	2					Y
Crop:								
IUse:								
Date:								
NI or IRR								
Shares:								
21	84.16	N	2					Y
Crop:								
IUse:								
Date:								
NI or IRR								
Shares:								

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



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

Issuing Agent: Lakeland Title Company
Issuing Office: 208 S. Detroit St.
LaGrange, IN 46761
Issuing Office's ALTA® Registry ID: 1040967
Loan ID Number:
Commitment Number: 25-1298
Issuing Office File Number: 25-1298
Property Address: E. Marquis Rd., LaGrange, IN 46761
Revision Number:

SCHEDULE A

1. Commitment Date: October 14, 2025 at 8:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy

Proposed Insured:	TBD
Proposed Amount of Insurance:	\$1.00
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: Gordon Olds Revocable Living Trust, Gordon M. Olds and Lynne K. Olds, Trustees under the Provisions of a Trust Agreement dated the 14th day of January 2004, an undivided 1/2 interest
Revocable Living Trust of Susan A. Harter, an undivided 1/4 interest
Deborah Neydon, an undivided 1/4 interest
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By:  _____
Authorized Signatory

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81C170B

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

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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.

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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 Record
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 for 2024 due in 2025 in the name of Gordon Olds Revocable Living Trust, Gordon M. Olds and Lynne K. Olds, Trustees under the Provisions of a Trust Agreement dated the 14th day of January 2004, Revocable Living Trust of Susan A. Harter, and Deborah Neydon
Each installment \$466.86, 1st installment PAID, 2nd installment UNPAID
Parcel #44-07-07-400-003.000-001
Assessed Valuation: Land \$113,000.00, Improvements \$0, Exemptions \$0

Additional Assessment of \$221.92 for #87 Fly Creek for 2025, 1st installment \$110.96, PAID
2nd installment \$110.96, UNPAID
7. Taxes for 2024 due in 2025 in the name of Gordon Olds Revocable Living Trust, Gordon M. Olds and Lynne K. Olds, Trustees under the Provisions of a Trust Agreement dated the 14th day of January 2004, Revocable Living Trust of Susan A. Harter, and Deborah Neydon
Each installment \$2.48, 1st installment PAID, 2nd installment UNPAID
Parcel #44-07-07-400-004.000-001
Assessed Valuation: Land \$600.00, Improvements \$0, Exemptions \$0

Additional Assessment of \$21.91 for #87 Fly Creek for 2025, PAID
8. Taxes for the year 2025 are a lien, due in 2026, but are not yet due and payable.

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9. Added improvements in place as of January 1, 2025, are subject to assessment which could increase the tax amounts due in 2026, in such cases, the Town or Township Assessor should be contacted relative to possible new assessment amounts.
10. The real estate tax information set forth above is all that is currently available in the county tax computer. Recent computer program changes may have rendered incomplete or inaccurate available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agents, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
11. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive evaluation 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. Rights of the public, State of Indiana, County of LaGrange and the municipality in and to that part of the premises taken or used for road purposes.
13. Oil and Gas Lease dated August 18, 1992, by and between Jack L. Olds and Baltic Energy Corporation, recorded January 14, 1993, as Instrument No. 93-1-314. Assigned to Deka Exploration, Inc, dated August 17, 1995, recorded June 24, 1997, as Instrument No. 97-6-475.
14. 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 land.
15. NOTE: The Indiana statute prohibits 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 I.C. 32-22-3-1, et seq ("the Acts"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy

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EXHIBIT "A"

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

Parcel 1:

The South half of the Southeast Quarter of Section 7, Township 37 North, Range 10 East.

EXCEPTING THEREFROM: The Railroad Right of Way.

Parcel 2:

That portion of railroad right of way located in Section 7, Township 37 North, Range 10 East, a distance of 50 feet from the centerline of the right of way, a distance of 1320 feet along the boundary immediately adjacent to the following real estate: The South half of the Southeast Quarter of Section 7, Township 37 North, Range 10 East.

EXCEPTING THEREFROM: The Railroad Right of Way.

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950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
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