

LAND AUCTION

EAST CENTRAL INDIANA
HANCOCK COUNTY

233.9±
acres
OFFERED IN 9 TRACTS

- Great Location Just South of Greenfield
- Frontage on IN Hwy 9, CR 300S and CR 100E
- 2026 Crop Rights to be Conveyed
- 3 Farm Homes, Complete Grain Systems, (3) Hog Confinement Locations
- 159.4± Acres Total Cropland
- Good Soils
- Fenced Pasture

TRACT 1

Online Only
Farm Machinery Auction

Wednesday, December 3

See Schrader website for more information.

INFORMATION BOOKLET

Cropland, Hog Facilities, Farm Houses/Barns/Grain Facility



TRACT 8



TRACT 9

Wednesday, December 3 at 6:00pm

held at Nine Star Connect, Greenfield, IN • Online Bidding Available

800.451.2709
SchraderAuction.com



- TIMED ONLINE ONLY
- VIRTUAL
- LIVE with ONLINE

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)



CORPORATE OFFICE:

PO Box 508 • 950 N Liberty Dr

Columbia City, IN 46725

800.451.2709 • 260.244.7606

CENTERVILLE OFFICE:

300 N Morton Ave, Centerville, IN 47330

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BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Maps

Tract Descriptions & Auction Terms

Summary Information

Soils Maps & Productivity Information

FSA Information

Topography Maps

County Parcel Reports

Preliminary Title

Property Photos

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, DECEMBER 3, 2025

233.9± ACRES – HANCOCK 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, November 26, 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
233.9± Acres • Hancock County, Indiana
Wednesday, December 3, 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, December 3, 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, November 26, 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.

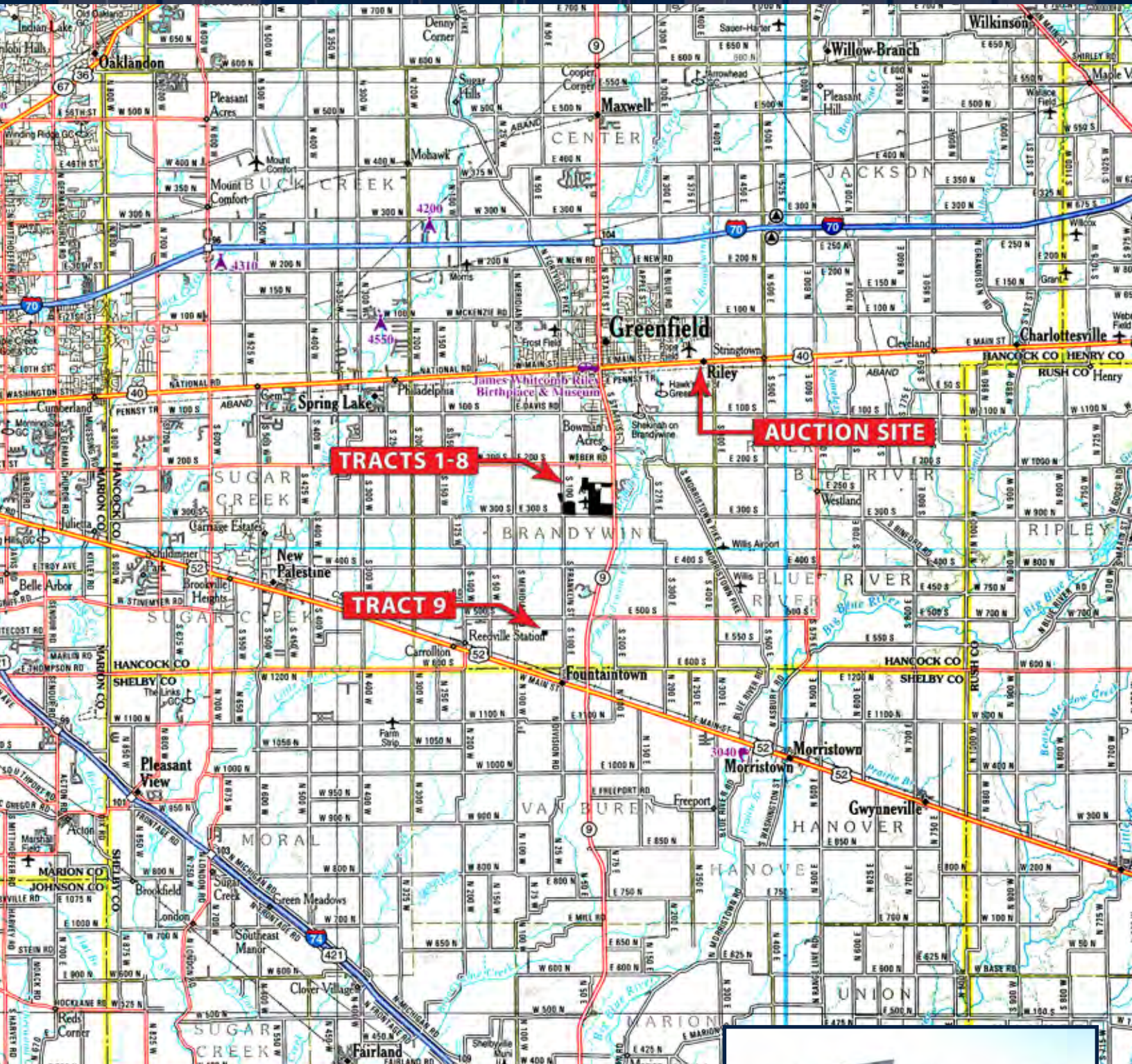
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



AUCTION SITE: Nine Star Connect, 2243 East Main Street, Greenfield, IN
2 miles east of Greenfield on south side of US 40.



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.

PROPERTY LOCATION: 3 Miles south of Greenfield on IN 9 (Tract 1) then west on CR 300S on north side. 1162 E CR
300S and 2636 S 100E. **Tract 9:** 5254 S 100E.

TRACT MAPS

TRACT MAPS

INSPECTION DATES: 9:00-11:00 AM
Friday, November 14 & 21
Meet an agent on Tract 6 and/or Tract 8.



TRACT DESCRIPTIONS

LAND AUCTION

EAST CENTRAL INDIANA
HANCOCK COUNTY

Online Bidding Available

Wednesday, December 3 at 6:00pm

233.9±
acres
OFFERED IN 9 TRACTS

All acreages are approximate. (Sec. 17, 18 & 31 Twp. 15N R 7E)

TRACT 1: 33.4± acres all cropland. Great frontage on IN Hwy 9 and W CR 300S. Good Brookston and Miami soils. Soil Index of 143.5 bu.

TRACT 2: 39.3± acres all in pasture with stream. Most fenced. 1 1/2 story farmhouse. 2,028 sq. ft. living area. 30' x 60' pole barn. Numerous small barns and a pond.

TRACT 3: 16± acres all cropland. Good frontage on CR 300S. Combine with Tract 2 for 55.3± acre mini farm. Soil Index 140.3 bu. Crosby Soils.

TRACT 4: 34± acres all cropland (**Swing Tract**). This tract to be purchased by adjoining owner or in combination of Tract(s) 1, 2 and/or 5. Crosby and Miami soils. Soil Index 145.1/bu.

TRACT 5: 49.8± acres all cropland. Crosby, Miami and Brookston soils. Soil Index 144.9 bu. Frontage on IN Hwy 9.

TRACT 6: 10± acres with 1,350 sq. ft. 3 bedrooms and full basement. Bedford stone ranch house built in 1955. 9 grain bins, 2 legs, 32' x 140' hog barn, numerous barns.

TRACT 7: 28± acres all cropland. Great frontage on CR 100E and CR 300S. Good Crosby soils. Soil Index 153.2 bu.

TRACT 8: 13.6± acres with 1,508 sq. ft. Bedford stone ranch house, built in 1976. Four bedrooms, full basement, fireplace, 3 bath. 5 confinement barns. 7,000 bu. bin, lagoon.

TRACT 9: 9.8± acres. Hog facility. 34' x 400' (built in 1997), (2) 33' x 194' (built in 1995), 40' x 261' (built in 1994) finishing barns, (1) 58' x 195' (built in 1994) gestation room/nursery. 24' x 40' barn.

Owner: Lloyd Thomas Arthur, Arthurs' Inc., Arthur Gilt Farms LLC, Arthur Crop LLC and Parker & Thomas LLC

Auction Terms & Conditions:

PROCEDURES: The property will be offered in 9 individual tracts, any combination of tracts, or as a total 233.9± acre unit except that Tract 4 must be purchased by adjoining owner or in combination with Tract(s) 1, 2 and/or 5. 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. Court authorized sale.

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

DEED: Sellers shall provide Warranty Deed.

CLOSING: The targeted closing date will be 30-60 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2026 crop rights to be conveyed.

REAL ESTATE TAXES: Seller will pay 2025 taxes payable 2026 to be paid to the treasurer or credited to Buyer(s) at closing. Taxes estimated at \$26,880.14/yr.

ACREAGE: Boundaries are approximate and have been estimated based on the county's GIS maps and a 2020 survey.

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 acreages except as otherwise provided in the purchase documents.

FSA INFORMATION: Contact Schrader Agent.

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

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 to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

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

Auction Managers:

Steve Slonaker • 765-969-1697 (cell)

Andy Walther • 765-969-0401 (cell)

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SUMMARY INFORMATION

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Revised 11/19/25

Summary Arthur Auction December 3rd Inspection Information

4 Addresses

1622 East CR 300S	Rental House	Tract 2	Rented \$750/month
1162 East CR 300S	Main House	Tract 8	
2636 South CR 100E	West House	Tract 6	
5254 South CR 100E	Hog Facility	Tract 9	

*All house possessions transferred April 1, 2026. (Revised From Brochure)

Schools

All in Southern Hancock

Utility City Water and Sewer Not Available Currently

Appraised Houses 5/25/22

Separate Tax Parcels

\$215,000	2636 South CR 100E	Tract 6	1.36 acres/survey
\$235,000	1152 East CR 300S	Tract 8	1.58 acres/survey

Taxes

Tract 1 – Part 2	40 acres (no improvements)	\$979.42 or \$24.47/acre
Tracts 2, 3, 4	(80 acres with improvements)	\$4,619.88/yr.
Tract 5	29.598 acres & 20 acres	\$1,492.28/yr. or \$30.45/yr.
Tract 6	8.62 acres	\$4,019.60/yr.
Tract 6	(House 1.36 acres)	\$1,887.26/yr. > \$6,926.52
Tract 7 – 8	39.42 acres	\$3,339.40/yr.
Tract 8	House Only 1.58 acres	\$1,887.26/yr.
Tract 9	1.791 acres & 8.065 acres	\$5,753.52/yr.

Tanks

- Most LP tanks leased from Shelby Co. Coop (Marked)
Tract 8 @ 1162 East 300S house tank of 500 gal. is not included or (1) 1,000 gallon LP tank @ 2636 East CR 100 Tract 6.
- Poly Tanks are included with real estate
- Tract 9 – Steel white (2) tanks are not included as attached equipment
- Tract 6 – Has a buried 1,000 gallon farm fuel diesel tank

SUMMARY INFORMATION

IDEM Permits

Tract 9 Arthur Gilts Farms, address: 5254 South CR 100E. Permit #4808 renewed 7/24/24

Tract 8, address: 1162 East CR 3005. Lagoon built IDEM approved 1/23/89 with 2 million gallons capacity. Owner stated in 2022 was 750,000 gallons. 5 buildings IDEM Farm ID #636 for 1,230 sows and 350 sows with pigs.

Zoning

All agriculture

Splits – 10+ acres except with 125 ft. frontage

Survey - Anticipated if sold separately

Retracement Survey H Gibson Land Surveying LLC 11/12/20

Tract 1	Survey Needed
Tract 2	Survey Needed
Tract 3	Survey Needed
Tract 4	Survey Needed
Tract 5	No Survey Needed
Tract 6	No Survey Needed
Tract 7	Survey Needed
Tract 8	Survey Needed
Tract 9	No Survey Needed

Soil Index/Bu.

Tract 1	143.4
Tract 2	N/A - Has Pond
Tract 3	140.1
Tract 4	145.1
Tract 5	144.8
Tract 7	153.6

Tract 6 80 Ft. Truck scales included. Est. 240,000 bu. total grain storage with dryer.

Tract 9 2023 contract with Cornerstone Inc. for 2 yr. expired 7/2025 @ \$36/pig space x 8,000 spaces \$288,000/yr.

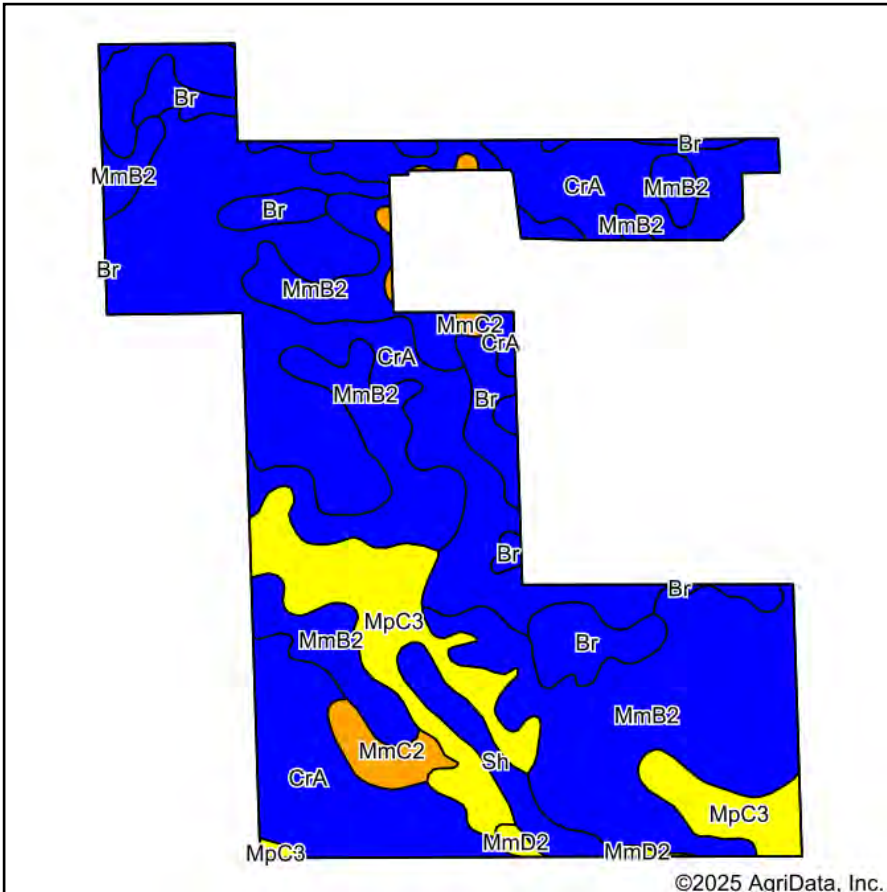
FSA – Attached

Information is not warranted by Schrader Real Estate and Auction Inc. or agents and is subject to verification of bidder. No liability for its accuracy errors or omissions is assumed by sellers or Auction Company.

SOILS MAPS

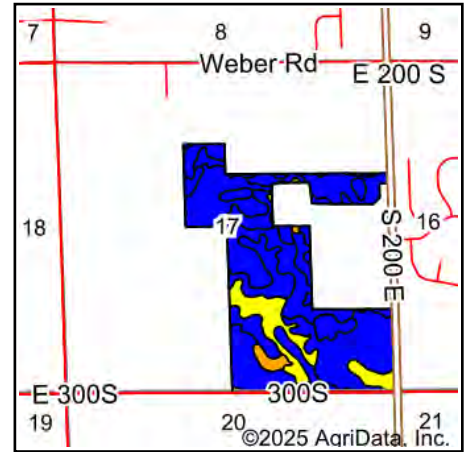
SOILS MAP

TRACTS 1-5



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Indiana**
 County: **Hancock**
 Location: **17-15N-7E**
 Township: **Brandywine**
 Acres: **172.65**
 Date: **10/20/2025**



Maps Provided By:

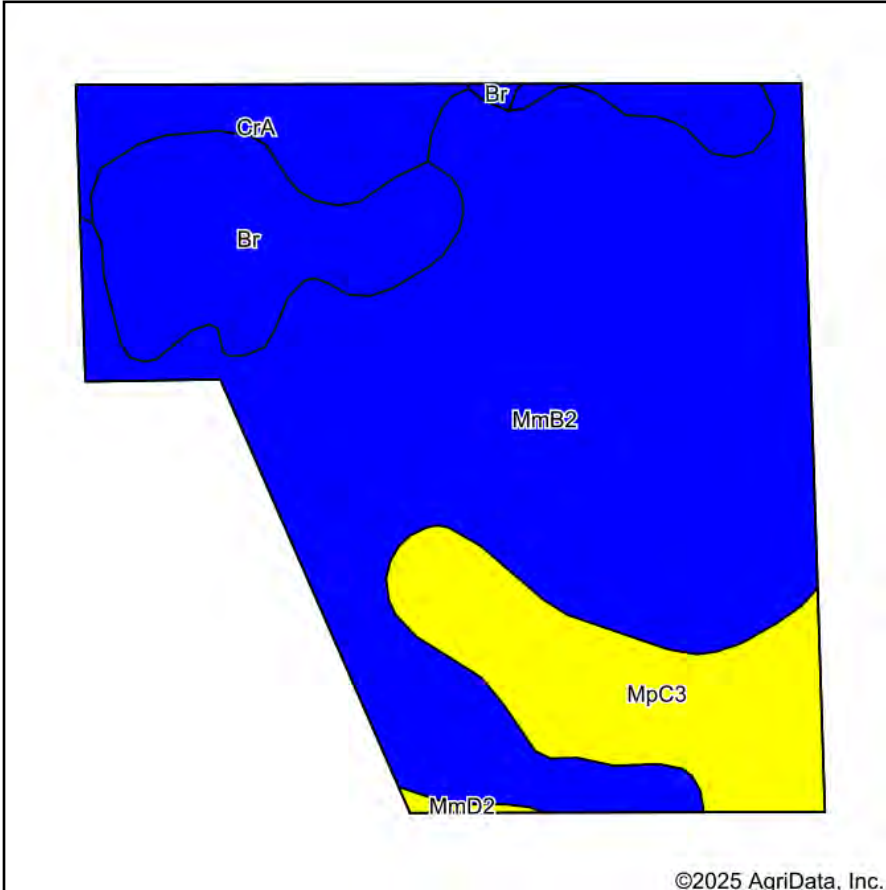


Area Symbol: IN059, Soil Area Version: 27

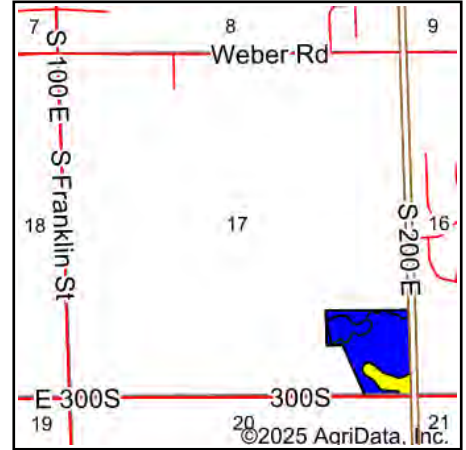
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	72.05	41.6%		Ilw	142	5	9	52	55
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	58.62	34.0%		Ile	142	5	9	49	63
MpC3	Miami complex, 6 to 12 percent slopes, severely eroded	20.32	11.8%		IVe	125	4	8	44	56
Br	Brookston silty clay loam, 0 to 2 percent slopes	12.44	7.2%		Ilw	173	6	12	51	70
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	4.55	2.6%		Ilw	129		1	42	3
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	3.89	2.3%		Ille	133	4	9	47	58
MmD2	Miami silt loam, 12 to 18 percent slopes, eroded	0.78	0.5%		IVe	116	4	8	40	53
Weighted Average					2.27	141.6	4.8	8.9	49.5	57.6

SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Hancock**
 Location: **17-15N-7E**
 Township: **Brandywine**
 Acres: **33.4**
 Date: **11/11/2025**








Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN059, Soil Area Version: 28

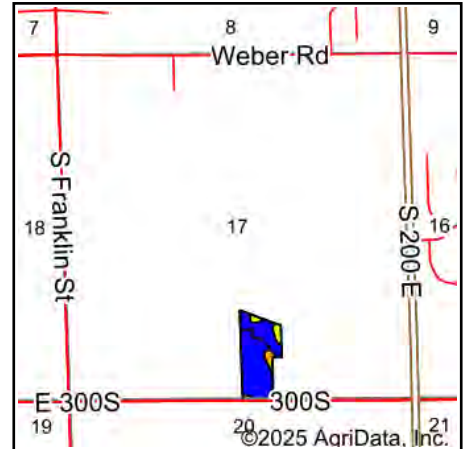
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	21.34	64.0%		Ile	142	5	9	49	63
MpC3	Miami complex, 6 to 12 percent slopes, severely eroded	4.79	14.3%		IVe	125	4	8	44	56
Br	Brookston silty clay loam, 0 to 2 percent slopes	4.18	12.5%		Ilw	173	6	12	51	70
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	2.98	8.9%		Ilw	142	5	9	52	55
MmD2	Miami silt loam, 12 to 18 percent slopes, eroded	0.11	0.3%		IVe	116	4	8	40	53
Weighted Average					2.29	143.4	5	9.2	48.8	62.1

SOILS MAP

TRACT 3



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Hancock**
 Location: **17-15N-7E**
 Township: **Brandywine**
 Acres: **15.96**
 Date: **11/11/2025**



Maps Provided By:
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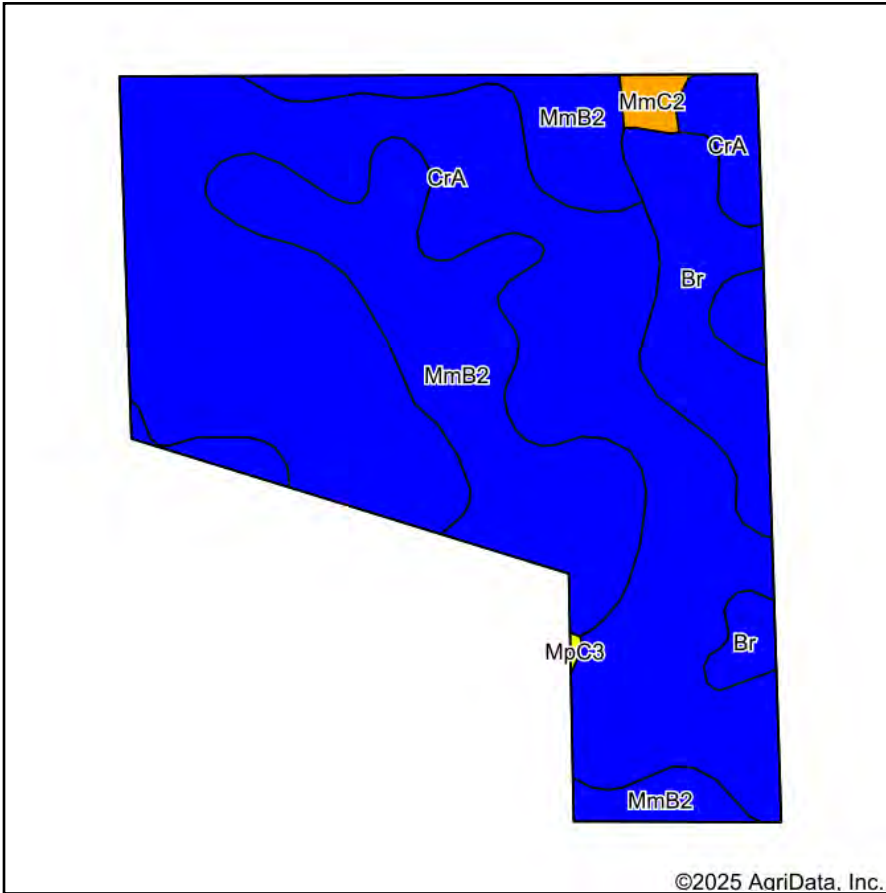


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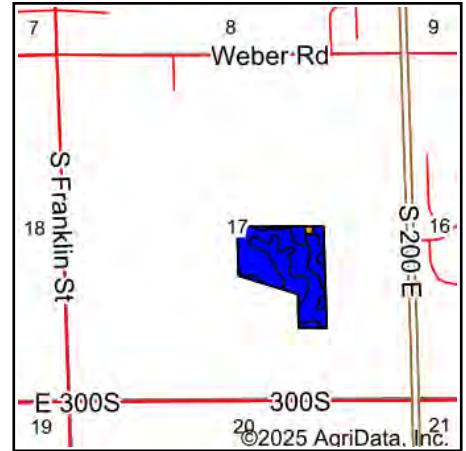
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	9.72	60.9%		IIw	142	5	9	52	55	
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.07	25.5%		Ile	142	5	9	49	63	
MpC3	Miami complex, 6 to 12 percent slopes, severely eroded	1.41	8.8%		IVe	125	4	8	44	56	
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.76	4.8%		IIIe	133	4	9	47	58	
Weighted Average						2.22	140.1	4.9	8.9	50.3	57.3

SOILS MAP

TRACT 4



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Hancock**
 Location: **17-15N-7E**
 Township: **Brandywine**
 Acres: **33.99**
 Date: **11/11/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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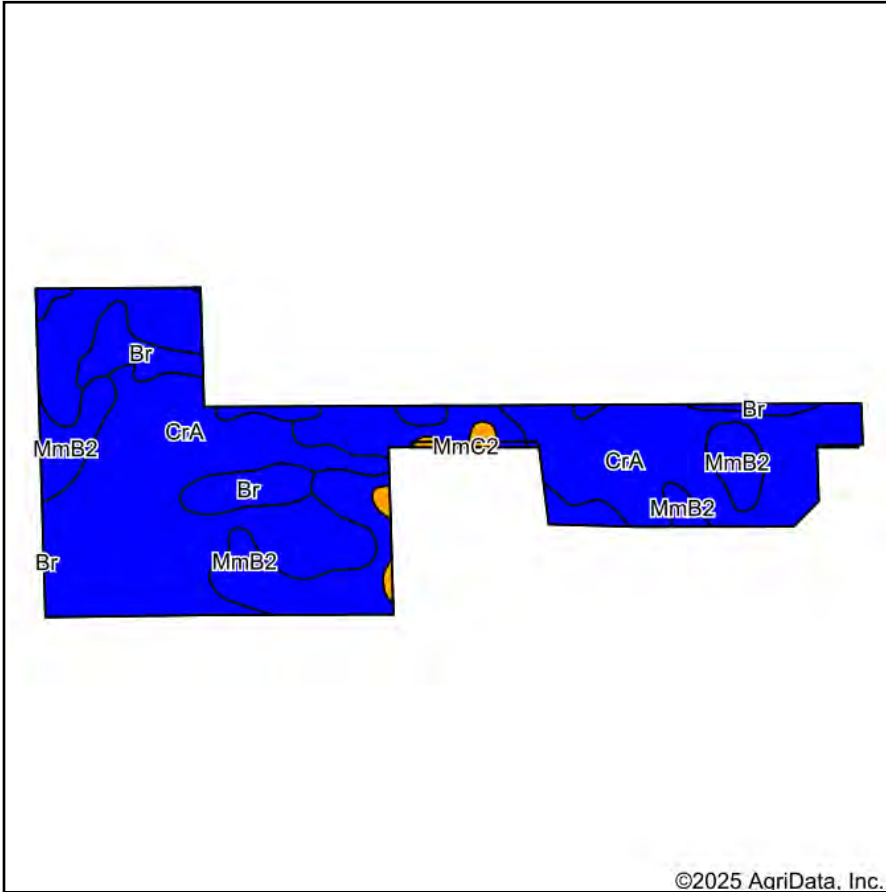


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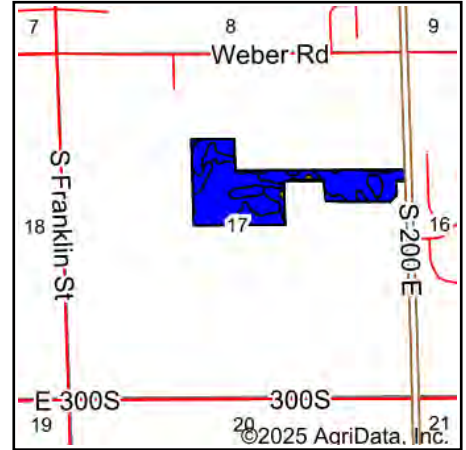
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	20.71	60.9%		Ilw	142	5	9	52	55
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	9.42	27.7%		Ile	142	5	9	49	63
Br	Brookston silty clay loam, 0 to 2 percent slopes	3.53	10.4%		Ilw	173	6	12	51	70
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.33	1.0%		Ille	133	4	9	47	58
Weighted Average					2.01	145.1	5.1	9.3	51	58.8

SOILS MAP

TRACT 5



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Hancock**
 Location: **17-15N-7E**
 Township: **Brandywine**
 Acres: **50.25**
 Date: **11/11/2025**



Maps Provided By:

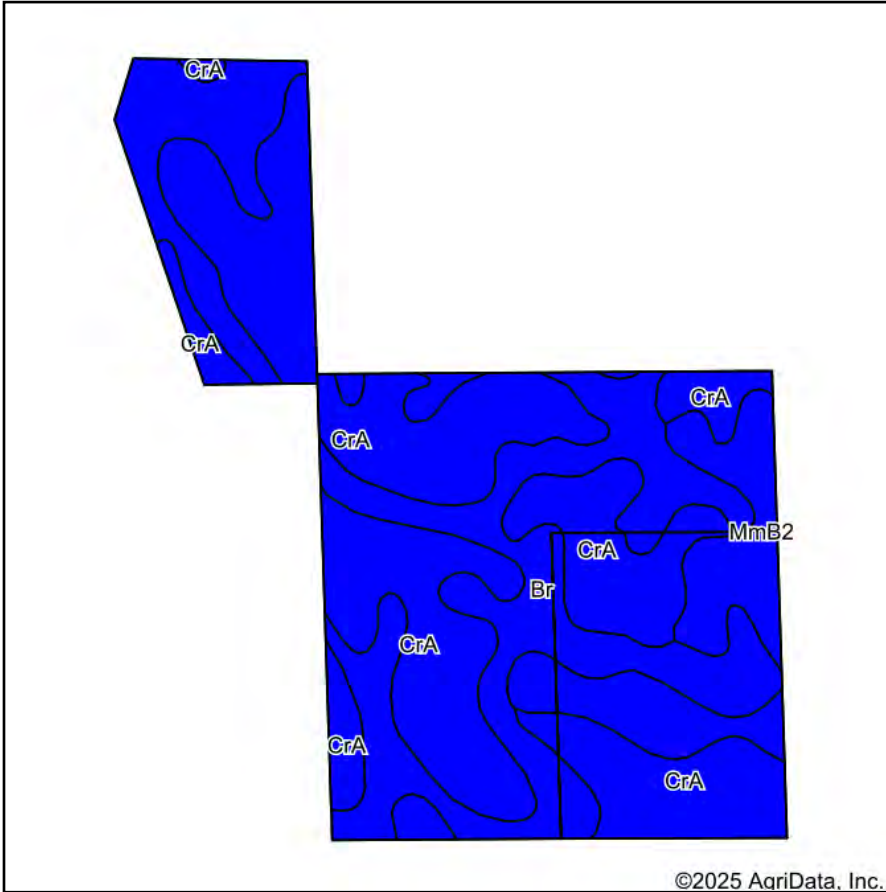


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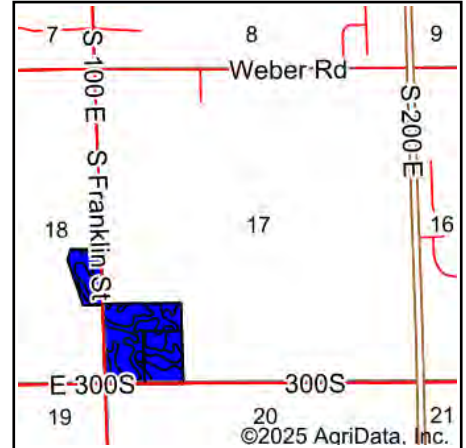
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	33.30	66.2%		Ilw	142	5	9	52	55
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	11.59	23.1%		Ile	142	5	9	49	63
Br	Brookston silty clay loam, 0 to 2 percent slopes	4.73	9.4%		Ilw	173	6	12	51	70
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.63	1.3%		Ille	133	4	9	47	58
Weighted Average					2.01	144.8	5.1	9.3	51.2	58.3

SOILS MAP

TRACTS 6-8



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Hancock**
 Location: **17-15N-7E**
 Township: **Brandywine**
 Acres: **51.73**
 Date: **10/20/2025**



Maps Provided By:

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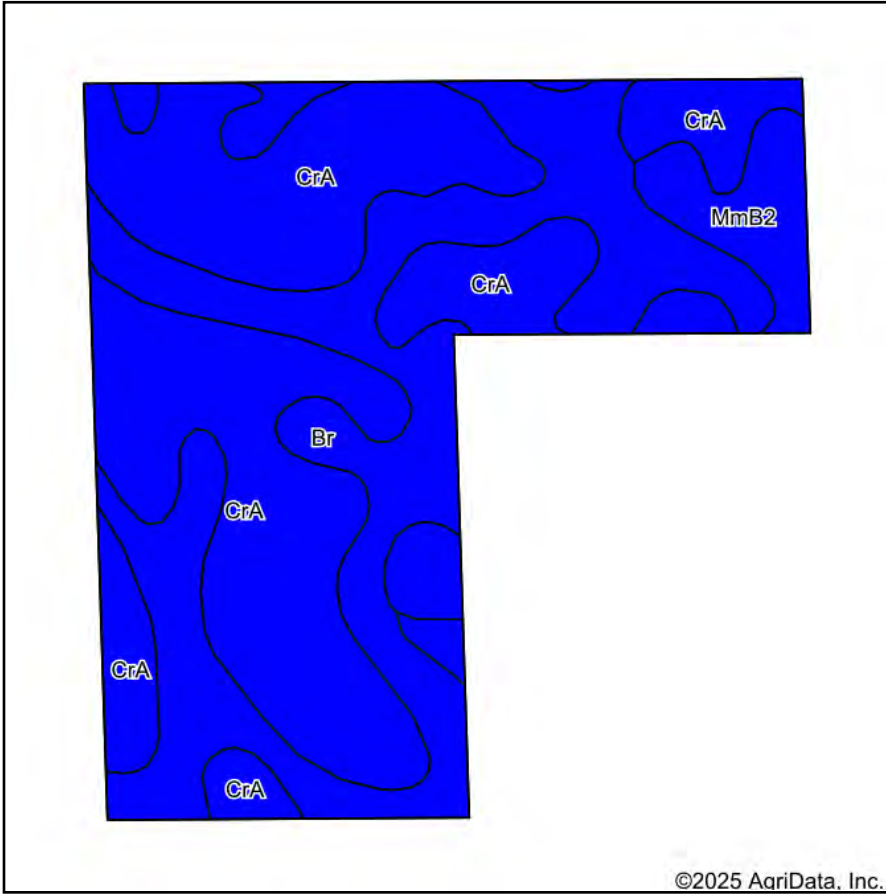


Area Symbol: IN059, Soil Area Version: 27

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
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	27.35	52.9%		Ilw	142	5	9	52	55
Br	Brookston silty clay loam, 0 to 2 percent slopes	18.12	35.0%		Ilw	173	6	12	51	70
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	6.26	12.1%		Ile	142	5	9	49	63
Weighted Average					2.00	152.9	5.4	10.1	51.3	61.2

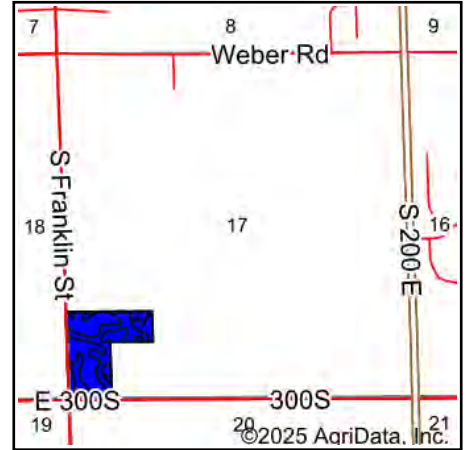
SOILS MAP

TRACT 7



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Indiana**
 County: **Hancock**
 Location: **17-15N-7E**
 Township: **Brandywine**
 Acres: **28.05**
 Date: **11/11/2025**



Maps Provided By:

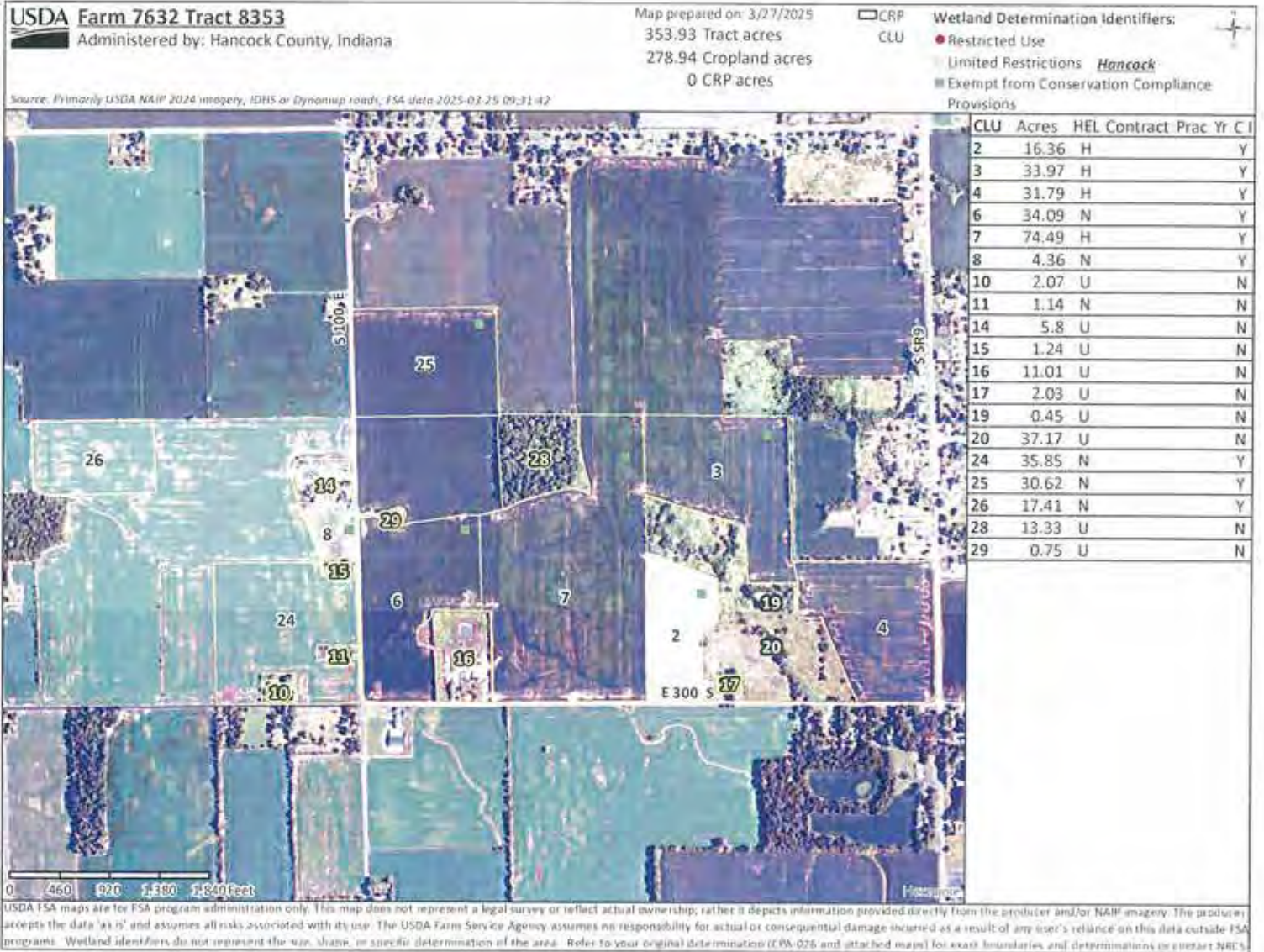


Area Symbol: IN059, Soil Area Version: 28

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
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	15.50	55.2%		Ilw	142	5	9	52	55
Br	Brookston silty clay loam, 0 to 2 percent slopes	10.51	37.5%		Ilw	173	6	12	51	70
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.04	7.3%		Ile	142	5	9	49	63
Weighted Average					2.00	153.6	5.4	10.1	51.4	61.2

FSA INFORMATION

FSA INFORMATION



FSA INFORMATION

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7632

Prepared : 11/17/25 3:05 PM CST

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : JEENG LLC
CRP Contract Number(s) : None
Recon ID : 16-059-2025-103
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
353.93	278.94	278.94	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	278.94	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	241.16	0.00	131	
Soybeans	37.78	0.00	50	
TOTAL	278.94	0.00		

NOTES

Tract Number : 8353
Description :
FSA Physical Location : INDIANA/HANCOCK
ANSI Physical Location : INDIANA/HANCOCK
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 : ARTHURS INC, ARTHUR CROP LLC, ARTHUR FARMS LLC, PARKER & THOMAS LLC, WILLIAM JAMES ARTHUR LAND TRUST
Other Producers : None
Recon ID : 18-059-2025-102

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
353.93	278.94	278.94	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7632
Prepared 11/17/25 3:05 PM CST
Crop Year : 2025

Tract 8353 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	278.94	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	241.16	0.00	131
Soybeans	37.78	0.00	50
TOTAL	278.94	0.00	

NOTES

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FSA INFORMATION

Hancock, Indiana
 FSA - 578 (09-13-16)
 Farm Number: 7632

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 11/17/2025
 PAGE: 1

Operator Name and Address
 JEENG LLC
 1162 E 300 S
 GREENFIELD, IN 46140-9276

Original: BMJ
 Revision: _____
 Cropland: 278.94
 Farmland: 353.93

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
8353	2	SOYBN	COM	GR	N	C	N	I	A	16.36		Yes			06/03/2025	01	
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			
	3	SOYBN	COM	GR	N	C	N	I	A	33.97		Yes			06/03/2025	01	
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			
	4	SOYBN	COM	GR	N	C	N	I	A	31.79		Yes			06/03/2025	01	
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			
	6	SOYBN	COM	GR	N	C	N	I	A	34.09		Yes			06/03/2025	01	
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			
	7	SOYBN	COM	GR	N	C	N	I	A	74.49		Yes			06/03/2025	01	
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			
	8	IDLE			N	C	N	I	A	4.36		Yes				01	2027
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			
	24	SOYBN	COM	GR	N	C	N	I	A	35.85		Yes			05/10/2025	01	
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			
	25	SOYBN	COM	GR	N	C	N	I	A	30.62		Yes			06/03/2025	01	
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			
	26	SOYBN	COM	GR	N	C	N	I	A	17.41		Yes			05/10/2025	01	
Producer OP - JEENG LLC						Share 100.00			FSA Physical Location Hancock, Indiana				NAP Unit 3209	Signature Date 07/15/2025			

Tract 8353 Summary

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	SOYBN	COM	GR	N	A	274.58	01	IDLE		N	A	4.36					
Photo Number/Legal Description:					Reported on Cropland: 278.94			Difference: 0.00			Reported on Non-Cropland: 0.00						

FSA INFORMATION

Hancock, Indiana

FSA - 578 (09-13-16)

Farm Number: 7632

Operator Name and Address

JEENG LLC
1162 E 300 S
GREENFIELD, IN 46140-9276

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2025

DATE: 11/17/2025

PAGE: 2

Original: BMJ

Revision: _____

Cropland: 278.94

Farmland: 353.93

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
	JEENG LLC	IDLE				100.00			JEENG LLC	SOYBN	COM			100.00	
01	IDLE		N	A		4.36		01	SOYBN	COM	GR	N	A	274.58	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
---------------------------	---	------

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, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

USDA Farm 7634 Tract 1286
Administered by: Hancock County, Indiana

Map prepared on: 3/27/2025
71.92 Tract acres
62.75 Cropland acres
0 CRP acres

CRP
CLU

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



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-25 09:31:42



CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	62.75	N					Y
2	1.14	U					N
3	8.03	U					N

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 ICPA-036 and attached maps for exact boundaries and determinations or contact NRC's.

FSA INFORMATION

Hancock, Indiana
FSA - 578 (09-13-16)
Farm Number: 7634

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 11/17/2025
 PAGE: 1

Operator Name and Address
 JEENG LLC
 1162 E 300 S
 GREENFIELD, IN 46140-9276

Original: BMJ
 Revision: _____
 Cropland: 62.75
 Farmland: 71.92

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date	
1286	1A	WHEAT	SRW	GR	N	C	N	I	A	4.88		Yes			10/14/2024	01		
Producer OP - JEENG LLC										Share 100.00		FSA Physical Location Hancock, Indiana			NAP Unit 3209		Signature Date 07/15/2025	
	1B	SOYBN	COM	GR	N	C	N	I	A	57.87		Yes			06/03/2025	01		
Producer OP - JEENG LLC										Share 100.00		FSA Physical Location Hancock, Indiana			NAP Unit 3209		Signature Date 07/15/2025	

Tract 1286 Summary

PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	WHEAT	SRW	GR	N	A	4.88	01	SOYBN	COM	GR	N	A	57.87								

Photo Number/Legal Description: E9/2B S 31 T 15N R 7E
 Cropland 62.75 Reported on Cropland: 62.75 Difference: 0.00 Reported on Non-Cropland: 0.00

FSA INFORMATION

Hancock, Indiana

FSA - 578 (09-13-16)

Farm Number: 7634

Operator Name and Address

JEENG LLC
1162 E 300 S
GREENFIELD, IN 46140-9276

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2025

DATE: 11/17/2025

PAGE: 2

Original: BMJ

Revision: _____

Cropland: 62.75

Farmland: 71.92

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PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
	JEENG LLC	WHEAT				100.00			JEENG LLC	SOYBN				100.00	
01	WHEAT	SRW	GR	N	A	4.88		01	SOYBN	COM	GR	N	A	57.87	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
---------------------------	---	------

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FSA INFORMATION

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7634
Prepared : 11/17/25 3:19 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : JEENG LLC
CRP Contract Number(s) : None
Recon ID : 18-059-2025-104
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
71.92	62.75	62.75	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	62.75	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	15.00	0.00	62	
Corn	35.90	0.00	136	
Soybeans	10.50	0.00	50	
TOTAL	61.40	0.00		

NOTES

Tract Number : 1286
Description : E9/2B S 31 T 15N R 7E
FSA Physical Location : INDIANA/HANCOCK
ANSI Physical Location : INDIANA/HANCOCK
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 : ARTHUR FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
71.92	62.75	62.75	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7634
Prepared : 11/17/25 3:19 PM CST
Crop Year : 2026

Tract 1286 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	62.75	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	15.00	0.00	62
Corn	35.90	0.00	136
Soybeans	10.50	0.00	50
TOTAL	61.40	0.00	

NOTES

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FSA INFORMATION

USDA Farm 7631 Tract 1271

Map prepared on: 3/27/2025

Administered by: Hancock County, Indiana

19.98 Tract acres
19.98 Cropland acres
0 CRP acres

CRP

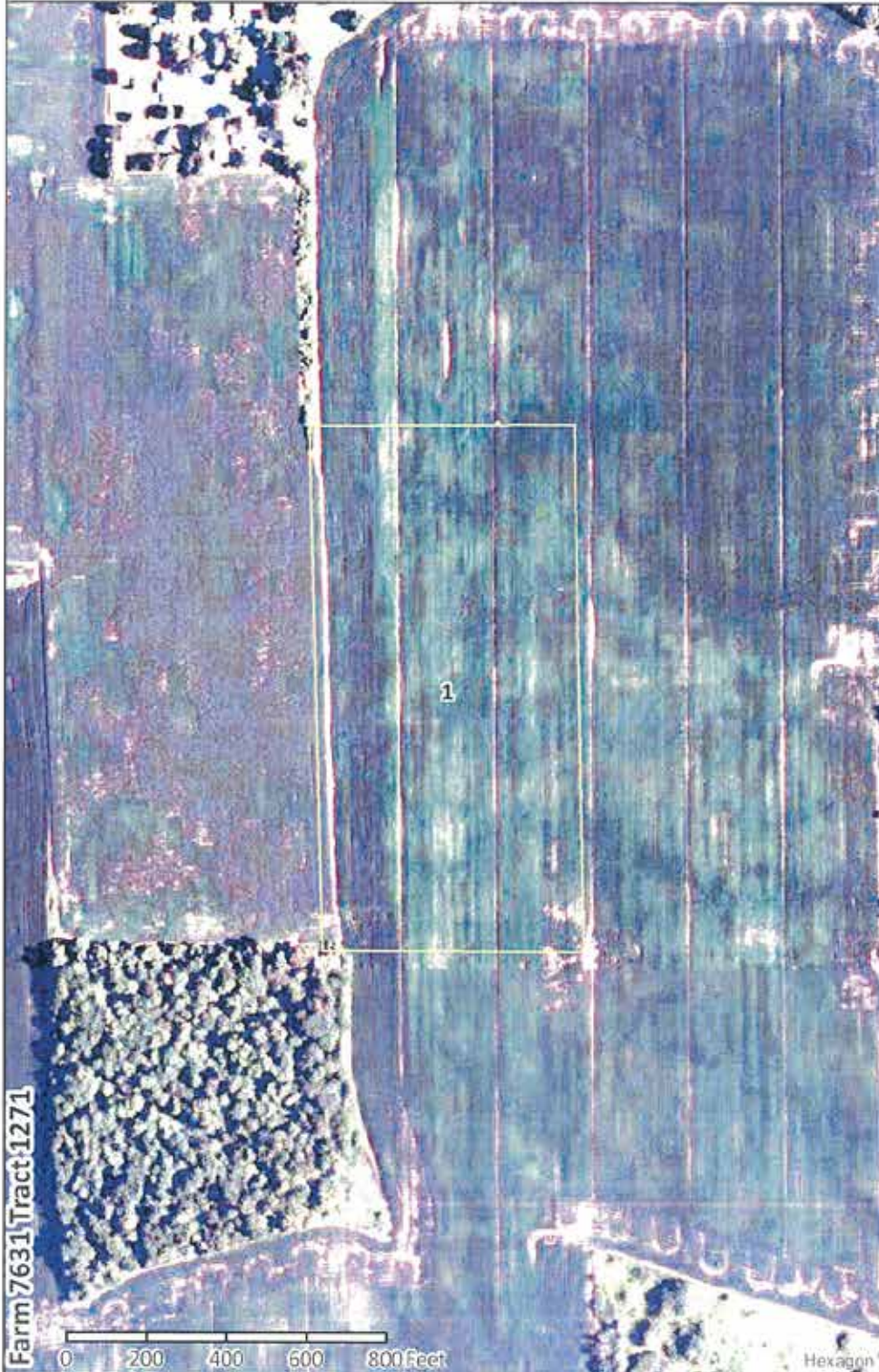
CLU *Hancock*

Wetland Determination Identifiers:

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



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-25 09:31:42



CLU	Acres	HEL	Contract	Prac	Yr	C I
1	19.98	N				Y

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FSA INFORMATION

USDA Farm 7631 Tract 7394

Administered by: Hancock County, Indiana

Map prepared on: 3/27/2025

59.03 Tract acres

59.03 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use

▲ Limited Restrictions **Hancock**

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2024 imagery, IDHS or Dynamap roads, FSA data 2025-03-25 09:31:42



CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	24.12	N					Y
2	26.74	N					Y
3	8.17	N					Y

0 100 200 300 400 500 600 Feet

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 (CRA 026 and attached maps) for exact boundaries and determinations or contact NRCS.

FSA INFORMATION

Hancock, Indiana

FSA - 578 (09-13-16)

Farm Number: 7631

Operator Name and Address

HILL FARMS LLC
3501 S 275 E
GREENFIELD, IN 46140-9279

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 11/17/2025
PAGE: 1

Original KMS
Revision: KMS
Cropland: 191.35
Farmland: 198.45

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Snd	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
1270	1	SOYBN	COM	GR	N	C	N	I	A	64.99		Yes			05/11/2025	01	
Producer OP - HILL FARMS LLC										Share 100.00	FSA Physical Location Hancock, Indiana			NAP Unit 1527	Signature Date 07/09/2025		

Tract 1270 Summary

PP Cr/Cu	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PP Cr/Cu	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PP Cr/Cu	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	
01	SOYBN	COM	GR	N	A						64.99							
Photo Number/Legal Description: F8/1A S 17 T 15N R 7E																		
Cropland: 64.99					Reported on Cropland: 64.99					Difference: 0.00				Reported on Non-Cropland: 0.00				

1271	1	SOYBN	COM	GR	N	C	N	I	A	19.98		Yes			05/11/2025	01	
Producer OP - HILL FARMS LLC										Share 100.00	FSA Physical Location Hancock, Indiana			NAP Unit 1527	Signature Date 07/09/2025		

Tract 1271 Summary

PP Cr/Cu	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PP Cr/Cu	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PP Cr/Cu	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	
01	SOYBN	COM	GR	N	A						19.98							
Photo Number/Legal Description: F8/1A S 17 T 15N R 7E																		
Cropland: 19.98					Reported on Cropland: 19.98					Difference: 0.00				Reported on Non-Cropland: 0.00				

7394	1	SOYBN	COM	GR	N	C	N	I	A	24.12		Yes			05/04/2025	01	
Producer OP - HILL FARMS LLC										Share 100.00	FSA Physical Location Hancock, Indiana			NAP Unit 1527	Signature Date 07/09/2025		
	2	SOYBN	COM	GR	N	C	N	I	A	26.74		Yes			05/11/2025	01	
Producer OP - HILL FARMS LLC										Share 100.00	FSA Physical Location Hancock, Indiana			NAP Unit 1527	Signature Date 07/09/2025		
	3	SOYBN	COM	GR	N	C	N	I	A	8.17		Yes			05/04/2025	01	
Producer OP - HILL FARMS LLC										Share 100.00	FSA Physical Location Hancock, Indiana			NAP Unit 1527	Signature Date 07/09/2025		

FSA INFORMATION

Hancock, Indiana

FSA - 578 (09-13-16)

Farm Number: 7631

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 11/17/2025

PAGE: 2

Tract Number	Cl./Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Snd	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
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Tract 7394 Summary

PP Cr/Co	Var/Type	Int Use	Irr.Pr	Rpt.Unit	Rpt.Qty	PP Cr/Co	Var/Type	Int Use	Irr.Pr	Rpt.Unit	Rpt.Qty	PP Cr/Co	Var/Type	Int Use	Irr.Pr	Rpt.Unit	Rpt.Qty	
01	SOYBN	COM	GR	N	A						59.03							

Photo Number/Legal Description:		Reported on Cropland: 59.03					Difference: 0.00					Reported on Non-Cropland: 0.00				
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8354 27 CORN YEL GR N C N I A 47.35 Yes 05/09/2025 01

Producer OP - HILL FARMS LLC Share 100.00 FSA Physical Location Hancock, Indiana NAP Unit 1527 Signature Date 07/09/2025

Tract 8354 Summary

PP Cr/Co	Var/Type	Int Use	Irr.Pr	Rpt.Unit	Rpt.Qty	PP Cr/Co	Var/Type	Int Use	Irr.Pr	Rpt.Unit	Rpt.Qty	PP Cr/Co	Var/Type	Int Use	Irr.Pr	Rpt.Unit	Rpt.Qty	
01	CORN	YEL	GR	N	A						47.35							

Photo Number/Legal Description:		Reported on Cropland: 47.35					Difference: 0.00					Reported on Non-Cropland: 0.00				
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FSA INFORMATION

Hancock, Indiana

FSA - 578 (09-13-16)

Farm Number: 7631

Operator Name and Address

HILL FARMS LLC
3501 S 275 E
GREENFIELD, IN 46140-9279

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2025

DATE: 11/17/2025

PAGE: 3

Original: KMS
Revision: KMS
Cropland: 191.35
Farmland: 198.45

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

		Crop/ Commodity	Variety/ Type	Share			Crop/ Commodity	Variety/ Type	Share			Crop/ Commodity	Variety/ Type	Share	
HILL FARMS LLC		SOYBN	COM	100.00			CORN	YEL	100.00						
PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	SOYBN	COM	GR	N	A	144.00		01	CORN	YEL	GR	N	A	47.35	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
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FSA INFORMATION

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7631
Prepared : 11/17/25 3:09 PM CST
Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : HILL FARMS LLC
CRP Contract Number(s) : None
Recon ID : 18-059-2025-103
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
198.45	191.35	191.35	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	191.35	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	125.32	0.00	131	
Soybeans	66.03	0.00	46	
TOTAL	191.35	0.00		

NOTES

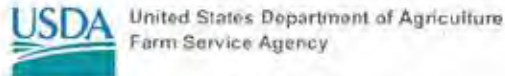
Tract Number : 1270
Description : F8/1A S 17 T 15N R 7E
FSA Physical Location : INDIANA/HANCOCK
ANSI Physical Location : INDIANA/HANCOCK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ARTHUR FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
68.24	64.99	64.99	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
HANCOCK
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7631
Prepared : 11/17/25 3:09 PM CST
Crop Year : 2026

Tract 1270 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.99	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	39.53	0.00	131
Soybeans	25.46	0.00	50
TOTAL	64.99	0.00	

NOTES

Tract Number : 1271
 Description : F8/1A S 17 T 15N R 7E
 FSA Physical Location : INDIANA/HANCOCK
 ANSI Physical Location : INDIANA/HANCOCK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : ARTHURS INC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.98	19.98	19.98	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	19.98	0.00	0.00	0.00	0.00	0.00

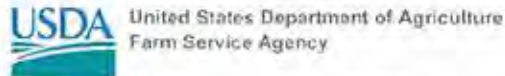
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.07	0.00	131
Soybeans	4.91	0.00	50
TOTAL	19.98	0.00	

NOTES

FSA INFORMATION

INDIANA
HANCOCK
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7631
Prepared : 11/17/25 3:08 PM CST
Crop Year : 2026

Tract Number : 7394
Description :
FSA Physical Location : INDIANA/HANCOCK
ANSI Physical Location : INDIANA/HANCOCK
BIA Unit Range Number :
HEL Status : NHEL - No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ARTHUR FARMS LLC, LLOYD T ARTHUR
Other Producers : None
Recon ID : 18-059-2017-61

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
59.03	59.03	59.03	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	59.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.76	0.00	131
Soybeans	29.25	0.00	41
TOTAL	59.03	0.00	

NOTES

Tract Number : 8354
Description :
FSA Physical Location : INDIANA/HANCOCK
ANSI Physical Location : INDIANA/HANCOCK
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ARTHUR FARMS LLC
Other Producers : None
Recon ID : 18-059-2025-102

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
51.20	47.35	47.35	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7631
Prepared : 11/17/25 3:09 PM CST
Crop Year : 2026

Tract 8354 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	47.35	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	40.94	0.00	131
Soybeans	6.41	0.00	50
TOTAL	47.35	0.00	

NOTES

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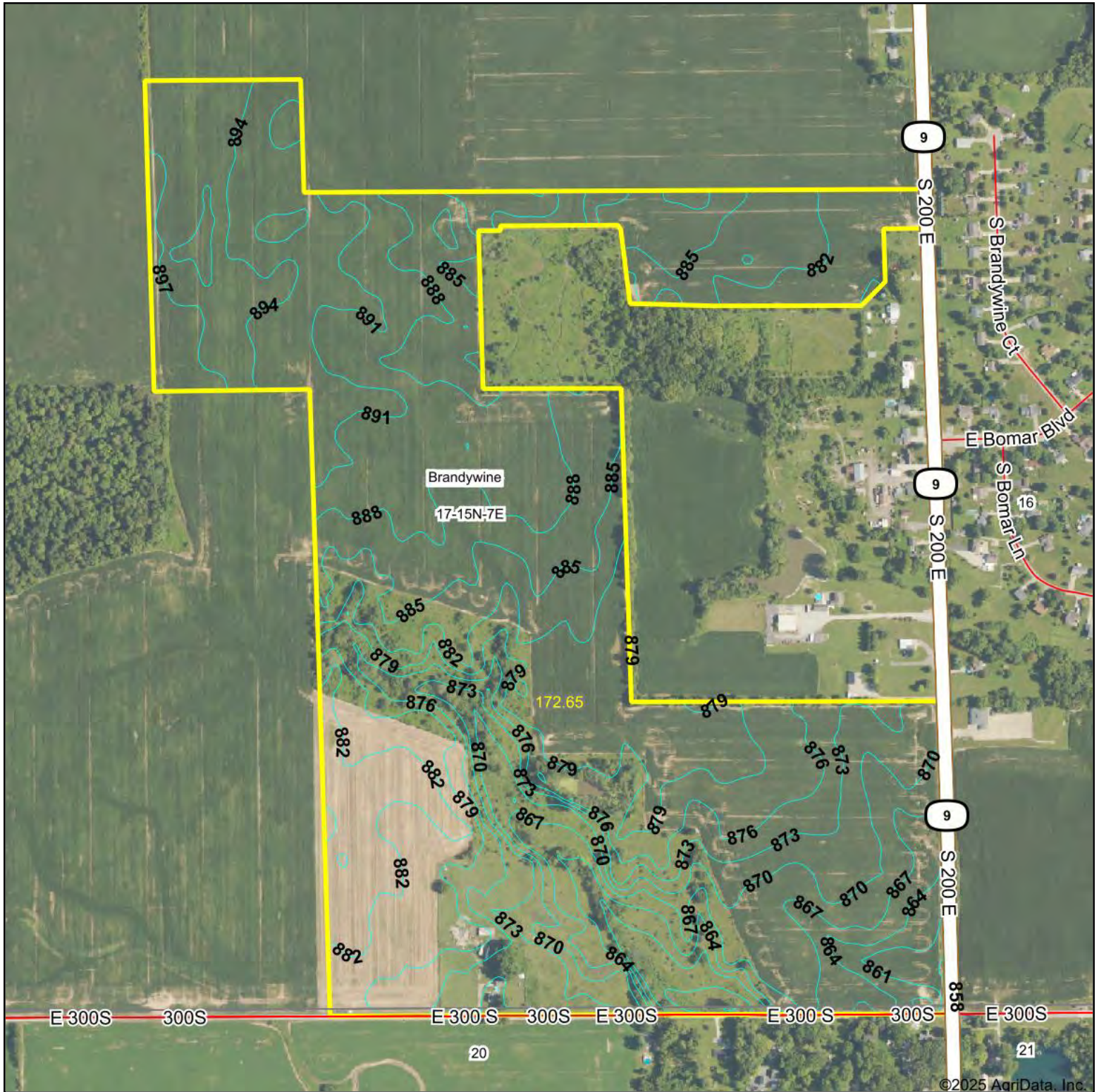
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TOPOGRAPHY MAP

TOPOGRAPHY MAP

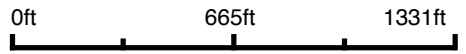
TRACTS 1-5



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 853.0
Max: 901.2
Range: 48.2
Average: 881.2
Standard Deviation: 9.35 ft

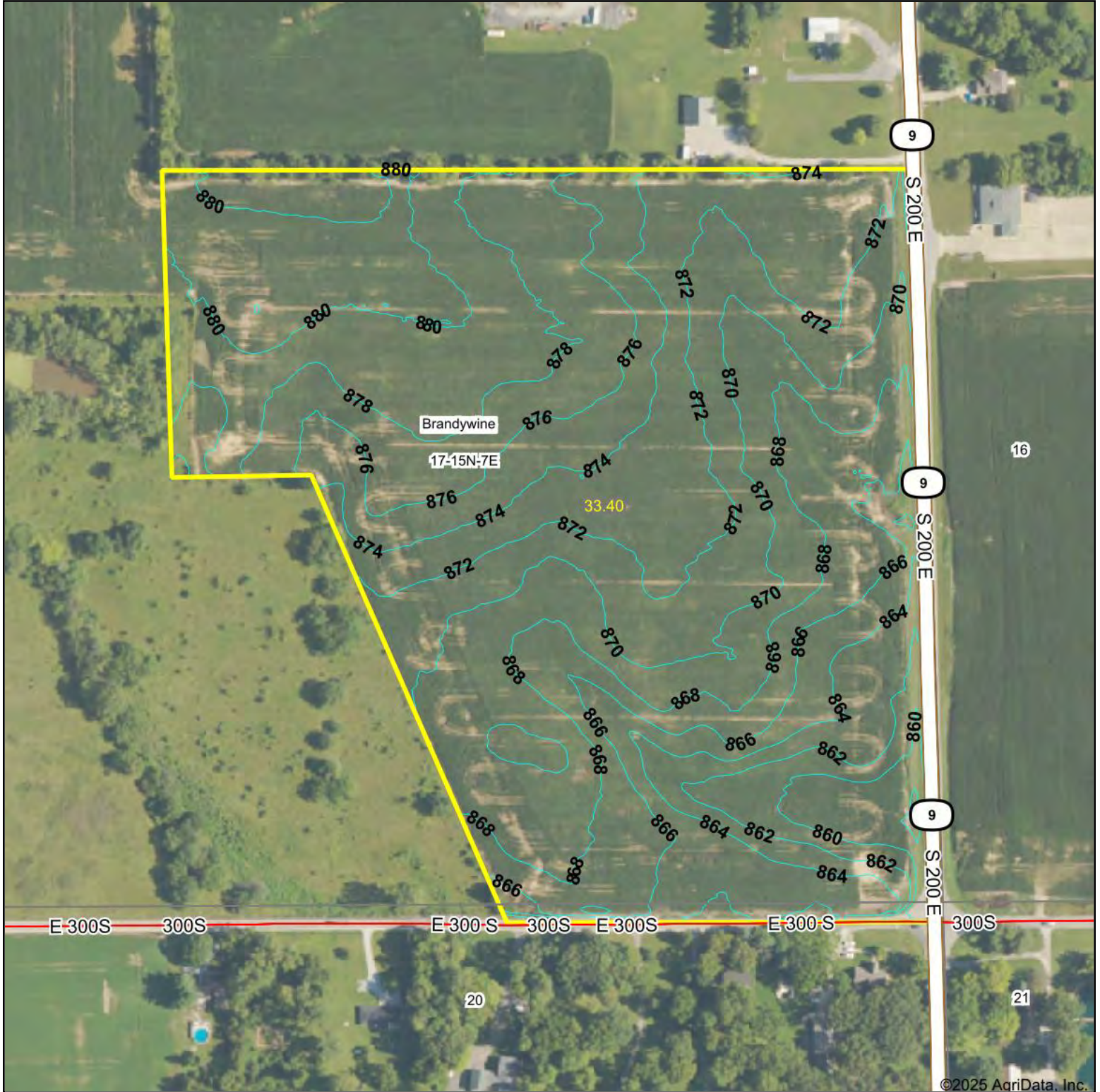


17-15N-7E
Hancock County
Indiana

Boundary Center: 39° 44' 53.81, -85° 46' 11.78

TOPOGRAPHY MAP

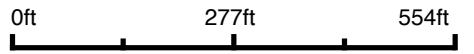
TRACT 1



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 856.5
Max: 882.1
Range: 25.6
Average: 871.7
Standard Deviation: 5.74 ft



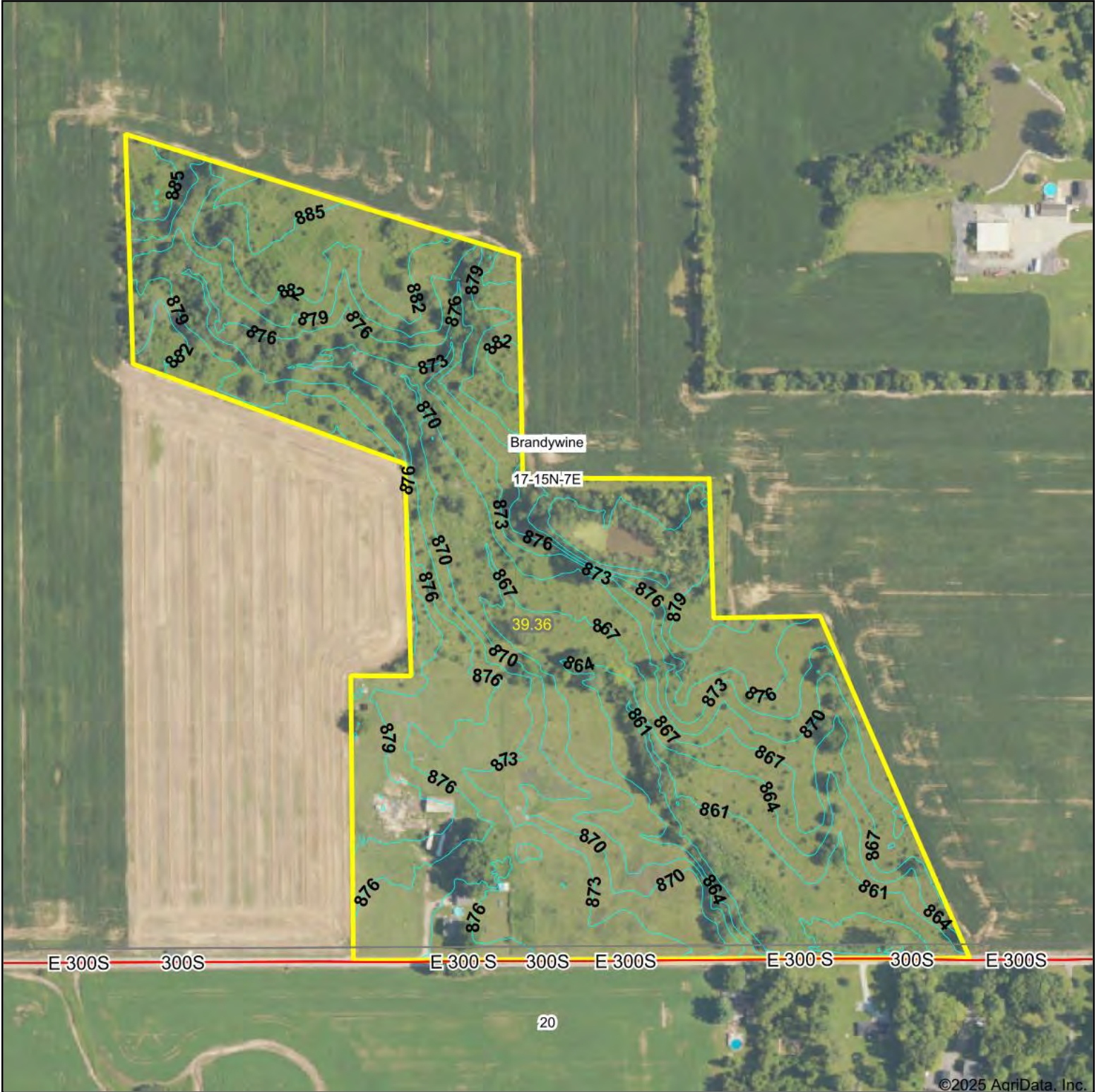
11/11/2025

17-15N-7E
Hancock County
Indiana

Boundary Center: 39° 44' 40.54, -85° 45' 58.7

TOPOGRAPHY MAP

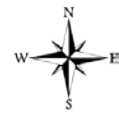
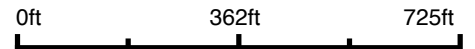
TRACT



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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 853.0
Max: 887.1
Range: 34.1
Average: 873.4
Standard Deviation: 6.99 ft



11/11/2025

17-15N-7E
Hancock County
Indiana

Boundary Center: 39° 44' 43.54, -85° 46' 12.16

TOPOGRAPHY MAP

TRACT



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 875.7
Max: 886.1
Range: 10.4
Average: 881.8
Standard Deviation: 2.03 ft

0ft 281ft 562ft



11/11/2025

17-15N-7E
Hancock County
Indiana

Boundary Center: 39° 44' 40.97, -85° 46' 20.35

TOPOGRAPHY MAP

TRACT

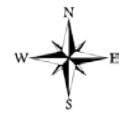



 **SCHRADER**
Real Estate and Auction Company, Inc.

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 876.1
Max: 894.8
Range: 18.7
Average: 886.5
Standard Deviation: 3.48 ft

0ft 309ft 618ft



11/11/2025

17-15N-7E
Hancock County
Indiana

Boundary Center: 39° 44' 52.83, -85° 46' 16.04

TOPOGRAPHY MAP

TRACT



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 0.0
Max: 0.0
Range: .0
Average: .0
Standard Deviation: 0 ft

0ft 556ft 1111ft



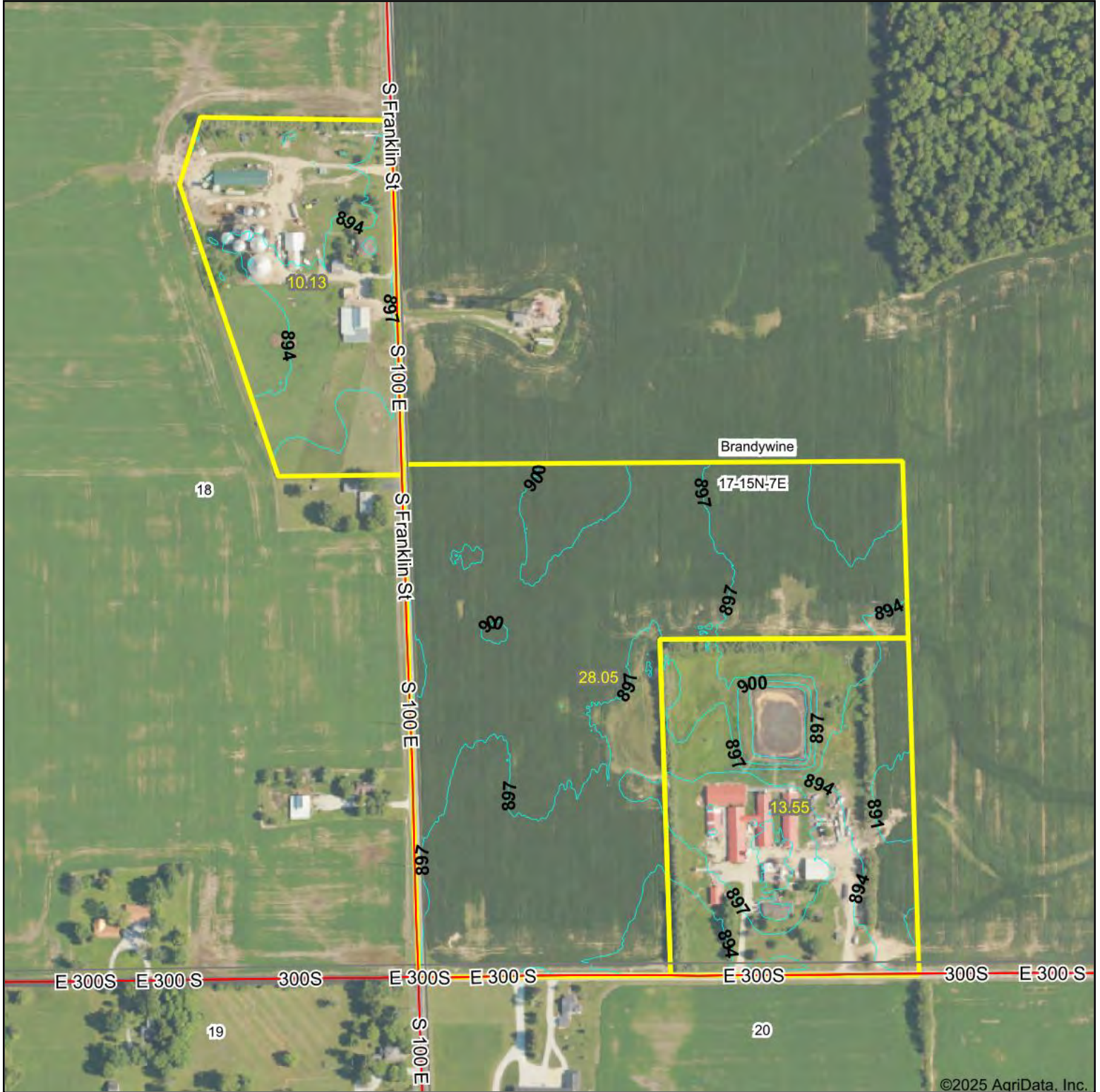
11/11/2025

17-15N-7E
Hancock County
Indiana

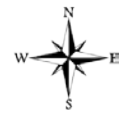
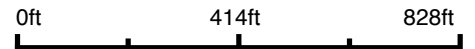
Boundary Center: 39° 45' 7.16, -85° 46' 12.19

TOPOGRAPHY MAP

TRACTS 6-8



Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 889.8
Max: 902.3
Range: 12.5
Average: 896.3
Standard Deviation: 2.36 ft



10/20/2025

17-15N-7E
Hancock County
Indiana

Boundary Center: 39° 44' 45.58, -85° 46' 53.79

TOPOGRAPHY MAP

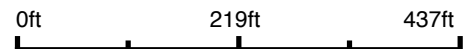
TRACT 6



©2025 AgriData, Inc.



Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 890.9
Max: 899.4
Range: 8.5
Average: 894.5
Standard Deviation: 1.8 ft



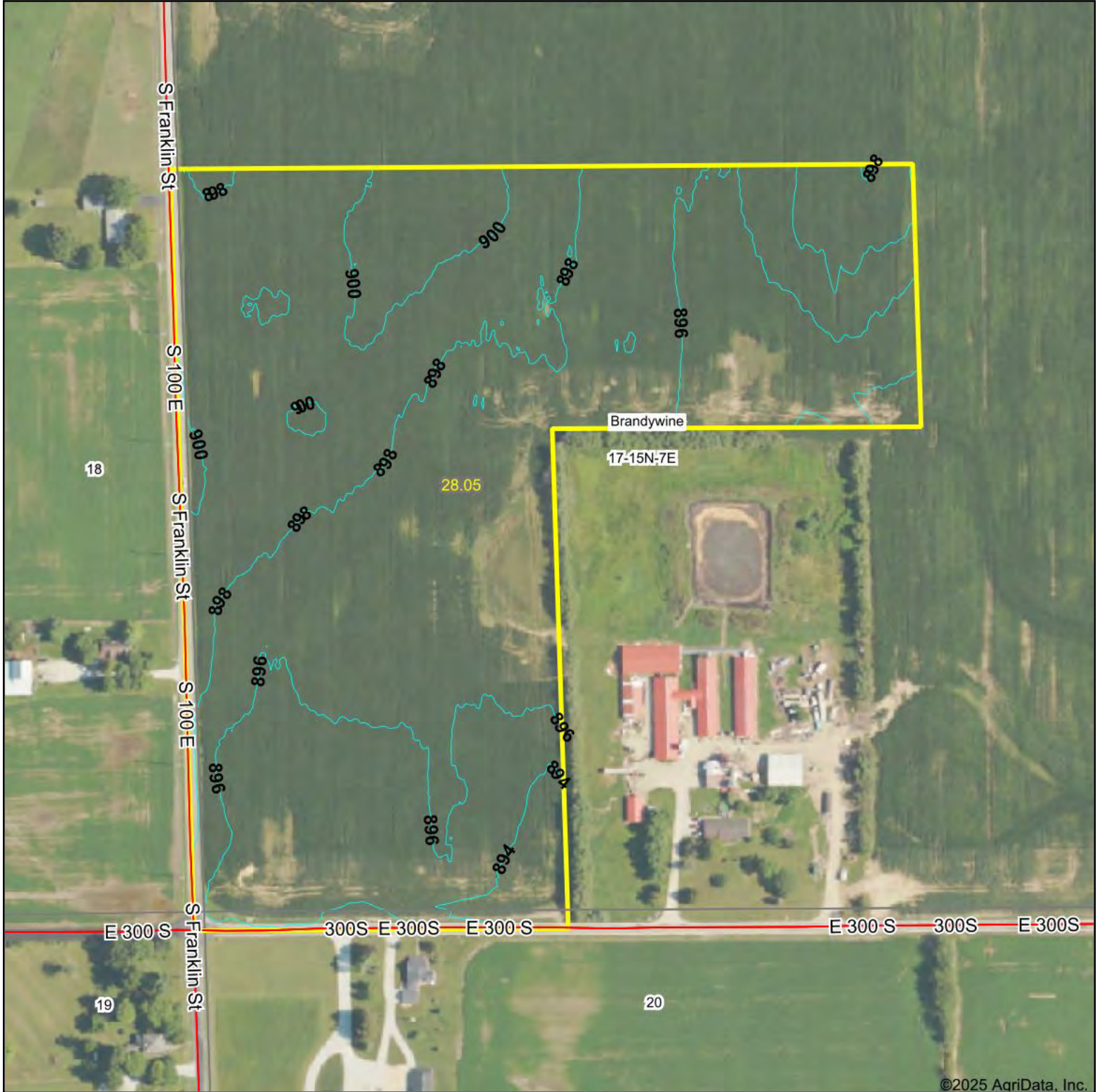
11/11/2025

18-15N-7E
Hancock County
Indiana

Boundary Center: 39° 44' 52.24, -85° 47' 2.46

TOPOGRAPHY MAP

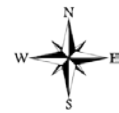
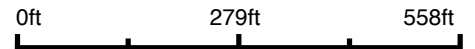
TRACT 7



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 892.4
Max: 901.7
Range: 9.3
Average: 897.2
Standard Deviation: 1.77 ft



11/11/2025

17-15N-7E
Hancock County
Indiana

Boundary Center: 39° 44' 41.02, -85° 46' 50.18

TOPOGRAPHY MAP

TRACT 9



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 860.7

Max: 870.1

Range: 9.4

Average: 864.8

Standard Deviation: 1.87 ft

0ft 415ft 830ft



10/20/2025

31-15N-7E
Hancock County
Indiana

Boundary Center: 39° 42' 32.77, -85° 47' 11.21

COUNTY PARCEL REPORTS

COUNTY PARCEL REPORT

TRACT 1 & PART OF TRACT 2

Hancock County, IN

Summary

Parcel ID 30-11-17-400-017.000-002
Alternate ID 30-11-17-400-017.000-002
Section Plat 17
Routing Number
Property Address E 300 S
 Greenfield, IN 46140
Brief Tax Description SE SE 17-15-7 40AC
 (Note: Not to be used on legal documents)
Class 100: Vacant Land

Owners

Deeded Owner
 Parker & Thomas LLC
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
Township: BRANDYWINE TOWNSHIP
State District 002 BRANDYWINE TOWNSHIP
Local District: 002
School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
Neighborhood: 92103-002 BRANDYWINE - AGRICULTURAL

Site Description

Topography: Rolling , Flat
Public Utilities: Electricity
Street or Road: Paved
Parcel Acreage: 40
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch	BR	0	0	0.4800	\$2,120.00	\$2,714.00	\$1,302.72	(100%)	\$0.00
Road Right of Way	BR	0	0	2.1600	\$2,120.00	\$2,714.00	\$5,862.24	(100%)	\$0.00
Tillable Cropland	BR	0	0	4.5500	\$2,120.00	\$2,714.00	\$12,348.70	0%	\$12,350.00
Tillable Cropland	CRA	0	0	2.6540	\$2,120.00	\$2,162.00	\$5,737.95	0%	\$5,740.00
Tillable Cropland	MMB2	0	0	21.0910	\$2,120.00	\$1,887.00	\$39,798.72	0%	\$39,800.00
Non-tillable Land	MMB2	0	0	2.6660	\$2,120.00	\$1,887.00	\$5,030.74	(60%)	\$2,010.00
Tillable Cropland	MMD2	0	0	0.2460	\$2,120.00	\$1,442.00	\$354.73	0%	\$350.00
Tillable Cropland	MPC3	0	0	4.9520	\$2,120.00	\$1,632.00	\$8,081.66	0%	\$8,080.00
Non-tillable Land	SH	0	0	1.2010	\$2,120.00	\$2,353.00	\$2,825.95	(60%)	\$1,130.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
9/9/2011	Parker & Thomas LLC		11/7930	\$0.00
7/20/2009	ARTHUR, LLOYD T		09/7933	\$135,960.00
12/30/2008	ARTHUR, NED ALLEN		08/12883	\$0.00
6/7/1983	ARTHURS INC			\$0.00
	SHIVELY			\$0.00

Valuation

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Reason	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval
As Of Date	6/4/2025	4/17/2025	4/12/2024	4/11/2023	3/30/2023
Land	\$69,500	\$78,300	\$74,700	\$62,200	\$62,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$69,500	\$78,300	\$74,700	\$62,200	\$62,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$69,500	\$78,300	\$74,700	\$62,200	\$62,200

COUNTY PARCEL REPORT

TRACT 1 & PART OF TRACT 2

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$69,500	\$78,300	\$74,700	\$62,200	\$62,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$489.51	\$434.31	\$345.66	\$342.61	\$313.68
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$31.37
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$5.92
+ Fall Tax	\$489.51	\$434.31	\$345.66	\$342.61	\$313.68
+ Fall Penalty	\$0.00	\$0.00	\$17.28	\$0.00	\$31.37
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$5.92
+ Delq NTS Tax	\$0.00	\$345.66	\$0.00	\$313.68	\$408.47
+ Delq NTS Pen	\$0.00	\$34.57	\$0.00	\$37.29	\$40.85
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$372.83	\$102.72
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$78.14	\$10.27
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$979.02	\$1,248.85	\$708.60	\$1,487.16	\$1,264.25
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$489.51)	(\$1,248.85)	(\$345.66)	(\$1,487.16)	(\$462.31)
= Total Due	\$489.51	\$0.00	\$362.94	\$0.00	\$801.94

Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856935	5/9/2025	\$489.51
2023 Pay 2024	1817555	11/12/2024	\$434.31
2023 Pay 2024	1754068	4/29/2024	\$814.54
2022 Pay 2023	1699287	5/3/2023	\$345.66
2021 Pay 2022	1666173	11/9/2022	\$342.61
2021 Pay 2022	1628583	5/4/2022	\$1,144.55
2020 Pay 2021	1530863	12/15/2020	\$462.31
2019 Pay 2020	1462832	3/18/2020	\$305.75
2018 Pay 2019	1454067	11/7/2019	\$380.98
2018 Pay 2019	1432305	8/1/2019	\$133.07
2018 Pay 2019	1432289	7/30/2019	\$837.33

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Photos, Sketches.

The parcel lines and corners on GIS do not represent legal boundaries. Users should not rely on them for any purpose other than a low-accuracy approximation of their boundaries. They are of limited precision and are simply graphic representations of parcel lines developed for the county's limited purposes. By law, the legal boundaries of a parcel are a function of (1) the law, (2) evidence on the ground, and (3) the written deed description or subdivision plat.
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COUNTY PARCEL REPORT

PART OF TRACT 2, TRACTS 3 & 4

Hancock County, IN

Summary

Parcel ID 30-11-17-400-011.000-002
Alternate ID 30-11-17-400-011.000-002
Section Plat 17
Routing Number
Property Address 1622 E 300 S
 Greenfield, IN 46140
Brief Tax Description NW SE 17-15-7 80AC
 (Note: Not to be used on legal documents)
Class 101: Cash Grain/General Farm



Owners

Deeded Owner
[Arthur's Inc](#)
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
Township: BRANDYWINE TOWNSHIP
State District 002 BRANDYWINE TOWNSHIP
Local District: 002
School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
Neighborhood: 92103-002 BRANDYWINE - AGRICULTURAL

Site Description

Topography: Rolling , Flat
Public Utilities: Electricity
Street or Road: Paved
Parcel Acreage: 80
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$60,000.00	\$60,000.00	\$60,000.00	0%	\$60,000.00
Residential Excess Acreage		0	0	1.0000	\$10,000.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Legal Ditch	BR	0	0	2.4400	\$2,120.00	\$2,714.00	\$6,622.16	(100%)	\$0.00
Road Right of Way	BR	0	0	0.6200	\$2,120.00	\$2,714.00	\$1,682.68	(100%)	\$0.00
Tillable Cropland	BR	0	0	3.5970	\$2,120.00	\$2,714.00	\$9,762.26	0%	\$9,760.00
Non-tillable Land	CRA	0	0	6.0280	\$2,120.00	\$2,162.00	\$13,032.54	(60%)	\$5,210.00
Tillable Cropland	CRA	0	0	23.3570	\$2,120.00	\$2,162.00	\$50,497.83	0%	\$50,500.00
Land Used by Farm Buildings	CRA	0	0	1.0000	\$2,120.00	\$2,162.00	\$2,162.00	(40%)	\$1,300.00
Non-tillable Land	MMB2	0	0	2.7580	\$2,120.00	\$1,887.00	\$5,204.35	(60%)	\$2,080.00
Tillable Cropland	MMB2	0	0	16.9400	\$2,120.00	\$1,887.00	\$31,965.78	0%	\$31,970.00
Non-tillable Land	MMC2	0	0	3.7130	\$2,120.00	\$1,717.00	\$6,375.22	(60%)	\$2,550.00
Non-tillable Land	MMD2	0	0	0.4340	\$2,120.00	\$1,442.00	\$625.83	(60%)	\$250.00
Non-tillable Land	MPC3	0	0	9.4060	\$2,120.00	\$1,632.00	\$15,350.59	(60%)	\$6,140.00
Tillable Cropland	MPC3	0	0	2.5200	\$2,120.00	\$1,632.00	\$4,112.64	0%	\$4,110.00
Non-tillable Land	SH	0	0	3.4290	\$2,120.00	\$2,353.00	\$8,068.44	(60%)	\$3,230.00
Farm Ponds	SO	0	0	1.7580	\$2,120.00	\$1,060.00	\$1,863.48	(40%)	\$1,120.00

Residential Dwellings

COUNTY PARCEL REPORT

PART OF TRACT 2, TRACTS 3 & 4

Description	Single-Family
Story Height	1
Style	
Finished Area	2028
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	7
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1352	1352
A		1352	676
B		676	0
C		676	0

Features	Area
Porch, Open Frame	68
Porch, Open Frame	36

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	Size
Single-Family	100	C-1	1900	1900	F	2028
Det Garage 20x30	100	C	1900	1900	F	600
Barn, Bank & Flat (T2) 44x50	100	C	1900	1900	VP	2200
Lean-To 18x44	100	C	1900	1900	VP	792
Barn, Pole (T31SO) 30x60	100	C	1950	1950	VP	1800
Lean-To 10x44	100	C	1900	1900	VP	440
Lean-To 16x24	100	C	1900	1900	A	384

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
6/7/1983	Arthur's Inc			\$0.00
	SHIVELY			\$0.00

Valuation

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Reason	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval
As Of Date	6/4/2025	4/17/2025	4/12/2024	4/11/2023	3/30/2023
Land	\$188,300	\$203,200	\$197,200	\$176,000	\$176,000
Land Res (1)	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Land Non Res (2)	\$128,300	\$143,200	\$137,200	\$106,000	\$106,000
Land Non Res (3)	\$0	\$0	\$0	\$10,000	\$10,000
Improvement	\$167,000	\$167,000	\$155,300	\$139,500	\$139,500
Imp Res (1)	\$147,800	\$147,800	\$136,100	\$120,300	\$120,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$19,200	\$19,200	\$19,200	\$19,200	\$19,200
Total	\$355,300	\$370,200	\$352,500	\$315,500	\$315,500
Total Res (1)	\$207,800	\$207,800	\$196,100	\$180,300	\$180,300
Total Non Res (2)	\$128,300	\$143,200	\$137,200	\$106,000	\$106,000
Total Non Res (3)	\$19,200	\$19,200	\$19,200	\$29,200	\$29,200

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$2,309.94	\$2,202.98	\$1,515.40	\$1,394.74	\$1,265.22
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$126.52
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY PARCEL REPORT

PART OF TRACT 2, TRACTS 3 & 4

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Fall Tax	\$2,309.94	\$2,202.98	\$1,515.40	\$1,394.74	\$1,265.22
+ Fall Penalty	\$0.00	\$0.00	\$75.77	\$0.00	\$126.52
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$1,515.40	\$0.00	\$1,265.22	\$1,476.40
+ Delq NTS Pen	\$0.00	\$151.54	\$0.00	\$126.52	\$283.94
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$1,265.22	\$2,839.40
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$126.52	\$420.24
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,619.88	\$6,072.90	\$3,106.57	\$5,572.96	\$7,803.46
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,309.94)	(\$6,072.90)	(\$1,515.40)	(\$5,572.96)	(\$5,019.98)
= Total Due	\$2,309.94	\$0.00	\$1,591.17	\$0.00	\$2,783.48

Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856933	5/9/2025	\$2,309.94
2023 Pay 2024	1817554	11/12/2024	\$2,202.98
2023 Pay 2024	1754066	4/29/2024	\$3,869.92
2022 Pay 2023	1699288	5/3/2023	\$1,515.40
2021 Pay 2022	1666166	11/9/2022	\$1,394.74
2021 Pay 2022	1628582	5/4/2022	\$4,178.22
2020 Pay 2021	1530861	12/15/2020	\$5,019.98
2019 Pay 2020			\$0.00
2018 Pay 2019	1432285	7/30/2019	\$3,650.98
2018 Pay 2019	1432016	6/28/2019	\$2,484.65

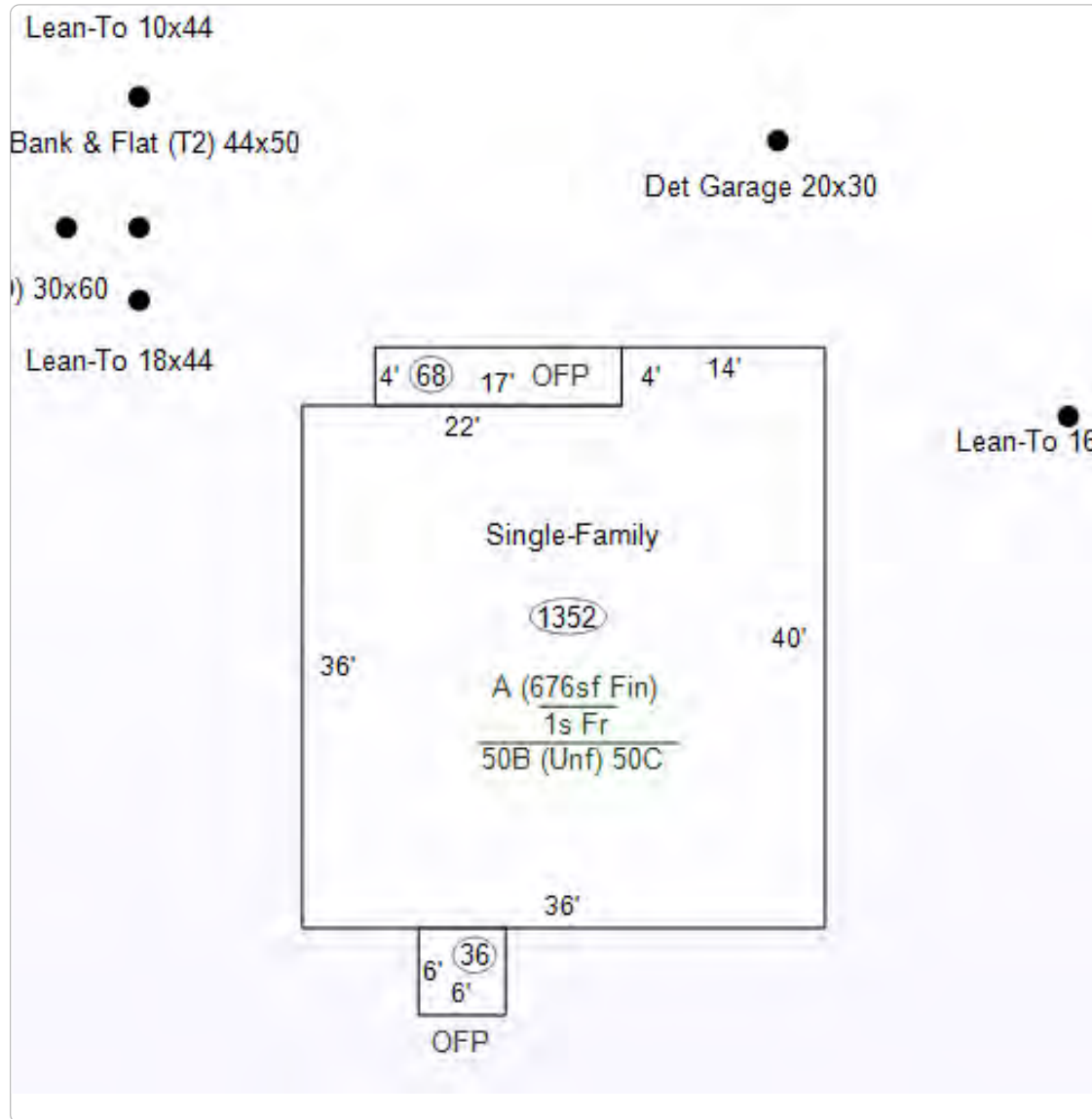
Photos



Sketches

COUNTY PARCEL REPORT

PART OF TRACT 2, TRACTS 3 & 4



No data available for the following modules: Transfer History, Sales Disclosures, Deductions.

The parcel lines and corners on GIS do not represent legal boundaries. Users should not rely on them for any purpose other than a low-accuracy approximation of their boundaries. They are of limited precision and are simply graphic representations of parcel lines developed for the county's limited purposes. By law, the legal boundaries of a parcel are a function of (1) the law, (2) evidence on the ground, and (3) the written deed description or subdivision plat.
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COUNTY PARCEL REPORT

PART OF TRACT 5

Hancock County, IN

Summary

Parcel ID 30-11-17-200-004.001-002
 Alternate ID 30-11-17-200-004.001-002
 Section Plat 17
 Routing Number
 Property Address Weber Rd
 Greenfield, IN 46140
 Brief Tax Description E SE NW 17-15-7 20AC
 (Note: Not to be used on legal documents)
 Class 100: Vacant Land

Owners

Deeded Owner
[Arthur's Inc](#)
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
 Township: BRANDYWINE TOWNSHIP
 State District 002 BRANDYWINE TOWNSHIP
 Local District: 002
 School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
 Neighborhood: 92103-002 BRANDYWINE - AGRICULTURAL

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Parcel Acreage: 20
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BR	0	0	2.1890	\$2,120.00	\$2,714.00	\$5,940.95	0%	\$5,940.00
Tillable Cropland	CRA	0	0	15.781	\$2,120.00	\$2,162.00	\$34,118.52	0%	\$34,120.00
Tillable Cropland	MMB2	0	0	2.0300	\$2,120.00	\$1,887.00	\$3,830.61	0%	\$3,830.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
5/10/2001	Arthur's Inc		01/5976	\$0.00
2/19/1991	CLIFT			\$0.00
	CLIFT, WALTER			\$0.00

Valuation

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Reason	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval
As Of Date	6/4/2025	4/17/2025	4/12/2024	4/11/2023	3/30/2023
Land	\$43,900	\$49,500	\$47,200	\$39,300	\$39,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$43,900	\$49,500	\$47,200	\$39,300	\$39,300
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$43,900	\$49,500	\$47,200	\$39,300	\$39,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$43,900	\$49,500	\$47,200	\$39,300	\$39,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$309.30	\$274.41	\$218.50	\$216.26	\$198.39

COUNTY PARCEL REPORT

PART OF TRACT 5

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$19.84
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$309.30	\$274.41	\$218.50	\$216.26	\$198.39
+ Fall Penalty	\$0.00	\$0.00	\$10.92	\$0.00	\$19.84
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$218.50	\$0.00	\$198.39	\$258.19
+ Delq NTS Pen	\$0.00	\$21.85	\$0.00	\$19.84	\$49.85
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$198.39	\$498.47
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$19.84	\$73.88
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<hr/>					
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<hr/>					
= Charges	\$618.60	\$789.17	\$447.92	\$868.98	\$1,316.85
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$309.30)	(\$789.17)	(\$218.50)	(\$868.98)	(\$880.39)
= Total Due	\$309.30	\$0.00	\$229.42	\$0.00	\$436.46

Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856939	5/9/2025	\$309.30
2023 Pay 2024	1817552	11/12/2024	\$274.41
2023 Pay 2024	1754064	4/29/2024	\$514.76
2022 Pay 2023	1699290	5/3/2023	\$218.50
2021 Pay 2022	1666164	11/9/2022	\$216.26
2021 Pay 2022	1628573	5/4/2022	\$652.72
2020 Pay 2021	1530866	12/15/2020	\$880.39
2019 Pay 2020			\$0.00
2018 Pay 2019	1432284	7/30/2019	\$679.50
2018 Pay 2019	1432017	6/28/2019	\$501.02

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Sales Disclosures, Deductions, Photos, Sketches.

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COUNTY PARCEL REPORT

PART OF TRACT 5

Hancock County, IN

Summary

Parcel ID 30-11-17-100-005.003-002
 Alternate ID 30-11-17-100-005.003-002
 Section Plat 17
 Routing Number
 Property Address S SR 9
 Greenfield, IN 46140
 Brief Tax Description SMD NE 17-15-7 29.598AC
 (Note: Not to be used on legal documents)
 Class 100: Vacant Land

Owners

Deeded Owner
[Arthur, Lloyd T](#)
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
 Township: BRANDYWINE TOWNSHIP
 State District 002 BRANDYWINE TOWNSHIP
 Local District: 002
 School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
 Neighborhood: 92103-002 BRANDYWINE - AGRICULTURAL

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Parcel Acreage: 29.598
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BR	0	0	.19	\$2,120.00	\$2,714.00	\$515.66	(100%)	\$0.00
Tillable Cropland	BR	0	0	1.491	\$2,120.00	\$2,714.00	\$4,046.57	0%	\$4,050.00
Tillable Cropland	CRA	0	0	17.069	\$2,120.00	\$2,162.00	\$36,903.18	0%	\$36,900.00
Tillable Cropland	MMB2	0	0	9.99	\$2,120.00	\$1,887.00	\$18,851.13	0%	\$18,850.00
Tillable Cropland	MMC2	0	0	.858	\$2,120.00	\$1,717.00	\$1,473.19	0%	\$1,470.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
4/27/2015	Arthur, Lloyd T	15-3617	15/3617	\$0.00
1/10/2014	ARTHUR, LLOYD T & ANGELA D	140000349	14/349	\$198,307.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/27/2015	ARTHUR, LLOYD T & ANGELA D	Quit Claim Deed	2015	3617	15-3617
1/10/2014			2015	13195	140000349

Valuation

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Reason	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval
As Of Date	6/4/2025	4/17/2025	4/12/2024	4/11/2023	3/30/2023
Land	\$61,300	\$69,100	\$65,900	\$54,900	\$54,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$61,300	\$69,100	\$65,900	\$54,900	\$54,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$61,300	\$69,100	\$65,900	\$54,900	\$54,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0

COUNTY PARCEL REPORT

PART OF TRACT 5

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Total Non Res (2)	\$61,300	\$69,100	\$65,900	\$54,900	\$54,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$431.84	\$383.34	\$304.90	\$302.11	\$277.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$27.70
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$431.84	\$383.34	\$304.90	\$302.11	\$277.00
+ Fall Penalty	\$0.00	\$0.00	\$15.24	\$0.00	\$27.70
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$304.90	\$0.00	\$277.00	\$360.50
+ Delq NTS Pen	\$0.00	\$30.49	\$0.00	\$27.70	\$36.05
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$277.00	\$360.50
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$27.70	\$36.05
+ Other Assess	\$5.00	\$5.00	\$5.00	\$10.50	\$11.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$868.68	\$1,107.07	\$630.04	\$1,224.12	\$1,413.50
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$436.84)	(\$1,107.07)	(\$309.90)	(\$1,224.12)	(\$798.60)
= Total Due	\$431.84	\$0.00	\$320.14	\$0.00	\$614.90

Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856938	5/9/2025	\$436.84
2023 Pay 2024	1817553	11/12/2024	\$383.34
2023 Pay 2024	1754061	4/29/2024	\$723.73
2022 Pay 2023	1699293	5/3/2023	\$309.90
2021 Pay 2022	1666168	11/9/2022	\$302.11
2021 Pay 2022	1628576	5/4/2022	\$922.01
2020 Pay 2021	1530862	12/15/2020	\$798.60
2019 Pay 2020			\$0.00
2018 Pay 2019	1454068	11/7/2019	\$336.24
2018 Pay 2019	1432286	7/30/2019	\$949.65
2018 Pay 2019	1432018	6/28/2019	\$604.68

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Photos, Sketches.

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COUNTY PARCEL REPORT

PART OF TRACT 6

Hancock County, IN

Summary

Parcel ID 30-11-18-400-012.001-002
Alternate ID 30-11-18-400-012.001-002
Section Plat 18
Routing Number
Property Address S 100 E
 Greenfield, IN 46140
Brief Tax Description NE SE 18-15-7 8.62AC
 (Note: Not to be used on legal documents)
Class 110: Hog Farm

Owners

Deeded Owner
[Arthur's, Inc](#)
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
Township: BRANDYWINE TOWNSHIP
State District 002 BRANDYWINE TOWNSHIP
Local District: 002
School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
Neighborhood: 92103-002 BRANDYWINE - AGRICULTURAL

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Parcel Acreage: 8.62
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BR	0	0	.248	\$2,120.00	\$2,714.00	\$673.07	(100%)	\$0.00
Tillable Cropland	BR	0	0	1.116	\$2,120.00	\$2,714.00	\$3,028.82	0%	\$3,030.00
Land Used by Farm Buildings	CRA	0	0	3.885	\$2,120.00	\$2,162.00	\$8,399.37	(40%)	\$5,040.00
Tillable Cropland	CRA	0	0	3.371	\$2,120.00	\$2,162.00	\$7,288.10	0%	\$7,290.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	Size
Conft , Hog 32x140 (4480sqft)	100	C	1986	1986	A	4480
Barn, (T3AW) 45x45 (2025sqft)	100	C	1976	1976	A	2025
Barn, (T3AW) 30x50 (1500sqft)	100	C	1966	1966	A	1500
Steel Grain Bin 22'(dia) 2	100	C	1976	1976	A	380
Steel Grain Bin 23'(dia) 2	100	C	1976	1976	A	380
Steel Grain Bin 23'(dia) 1	100	C	1961	1961	A	380
Steel Grain Bin 22'(dia) (380sqft)	100	C	1976	1976	A	380
Steel Grain Bin 39'(dia) (1134sqft)	100	C	1976	1976	A	1134
Steel Grain Bin 25'(dia) 2	100	C	2006	2006	A	452
Steel Grain Bin 25'(dia) 1	100	C	2006	2006	A	452
Steel Grain Bin 25'(dia) (452sqft)	100	C	2006	2006	A	452
Steel Grain Bin 60'(dia) (2827sqft)	100	C	2008	2008	A	2827
Utility Shed 10x20 (200sqft)	100	C	1900	1900	A	200
Utility Shed 12x16 (192sqft)	100	C	2008	2008	A	192
Barn, (T2) 40x50 (2000sqft)	100	C	1940	1940	F	2000
Lean-To 40x40 (1600sqft)	100	C	1940	1940	A	1600
Barn, (T2) 22x24 (528sqft)	100	C	1940	1940	A	528
Lean-To 18x24 (432sqft)	100	C	1940	1940	F	432
Lean-To 34x70 (2380sqft)	100	C	2018	2018	A	2380

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
5/17/2019	Arthur's Inc		2019/04461	\$0.00

COUNTY PARCEL REPORT

PART OF TRACT 6

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
5/17/2019			2019	04461	201904461

Valuation

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Reason	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval
As Of Date	6/4/2025	4/17/2025	4/12/2024	4/11/2023	3/30/2023
Land	\$15,400	\$17,300	\$16,500	\$13,800	\$13,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$15,400	\$17,300	\$16,500	\$13,800	\$13,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$282,500	\$282,500	\$290,200	\$290,200	\$290,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$282,500	\$282,500	\$290,200	\$290,200	\$290,200
Total	\$297,900	\$299,800	\$306,700	\$304,000	\$304,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$15,400	\$17,300	\$16,500	\$13,800	\$13,800
Total Non Res (3)	\$282,500	\$282,500	\$290,200	\$290,200	\$290,200

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$2,009.80	\$2,122.68	\$2,222.87	\$1,319.41	\$1,280.94
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$128.09
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,009.80	\$2,122.68	\$2,222.87	\$1,319.41	\$1,280.94
+ Fall Penalty	\$0.00	\$0.00	\$111.14	\$0.00	\$128.09
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$2,222.87	\$0.00	\$1,280.94	\$0.00
+ Delq NTS Pen	\$0.00	\$222.29	\$0.00	\$128.09	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$1,280.94	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$128.09	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,019.60	\$6,690.52	\$4,556.88	\$5,456.88	\$2,818.06
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,009.80)	(\$6,690.52)	(\$2,222.87)	(\$5,456.88)	
= Total Due	\$2,009.80	\$0.00	\$2,334.01	\$0.00	\$2,818.06

Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856937	5/9/2025	\$2,009.80
2023 Pay 2024	1817549	11/12/2024	\$2,122.68
2023 Pay 2024	1754067	4/29/2024	\$4,567.84
2022 Pay 2023	1699286	5/3/2023	\$2,222.87
2021 Pay 2022	1666167	11/9/2022	\$1,319.41
2021 Pay 2022	1628581	5/4/2022	\$4,137.47
2020 Pay 2021			\$0.00
2019 Pay 2020			\$0.00

Sketches

COUNTY PARCEL REPORT

PART OF TRACT 6



No data available for the following modules: Residential Dwellings, Sales Disclosures, Deductions, Photos.

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COUNTY PARCEL REPORT

PART OF TRACT 6

Hancock County, IN

Summary

Parcel ID 30-11-18-400-014.000-002
Alternate ID 30-11-18-400-014.000-002
Section Plat 18
Routing Number
Property Address 2636 S 100 E
 GREENFIELD, IN 46140
Brief Tax Description NED SE 18-15-7 1.363AC
 (Note: Not to be used on legal documents)
Class 511: 1 Family Dwell - Unplatted (0 to 9.99 Acres)



Owners

Deeded Owner
[Arthur, Lloyd T](#)
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
Township: BRANDYWINE TOWNSHIP
State District 002 BRANDYWINE TOWNSHIP
Local District: 002
School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
Neighborhood: 92101-002 BRANDYWINE - RESIDENTIAL

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Parcel Acreage: 1.363
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$60,000.00	\$60,000.00	\$60,000.00	0%	\$60,000.00
Residential Excess Acreage		0	0	0.2630	\$10,000.00	\$10,000.00	\$2,630.00	0%	\$2,630.00
Road Right of Way	BR	0	0	0.1000	\$2,120.00	\$2,714.00	\$271.40	(100%)	\$0.00

Residential Dwellings

COUNTY PARCEL REPORT

PART OF TRACT 6

Description	Single-Family
Story Height	1
Style	
Finished Area	1350
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1350
Bedrooms	2
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	5
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Stone	1350	1350
B		1350	0

Features	Area
Patio, Concrete	32
Porch, Enclosed Frame	96
Porch, Open Frame	240

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	Size
Single-Family	100	C	1955	1955	F	1350
Barn, (T3AW) 30x33	100	C	1900	1900	F	990
Barn, (T3AW) 24x32	100	C	1970	1970	F	768
Utility Shed 8x10	100	C	1900	1900	F	80

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
5/11/2001	ARTHUR, LLOYD T		01/6074	\$97,000.00
2/17/2000	HILL, MARC J & HEATHER A ESKRIDGE		00/01739	\$79,000.00
1/19/1978	ARTHUR, FLORA J			\$0.00
1/19/1978	ARTHUR TO MCGAUCHE & MORE FF TRUST			\$0.00
	ARTHUR TO MCGAUCHE & MORE FF TRUST			\$0.00

Valuation

Assessment Year	2025	2024	2023	2023 (2)	2023 (3)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval	Land Reval
As Of Date	4/17/2025	4/12/2024	4/11/2023	3/30/2023	1/9/2023
Land	\$62,600	\$62,600	\$62,600	\$62,600	\$40,600
Land Res (1)	\$60,000	\$60,000	\$60,000	\$60,000	\$38,000
Land Non Res (2)	\$2,600	\$2,600	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$2,600	\$2,600	\$2,600
Improvement	\$168,800	\$159,200	\$149,700	\$149,700	\$137,700
Imp Res (1)	\$168,800	\$159,200	\$138,800	\$138,800	\$126,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$10,900	\$10,900	\$10,900
Total	\$231,400	\$221,800	\$212,300	\$212,300	\$178,300
Total Res (1)	\$228,800	\$219,200	\$198,800	\$198,800	\$164,800
Total Non Res (2)	\$2,600	\$2,600	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$13,500	\$13,500	\$13,500

Deductions

Type	Description	2020 Pay 2021
Mortgage	Mortgage	\$3,000.00

Tax History

2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
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COUNTY PARCEL REPORT

PART OF TRACT 6

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,453.46	\$1,482.38	\$1,263.18	\$1,184.14	\$1,030.90
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$103.09
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$220.14
+ Fall Tax	\$1,453.46	\$1,482.38	\$1,263.18	\$1,184.14	\$1,030.90
+ Fall Penalty	\$0.00	\$0.00	\$63.16	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$1,263.18	\$0.00	\$0.00	\$1,100.70
+ Delq NTS Pen	\$0.00	\$126.32	\$0.00	\$0.00	\$110.07
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.70
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$110.07
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<hr/>					
= Charges	\$2,906.92	\$4,354.26	\$2,589.52	\$2,368.28	\$4,931.57
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,453.46)	(\$4,354.26)	(\$1,263.18)	(\$2,368.28)	(\$4,931.57)
= Total Due	\$1,453.46	\$0.00	\$1,326.34	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856934	5/9/2025	\$1,453.46
2023 Pay 2024	1817548	11/12/2024	\$1,482.38
2023 Pay 2024	1754063	4/29/2024	\$2,871.88
2022 Pay 2023	1699292	5/3/2023	\$1,263.18
2021 Pay 2022	1666170	11/9/2022	\$1,184.14
2021 Pay 2022	1628578	5/4/2022	\$1,184.14
2020 Pay 2021	1575062	10/25/2021	\$4,931.57
2019 Pay 2020			\$0.00
2018 Pay 2019	1454069	11/7/2019	\$970.48
2018 Pay 2019	1432287	7/30/2019	\$2,246.67

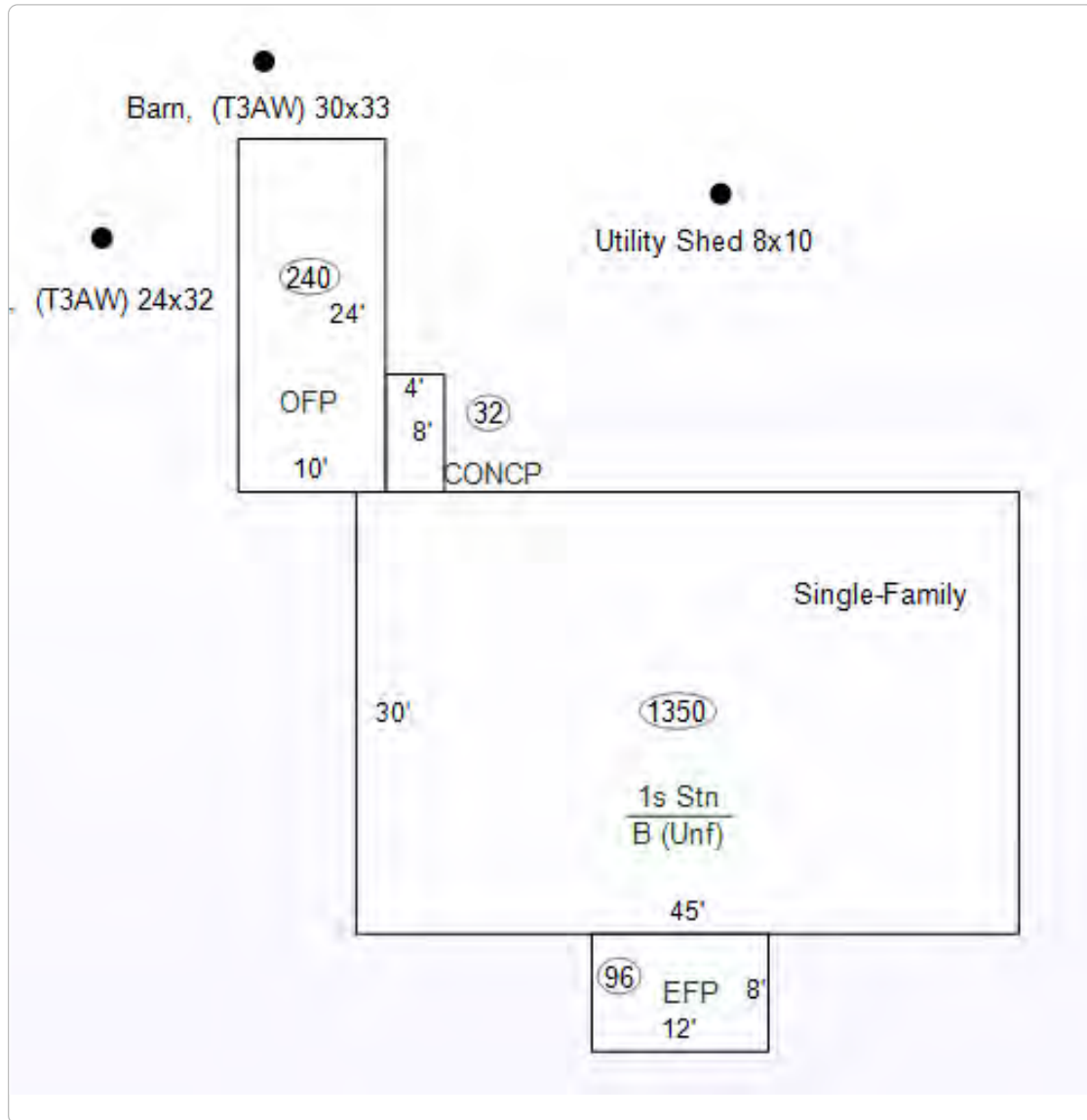
Photos



Sketches

COUNTY PARCEL REPORT

PART OF TRACT 6



No data available for the following modules: Transfer History, Sales Disclosures.

The parcel lines and corners on GIS do not represent legal boundaries. Users should not rely on them for any purpose other than a low-accuracy approximation of their boundaries. They are of limited precision and are simply graphic representations of parcel lines developed for the county's limited purposes. By law, the legal boundaries of a parcel are a function of (1) the law, (2) evidence on the ground, and (3) the written deed description or subdivision plat.
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COUNTY PARCEL REPORT

TRACT 7 & PART OF TRACT 8

Hancock County, IN

Summary

Parcel ID 30-11-17-300-009.000-002
Alternate ID 30-11-17-300-009.000-002
Section Plat 17
Routing Number
Property Address S 100 E
 Greenfield, IN 46140
Brief Tax Description W SW 17-15-7 39.42AC
 (Note: Not to be used on legal documents)
Class 110: Hog Farm

Owners

Deeded Owner
[Arthur's Inc](#)
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
Township: BRANDYWINE TOWNSHIP
State District 002 BRANDYWINE TOWNSHIP
Local District: 002
School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
Neighborhood: 92103-002 BRANDYWINE - AGRICULTURAL

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Parcel Acreage: 39.42
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BR	0	0	1.225	\$2,120.00	\$2,714.00	\$3,324.65	(100%)	\$0.00
Tillable Cropland	BR	0	0	9.134	\$2,120.00	\$2,714.00	\$24,789.68	0%	\$24,790.00
Tillable Cropland	CRA	0	0	21.103	\$2,120.00	\$2,162.00	\$45,624.69	0%	\$45,620.00
Land Used by Farm Buildings	CRA	0	0	1.0000	\$2,120.00	\$2,162.00	\$2,162.00	(40%)	\$1,300.00
Tillable Cropland	MMB2	0	0	6.958	\$2,120.00	\$1,887.00	\$13,129.75	0%	\$13,130.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	Size
Conf Facility, Hog 45x100	100	C	1986	1986	A	4500
Conf Facility, Hog 32x60	100	C	1986	1986	A	1920
Conf Facility, Hog 32x140	100	C	1974	1974	A	4480
Conf Facility, Hog 40x160	100	C	1974	1974	A	6400
Conf Facility, Hog 32x140	100	C	1974	1974	A	4480
Steel Grain Bin 21(dia)	100	C	1975	1975	A	314
Barn, Pole (T3AW) 36x36	100	C	1948	1948	A	1296
Barn, Pole (T31SO) 54x60	100	C	1987	1987	A	3240
Canopy (free stand) 11x33	100	C-1	2013	2013	A	363
Barn, Pole (T3AW) 24x40	100	C	2001	2001	A	960
Canopy 8x12	100	C	2001	2001	A	96

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
5/17/2019	Arthur's Inc		2019/04461	\$0.00
	Arthur's Inc			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
5/17/2019			2019	04461	201904461

Valuation

COUNTY PARCEL REPORT

TRACT 7 & PART OF TRACT 8

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Reason	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval
As Of Date	6/4/2025	4/17/2025	4/12/2024	4/11/2023	3/30/2023
Land	\$84,800	\$95,600	\$91,300	\$76,100	\$76,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$84,800	\$95,600	\$91,300	\$76,100	\$76,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$164,000	\$164,000	\$163,500	\$163,700	\$163,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$164,000	\$164,000	\$163,500	\$163,700	\$163,700
Total	\$248,800	\$259,600	\$254,800	\$239,800	\$239,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$84,800	\$95,600	\$91,300	\$76,100	\$76,100
Total Non Res (3)	\$164,000	\$164,000	\$163,500	\$163,700	\$163,700

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,669.70	\$1,674.40	\$1,330.63	\$1,288.63	\$1,192.60
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$119.26
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,669.70	\$1,674.40	\$1,330.63	\$1,288.63	\$1,192.60
+ Fall Penalty	\$0.00	\$0.00	\$66.53	\$0.00	\$119.26
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$1,330.63	\$0.00	\$1,192.60	\$1,904.86
+ Delq NTS Pen	\$0.00	\$133.06	\$0.00	\$119.26	\$190.49
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$1,192.60	\$1,904.86
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$119.26	\$190.49
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,339.40	\$4,812.49	\$2,727.79	\$5,200.98	\$6,814.42
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,669.70)	(\$4,812.49)	(\$1,330.63)	(\$5,200.98)	(\$4,190.70)
= Total Due	\$1,669.70	\$0.00	\$1,397.16	\$0.00	\$2,623.72

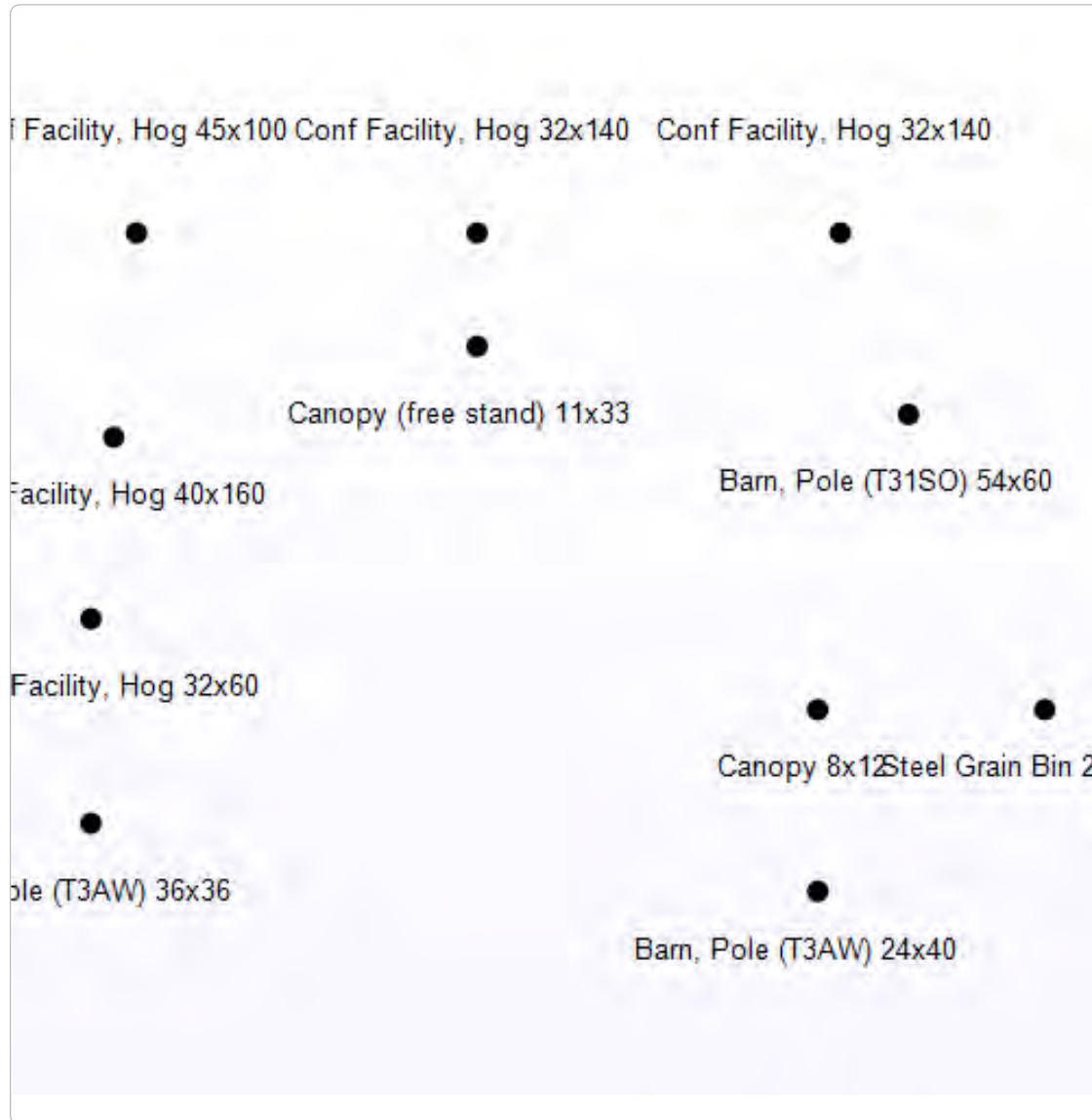
Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856936	5/9/2025	\$1,669.70
2023 Pay 2024	1817550	11/12/2024	\$1,674.40
2023 Pay 2024	1754065	4/29/2024	\$3,138.09
2022 Pay 2023	1699289	5/3/2023	\$1,330.63
2021 Pay 2022	1666165	11/9/2022	\$1,288.63
2021 Pay 2022	1628580	5/4/2022	\$3,912.35
2020 Pay 2021	1530860	12/15/2020	\$4,190.70
2019 Pay 2020			\$0.00
2018 Pay 2019	1431499	5/10/2019	\$9,770.59

Sketches

COUNTY PARCEL REPORT

TRACT 7 & PART OF TRACT 8



No data available for the following modules: Residential Dwellings, Sales Disclosures, Deductions, Photos.

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COUNTY PARCEL REPORT

PART OF TRACT 8

Hancock County, IN

Summary

Parcel ID 30-11-17-300-018.000-002
Alternate ID 30-11-17-300-018.000-002
Section Plat 17
Routing Number
Property Address 1162 E 300 S
 Greenfield, IN 46140
Brief Tax Description W SW 17-15-7 1.58 AC
 (Note: Not to be used on legal documents)
Class 511: 1 Family Dwell - Unplatted (0 to 9.99 Acres)



Owners

Deeded Owner
[Arthur, Lloyd T](#)
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
Township: BRANDYWINE TOWNSHIP
State District 002 BRANDYWINE TOWNSHIP
Local District: 002
School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
Neighborhood: 92101-002 BRANDYWINE - RESIDENTIAL

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Parcel Acreage: 1.58
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$60,000.00	\$60,000.00	\$60,000.00	0%	\$60,000.00
Residential Excess Acreage		0	0	0.4600	\$10,000.00	\$10,000.00	\$4,600.00	0%	\$4,600.00
Road Right of Way	BR	0	0	0.1200	\$2,120.00	\$2,714.00	\$325.68	(100%)	\$0.00

Residential Dwellings

COUNTY PARCEL REPORT

PART OF TRACT 8

Description	Single-Family
Story Height	1
Style	
Finished Area	1508
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1508
Bedrooms	4
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	1
Finished Rooms:	9
Full Baths	3
Full Bath Fixtures	9
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1

Floor	Construction	Base	Finish
1	Stone	1508	1508
B		1508	0

Features	Area
Porch, Open Frame	112
Wood Deck	208

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	Size
Single-Family	100	C+1	1976	1976	A	1508

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
8/24/2007	Arthur, Lloyd T	8/17/2007	07/9817	\$120,000.00
	ARTHUR, WILLIAM J & JACQUELINE			\$0.00

Valuation

Assessment Year	2025	2024	2023	2023 (2)	2023 (3)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval	Land Reval
As Of Date	4/17/2025	4/12/2024	4/11/2023	3/30/2023	1/9/2023
Land	\$64,600	\$64,600	\$64,600	\$64,600	\$42,600
Land Res (1)	\$60,000	\$60,000	\$60,000	\$60,000	\$38,000
Land Non Res (2)	\$4,600	\$4,600	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$4,600	\$4,600	\$4,600
Improvement	\$237,100	\$223,400	\$209,100	\$209,100	\$190,900
Imp Res (1)	\$237,100	\$223,400	\$209,100	\$209,100	\$190,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$301,700	\$288,000	\$273,700	\$273,700	\$233,500
Total Res (1)	\$297,100	\$283,400	\$269,100	\$269,100	\$228,900
Total Non Res (2)	\$4,600	\$4,600	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$4,600	\$4,600	\$4,600

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,887.26	\$1,911.11	\$1,618.68	\$1,682.27	\$1,487.56
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$148.76
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$317.66
+ Fall Tax	\$1,887.26	\$1,911.11	\$1,618.68	\$1,682.27	\$1,487.56
+ Fall Penalty	\$0.00	\$0.00	\$80.93	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$1,618.68	\$0.00	\$0.00	\$1,588.30
+ Delq NTS Pen	\$0.00	\$161.87	\$0.00	\$0.00	\$158.83
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$1,588.30
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$158.83
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY PARCEL REPORT

PART OF TRACT 8

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,774.52	\$5,602.77	\$3,318.29	\$3,364.54	\$7,060.80
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,887.26)	(\$5,602.77)	(\$1,618.68)	(\$3,364.54)	(\$7,060.80)
= Total Due	\$1,887.26	\$0.00	\$1,699.61	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856932	5/9/2025	\$1,887.26
2023 Pay 2024	1817551	11/12/2024	\$1,911.11
2023 Pay 2024	1754062	4/29/2024	\$3,691.66
2022 Pay 2023	1699294	5/3/2023	\$1,618.68
2021 Pay 2022	1666169	11/9/2022	\$1,682.27
2021 Pay 2022	1628577	5/4/2022	\$1,682.27
2020 Pay 2021	1575063	10/25/2021	\$7,060.80
2019 Pay 2020			\$0.00
2018 Pay 2019	1454070	11/7/2019	\$1,406.30
2018 Pay 2019	1432288	7/30/2019	\$3,548.58
2018 Pay 2019	1432019	6/28/2019	\$1,998.86

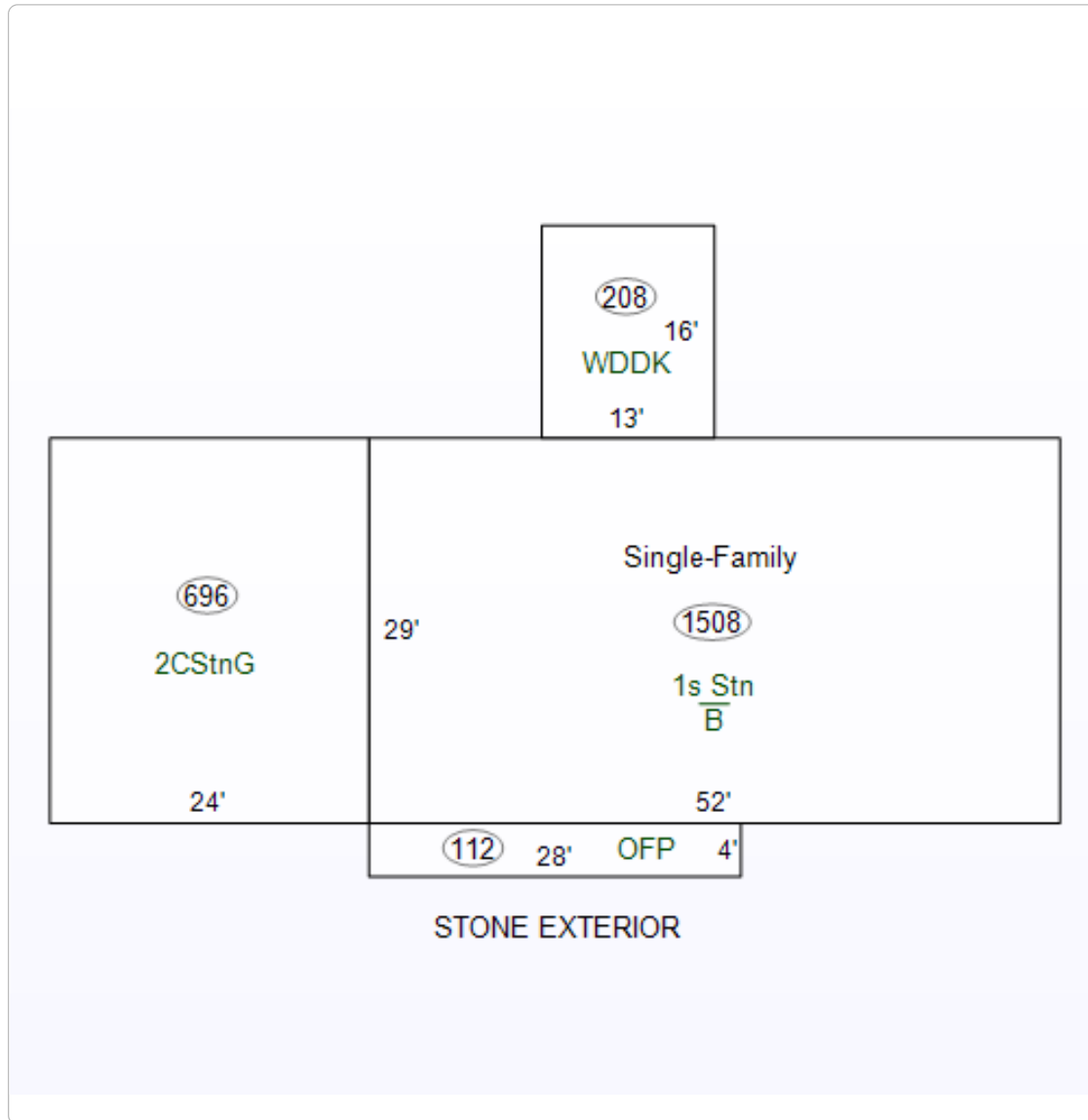
Photos



Sketches

COUNTY PARCEL REPORT

PART OF TRACT 8



No data available for the following modules: Transfer History, Sales Disclosures, Deductions.

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COUNTY PARCEL REPORT

PART OF TRACT 9

Hancock County, IN

Summary

Parcel ID 30-11-31-100-009.001-002
 Alternate ID 30-11-31-100-009.001-002
 Section Plat 31
 Routing Number
 Property Address 5254 S 100 E
 FOUNTAINTOWN, IN 46130
 Brief Tax Description NE 31-15-7 8.065AC
 (Note: Not to be used on legal documents)
 Class 110: Hog Farm

Owners

Deeded Owner
[Arthur Gilt Farms LLC](#)
 Bill Arthur
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
 Township: BRANDYWINE TOWNSHIP
 State District: 002 BRANDYWINE TOWNSHIP
 Local District: 002
 School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
 Neighborhood: 92103-002 BRANDYWINE - AGRICULTURAL

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Parcel Acreage: 8.065
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Woodland	BR	0	0	0.5200	\$2,120.00	\$2,714.00	\$1,411.28	(80%)	\$280.00
Non-tillable Land	BR	0	0	1.2000	\$2,120.00	\$2,714.00	\$3,256.80	(60%)	\$1,300.00
Road Right of Way	BR	0	0	0.0230	\$2,120.00	\$2,714.00	\$62.42	(100%)	\$0.00
Land Used by Farm Buildings	CRA	0	0	2.0000	\$2,120.00	\$2,162.00	\$4,324.00	(40%)	\$2,590.00
Non-tillable Land	CRA	0	0	1.7850	\$2,120.00	\$2,162.00	\$3,859.17	(60%)	\$1,540.00
Woodland	CRA	0	0	1.3300	\$2,120.00	\$2,162.00	\$2,875.46	(80%)	\$580.00
Non-tillable Land	MMB2	0	0	1.2070	\$2,120.00	\$1,887.00	\$2,277.61	(60%)	\$910.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	Size
Confine, Hog 40x261	100	C	1994	1994	A	10440
Lean-To 5x28	100	C	1994	1994	A	140
Confine, Hog 58 x195	100	C	1994	1994	A	11310
Barn, T3 24x40	100	C	1994	1994	A	960
Confine, Hog 33x194	100	C	1995	1995	A	6402
Confine, Hog 33x194	100	C	1995	1995	A	6402
Utility Shed	100	C	2017	2017	A	240

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
	ARTHUR GILT FARMS LLC			\$0.00

Valuation

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Reason	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval
As Of Date	6/4/2025	4/17/2025	4/12/2024	4/11/2023	3/30/2023
Land	\$7,200	\$8,100	\$7,800	\$6,500	\$6,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$7,200	\$8,100	\$7,800	\$6,500	\$6,500

COUNTY PARCEL REPORT

PART OF TRACT 9

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$306,700	\$306,700	\$330,400	\$330,600	\$330,600
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$306,700	\$306,700	\$330,400	\$330,600	\$330,600
Total	\$313,900	\$314,800	\$338,200	\$337,100	\$337,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$7,200	\$8,100	\$7,800	\$6,500	\$6,500
Total Non Res (3)	\$306,700	\$306,700	\$330,400	\$330,600	\$330,600

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$2,216.22	\$2,353.80	\$1,865.98	\$2,147.99	\$2,126.92
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$212.69
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,216.22	\$2,353.80	\$1,865.98	\$2,147.99	\$2,126.92
+ Fall Penalty	\$0.00	\$0.00	\$93.30	\$0.00	\$212.69
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$1,865.98	\$0.00	\$2,126.92	\$2,278.14
+ Delq NTS Pen	\$0.00	\$186.60	\$0.00	\$212.69	\$227.81
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$2,126.92	\$2,278.14
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$212.69	\$227.81
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,432.44	\$6,760.18	\$3,825.26	\$8,975.20	\$9,691.12
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,216.22)	(\$6,760.18)	(\$1,865.98)	(\$8,975.20)	(\$5,011.90)
= Total Due	\$2,216.22	\$0.00	\$1,959.28	\$0.00	\$4,679.22

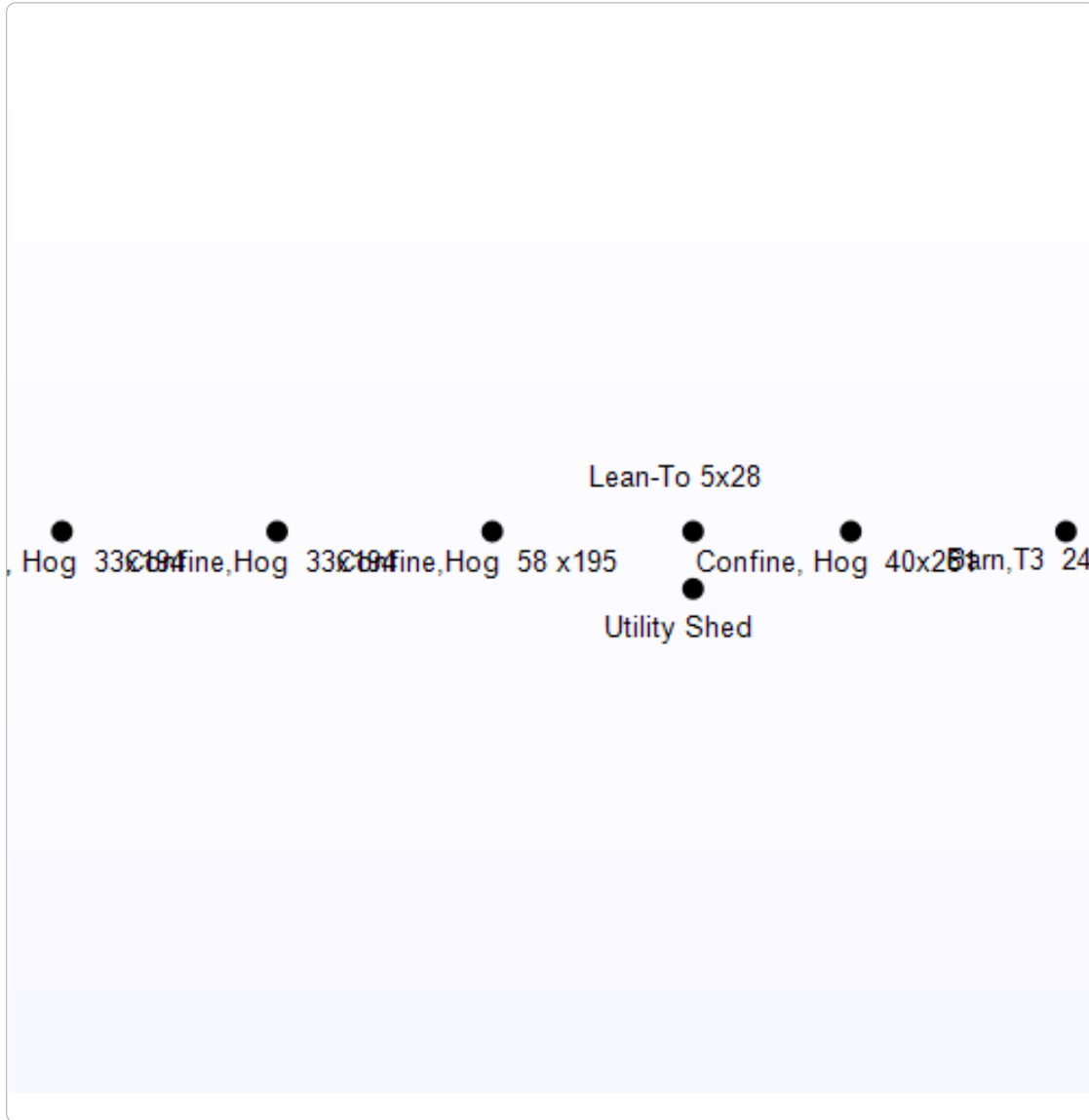
Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856944	5/9/2025	\$2,216.22
2023 Pay 2024	1817557	11/12/2024	\$2,353.80
2023 Pay 2024	1754059	4/29/2024	\$4,406.38
2022 Pay 2023	1699295	5/3/2023	\$1,865.98
2021 Pay 2022	1666171	11/9/2022	\$2,147.99
2021 Pay 2022	1628574	5/4/2022	\$6,827.21
2020 Pay 2021	1530864	12/15/2020	\$5,011.90
2019 Pay 2020			\$0.00
2018 Pay 2019	1454072	11/7/2019	\$2,073.74
2018 Pay 2019	1432282	7/30/2019	\$5,323.36
2018 Pay 2019	1432014	6/28/2019	\$3,459.62

Sketches

COUNTY PARCEL REPORT

PART OF TRACT 9



No data available for the following modules: Residential Dwellings, Transfer History, Sales Disclosures, Deductions, Photos.

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COUNTY PARCEL REPORT

PART OF TRACT 9

Hancock County, IN

Summary

Parcel ID 30-11-31-100-009.002-002
 Alternate ID 30-11-31-100-009.002-002
 Section Plat 31
 Routing Number
 Property Address S 100 E
 GREENFIELD, IN 46140
 Brief Tax Description NE 31-15-7 1.791AC
 (Note: Not to be used on legal documents)
 Class 110: Hog Farm

Owners

Deeded Owner
[Arthur Gilt Farms LLC](#)
 %Bill Arthur
 1162 E 300 S
 Greenfield, IN 46140

Taxing District

County: Hancock
 Township: BRANDYWINE TOWNSHIP
 State District: 002 BRANDYWINE TOWNSHIP
 Local District: 002
 School Corp: SOUTHERN HANCOCK COUNTY COMMUNITY
 Neighborhood: 92103-002 BRANDYWINE - AGRICULTURAL

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Parcel Acreage: 1.791
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Non-tillable Land	CRA	0	0	0.7910	\$2,120.00	\$2,162.00	\$1,710.14	(60%)	\$680.00
Land Used by Farm Buildings	CRA	0	0	1.0000	\$2,120.00	\$2,162.00	\$2,162.00	(40%)	\$1,300.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	Size
Confine, Hog 34x400	100	C	1997	1997	A	13600

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
2/24/1997	ARTHUR GILT FARMS LLC		97/1699	\$0.00
	ARTHUR			\$0.00

Valuation

Assessment Year	2025	2025 (2)	2024	2023	2023 (2)
Reason	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment	Land Reval
As Of Date	6/4/2025	4/17/2025	4/12/2024	4/11/2023	3/30/2023
Land	\$2,000	\$2,200	\$2,100	\$1,800	\$1,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$2,000	\$2,200	\$2,100	\$1,800	\$1,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$98,700	\$98,700	\$98,700	\$111,100	\$111,100
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$98,700	\$98,700	\$98,700	\$111,100	\$111,100
Total	\$100,700	\$100,900	\$100,800	\$112,900	\$112,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$2,000	\$2,200	\$2,100	\$1,800	\$1,800
Total Non Res (3)	\$98,700	\$98,700	\$98,700	\$111,100	\$111,100

COUNTY PARCEL REPORT

PART OF TRACT 9

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$660.54	\$788.32	\$634.40	\$620.42	\$573.46
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$57.35
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$660.54	\$788.32	\$634.40	\$620.42	\$573.46
+ Fall Penalty	\$0.00	\$0.00	\$31.72	\$0.00	\$57.35
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$634.40	\$0.00	\$573.46	\$614.70
+ Delq NTS Pen	\$0.00	\$63.44	\$0.00	\$57.35	\$61.47
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$573.46	\$614.70
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$57.35	\$61.47
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,321.08	\$2,274.48	\$1,300.52	\$2,502.46	\$2,613.96
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$660.54)	(\$2,274.48)	(\$634.40)	(\$2,502.46)	(\$1,352.34)
= Total Due	\$660.54	\$0.00	\$666.12	\$0.00	\$1,261.62

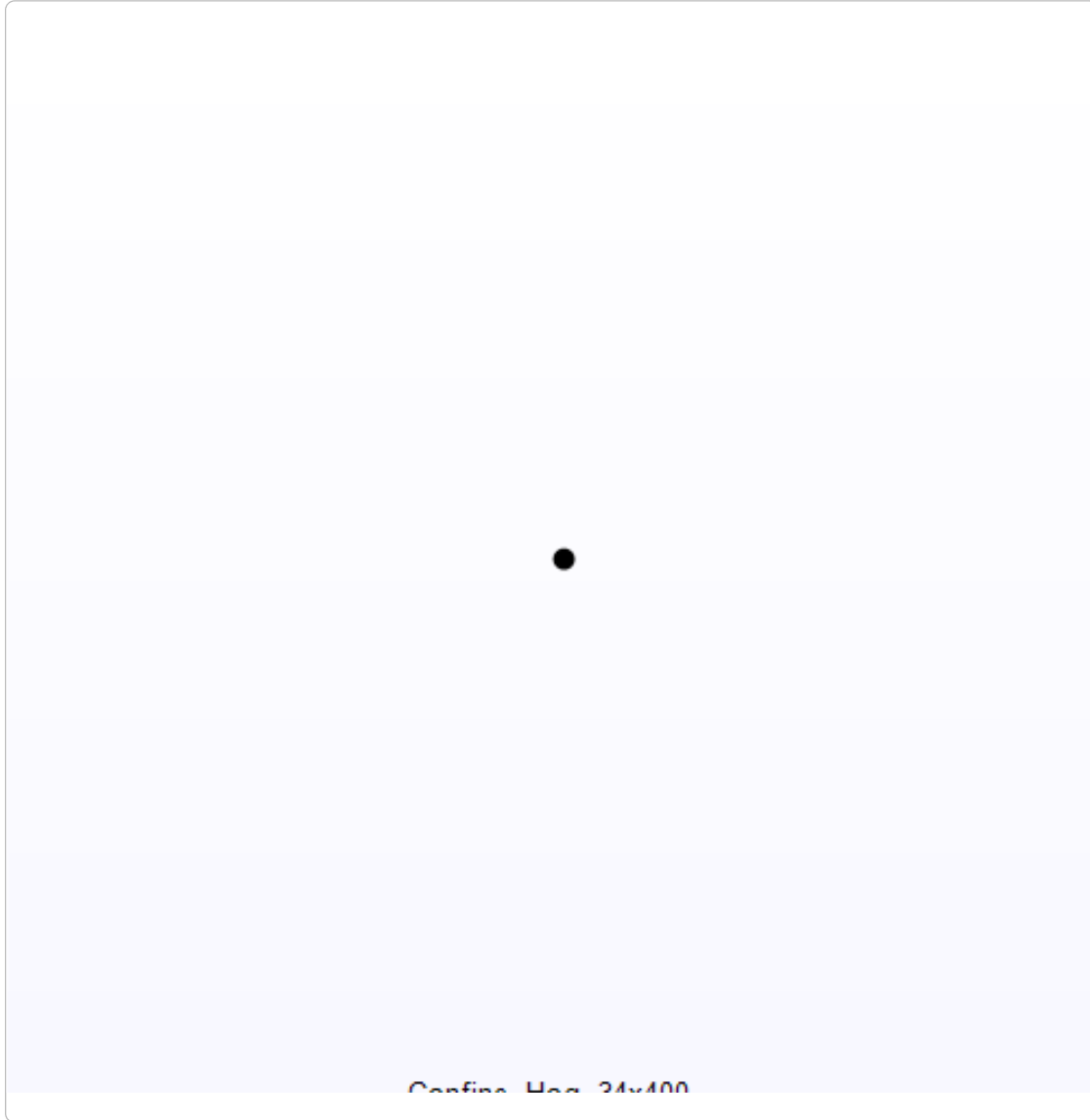
Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1856943	5/9/2025	\$660.54
2023 Pay 2024	1817556	11/12/2024	\$788.32
2023 Pay 2024	1754060	4/29/2024	\$1,486.16
2022 Pay 2023	1699285	5/3/2023	\$634.40
2021 Pay 2022	1666172	11/9/2022	\$620.42
2021 Pay 2022	1628575	5/4/2022	\$1,882.04
2020 Pay 2021	1530865	12/15/2020	\$1,352.34
2019 Pay 2020			\$0.00
2018 Pay 2019	1454071	11/7/2019	\$554.88
2018 Pay 2019	1432283	7/30/2019	\$1,513.93
2018 Pay 2019	1432013	6/28/2019	\$1,033.33

Sketches

COUNTY PARCEL REPORT

PART OF TRACT 9



No data available for the following modules: Residential Dwellings, Transfer History, Sales Disclosures, Deductions, Photos.

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

Issuing Agent: First American Title Insurance Company
Issuing Office: 850 Massachusetts Ave, Ste 170, Indianapolis, IN 46204
Issuing Office's ALTA® Registry ID: 1153505
Commitment Number: 1040440
Issuing Office File Number: 1040440
Property Address: E. 300 S., Greenfield, IN 46140
Revision Number:

SCHEDULE A

1. Commitment Date: October 22, 2025 at 8:00 a.m.
2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy
Proposed Insured: TBD
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: See Item 3 below
 - b. ALTA® Standard Loan Policy
Proposed Insured: Lender To Be Determined
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: See Item 3 below
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:

Parker & Thomas, LLC, an Indiana limited liability company, as to Parcel 1, and

Arthurs', Inc., as to Parcels 2, 7, 8, and

Arthur's, Inc., as to Parcel 4

Arthurs, Inc., as to Parcel 5

Lloyd T. Arthur, as to Parcels 3, 6, and

Arthur Gilt Farms LLC, as to Parcels 9, 10

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

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,001 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form 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 licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
6. By virtue of IC 33-42-10 the official seal or stamp of an Indiana notary public commissioned or recommissioned after December 31, 2017 must include the following: 1) The words "notary public"; 2) The words "State of Indiana"; 3) The word "seal"; 4) The name of the notary public exactly as it appears on the notary public's commission certificate; 5) The words "commission number" followed by the commission number of the notary public; 6) The words "my commission expires" followed by the expiration date of the notary public's commission.
7. Indiana state law, effective July 1, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.

If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.

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8. Submit to the Company the Operating Agreement, including any amendments thereto, of Parker & Thomas, LLC, and the Certificate from the appropriate office in its state of domicile evidencing proper filing of the Articles of Organization.

The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.

9. If the Articles of Organization do not appoint a Manager, we require a resolution signed by all members approving the execution of the Limited Liability Company Warranty Deed and appointing an individual to sign the Limited Liability Company Warranty Deed.

10. Submit to the Company the Operating Agreement, including any amendments thereto, of Arthur Gilt Farms LLC, and the Certificate from the appropriate office in its state of domicile evidencing proper filing of the Articles of Organization.

The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.

11. If the Articles of Organization do not appoint a Manager, we require a resolution signed by all members approving the execution of the Limited Liability Company Warranty Deed and appointing an individual to sign the Limited Liability Company Warranty Deed.

12. Submit to the Company a Resolution by the Board of Directors or Shareholders of Arthurs, Inc., authorizing the sale and directing the proper officers to execute the deed on behalf of the Corporation.

13. Submit to the Company documentary evidence issued by the appropriate office in its state of domicile that Arthurs, Inc. is a duly registered legal entity in good standing.

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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. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material 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. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
8. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
9. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Parker & Thomas LLC
Parcel No.: 30-11-17-400-017.000-002, as to Parcel 1
Taxing Unit and Code: Brandywine Township / 002
Land: \$74,700.00

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Improvements: \$0.00

Homeowner's Exemptions: \$0.00

Mortgage Exemptions: \$0.00

Other Exemptions: \$0.00

May installment of \$489.51

Status: Paid

November installment of \$489.51

Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

10. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025

Assessed in the name of: Arthur's Inc

Parcel No.: 30-11-17-400-011.000-002, as to Parcel 2

Taxing Unit and Code: Brandywine Township / 002

Land: \$197,200.00

Improvements: \$155,300.00

Homeowner's Exemptions: \$0.0-0

Mortgage Exemptions: \$0.00

Other Exemptions: \$0.00

May installment of \$2,309.94

Status: Paid

November installment of \$2,309.94

Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

11. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025

Assessed in the name of: Lloyd T. Arthur

Parcel No.: 30-11-17-100-005.003-002, as to Parcel 3

Taxing Unit and Code: Brandywine Township / 002

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Indiana - 2021 v. 01.00 (07-01-2021)

Land: \$65,900
Improvements: \$0.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$431.84
Status: Paid
November installment of \$431.84
Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

12. Drainage/Ditch Assessment: Parcel No.: 30-11-17-100-005.003-002 For the year: 2025; May installment of \$5.00 Paid; November installment of \$0.00 None Due.

13. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Arthur's Inc
Parcel No.: 30-11-17-200-004.001-002, as to Parcel 4
Taxing Unit and Code: Brandywine Township / 002
Land: \$47,200.00
Improvements: \$0.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$309.30
Status: Paid
November installment of \$309.30
Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

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14. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Arthur's Inc
Parcel No.: 30-11-18-400-012.001-002, as to Parcel 5
Taxing Unit and Code: Brandywine Township / 002
Land: \$16,500.00
Improvements: \$290,200.00
- Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00
- May installment of \$2,009.80
Status: Paid
November installment of \$2,009.80
Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

15. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Lloyd T. Arthur
Parcel No.: 30-11-18-400-014.000-002, as to Parcel 6
Taxing Unit and Code: Brandywine Township / 002
Land: \$62,600.00
Improvements: \$159,200.00
- Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00
- May installment of \$1,453.46
Status: Paid
November installment of \$1,453.46
Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

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16. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Arthur's Inc
Parcel No.: 30-11-17-300-009.000-002, as to parcel 7
Taxing Unit and Code: Brandywine Township / 002
Land: \$91,300.00
Improvements: \$163,600.00
- Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00
- May installment of \$1,669.70
Status: Paid
November installment of \$1,669.70
Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

17. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Lloyd T. Arthur
Parcel No.: 30-11-17-300-018.000-002, as to Parcel 8
Taxing Unit and Code: Brandywine Township / 002
Land: \$64,600.00
Improvements: \$223,400.00
- Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00
- May installment of \$1,453.46
Status: Paid
November installment of \$1,453.46
Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

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Indiana - 2021 v. 01.00 (07-01-2021)

18. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Arthur Gilt Farms, LLC
Parcel No.: 30-11-31-100-009.001-002, as to Parcel 9
Taxing Unit and Code: Brandywine Township / 002
Land: \$7,800.00
Improvements: \$330,400.00
- Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00
- May installment of \$2,216.22
Status: Paid
November installment of \$2,216.22
Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

19. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Arthur Gilt Farms, LLC
Parcel No.: 30-11-31-100-009.002-002, as to Parcel 10
Taxing Unit and Code: Brandywine Township / 002
Land: \$2,100.00
Improvements: \$98,700
- Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00
- May installment of \$660.54
Status: Paid
November installment of \$660.54
Status: Unpaid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

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20. Real Estate taxes assessed for the year 2025 are a lien but are not yet due and payable.
21. Possible 553-Williamson Ditch assessments for the year 2026 and subsequent years are not yet due and payable.
22. Federal Tax Liens, filed against the individuals and entities shown below in the amounts stated and recorded in the Office of the Recorder of Hancock County, Indiana.

Tax Payer Recorded Instrument Amount

Arthur Gilt Farms LLC; October 12, 2016; 201810826; \$116,132.34
Arthur Gilt Farms LLC; March 28, 2019; 201902600; \$28,815.50
Arthur Gilt Farms LLC; November 13, 2020; 202015843; \$12,006.40

23. Certificate of Subordination of Property from Federal Tax Lien, filed as to Arthur Gilt Farms LLC, recorded July 19, 2023, as Instrument Number 202306684, in the Office of the Recorder of Hancock County, Indiana, in the amount of \$144,947.84.(Affects Tax Liens)1. Recorded October 12, 2016, as Instrument Number 201810826, in the amount of \$116,132.34.2. Recorded March 28, 2019, as Instrument Number 201902600, in the amount of \$28,815.50.
24. Intentionally Deleted
25. Certificate of Non-Attachment of Federal Tax Lien, filed as to Lloyd T. Arthur, recorded July 2, 2018, as Instrument Number 201806674, in the Office of the Recorder of Hancock County, Indiana, in the amount of \$75,290.67.

(Affects Tax Lien Recorded October 12, 2016, as Instrument Number 201810826, in the amount of \$116,132.34)
26. State of Indiana Department of Revenue Warrants for Collection of Tax filed against the parties in the amounts, dates filed and Instrument Numbers as follows:

Warrant No. Amount Against Recorded Docket/Page

12250426; \$285.33 Arthurs Inc January 28, 2020; 02020 / 00028
12299763; \$462.71 Arthurs Inc July 8, 2020; 02020 / 00190
12300625; \$223.45 Arthurs Inc July 8, 2020; 02020 / 00190
12300626; \$158.86 Arthurs Inc July 8, 2020; 02020 / 00190
12302075; \$434.01 Arthurs Inc July 8, 2020; 02020 / 00190
12302076; \$311.59 Arthurs Inc July 8, 2020; 02020 / 00190
12302077; \$434.93 Arthurs Inc July 8, 2020; 02020 / 00190
12302826; \$389.12 Arthurs Inc July 8, 2020; 02020 / 00190

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Indiana - 2021 v. 01.00 (07-01-2021)

12302827; \$557.33 Arthurs Inc July 8, 2020; 02020 / 00190
12302828; \$396.84 Arthurs Inc July 8, 2020; 02020 / 00190
12303634; \$284.27 Arthurs Inc July 8, 2020; 02020 / 00190
12304334; \$545.25 Arthurs Inc July 8, 2020; 02020 / 00190
30132720; \$19.15 Arthurs Inc January 16, 2021; 02021 / 00016
30619066; \$271.09 Arthurs Inc November 19, 2022; 02022 / 00323
30619067; \$271.09 Arthurs Inc November 19, 2022; 02022 / 00323
31061743; \$271.09 Arthurs Inc August 2, 2024; 02024 / 00215
31079119; \$271.09 Arthurs Inc September 24, 2024; 02024 / 00268

27. Notice of Federal Tax Lien, in the stated amount of \$75290.67, filed against Lloyd T. Arthur, recorded July 2, 2018, as Instrument Number 201806674, in the Office of the Recorder of Hancock County, Indiana.

Certificate of Non-Attachment of Federal Tax Lien, filed as to Lloyd T. Arthur, recorded January 15, 2019, as Instrument Number 201900385, in the Office of the Recorder of Hancock County, Indiana, in the amount of \$75,290.67.

28. Judgment for \$60,950.00 plus costs and interest

Entered: March 21, 2024
Court and Cause No.: Hancock Superior Court 1 / 30D01-2401-CC-000061
Plaintiff(s): Siemer Milling Company, Inc
Defendant(s): Lloyd Arthur and Arthur Crop, LLC
Plaintiff's Attorney of record:

NOTE: The above referenced judgment must be paid off at the closing of this transaction unless a not-one-and-the-same-affidavit is executed at the closing.

29. Mortgage recorded December 17, 2020 as Document No. 202017958 made by Arthurs', Inc., a/k/a Arthur's, Inc., a/k/a Arthurs, Inc. and Arthur Gilt Farms, LLC a/k/a Arthur Gilt Farms LLC and Parker & Thomas, LLC and Lloyd T. Arthur to Star Financial Bank to secure a note in the originally stated principal amount of \$3,181,109.17, and to the terms and conditions thereof.

(Affects Parcels 1, 2, 3, 4, 5, 7, 9 and 10)

30. Assignment of Rents made by Arthurs' Inc., a/k/a Arthur's, Inc., a/k/a Arthurs, Inc. and Arthur Gilt Farms, LLC a/k/a Arthur Gilt Farms LLC and Parker & Thomas, LLC and Lloyd T. Arthur to Star Financial Bank recorded December 17, 2020 as document 202017959.

(Affects Parcels 1, 2, 3, 4, 5, 7, 9 and 10)

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Indiana - 2021 v. 01.00 (07-01-2021)

31. Judgment and decree of foreclosure of the mortgage shown at Item No. 29 above, rendered December 2, 2023 in Cause No. 30D01-2308-MF-001351, in favor of Star Financial Bank and against Lloyd T. Arthur, Arthur Crop LLC and Arthur Gilt Farms, LLC and Arthurs', Inc. a/k/a Arthur's, Inc. a/k/a Arthurs, Inc. and Parker & Thomas, LLC and Department of the Treasury and Internal Revenue Service and State of Indiana and Department of Revenue and Hancock County Treasurer, Judgment Docket , Page . The attorney for the lender is Dentons Bingham Greenebaum, LLP.
32. Mortgage recorded February 6, 2017 as Document No. 201701445 made by Lloyd T. Arthur to STAR Financial Bank to secure a note in the originally stated principal amount of \$650,000.00, and to the terms and conditions thereof.

Modification of Mortgage recorded May 1, 2020, as Instrument Number 202004973, in the Office of the Recorder of Hancock County, Indiana and the terms, provisions and conditions contained therein.

(Affects Parcel 6 & 7)

33. Assignment of Rents made by Lloyd T. Arthur to STAR Financial Bank recorded February 6, 2017 as document 201701446.

(Affects Parcel 6 & 7)

34. Assignment of Rents made by Lloyd T Arthur to STAR Financial Bank recorded May 1, 2020 as document 202004974.

(Affects Parcel 6 & 7)

35. Easement in favor of: Public Service Company of Indiana, Inc.; Type of easement: tree trimming; Recorded: June 25, 1946; Instrument No.: 9509, at Book 113, page 296. Subject to the terms and conditions thereof.

(Affects Parcel 6)

36. Easement in favor of: Public Service Company of Indiana, Inc.; Type of easement: electric line; Recorded: August 30, 1976; Instrument No.: 76-4055. Subject to the terms and conditions thereof.

(Affects Parcel 6)

37. Survey recorded as Instrument Number 20190446, in the Office of the Recorder of Hancock County, Indiana, and all matters disclosed thereby.

(Affects Parcel 6)

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Indiana - 2021 v. 01.00 (07-01-2021)**

38. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the 553-Williamson, a legal drain established in accordance with I.C. 36-9-27-33.

(Affects Parcel 3)

39. Pending bankruptcy proceeding in the United States Bankruptcy Court for the Southern District of Indiana Indianapolis Division District of Indiana: In re: Lloyd Thomas Arthur Debtors Lloyd Thomas Arthur, Arthurs, Inc., Parker and Thomas LLC, Arthur Gilt Farms, LLC and Arthur Crop, LLC; Case No.: 25-00044-JMC-12; Date Filed: October 10, 2025; Chapter: 11; Debtor's attorney of record: .
40. Any reference to acreage in the legal description is for description purposes only and is not an assurance of the quantity of land.
41. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
42. Right of way for drains, tiles, feeders and laterals.

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EXHIBIT A

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

PARCEL 1: (Auction Parcel 1 and Part of Auction Parcel 2)

The Southeast Quarter of the Southeast Quarter of Section 17, Township 15 North, Range 7 East, Hancock County, Indiana, Containing 40 acres, more or less.

(For Reference Only) Property Address: East 300 South, Greenfield, Indiana

(For Reference Only) Tax Parcel Id No.: 30-11-17-400-017.000-002

PARCEL 2: (Auction Parcels 3 and 4 Part of Auction Parcel 2)

The West Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 17 Township 15 North, Range 7 East, Hancock County, Indiana, containing 120 acres, more or less.

EXCEPTING THEREFROM: (PIN 30-11-17-400-017.000-002)

The Southeast Quarter of the Southeast Quarter of Section 17, Township 15 North, Range 7 East, Hancock County, Indiana, containing 40 acres, more or less.

(Reference Only) Property Address: 1662 E 300 S, Greenfield, Indiana

(Reference Only) Tax Id. No.: 30-11-17-400-011.000-002

PARCEL 3: (Part of Auction Parcel 5)

A part of the South Half of the Northeast Quarter of Section 17, Township 15 North, Range 7 East in Brandywine Township, Hancock County, Indiana, described as follows:

Commencing at a brass monument in concrete marking the Northeast corner of said Quarter Section; thence South 01 degree 53 minutes 57 seconds East along the East line of said Quarter Section 1332.61 feet to the Northeast corner of the South Half of said Quarter Section; thence continuing South 01 degree 53 minutes 57 seconds East along said East line 483.98 feet to the point of beginning of this description; thence continuing South 01 degree 53 minutes 57 seconds East along said East line 166.33 feet; thence South 89 degrees 31 minutes 17 seconds West 187.48 feet to a wood corner post; thence South 01 degree 53 minutes 57 seconds East 225.72 feet; thence South 45 degrees 32 minutes 48 seconds West 143.81 feet; thence South 89 degrees 39 minutes 25 seconds West 635.72 feet to a wood corner post; thence North 88 degrees 57 minutes 19 seconds West 355.12 feet to a round concrete post (the next six (6) calls follow along an existing farm fence and/or extension thereof)

1) North 07 degrees 19 minutes 21 seconds West 317.90 feet;

2) North 31 degrees 07 minutes 48 seconds West 22.93 feet;

3) South 89 degrees 30 minutes 11 seconds West 504.21 feet;

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4) South 01 degree 52 minutes 15 seconds East 19.88 feet;
5) South 83 degrees 24 minutes 55 seconds West 94.92 feet;
6) South 01 degree 28 minutes 52 seconds East 662.81 feet to the South line of said Northeast Quarter;
thence South 89 degrees 49 minutes 11 seconds West along said South line 742.59 feet to a round
concrete post marking the Southwest corner of said Quarter Section; thence North 01 degree 33 minutes
07 seconds West along the West line of said Quarter Section 838.03 feet; thence North 89 degrees 35
minutes 42 seconds East of 2666.33 feet to the Point of Beginning, containing 29.598 acres, more or less.

(For Reference Only) Property Address: South State Road 9, Greenfield, Indiana

(For Reference Only) Tax Parcel Id No.: 30-11-17-100-005.003-002

PARCEL 4: (Part of Auction Parcel 5)

The East Half of the Southeast Quarter of the Northwest Quarter of Section 17, Township 15 North,
Range 7 East, Hancock County, Indiana, containing 20 acres, more or less.

(Reference Only) Property Address: Weber Road, Greenfield, Indiana

(Reference Only) Tax Id. No.: 30-11-17-200-004.001-002

PARCEL 5: (Part of Auction Parcel 6)

The Northeast Quarter of the Southeast Quarter of Section 18, Township 15 North, Range 7 East,
Hancock County, Indiana, containing 40 acres, more or less.

AND:

The East Division of the Northwest Quarter of the Southeast Quarter of said Section 18, Township 15
North, Range 7 East, described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of said Southeast Quarter; thence
South to the Southeast corner of said Northwest Quarter; thence West on the South line of said
Northwest Quarter 30 rods; thence North parallel with the East line of said Quarter Section to the North
line thereof; thence East 30 rods to the place of beginning, containing 15 acres, more or less.

EXCEPTING THEREFROM: (PIN 30-11-18-400-014.000-002)

A part of the Northeast Quarter of the Southeast Quarter of Section 18, Township 15 North, Range 7
East, described as follows:

BEGINNING at a point on the East line of said Quarter-Quarter Section 450 feet North of the Southeast
corner thereof; thence North on said East line 280 feet; thence West parallel with the South line of the
Northeast Quarter of the Southeast Quarter section 233.35 feet; thence South parallel with the East line
thereof 280 feet; thence East 233.35 feet to the place of beginning, containing in said exception 1.363
acres, more or less.

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Indiana - 2021 v. 01.00 (07-01-2021)

And containing after said exception fifty-three and six hundred thirty-seven thousandths (53.637) acres, more or less.

FURTHER EXCEPTING THEREFROM: (PIN 30-11-18-400-012.000-002)

A part of the Southeast Quarter of Section 18, Township 15 North, Range 7 East, in Brandywine Township, Hancock County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence South 00 degrees 20 minutes 00 seconds West (assumed bearing) along the East line thereof a distance of 396.89 feet; thence North 87 degrees 04 minutes 42 seconds West a distance of 510.01 feet; thence South 19 degrees 28 minutes 31 seconds West a distance of 185.93 feet; thence South 16 degrees 43 minutes 07 seconds East a distance of 813.33 feet to the South line of the North Half of said Southeast Quarter Section; thence North 88 degrees 39 minutes 06 seconds West along the South line thereof a distance of 1011.84 feet to the Southwest corner of the northeast Quarter of said Southeast Quarter Section; thence South 88 degrees 39 minutes 06 seconds East (should be West) continuing along said South line thereof a distance of 495.00 feet; thence North 00 degrees 20 minutes 07 seconds East a distance of 1330.68 feet to the North line of said Southeast Quarter Section; thence South 88 degrees 43 minutes 22 seconds East along said North line a distance of 495.00 feet to the Northwest Quarter of the Northeast Quarter of said Southeast Quarter Section; thence South 88 degrees 43 minutes 22 seconds East continuing along said North line a distance of 1343.78 feet to the Point of Beginning. Containing 46.09 acres, more or less.

(Reference Only) Property Address: S 100 E, Greenfield

(Reference Only) Tax Id. No.: 30-11-18-400-012.001-002

PARCEL 6: (Part of Auction Parcel 6)

A part of the Northeast Quarter of the Southeast Quarter of Section 18, Township 15 North, Range 7 East, Hancock County, Indiana, described as follows:

Beginning at a point on the East line of said Quarter-Quarter Section 450 feet North of the Southeast corner thereof; thence North on said East line 280 feet; thence West parallel with the South line of the Northeast Quarter of the Southeast Quarter Section 233.35 feet; thence South parallel with the East line thereof 280 feet; thence East 233.35 feet to the place of beginning, containing 1.363 acres, more or less.

(For Reference Only) Property Address: 2636 S 100 E, Greenfield, Indiana

(For Reference Only) Tax Parcel Id No.: 30-11-18-400-014.000-002

PARCEL 7: (Part of Auction Parcels 7 and 8)

The West Half of the Southwest Quarter of Section 17, Township 15 North, Range 7 East, Hancock County, Indiana, containing 80 acres, more or less.

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Indiana - 2021 v. 01.00 (07-01-2021)

EXCEPTING THEREFROM: 30-11-17-300-018.000-002

A part of the West Half of the Southwest Quarter of Section 17, Township 15 North, Range 7 East, Hancock County, Indiana, described as follows:

Beginning at a point on the South line of said West Half Quarter Section 845 feet East of the Southwest corner thereof; thence East on said South line 270 feet; thence North parallel with the West line of the West half of the Southwest Quarter Section 255 feet; thence West parallel with the South line thereof 270 feet; thence South 255 feet to the Place of Beginning. Containing 1.58 acres, more or less.

FURTHER EXCEPTING THEREFROM:

A part of the Southwest Quarter of Section 17, Township 15 North, Range 7 East, in Brandywine Township, Hancock County, Indiana, described as follows:

Beginning at a point on the West line of said Quarter Section 902.85 feet South of the Northwest corner of said Quarter Section; thence East 263 feet; thence North 87.5 feet; thence East 200 feet; thence South 200 feet; thence West 200 feet; thence North 87.5 feet; thence West 263 feet to the West line of said Quarter Section; thence North along the said West line for a distance of 25 feet to the Place of Beginning. Containing 1.069 acres, more or less.

FURTHER EXCEPTING THEREFROM: PIN 30-11-17-300-009.001-002

The bold type indicates incorrect call

The following land description was prepared as part of an Original Survey by Stephen M. Cooper, Professional Surveyor S0557, of Coor Consulting & Land Services Corporation, per Job Number 2018-017, dated April 9, 2019, Last revised April 9, 2019, being a part of the East half of the Southwest Quarter of Section 17, Township 15 North, Range 7 East in Brandywine Township, Hancock County, Indiana, being described as follows:

Beginning at the Northwest corner of the Southwest Corner of said Section 17; thence South 58 degrees 11 minutes 50 seconds East (assumed bearing) along the North line thereof a distance of 1338.03 feet to the Northeast corner of the West Half of said Southwest Quarter Section; thence South 00 degrees 23 minutes 39 seconds West along the East Line of said Half Quarter Section a distance of 890.42 feet; thence North 88 degrees 11 minutes 50 seconds West parallel with the North line of said Southwest Quarter Section a distance of 873.93 feet to a point on the East line of a tract of land described in Instrument Number 2004065 in the Office of The Recorder for Hancock County, Indiana (the next 4 courses being along the East, West, and North lines of said tract), thence North 00 degrees 20 minutes 00 seconds East a distance of 86.97 feet to the Northwest corner of said tract; thence North 89 degrees 40 minutes 00 seconds West a distance of 200.00 feet to the Northwest corner of said tract; thence South 00 degrees 20 minutes 00 seconds West a distance of 87.50 feet to a corner of said tract; thence North 89 degrees 40 minutes 00 seconds West a distance of 263.00 feet to the West line of Southwest Quarter Section; thence North 00 degrees 20 minutes 00 seconds West along said West line a distance of

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Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

902.85 feet to the Point of Beginning Containing, 27.00 acres, more or less.

FURTHER EXCEPTING THEREFROM: PIN 30-11-17-300-002.000-002

The following land description was prepared as part of an Original Survey by Stephen M. Cooper, Professional Surveyor S0557, of Coor Consulting & Land Services Corporation, per Job Number 2018-017, dated April 9, 2019, last revised April 9, 2019, being a part of the East half of the Southwest Quarter of Section 17, Township 15 North, Range 7 East in Brandywine Township, Hancock County, Indiana, being described as follows:

Commencing at the Northwest corner of the Southwest Corner of said Section 17; thence South 00 degrees 20 minutes 00 seconds West (assumed bearing) along the West line thereof a distance of 927.85 feet to the Point of Beginning, said point also being a Southwest corner of a tract of land described in Instrument Number 2004065 in the Office of the Recorder for Hancock County, Indiana (the next 4 courses being along the south, west, and east lines of said tract); thence South 89 degrees 40 minutes 00 seconds East a distance of 263.00 feet to a corner of said tract; thence South 00 degrees 20 minutes 00 seconds West a distance of 87.50 feet to the Southwest corner of said tract; thence South 89 degrees 40 minutes 00 seconds east a distance of 200.00 feet to the Southeast corner of said tract; thence North 00 degrees 20 minutes 00 seconds East a distance of 113.03 feet to a point on the east line of said tract; thence South 88 degrees 11 minutes 50 seconds East parallel with the North line of said Southwest Quarter Section a distance of 873.93 feet to a point on the East line of the West Half of said Southwest Quarter Section; thence South 00 degrees 23 minutes 39 seconds West along said East line a distance of 415.13 feet; thence North 88 degrees 11 minutes 50 seconds West parallel with the North line of said Southwest Quarter Section a distance of 1336.64 feet to a point on the West line of said Southwest Quarter Section; thence North 00 degrees 20 minutes 00 seconds West a distance of 377.73 feet to the Point of Beginning. Containing, 12.00 acres, more or less.

(Reference Only) Property Address: S 100 E, Greenfield, Indiana

(Reference Only) Tax Id. No.: 30-11-17-300-009.000-002

PARCEL 8: (Part of Auction Parcel 8)

A part of the West Half of the Southwest Quarter of Section 17, Township 15 North, Range 7 East in Hancock County, Indiana, described as follows:

Beginning at a point on the South line of said West Half Quarter Section 845 feet East of the Southwest corner thereof; thence East on said South line 270 feet; thence North parallel with the West line of the West Half of the Southwest Quarter Section 255 feet; thence West parallel with the South line thereof 270 feet; thence South 255 feet to the place of beginning, containing 1.58 acres, more or less.

(For Reference Only) Property Address: 1162 E 300 S, Greenfield, Indiana

(For Reference Only) Tax Parcel Id No.: 30-11-17-300-018.000-002

PARCEL 9: (Part of Auction Parcel 9)

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Indiana - 2021 v. 01.00 (07-01-2021)

A part of the South Half of the Northeast Quarter of Section 31, Township 15 North, Range 7 East In Brandywine Township, Hancock County, Indiana; described as follows:

COMMENCING at a brass monument marking the Southeast corner of said Half-Quarter Section; thence North 00 degrees 07 minutes 34 seconds West (assumed bearing) along the East line of said Half-Quarter Section a distance of 1,283.27 feet to a P.K. nail marking the POINT OF BEGINNING of this description, said point being 50.00 feet distant Southerly measured along the East line of said Half-Quarter Section, from the Northeast corner of said Half-Quarter Section; thence North 89 degrees 02 minutes 50 seconds West parallel with the North line of said Half-Quarter Section a distance of 1,747.36 feet to a 5/8" capped rebar; thence South 00 degrees 31 minutes 10 seconds West parallel with the West line of said Half-Quarter Section a distance of 390.01 feet to a 5/8" capped rebar; thence North 89 degrees 02 minutes 50 seconds West parallel with the North line of said Half-Quarter Section a distance of 600 feet to a 5/8" capped rebar on the East line of a 6.75 acre tract of land conveyed to Mary A. Dodd per Instrument No. 93-3399 in the Office of the Recorder of Hancock County, Indiana said point being 330.00 feet distant Easterly, measured parallel with the North line of said Half-Quarter Section, from the West line of said Half-Quarter Section; thence North 00 degrees 31 minutes 10 seconds East along the East line of said 6.75 acre tract and along the East line of a 39.75 acre tract of land conveyed to Mary A. Dodd per Instrument No. 93-3399 in the Office of said Recorder and being parallel with the West line of said Half-Quarter Section a distance of 440.00 feet to the North line of said Half-Quarter Section, said point being 330.00 feet measured along the North line of said Half-Quarter Section from the Northwest corner of said Half-Quarter Section; thence South 89 degrees 02 minutes 50 seconds East along the North line of said Half-Quarter Section a distance of 2,346.80 feet to the Northeast corner of said Half-Quarter Section; thence South 00 degrees 07 minutes 34 seconds East along the East line of said Half-Quarter Section a distance of 50.00 feet to the POINT OF BEGINNING. Containing 8.065 acres, more or less.

(Reference Only) Property Address: 5254 S 100 E, Fountaintown, Indiana

(Reference Only) Tax Id. No.: 30-11-31-100-009.001-002

PARCEL 10: (Part of Auction Parcel 9)

A part of the South Half of the Northeast Quarter of Section 31, Township 15 North, Range 7 East in Brandywine Township, Hancock County, Indiana; said part being more particularly described as follows:

Commencing at a brass monument marking the Southeast corner of said Half-Quarter Section; thence North 00 degrees 07 minutes 34 seconds West (assumed bearing) along the East line of said Half-Quarter Section a distance of 1,283.27 feet to the Southeast corner of an 8.065 acre tract of land conveyed to Arthur Gilt Farms LLC, per Instrument No. 94-11280 in the Office of the Recorder of said Hancock County. (The next 2 calls are along a Southerly and an Easterly boundary of said 8.065 acre tract); North 89 degrees 02 minutes 50 seconds West a distance of 1,747.36 feet; South 00 degrees 31 minutes 10 seconds West a distance of 390.01 feet to the Point of Beginning of this description; thence South 00 degrees 31 minutes 10 seconds West along the Southerly extension of the Easterly boundary of said 8.065 acre tract a distance of 130.00 feet; thence North 89 degrees 02 minutes 50 seconds West, parallel with the Southerly boundary of said 8.065 acre tract a distance of 600.00 feet to the Easterly boundary of

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Indiana - 2021 v. 01.00 (07-01-2021)

a 6.75 acre tract of (and conveyed to Mary A. Dodd, per Instrument No. 93-3399 in the Office of the Recorder; thence North 00 degrees 31 minutes 10 seconds East along said Easterly boundary a distance of 130.00 feet to the Southwest corner of said 8.065 acre tract; thence South 89 degrees 02 minutes 50 seconds East along the Southerly boundary of said 8.065 acre tract a distance of 600.00 feet to the Point of Beginning. Containing 1.791 acres, more or less.

(Reference Only) Property Address: S 100 E, Greenfield, Indiana

(Reference Only) Tax Id. No.: 30-11-31-100-009.002-002

The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

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Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

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

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

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

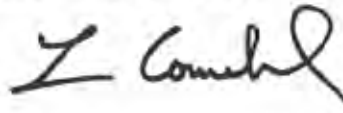
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

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First American Title™

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

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

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

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;

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Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

- e. Schedule B, Part I—Requirements;
 - 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.
 - 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

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Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

- 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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PROPERTY PHOTOS

TRACTS 1-4



TRACT 1



TRACTS 1-2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACTS 2-4



TRACTS 2 & 3



TRACT 3



TRACTS 2 & 4



TRACTS 1, 2 & 4



TRACT 5



TRACT 6





TRACT 6



TRACT 6



TRACTS 6-8



TRACTS 7 & 8



TRACT 7



TRACT 7



TRACT 7



TRACT 8



TRACT 8



TRACT 8







SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE OFFICE: #AC63001504

PO Box 508 • 950 N Liberty Dr

Columbia City, IN 46725

800.451.2709 • 260.244.7606

CENTERVILLE OFFICE:

300 N Morton Ave, Centerville, IN 47330

Auction Managers:

Steve Slonaker • 765-969-1697 (cell)

#RB14008107, #AU19300120

Andy Walther • 765-969-0401 (cell)

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RC-446



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