

Land Auction

Eastern Indiana
MODOC, IN | Randolph County

157.8±
Acres

Offered in 3 Tracts
or Any Combination

- Quality Patton, Fincastle, and Celina Soils
- 3.5 miles Northwest of MODOC, IN (2 miles north of US 36)
- 2026 Crop rights to Buyer (154.87 FSA Cropland Acres)
- Excellent Basis Area (Within 30 miles of (2) Ethanol Plants)
- Country Farmstead on 5± Acres w/ Barns & Grain Bin
- Great Drainage outlet with a County Tile
- Improved CRP Grassed Waterway
- Extensive...

INFORMATION BOOKLET



THURSDAY, March 5th • 6 P.M.

800-451-2709 | SchraderAuction.com

DISCLAIMER:

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

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Blount Farm Trust, Brice Blount, Trustee

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

Andrew M. Walther, RB14024625, AU19400167

Mark Smithson, RB14036561, AU10100108

Schrader Real Estate and Auction Company, Inc., CO81291723, AC63001504



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 157.8± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide a Trustee's Deed.

CLOSING: The targeted closing date will be on or before April 10th, 2026. The balance of the real estate purchase price is due at closing.

POSSESSION: Possession at closing for the farmland, house & barns. Owner reserves the right to access the property to remove the grain from the grain bin on Tract 3 until June 1, 2026.

REAL ESTATE TAXES: Seller to pay 2025 taxes payable 2026 by giving the buyer(s) a credit at closing or paying the Randolph County Treasurer directly if the tax bills have already been generated.

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

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination pur-

chases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage except for any combination that includes Tract 3.

FSA INFORMATION: See Agent.

CRP CONTRACTS: This farm has (4) separate government conservation contracts for a total of 6.13 acres. Contract expiration dates range from 2030 to 2034. Contact Agent for complete details. (Whole farm annual payment equals \$1,497.00)

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

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

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

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

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- **FSA INFORMATION**
- **CRP CONTRACTS**
- **PRELIMINARY TITLE**
- **PHOTOS**

For Information Call Sales Managers:

Andy Walther: 765-969-0401 (cell or text) | andy@schraderauction.com
Mark Smithson: 765-744-1846 (cell or text) | mark@schraderauction.com



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, MARCH 5, 2026

157.8± ACRES – RANDOLPH COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, February 26, 2026.

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
157.8± Acres • Randolph County, Indiana
Thursday, March 5, 2026

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, March 5, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, February 26, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

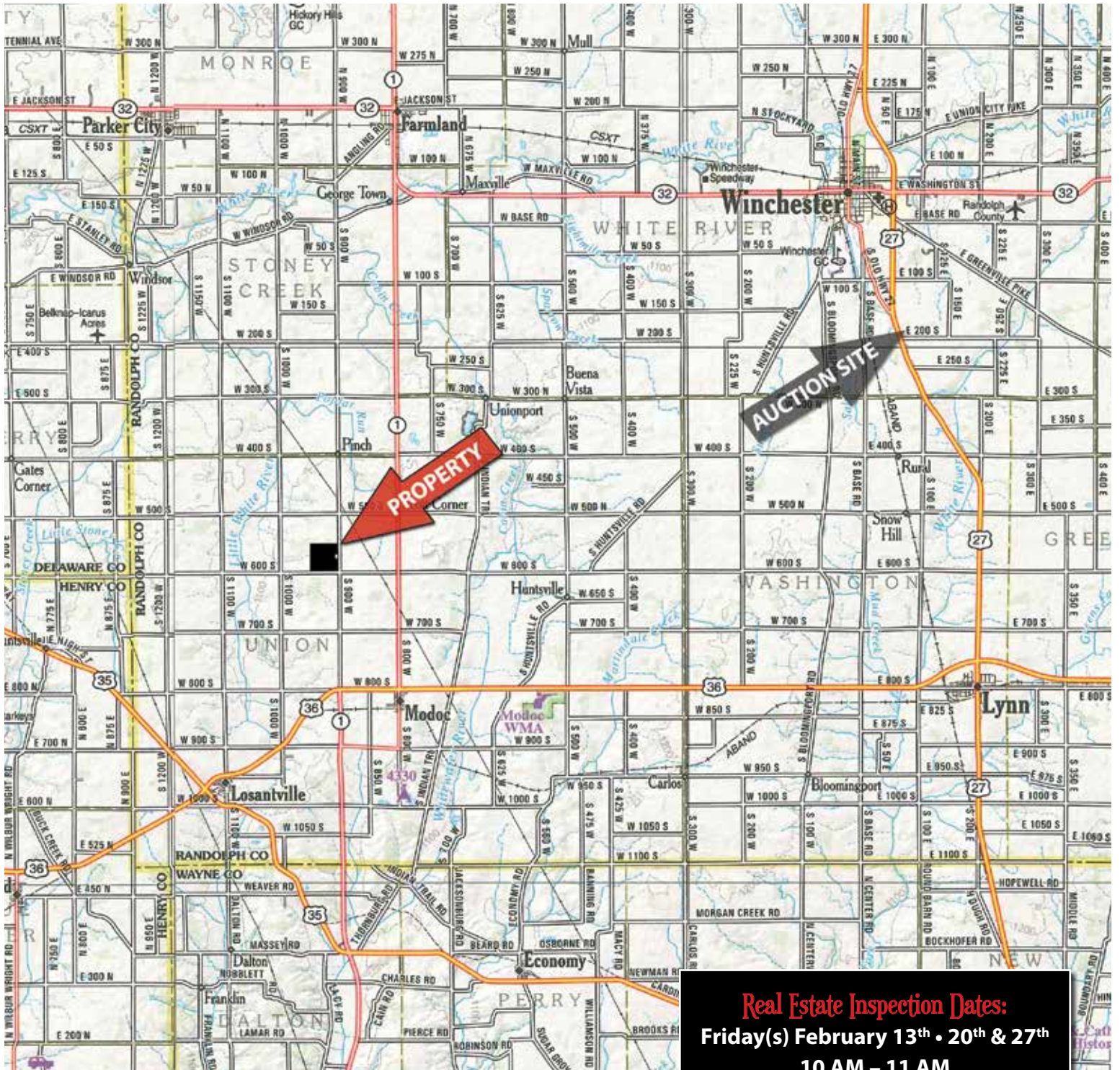
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

**LOCATION &
AERIAL TRACT MAP**

LOCATION MAP



Real Estate Auction Site: Randolph County Fairgrounds, 1885 US 27, Winchester, IN 47394.

Property Location: 9348 West 600 South, MODOC, IN 47358. From the intersection of IN SR 1 and US 36, travel north 2 miles to W 600 South, then left (west) 1.5 miles to the Farm. Farm has frontage both on W 600 S and S 900 W.

AERIAL MAP



Tract Descriptions: All acreages are approximate. (Sec. 23 Union Twp)

TRACT 1: 78± ACRES nearly all tillable with frontage on 2 roads. Features a quality Patton, Fincastle, and Celina soil mix with a corn productivity INDEX of 146.3. Consider this for a stand-alone investment or combine with Tract 2. Quality drainage outlet along W 600 South and county main tile crossing through the tract. This tract features 2.63± acres of grassed waterways.

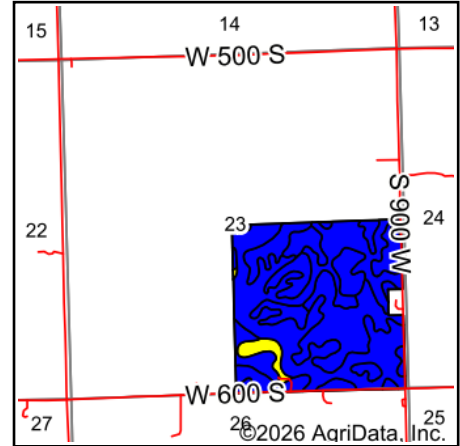
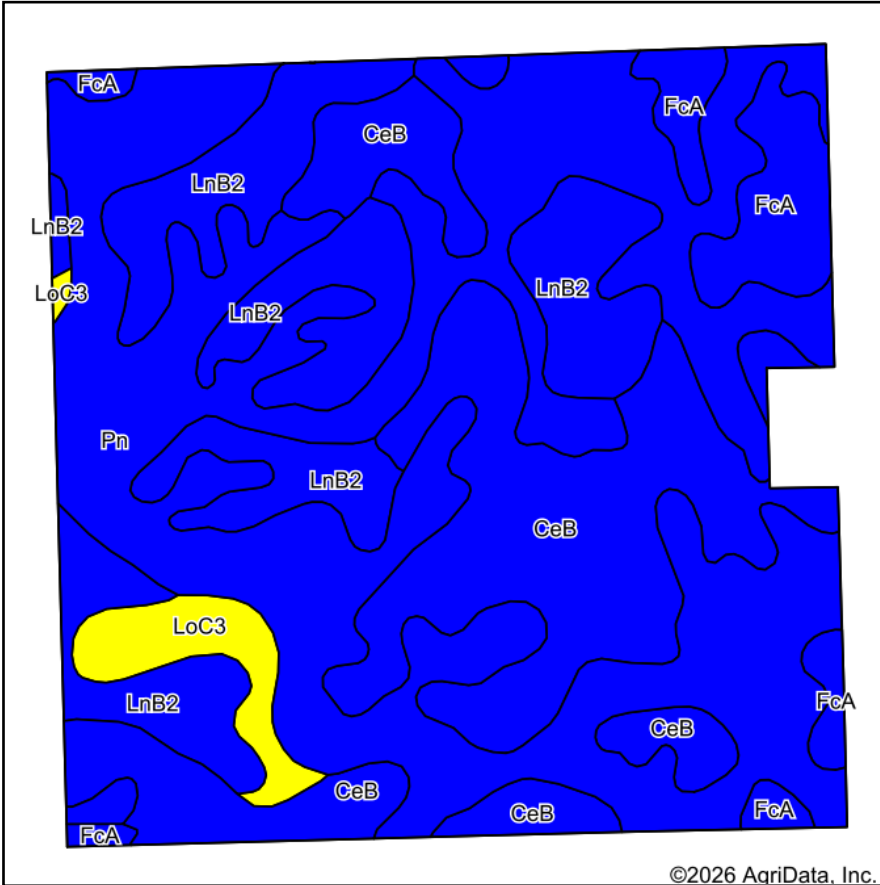
TRACT 2: 74.8± ACRES mostly tillable with grassed waterways and a county tile running through the property. Frontage on W 600 south on both sides of Tract 3. This is a nice large field for ease of farming operation. Consider combining with Tract 1 to create a 153± acre field nearly all cropland. 3.5± acres of FSA waterways.

TRACT 3: 5± ACRE FARMSTEAD with country home, grain bin, machinery shed, and older 2-story livestock barn. Specific improvements include:

- Single-story 3 Bedroom, 2 Bath vinyl sided home with attached 2 car garage. The home has a fuel oil boiler with hot water radiant heat. Features nearly 1,705 sf of living space and a new metal standing seam roof installed in 2014. The home has newer vinyl replacement windows and a basement with an entrance from the garage. Garage roof was new in 2024.
- 48' x 48' x 16' Metal Pole Barn with sliding doors facing east
- Wooden framed 2-story livestock barn, 24' x 60' with a 14' x 60' lean-to. This is a unique barn with lots of history and impressive aged timbers.
- 9,000± Bushel Grain bin with stir-rator, Brock fan, and Brock propane burner with drying floor (30' diameter with 18' side walls)
- Small acreage and farmsteads like this are very hard to find in today's market!

SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Randolph**
 Location: **23-19N-12E**
 Township: **Union**
 Acres: **160.1**
 Date: **1/12/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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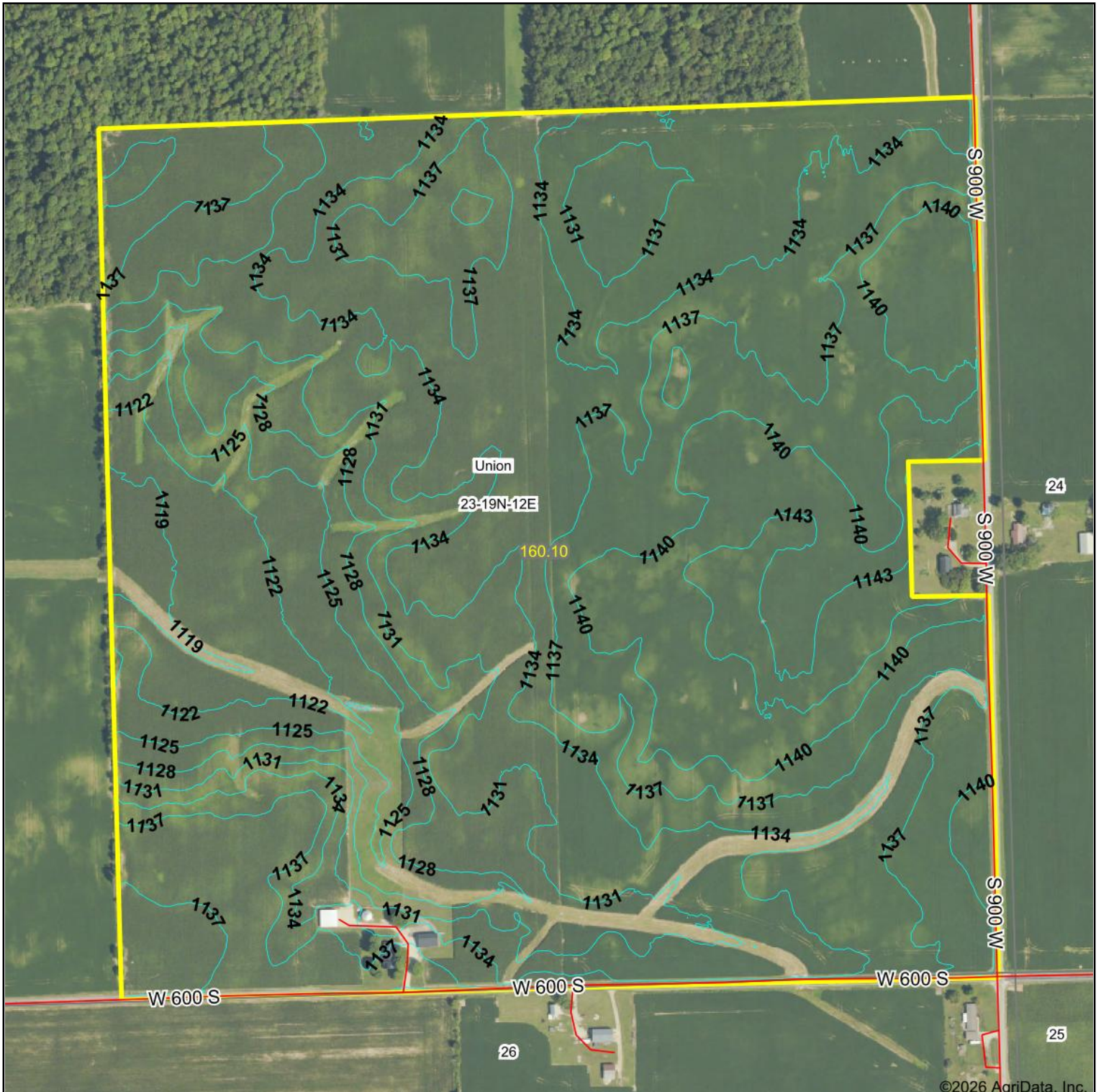
©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: IN135, Soil Area Version: 29

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
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	73.32	45.8%		IIw	172	6	12	60	57
CeB	Celina silt loam, 1 to 4 percent slopes	41.01	25.6%		Ile	117	4	8	41	53
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	30.77	19.2%		Ile	113	4	7	40	50
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	10.05	6.3%		IIw	156	5	10	51	69
LoC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	4.95	3.1%		IVe	111	4	7	38	49
Weighted Average					2.06	143.7	5	9.7	50	55.1

TOPO CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,116.9

Max: 1,145.4

Range: 28.5

Average: 1,134.2

Standard Deviation: 5.74 ft



1/12/2026

23-19N-12E
Randolph County
Indiana

Boundary Center: 40° 4' 51.15, -85° 9' 2.35

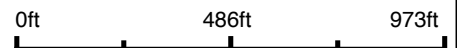


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FLOOD ZONE MAP



Map Center: 40° 4' 51.15, -85° 9' 2.35



23-19N-12E
Randolph County
Indiana



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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1/12/2026

Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION

USDA Farm 7878 Tract 10116

2025 Certification map prepared on: 5/15/2025

Administered by: Randolph County, Indiana

OP: BLOUNT FARM INC

159.04 Tract acres

OW: BLOUNT FARM TRUST

154.87 Cropland acres

6.13 CRP acres

CRP

CLU Randolph

Wetland Determination Identifiers:

● Restricted Use

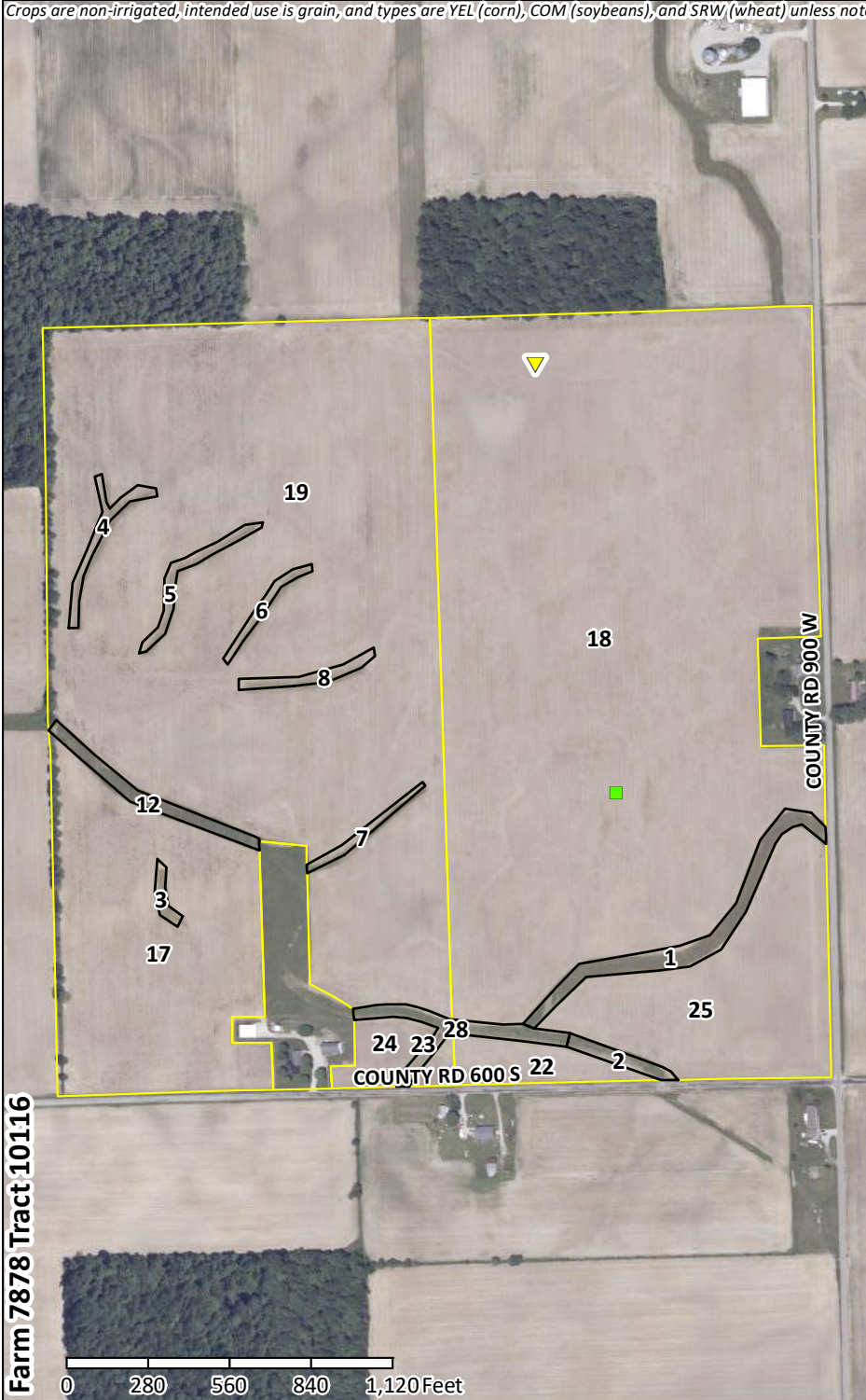
▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2025-05-13 07:39:07

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



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	1.7	N	2	11399	8A	34	Y
2	0.4	N	2	11399	8A	34	Y
3	0.2	H	2	11279A	8A	31	Y
4	0.5	H	2	11279A	8A	31	Y
5	0.5	N	2	11279A	8A	31	Y
6	0.3	N	2	11279A	8A	31	Y
7	0.3	N	2	11279A	8A	31	Y
8	0.4	N	2	11279A	8A	31	Y
12	0.8	N	2	11261A	8A	30	Y
17	15.98	N	2				Y
18	62.94	N	2				Y
19	56.33	N	2				Y
22	1.79	N	2				Y
23	0.37	N	2				Y
24	1.3	N	2				Y
25	10.03	N	2				Y
28	1.03	N	2	11225A	8A	30	Y

Farm 7878 Tract 10116

0 280 560 840 1,120 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 (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS

FSA INFORMATION

INDIANA
RANDOLPH



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 7878

Prepared : 1/30/26 11:05 AM CST

Crop Year : 2026

Operator Name : BLOUNT FARM INC
CRP Contract Number(s) : 11225A,11261A,11279A,11399
Recon ID : 18-135-2020-26
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.04	154.87	154.87	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	148.74	0.00		6.13	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	78.00	0.00	144	
Soybeans	70.20	0.80	45	
TOTAL	148.20	0.80		

NOTES

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Tract Number : 10116

Description :
FSA Physical Location : INDIANA/RANDOLPH
ANSI Physical Location : INDIANA/RANDOLPH
BIA Unit Range Number :
CRP Contract Number(s) : 11225A,11261A,11279A,11399
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : BLOUNT FARM TRUST
Other Producers : None
Recon ID : 18-135-2020-28

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.04	154.87	154.87	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
 RANDOLPH
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7878
 Prepared : 1/30/26 11:05 AM CST
 Crop Year : 2026

Tract 10116 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.74	0.00	6.13	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	78.00	0.00	144
Soybeans	70.20	0.80	45

TOTAL **148.20** **0.80**

NOTES

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP CONTRACTS

CRP CONTRACTS

CRP-1 (01-23-26)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 18 135	2. SIGN-UP NUMBER 53
		3. CONTRACT NUMBER 11225A	4. ACRES FOR ENROLLMENT 1.03
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 10116	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 09-01-2020 TO: (MM-DD-YYYY) 09-30-2030
		8. SIGNUP TYPE: Continuous	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) RANDOLPH COUNTY FARM SERVICE AGENCY 975 E WASHINGTON ST STE #1 WINCHESTER, IN47394-0348			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (765) 584-4505			

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 167.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 172.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	10116	0028	CP8A	1.03	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BLOUNT FARM INC 6367 S 1100 W LOSANTVILLE, IN47354-9333	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BLOUNT FARM TRUST 6367 S 1100 W LOSANTVILLE, IN47354-9333	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
------------------	------------------------------------	----------------------

NOTE: Privacy Act Statement: 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 the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this 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). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, 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.

CRP CONTRACTS

CRP-1 (01-23-26)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 18 135	2. SIGN-UP NUMBER 53
		3. CONTRACT NUMBER 11261A	4. ACRES FOR ENROLLMENT 0.80
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 10116	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030
		8. SIGNUP TYPE: Continuous	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) RANDOLPH COUNTY FARM SERVICE AGENCY 975 E WASHINGTON ST STE #1 WINCHESTER, IN47394-0348			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (765) 584-4505			

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 167.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 134.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	10116	0012	CP8A	0.80	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BLOUNT FARM INC 6367 S 1100 W LOSANTVILLE, IN47354-9333	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BLOUNT FARM TRUST 6367 S 1100 W LOSANTVILLE, IN47354-9333	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)

NOTE: Privacy Act Statement: 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 the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this 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). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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CRP CONTRACTS

CRP-1 (01-23-26) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 18 135			2. SIGN-UP NUMBER 55	
		3. CONTRACT NUMBER 11279A			4. ACRES FOR ENROLLMENT 2.20	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) RANDOLPH COUNTY FARM SERVICE AGENCY 975 E WASHINGTON ST STE #1 WINCHESTER, IN47394-0348		6. TRACT NUMBER 10116		7. CONTRACT PERIOD		
				FROM: (MM-DD-YYYY) 10-01-2021	TO: (MM-DD-YYYY) 09-30-2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (765) 584-4505		8. SIGNUP TYPE: Continuous				
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.						
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.						
9A. Rental Rate Per Acre \$ 254.84		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 561.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$		10116	0003	CP8A	0.20	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		10116	0004	CP8A	0.50	\$ 0.00
		10116	0005	CP8A	0.50	\$ 0.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)						
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BLOUNT FARM INC 6367 S 1100 W LOSANTVILLE, IN47354-9333		(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BLOUNT FARM TRUST 6367 S 1100 W LOSANTVILLE, IN47354-9333		(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)
NOTE: Privacy Act Statement: 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 the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this 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). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).						

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CRP CONTRACTS

CRP-1 (01-23-26)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 18 135	2. SIGN-UP NUMBER 61
		3. CONTRACT NUMBER 11399	4. ACRES FOR ENROLLMENT 2.10
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 10116	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2024 TO: (MM-DD-YYYY) 09-30-2034
		8. SIGNUP TYPE: Continuous	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) RANDOLPH COUNTY FARM SERVICE AGENCY 975 E WASHINGTON ST STE #1 WINCHESTER, IN47394-0348		5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (765) 584-4505	

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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9A. Rental Rate Per Acre	\$ 300.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 630.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	10116	0001	CP8A	1.70	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		10116	0002	CP8A	0.40	\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BLOUNT FARM INC 6367 S 1100 W LOSANTVILLE, IN47354-9333	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BLOUNT FARM TRUST 6367 S 1100 W LOSANTVILLE, IN47354-9333	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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**PRELIMINARY
TITLE**

PRELIMINARY TITLE



Fidelity National Title Insurance Company

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

Issuing Agent: IN Title Company
Issuing Office: 200 E. Washington St., Muncie, IN 47305
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 20260203
Issuing Office File Number: 20260203
Property Address: 9348 W 600 S, Modoc, IN 47358
5738 S 900 W, Union Township, IN 47358
Revision Number:

SCHEDULE A

1. Commitment Date: January 27, 2026 at 8:00 A.M.
2. Policy to be issued:
 - (a) 2021 ALTA® Owner's Policy - Standard
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.
Proposed Amount of Insurance: \$ 100,000.00
The estate or interest to be insured:
 - (b) 2021 ALTA® Loan Policy
Proposed Insured: NONE
Proposed Amount of Insurance \$
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Blount Farm Trust
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

FIDELITY NATIONAL TITLE INSURANCE COMPANY
By IN Title Company, Agent


James W. Trulock, Authorized Countersignature

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

27C170B

Page 1 of 3

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

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File No. 20260203



PRELIMINARY TITLE



Fidelity National Title Insurance Company

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 12 EAST, CONTAINING 80 ACRES, MORE OR LESS.

ALSO:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY-THREE (23) IN TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST, CONTAINING EIGHTY (80) ACRES, MORE OR LESS; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 12 EAST IN UNION TOWNSHIP, RANDOLPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 12 EAST, SAID POINT BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS 1160.0 FEET (ASSUMED BEARING) FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 17 MINUTES 00 SECONDS WEST 681.86 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 575.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 00 SECONDS EAST 681.86 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 575.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.00 ACRES, MORE OR LESS, IN SAID EXCEPTION.

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 12 EAST IN UNION TOWNSHIP, RANDOLPH COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19, NORTH, RANGE 12 EAST, SAID POINT BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS 1160.00 FEET (ASSUMED BEARING) FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 17 MINUTES 00 SECONDS WEST 681.86 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 575.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 00 SECONDS EAST 681.86 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 575.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.00 ACRES, MORE OR LESS.

EXCEPT:

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 12 EAST, UNION TOWNSHIP, RANDOLPH COUNTY, INDIANA, AND BEING PART OF A 9.0 ACRE TRACT DESCRIBED IN DEED RECORD BOOK 217, PAGE 267 CURRENTLY CONVEYED TO HARRY SEFFRIN & RUTHELLEN SEFFRIN (HUSBAND & WIFE) BY WARRANTY DEED RECORDED IN THE OFFICE OF THE RANDOLPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG SPIKE FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER IN SAID SECTION 23 AT THE INTERSECTION OF COUNTY ROAD SOUTH 900 WEST AND COUNTY ROAD WEST 600 SOUTH; THENCE NORTH 00 DEGREES 42 MINUTES 08 SECONDS WEST 1160.00 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER IN SAID COUNTY ROAD SOUTH 900 WEST TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF SAID 9.0 ACRE TRACT BEING THE TRUE POINT OF BEGINNING FOR THIS LAND DESCRIPTION HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST 231.42 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A SET REBAR AND CAP, PASSING A REBAR AND CAP SET 19.00 FEET ALONG SAID COURSE ON THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID ROAD; THENCE NORTH 00 DEGREES 42 MINUTES 08 SECONDS WEST 410.17 FEET ALONG A NEW DIVISION LINE TO A SET

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

27C170B

Page 2 of 3

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

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File No. 20260203



PRELIMINARY TITLE



Fidelity National Title Insurance Company

REBAR AND CAP; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST 231.42 FEET ALONG A NEW DIVISION LINE TO A MAG NAIL SET ON THE EAST LINE OF SAID QUARTER IN SAID COUNTY ROAD SOUTH 900 WEST, PASSING A REBAR AND CAP SET 212.42 FEET ALONG SAID COURSE ON THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID ROAD; THENCE SOUTH 00 DEGREES 42 MINUTES 08 SECONDS EAST 410.17 FEET ALONG THE EAST LINE OF SAID QUARTER IN SAID ROAD TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.179 ACRES, MORE OR LESS.

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27C170B

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

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **Warranty Deed to be executed from Blount Farm Trust to "BUYER".**
6. **We must be furnished with a copy of Seller Trust.**
7. **The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.**
8. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**

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

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

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

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

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

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

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Page 2 of 4

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

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Fidelity National Title Insurance Company

SCHEDULE B, PART II - Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" included encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor or material heretofore and hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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

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

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

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

Special Exceptions:

7. Taxes for the year 2024 in the amount of \$3,090.78 each installment due May 12 and November 10, 2025. May installment PAID. November installment PAID. Taxes for the year 2025 due and payable in 2026 and Taxes for the year 2026 due and payable in 2027 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 68-15-23-400-014.000-011 (Parcel 1)

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

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

8. Thomas O Tharp (577) annual ditch assessment in the sum of \$231.00 per year, next installment of \$115.50 due May 11, 2026. (Parcel 1)
9. Taxes for the year 2024 in the amount of \$96.56 each installment due May 12 and November 10, 2025. May installment PAID. November installment PAID. Taxes for the year 2025 due and payable in 2026 and Taxes for the year 2026 due and payable in 2027 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 68-15-23-400-016.001-011 (Parcel 2)

10. Terms and provisions of the trust under which title is held.
11. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
12. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

JWT/kll

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

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

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

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PRELIMINARY TITLE



Fidelity National Title Insurance Company

10. CLASS ACTION

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

11. ARBITRATION

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

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PHOTOS

PHOTOS



PHOTOS



ROAD FRONTAGE - TRACT 1



TRACT 2

PHOTOS



TRACTS 1 & 2



TRACT 3

PHOTOS



PHOTOS



PHOTOS



TRACTS 1 & 2



TRACT 3

PHOTOS



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



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