

Important LAND AUCTION

Whitley County, Indiana

262[±]
Acres

Offered in 7 Tracts,
Combinations or as
a Total Unit

- Productive Tillable Farmland
- Woods for Hunting
- 2026 Farming Rights
- 80% Blount and Pewamo Soils
- Immediate Possession of Farming

INFORMATION BOOKLET

Tuesday,

April 7th • 6:00pm

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.

OWNER: Former Farm of Virgil (Sonny) and Janel Hicks

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

Kevin Jordan, RB14040687, AU10600023

Richard D. Cox, RB14051202, AU08600254

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 & CONDITIONS

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts & as a total 262± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

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

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

DEED: Seller shall provide Warranty Deed(s).

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

POSSESSION: Possession is at closing. Immediate possession for farming purposes is available—please contact the auction company for details.

2 REAL ESTATE TAXES: Real estate taxes will be

the responsibility of the Buyer(s) beginning with the 2026 taxes due in 2027 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

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

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all relat-

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

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

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**For Information Call Auction Managers:
Kevin Jordan • 800-451-2709 & Ritter Cox • 260-609-3306**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, APRIL 7, 2026

262± ACRES – WHITLEY 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 Tuesday, March 31, 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
262± Acres • Whitley County, Indiana
Tuesday, April 7, 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 Tuesday, April 7, 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, Tuesday, March 31, 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 MAPS

LOCATION MAP



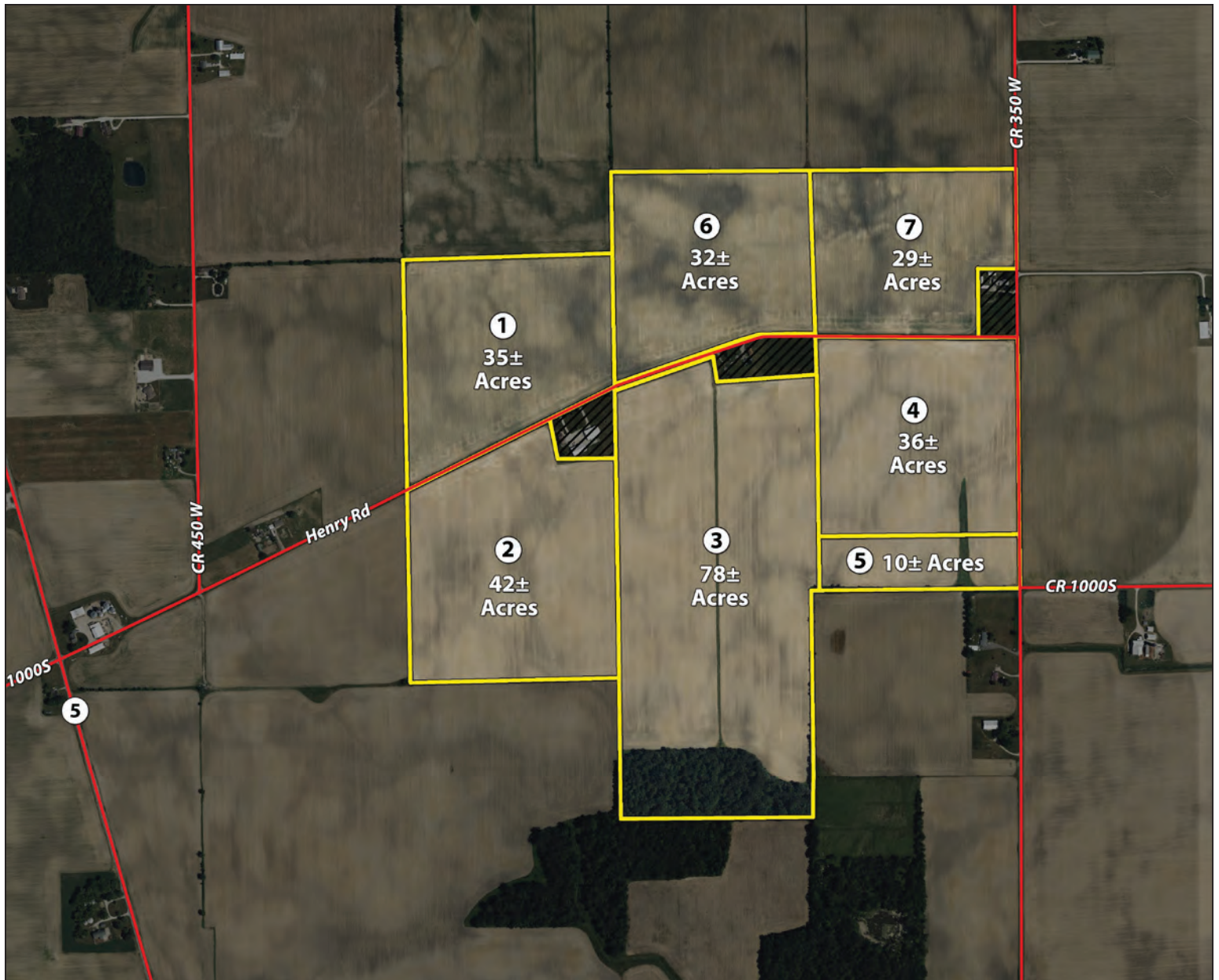
INFORMATION / INSPECTION DATES:
Wednesday, March 18th • 4-6pm
Monday, March 30th • 4-6pm
Meet a Schrader Representative at the property for more information about the auction.

AUCTION LOCATION:
Whitley County 4-H Community Center,
680 W Squawbuck Rd, Columbia City, IN 46725.

PROPERTY LOCATION & DIRECTIONS: From the intersection of SR 5 and Henry Road (5 miles south of South Whitley), travel east on Henry Road 1/2 mile to the property.

PROPERTY OVERVIEW: This is a terrific opportunity to purchase high quality Whitley County farmland with strong soil types and excellent road frontage. The farm will be offered in 7 tracts with multiple options for farmers, investors, and buyers looking for a potential building site. Immediate possession for farming purposes is available—be ready for the 2026 crop year.

AERIAL MAP



TRACT DESCRIPTIONS:

TRACT 1: 35± ACRES — All tillable with Pewamo and Blount soils. Frontage on Henry Road.

TRACT 2: 42± ACRES — All tillable with Haskins, Pewamo and Blount soils. Frontage on Henry Road.

TRACT 3: 78± ACRES — Mostly tillable with 10± acres of woods accessible by lane. Haskins, Pewamo and Blount soils. Frontage on Henry Road.

TRACT 4: 36± ACRES — All tillable with frontage on Henry Road and CR 350 W. Productive Haskins, Pewamo and Blount soils.

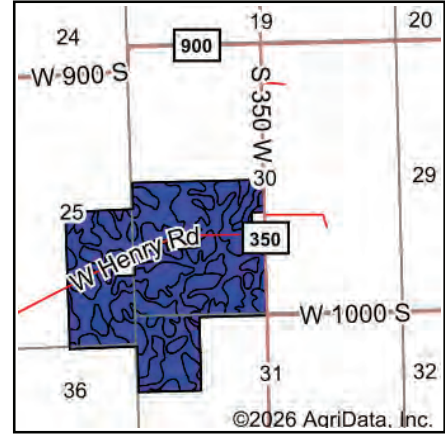
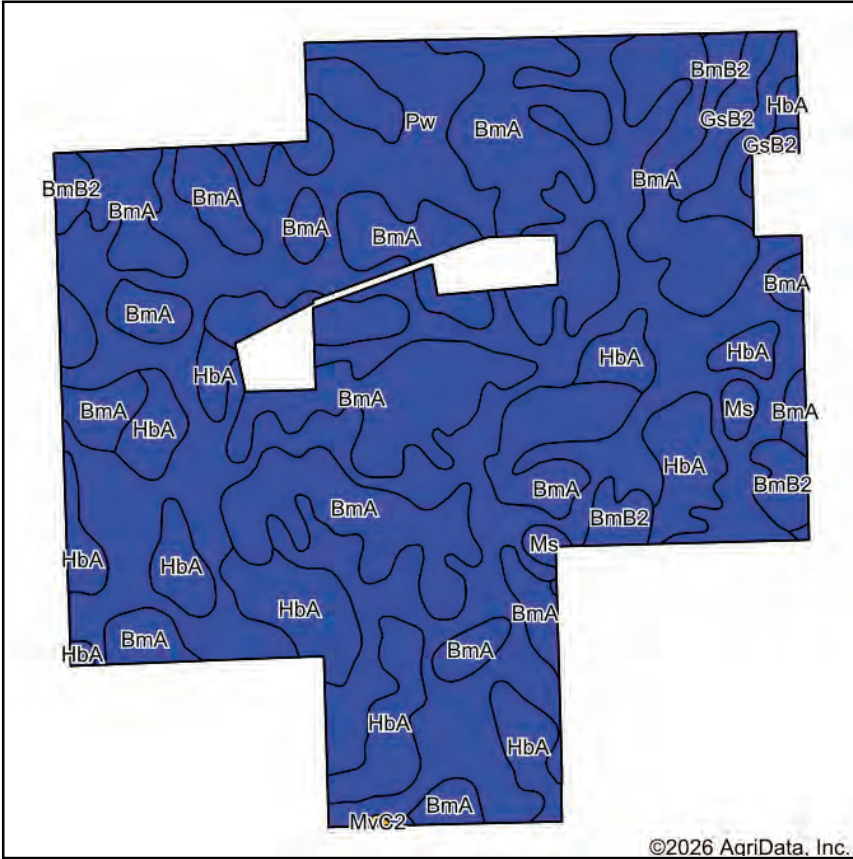
TRACT 5: 10± ACRES — All tillable potential building site. Imagine the possibilities. Frontage on CR 350 W.

TRACT 6: 32± ACRES — All tillable with Pewamo and Blount soils. Frontage on Henry Road.

TRACT 7: 29± ACRES — All tillable with mostly Pewamo and Blount soils. Frontage on Henry Road and CR 350 W.

SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Whitley**
 Location: **30-30N-9E**
 Township: **Washington**
 Acres: **269.19**
 Date: **2/18/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

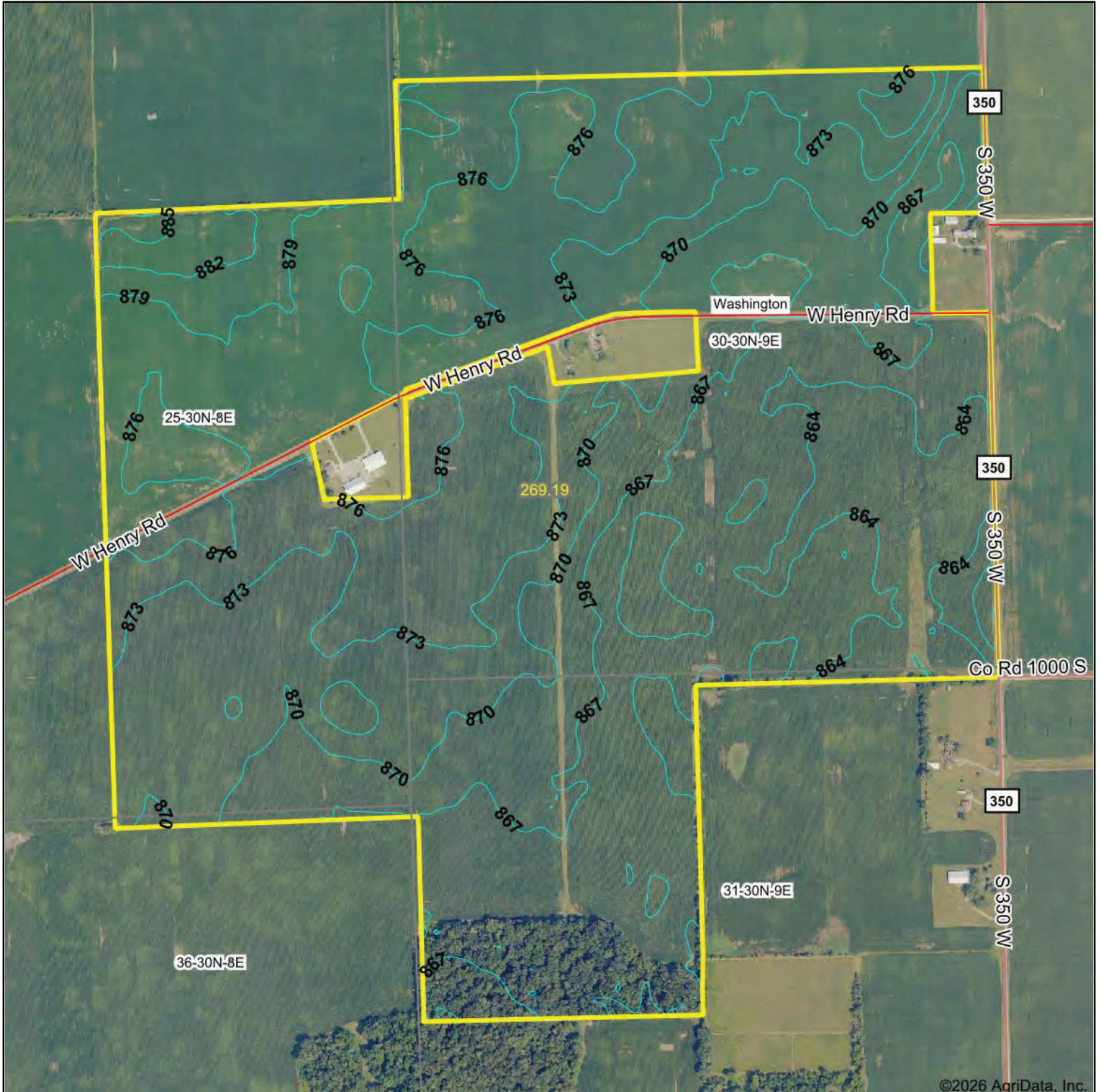


Soils data provided by USDA and NRCS.

Area Symbol: IN183, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	117.70	43.8%		llw		157		5	11			47	64
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	102.52	38.1%		llw		142	17	5			9	52	56
HbA	Haskins loam, 0 to 3 percent slopes	34.95	13.0%		llw		158		5	11			59	62
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	7.61	2.8%		lle		137	17	5			9	50	54
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	4.42	1.6%		lle	5	128	18	4	8	78		41	56
Ms	Milford silty clay loam, 0 to 2 percent slopes	1.87	0.7%		llw		154		5			11	43	62
MvC2	Morley loam, 6 to 12 percent slopes, eroded	0.12	0.0%		llle		115	18	4			8	40	52
Weighted Average					2.00	0.1	150.3	7.3	5	6.4	1.3	3.8	50.4	60.3

TOPO CONTOURS MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 860.4

Max: 887.4

Range: 27.0

Average: 871.3

Standard Deviation: 5.05 ft



2/18/2026

30-30N-9E
Whitley County
Indiana

Boundary Center: 41° 1' 15.71, -85° 33' 52.41

Maps Provided By:



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www.AgriDataInc.com

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACTS 1 & 2

92-08-25-000-201.000-001

Fry, Todd A & Margaret A

W Henry Rd

100, Vacant Land

CLEVELAND AG & RURAL 1/2

General Information
Parcel Number
 92-08-25-000-201.000-001
Local Parcel Number
 010-080-00002600
Tax ID:

Ownership
 Fry, Todd A & Margaret A
 c/o Margaret Fry
 1105 Hilltop Dr
 Rome City, IN 46784

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/17/2020	Fry, Todd A & Margare	2020010293	GIFT	/		I
12/18/2014	Hicks, Janel & Fry, To	2014120320	AF	/		I
05/27/2011	Hicks, Virgil Jr & Janel,	2011020364	QC	/		I
07/06/2004	Hicks, Virgil Jr & Janel,	2004070114	WD	/		I
01/01/1900	HICKS VIRGIL JR & J		WD	/		I

Notes
 10/7/2021 RA22: no change
 10/4/2017 RA18: Reassessment 2018
 No change per reassessment

Routing Number
 8

Property Class 100
 Vacant Land

Legal
 Pt E2 SE4 EX 3.254A S25 T30 R8 76.746A
 LIFE ESTATE Janel R Hicks



Agricultural

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

Year: 2025

Location Information

County
 Whitley
Township
 CLEVELAND TOWNSHIP
District 001 (Local 010)
 CLEVELAND TOWNSHIP
School Corp 4455
 WHITKO COMMUNITY
Neighborhood 920110-001
 CLEVELAND AG & RURAL
Section/Plat
 25
Location Address (1)
 W Henry Rd
 South Whitley, IN 46787

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/13/2025	As Of Date	04/15/2025	04/11/2024	04/10/2023	04/07/2022	04/14/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$184,000	Land	\$184,000	\$175,600	\$146,300	\$115,500	\$99,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$184,000	Land Non Res (2)	\$184,000	\$175,600	\$146,300	\$115,500	\$99,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$184,000	Total	\$184,000	\$175,600	\$146,300	\$115,500	\$99,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$184,000	Total Non Res (2)	\$184,000	\$175,600	\$146,300	\$115,500	\$99,300
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Zoning

Subdivision

Lot

Market Model
 N/A

Characteristics

Topography Flood Hazard

Level

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed Thursday, May 1, 2025

Review Group 2026

Data Source N/A

Collector

Appraiser

AS

Land Computations

Calculated Acreage	76.75
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	76.75
81 Legal Drain NV	0.00
82 Public Roads NV	1.11
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	75.64
Farmland Value	\$183,990
Measured Acreage	75.64
Avg Farmland Value/Acre	2433
Value of Farmland	\$184,020
Classified Total	\$0
Farm / Classified Value	\$184,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$184,000
CAP 3 Value	\$0
Total Value	\$184,000

COUNTY TAX INFORMATION

TRACTS 4 + 6 + 7

92-09-30-000-301.000-013

Southall, Sue Ellen

S 350 W

100, Vacant Land

WASHINGTON AG & RURA 1/2

General Information	
Parcel Number	92-09-30-000-301.000-013
Local Parcel Number	090-150-00000800
Tax ID:	
Routing Number	8
Property Class 100	Vacant Land
Year: 2025	

Ownership	
Southall, Sue Ellen c/o Margaret Fry 1105 Hilltop Dr Rome City, IN 46784	
Legal	
99.16A N & E PT SW4 EX 2.494A S30 T30 R9 96.666A LIFE ESTATE for Janel R Hicks	

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VI
01/17/2020	Southall, Sue Ellen	2020010295	GIFT	/		
12/18/2014	Hicks, Janel R	2014120321	AF	/		
05/27/2005	Hicks, Virgil E	2005050572	WD	/		
01/25/2001	SPLIT 2.494A TO SO		WD	0101/397		
12/13/1994	REMOVE TERRY		WD	9412/165		
01/01/1900	FROM OVERLY R & V		WD	/		

Notes	
5/18/2022 RA23:	REVIEWED (4/22 OR 5/22) NO CHANGE - JDP
2/3/2021 RA21:	No change
9/21/2016 RA17:	Reassessment 2017 No changes per reassessment



Agricultural

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

2025	2025	2024	2023	2022	2021
WIP	AA	AA	AA	AA	AA
Reason For Change					
As Of Date	04/15/2025	04/10/2024	04/10/2023	04/07/2022	04/14/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$219,700	Land	\$219,700	\$209,600	\$174,700	\$137,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0
\$219,700	Land Non Res (2)	\$219,700	\$209,600	\$174,700	\$137,900
\$0	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
\$219,700	Total	\$219,700	\$209,600	\$174,700	\$137,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0
\$219,700	Total Non Res (2)	\$219,700	\$209,600	\$174,700	\$137,900
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 100', CI 66' X 100')

Location Information	
County	Whitley
Township	WASHINGTON TOWNSHIP
District 013 (Local 090)	WASHINGTON TOWNSHIP
School Corp 8665	WHITLEY COUNTY CONSOLIDAT
Neighborhood 921310-013	WASHINGTON AG & RURAL
Section/Plat	30
Location Address (1)	S 350 W South Whitley, IN 46787

Land Computations	
Calculated Acreage	96.67
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	96.67
81 Legal Drain NV	0.00
82 Public Roads NV	2.76
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	93.91
Farmland Value	\$219,690
Measured Acreage	93.91
Avg Farmland Value/Acre	2339
Value of Farmland	\$219,650
Classified Total	\$0
Farm / Classified Value	\$219,700
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$219,700
CAP 3 Value	\$0
Total Value	\$219,700

Zoning	
Subdivision	
Lot	
Market Model	N/A
Characteristics	
Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
Electricity	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>
Neighborhood Life Cycle Stage	
Static	
Printed	Thursday, May 1, 2025
Review Group	2023

Data Source Aerial Collector 05/18/2022 JP

Appraiser 05/18/2022 JP

COUNTY TAX INFORMATION

PART OF TRACT 3

92-09-30-000-303.000-013

Mata, Reyes L & Lora Leigh

W Henry Rd

100, Vacant Land

WASHINGTON AG & RURA 1/2

General Information

Parcel Number
92-09-30-000-303.000-013
Local Parcel Number
090-080-00002600
Tax ID:

Ownership

Mata, Reyes L & Lora Leigh
c/o Margaret Fry
1105 Hilltop Dr
Rome City, IN 46784

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/17/2020	Mata, Reyes L & Lora	2020010294	GIFT	/		
12/18/2014	Hicks, Janel R	2014120322	AF	/		
01/25/2001	Hicks, Virgil E		WD	0101/400		
01/25/2001	REMOVE TERRY L		WD	0101/395		
01/01/1900	FROM HICKS V & L		WD	/		

Notes

5/18/2022 RA23: REVIEWED (4/22 OR 5/22) NO CHANGE - JDP
9/8/2020 RA21: No change
9/21/2016 RA17: Reassessment 2017 No changes per reassessment

Routing Number
10

Property Class 100
Vacant Land



Agricultural

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/13/2025	As Of Date	04/15/2025	04/10/2024	04/10/2023	04/07/2022	04/14/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$88,400	Land	\$88,400	\$84,300	\$70,300	\$55,500	\$47,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$88,400	Land Non Res (2)	\$88,400	\$84,300	\$70,300	\$55,500	\$47,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$88,400	Total	\$88,400	\$84,300	\$70,300	\$55,500	\$47,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$88,400	Total Non Res (2)	\$88,400	\$84,300	\$70,300	\$55,500	\$47,700
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Year: 2025

Location Information

County
Whitley
Township
WASHINGTON TOWNSHIP
District 013 (Local 090)
WASHINGTON TOWNSHIP
School Corp 8665
WHITLEY COUNTY CONSOLIDAT
Neighborhood 921310-013
WASHINGTON AG & RURAL
Section/Plat
30
Location Address (1)
W Henry Rd
Columbia City, IN 46725

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 100', CI 66' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BMA	0	21.685	0.89	\$2,390	\$2,127	\$46,124	0%	1.0000	0.00	100.00	0.00	\$46,120
4	A	PW	0	13.5450	1.11	\$2,390	\$2,653	\$35,935	0%	1.0000	0.00	100.00	0.00	\$35,930
4	A	HBA	0	1.9830	1.06	\$2,390	\$2,533	\$5,023	0%	1.0000	0.00	100.00	0.00	\$5,020
4	A	MS	0	0.4780	1.15	\$2,390	\$2,749	\$1,314	0%	1.0000	0.00	100.00	0.00	\$1,310

Market Model
N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Thursday, May 1, 2025

Review Group 2023

Data Source Aerial

Collector 05/18/2022 JP

Appraiser 05/18/2022 JP

Land Computations

Calculated Acreage	37.69
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	37.69
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	37.69
Farmland Value	\$88,380
Measured Acreage	37.69
Avg Farmland Value/Acre	2345
Value of Farmland	\$88,390
Classified Total	\$0
Farm / Classified Value	\$88,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$88,400
CAP 3 Value	\$0
Total Value	\$88,400

COUNTY TAX INFORMATION

PART OF TRACT 3

92-09-31-000-401.000-013

Mata, Reyes L & Lora Leigh

S 350 W

100, Vacant Land

WASHINGTON AG & RURA 1/2

General Information
Parcel Number
 92-09-31-000-401.000-013
Local Parcel Number
 090-080-00002700
Tax ID:

Ownership
 Mata, Reyes L & Lora Leigh
 c/o Margaret Fry
 1105 Hilltop Dr
 Rome City, IN 46784

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/17/2020	Mata, Reyes L & Lora	2020010294	GIFT	/		
12/18/2014	Hicks, Janel R	2014120322	AF	/		
01/25/2001	Hicks, Virgil E		WD	0101/395		
01/25/2001	HICKS V & L		WD	0101/400		
01/01/1900	REMOVE TERRY		WD	/		

Notes
 5/18/2022 RA23: REVIEWED (4/22 OR 5/22) NO CHANGE - JDP
 9/9/2020 RA21: No changes
 9/21/2016 RA17: Reassessment 2017 No changes per reassessment

Routing Number
 12

Property Class 100
 Vacant Land



Agricultural

Year: 2025

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

Location Information
County
 Whitley
Township
 WASHINGTON TOWNSHIP
District 013 (Local 090)
 WASHINGTON TOWNSHIP
School Corp 8665
 WHITLEY COUNTY CONSOLIDAT
Neighborhood 921310-013
 WASHINGTON AG & RURAL
Section/Plat
 31
Location Address (1)
 S 350 W
 South Whitley, IN 46787

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/13/2025	As Of Date	04/15/2025	04/10/2024	04/10/2023	04/07/2022	04/14/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$82,800	Land	\$82,800	\$79,000	\$65,800	\$52,000	\$44,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$82,800	Land Non Res (2)	\$82,800	\$79,000	\$65,800	\$52,000	\$44,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$82,800	Total	\$82,800	\$79,000	\$65,800	\$52,000	\$44,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$82,800	Total Non Res (2)	\$82,800	\$79,000	\$65,800	\$52,000	\$44,700
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Computations

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	40.00
Farmland Value	\$82,840
Measured Acreage	40.00
Avg Farmland Value/Acre	2071
Value of Farmland	\$82,840
Classified Total	\$0
Farm / Classified Value	\$82,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$82,800
CAP 3 Value	\$0
Total Value	\$82,800

Zoning

Subdivision

Lot

Market Model
 N/A

Characteristics
Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 100', CI 66' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	PW	0	15.3900	1.11	\$2,390	\$2,653	\$40,830	0%	1.0000	0.00	100.00	0.00	\$40,830
4	A	BMA	0	7.0520	0.89	\$2,390	\$2,127	\$15,000	0%	1.0000	0.00	100.00	0.00	\$15,000
4	A	MS	0	0.2940	1.15	\$2,390	\$2,749	\$808	0%	1.0000	0.00	100.00	0.00	\$810
4	A	HBA	0	8.6690	1.06	\$2,390	\$2,533	\$21,959	0%	1.0000	0.00	100.00	0.00	\$21,960
4	A	BMB	0	0.0370	0.85	\$2,390	\$2,032	\$75	0%	1.0000	0.00	100.00	0.00	\$80
6	A	PW	0	3.489	1.11	\$2,390	\$2,653	\$9,256	-80%	1.0000	0.00	100.00	0.00	\$1,850
6	A	HBA	0	2.5710	1.06	\$2,390	\$2,533	\$6,512	-80%	1.0000	0.00	100.00	0.00	\$1,300
6	A	BMA	0	1.8000	0.89	\$2,390	\$2,127	\$3,829	-80%	1.0000	0.00	100.00	0.00	\$770
6	A	MVC	0	0.4040	0.68	\$2,390	\$1,625	\$657	-80%	1.0000	0.00	100.00	0.00	\$130
6	A	GSB2	0	0.2940	0.77	\$2,390	\$1,840	\$541	-80%	1.0000	0.00	100.00	0.00	\$110

Neighborhood Life Cycle Stage
 Static
 Printed Thursday, May 1, 2025
 Review Group 2023

Data Source Aerial Collector 05/18/2022 JP

Appraiser 05/18/2022 JP

FSA INFORMATION

FSA INFORMATION

INDIANA
WHITLEY



United States Department of Agriculture
Farm Service Agency

FARM : 1914

Prepared : 2/27/26 6:20 AM CST

Form: FSA-156EZ

Crop Year : 2026

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MR REX A SCHIPPER
CRP Contract Number(s) : None
Recon ID : None
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
271.90	255.60	255.60							
			0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00		0.00			0.00	0.00	0.00	0.00

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	18.1	0.00	67	
Corn	78.7	0.00	139	0
Soybeans	78.3	0.00	50	
TOTAL		0.00		

NOTES

Tract Number :
Description : D10/T30N/R9E/SEC30/WASHINGTON TWP/WHITLEY CO
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1914
Prepared : 2/27/26 6:20 AM CST
Crop Year : 2026

Tract 666 Continued ...

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat			
Corn			
Soybeans			
TOTAL			

NOTES

Tract Number : 689
 Description : D10/T30N/R9E/SEC30&31/WASHINGTON TWP/WHITLEY CO
 FSA Physical Location : INDIANA/WHITLEY
 ANSI Physical Location : INDIANA/WHITLEY
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : TERRY HICKS
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
161.52	147.54	147.54	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	147.54	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	10.70	0.00	67
Com	46.60	0.00	139
Soybeans	46.30	0.00	50
TOTAL	103.60	0.00	

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



FARM : 1914
Prepared : 2/27/26 6:20 AM CST
Crop Year : 2026

Tract 689 Continued ...

NOTES

Tract Number : [REDACTED]
 Description : [REDACTED]
 FSA Physical Location : INDIANA/WHITLEY
 ANSI Physical Location : INDIANA/WHITLEY
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : [REDACTED]
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	[REDACTED]	[REDACTED]	[REDACTED]
Corn	[REDACTED]	[REDACTED]	[REDACTED]
Soybeans	[REDACTED]	[REDACTED]	[REDACTED]
TOTAL	[REDACTED]	[REDACTED]	

NOTES

Tract Number : 2519
 Description : D10/T30N/R9E/SEC30/WASHINGTON TWP/WHITLEY CO
 FSA Physical Location : INDIANA/WHITLEY
 ANSI Physical Location : INDIANA/WHITLEY
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1914
Prepared : 2/27/26 6:20 AM CST
Crop Year : 2026

Tract 2519 Continued ...

Owners : TERRY HICKS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
110.38	108.06	108.06	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	108.06	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	7.40	0.00	67
Corn	32.10	0.00	139
Soybeans	32.00	0.00	50
TOTAL	71.50	0.00	

NOTES

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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 (855) 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 1914 Tract 689

Map prepared on: 4/11/2024

CRP **TRS: 30N9E30**
 CLU **Whitley**



Administered by: Whitley County, Indiana

161.52 Tract acres
 147.54 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-04-10 15:22:08

CLU	Acres	HEL	Contract	Prac	Yr	C	I
17	34.68	N					Y
18	31.1	N					Y
19	11.54	N					Y
20	35.33	N					Y
21	34.89	N					Y



Farm 1914 Tract 689

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FSA INFORMATION

USDA Farm 1914 Tract 2519

Map prepared on: 4/11/2024

Administered by: Whitley County, Indiana

110.38 Tract acres

108.06 Cropland acres

0 CRP acres

CRP **TRS: 30N9E30**
 CLU **Whitley**

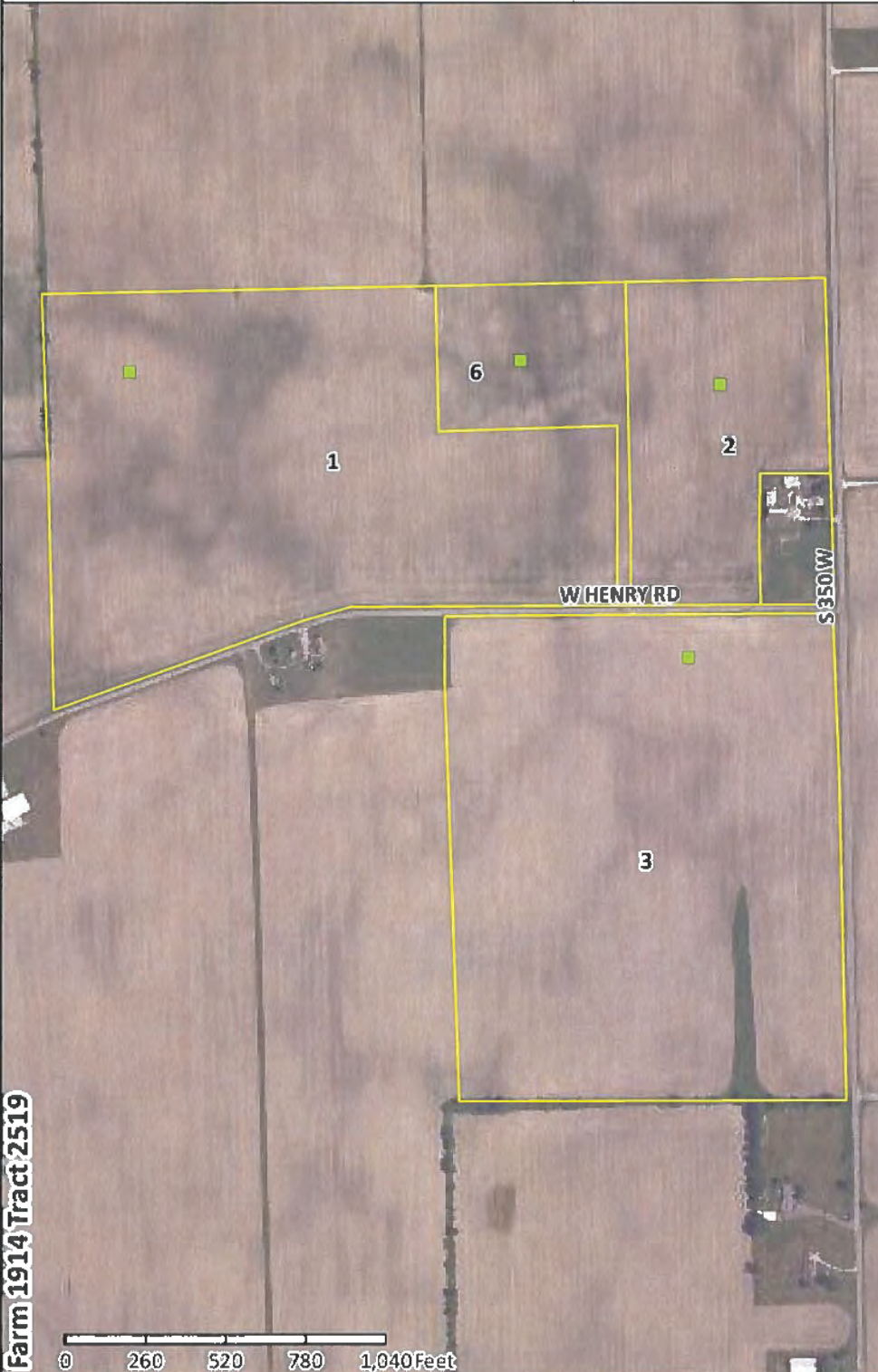


Wetland Determination Identifiers:

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

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-04-10 15:22:08

CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	41.45	N					Y
2	13.54	N					Y
3	45.86	N					Y
6	7.21	N					Y



Farm 1914 Tract 2519

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PRELIMINARY TITLE

PRELIMINARY TITLE

TRACTS 1 & 2

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603983

Commitment No.: IN2603983

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

Issuing Agent: Near North Title Group LLC
Issuing Office: 236 Frontage Rd, Columbia City, IN 46725
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: IN2603983
Issuing Office File No.: IN2603983
Property Address: W Henry Rd, South Whitley, IN 46787

SCHEDULE A

1. Commitment Date: March 6, 2026 at 12:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy (07/01/21)

Proposed Insured: To be determined
Proposed Amount of Insurance: \$15,000.00
The estate or interest to be insured: fee simple
 - b. 2021 ALTA Loan Policy (07/01/21)

Proposed Insured: Lender with a contractual obligation under a loan agreement with the proposed insured for an Owner's, its successors and/or assigns, as their interests may appear
Proposed Amount of Insurance: \$15,000.00
The estate or interest to be insured: fee simple
3. The estate or interest in the Land at the Commitment Date is: fee simple.
4. The Title is, at the Commitment Date, vested in:
Todd A. Fry and Margaret A. Fry, husband and wife
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.

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



IN2603983

PRELIMINARY TITLE

TRACTS 1 & 2

Near North Title Group LLC



Allison Rabin, Chief Operating Officer


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

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



IN2603983

PRELIMINARY TITLE

TRACTS 1 & 2

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603983

Commitment No.: IN2603983

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 by the fee simple title holder shown on Schedule A to the proposed insured on Schedule A.
6. Indiana Sales Disclosure Form completed, executed and filed, all as required by IC 6-1.1-5.5.
7. Mortgage to be executed by the borrower to the proposed insured lender as shown on Schedule A.
8. Vendor's affidavit satisfactory to the Company, duly executed.
9. Mortgagor's affidavit satisfactory to the Company, duly executed.
10. By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closing occurring on or after July 1, 2006.
11. Effective July 1, 2009 IC 27-7-3.7 et seq. requires any funds in the amount of \$10,000 or more received, from any party to the transaction, to be in the form of an irrevocable wire transfer.
12. NOTE: As of the Effective date of this Commitment, we find no mortgage of public record. This should be explained to the Company.
13. NOTE: This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

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PRELIMINARY TITLE

TRACTS 1 & 2

14. Additional requirements may be made in order to complete the transaction to be insured.
15. 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.

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



IN2603983

PRELIMINARY TITLE

TRACTS 1 & 2

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603983

Commitment No.: IN2603983

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 encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.

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PRELIMINARY TITLE

TRACTS 1 & 2

7. Taxes for the year 2024 payable in 2025 in the name of Todd A. Fry & Margaret A. Fry

Brief Legal: Pt E2 SE4 Ex 3.254A S25 T30 R8 76.746A
Taxing Unit: 1 - Cleveland Township Parcel No: 92-08-25-000-201.000-001
State ID No.: 92-08-25-000-201.000-001

1st installment: \$1,405.94 - PAID
2nd installment: \$1,405.94 - PAID

Assessed valuation as of Effective Date (for information only):
Land: \$175,600.00
Improvements: \$0.00
Homestead Exemption \$0.00;
Supplemental Homestead Exemption \$0.00
8. Special Assessment as set forth below:
Type of Assessment: 5400-000A-Lee J Drain
May Installment: \$115.12, PAID;
November installment: \$115.12, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
9. Special Assessment as set forth below:
Type of Assessment: 5401-000A-Lehman I A Drain
May Installment: \$17.38, PAID;
November installment: \$17.38, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
10. Special Assessment as set forth below:
Type of Assessment: 5401-000B-Lehman I B Drain
May Installment: \$25.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
11. Special Assessment as set forth below:
Type of Assessment: 310-Whitley Co Solid Waste
May Installment: \$70.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
12. Taxes for 2025 payable 2026, now a lien, not yet due and payable.
13. Taxes for 2026 payable 2027, now a lien, not yet due and payable.
14. Note: The real estate tax information set out above is all that is currently available in the Whitley County Tax records. Neither the Company nor its agent, Near North Title Group, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of, the present unavailability, or accuracy of tax information.
15. Possible municipal assessments, code enforcement fines, sewer use charges, and/or impact fees levied by South Whitley.

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



IN2603983

PRELIMINARY TITLE

TRACTS 1 & 2

16. 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.
17. Rights of the public, the State of Indiana, and County of Whitley and the municipality in and to that part of the Land taken or used for road purposes.
18. Possible easements for drainage ditches, feeders, laterals and tile drains.
19. Near North Title Group, made a judgment search against Todd A. Fry and Margaret A. Fry and found none.
20. NOTE: The following contains a 36 month Chain of Title

Instrument: Affidavit in Support of the Title to Real Estate Located in Whitley County, Indiana
Grantor(s): N/A (regarding the death of Janel R. Hicks)
Grantee(s): N/A (terminating her life estate)
Recorded: November 5, 2025
Document: 2025110058

Instrument: Gift Deed
Grantor(s): Janel R. Hicks (as to her undivided one-half (1/2) interest)
Grantee(s): Todd A. Fry and Margaret A. Fry, husband and wife, subject to a life estate retained by Grantor
Recorded: January 17, 2020
Document: 2020010293

Instrument: Affidavit of Survivorship
Grantor(s): N/A (regarding the death of Virgil E. Hicks)
Grantee(s): Janel Hicks
Recorded: December 18, 2014
Document: 2014120320

Instrument: Warranty Deed
Grantor(s): Virgil Hicks, Jr. and Janel Hicks, husband and wife
Grantee(s): Virgil Hicks, Jr. and Janel Hicks, husband and wife, and Todd A. Fry and Margaret A. Fry, husband and wife
Recorded: July 6, 2004
Document: 2004070114

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PRELIMINARY TITLE

TRACTS 1 & 2

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603983

Commitment No.: IN2603983

EXHIBIT A

The Land is described as follows:

The East Half of the Southeast Quarter of Section Twenty-five (25), Township Thirty (30) North, Range Eight (8) East, Whitley County, Indiana, containing Eighty (80) acres, more or less.

EXCEPT: Part of the East Half of the Southeast Quarter of Section Twenty-five (25), Township Thirty (30) North, Range Eight (8) East, Whitley County, Indiana, more particularly described as follows, to-wit:

Commencing at a rail post found at the Southeast corner of said Southeast Quarter, thence North on and along the East line of said Southeast Quarter, a distance of 1392.6 feet to the true point of beginning being a point situated 0.4 feet West of the East face of a 7 inch square concrete post, thence continuing North, on and along said East line, a distance of 454.0 feet to a mag nail at the point of intersection with the centerline of Henry Road, thence Southwesterly, by an interior angle of 64 degrees 31 minutes 05 seconds on and along said centerline, a distance of 460.4 feet to a mag nail, thence Southeasterly, by an interior angle of 105 degrees 05 minutes 55 seconds, a distance of 261.4 feet to an 8 inch diameter concrete post found, thence Easterly, by an interior angle of 100 degrees 11 minutes 50 seconds, a distance of 368.5 feet to the true point of beginning, containing 3.254 acres of land, more or less.

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



IN2603983

PRELIMINARY TITLE

TRACT 3

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603990

Commitment No.: IN2603990

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

Issuing Agent: Near North Title Group LLC
Issuing Office: 236 Frontage Rd, Columbia City, IN 46725
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: IN2603990
Issuing Office File No.: IN2603990
Property Address: W Henry Rd, Columbia City, IN 46725
S 350 W, South Whitley, IN 46787

SCHEDULE A

1. Commitment Date: March 6, 2026 at 12:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy (07/01/21)

Proposed Insured: To be determined
Proposed Amount of Insurance: \$15,000.00
The estate or interest to be insured: fee simple
 - b. 2021 ALTA Loan Policy (07/01/21)

Proposed Insured: Lender with a contractual obligation under a loan agreement with the proposed insured for an Owner's, its successors and/or assigns, as their interests may appear
Proposed Amount of Insurance: \$15,000.00
The estate or interest to be insured: fee simple
3. The estate or interest in the Land at the Commitment Date is: fee simple.
4. The Title is, at the Commitment Date, vested in:
Reyes L. Mata and Lora Leigh Mata, husband and wife
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

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



IN2603990

PRELIMINARY TITLE

TRACT 3

Near North Title Group LLC



Allison Rabin, Chief Operating Officer


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

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



IN2603990

PRELIMINARY TITLE

TRACT 3

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603990

Commitment No.: IN2603990

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 by the fee simple title holder shown on Schedule A to the proposed insured on Schedule A.
6. Indiana Sales Disclosure Form completed, executed and filed, all as required by IC 6-1.1-5.5.
7. Mortgage to be executed by the borrower to the proposed insured lender as shown on Schedule A.
8. Vendor's affidavit satisfactory to the Company, duly executed.
9. Mortgagor's affidavit satisfactory to the Company, duly executed.
10. By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closing occurring on or after July 1, 2006.
11. Effective July 1, 2009 IC 27-7-3.7 et seq. requires any funds in the amount of \$10,000 or more received, from any party to the transaction, to be in the form of an irrevocable wire transfer.
12. NOTE: As of the Effective date of this Commitment, we find no mortgage of public record. This should be explained to the Company.
13. NOTE: Examination of property shows property is Vacant Land.

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PRELIMINARY TITLE

TRACT 3

14. NOTE: This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule (“RRE Rule”) issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.
15. Additional requirements may be made in order to complete the transaction to be insured.
16. 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.

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



IN2603990

PRELIMINARY TITLE

TRACT 3

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603990

Commitment No.: IN2603990

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 encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.

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PRELIMINARY TITLE

TRACT 3

7. Taxes for the year 2024 payable in 2025 in the name of Reyes L. Mata & Lora Leigh Mata (Parcel 1)

Brief Legal: S End S Rd W2 SW4 S30 T30 R9 37.691A
Taxing Unit: 13 - Washington Township Parcel No: 92-09-30-000-303.000-013
State ID No.: 92-09-30-000-303.000-013

1st installment: \$569.36 - PAID
2nd installment: \$569.36 - PAID

Assessed valuation as of Effective Date (for information only):
Land: \$84,300.00
Improvements: \$0.00
Homestead Exemption \$0.00;
Supplemental Homestead Exemption \$0.00

8. Special Assessment as set forth below:
Type of Assessment: 5400-000A-Lee J Drain
May Installment: \$56.54, PAID;
November installment: \$56.53, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
9. Special Assessment as set forth below:
Type of Assessment: 5401-000A-Lehman I A Drain
May Installment: \$35.51, PAID;
November installment: \$35.50, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
10. Special Assessment as set forth below:
Type of Assessment: 5401-000B-Lehman I B Drain
May Installment: \$12.96, PAID;
November installment: \$12.95, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
11. Taxes for the year 2024 payable in 2025 in the name of Reyes L. Mata & Lora Leigh Mata (Parcel 2)

Brief Legal: NW4 NW4 S31 T30 R9 40A
Taxing Unit: 13 - Washington Township Parcel No: 92-09-31-000-401.000-013
State ID No.: 92-09-31-000-401.000-013

1st installment: \$533.56 - PAID
2nd installment: \$533.56 - PAID

Assessed valuation as of Effective Date (for information only):
Land: \$79,000.00
Improvements: \$0.00
Homestead Exemption \$0.00;
Supplemental Homestead Exemption \$0.00

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



IN2603990

PRELIMINARY TITLE

TRACT 3

12. Special Assessment as set forth below:
Type of Assessment: 5400-000A-Lee J Drain
May Installment: \$60.00, PAID;
November installment: \$60.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
13. Special Assessment as set forth below:
Type of Assessment: 5401-000A-Lehman I A Drain
May Installment: \$16.05, PAID;
November installment: \$16.05, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
14. Special Assessment as set forth below:
Type of Assessment: 5401-000B-Lehman I B Drain
May Installment: \$25.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
15. Taxes for 2025 payable 2026, now a lien, not yet due and payable.
16. Taxes for 2026 payable 2027, now a lien, not yet due and payable.
17. Note: The real estate tax information set out above is all that is currently available in the Whitley County Tax records. Neither the Company nor its agent, Near North Title Group, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of, the present unavailability, or accuracy of tax information.
18. Possible municipal assessments, code enforcement fines, sewer use charges, and/or impact fees levied by Columbia City.
19. 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.
20. Rights of the public, the State of Indiana, and County of Whitley and the municipality in and to that part of the Land taken or used for road purposes.
21. Possible easements for drainage ditches, feeders, laterals and tile drains.
22. Near North Title Group, made a judgment search against Reyes L. Mata and Lora Leigh Mata and found none.

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PRELIMINARY TITLE

TRACT 3

23. NOTE: The following contains a 36 month Chain of Title

Instrument: Affidavit in Support of the Title to Real Estate Located in Whitley County, Indiana

Grantor(s): N/A (regarding the death of Janel R. Hicks)

Grantee(s): N/A (terminating her life estate)

Recorded: November 5, 2025

Document: 2025110059

Instrument: Gift Deed

Grantor(s): Janel R. Hicks

Grantee(s): Reyes L. Mata and Lora Leigh Mata, husband and wife

Recorded: January 17, 2020

Document: 2020010294

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



IN2603990

PRELIMINARY TITLE

TRACT 3

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603990

Commitment No.: IN2603990

EXHIBIT A

The Land is described as follows:

Parcel 1:

All that part of the West Half of the Southwest Quarter of Section Thirty (30), Township Thirty (30) North, Range Nine (9) East, Whitley County, Indiana, lying South of the Public Highway, running Southwesterly and Northeasterly across said quarter section, containing Forty-one (41) acres, more or less.

EXCEPT: Commencing at a point in the East line of the West Half of the Southwest Quarter of Section Thirty (30), Township Thirty (30) North, Range Nine (9) East, 1362 feet North from the Southeast corner thereof, running thence South 85 degrees 28 minutes West for 628.5 feet; thence North 07 degrees 53 minutes West for 170.2 feet to the South line of the Henry Road; thence North 70 degrees 30 minutes East along said road for 307 feet; thence North 89 degrees 40 minutes East for 356 feet to the East line of said West Half; thence South 01 degree 10 minutes East for 224 feet to the place of beginning, containing 3.309 acres of land, more or less. Said real estate being conveyed to be 37.691 acres, more or less.

Parcel 2:

The North Forty (40) acres, more or less, of the West Half of the Northwest Quarter of Section Thirty-one (31), Township Thirty (30) North, Range Nine (9) East, Whitley County, Indiana.

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PRELIMINARY TITLE

TRACTS 4-7

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603998

Commitment No.: IN2603998

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

Issuing Agent: Near North Title Group LLC
Issuing Office: 236 Frontage Rd, Columbia City, IN 46725
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: IN2603998
Issuing Office File No.: IN2603998
Property Address: S 350 W, South Whitley, IN 46787

SCHEDULE A

1. Commitment Date: March 9, 2026 at 12:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Homeowner's Policy (07/01/21)

Proposed Insured: To be determined
Proposed Amount of Insurance: \$15,000.00
The estate or interest to be insured: fee simple
 - b. 2021 ALTA Loan Policy (07/01/21)

Proposed Insured: Lender with a contractual obligation under a loan agreement with the proposed insured for an Owner's, its successors and/or assigns, as their interests may appear
Proposed Amount of Insurance: \$15,000.00
The estate or interest to be insured: fee simple
3. The estate or interest in the Land at the Commitment Date is: fee simple.
4. The Title is, at the Commitment Date, vested in:
Sue Ellen Southall
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

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



IN2603998

PRELIMINARY TITLE

TRACTS 4-7

Near North Title Group LLC



Allison Rabin, Chief Operating Officer


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

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PRELIMINARY TITLE

TRACTS 4-7

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2603998

Commitment No.: IN2603998

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 by the fee simple title holder shown on Schedule A to the proposed insured on Schedule A.
6. Indiana Sales Disclosure Form completed, executed and filed, all as required by IC 6-1.1-5.5.
7. Mortgage to be executed by the borrower to the proposed insured lender as shown on Schedule A.
8. Vendor's affidavit satisfactory to the Company, duly executed.
9. Mortgagor's affidavit satisfactory to the Company, duly executed.
10. By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closing occurring on or after July 1, 2006.
11. Effective July 1, 2009 IC 27-7-3.7 et seq. requires any funds in the amount of \$10,000 or more received, from any party to the transaction, to be in the form of an irrevocable wire transfer.
12. NOTE: As of the Effective date of this Commitment, we find no mortgage of public record. This should be explained to the Company.
13. NOTE: Examination of property shows property is Vacant Land.

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14. NOTE: This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule (“RRE Rule”) issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.
15. Additional requirements may be made in order to complete the transaction to be insured.
16. 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.

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SCHEDULE B, PART II Exceptions

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

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

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

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7. Taxes for the year 2024 payable in 2025 in the name of Sue Ellen Southall
- Brief Legal: 99.16A N & E Pt SW4 Ex 2.494A S30 T30 R9 96.666A
Taxing Unit: 13 - Washington Township Parcel No: 92-09-30-000-301.000-013
State ID No.: 92-09-30-000-301.000-013
- 1st installment: \$1,415.64 - PAID
2nd installment: \$1,415.64 - PAID
- Assessed valuation as of Effective Date (for information only):
Land: \$209,600.00
Improvements: \$0.00
Homestead Exemption \$0.00;
Supplemental Homestead Exemption \$0.00
8. Special Assessment as set forth below:
Type of Assessment: 5400-000A-Lee J Drain
May Installment: \$145.00, PAID;
November installment: \$144.99, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
9. Special Assessment as set forth below:
Type of Assessment: 5401-000A-Lehman I A Drain
May Installment: \$95.70, PAID;
November installment: \$95.69, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
10. Special Assessment as set forth below:
Type of Assessment: 5401-000B-Lehman I B Drain
May Installment: \$36.25, PAID;
November installment: \$36.25, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
11. Taxes for the year 2024 payable in 2025 in the name of Sue Ellen Southall
- Brief Legal: S End E2 SW4 S30 T30 R9 10A
Taxing Unit: 13 - Washington Township Parcel No: 92-09-30-000-302.000-013
State ID No.: 92-09-30-000-302.000-013
- 1st installment: \$151.96 - PAID
2nd installment: \$151.96 - PAID
- Assessed valuation as of Effective Date (for information only):
Land: \$22,500.00
Improvements: \$0.00
Homestead Exemption \$0.00;
Supplemental Homestead Exemption \$0.00

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12. Special Assessment as set forth below:
Type of Assessment: 5400-000A-Lee J Drain
May Installment: \$15.00, PAID;
November installment: \$15.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
13. Special Assessment as set forth below:
Type of Assessment: 5401-000A-Lehman I A Drain
May Installment: \$19.80, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
14. Special Assessment as set forth below:
Type of Assessment: 5401-000B-Lehman I B Drain
May Installment: \$25.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.
15. Taxes for 2025 payable 2026, now a lien, not yet due and payable.
16. Taxes for 2026 payable 2027, now a lien, not yet due and payable.
17. Note: The real estate tax information set out above is all that is currently available in the Whitley County Tax records. Neither the Company nor its agent, Near North Title Group, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of, the present unavailability, or accuracy of tax information.
18. Possible municipal assessments, code enforcement fines, sewer use charges, and/or impact fees levied by South Whitley.
19. 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.
20. Rights of the public, the State of Indiana, and County of Whitley and the municipality in and to that part of the Land taken or used for road purposes.
21. Possible easements for drainage ditches, feeders, laterals and tile drains.
22. Near North Title Group, made a judgment search against Sue Ellen Southall and found none.

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23. NOTE: The following contains a 36 month Chain of Title

Instrument: Affidavit in Support of the Title to Real Estate Located in Whitley County, Indiana

Grantor(s): N/A (regarding the death of Janel R. Hicks)

Grantee(s): N/A (terminating her life estate)

Recorded: November 5, 2025

Document: 2025110057

Instrument: Gift Deed

Grantor(s): Janel R. Hicks

Grantee(s): Sue Ellen Southall, subject to a life estate retained by Grantor

Recorded: January 17, 2020

Document: 2020010295

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EXHIBIT A

The Land is described as follows:

All the North Half of the Southwest Quarter North of the Henry Road and the East Half of the Southwest Quarter South of the Henry Road in Section Thirty (30), Township Thirty (30) North, Range Nine (9) East, Whitley County, Indiana, described more particularly as follows:

The East Half of the Southwest Quarter of Section Thirty (30), Township Thirty (30) North, Range Nine (9) East, containing 75.08 acres, more or less.

ALSO: The North Half of the West Half of the Southwest Quarter of Section Thirty (30), Township Thirty (30) North, Range Nine (9) East, Whitley County, Indiana, being 34 acres, more or less, said last named tract being all that portion of the West Half of the said Southwest Quarter lying North of the road running in a Northeasterly direction as now located.

Consisting in all 109 acres, more or less.

EXCEPT: Part of the Southwest Quarter of Section Thirty (30), Township Thirty (30) North, Range Nine (9) East, Whitley County, Indiana, more particularly described as follows, to-wit:

Commencing at a railroad spike found at the Northeast corner of said Southwest Quarter; thence South, on and along the East line of said Southwest Quarter, a distance of 635.0 feet to a Mag nail at the true point of beginning; thence continuing South, on and along said East line, being within the right-of-way of County Road 350 West, a distance of 440.0 feet to a Mag nail at the point of intersection with the centerline of Henry Road; thence Westerly, by an interior angle of 89 degrees 08 minutes, on and along the centerline of said Henry Road, a distance of 248.00 feet to a Mag nail; thence North, by an interior angle of 90 degrees 52 minutes, parallel to the East line of said Southwest Quarter, a distance of 436.25 feet to a 5/8-inch diameter iron pin capped "Walker"; thence East, by an interior angle of 90 degrees 00 minutes, a distance of 247.97 feet to the true point of beginning, containing 2.494 acres of land, more or less, subject to legal right-of-way for County Road 350W and Henry Road, subject to all legal drain easements and all other easements of record.

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IN2603998

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACT 3



TRACT 3

PHOTOS



TRACT 3



TRACT 3

PHOTOS



TRACTS 3 & 4



TRACTS 4 & 5

PHOTOS



TRACT 7



TRACT 1

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TRACT 1



TRACT 2

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TRACT 3



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TRACT 3



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TRACT 4



TRACT 4

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PHOTOS



TRACT 6



TRACT 7

PHOTOS



TRACT 7



TRACT 7

PHOTOS



TRACT 7



TRACT 7



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