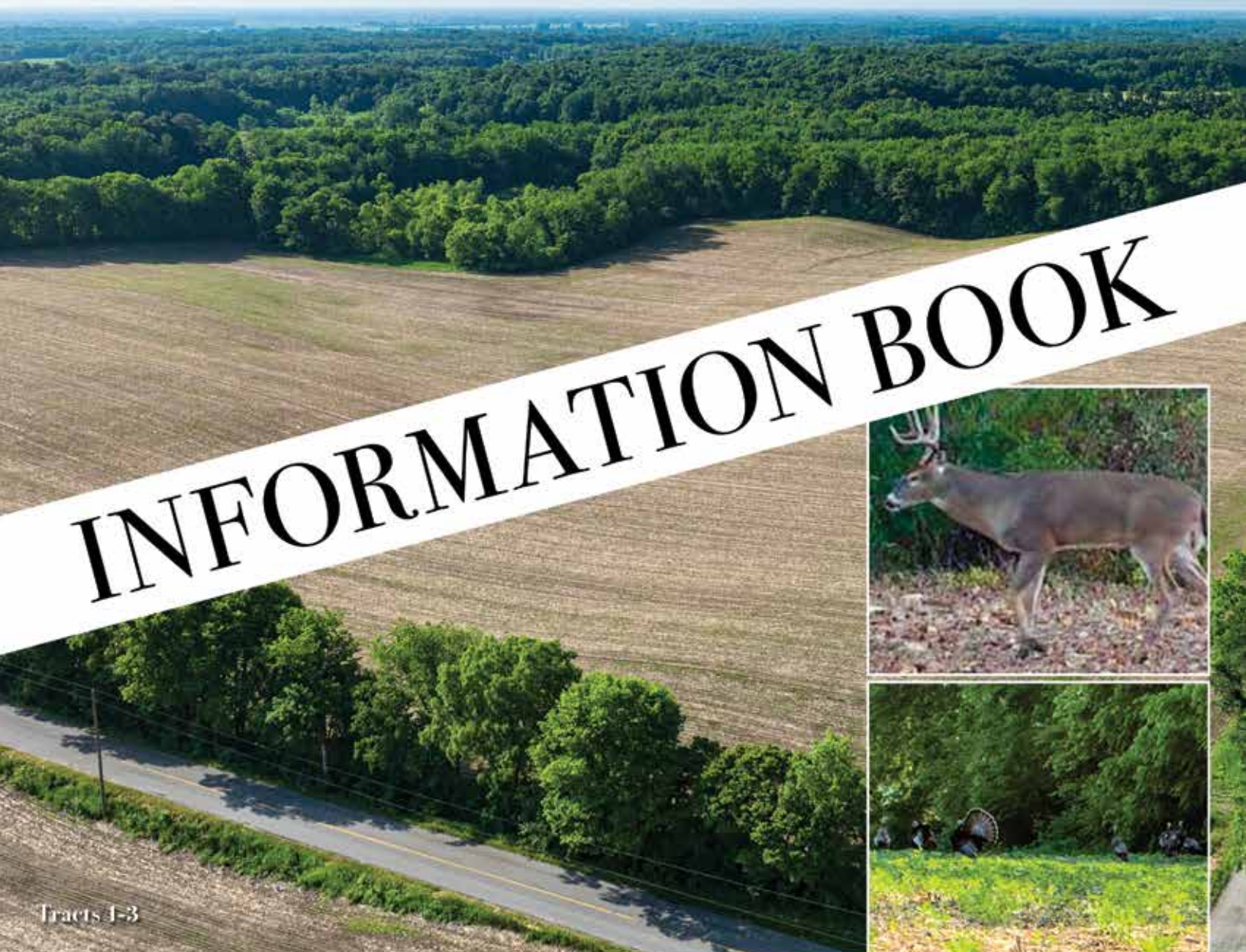


Mill Creek, IN • LaPorte County • 9± Miles E of LaPorte • 15± Miles W of South Bend • 15± Miles SE of New Buffalo

Monday, August 10 • 6pm ET/5pm CT



INFORMATION BOOK



Tracts 1-3

Diverse Land Auction

125.25± acres

Offered in 4 Tracts or Combinations

- FANTASTIC Hunting
- 75.45 FSA Cropland Acres
- Recreational Wooded Land
- Great Habitat for Deer & Turkey

ONLINE BIDDING AVAILABLE

3% Buyers Premium

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.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.

SELLER: Grocki Family Irrevocable Trust



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 125.25± 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.

BUYERS PREMIUM: The purchase price will be the bid amount plus a 3% buyer's premium.

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 the appropriate Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the

auction.

POSSESSION: Possession is at closing, subject to the farm lease which shall terminate February 2027.

REAL ESTATE TAXES: Seller shall be responsible for 2026 taxes due in 2027. Buyer to be responsible for all taxes 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 with 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 related 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.**

Auction Manager: Luke Noble Schrader • 260.229.7089 #AU12100009, #RB20001312

& Kevin Jordan • 800.451.2709 #RB14040687, #AU10600023

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

BOOKLET INDEX

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- **LOCATION & TRACT MAPS** **PAGE 9**
- **SOIL & TOPOGRAPHY MAPS** **PAGE 13**
- **SURVEY** **PAGE 17**
- **FSA INFORMATION** **PAGE 19**
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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, AUGUST 10, 2026

125.25± ACRES – LAPORTE 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 Monday, August 3, 2026.
Otherwise, registration is 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
125.25± Acres • LaPorte County, Indiana
Monday, August 10, 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 Monday, August 10, 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, Monday, August 3, 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.

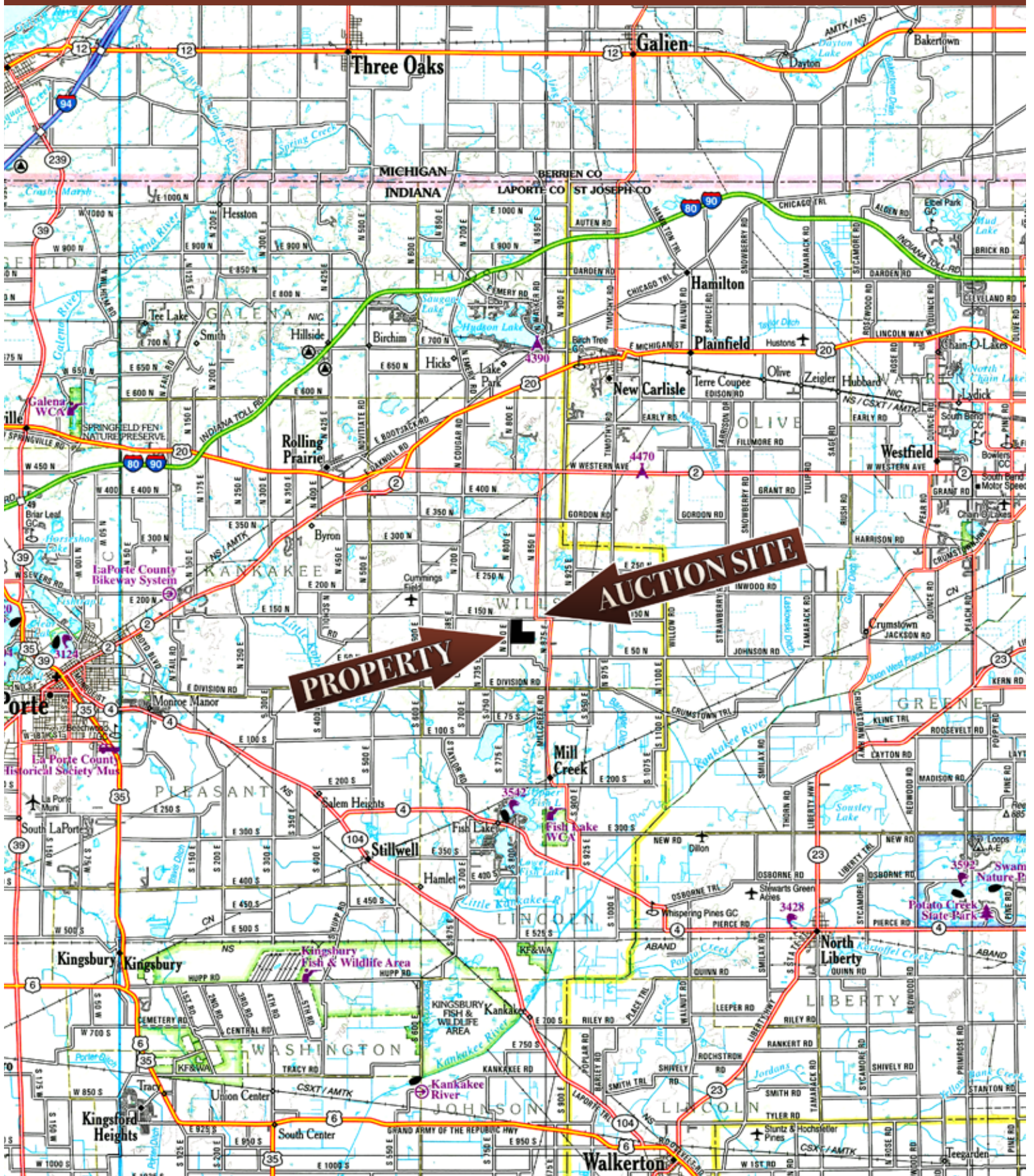
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

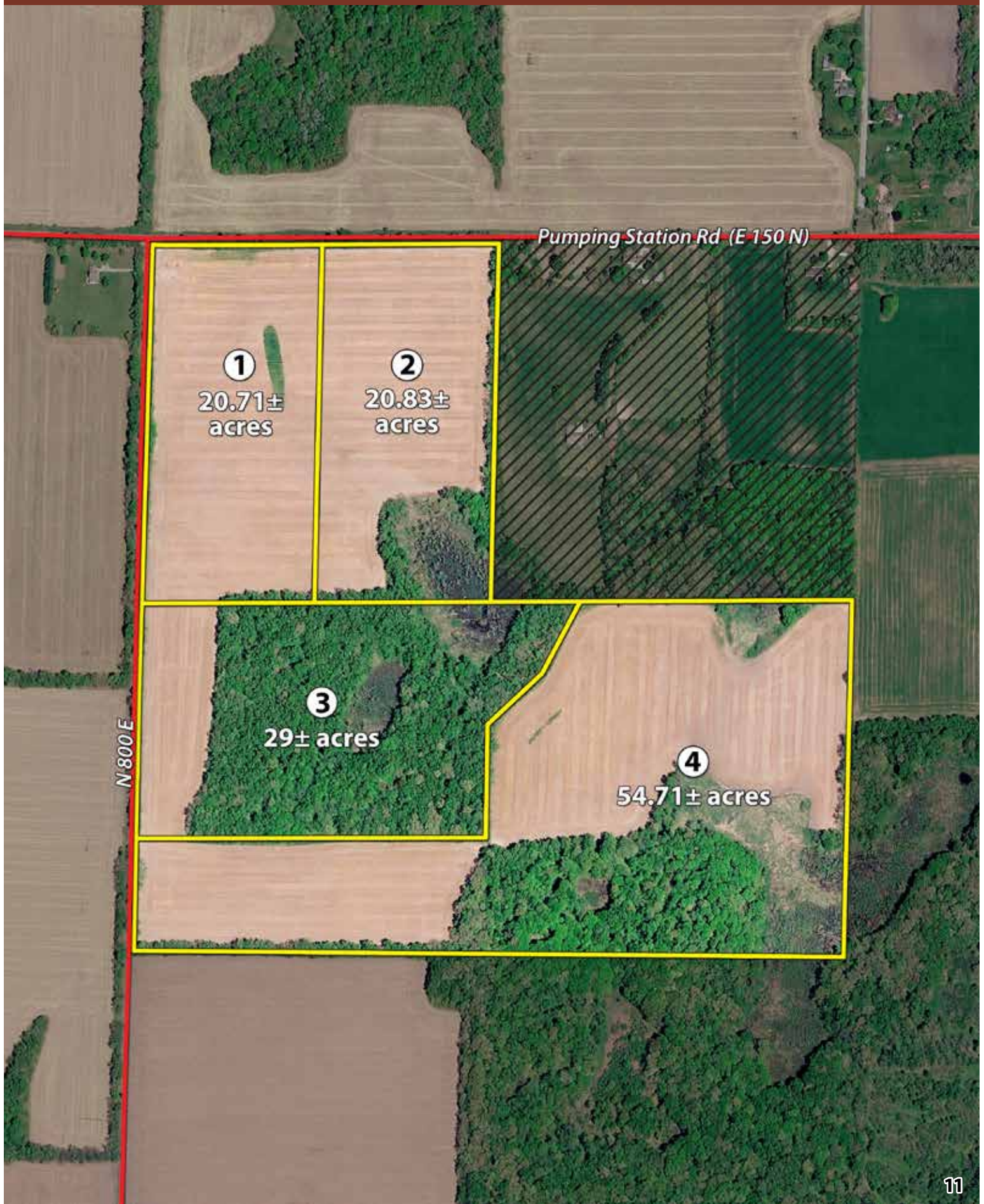
LOCATION MAP



AUCTION LOCATION: Sauktown Church of Christ, 8751 E 150 N, Mill Creek, IN 46365

PROPERTY LOCATION: N 800 E, Mill Creek, IN 46365 • From the intersection of SR 2 and Pumping Station Rd (E 150 N) just northeast of LaPorte, head east on Pumping Station Rd for 7 miles. The property will be on your right.

TRACT MAP



1
20.71±
acres

2
20.83±
acres

3
29±
acres

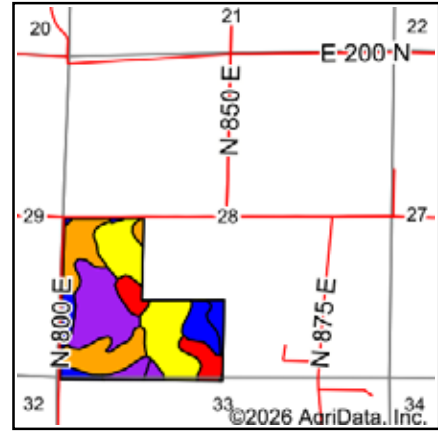
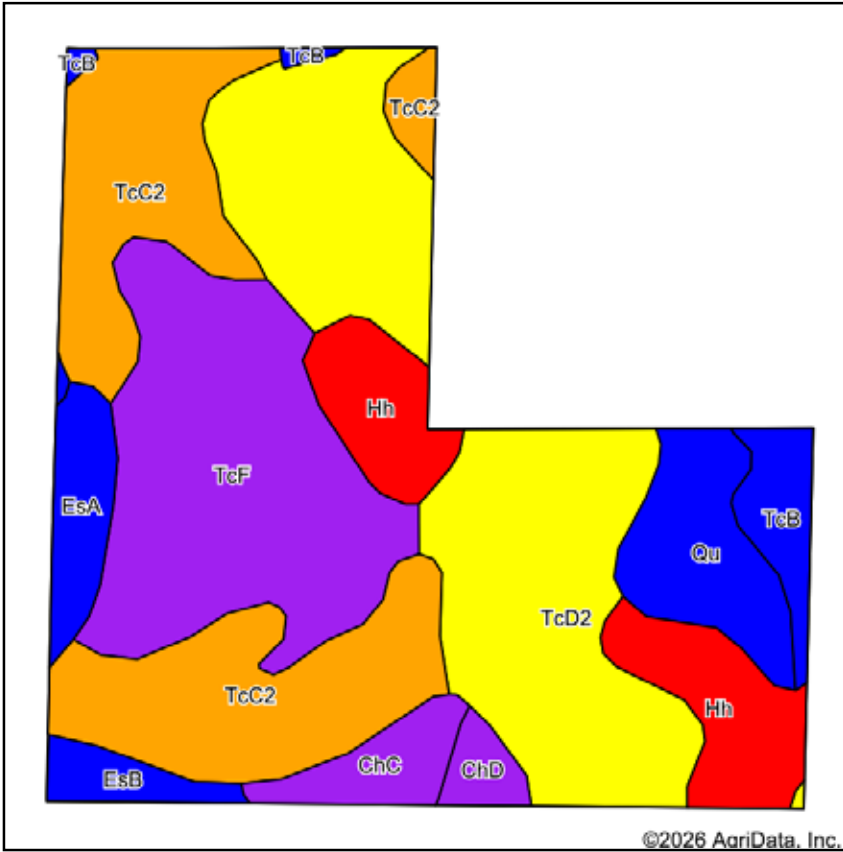
4
54.71±
acres

Pumping Station Rd (E 150 N)

N 800 E

SOIL & TOPOGRAPHY MAPS

SOIL MAP



State: **Indiana**
 County: **LaPorte**
 Location: **28-37N-1W**
 Township: **Wills**
 Acres: **122.37**
 Date: **3/9/2026**

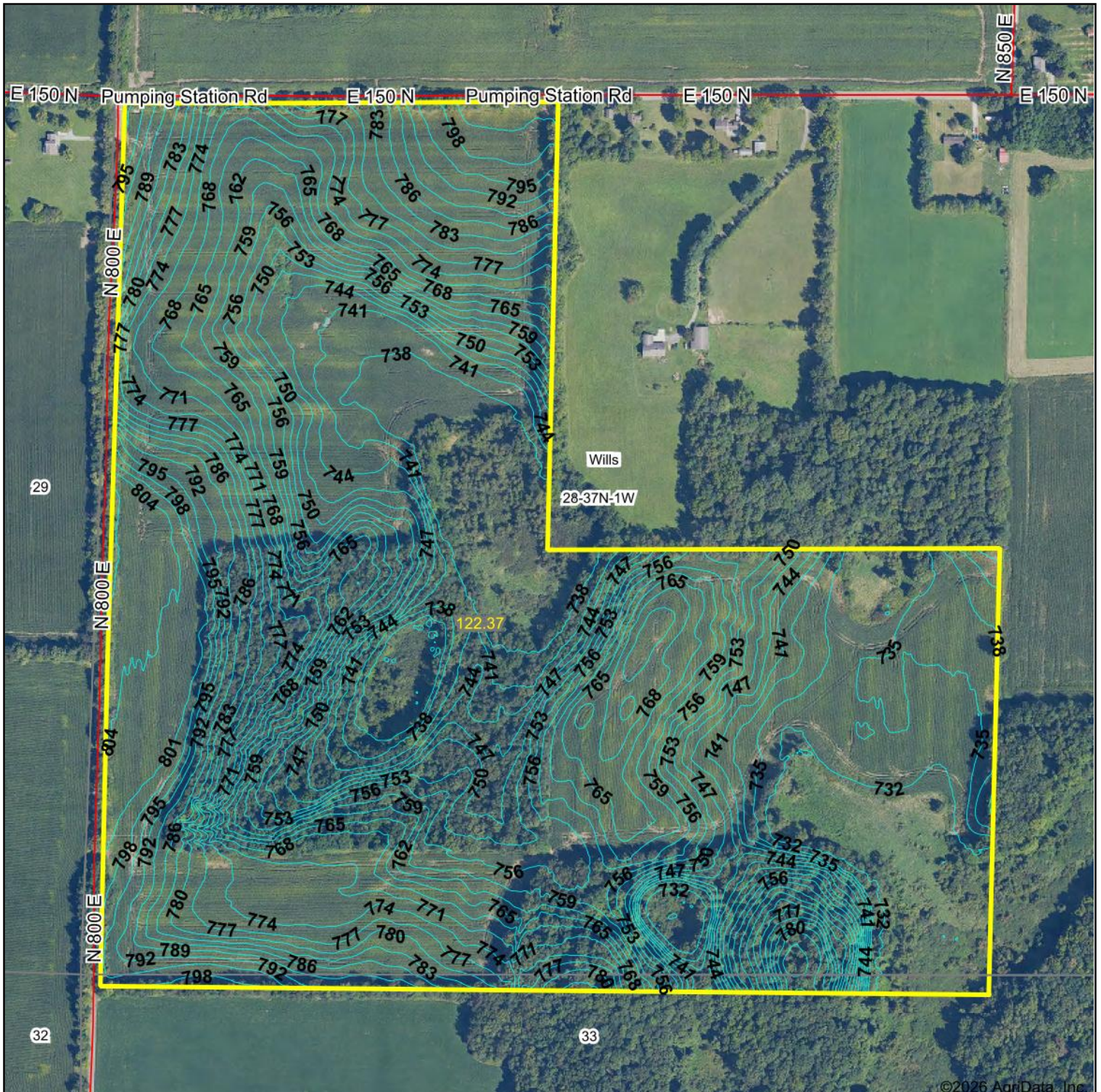


Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 30

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	
TcD2	Tracy sandy loam, 12 to 18 percent slopes	34.99	28.7%		IVe	80	3	5	28	40	
TcC2	Tracy sandy loam, 6 to 12 percent slopes, moderately eroded	27.96	22.8%		IIIe	96	3	6	33	48	
TcF	Tracy sandy loam, 18 to 35 percent slopes	25.29	20.7%		VIe	29	1	2	10	14	
Hh	Histosols and Aquolls	11.45	9.4%		VIII						
Qu	Quinn loam	7.51	6.1%		IIw	137	5	9	35	56	
EsA	Elston loam, 0 to 2 percent slopes	3.90	3.2%		IIs	125	4	8	40	63	
TcB	Tracy sandy loam, 2 to 6 percent slopes	3.85	3.1%		IIe	105	4	7	37	53	
ChC	Chelsea fine sand, 6 to 12 percent slopes	3.52	2.9%		VIs	82	3	5	29	37	
EsB	Elston loam, 2 to 6 percent slopes	2.26	1.8%		IIe	125	4	8	40	63	
ChD	Chelsea fine sand, 12 to 18 percent slopes	1.64	1.3%		VIe	61	2	4	21	28	
Weighted Average						4.36	72	2.5	4.6	24.1	35

TOPOGRAPHY CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 730.0

Max: 808.4

Range: 78.4

Average: 760.0

Standard Deviation: 21.49 ft



3/9/2026

28-37N-1W
LaPorte County
Indiana

Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 41° 37' 27.86, -86° 32' 32.44

SURVEY

FSA INFORMATION

FSA INFORMATION

INDIANA
LAPORTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : XXXXXXXXXX
Prepared : 4/10/26 8:41 AM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
122.28	75.45	75.45	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	75.45	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	47.10	0.00	150	0
TOTAL	47.10	0.00		

NOTES

Tract Number : 12496

Description : L7/1AB,M4/2A G41A,S32-29-28,T37N,R1W
FSA Physical Location : INDIANA/LAPORTE
ANSI Physical Location : INDIANA/LAPORTE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : GROCKI FAMILY IRREV TRUST DATED 5/19/2022
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
122.28	75.45	75.45	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
LAPORTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : XXXXXXXXXX
Prepared : 4/10/26 8:41 AM CST
Crop Year : 2026

Tract 12496 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.45	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	47.10	0.00	150
TOTAL	47.10	0.00	

NOTES

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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.

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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 (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



LaPorte County, Indiana

Farm



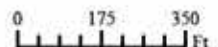
- Tract Boundary
- Cropland
- Noncropland

- Wetland Determination Identifiers
- Restricted Use
 - ▲ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

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

2026 Program Year

2024 imagery



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender.

Map Created 03/24/2026

COUNTY TAX INFORMATION

COUNTY TAX INFO - TRACT 1

6/22/26, 7:29 AM

Beacon - LaPorte County, IN - Report: 460828300010000068

LaPorte County, IN

Property Record Card

[2026 Property Record Card \(PDF\)](#)

Summary

Parcel ID 460828300010000068
Bill ID 46-08-28-300-010.000-068
Reference # 460828300010.000068
Property Address E 150 N
 Mill Creek, IN, 46365
Brief Legal Description 78-08-28-300-010 W 1/2 NW 1/4 SW 1/4 S28 T37 R1 20.00 AC
 (Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Willis Township
Tax Rate Code 977914 - ADV TAX RATE
Mortgage Co N/A
Last Change Date

Owners

Deeded Owner
[Keith Claire Trustee Grocki Family Irrev Trust dated 5/19/2022](#)
 18322 Crown Hill Drive
 South Bend, IN 46637

Taxing District

County: LaPorte
Township: WILLIS TOWNSHIP
State District: 068 WILLIS TOWNSHIP
Local District: 078
School Corp: NEW PRAIRIE UNITED

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	ESA	0	0	1.3000	\$2,120.00	\$1,717.00	\$2,232.10	0%	\$2,230.00
Tillable Cropland	TCC2	0	0	10.7000	\$2,120.00	\$1,357.00	\$14,519.90	0%	\$14,520.00
Tillable Cropland	TCD2	0	0	2.7000	\$2,120.00	\$1,081.00	\$2,918.70	0%	\$2,920.00
Tillable Cropland	TCF	0	0	5.3000	\$2,120.00	\$1,060.00	\$5,618.00	0%	\$5,620.00

Transfers

Sale Date	Sale Price	Parcel Count	Valid
11/4/2004	\$29,000	1	N

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
7/19/2022	Keith Claire Trustee Grocki Family Irrev Trust dat	2022R-09854		\$0.00
11/4/2004	Grocki Daniel C & Therese F WOJCIECHOWSKI BARBARA J			\$29,000.00 \$0.00

Valuation

Assessment Year	2026	2025	2025 (2)	2024	2023
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/8/2026	5/17/2025	4/10/2025	4/11/2024	7/1/2023
Land	\$25,300	\$25,300	\$28,500	\$27,200	\$22,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$25,300	\$25,300	\$28,500	\$27,200	\$22,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$25,300	\$25,300	\$28,500	\$27,200	\$22,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0

COUNTY TAX INFO - TRACT 1

6/22/26, 7:29 AM

Beacon - LaPorte County, IN - Report: 460828300010000068

Assessment Year	2026	2025	2025 (2)	2024	2023
Total Non Res (2)	\$25,300	\$25,300	\$28,500	\$27,200	\$22,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions

Type	Description	2025 Pay 2026
Other	2% Deductions	\$1,518.00

Tax History

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023
+ Spring Tax	\$228.89	\$265.38	\$232.63	\$184.56
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$228.89	\$265.38	\$232.63	\$184.56
+ Fall Penalty	\$0.00	\$0.00	\$11.63	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$232.63	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$11.63	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$20.00	\$30.50	\$20.50	\$20.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$477.78	\$805.52	\$497.39	\$389.12
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$239.89)	(\$805.52)	(\$242.63)	(\$389.12)
= Total Due	\$237.89	\$0.00	\$254.76	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2025 Pay 2026	3933700	4/24/2026	\$238.89
2025 Pay 2026	3934178	4/24/2026	\$1.00
2024 Pay 2025	3915801	11/10/2025	\$275.38
2024 Pay 2025	3869454	5/12/2025	\$287.51
2024 Pay 2025	3804673	11/12/2024	\$242.63
2023 Pay 2024	3757406	5/10/2024	\$242.63
2022 Pay 2023	3662815	11/6/2023	\$194.56
2022 Pay 2023	3636730	5/10/2023	\$194.56
2021 Pay 2022	3575368	11/10/2022	\$175.29
2021 Pay 2022	3511544	5/10/2022	\$174.91
2020 Pay 2021	3453939	11/10/2021	\$174.56
2020 Pay 2021	3399371	5/10/2021	\$174.56
2019 Pay 2020	3331884	11/10/2020	\$200.06
2019 Pay 2020	3235799	4/21/2020	\$200.06

COUNTY TAX INFO - TRACT 1

6/22/26, 7:29 AM

Beacon - LaPorte County, IN - Report: 460828300010000068

Map



No data available for the following modules: Summary (personal property), Owner (personal property), Residential Dwellings, Commercial Buildings, Improvements, Assessed/Exemptions/Deductions (personal property), Photos, Sketches, Billing Information (personal property), Payments (personal property).

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COUNTY TAX INFO - TRACT 2

6/22/26, 7:30 AM

Beacon - LaPorte County, IN - Report: 460828300011000068

LaPorte County, IN

Property Record Card

[2026 Property Record Card \(PDF\)](#)

Summary

Parcel ID 460828300011000068
Bill ID 46-08-28-300-011.000-068
Reference # 460828300011.000068
Property Address E 150 N
 Mill Creek, IN, 46365
Brief Legal Description 78-08-28-300-011 E 1/2 NW 1/4 SW 1/4 S28 T37 R1 20.00 AC
 (Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Wills Township
Tax Rate Code 977914 - ADV TAX RATE
Mortgage Co N/A
Last Change Date

Owners

Deeded Owner
[Keith Claire Trustee Grocki Family Irrev Trust dated 5/19/2022](#)
 18322 Crown Hill Dr
 South Bend, IN 46637

Taxing District

County: LaPorte
Township: WILLS TOWNSHIP
State District: 068 WILLS TOWNSHIP
Local District: 078
School Corp: NEW PRAIRIE UNITED

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Non-tillable Land	HH	0	0	1.3000	\$2,120.00	\$1,060.00	\$1,378.00	(60%)	\$550.00
Woodland	HH	0	0	2.6	\$2,120.00	\$1,060.00	\$2,756.00	(80%)	\$550.00
Tillable Cropland	TCC2	0	0	2.7000	\$2,120.00	\$1,357.00	\$3,663.90	0%	\$3,660.00
Tillable Cropland	TCD2	0	0	10.7000	\$2,120.00	\$1,081.00	\$11,566.70	0%	\$11,570.00
Tillable Cropland	TCF	0	0	2.7000	\$2,120.00	\$1,060.00	\$2,862.00	0%	\$2,860.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
7/19/2022	Keith Claire Trustee Grocki Family Irrev Trust dat Grocki Daniel C & Therese F	2022R-09855		\$0.00

Valuation

Assessment Year	2026	2025	2025 (2)	2024	2023
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/8/2026	5/17/2025	4/10/2025	4/11/2024	7/1/2023
Land	\$19,200	\$19,200	\$21,600	\$20,600	\$17,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$19,200	\$19,200	\$21,600	\$20,600	\$17,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$19,200	\$19,200	\$21,600	\$20,600	\$17,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$19,200	\$19,200	\$21,600	\$20,600	\$17,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

COUNTY TAX INFO - TRACT 2

6/22/26, 7:30 AM

Beacon - LaPorte County, IN - Report: 460828300011000068

Exemptions

Type	Description	2025 Pay 2026
Other	2% Deductions	\$1,152.00

Tax History

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023
+ Spring Tax	\$173.70	\$200.98	\$176.26	\$140.22
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$173.70	\$200.98	\$176.26	\$140.22
+ Fall Penalty	\$0.00	\$0.00	\$8.81	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$176.26	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$8.81	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$20.00	\$30.50	\$20.50	\$20.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$367.40	\$617.53	\$381.83	\$300.44
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$183.70)	(\$617.53)	(\$186.26)	(\$300.44)
= Total Due	\$183.70	\$0.00	\$195.57	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2025 Pay 2026	3933702	4/24/2026	\$183.70
2024 Pay 2025	3915802	11/10/2025	\$210.98
2024 Pay 2025	3869455	5/12/2025	\$220.29
2024 Pay 2025	3804674	11/12/2024	\$186.26
2023 Pay 2024	3757407	5/10/2024	\$186.26
2022 Pay 2023	3662817	11/6/2023	\$150.22
2022 Pay 2023	3636732	5/10/2023	\$150.22
2021 Pay 2022	3575369	11/10/2022	\$135.58
2021 Pay 2022	3511540	5/10/2022	\$135.28
2020 Pay 2021	3453938	11/10/2021	\$134.77
2020 Pay 2021	3399370	5/10/2021	\$134.77
2019 Pay 2020	3331882	11/10/2020	\$151.66
2019 Pay 2020	3235795	4/21/2020	\$151.66

COUNTY TAX INFO - TRACT 2

6/22/26, 7:30 AM

Beacon - LaPorte County, IN - Report: 460828300011000068

Map



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COUNTY TAX INFO - TRACTS 3-4

6/22/26, 7:30 AM

Beacon - LaPorte County, IN - Report: 460828300012000068

LaPorte County, IN

Property Record Card

[2026 Property Record Card \(PDF\)](#)

Summary

Parcel ID 460828300012000068
Bill ID 46-08-28-300-012.000-068
Reference # 460828300012.000068
Property Address N 800 E
 Mill Creek, IN, 46365
Brief Legal Description 78-08-28-300-012 S1/2 SW1/4 S28 T37 R1 - 80. A
 (Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Willis Township
Tax Rate Code 977914 - ADV TAX RATE
Mortgage Co N/A
Last Change Date

Owners

Deeded Owner
 Keith Clare Trustee Grocki Family Irrev Trust dated 5/19/2022
 18322 Crown Hill Dr
 South Bend, IN 46637

Taxing District

County: LaPorte
Township: WILLIS TOWNSHIP
State District: 068 WILLIS TOWNSHIP
Local District: 078
School Corp: NEW PRAIRIE UNITED

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	CHC	0	0	2.7000	\$2,120.00	\$1,060.00	\$2,862.00	0%	\$2,860.00
Woodland	CHC	0	0	1.3000	\$2,120.00	\$1,060.00	\$1,378.00	(80%)	\$280.00
Woodland	CHD	0	0	1.3000	\$2,120.00	\$1,060.00	\$1,378.00	(80%)	\$280.00
Non-tillable Land	ESA	0	0	1.3000	\$2,120.00	\$1,717.00	\$2,232.10	(60%)	\$890.00
Tillable Cropland	ESA	0	0	2.7000	\$2,120.00	\$1,717.00	\$4,635.90	0%	\$4,640.00
Tillable Cropland	ESB	0	0	2.7000	\$2,120.00	\$1,717.00	\$4,635.90	0%	\$4,640.00
Tillable Cropland	HH	0	0	5.3000	\$2,120.00	\$1,060.00	\$5,618.00	0%	\$5,620.00
Non-tillable Land	HH	0	0	1.3000	\$2,120.00	\$1,060.00	\$1,378.00	(60%)	\$550.00
Tillable Cropland	QU	0	0	6.7000	\$2,120.00	\$1,993.00	\$13,353.10	0%	\$13,350.00
Tillable Cropland	TCB	0	0	2.7000	\$2,120.00	\$1,526.00	\$4,120.20	0%	\$4,120.00
Tillable Cropland	TCC2	0	0	8.0000	\$2,120.00	\$1,357.00	\$10,856.00	0%	\$10,860.00
Non-tillable Land	TCC2	0	0	4.0000	\$2,120.00	\$1,357.00	\$5,428.00	(60%)	\$2,170.00
Woodland	TCD2	0	0	8.0000	\$2,120.00	\$1,081.00	\$8,648.00	(80%)	\$1,730.00
Tillable Cropland	TCD2	0	0	14.7000	\$2,120.00	\$1,081.00	\$15,890.70	0%	\$15,890.00
Non-tillable Land	TCF	0	0	13.3000	\$2,120.00	\$1,060.00	\$14,098.00	(60%)	\$5,640.00
Woodland	TCF	0	0	4.0000	\$2,120.00	\$1,060.00	\$4,240.00	(80%)	\$850.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
7/19/2022	Keith Clare Trustee Grocki Family Irrev Trust date Grocki Daniel & Therese	2022R-09856		\$0.00 \$0.00

Valuation

Assessment Year	2026	2025	2025 (2)	2024	2023
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/8/2026	5/17/2025	4/10/2025	4/11/2024	7/1/2023
Land	\$74,400	\$74,400	\$83,800	\$80,000	\$66,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$74,400	\$74,400	\$83,800	\$80,000	\$66,600
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0

COUNTY TAX INFO - TRACTS 3-4

6/22/26, 7:30 AM

Beacon - LaPorte County, IN - Report: 460828300012000068

Assessment Year	2026	2025	2025 (2)	2024	2023
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$74,400	\$74,400	\$83,800	\$80,000	\$66,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$74,400	\$74,400	\$83,800	\$80,000	\$66,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions

Type	Description	2025 Pay 2026
Other	2% Deductions	\$4,464.00

Tax History

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023
+ Spring Tax	\$673.10	\$780.52	\$682.52	\$542.33
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$673.10	\$780.52	\$682.52	\$542.33
+ Fall Penalty	\$0.00	\$0.00	\$34.13	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$682.52	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$34.13	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$80.00	\$122.00	\$82.00	\$80.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,426.20	\$2,399.69	\$1,481.17	\$1,164.66
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$713.10)	(\$2,399.69)	(\$722.52)	(\$1,164.66)
= Total Due	\$713.10	\$0.00	\$758.65	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2025 Pay 2026	3933703	4/24/2026	\$713.10
2024 Pay 2025	3915800	11/10/2025	\$820.52
2024 Pay 2025	3867892	5/12/2025	\$856.65
2024 Pay 2025	3804676	11/12/2024	\$722.52
2023 Pay 2024	3757408	5/10/2024	\$722.52
2022 Pay 2023	3662818	11/6/2023	\$582.33
2022 Pay 2023	3636734	5/10/2023	\$582.33
2021 Pay 2022	3575370	11/10/2022	\$526.21
2021 Pay 2022	3511536	5/10/2022	\$525.07
2020 Pay 2021	3453936	11/10/2021	\$522.95
2020 Pay 2021	3399369	5/10/2021	\$522.95
2019 Pay 2020	3331881	11/10/2020	\$588.36
2019 Pay 2020	3235797	4/21/2020	\$588.36

COUNTY TAX INFO - TRACTS 3-4

6/22/26, 7:30 AM

Beacon - LaPorte County, IN - Report: 460828300012000068

Map



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PRELIMINARY TITLE

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION
Commercial Division North West Indiana
1000 W. State Road 2
LaPorte, IN 46350
219.362.3228
219.246.2292 FAX
laporte@meridiantitle.com

File No.: 26-10178

Effective Date: March 31, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: Vacant Land , IN

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06

Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Claire Keith as Trustee of the Grocki Family Irrevocable Trust, dated May 19, 2022

4. The land referred to in this Preliminary Title Report is located in the County of La Porte, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 26-10178

SCHEDULE A

EXHIBIT A

Parcel I:

The West Half of the Northwest Quarter of the Southwest Quarter of Section 28, Township 37 North, Range 1 West in LaPorte County, Indiana.

Parcel II:

The East Half of the Northwest Quarter of the Southwest Quarter of Section 28, Township 37 North, Range 1 West in LaPorte County, Indiana.

Parcel III:

The South Half of the Southwest Quarter of Section 28, Township 37 North, Range 1 West in LaPorte County, Indiana.

PRELIMINARY TITLE

File No.: 26-10178

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Certification of Trust Statement completed by Trustee(s) is to be provided in accordance with statutory requirements.

NOTE: If there is a bank account in the name of the trust, a successor trustee can execute a Certificate of Trust to satisfy the above requirement. If there is not a Trust Bank Account, then the successor trustee will need to provide a complete copy of the Trust Agreement along with any and all amendments. We reserve the right to raise further objections after the review the Trust Agreement.

6. Trustee's Deed suitable for recording.

NOTE: The policy to be issued will not insure that the proposed insured real estate is a buildable parcel. A check should be made with the local building department, as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvements on said parcel.

7. There were no open mortgage liens found in the public record against the subject property.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details. Note: Effective beginning April 6, 2016, provide satisfactory evidence that the property, if it has an on-site potable water well is in compliance with the LaPorte County Health Department standards of the quality of drinking water. If the property does not have a current Certificate of Compliance on file with the Department, the owner must notify the Department and schedule an inspection. If the property has municipal water the owner will need to supply the Department with a bill for these services or an affidavit. For more information please contact the LaPorte County Health Department at 219-326-6808, ext. 2200.

PRELIMINARY TITLE

File No.: 26-10178

Part II, SCHEDULE B

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. All Fall taxes for the year 2025 Payable in 2026 and subsequent years, not yet due and payable.

Taxes for the year 2025 Payable in 2026 are as follows:

Key No. 46-08-28-300-010.000-068 - Wills (Parcel I)
1st installment due May 10, 2026 \$228.89 - Unpaid
2nd installment due November 10, 2026 \$228.89 - Unpaid

Assessed Valuations: 2025/2026

Land \$25,300.00
Improvements \$0.00
Exemption (2% Deduction) \$1,518.00
Net Valuations \$23,782.00

Kankakee River Basin Fees for the year 2026 are as follows:

1st installment - \$10.00 - Unpaid
2nd installment - \$10.00 - Unpaid

Key No. 46-08-28-300-011.000-068 - Wills (Parcel II)
1st installment due May 10, 2026 \$173.70 - Unpaid
2nd installment due November 10, 2026 \$173.70 - Unpaid

Assessed Valuations: 2025/2026

Land \$19,200.00
Improvements \$0.00
Exemption (2% Deduction) \$1,152.00
Net Valuations \$18,048.00

Kankakee River Basin Fees for the year 2026 are as follows:

1st installment - \$10.00 - Unpaid
2nd installment - \$10.00 - Unpaid

Key No. 46-08-28-300-012.000-068 - Wills (Parcel III)
1st installment due May 10, 2026 \$673.10 - Unpaid
2nd installment due November 10, 2026 \$673.10 - Unpaid

Assessed Valuations: 2025/2026

PRELIMINARY TITLE

File No.: 26-10178

Part II, SCHEDULE B

Land \$74,400.00
Improvements \$0.00
Exemption (2% Deduction) \$4,464.00
Net Valuations \$69,936.00

Kankakee River Basin Fees for the year 2026 are as follows:
1st installment - \$40.00 - Unpaid
2nd installment - \$40.00 - Unpaid

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

8. Survey by Palm & Associates, Indiana Registered Land Surveyor and recorded as Instrument No. 90-14810 in the Office of the Recorder of La Porte County, Indiana.
9. Subject to parties in possession by virtue of unrecorded leases.
10. Subject to all legal highways and rights of way.
11. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
12. 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.

VIEW YOUR VESTING DEED AND SCHEDULE B DOCUMENTS BY FOLLOWING THIS LINK [Vesting Deeds & Schedule B Document](#)

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 Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

Matters subsequent to Search date herein;
Property Owners fees and assessments, unless recorded as a lien;
City and/or County codes and ordinances;
Unrecorded building lines, easements, restrictions, covenants, or rights of way.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount

Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)

PRELIMINARY TITLE

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Part II, SCHEDULE B

does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

PHOTOS

PHOTOS

Tracts 2-3 Woods



Tracts 3-4



PHOTOS

Tracts 3-4



Tract 3



PHOTOS

Tract 3 Woods



Tract 4



PHOTOS

Tract 4



Tract 4



PHOTOS

Tract 4



Tracts 1-3



PHOTOS

Tracts 1-2



Tract 3



PHOTOS

Tract 3



Tract 4



PHOTOS

Tract 4



Tract 4



PHOTOS

Tract 4



Tract 4



PHOTOS



PHOTOS





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