

# LAND AUCTION

Pleasant Township, Allen County, IN - Just South of Fort Wayne

- Very Productive Tillable Farmland • Highly Rated Pewamo & Blount Soils
- Potential Building Sites • Frontage on Yoder & Comer Roads
- City of Fort Wayne Sanitary Sewer

# 92<sup>±</sup> acres

Offered in 5 Tracts

## INFORMATION BOOK

### UPDATED

Tracts 1 & 2



Tract 3



## Monday, July 27 • 6pm

Held at The Eden - 14013 Emanuel Rd, Hoagland, IN

- 2<sup>±</sup> Miles East of Yoder • 6<sup>±</sup> Miles West of Hoagland
- 10<sup>±</sup> Miles South of Downtown Fort Wayne
- Convenient access to US 27 & I-469

ONLINE BIDDING AVAILABLE

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

800.451.2709 • [www.SchraderAuction.com](http://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:** Ellen Moore Revocable Trust



**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 5 individual tracts, any combination of tracts & as a total 92± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**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 Seller's 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 a Trustee's Deed, subject to easements & other permitted exceptions of record.

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

**POSSESSION:** Possession is at closing, subject to the tenant's right to harvest the growing 2026 crop.

**REAL ESTATE TAXES:** Seller to pay the 2026 real estate taxes, due in 2027. Buyer(s) to pay all taxes thereafter & drainage assessments after closing.

**SEWER & EASEMENTS:** The sale is subject to any & all easements of record, including the recorded City of Fort Wayne sanitary sewer easements along Yoder Rd. Buyer(s) should confirm connection requirements, availability & fees w/ City of Fort Wayne City Utilities.

**DRAINAGE:** The county-regulated Dehner tile runs through the property. Buyer(s) shall assume responsibility for any regulated drain assessments due after closing & take title subject to the rights of the regulated drain.

**ZONING:** The property is zoned A1 (Agricultural). Buyer(s) are responsible for verifying zoning, permitted uses & any building-site requirements w/ Allen County.

**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 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:** Kevin Jordan • 800.451.2709 #RB14040687, #AU10600023  
Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, JULY 27, 2026**

**92± ACRES – ALLEN 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Monday, July 20, 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**  
**92± Acres • Allen County, Indiana**  
**Monday, July 27, 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, July 27, 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](http://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](mailto: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, July 20, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or [auctions@schraderauction.com](mailto: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.***

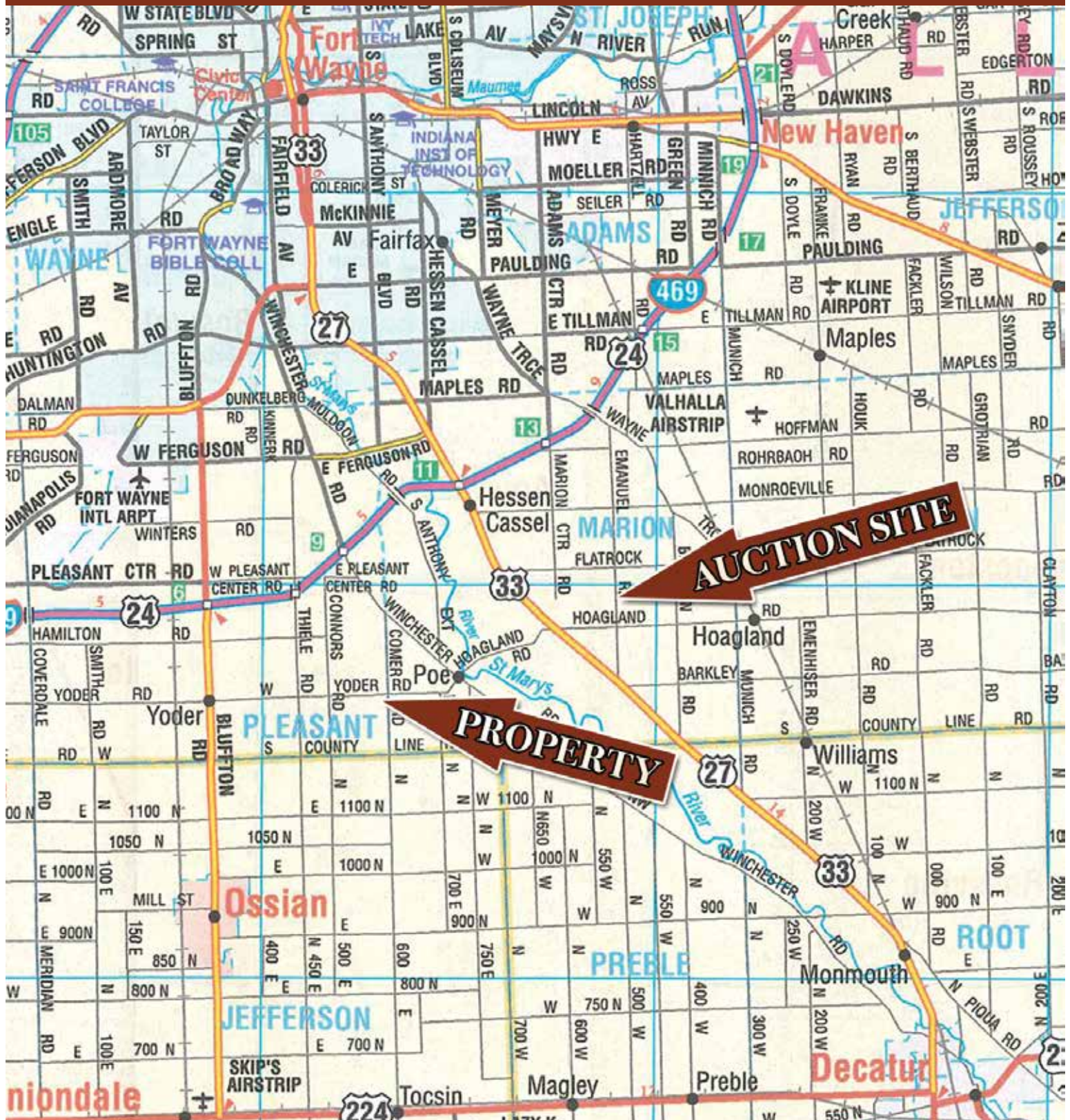
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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](mailto:kevin@schraderauction.com) or call Kevin Jordan at 260-244-7606.

# **LOCATION & TRACT MAPS**

# LOCATION MAP



**AUCTION LOCATION:** The Eden, I4013 Emanuel Rd, Hoagland, IN 46745. From the intersection of US 27 & Hoagland Rd, south of Fort Wayne, travel east on Hoagland Rd 1 mile to Emanuel Rd. Turn north on Emanuel Rd & travel 0.6 mile to The Eden.

**PROPERTY LOCATION:** The farm sits on the south side of Yoder Rd & the west side of Comer Rd in Pleasant Township. Approximate Address: 16800 Comer Rd, Fort Wayne, IN 46819. From the intersection of I-469 & Winchester Rd (Exit 9), travel southeast on Winchester Rd 1 mile to Comer Rd. Turn right (south) on Comer Rd & travel approximately 1.5 miles to the property.

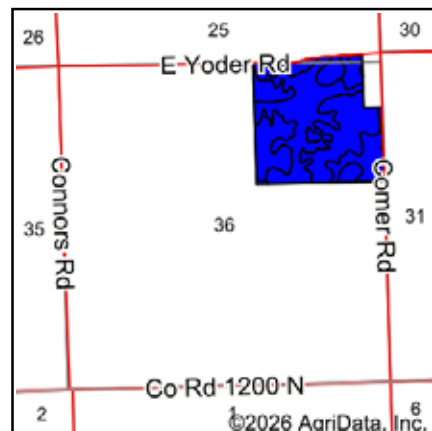
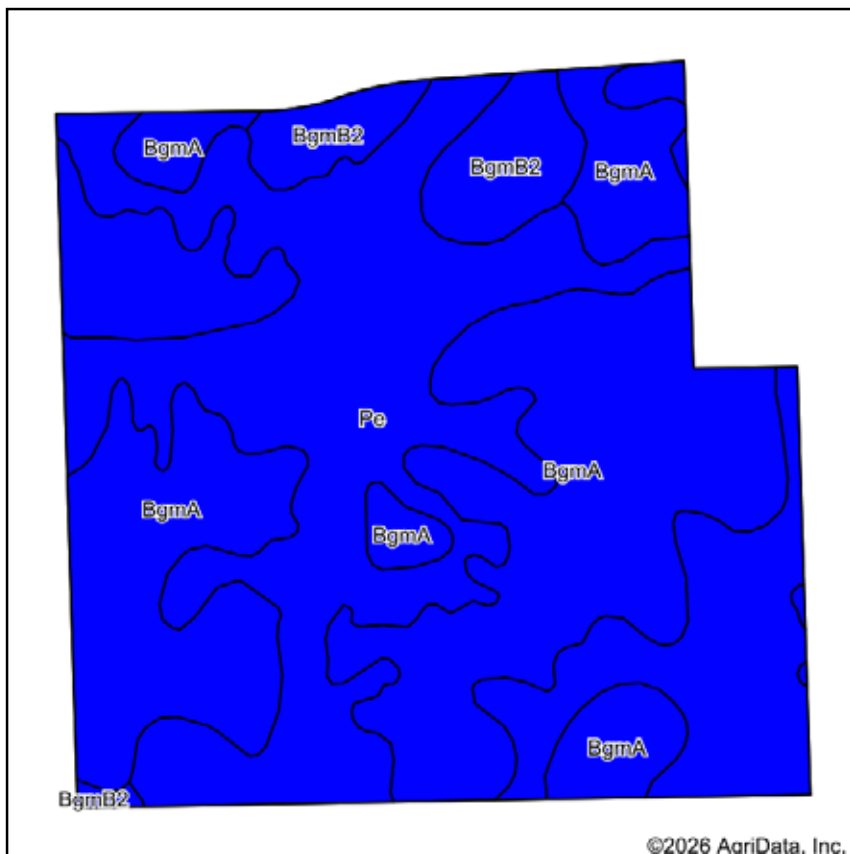
# TRACT MAP





# **SOIL & TOPOGRAPHY MAPS**

# SOIL MAP



State: **Indiana**  
 County: **Allen**  
 Location: **36-29N-12E**  
 Township: **Pleasant**  
 Acres: **91.63**  
 Date: **5/29/2026**

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

Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IN003, Soil Area Version: 27

| Code             | Soil Description                                                | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn Bu | Grass legume hay Tons | Grass legume pasture AUM | Soybeans Bu | Winter wheat Bu |
|------------------|-----------------------------------------------------------------|-------|------------------|----------------------|---------------|---------|-----------------------|--------------------------|-------------|-----------------|
| BgmA             | Blount silt loam, ground moraine, 0 to 2 percent slopes         | 45.21 | 49.3%            |                      | Ilw           | 141     | 5                     | 9                        | 45          | 63              |
| Pe               | Pewamo silty clay loam, 0 to 1 percent slopes                   | 40.68 | 44.4%            |                      | Ilw           | 157     | 5                     | 11                       | 47          | 64              |
| BgmB2            | Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded | 5.74  | 6.3%             |                      | Ile           | 137     | 5                     | 9                        | 44          | 61              |
| Weighted Average |                                                                 |       |                  |                      | 2.00          | 147.9   | 5                     | 9.9                      | 45.8        | 63.3            |

# TOPOGRAPHY CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 793.5

Max: 807.7

Range: 14.2

Average: 800.6

Standard Deviation: 2.49 ft

0ft 387ft 775ft



5/29/2026

**36-29N-12E**  
**Allen County**  
**Indiana**

Boundary Center: 40° 55' 45.24, -85° 6' 49.08

Maps Provided By



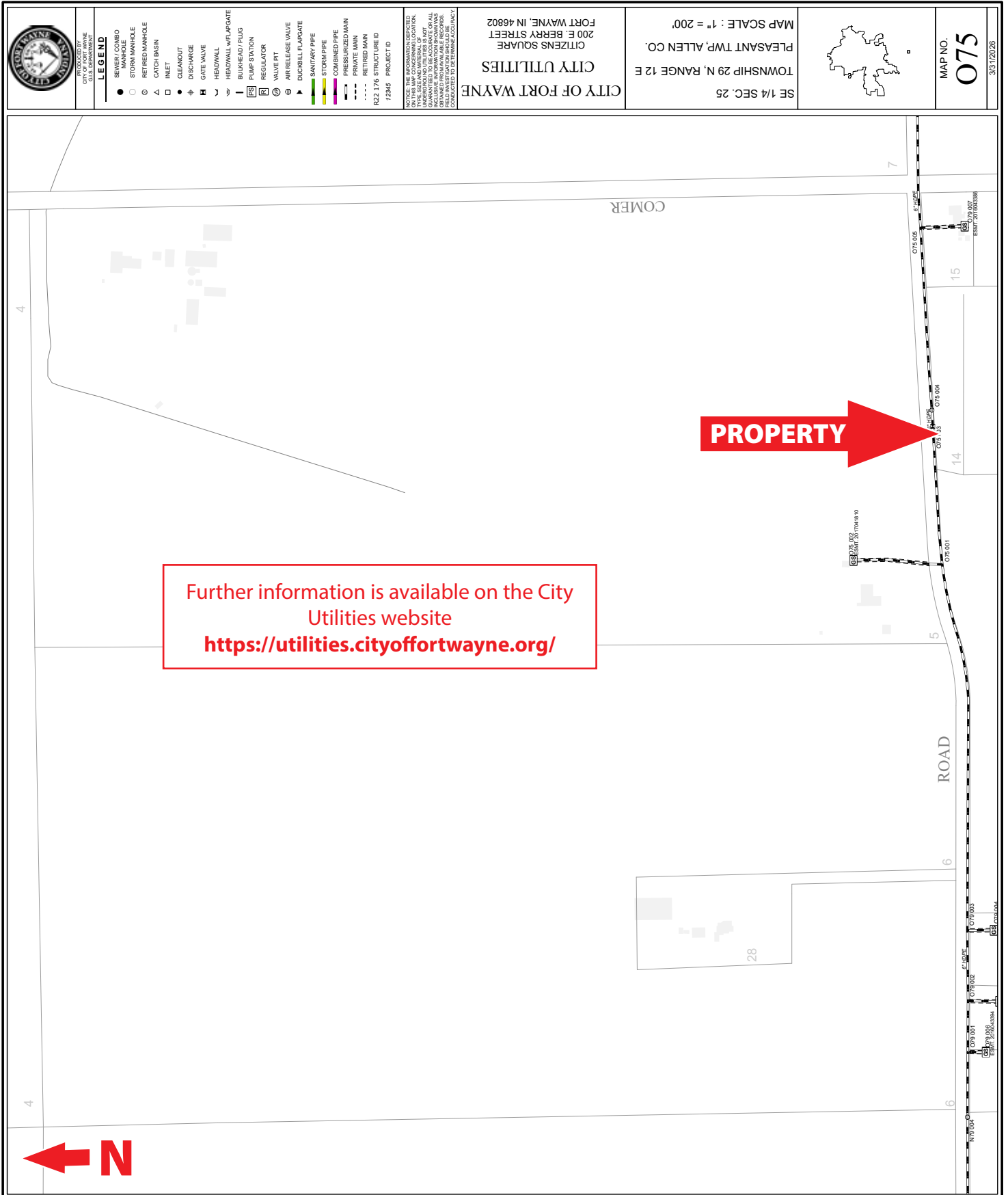
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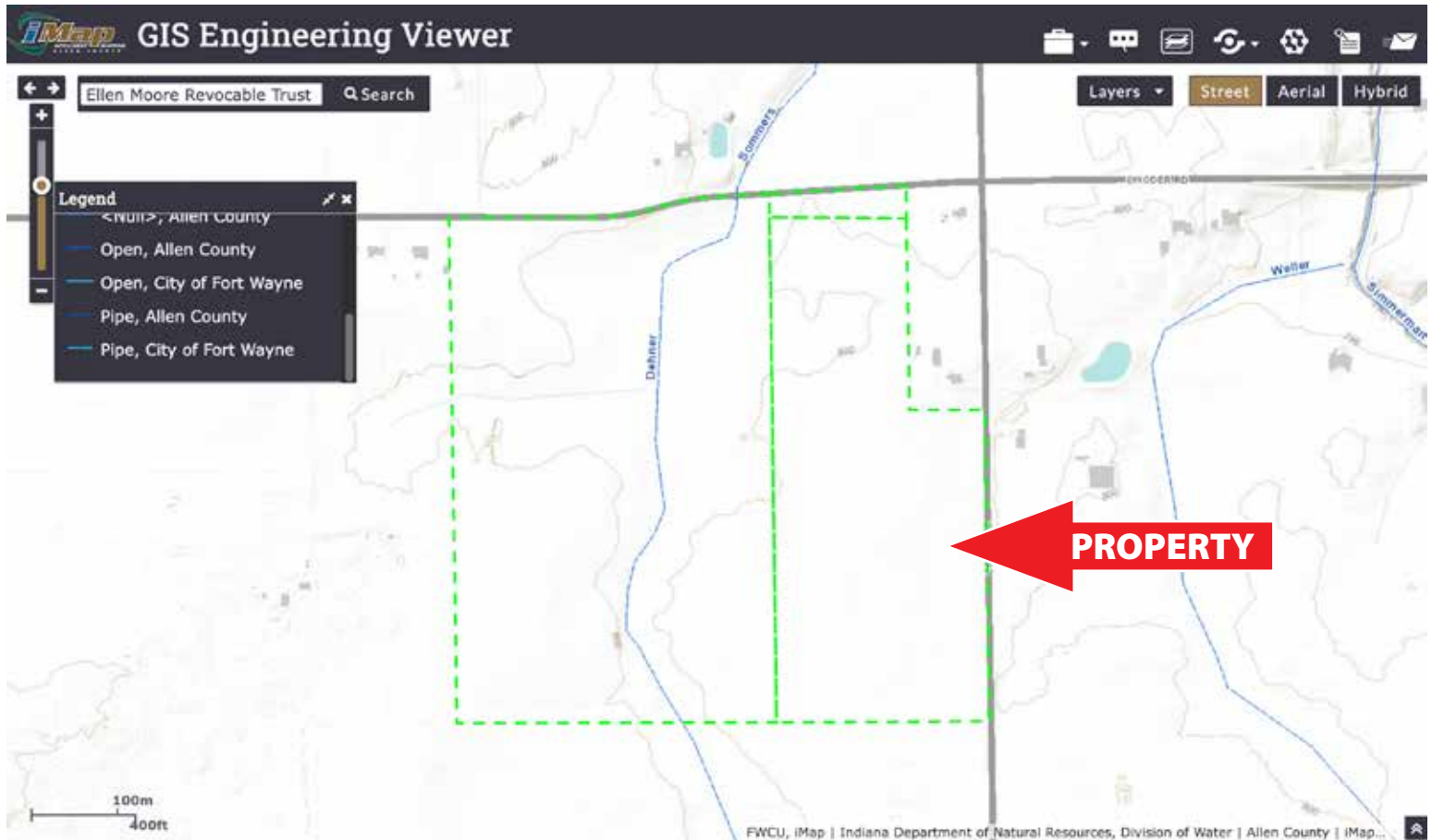
# SEWER MAP

# SEWER MAP



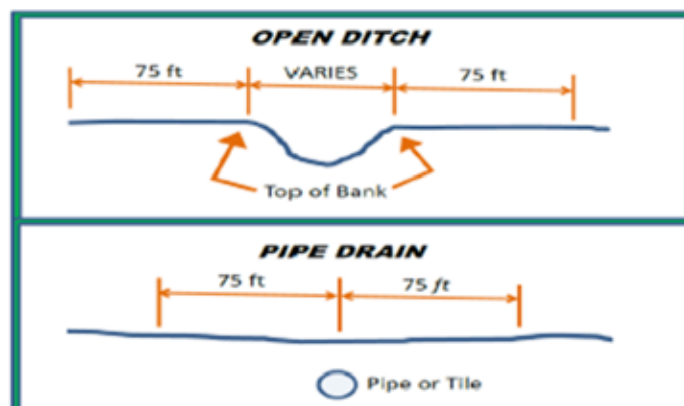
# **COUNTY DRAINAGE MAP**

# COUNTY DRAINAGE MAP



## What are Regulated Drain Easements?

By Indiana Code 36-9-27, all county regulated drains established prior to September 2, 1984 and not classified as urban drains have a 150-foot minimum easement width; 75 feet from centerline of pipes and 75 feet from top of ditch banks, measured at right angles, plus the width of ditch. The 75 feet is a right-of-entry easement (county does not own the property) that allows the county surveyor, drainage board, or an authorized representative of the surveyor or the board to perform the required maintenance or reconstruction of a regulated drain. No permanent structures, buildings, fences, driveways, etc. shall be built within the regulated drainage easement without consent from the Drainage Board. Below is a graphic representation of the regulated drain easement.



# COUNTY ZONING MAP

# COUNTY ZONING MAP



# **FSA INFORMATION**

# FSA INFORMATION

INDIANA

ALLEN

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 13331

Prepared : 7/6/26 10:56 AM CST

Crop Year : 2026

Tract Number : 15656

Description :

FSA Physical Location : INDIANA/ALLEN

ANSI Physical Location : INDIANA/ALLEN

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ELLIS MCFADDEN, MARILYNN MCFADDEN

Other Producers : None

Recon ID : 18-003-2017-22

**90.26 Acres of  
This Tract**

### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 595.62             | 588.48             | 588.48                 | 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               | 588.48                 | 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      | 300.45     | 0.00                        | 160       |
| Soybeans  | 282.28     | 0.00                        | 50        |

**TOTAL 582.73 0.00**

### NOTES

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

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

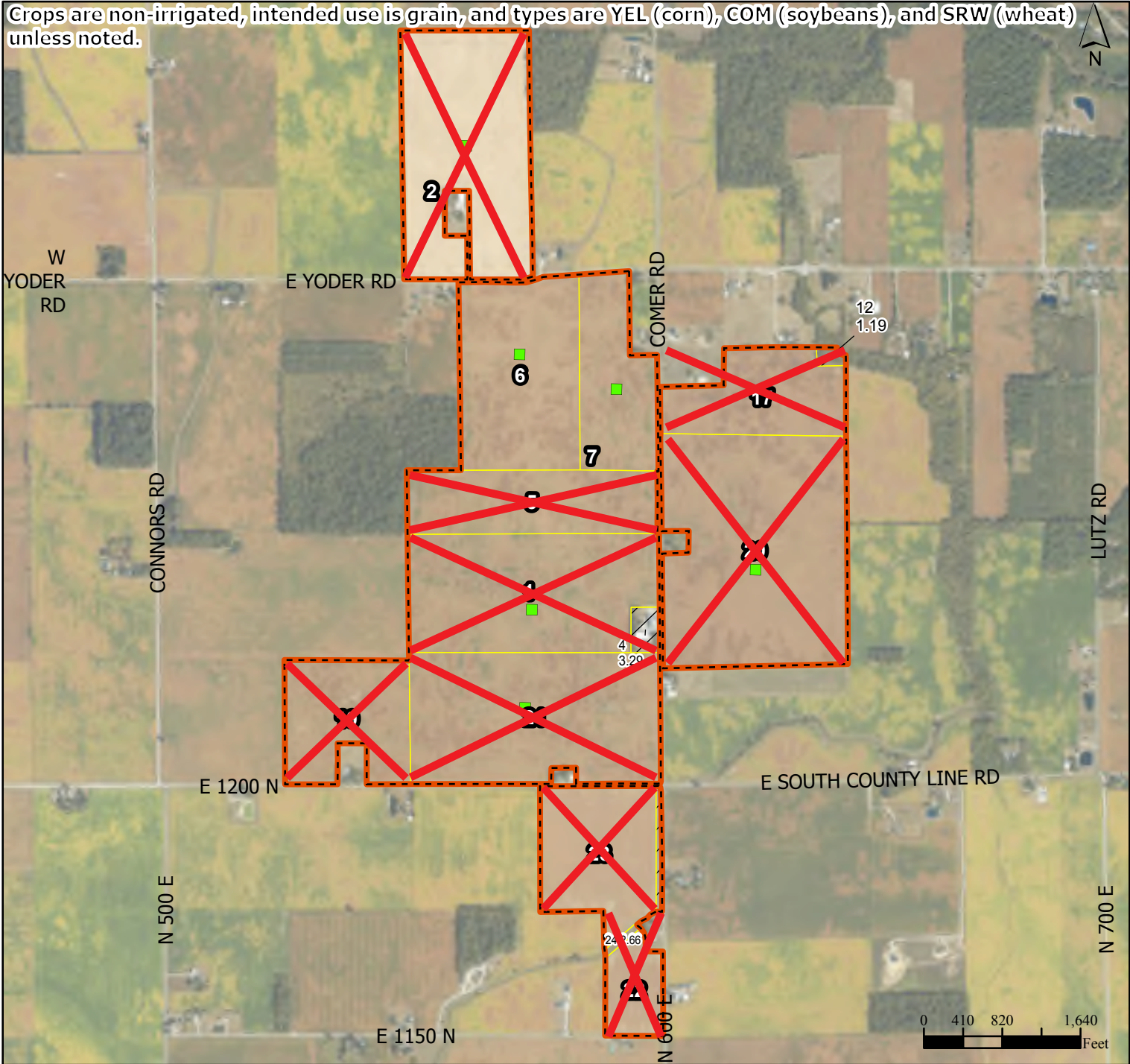
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the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

# FSA INFORMATION

**USDA** Allen County  
**Indiana**

Farm **13331** Tract **15656**  
2026 Program Year 2024 Imagery Phy. County: Allen, IN

Map Created 04/03/2026



USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

| CLU | Acres | HEL  | Crop |
|-----|-------|------|------|
| 6   | 57.28 | NHEL |      |
| 7   | 32.98 | NHEL |      |

Tract Cropland Total: 588.48 acres

- Tract Boundary

Noncropland

Cropland
- Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions



# **COUNTY PROPERTY INFORMATION**



PROPERTY INFO - PART OF 3

02-17-25-400-005.000-059      Ellis H McFadden Trust & Marily      1631 YODER RD      100, Vacant Land      AG/RURAL RES HOMESIT      1/2

| General Information |                          | Ownership           |                                       | Transfer of Ownership |                                     | Notes          |            |
|---------------------|--------------------------|---------------------|---------------------------------------|-----------------------|-------------------------------------|----------------|------------|
| Parcel Number       | 02-17-25-400-005.000-059 | Owner               | Ellis H McFadden Trust & Marilynn J M | Date                  | 02/13/2025                          | Doc ID         | 2025007118 |
| Local Parcel Number | 25-0025-0014             | As Of Date          | 01/14/2026                            | Reason For Change     | WIP                                 | Code           | AS         |
| Tax ID:             |                          | Valuation Method    | Indiana Cost Mod                      | Valuation Factor      | 1.0000                              | Book/Page      | TD         |
| Routing Number      |                          | Equalization Factor | 1.0000                                | Notice Required       | <input checked="" type="checkbox"/> | Adj Sale Price | /          |
| Property Class      | 100                      | Assessment Year     | 2026                                  | As Of Date            | 03/30/2026                          |                | WD         |
| Vacant Land         |                          | Reason For Change   | WIP                                   | Valuation Method      | Indiana Cost Mod                    |                | I          |

Legal      S 34 E 1/2 SE 1/4 EX      236FT SEC 25

| Location Information   |                   | Valuation Records (Work in Progress values are not certified values and are subject to change) |                  |
|------------------------|-------------------|------------------------------------------------------------------------------------------------|------------------|
| County                 | Allen             | Assessment Year                                                                                | 2026             |
| Township               | PLEASANT TOWNSHIP | Reason For Change                                                                              | WIP              |
| District               | 059 (Local 025)   | As Of Date                                                                                     | 01/14/2026       |
| School Corp            | 0235              | Valuation Method                                                                               | Indiana Cost Mod |
| Neighborhood           | 591008-059        | Valuation Factor                                                                               | 1.0000           |
| AG/RURAL RES HOMESITES | 059               | Equalization Factor                                                                            | 1.0000           |

| Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0') |                                       | Land Computations       |                          |
|---------------------------------------------------------------------------------|---------------------------------------|-------------------------|--------------------------|
| Section/Plat                                                                    | 0252912                               | Calculated Acreage      | 2.16                     |
| Location Address (1)                                                            | 1631 YODER RD                         | Actual Frontage         | 0                        |
| Subdivision                                                                     | FORT WAYNE, IN 46819                  | Developer Discount      | <input type="checkbox"/> |
| Zoning                                                                          |                                       | Parcel Acreage          | 2.16                     |
| Lot                                                                             |                                       | 81 Legal Drain NV       | 0.00                     |
| Market Model                                                                    | N/A                                   | 82 Public Roads NV      | 0.76                     |
| Characteristics                                                                 |                                       | 83 UT Towers NV         | 0.00                     |
| Topography                                                                      | <input type="checkbox"/> Flood Hazard | 84 Solar Energy Land    | 0.00                     |
| Public Utilities                                                                | <input type="checkbox"/> ERA          | 9 Homesite              | 0.00                     |
| Streets or Roads                                                                | <input type="checkbox"/> TIF          | 91/92 Acres             | 0.00                     |
| Neighborhood Life Cycle Stage                                                   | <input type="checkbox"/> Other        | Total Acres Farmland    | 1.40                     |
| Review Group                                                                    | 2023                                  | Farmland Value          | \$2,680                  |
| Printed                                                                         | Tuesday, April 7, 2026                | Measured Acreage        | 1.39                     |
|                                                                                 |                                       | Avg Farmland Value/Acre | 1921                     |
|                                                                                 |                                       | Value of Farmland       | \$2,680                  |
|                                                                                 |                                       | Classified Total        | \$0                      |
|                                                                                 |                                       | Farm / Classified Value | \$2,700                  |
|                                                                                 |                                       | Homesite(s) Value       | \$0                      |
|                                                                                 |                                       | 91/92 Value             | \$0                      |
|                                                                                 |                                       | Supp. Page Land Value   | \$0                      |
|                                                                                 |                                       | CAP 1 Value             | \$0                      |
|                                                                                 |                                       | CAP 2 Value             | \$2,700                  |
|                                                                                 |                                       | CAP 3 Value             | \$0                      |
|                                                                                 |                                       | Total Value             | \$2,700                  |

| Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0') |         | Land Computations       |                          |
|---------------------------------------------------------------------------------|---------|-------------------------|--------------------------|
| Land Type                                                                       | 4 A     | Calculated Acreage      | 2.16                     |
| Pricing Method                                                                  | A       | Actual Frontage         | 0                        |
| Soil ID                                                                         | BMB     | Developer Discount      | <input type="checkbox"/> |
| Act Front.                                                                      | 0       | Parcel Acreage          | 2.16                     |
| Size                                                                            | 0.5150  | 81 Legal Drain NV       | 0.00                     |
| Factor                                                                          | 0.85    | 82 Public Roads NV      | 0.76                     |
| Rate                                                                            | \$2,120 | 83 UT Towers NV         | 0.00                     |
| Adj. Rate                                                                       | \$1,802 | 84 Solar Energy Land    | 0.00                     |
| Ext. Value                                                                      | \$928   | 9 Homesite              | 0.00                     |
| Market Factor                                                                   | 0%      | 91/92 Acres             | 0.00                     |
| Infl. %                                                                         | 0%      | Total Acres Farmland    | 1.40                     |
| Cap 1                                                                           | 0.00    | Farmland Value          | \$2,680                  |
| Cap 2                                                                           | 100.00  | Measured Acreage        | 1.39                     |
| Cap 3                                                                           | 0.00    | Avg Farmland Value/Acre | 1921                     |
| Value                                                                           | \$930   | Value of Farmland       | \$2,680                  |
|                                                                                 | \$1,280 | Classified Total        | \$0                      |
|                                                                                 | \$470   | Farm / Classified Value | \$2,700                  |
|                                                                                 | \$00    | Homesite(s) Value       | \$0                      |
|                                                                                 |         | 91/92 Value             | \$0                      |
|                                                                                 |         | Supp. Page Land Value   | \$0                      |
|                                                                                 |         | CAP 1 Value             | \$0                      |
|                                                                                 |         | CAP 2 Value             | \$2,700                  |
|                                                                                 |         | CAP 3 Value             | \$0                      |
|                                                                                 |         | Total Value             | \$2,700                  |

Review Group 2023

# PRELIMINARY TITLE

# PRELIMINARY TITLE



*First American*

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

ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.

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

Issuing Agent: Metropolitan Title of Indiana, LLC

Issuing Office: 9604 Coldwater Road, Fort Wayne, IN 46825

Issuing Office File Number: 4054-286101

Property Address: Multiple Parcels - Yoder Rd., Fort Wayne, IN 46819

Revision Number:



## **SCHEDULE A**

1. Commitment Date: June 04, 2026 at 8:00 a.m.
2. Policy to be issued:
  - a. ALTA® Standard Owner's Policy  
Proposed Insured: To Be Determined  
Proposed Amount of Insurance: \$500.00  
The estate or interest to be insured: See Item 3 below
  - b. ALTA® Standard Loan Policy  
Proposed Insured: TBD - Lender and each successor and/or assign that is defined as an Insured in the Conditions.  
Proposed Amount of Insurance: \$500.00  
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
Ellen Moore Revocable Trust
5. The Land is described as follows:  
  
Situated in the County of Allen, State of Indiana, is described as follows:

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# PRELIMINARY TITLE



*First American*

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

## PARCEL I:

Part of the Northeast Quarter of Section 36, and part of the Southeast Quarter of Section 25, South of Yoder (Formerly Sheldon Road), all in Township 29 North, Range 12 East (Pleasant Township), Allen County, Indiana, more particularly described as follows, to-wit:

Beginning on the North line of said Northeast Quarter at a point situated 547.0 feet South 89 degrees 26 minutes East (established from a deed bearing for the East line of the Northeast Quarter of South 00 degrees 30 minutes East and used as the basis for the bearings in the description) from the Northwest corner thereof; thence South 89 degrees 26 minutes 30 seconds East on and along said North line, being also (for this course) the centerline of Yoder Road, 706.6 feet; thence North 70 degrees 50 minutes 30 seconds East, on and along the centerline of Yoder Road, 218.5 feet; thence North 87 degrees 14 minutes 30 seconds East, continuing along said Road centerline, 340.3 feet to a point situated 833.7 feet South 87 degrees 14 minutes 30 seconds West from the intersection of Yoder Road with the East line of the Southeast Quarter of said Section 25; thence South 00 degrees 30 minutes East and parallel to the East line of said Northeast Quarter, 2069.95 feet to the South line of the North Half of the South Half of said Northeast Quarter; thence North 89 degrees 41 minutes West, on and along said South line, 1246.3 feet; thence North 00 degrees 42 minutes 30 seconds West, 1982.0 feet to the Point of Beginning, as said in previous deed to contain 57 .617 acres of land, more or less.

## PARCEL II and III:

Part of the Northeast Quarter of Section 36, and part of the Southeast Quarter of Section 25, South of Yoder Road, all in Township 29 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the East Quarter corner of said Section 36-29-12; thence North 00 degrees 30 minutes West along the East line of the Northeast Quarter of said Section 36-29-12, a distance of 659.55 feet to the point of beginning; thence North 89 degrees 41 minutes West a distance of 833.0 feet; thence North 00 degrees 30 minutes West a distance of 2069.85 feet (2069.95 feet Deed); thence North 87 degrees 10 minutes East a distance of 538.1 feet (538.5 feet Deed); thence South 00 degrees 37 minutes 30 seconds East a distance of 127.10 feet to the south line of the Southeast Quarter of Section 25-29-12; thence South 00 degrees 30 minutes East a distance of 750.49 feet; thence South 89 degrees 26 minutes 30 seconds East a distance of 295.0 feet to the East line of the Northeast Quarter of Section 36-29-12; thence South 00 degrees 30 minutes East along the East line of the Northeast Quarter of said Section 36-29-12 a distance of 1220.6 feet to the point of beginning, as said in previous deed to contain 34.01 acres more or less. Subject to Comer Road and Yoder Road right of way and all easements of record.

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# PRELIMINARY TITLE



*First American*

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

## SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
6. Indiana state law, effective July 1, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.

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

7. 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.
8. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
9. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
10. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.

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# PRELIMINARY TITLE



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

11. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
12. By virtue of I.C. 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 a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
13. Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. Residential transactions, the closing protection letters are mandatory and must be issued to each party.

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# PRELIMINARY TITLE



*First American*

Commitment for Title Insurance  
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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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Easements or claims of easements, not recorded in the Public Records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.
6. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or Board of Equalization.
7. Taxes or special assessments which are not shown as existing liens by the Public Records.
8. All taxes for the year (year of closing) and subsequent years, which are liens, but are not yet due and payable.
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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# PRELIMINARY TITLE



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10. Real estate taxes assessed for the year 2025 are due in two installments payable May 10, 2026 and November 10, 2026:

Parcel No.: 02-17-36-200-004.000-059 (Parcel I)

May Installment of \$1,037.40 shows paid

November Installment of \$1,037.40 shows unpaid

|                         |                            |
|-------------------------|----------------------------|
| Tax Year:               | Current Year 2025 due 2026 |
| Land:                   | \$121,900.00               |
| Improvements:           | \$0.00                     |
| Homeowners Exemption:   | \$0.00                     |
| Supplemental Homestead: | \$0.00                     |
| Other Exemption:        | \$7,314.00 (2% Deduction)  |

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

Taxes for the year 2026 due in May and November, 2027.

11. Drainage/Ditch Assessment: Parcel No.: 02-17-36-200-004.000-059 (1829800 - Simmerman Joint Drai) For the year: 2026; May installment of \$144.05 shows paid; November installment of \$144.05 shows unpaid.

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# PRELIMINARY TITLE



*First American*

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

12. Real estate taxes assessed for the year 2025 are due in two installments payable May 10, 2026 and November 10, 2026:

Parcel No.: 02-17-36-200-007.000-059 (Parcel II)

May Installment of \$542.10 shows paid

November Installment of \$542.10 shows unpaid

|                         |                            |
|-------------------------|----------------------------|
| Tax Year:               | Current Year 2025 due 2026 |
| Land:                   | \$63,700.00                |
| Improvements:           | \$0.00                     |
| Homeowners Exemption:   | \$0.00                     |
| Supplemental Homestead: | \$0.00                     |
| Other Exemption:        | \$3,822.00 (2% Deduction)  |

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

Taxes for the year 2026 due in May and November, 2027.

13. Drainage/Ditch Assessment: Parcel No.: 02-17-36-200-007.000-059 (1829800 - Simmerman Joint Drai) For the year: 2026; May installment of \$79.80 shows paid; November installment of \$79.80 shows unpaid.

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# PRELIMINARY TITLE



*First American*

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

14. Real estate taxes assessed for the year 2025 are due in two installments payable May 10, 2026 and November 10, 2026:

Parcel No.: 02-17-25-400-005.000-059 (Parcel III)

May Installment of \$22.98 shows paid

November Installment of \$22.98 shows unpaid

|                         |                            |
|-------------------------|----------------------------|
| Tax Year:               | Current Year 2025 due 2026 |
| Land:                   | \$2,700.00                 |
| Improvements:           | \$0.00                     |
| Homeowners Exemption:   | \$0.00                     |
| Supplemental Homestead: | \$0.00                     |
| Other Exemption:        | \$162.00 (2% Deduction)    |

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

Taxes for the year 2026 due in May and November, 2027.

15. Rights of tenants, if any, under any unrecorded leases.

Note: This commitment is for informational purposes only and no final title policy will be issued.

16. Rights of drainage, unobstructed flow, access, and maintenance rights in and to any drainage tiles, ditches, feeders, and laterals, creeks, streams, and any legal drains as set forth in IC 36-9-27-33.
17. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
18. Exception is made to potential Barrett Law Assessments not yet confirmed as of the date of this search. The Barrett Law Office should be contacted for further information at (260) 427-1105.
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.

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# PHOTOS

# PHOTOS

**Tract 3**



**Tract 5**



# PHOTOS

**Tracts 4 & 5**



**Tracts 4 & 5**



# PHOTOS

**Sewer Access on Tract 4**



**Tract 5 Frontage**



# PHOTOS

**Tracts 3 & 4 Frontage**



**Tracts 3 & 4**



# PHOTOS

**Tract 3**



**Tracts 3 & 4**



# PHOTOS

**Tracts 3 & 4 Frontage**



**Tracts 2 & 3**



# PHOTOS

**Tracts 1-3 Frontage**



**Tracts 2 & 3 Frontage**



# PHOTOS

**Tract 1**



**Tracts 1, 2, 4 & 5**





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