

Auction held at International Monster Truck Museum, 541 W Main St, Butler, IN, 46721

INFORMATION BOOKLET

Tracts 3-5

**THURSDAY,
AUGUST 6TH
AT 6:00PM EST**

- 49.8± acres of FSA tillable land
- Road frontage along State Road 6
- Farming rights in 2027
- Potential build sites
- 22± acre tract of recreational/hunting land
- Excellent Investment Opportunity
- Blount Loam & Pewamo Silty Clay Loam Soil Types

*Excellent
DeKalb County, IN*
**Land
AUCTION**

**67±
Acres**

Offered in 5 Tracts or Any Combination



Tract 1



Tract 2



Tract 3

800-451-2709 | SchraderAuction.com



ONLINE BIDDING AVAILABLE



SCHRADER

Real Estate and Auction Company, Inc.

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: David and Dawn Cather

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

Daniel James Days, RB22000867

Dean G. Rummel, RB14052473, AU08801377

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



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, or any combination of tracts as a total 67± acres. There will be open bidding on each individual tract, as well as combination of tracts.

DOWN PAYMENT: 10% down payment on the day of the 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, and 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 representation of the Sellers' acceptance or rejection.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession is at closing, subject to tenant's 2026 farming rights

FARMING RIGHTS: Buyer will have 2027 farming rights.

REAL ESTATE TAXES: Seller will be

responsible for all 2026 real estate taxes due in 2027.

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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the DeKalb County Planning Commission and Health Departments.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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

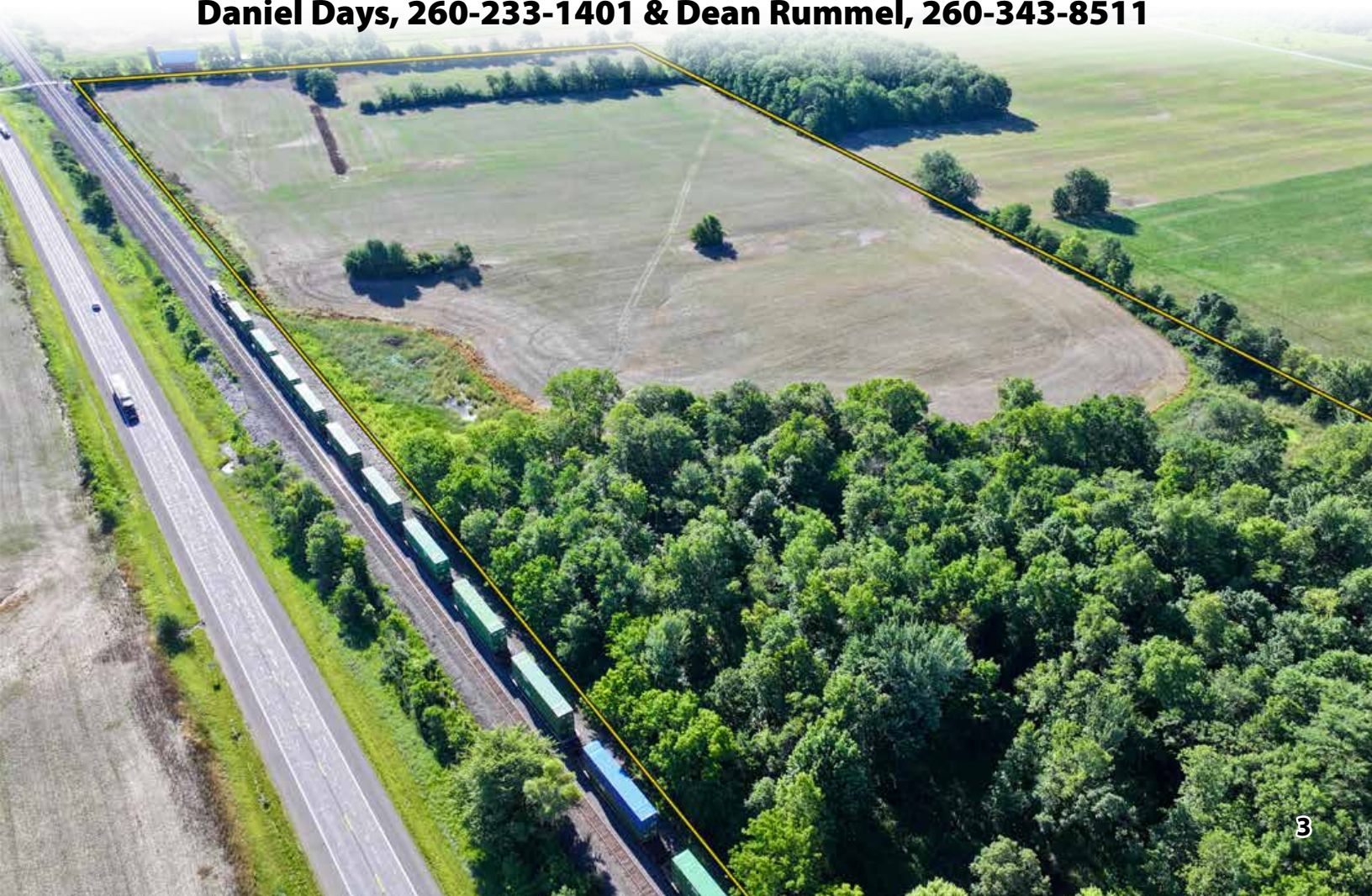
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied,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

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

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**For Information Call Auction Managers:
Daniel Days, 260-233-1401 & Dean Rummel, 260-343-8511**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, AUGUST 6, 2026

67± ACRES – DEKALB COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, July 30, 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
67± Acres • Dekalb County, Indiana
Thursday, August 6, 2026

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

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

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, July 30, 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: _____

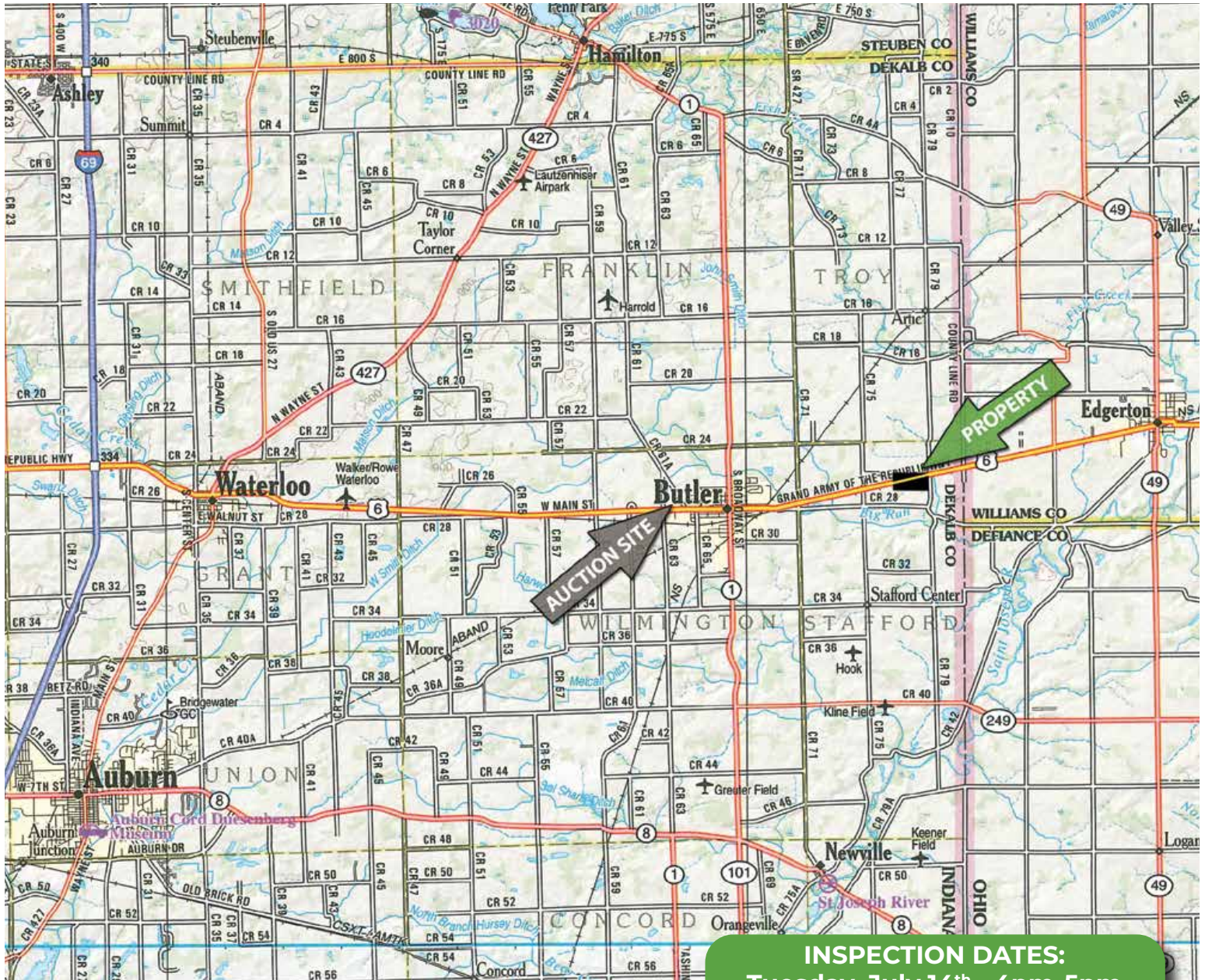
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

A photograph of a dense forest with tall, slender trees and lush green foliage. In the foreground, a large, moss-covered log lies on the ground. The text "LOCATION MAP" and "TRACT MAP" is overlaid in the center of the image.

LOCATION MAP

TRACT MAP

LOCATION MAP



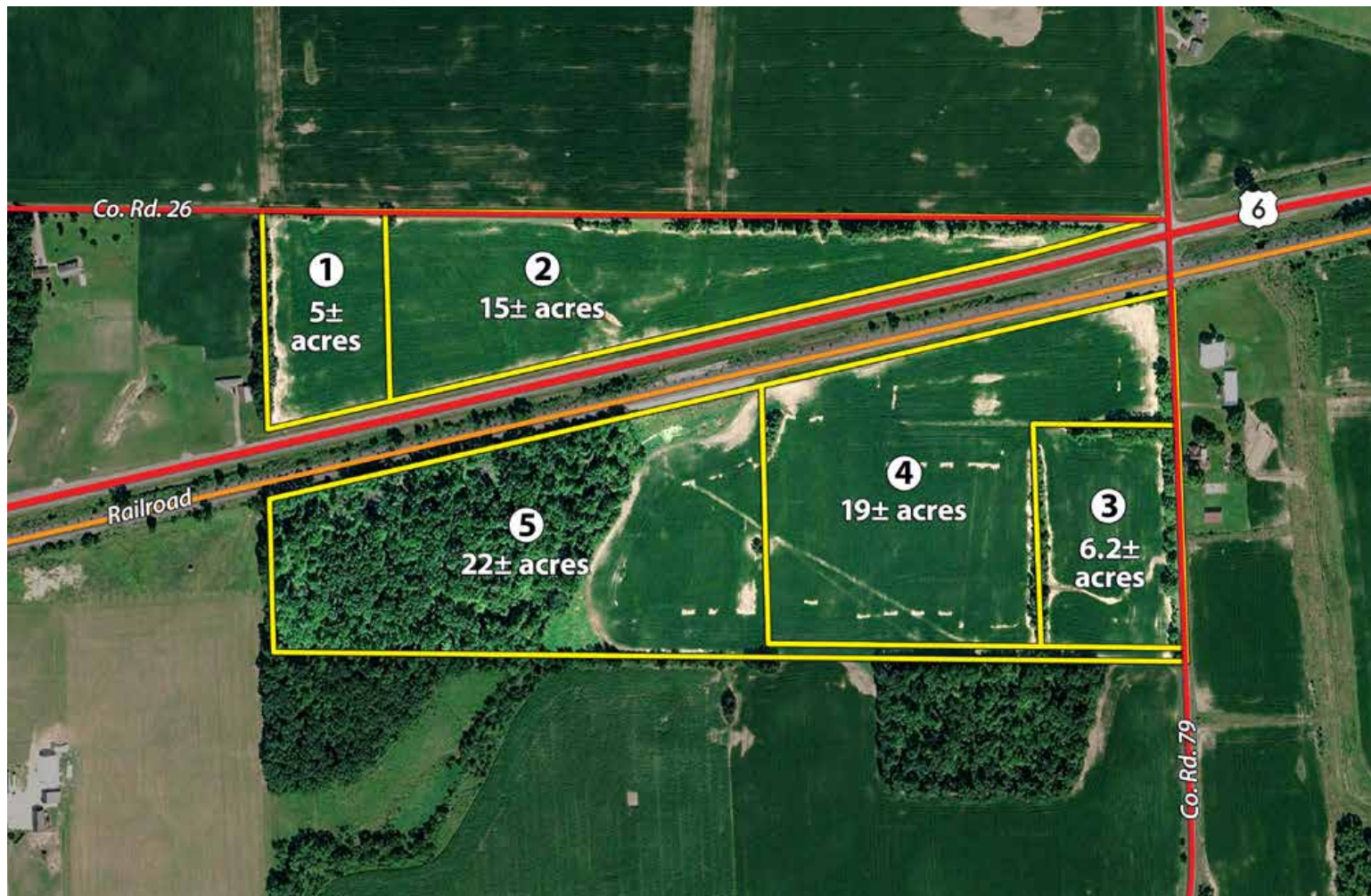
INSPECTION DATES:
Tuesday, July 14th • 4pm-5pm
Saturday, July 25th • 10am-11am

DIRECTIONS TO PROPERTY:

For Tracts 1-2: Take SR 6 east out of Butler, IN. Continue east for 2.5 miles and the property is located on the north side of the road. *For Tracts 3-5:* Take SR 6 east out of Butler, IN. Continue east for 3 miles. Turn south onto CR 79, cross over the tracts and the property is located on the west side of the road.

AUCTION LOCATION: International Monster Truck Museum,
541 W Main St, Butler, IN, 46721.

TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 5± ACRES of tillable farmland with excellent dual road frontage along US Highway 6 on the south and CR 26 on the north. Soils are primarily Blount loam. In addition to its tillable value, this tract offers strong potential buildable and development potential given its high-visibility location along SR 6 just outside Butler. An outstanding opportunity for the investor, developer, or buyer looking for a versatile small acreage with maximum road exposure. *Consider combining with Tract 2 for additional contiguous tillable acreage.*

TRACT 2: 15± ACRES of productive tillable farmland with dual road frontage on US Highway 6 to the south and CR 26 to the north. Soils are primarily Blount loam and Pewamo silty clay loam. A large, open, and easily accessible tract well-suited for the farming operation seeking quality ground with excellent road access. Farming rights available beginning 2027. Potential for a build site along the west side of the tract. *Consider combining with Tract 1 to assemble a 20± acre parcel with outstanding highway frontage.*

TRACT 3: 6.2± ACRES of tillable land located south of the railroad with access along CR 79. Soils consist of Morley silty clay and Pewamo silty clay loam, with 6" field tile drainage in place. In addition to its cropland

value, this tract presents an excellent potential build-site opportunity with a treeline separating it from a majority of the tillable land. *Consider combining with Tract 4 for a larger contiguous holding along CR 79.*

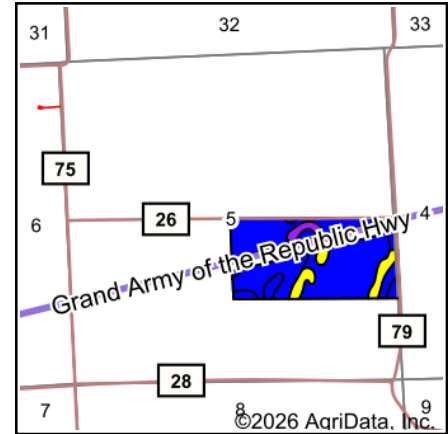
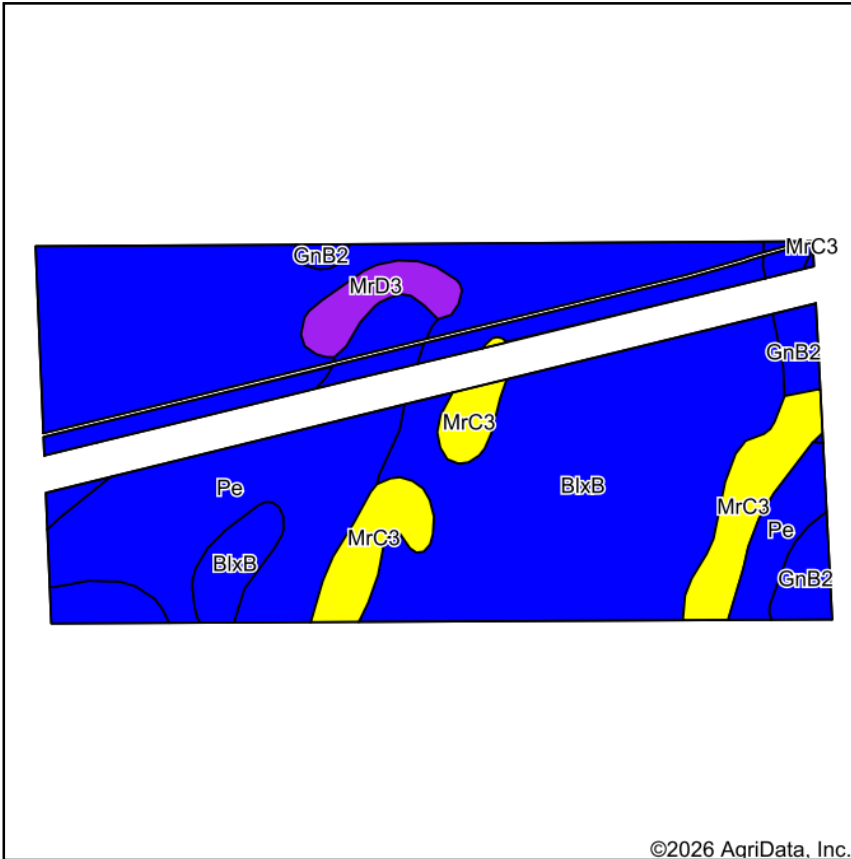
TRACT 4: 19± ACRES of productive tillable cropland located south of the railroad corridor with frontage on CR 79. Soils are Blount loam and Pewamo silty clay loam with 6" field tile drainage throughout. A solid, income-producing tract well-suited for the cash grain farmer or land investor seeking quality tillable ground with good road access. Farming rights transfer in 2027. *Consider combining with Tract 3 or Tract 5 to maximize your overall holding.*

TRACT 5: 22± ACRES featuring approximately 14± acres of wooded land, making this the premier hunting and recreational tract of the farm. Tract is accessed by a 40' deeded driveway on the south edge of the property. An open ditch running along the wooded edge serves as a natural wildlife corridor — providing exceptional habitat for whitetail deer. Whether you are looking for a private hunting retreat, a recreational escape, or a potential future building site, this tract delivers. *Do not miss your opportunity to own this exceptional recreational parcel!*

A photograph of a large agricultural field filled with young green plants, likely soybeans, growing in neat rows. The plants are in the early stages of growth, with visible trifoliate leaves. The ground between the rows is light brown and sandy. In the background, a dense line of green trees marks the horizon under a clear, bright blue sky. The overall scene is well-lit, suggesting a sunny day.

SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **DeKalb**
 Location: **5-34N-15E**
 Township: **Stafford**
 Acres: **75.54**
 Date: **6/8/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN033, Soil Area Version: 30														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
BlxB	Blount loam, 2 to 6 percent slopes	48.64	64.3%		Ile		140	19	5			9	46	63
Pe	Pewamo silty clay	15.27	20.2%		Ilw		155	22	5			10	42	62
MrC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	6.70	8.9%		IVe		105	15	4	7			37	47
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	2.91	3.9%		Ile	5	128	18	4	8	78		41	56
MrD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	2.02	2.7%		Vle		92	15	3	6			33	42
Weighted Average					2.28	0.2	138.2	19.1	4.8	1.1	3	7.8	43.9	60.5

TOPO CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 834.7

Max: 862.0

Range: 27.3

Average: 848.7

Standard Deviation: 5.35 ft

0ft 463ft 927ft



6/8/2026

5-34N-15E
DeKalb County
Indiana

Maps Provided By:

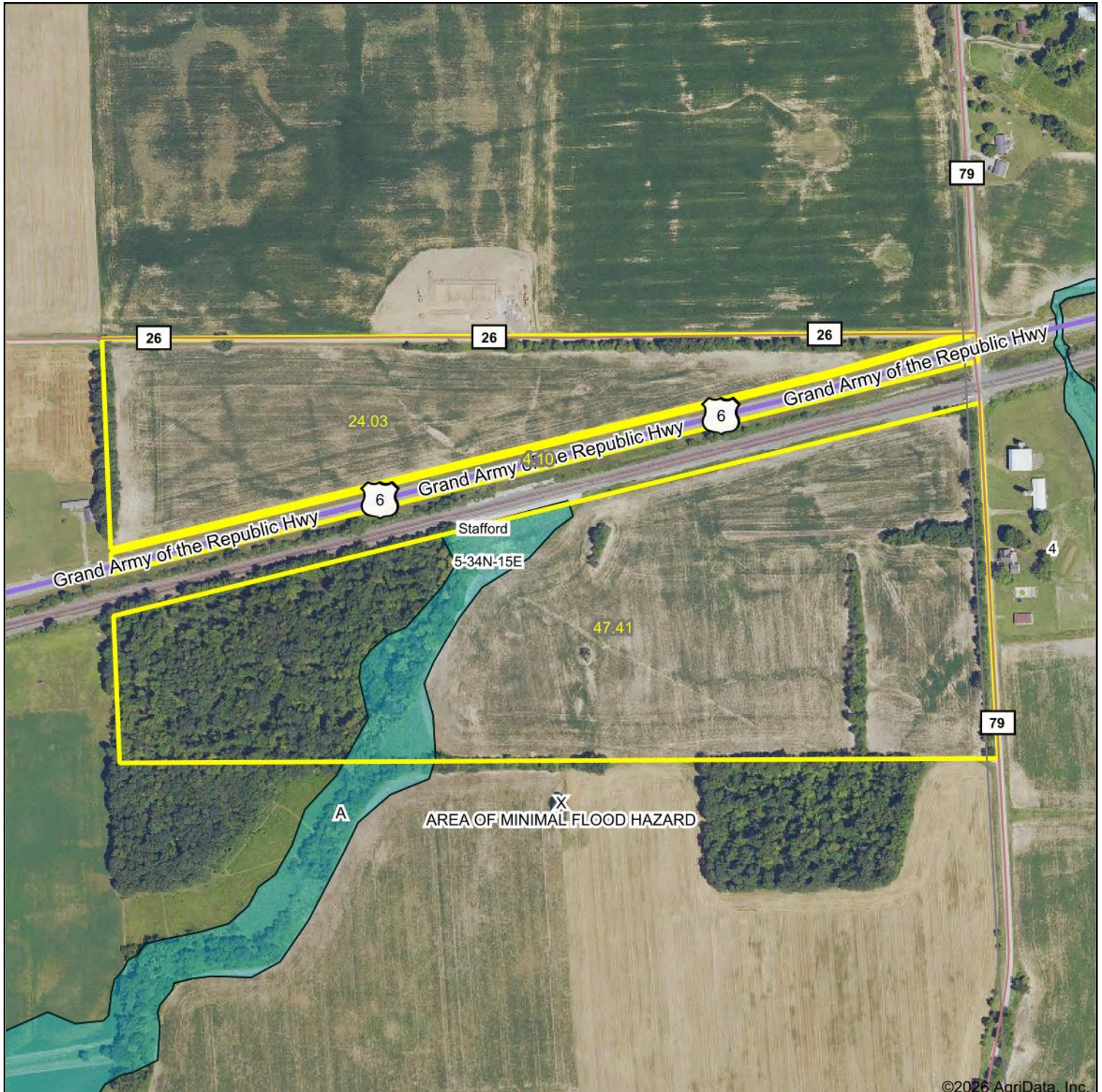


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www.AgriDataInc.com

Boundary Center: 41° 26' 8.05, -84° 49' 6.68

FLOOD ZONE MAP



Map Center: 41° 26' 8.05, -84° 49' 6.68

0ft 477ft 954ft



5-34N-15E
DeKalb County
Indiana



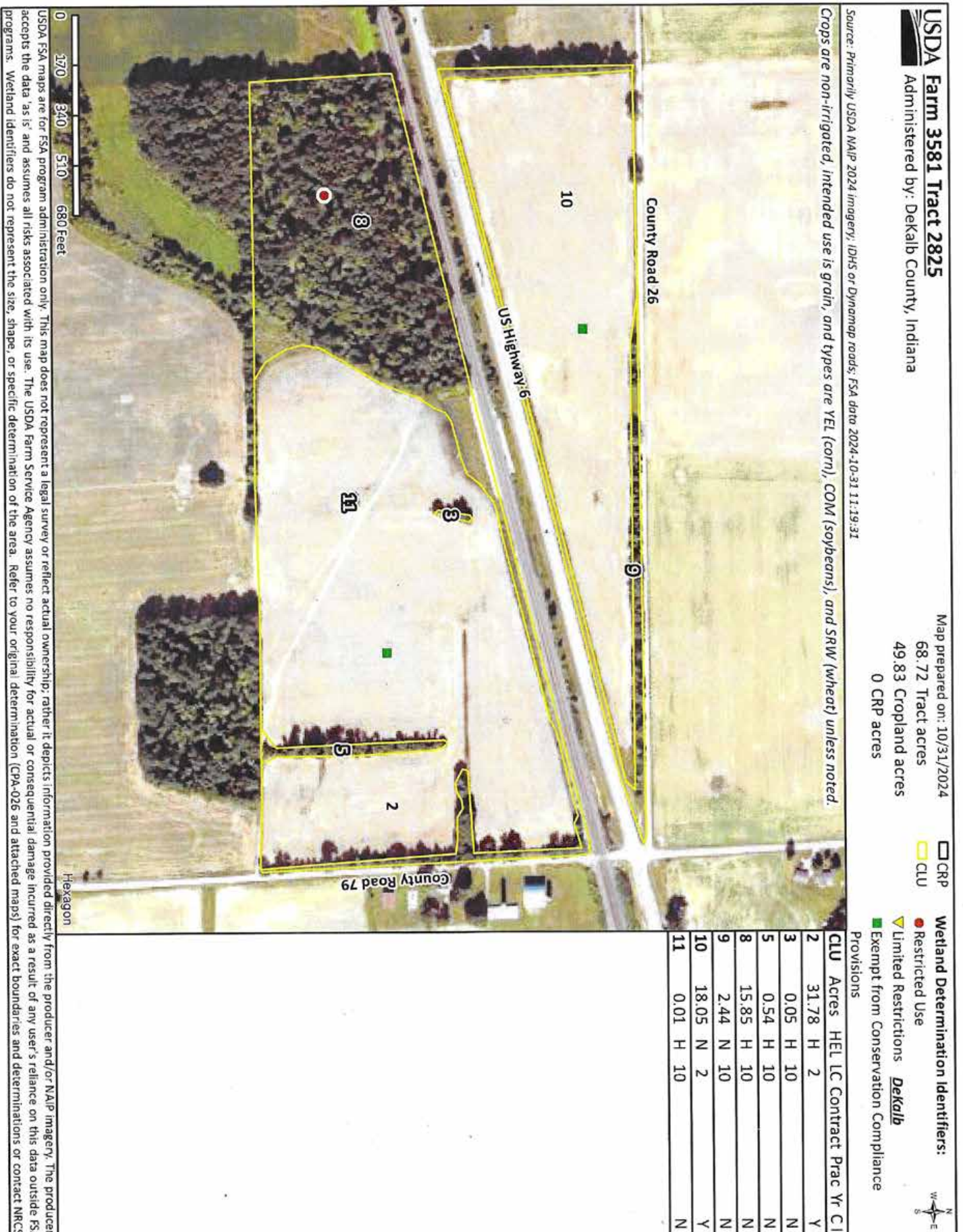
6/8/2026

Flood related information provided by FEMA



FSA INFORMATION

FSA INFORMATION



FSA INFORMATION

INDIANA
DEKALB

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3581

Prepared : 4/7/26 2:02 PM CST

Crop Year : 2026

Operator Name : JAMES ROBERT CATHER
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
167.57	121.82	121.82	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	121.82	0.00		0.00	0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	17.25	0.00	61	
Corn	14.93	0.00	123	0
Soybeans	36.82	0.00	35	0
TOTAL	69.00	0.00		

NOTES

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Tract Number : 2825

Description : STAFFORD SEC 5 SW CORNER CR26 & CR79
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
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 : DAVID CATHER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
68.72	49.83	49.83	0.00	0.00	0.00	0.00	0.0



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACTS 1 & 2

Homestead Assessments - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$36,500.00	\$34,700.00	\$29,000.00	\$22,900.00	\$19,400.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2022 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
As Of Date	4/12/2025	3/29/2024	4/10/2023	3/28/2022	2/8/2022
Land	\$36,500	\$34,700	\$29,000	\$22,900	\$22,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$36,500	\$34,700	\$29,000	\$22,900	\$22,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$36,500	\$34,700	\$29,000	\$22,900	\$22,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$36,500	\$34,700	\$29,000	\$22,900	\$22,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions - Auditor's Office

Type	Description	2025 Pay 2026
Other	2% Deduction	\$2,190.00

COUNTY TAX INFORMATION

TRACTS 1 & 2

☐ Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
	Columns ▼				
+ Spring Tax	\$212.74	\$215.56	\$182.63	\$143.73	\$123.12
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$212.74	\$215.56	\$182.63	\$143.73	\$123.12
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$94.32	\$93.66	\$240.04	\$66.12	\$0.00
	0141-00-0 Wc Miller 61125 - \$94.32	0307-00-0 Robert Arford 61890 - \$18.66 0455-00-0 Big Run62223 - \$75.00	0141-00-0 Wc Miller 61125 - \$117.66 0307-00-0 Robert Arford 61890 - \$27.14 0455-00-0 Big Run62223 - \$95.24	0455-00-0 Big Run62223 - \$66.12	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$519.80	\$524.78	\$605.30	\$353.58	\$246.24
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$259.90)	(\$524.78)	(\$605.30)	(\$353.58)	(\$246.24)
= Total Due	\$259.90	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

Tracts 3-5

☐ Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$399.84	\$406.26	\$343.22	\$270.52	\$237.36
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$399.84	\$406.26	\$343.22	\$270.52	\$237.36
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$140.64	\$338.98	\$483.28	\$189.64	\$0.00
0141-00-0 Wc Miller 61125 - \$140.64 0307-00-0 Robert Arford 61890 - \$151.22 0455-00-0 Big Run62223 - \$187.76 0141-00-0 Wc Miller 61125 - \$140.64 0307-00-0 Robert Arford 61890 - \$153.68 0455-00-0 Big Run62223 - \$188.96 0455-00-0 Big Run62223 - \$189.64					
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$940.32	\$1,151.50	\$1,169.72	\$730.68	\$474.72
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$470.16)	(\$1,151.50)	(\$1,169.72)	(\$730.68)	(\$474.72)
= Total Due	\$470.16	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

Tracts 3-5

Homestead Assessments - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$68,600.00	\$65,400.00	\$54,500.00	\$43,100.00	\$37,400.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2022 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
As Of Date	4/12/2025	3/29/2024	4/10/2023	3/28/2022	2/8/2022
Land	\$68,600	\$65,400	\$54,500	\$43,100	\$43,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$68,600	\$65,400	\$54,500	\$43,100	\$43,100
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	\$68,600	\$65,400	\$54,500	\$43,100	\$43,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$68,600	\$65,400	\$54,500	\$43,100	\$43,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions - Auditor's Office

Type	Description	2025 Pay 2026
Other	2% Deduction	\$4,116.00

A photograph of a dense forest with tall, slender trees and lush green foliage. The ground is covered in a thick layer of green plants and fallen leaves. A large, weathered log lies horizontally across the foreground. The text "PRELIMINARY TITLE" is overlaid in the center of the image.

PRELIMINARY TITLE

PRELIMINARY TITLE



June 24, 2026

Property Address: Vacant Land , IN
County: DeKalb
File Number: 26-15598

Enclosures: Preliminary Title Report

Notes:

Corporate Office
202 S. Michigan Street
Suite 300
South Bend, IN 46601
574.232.5845 FAX 574.289.1514

***For a complete list of offices,
please visit our website
www.meridiantitle.com/locations***

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Commercial Division Central Indiana

3850 Priority Way South Drive, Ste. 120

Indianapolis, IN 46240

317.571.3330

317.566.9521 FAX

indy@meridiantitle.com

File No.: 26-15598

Effective Date: June 9, 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:

[David William Cather and Dawn S. Cather, husband and wife](#)

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

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 26-15598

SCHEDULE A

EXHIBIT A

The North One-Half of the Southeast Quarter of Section 5, Township 34 North, Range 15 East, Stafford Township, DeKalb County, Indiana.

EXCEPTING THEREOF FROM the right-of-way of the Lake Shore and Michigan Southern (now New York Central) Railroad Company right of way.

AND EXCEPTING also a tract of ground conveyed to said The New York Central Railroad Company by R.D.

Cather and Mary Atlanta Cather, husband and wife and described as follows: Situated in the Township of Stafford and being a part of the Southeast Quarter of Section 5, Township 34 North, Range 15 East, described as follows:

Beginning at a point in the east line of said Section 5, where the same is intersected by the northerly line of the land of the Grantee; thence westerly along said northerly line, the same being parallel to and distant 44 feet by rectangular measurement northerly from the center line of the present northerly main tract of the railroad of the Grantee a distance of 2728 feet, more or less, to the north and south quarter line of said Section; thence North along said Quarter line to a point in a line drawn parallel to and distant 26 feet by rectangular measurement northerly from the above described northerly line of the land of the Grantee; thence Easterly along said parallel line to its intersection with the east line of said Section 5; thence south along said section line to the place of beginning, and containing 1.628 acres more or less, containing after said exceptions 72.37 acres more or less.

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

PRELIMINARY TITLE

File No.: 26-15598

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. Warranty Deed suitable for recording, when the proposed insured is determined.

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.

PRELIMINARY TITLE

File No.: 26-15598

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. 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. 10599 - Stafford Township (23.81 ac.)
State ID No. 17-08-05-400-001.000-022
1st installment due May 10, 2026 \$212.74 - Paid
2nd installment due Nov. 10, 2026 \$212.74 - Unpaid

Assessed Valuations: 2025/2026

Land \$36,500.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuations \$36,500.00

Key No. 10601 - Stafford Township (47.24 ac.)
State ID No. 17-08-05-400-003.000-022
1st installment due May 10, 2026 \$399.84. - Paid
2nd installment due Nov. 10, 2026 \$399.84 - Unpaid

Assessed Valuations: 2025/2026

Land \$68,600.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuations \$68,600.00

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. Assessment for the WC Miller 61125 Ditch/Drain payable semi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2027 in the amount of \$47.16, principal.

PRELIMINARY TITLE

File No.: 26-15598

Part II, SCHEDULE B

(10599)

Assessment for the WC Miller 61125 Ditch/Drain payable semi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2027 in the amount of \$70.32, principal. (10601)

9. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
10. Subject to all legal highways and rights of way.
11. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A, if any. The Company does not insure the area, square footage, or acreage of the land.
12. Subject to parties in possession by virtue of unrecorded leases.
13. 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.
14. Oil and Gas Lease by and between William S. Cather and Betty J. Cather, husband and wife, and Seneca Oil and Gas, Inc. dated July 28, 1981 and recorded September 4, 1981 in [Book OL 3, page 363](#) in the Office of the Recorder of DeKalb County, Indiana.
15. Right of Way granted to the State of Indiana dated July 18, 1961 and recorded October 20, 1961 in [Book 134, page 87](#) in the Office of the Recorder of DeKalb County, Indiana.
16. Easement for telecommunication facilities created in Notice of Order and Judgment Affecting Interest In Real Estate in favor of Class Corridor, LLC and/or their assigns, dated September 5, 2001 filed in the District Court for the Southern District of Indiana in Civil Action No. IP00-1232-CB/S and recorded July 19, 2006 in Instrument No. [20605047](#) and assigned to Thoroughbred Technology And Telecommunications, Inc., a Virginia corporation, recorded August 16, 2006, as Instrument No. [20605756](#), in the Office of the Recorder of DeKalb County, Indiana.

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

PRELIMINARY TITLE

File No.: 26-15598

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/.

PRELIMINARY TITLE



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates (including insurance companies and insurance agents), from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of privacy policies and practices of Meridian Title Corporation.

We may collect nonpublic information about you from the following sources:

- Information we receive from you, such as on applications or other forms,
- information about your transaction that we secure from our files, from our affiliates or from third parties,
- information we receive from a consumer reporting agency and
- information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic information will be collected about you.

If you are concerned about the information we have collected, please write us.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

No response to this notice is required, but if you have questions, please write us:

Meridian Title Corporation
202 S. Michigan Street, Suite 701
South Bend, Indiana 46601

A photograph of a field of young green plants, likely soybeans, growing in rows. The plants are in the foreground and middle ground, with a line of trees in the background under a clear blue sky. The word "PHOTOS" is overlaid in the center.

PHOTOS

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TRACT 5



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