

Quality Land **AUCTION**

Huntington County, Indiana

383[±] *acres*

Offered in 10 Tracts

INFORMATION BOOK

Tract 4

Wednesday,
September 23 • 6pm

- 371.47 FSA Tillable Acres
- High Quality Soils
- Excellent Historical Yields
- Tracts Ranging from 20-64.13[±] Acres

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: Schenkel Acres, Inc.



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

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts & as a total 383± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

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

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

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

DEED: Seller shall provide the appropriate Deed(s).

CLOSING: The targeted closing date will be approx. 45 days after the auction.

POSSESSION: Possession is at closing, subject to the 2026 farm lease.

REAL ESTATE TAXES: Seller shall be responsible for 2026 taxes due in 2027.

Buyer to be responsible for all taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed 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 approx. & 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 approx. 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 Managers: Luke Noble Schrader • 260.229.7089 #RB20001312, #AU12100009
& Rex D. Schrader, II • 800.451.2709 #RB14039519, #AU09200182

Schrader Real Estate and Auction Company, Inc. | Corporate Headquarters:
950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #AC63001504, #CO81291723

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Tracts 9 & 10



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, SEPTEMBER 23, 2026

383± ACRES – HUNTINGTON 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 Wednesday, September 16, 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
383± Acres • Huntington County, Indiana
Wednesday, September 23, 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 Wednesday, September 23, 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, Wednesday, September 16, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

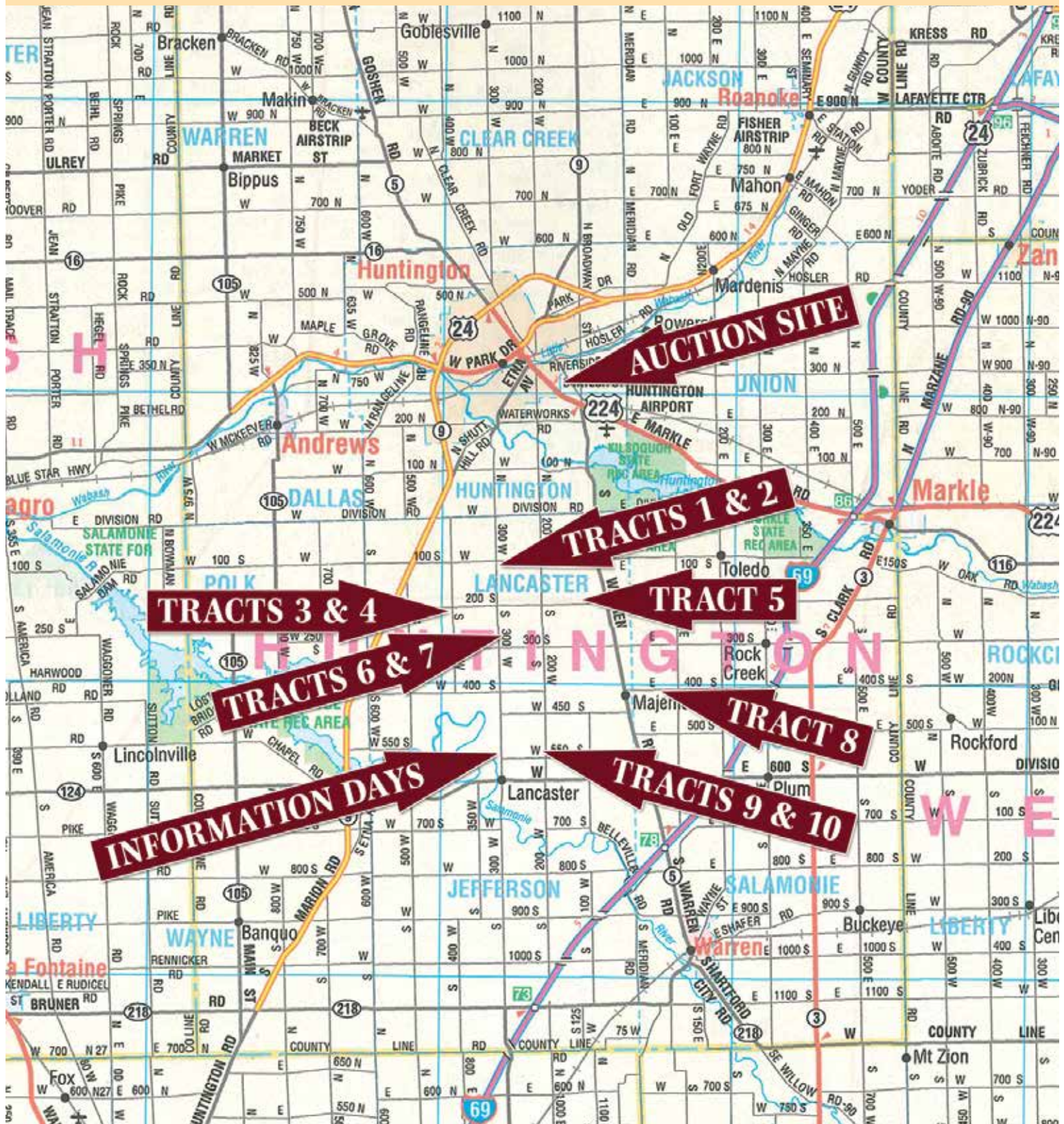
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

LOCATION MAP

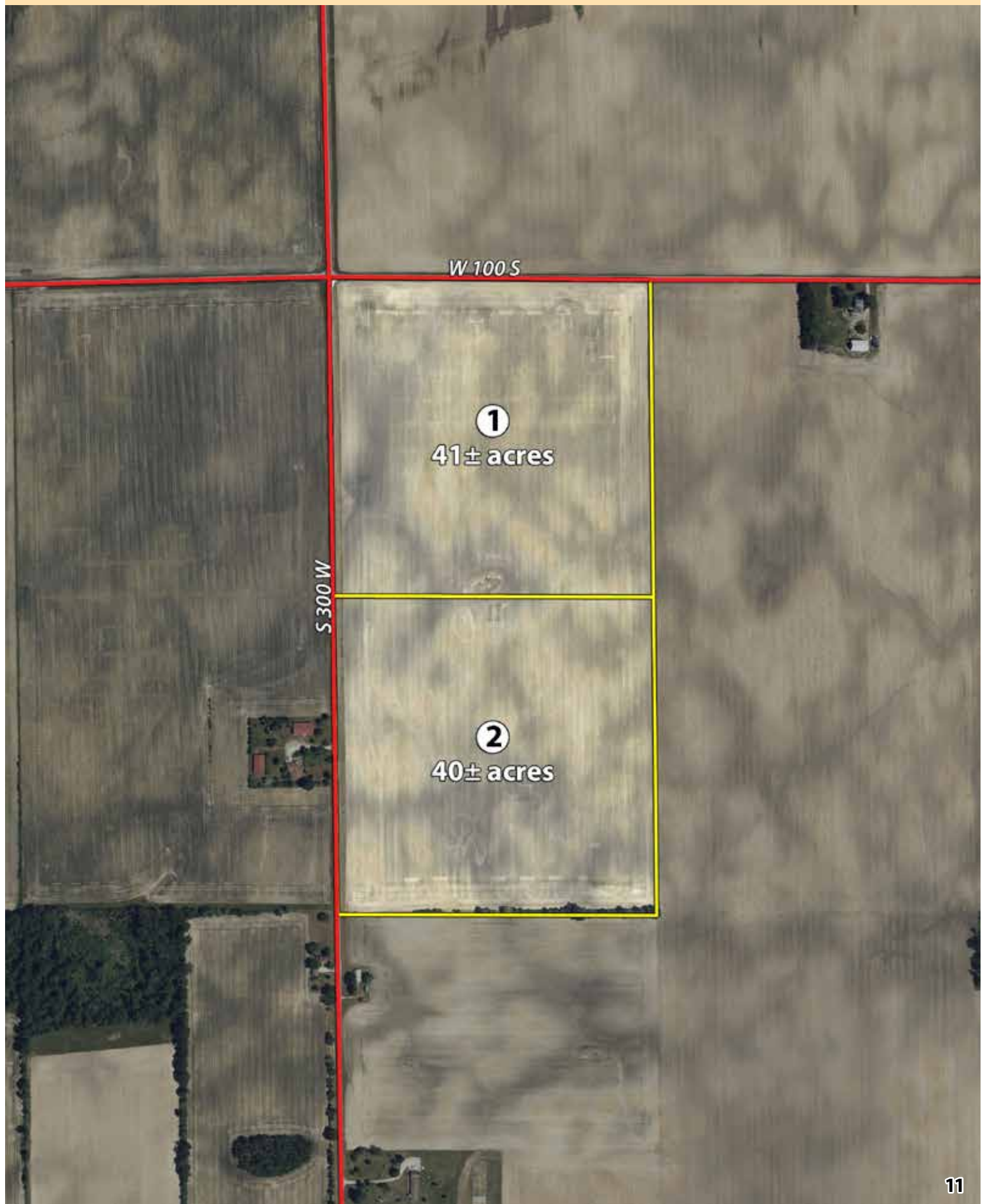


AUCTION LOCATION: Huntington County Fairgrounds, Beacon Credit Union Heritage Hall, 631 E Taylor St, Huntington, IN 46750

PROPERTY LOCATION: *Tracts 1,2, 6, 7, 9 & 10:* From the intersection of SR 5 & W 100 S, head west on W 100 S for 2 mi. Tracts 1 & 2 will be on your left. Then head south at the intersection of W 100 S & S 300 W for 1.5 mi. Tract 6 & 7 will be on your left. Continue on for 2.5 mi. into the town of Lancaster, then head back east for one mi. on W 550 S. Tracts 9 & 10 will be on your left.

Tracts 3-5: At the intersection of SR 5 & W 200 S head west. After a few hundred ft., Tract 5 will be on your right. Continue on for 3 mi. & Tracts 3 & 4 will be on your left. *Tract 8:* At the intersection of SR 5 & E 400 S head east for .5 mi. The property will be on your right.

TRACT MAP



TRACT MAP



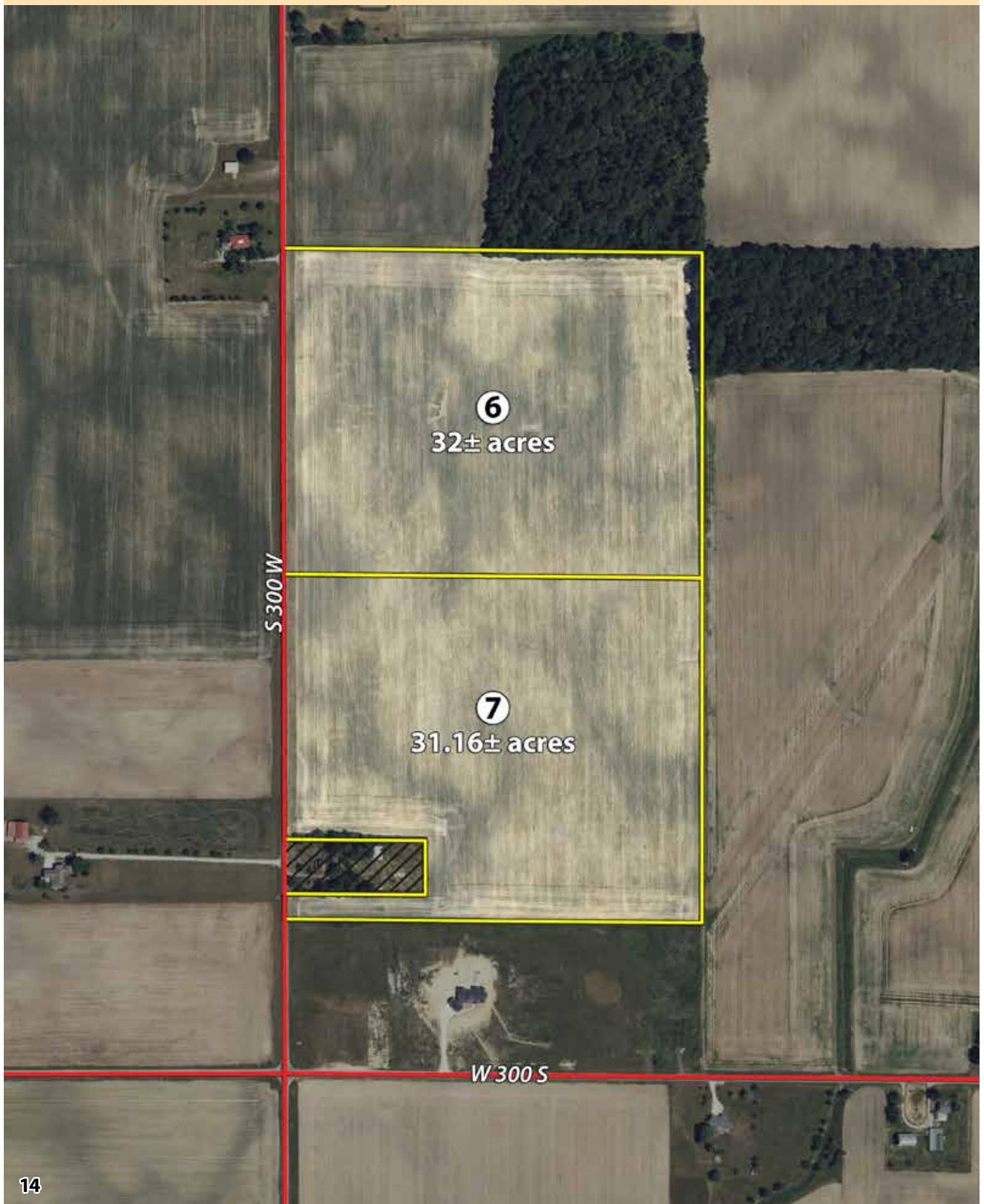
TRACT MAP



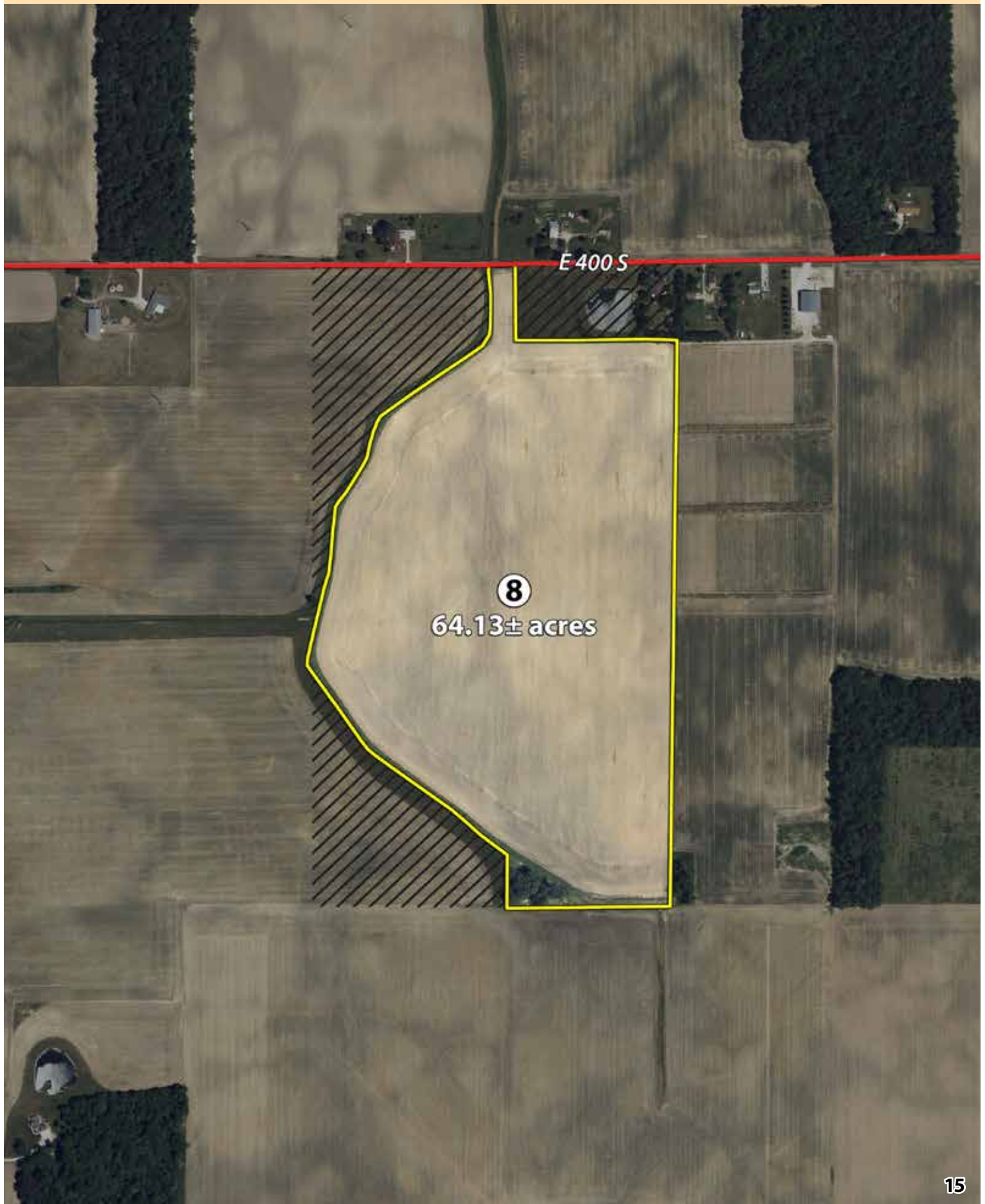
5
58.98± acres

W 200 S

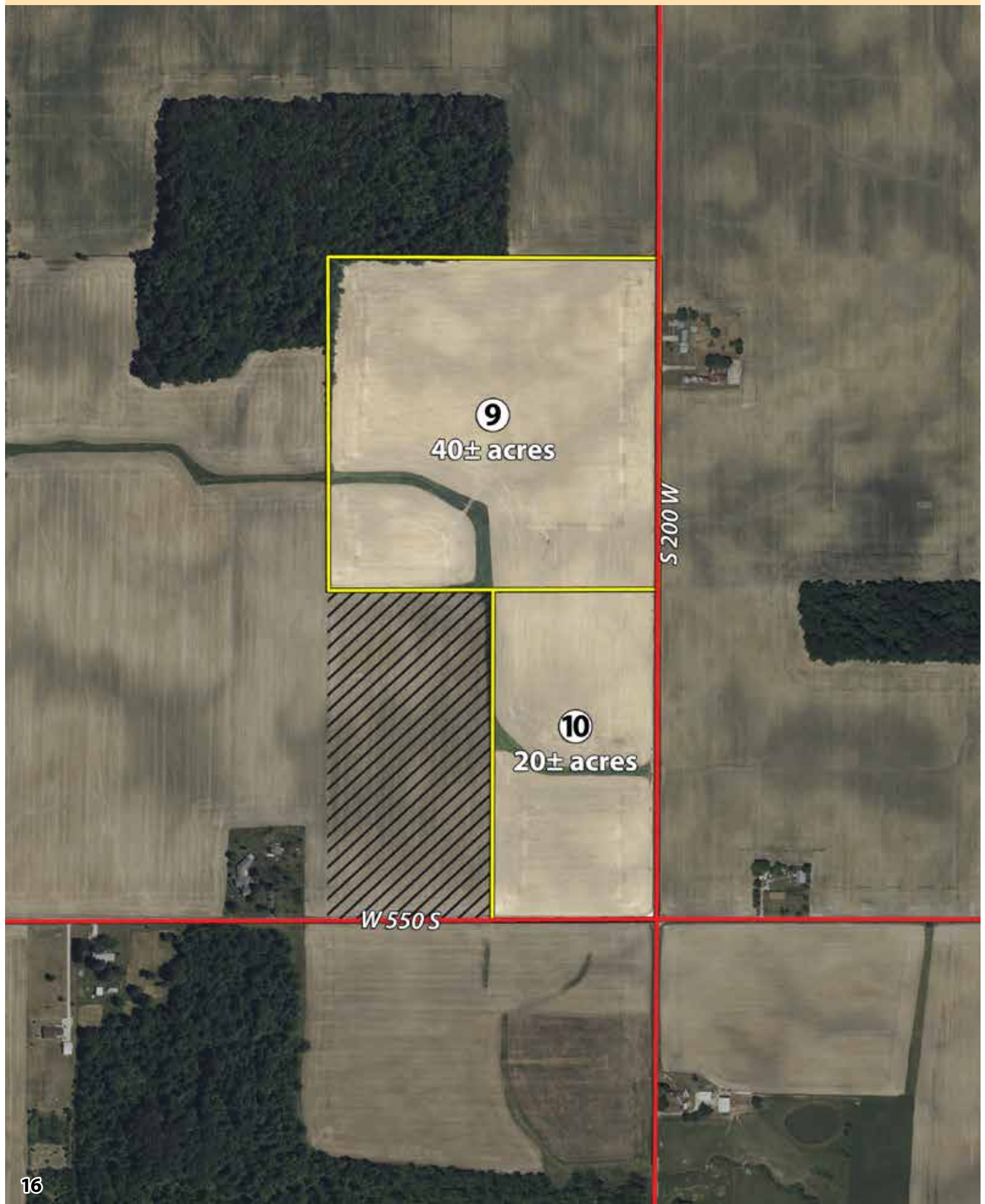
TRACT MAP



TRACT MAP

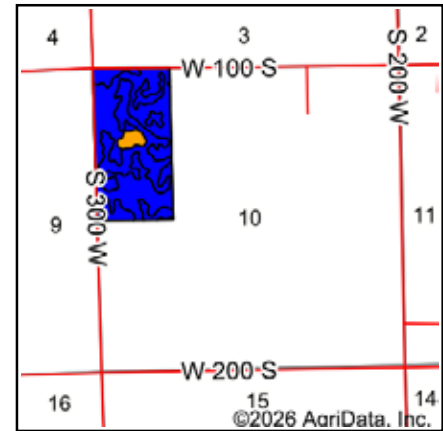
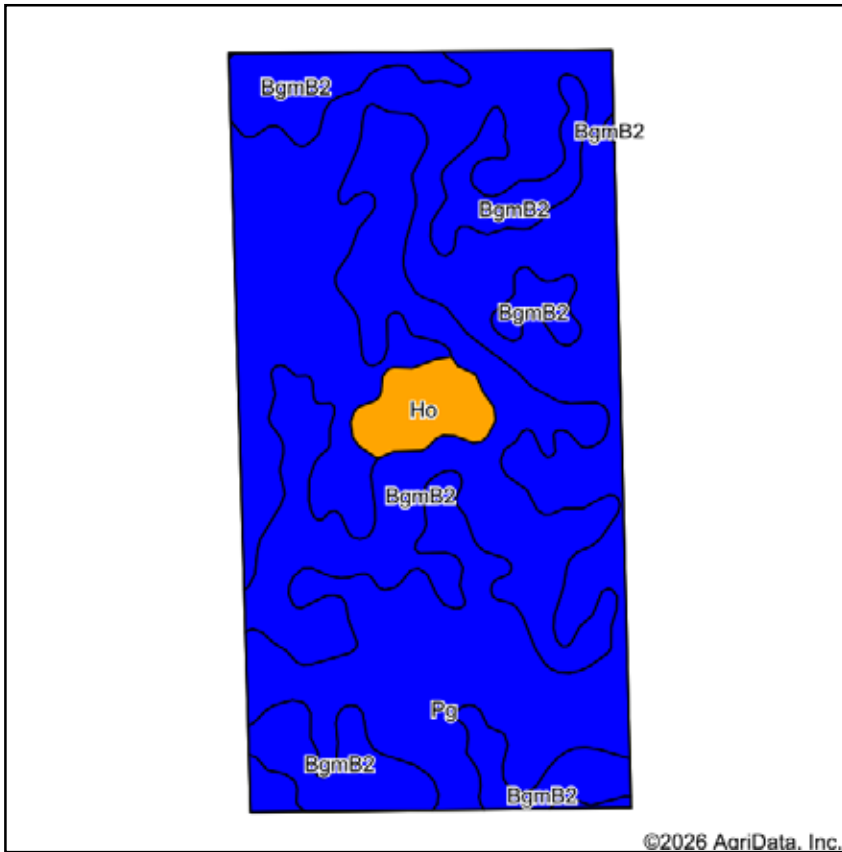


TRACT MAP



SOIL & TOPOGRAPHY MAPS

SOIL MAP - TR 1 & 2



State: **Indiana**
 County: **Huntington**
 Location: **10-27N-9E**
 Township: **Lancaster**
 Acres: **81.67**
 Date: **7/28/2026**

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Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN069, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	46.92	57.5%		Ilw	157	5	11		47	64
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	32.03	39.2%		Ile	137	5	9		44	61
Ho	Houghton muck, drained	2.72	3.3%		Illw	159	5		11	42	64
Weighted Average					2.03	149.2	5	9.8	0.4	45.7	62.8

TOPO CONTOURS MAP - TR 1 & 2



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 816.0

Max: 823.7

Range: 7.7

Average: 819.9

Standard Deviation: 1.08 ft

0ft 466ft 932ft



7/28/2026

10-27N-9E
Huntington County
Indiana

Boundary Center: 40° 48' 38.45, -85° 30' 20.39

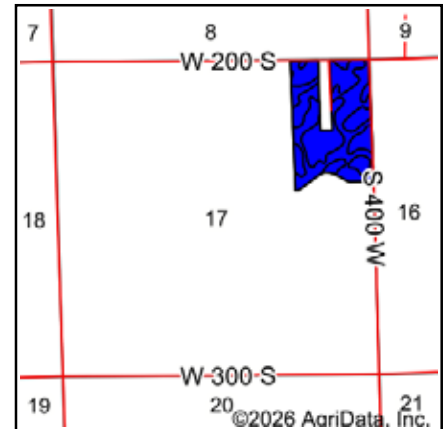
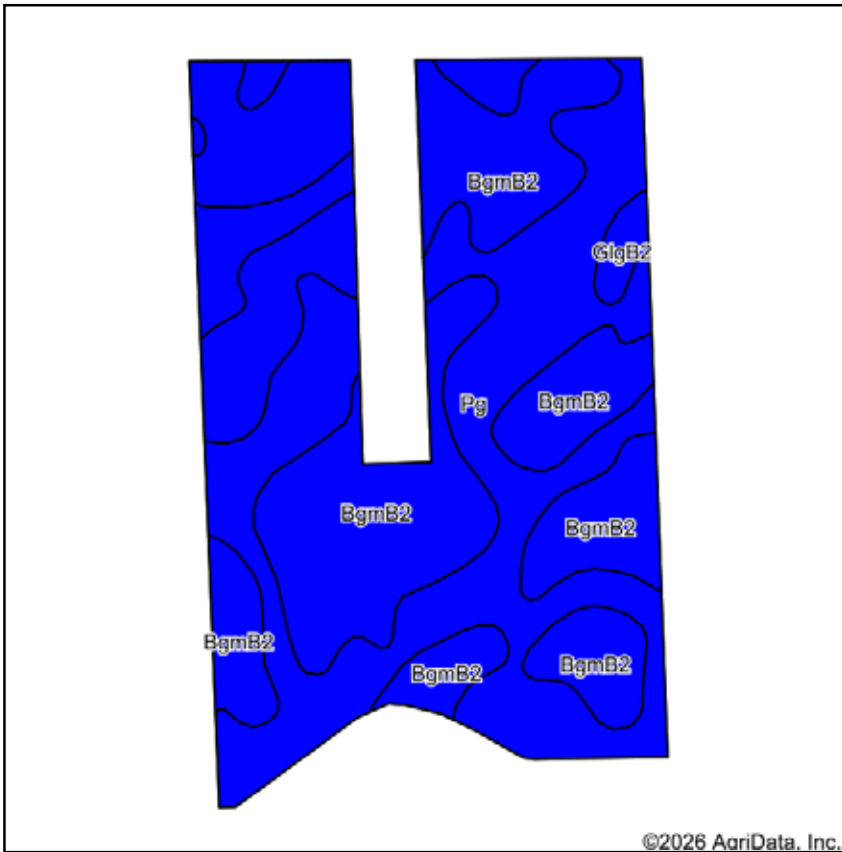
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SOIL MAP - TR 3 & 4



State: **Indiana**
 County: **Huntington**
 Location: **17-27N-9E**
 Township: **Lancaster**
 Acres: **56.03**
 Date: **7/28/2026**

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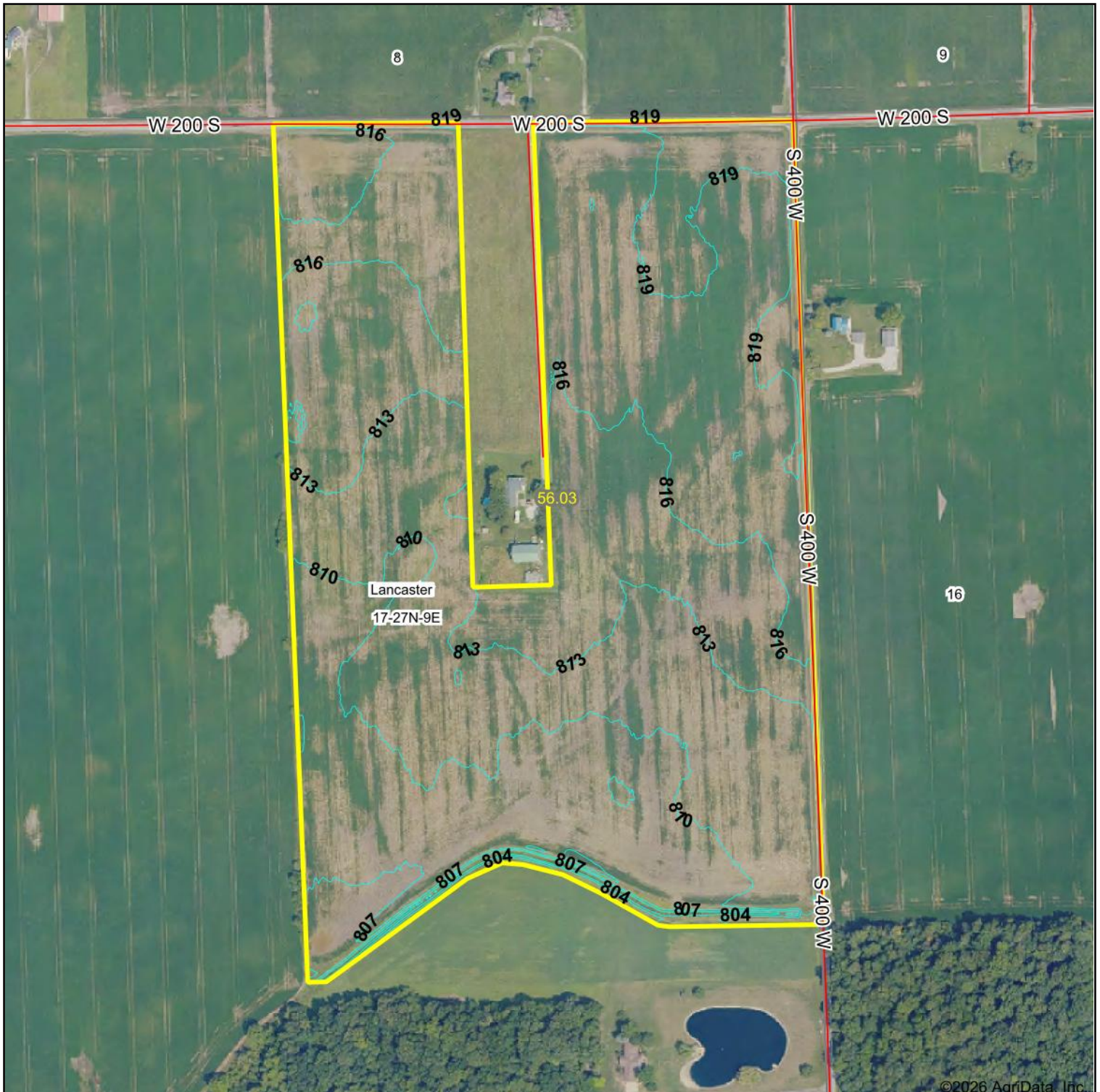


Soils data provided by USDA and NRCS.

Area Symbol: IN069, Soil Area Version: 29

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
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	30.65	54.7%		Ile	137	5	9	44	61
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	24.65	44.0%		Ilw	157	5	11	47	64
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	0.73	1.3%		Ile	123	4	8	42	55
Weighted Average					2.00	145.6	5	9.9	45.3	62.2

TOPO CONTOURS MAP - TR 3 & 4



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 800.1

Max: 822.0

Range: 21.9

Average: 813.5

Standard Deviation: 3.81 ft

0ft 397ft 794ft



7/28/2026

17-27N-9E
Huntington County
Indiana

Boundary Center: 40° 47' 47.4, -85° 31' 45.4

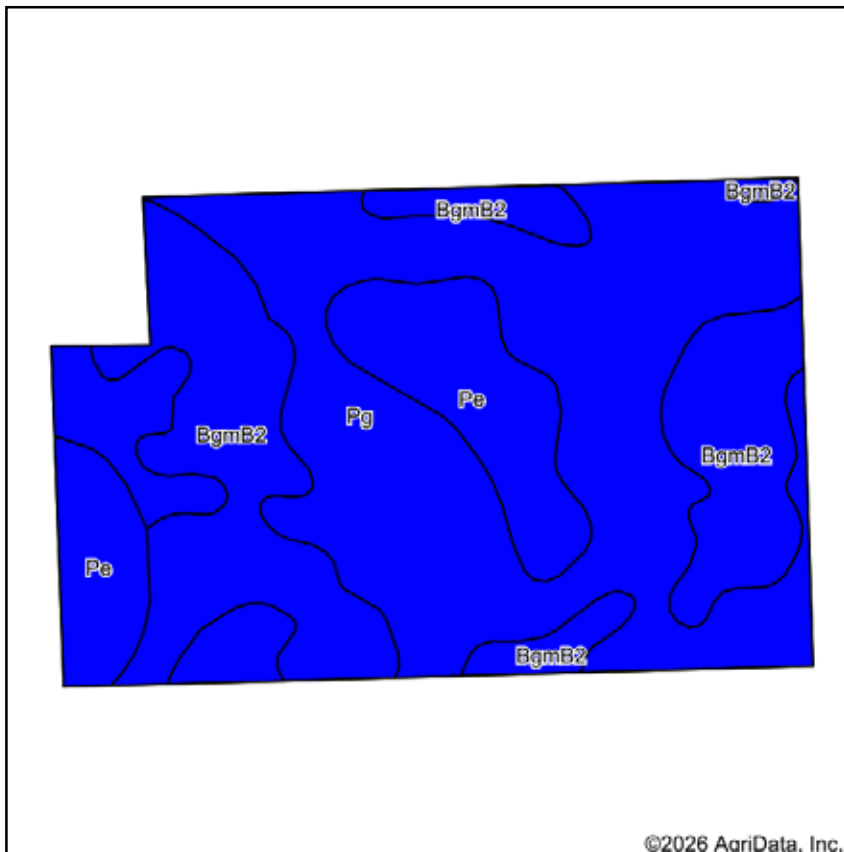
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SOIL MAP - TR 5



State: **Indiana**
 County: **Huntington**
 Location: **12-27N-9E**
 Township: **Lancaster**
 Acres: **59**
 Date: **7/28/2026**

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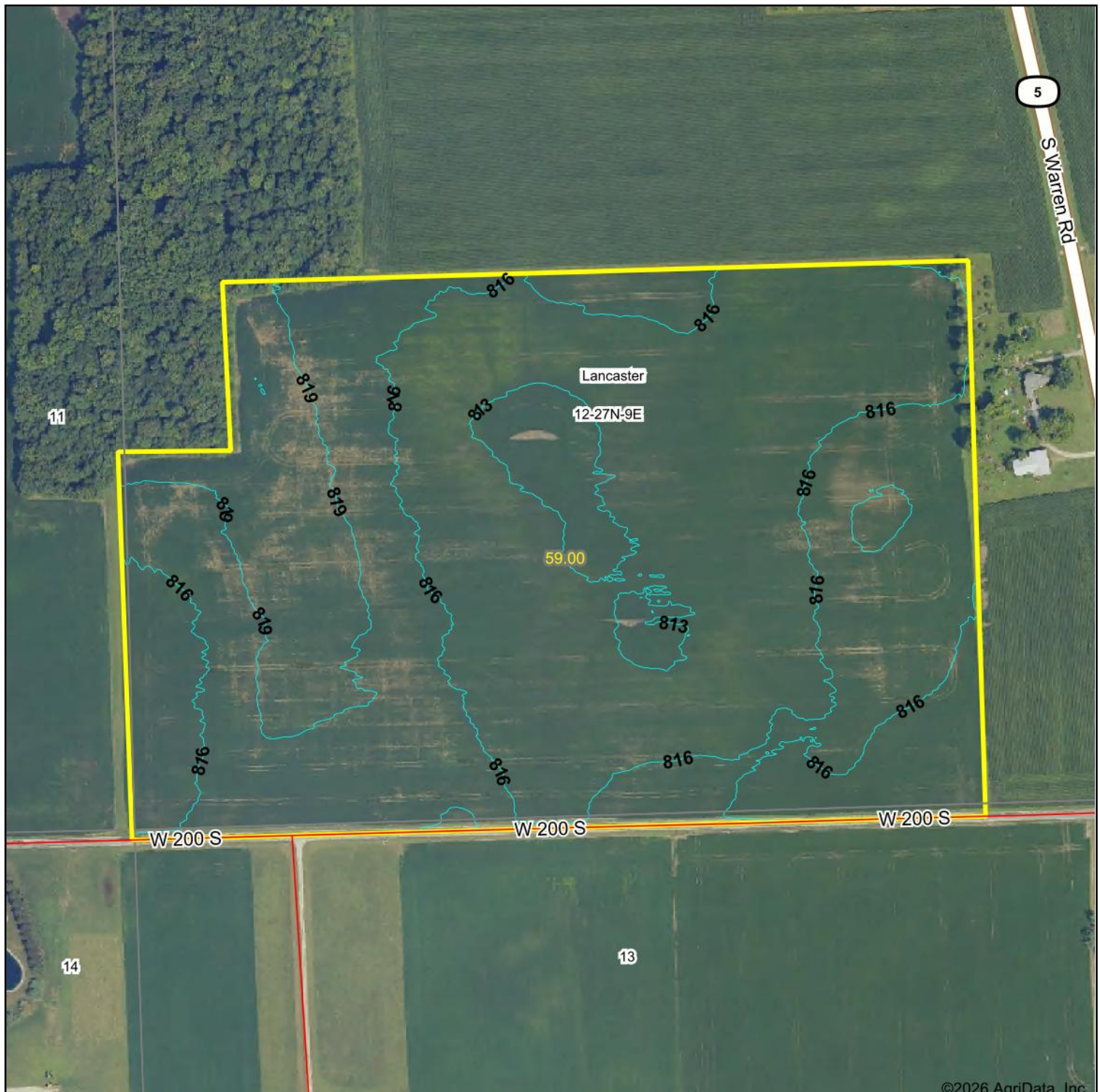


Soils data provided by USDA and NRCS.

Area Symbol: IN069, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	31.94	54.1%		Ilw	157	5	11		47	64
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	18.21	30.9%		Ile	137	5	9		44	61
Pe	Patton silty clay loam, sandy substratum	8.85	15.0%		Ilw	175	6		12	49	70
Weighted Average					2.00	153.5	5.1	8.7	1.8	46.4	64

TOPO CONTOURS MAP - TR 5



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 810.5

Max: 822.1

Range: 11.6

Average: 816.1

Standard Deviation: 2 ft

0ft 370ft 739ft



7/28/2026

12-27N-9E
Huntington County
Indiana

Boundary Center: 40° 48' 6.07, -85° 27' 57.73

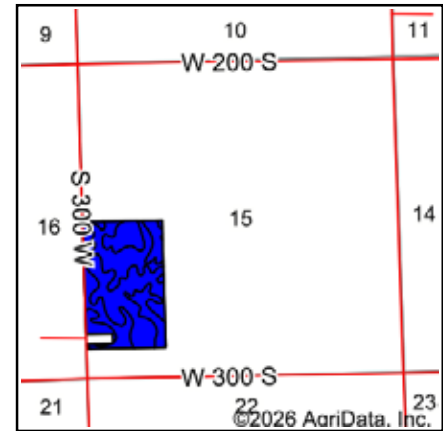
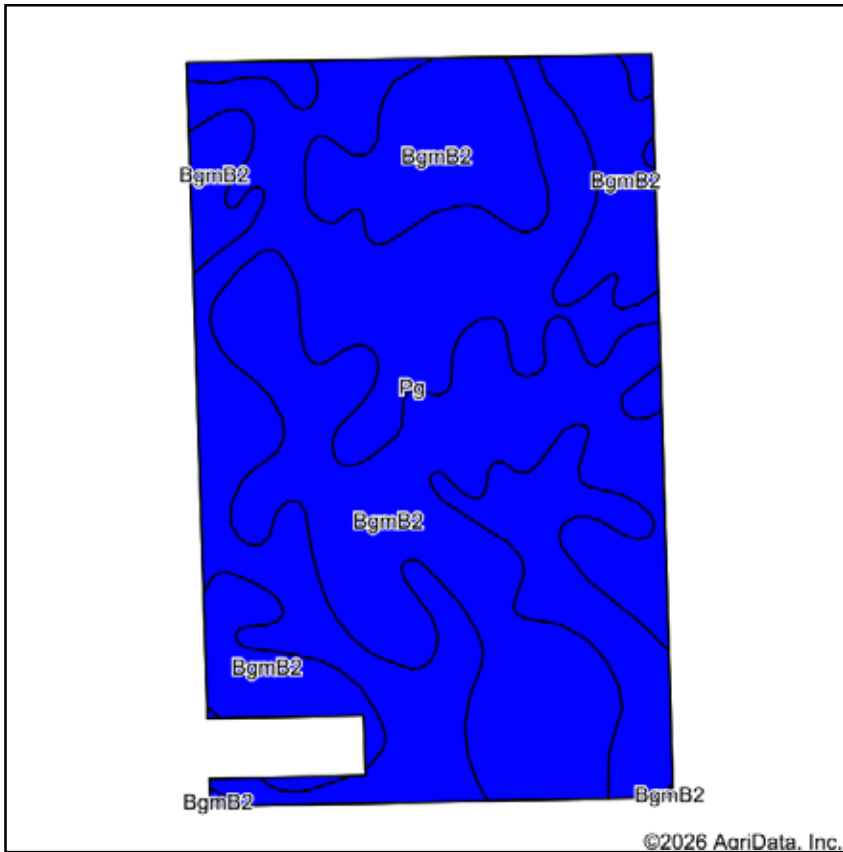
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SOIL MAP - TR 6 & 7



State: **Indiana**
 County: **Huntington**
 Location: **15-27N-9E**
 Township: **Lancaster**
 Acres: **64.03**
 Date: **7/28/2026**

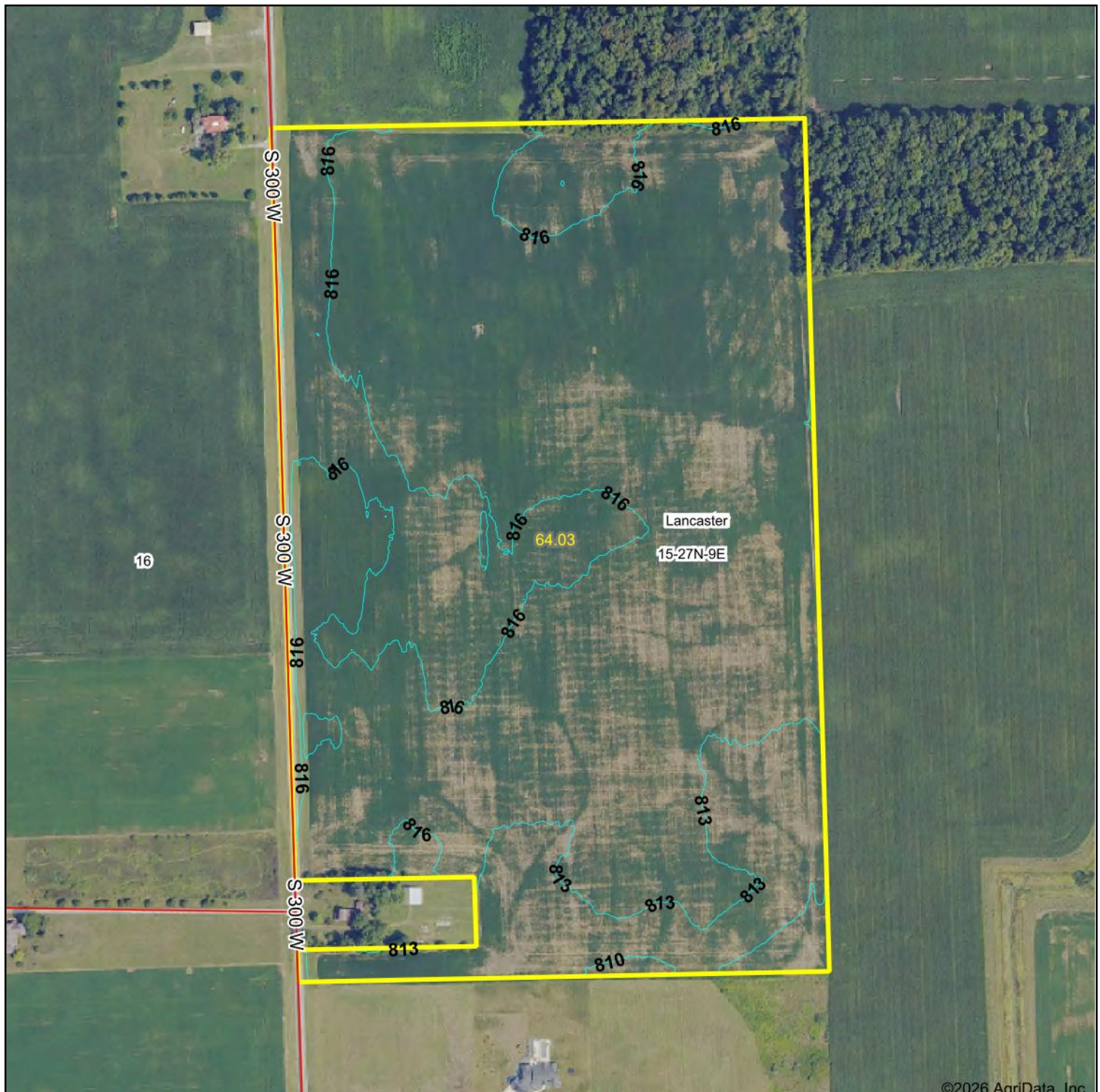


Soils data provided by USDA and NRCS.

Area Symbol: IN069, Soil Area Version: 29

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
Bgmb2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	35.65	55.7%		Ile	137	5	9	44	61
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	28.38	44.3%		Ilw	157	5	11	47	64
Weighted Average					2.00	145.9	5	9.9	45.3	62.3

TOPO CONTOURS MAP - TR 6 & 7



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 808.6

Max: 819.6

Range: 11.0

Average: 814.6

Standard Deviation: 1.57 ft

0ft 391ft 782ft



7/28/2026

15-27N-9E
Huntington County
Indiana

Boundary Center: 40° 47' 22.41, -85° 30' 19.04

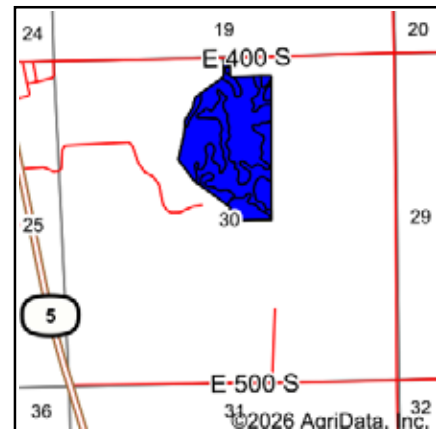
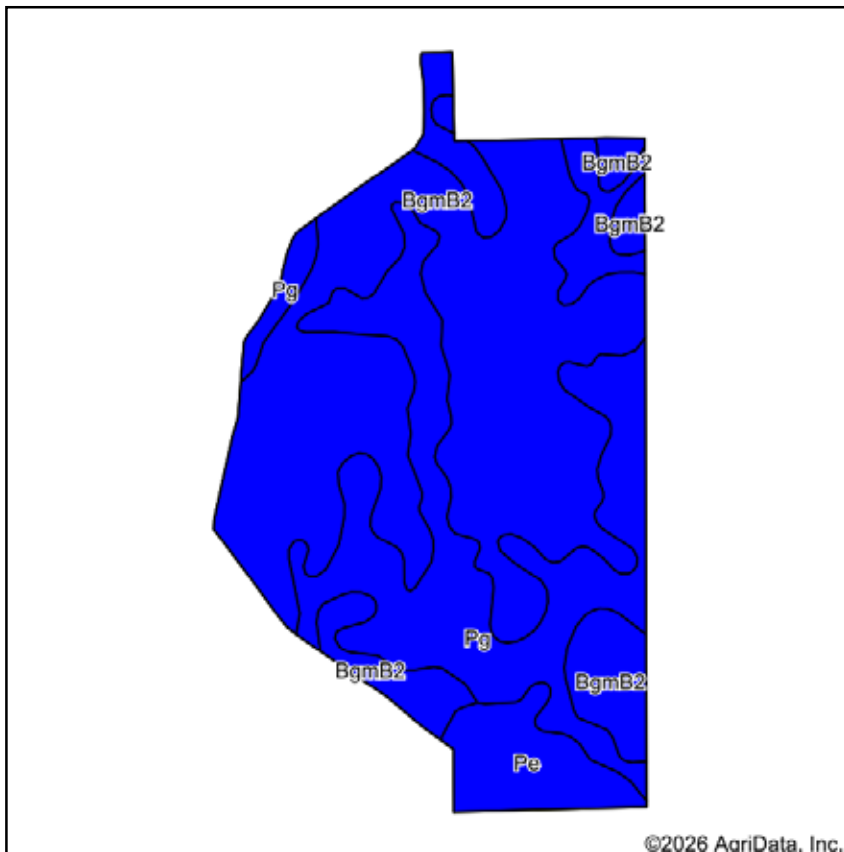
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SOIL MAP - TR 8



State: **Indiana**
 County: **Huntington**
 Location: **30-27N-10E**
 Township: **Rock Creek**
 Acres: **64.19**
 Date: **7/28/2026**

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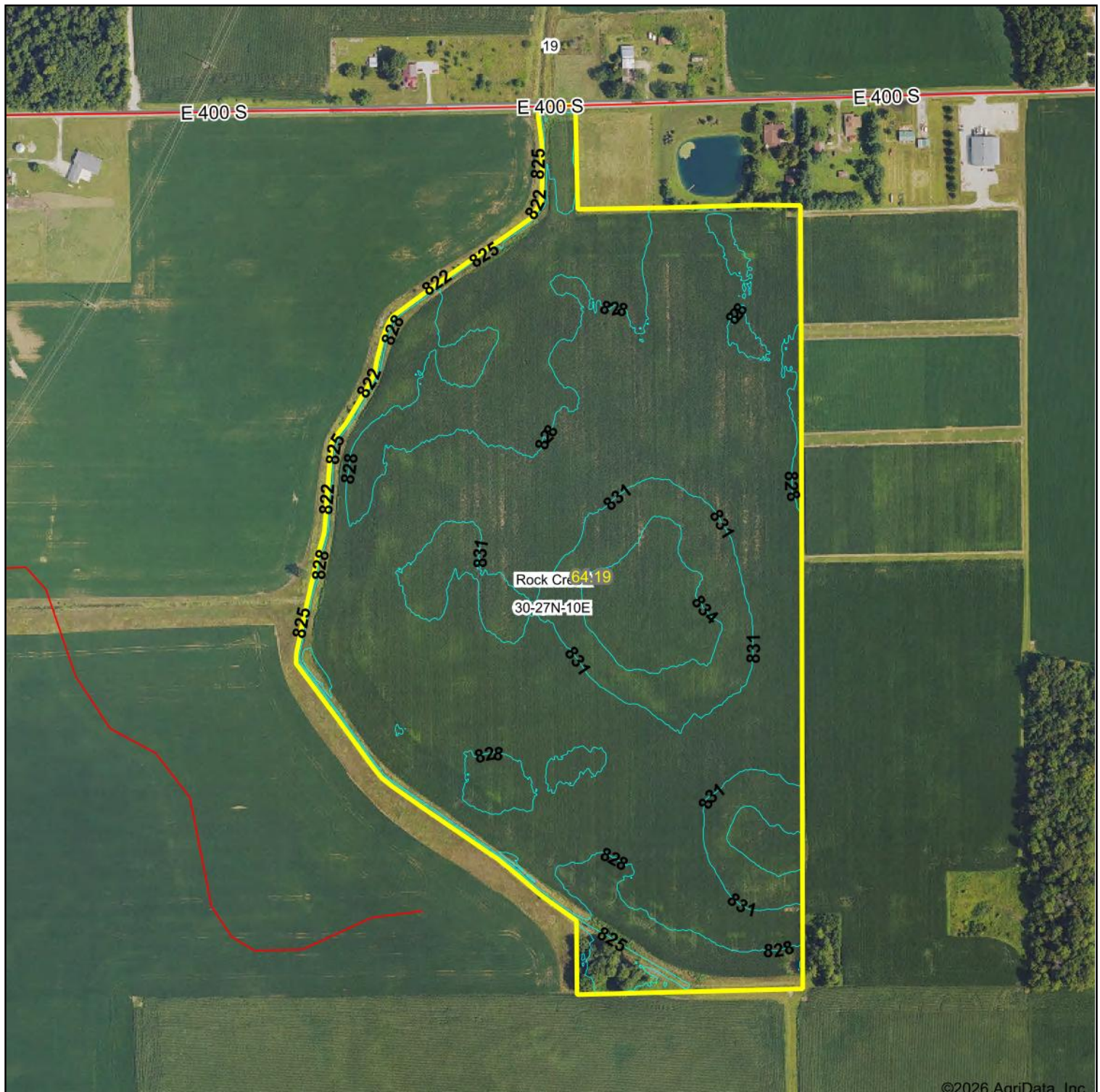
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Soils data provided by USDA and NRCS.

Area Symbol: IN069, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	37.98	59.2%		Ile	137	5	9		44	61
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	21.96	34.2%		Ilw	157	5	11		47	64
Pe	Patton silty clay loam, sandy substratum	4.25	6.6%		Ilw	175	6		12	49	70
Weighted Average					2.00	146.4	5.1	9.1	0.8	45.4	62.6

TOPO CONTOURS MAP - TR 8



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 818.7

Max: 835.4

Range: 16.7

Average: 829.4

Standard Deviation: 2.2 ft

0ft 463ft 925ft



7/28/2026

30-27N-10E
Huntington County
Indiana

Boundary Center: 40° 46' 2.46, -85° 26' 26.07

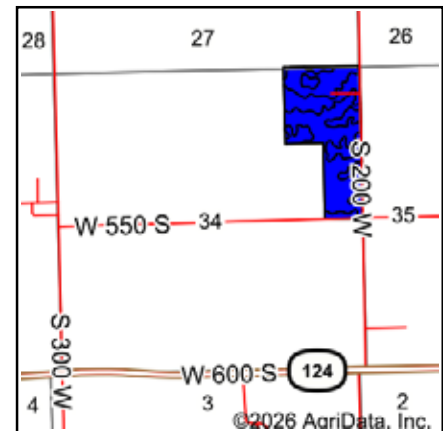
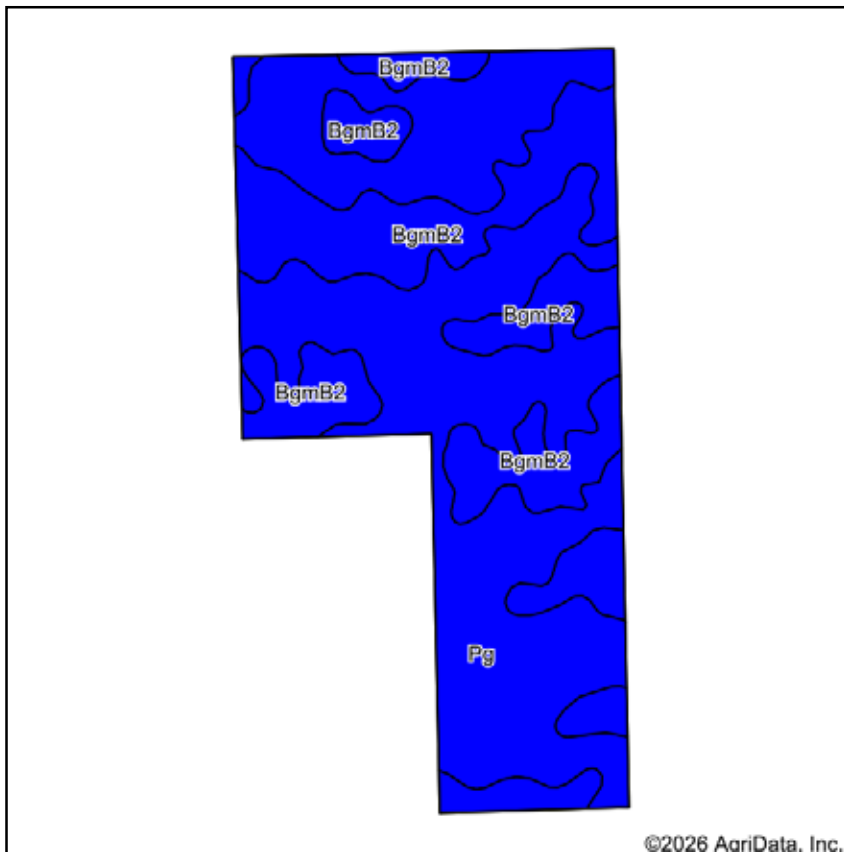
Maps Provided By



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SOIL MAP - TR 9 & 10



State: **Indiana**
 County: **Huntington**
 Location: **34-27N-9E**
 Township: **Lancaster**
 Acres: **60.35**
 Date: **7/28/2026**

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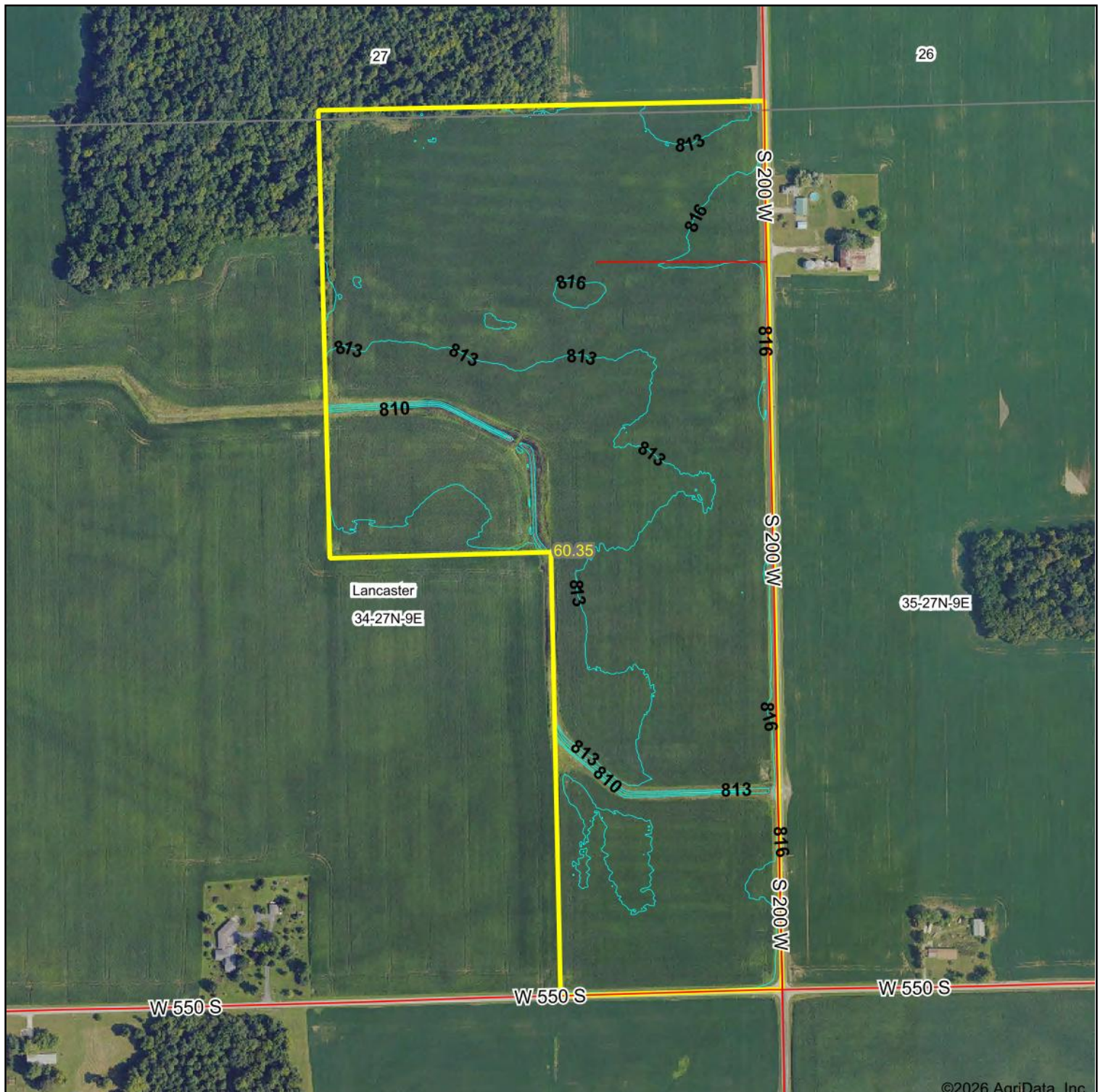


Soils data provided by USDA and NRCS.

Area Symbol: IN069, Soil Area Version: 29

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
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	36.96	61.2%		Ilw	157	5	11	47	64
Bgmb2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	23.39	38.8%		Ile	137	5	9	44	61
Weighted Average					2.00	149.2	5	10.2	45.8	62.8

TOPO CONTOURS MAP - TR 9 & 10



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 805.5

Max: 817.6

Range: 12.1

Average: 813.8

Standard Deviation: 1.31 ft

0ft 463ft 926ft



7/28/2026

34-27N-9E
Huntington County
Indiana

Boundary Center: 40° 45' 9.56, -85° 29' 25.18

Maps Provided By



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FSA INFORMATION

FSA INFORMATION

INDIANA
HUNTINGTON

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8118

Prepared : 7/15/26 6:06 AM CST

Crop Year : 2026

Operator Name

CRP Contract Number(s) : None
Recon ID : 18-069-2025-72
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
384.62	371.47	371.47	0.00	0.00	0.00	0.00	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	371.47	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	205.31	0.00	156	
Soybeans	166.16	0.00	48	

TOTAL 371.47 0.00

NOTES

Tract Number : 1168

Description : *E8-B2* 31R 32R T27N R9E SEC10
FSA Physical Location : INDIANA/HUNTINGTON
ANSI Physical Location : INDIANA/HUNTINGTON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SCHENKEL ACRES INC
Other Producers :
Recon ID : None

FSA INFORMATION

INDIANA
HUNTINGTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8118
Prepared : 7/15/26 6:06 AM CST
Crop Year : 2026

Tract Land Data

Tract 1168 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.92	79.92	79.92	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	79.92	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	44.17	0.00	156
Soybeans	35.75	0.00	48

TOTAL **79.92** **0.00**

NOTES

Tract Number : 1192

Description : *E9-A2* 32R 32R T27N R9E SEC15
FSA Physical Location : INDIANA/HUNTINGTON
ANSI Physical Location : INDIANA/HUNTINGTON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SCHENKEL ACRES INC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
64.53	62.85	62.85	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	62.85	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	34.74	0.00	156
Soybeans	28.11	0.00	48

TOTAL **62.85** **0.00**

FSA INFORMATION

INDIANA
HUNTINGTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8118
Prepared : 7/15/26 6:06 AM CST
Crop Year : 2026

Tract 1192 Continued ...

NOTES

Tract Number : 1227

Description : *E10-B2* 33R 34R T27N R9E SEC34
FSA Physical Location : INDIANA/HUNTINGTON
ANSI Physical Location : INDIANA/HUNTINGTON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SCHENKEL ACRES INC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
59.21	56.56	56.56	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	56.56	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	31.26	0.00	156
Soybeans	25.30	0.00	48
TOTAL	56.56	0.00	

NOTES

Tract Number : 10426

Description : *G8-B1* 43R 53L T27N R9E SEC12
FSA Physical Location : INDIANA/HUNTINGTON
ANSI Physical Location : INDIANA/HUNTINGTON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SCHENKEL ACRES INC

FSA INFORMATION

INDIANA
HUNTINGTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8118
Prepared : 7/15/26 6:06 AM CST
Crop Year : 2026

Tract 10426 Continued ...

Other Producers : SARAH JANE TROUT
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.42	58.73	58.73	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	58.73	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	32.46	0.00	156
Soybeans	26.27	0.00	48

TOTAL **58.73** **0.00**

NOTES

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Tract Number : 10853

Description : *G9-B2* 44R 52L T27N R9E SEC30
FSA Physical Location : INDIANA/HUNTINGTON
ANSI Physical Location : INDIANA/HUNTINGTON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SCHENKEL ACRES INC
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
65.03	60.25	60.25	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	60.25	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	33.30	0.00	156

FSA INFORMATION

INDIANA
HUNTINGTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8118
Prepared : 7/15/26 6:06 AM CST
Crop Year : 2026

Tract 10853 Continued ...

Soybeans	26.95	0.00	48
TOTAL	60.25	0.00	

NOTES

Tract Number : 12743

Description :
FSA Physical Location : INDIANA/HUNTINGTON
ANSI Physical Location : INDIANA/HUNTINGTON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SCHENKEL ACRES INC
Other Producers :
Recon ID : 18-069-2017-51

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.51	53.16	53.16	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	53.16	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	29.38	0.00	156
Soybeans	23.78	0.00	48
TOTAL	53.16	0.00	

NOTES

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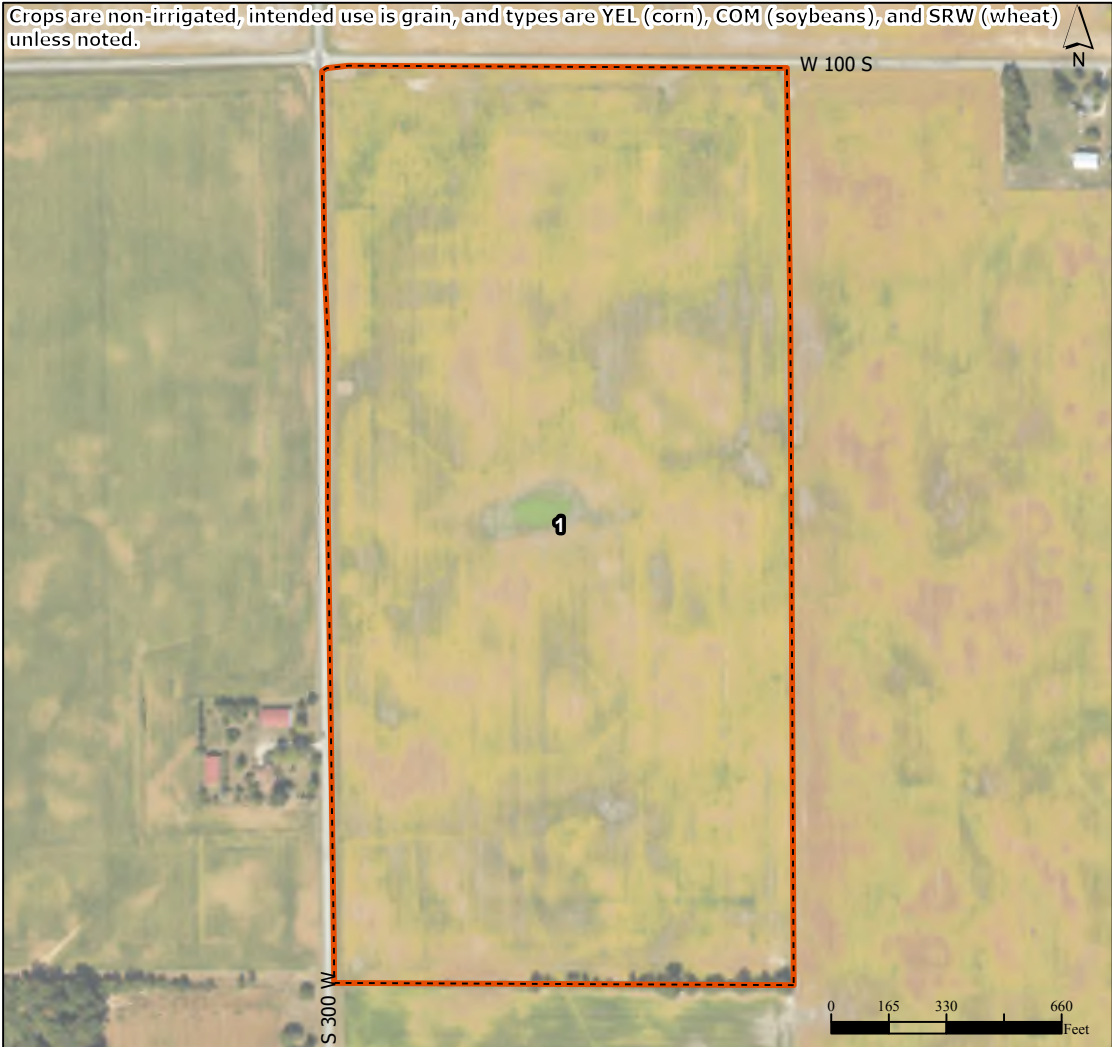
FSA INFORMATION

USDA **Huntington County**
Indiana

Farm **8118** Tract **1168**
2026 Program Year 2024 Imagery Phy. County: Huntington, IN

Map Created 03/31/2026

CLU	Acres	HEL	Crop
1	79.92	NHEL	



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Tract Cropland Total: 79.92 acres

Tract Boundary
Cropland

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

FSA INFORMATION

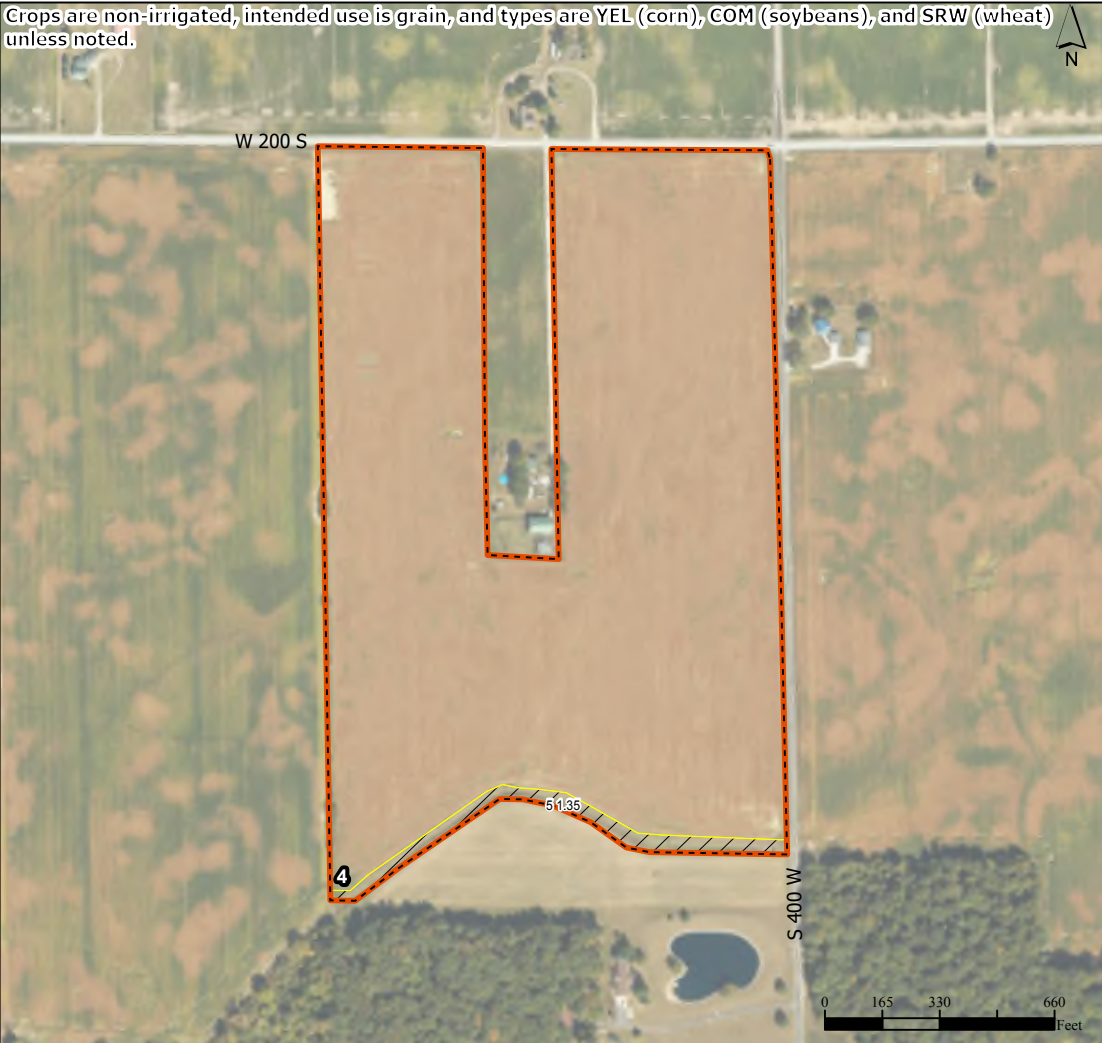

**Huntington County
Indiana**Farm **8118** Tract **12743**

Map Created 03/31/2026

2026 Program Year 2024 Imagery Phy. County: Huntington, IN

CLU	Acres	HEL	Crop
4	53.16	NHEL	

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



Tract Cropland Total: 53.16 acres

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 Tract Boundary
  Noncropland
  Cropland
  Restricted Use
  Limited Restrictions
  Exempt from Conservation Compliance Provisions

FSA INFORMATION

USDA **Huntington County**
Indiana

Farm **8118** Tract **10426**
2026 Program Year 2024 Imagery Phy. County: Huntington, IN

Map Created 03/31/2026

CLU	Acres	HEL	Crop
1	58.73	NHEL	



Tract Cropland Total: 58.73 acres

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Tract Boundary

Noncropland

Cropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

County_Street_Cent

FSA INFORMATION

USDA **Huntington County**
Indiana

Farm **8118** Tract **1192**
2026 Program Year 2024 Imagery Phy. County: Huntington, IN

Map Created 03/31/2026

CLU	Acres	HEL	Crop
1	62.85	NHEL	

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



Tract Cropland Total: 62.85 acres

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Tract Boundary
Noncropland
Cropland
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions
County_Street_Centerline

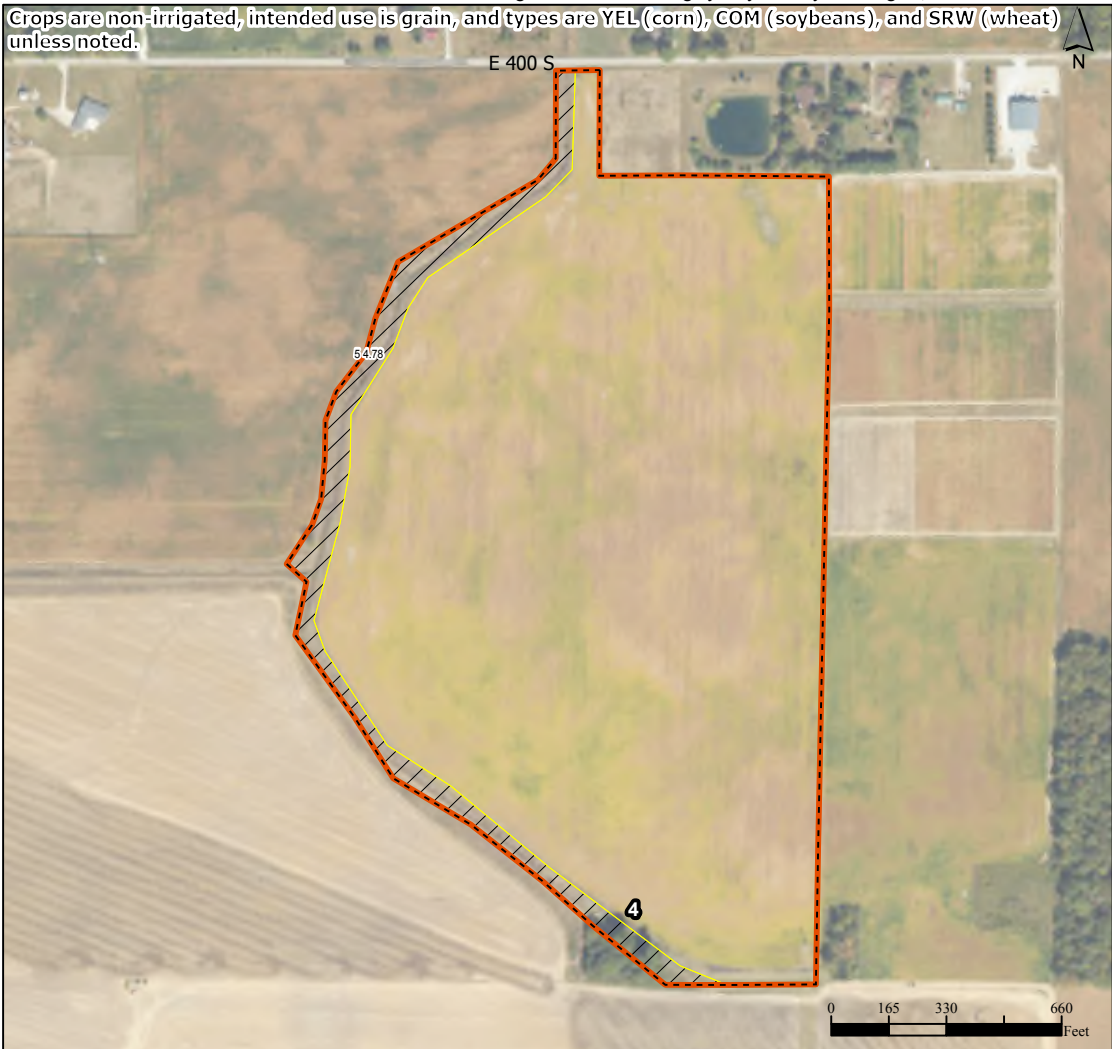
FSA INFORMATION

USDA **Huntington County**
Indiana

Farm **8118** Tract **10853**
2026 Program Year 2024 Imagery Phy. County: Huntington, IN

Map Created 03/31/2026

CLU	Acres	HEL	Crop
4	60.25	NHEL	



Tract Cropland Total: 60.25 acres

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Tract Boundary
Noncropland
Cropland

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

County_Street_Centlin

FSA INFORMATION

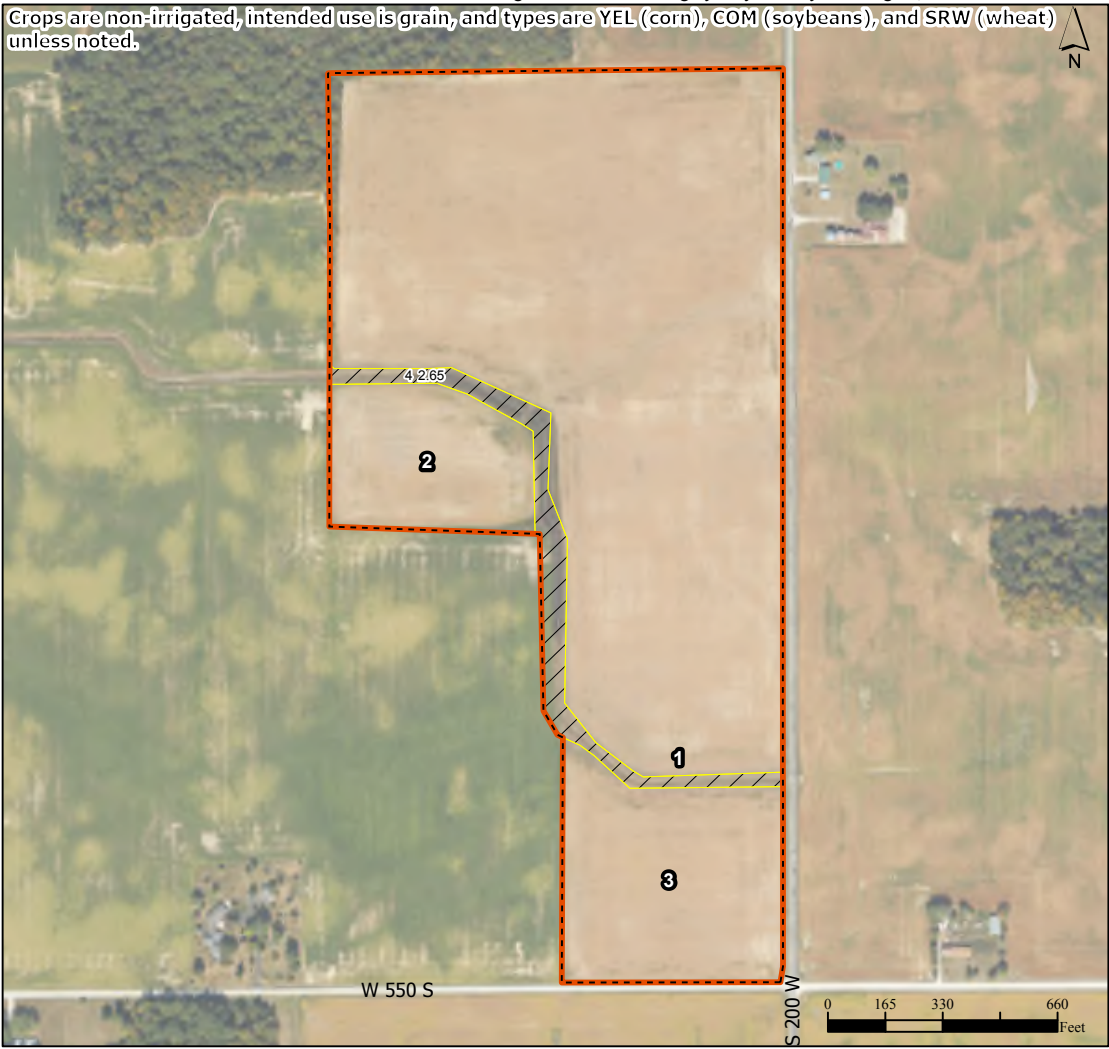
USDA **Huntington County**
Indiana

Farm **8118** Tract **1227**
2026 Program Year 2024 Imagery Phy. County: Huntington, IN

Map Created 03/31/2026

CLU	Acres	HEL	Crop
1	42.76	NHEL	
2	5.29	NHEL	
3	8.51	NHEL	

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



Tract Cropland Total: 56.56 acres

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Tract Boundary
Noncropland
Cropland
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions
County_Street_Centerline

YIELD HISTORY

YIELD HISTORY

INFORMATION PER FARM TENANT						
Field	Crop Type	Years Grown	Total Area (Ac)	Avg. Dry Yield (Bu/Ac)	Total Dry Yield (Bu)	Avg. Moisture (%)
Hoover - Tracts 1 & 2	Corn	2	147	246.5	36,319	20.4
Hoover - Tracts 1 & 2	Soybeans	3	241.4	61.0	14,699	11.4
Daughtery - Tracts 3 & 4	Corn	2	106.1	221.5	23,508	18.1
Daughtery - Tracts 3 & 4	Soybeans	3	143.7	59.3	8,879	12.4
Craigs - Tract 5	Corn	2	115.0	197.5	22,727	17.8
Craigs - Tract 5	Soybeans	3	175.7	59.7	10,466	13.2
Minton - Tracts 6 & 7	Corn	2	124.0	219.0	27,198	17.3
Minton - Tracts 6 & 7	Soybeans	3	189.4	63.3	11,951	12.5
Majenica - Tract 8	Corn	3	184.7	236.0	43,595	18.3
Majenica - Tract 8	Soybeans	2	122.8	60.5	7,427	13.5
Kennedy - Tracts 9 & 10	Corn	3	171.1	241.7	41,322	20.8
Kennedy - Tracts 9 & 10	Soybeans	2	117.8	60.0	7,053	13.5

EXCESS FERTILITY REPORT ESTIMATES

Preliminary Excess Soil Fertility Opinion of Value

This preliminary Excess Soil Fertility Opinion of Value has been prepared by Soil Tax Guys Inc, using the currently available soil test information and current fertilizer values. Based on our initial review, it is likely that at least the soil tests from 2024 will need to be retested to provide a current and supportable assessment. Additionally, the existing soil tests do not include micronutrient analyses, which represent a component of soil fertility value that has not been captured.

Any values presented in this preliminary report are subject to revision upon receipt and review of updated test results.

Alec Bean of Soil Tax Guys Inc welcomes the opportunity to discuss the findings of this report with any prospective buyer. He may be reached at,

alec@soiltaxguys.com

217-369-3957

EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2



**Excess Fertility Opinion of
Value**

NOT AN Official Report

Schrader Auction Company, 77.5 Acres

TRACT 1&2

PREPARED BY ALEC BEAN, CERTIFIED CROP ADVISOR



Table of Contents

- **Report Methodology and Disclosures**
- **Soil Test Laboratory Results**
- **Soil Fertility Value Analysis**
- **Excess Soil Fertility Value Analysis Findings**
- **Agronomist Statement**
- **USDA Fertilizer Pricing**



EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2

NOT AN OFFICIAL REPORT TRACTS 1 & 2

Methodology & Disclosures

The information contained in this Excess Soil Fertility Opinion of Value Report has been prepared exclusively for the client and their designated representatives. This report is confidential and may not be shared, reproduced, or distributed without the express written consent of Soil Tax Guys Inc.

This report is intended for informational purposes only and does not constitute tax, financial, or legal advice. Clients should consult with their tax advisors, financial professionals, and legal counsel before making any decisions based on the contents of this report. Soil Tax Guys Inc does not guarantee any tax outcomes or financial benefits related to the use of this information.

The methodology utilized in this report is based on publicly available data from Federal Governmental Agencies, Land Grant Universities, and recognized Agronomic Guidelines. The valuation of excess soil fertility is determined by using the replacement cost of nutrients as a guiding principle. This analysis incorporates standard agronomic soil testing procedures and university-approved and recommended testing methods to assess soil fertility levels.

The use of the excess soil fertility opinion of value information for tax planning, accounting, or other business purposes is based on tax laws, rules, and accounting standards that are subject to change. Soil Tax Guys Inc makes no recommendations, representations, or guarantees regarding the income tax implications or any other use of the Excess Soil Fertility Opinion of Value information. By performing the contracted services and providing this report to the client, Soil Tax Guys Inc does not provide legal, tax, or accounting advice.



EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2



Zone Summary

Grower:

Farm: Schenkel Acres Inc

Field: Hoover

Area: 77.5 ac



ForeFront Ag Solutions
812 West Tipton Street Huntington, IN 46750
260-504-6149

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EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2



Zone Summary

	Area	NCCPI		OM		Drainage	Corn		Soybean		Winter Wheat	
Bgmb2 Blount silt loam, ground moraine, 1 to 4% slopes, eroded	30.85 ac	0.5 bu/ac	16.7 bu	2.0 bu/ac	61.7 bu	0 Somewhat poorly	174.5 bu/ac	5382.1 bu	55.8 bu/ac	1720.8 bu	84.0 bu/ac	2592.9 bu
Ho Houghton muck, drained	2.72 ac	0.9 bu/ac	2.5 bu	75.0 bu/ac	204.0 bu	0 Very poorly	204.2 bu/ac	555.3 bu	52.9 bu/ac	143.9 bu	90.6 bu/ac	246.4 bu
Pg Pewamo silty clay loam, 0 to 1% slopes	43.91 ac	0.8 bu/ac	33.8 bu	4.0 bu/ac	175.6 bu	0 Very poorly	202.3 bu/ac	8883.0 bu	59.2 bu/ac	2600.8 bu	86.1 bu/ac	3869.8 bu
	77.48 ac		53.0 bu		441.3 bu	0.0		14820.4 bu		4465.5 bu		6709.1 bu
			Avg. 0.68 bu/ac		Avg. 5.70 bu/ac	Avg. 0.00 bu/ac		Avg. 191.28 bu/ac		Avg. 57.63 bu/ac		Avg. 86.59 bu/ac

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EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2



Location	Grower	Farm	Field	Area	Centroid
ForeFront Ag Solutions		Schenkel Acres Inc	Hoover	77.49 acres	40.810685, -85.505589



	Min	Max	Avg
P	30.0	93.0	55.2
K	137.0	254.0	179.6
Mg	315.0	582.0	417.8
Ca	1857	3598	2417
pH	6.1	7.2	6.6
bpH	6.70	7.20	6.94
OM	2.1	3.5	2.6
CEC	12.5	25.8	17.5
%K	2.0	3.5	2.7
%Mg	17.3	23.7	20.2
%Ca	59.0	78.7	69.2
%H	0.0	20.7	7.9

Sample Date	Soil Lab	Sample Method	Sample Package
-------------	----------	---------------	----------------

2024-05-13 A&L Great Lakes Directed S1 Test Package

ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
1	81.0	254.0	412.0	3011	7.2	7.20	3.5	19.1	3.4	17.9	78.7	0.0
2	81.0	200.0	579.0	3328	6.2	6.70	3.3	25.6	2.0	18.9	65.1	14.1
3	53.0	153.0	353.0	2263	6.3	6.80	2.3	17.0	2.3	17.3	66.4	14.1
4	64.0	200.0	353.0	1917	6.2	6.80	2.2	15.4	3.3	19.1	62.1	15.5
5	71.0	170.0	372.0	2056	6.1	6.70	2.2	17.4	2.5	17.8	59.0	20.7
6	93.0	190.0	526.0	3193	6.6	6.90	3.5	22.0	2.2	19.9	72.5	5.4
7	93.0	205.0	582.0	3598	6.6	6.80	3.2	25.8	2.0	18.8	69.8	9.3
8	38.0	154.0	386.0	2325	6.7	6.90	2.2	16.4	2.4	19.6	70.7	7.3
9	32.0	165.0	374.0	2096	6.6	6.90	2.2	15.2	2.8	20.5	68.9	7.9
10	30.0	150.0	352.0	2077	6.9	7.20	2.2	13.9	2.8	21.1	74.8	1.2
11	52.0	213.0	465.0	2529	7.1	7.20	2.7	17.1	3.2	22.7	74.1	0.0

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06/25/26 02:25 PM
1/2

EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2



ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
12	33.0	166.0	391.0	2176	6.4	6.90	2.6	15.8	2.7	20.7	69.0	7.6
13	31.0	146.0	377.0	2133	6.7	6.90	2.6	15.4	2.4	20.4	69.3	7.8
14	43.0	153.0	367.0	1889	6.9	7.20	2.2	13.1	3.0	23.4	72.3	1.2
15	66.0	204.0	404.0	2013	6.5	6.90	2.7	15.2	3.5	22.2	66.4	7.9
16	32.0	137.0	315.0	1657	6.7	6.90	2.1	12.5	2.8	21.1	66.5	9.6
17	30.0	167.0	414.0	2065	6.8	7.20	2.3	14.6	2.9	23.7	70.9	2.5
18	70.0	206.0	499.0	3180	6.5	6.80	3.1	23.0	2.3	18.1	69.2	10.4

EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2

NOT AN OFFICIAL REPORT
TRACTS 1& 2

Soil Fertility Value Analysis

Client:	Schrader Auction Company
Acres	77.5
Soil Test Provider:	See accompanying lab report for source information
Soil Test Date	05/13/2024
Location	Indiana
Average Corn Yield	200
Average Soybean Yield	50

Nutrient	P	K	Ca	Mg	Total
Soil Nutrients as measured (lbs/acre)	110.40	359.60	4,834.00	835.60	
Optimal Available nutrients in LBS/Acre	40	240	400	100	
Excess Available nutrients in LBS/Acre	70.40	119.60	4,434.00	735.60	
Conversion Factor	9.00	4.00	2.85	9.09	
Fertilizer needed to achieve replacement	1377.39	797.33	12636.90	6686.60	
Cost per pound (06/26/2026) Fair Market Value	\$0.95	\$0.41	\$0.05	\$0.11	
Value per Acre (\$/acre)	\$1,308.52	\$326.91	\$631.85	\$735.53	\$3,002.81
Crop removal per acre Corn Year/ Neutralization	64	52	1000	1000	
Crop removal per acre Soybean Year/ Neutralization	36	70	1000	1000	
Exhaustion Period (Cropping Cycles)	13.77	6.54	12.64	6.69	
Total Fertilizer Value (Acres × Fertilizer Value)					\$232,717.78
Cost of services (\$30/acre × Acres)					\$2,325.00

EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2

Excess Soil Fertility Value Analysis™ Findings

Phosphorus (P)

Excess Available Nutrients: 70.40 lbs/acre
Excess Phosphorus Value Per Acre: \$1,308.52
Exhaustion Period: 13.77 Cropping Cycles

Potassium (K)

Excess Available Nutrients: 119.60 lbs/acre
Excess Potassium Value Per Acre: \$326.91
Exhaustion Period: 6.54 Cropping Cycles

Calcium (Ca)

Excess Available Nutrients: 4,434.00 lbs/acre
Excess Calcium Value Per Acre: \$631.85
Exhaustion Period: 12.64 Cropping Cycles

Magnesium (Mg)

Excess Available Nutrients: 735.60 lbs/acre
Excess Magnesium Value Per Acre: \$735.53
Exhaustion Period: 6.69 Cropping Cycles

\$3,002.81

Total Value Per Acre

\$232,717.78

Total Value



EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2

Agronomist Statement

In my professional opinion as an Agronomist and Certified Crop Adviser affiliated with the American Society of Agronomy, the values represented in this report indicate an excess fertility load above the optimal values established by Purdue University.

In no way does this report or the findings of Soil Tax Guys act as financial or tax advice. Fertilizer values were established using USDA Production Cost Reports 06/26/2026 in addition to local and regional fertilizer supplier reports.



Alec Bean, Certified Crop Advisor, Agronomist



EXCESS FERTILITY REPORT ESTIMATE - TR 1 & 2



Illinois Production Cost Report (Bi-weekly)

Agricultural Marketing Service
Livestock, Poultry, and Grain Market News

Fri Jun 26, 2026

Email us with accessibility issues with this report.

Report for week ending 06/26/2026

Fertilizer (Synthetic)

Distributor (Dollars Per Ton)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
Anhydrous Ammonia	Ask		840.00 - 1,210.00	1,057.50	(76.00)	F.O.B.	Current
DAP (Diammonium Phosphate 18-46-0)	Ask		840.00 - 940.00	880.00	10.00	F.O.B.	Current
Liquid Nitrogen (28-0-0)	Ask		450.00 - 600.00	550.00	(11.11)	F.O.B.	Current
Liquid Nitrogen (32-0-0)	Ask		605.00	605.00	0.00	F.O.B.	Current
MAP (Monoammonium Phosphate 11-52-0)	Ask		840.00 - 980.00	905.00	16.00	F.O.B.	Current
Potash (White 0-0-62)	Ask		445.00 - 550.00	499.58	(5.00)	F.O.B.	Current
Urea (46-0-0)	Ask		595.00 - 890.00	752.50	(106.25)	F.O.B.	Current

Fuels

Fuel Distributor (Dollars Per Gallon)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
No. 2 Diesel (Farm)	Ask		3.71 - 3.93	3.79	(0.60)	F.O.B.	Current
Biodiesel (Farm)	Ask		3.52 - 3.94	3.71	(0.58)	F.O.B.	Current

Agriculture Interest Rates

For Current USDA Farm Service Agency (FSA) Loan Interest Rates, click on link below:

<https://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index>

Explanatory Notes:

Freight Codes:

FOB - Freight On Board

DLVD - Delivered

EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4



**Excess Fertility Opinion of
Value**

NOT AN Official Report

Schrader Auction Company, 52.18 Acres

TRACTS 3 & 4

PREPARED BY ALEC BEAN, CERTIFIED CROP ADVISOR



Table of Contents

- **Report Methodology and Disclosures**
- **Soil Test Laboratory Results**
- **Soil Fertility Value Analysis**
- **Excess Soil Fertility Value Analysis Findings**
- **Agronomist Statement**
- **USDA Fertilizer Pricing**



Methodology & Disclosures

The information contained in this Excess Soil Fertility Opinion of Value Report has been prepared exclusively for the client and their designated representatives. This report is confidential and may not be shared, reproduced, or distributed without the express written consent of Soil Tax Guys Inc.

This report is intended for informational purposes only and does not constitute tax, financial, or legal advice. Clients should consult with their tax advisors, financial professionals, and legal counsel before making any decisions based on the contents of this report. Soil Tax Guys Inc does not guarantee any tax outcomes or financial benefits related to the use of this information.

The methodology utilized in this report is based on publicly available data from Federal Governmental Agencies, Land Grant Universities, and recognized Agronomic Guidelines. The valuation of excess soil fertility is determined by using the replacement cost of nutrients as a guiding principle. This analysis incorporates standard agronomic soil testing procedures and university-approved and recommended testing methods to assess soil fertility levels.

The use of the excess soil fertility opinion of value information for tax planning, accounting, or other business purposes is based on tax laws, rules, and accounting standards that are subject to change. Soil Tax Guys Inc makes no recommendations, representations, or guarantees regarding the income tax implications or any other use of the Excess Soil Fertility Opinion of Value information. By performing the contracted services and providing this report to the client, Soil Tax Guys Inc does not provide legal, tax, or accounting advice.



EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4



Zone Summary

Grower:

Farm: Schenkel Acres Inc

Field: Daughtery

Area: 52.2 ac



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EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4



Zone Summary

	Area	NCCPI		OM		Drainage	Corn		Soybean		Winter Wheat	
BgmB2 Blount silt loam, ground moraine, 1 to 4% slopes, eroded	29.50 ac	0.5 bu/ac	15.9 bu	2.0 bu/ac	59.0 bu	0 Somewhat poorly	174.5 bu/ac	5146.6 bu	55.8 bu/ac	1645.5 bu	84.0 bu/ac	2479.5 bu
GlgB2 Glywood silt loam, ground moraine, 1 to 4% slopes, eroded	0.60 ac	0.6 bu/ac	0.3 bu	1.8 bu/ac	1.1 bu	0 Moderately well	157.8 bu/ac	94.7 bu	52.9 bu/ac	31.7 bu	75.1 bu/ac	45.0 bu
Pg Pewee silt loam, 0 to 1% slopes	22.07 ac	0.8 bu/ac	17.0 bu	4.0 bu/ac	88.3 bu	0 Very poorly	202.3 bu/ac	4464.8 bu	59.2 bu/ac	1307.2 bu	88.1 bu/ac	1945.0 bu
	52.17 ac		33.3 bu		148.3 bu	0.0		9706.0 bu		2984.5 bu		4469.5 bu
			Avg. 0.64 bu/ac		Avg. 2.84 bu/ac	Avg. 0.00 bu/ac		Avg. 186.05 bu/ac		Avg. 57.21 bu/ac		Avg. 85.67 bu/ac

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EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4



Location	Grower	Farm	Field	Area	Centroid
ForeFront Ag Solutions		Schenkel Acres Inc	Daughtery	52.18 acres	40.796668, -85.529325



	Min	Max	Avg
P	39.0	99.0	64.3
K	168.0	284.0	227.5
Mg	252.0	373.0	296.2
Ca	1357	2312	1767
pH	5.6	6.5	6.1
bpH	6.60	6.90	6.80
OM	2.3	3.7	2.8
CEC	12.0	18.7	14.3
%K	3.1	4.9	4.1
%Mg	14.9	21.8	17.4
%Ca	54.3	70.0	61.9
%H	8.6	25.6	16.6

Sample Date	Soil Lab	Sample Method	Sample Package
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2026-05-14 A&L Great Lakes Directed

S1 Test Package

ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
1	91.0	252.0	373.0	2034	5.7	6.60	3.7	18.7	3.5	16.6	54.3	25.6
2	64.0	239.0	305.0	1901	6.1	6.80	3.0	15.1	4.1	16.9	63.1	15.9
3	59.0	243.0	267.0	1548	6.1	6.80	2.8	13.0	4.8	17.1	59.6	18.5
4	71.0	255.0	290.0	1924	6.5	6.90	2.7	13.9	4.7	17.4	69.3	8.6
5	89.0	235.0	289.0	1913	6.2	6.80	3.0	15.0	4.0	16.1	63.9	16.0
6	69.0	207.0	269.0	1611	6.0	6.80	2.8	13.2	4.0	16.9	60.9	18.1
7	62.0	218.0	349.0	2312	6.4	6.80	2.7	17.4	3.2	16.7	66.3	13.8
8	40.0	168.0	302.0	1936	6.4	6.90	2.3	13.8	3.1	18.2	70.0	8.7
9	39.0	198.0	274.0	1357	6.1	6.80	2.5	12.0	4.2	19.1	56.7	20.0
10	44.0	217.0	320.0	1558	6.4	6.90	2.5	12.2	4.6	21.8	63.8	9.8
11	99.0	284.0	265.0	1659	5.6	6.70	3.2	14.8	4.9	14.9	55.9	24.3

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EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4



ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
12	45.0	214.0	252.0	1452	6.0	6.80	2.9	12.3	4.5	17.1	59.0	19.5

EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4

NOT AN OFFICIAL REPORT
TRACTS 3&4

Soil Fertility Value Analysis

Client:	Schrader Auction Company
Acres	52.18
Soil Test Provider:	See accompanying lab report for source information
Soil Test Date	05/14/2026
Location	Indiana
Average Corn Yield	200
Average Soybean Yield	50

Nutrient	P	K	Ca	Mg	Total
Soil Nutrients as measured (lbs/acre)	128.60	455.00	3,534.00	592.40	
Optimal Available nutrients in LBS/Acre	40	240	400	100	
Excess Available nutrients in LBS/Acre	88.60	215.00	3,134.00	492.40	
Conversion Factor	9.00	4.00	2.85	9.09	
Fertilizer needed to achieve replacement	1733.48	1433.33	8931.90	4475.92	
Cost per pound (06/26/2026) Fair Market Value	\$0.95	\$0.41	\$0.05	\$0.11	
Value per Acre (\$/acre)	\$1,646.80	\$587.67	\$446.60	\$492.35	\$3,173.42
Crop removal per acre Corn Year/ Neutralization	64	52	1000	1000	
Crop removal per acre Soybean Year/ Neutralization	36	70	1000	1000	
Exhaustion Period (Cropping Cycles)	15+	11.75	8.93	4.48	
Total Fertilizer Value (Acres × Fertilizer Value)					\$165,589.06
Cost of services (\$30/acre × Acres)					\$1,565.40

EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4

Excess Soil Fertility Value Analysis™ Findings

Phosphorus (P)

Excess Available Nutrients: 88.60 lbs/acre
Excess Phosphorus Value Per Acre: \$1,646.80
Exhaustion Period: 15+ Cropping Cycles

Potassium (K)

Excess Available Nutrients: 215.00 lbs/acre
Excess Potassium Value Per Acre: \$587.67
Exhaustion Period: 11.75 Cropping Cycles

Calcium (Ca)

Excess Available Nutrients: 3,134.00 lbs/acre
Excess Calcium Value Per Acre: \$446.60
Exhaustion Period: 8.93 Cropping Cycles

Magnesium (Mg)

Excess Available Nutrients: 492.40 lbs/acre
Excess Magnesium Value Per Acre: \$492.35
Exhaustion Period: 4.48 Cropping Cycles

\$3,173.42

Total Value Per Acre

\$165,589.06

Total Value



EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4

Agronomist Statement

In my professional opinion as an Agronomist and Certified Crop Adviser affiliated with the American Society of Agronomy, the values represented in this report indicate an excess fertility load above the optimal values established by Purdue University.

In no way does this report or the findings of Soil Tax Guys act as financial or tax advice. Fertilizer values were established using USDA Production Cost Reports 06/26/2026 in addition to local and regional fertilizer supplier reports.



Alec Bean, Certified Crop Advisor, Agronomist



EXCESS FERTILITY REPORT ESTIMATE - TR 3 & 4



Illinois Production Cost Report (Bi-weekly)

Agricultural Marketing Service
Livestock, Poultry, and Grain Market News

Fri Jun 26, 2026

Email us with accessibility issues with this report.

Report for week ending 06/26/2026

Fertilizer (Synthetic)

Distributor (Dollars Per Ton)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
Anhydrous Ammonia	Ask		840.00 - 1,210.00	1,057.50	(76.00)	F.O.B.	Current
DAP (Diammonium Phosphate 18-46-0)	Ask		840.00 - 940.00	880.00	10.00	F.O.B.	Current
Liquid Nitrogen (28-0-0)	Ask		450.00 - 600.00	550.00	(11.11)	F.O.B.	Current
Liquid Nitrogen (32-0-0)	Ask		605.00	605.00	0.00	F.O.B.	Current
MAP (Monoammonium Phosphate 11-52-0)	Ask		840.00 - 980.00	905.00	16.00	F.O.B.	Current
Potash (White 0-0-62)	Ask		445.00 - 550.00	499.58	(5.00)	F.O.B.	Current
Urea (46-0-0)	Ask		595.00 - 890.00	752.50	(106.25)	F.O.B.	Current

Fuels

Fuel Distributor (Dollars Per Gallon)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
No. 2 Diesel (Farm)	Ask		3.71 - 3.93	3.79	(0.60)	F.O.B.	Current
Biodiesel (Farm)	Ask		3.52 - 3.94	3.71	(0.58)	F.O.B.	Current

Agriculture Interest Rates

For Current USDA Farm Service Agency (FSA) Loan Interest Rates, click on link below:

<https://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index>

Explanatory Notes:

Freight Codes:

FOB - Freight On Board

DLVD - Delivered

EXCESS FERTILITY REPORT ESTIMATE - TR 5



**Excess Fertility Opinion of
Value**

NOT AN Official Report

Schrader Auction Company, 57.1 Acres

TRACT 5

PREPARED BY ALEC BEAN, CERTIFIED CROP ADVISOR



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- **Report Methodology and Disclosures**
- **Soil Test Laboratory Results**
- **Soil Fertility Value Analysis**
- **Excess Soil Fertility Value Analysis Findings**
- **Agronomist Statement**
- **USDA Fertilizer Pricing**



Methodology & Disclosures

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The use of the excess soil fertility opinion of value information for tax planning, accounting, or other business purposes is based on tax laws, rules, and accounting standards that are subject to change. Soil Tax Guys Inc makes no recommendations, representations, or guarantees regarding the income tax implications or any other use of the Excess Soil Fertility Opinion of Value information. By performing the contracted services and providing this report to the client, Soil Tax Guys Inc does not provide legal, tax, or accounting advice.



EXCESS FERTILITY REPORT ESTIMATE - TR 5



Zone Summary

Grower:

Farm: Schenkel Acres Inc

Field: Craig

Area: 57.1 ac



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EXCESS FERTILITY REPORT ESTIMATE - TR 5



Zone Summary

	Area	NCCPI		OM		Drainage	Corn		Soybean		Winter Wheat	
BgmB2 Blount silt loam, ground moraine, 1 to 4% slopes, eroded	17.36 ac	0.5 bu/ac	9.4 bu	2.0 bu/ac	34.7 bu	0 Somewhat poorly	174.5 bu/ac	3028.6 bu	55.8 bu/ac	968.3 bu	84.0 bu/ac	1459.1 bu
Pe Patton silty clay loam, sandy substratum	8.90 ac	0.9 bu/ac	7.7 bu	4.5 bu/ac	40.1 bu	0 Poorly	224.6 bu/ac	1998.8 bu	62.1 bu/ac	552.7 bu	96.3 bu/ac	857.0 bu
Pg Pewano silty clay loam, 0 to 1% slopes	30.81 ac	0.8 bu/ac	23.7 bu	4.0 bu/ac	123.2 bu	0 Very poorly	202.3 bu/ac	6232.9 bu	59.2 bu/ac	1824.9 bu	88.1 bu/ac	2715.3 bu
	57.07 ac		40.8 bu		198.0 bu	0.0		11260.3 bu		3345.9 bu		5031.4 bu
			Avg. 0.71 bu/ac		Avg. 3.47 bu/ac	Avg. 0.00 bu/ac		Avg. 197.31 bu/ac		Avg. 58.63 bu/ac		Avg. 88.16 bu/ac

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EXCESS FERTILITY REPORT ESTIMATE - TR 5



Location	Grower	Farm	Field	Area	Centroid
ForeFront Ag Solutions	10110 S	Schenkel Acres Inc	Craig	57.08 acres	40.801661, -85.46593



	Min	Max	Avg
P	18.0	51.0	37.2
K	121.0	198.0	156.7
Mg	335.0	680.0	523.4
Ca	1546	4001	3004
pH	5.6	7.0	6.5
bpH	6.70	7.20	6.85
OM	2.3	4.1	3.1
CEC	14.4	29.0	21.8
%K	1.3	2.4	1.9
%Mg	18.1	27.0	20.4
%Ca	53.6	73.8	68.3
%H	0.0	24.9	9.4

Sample Date	Soil Lab	Sample Method	Sample Package
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2024-05-13 A&L Great Lakes Directed S1 Test Package

ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
1	22.0	137.0	469.0	2041	7.0	7.20	2.3	14.5	2.4	27.0	70.6	0.0
2	44.0	180.0	564.0	3258	6.7	6.90	3.5	22.7	2.0	20.7	71.9	5.3
3	45.0	160.0	429.0	2915	6.6	6.90	3.1	19.8	2.1	18.1	73.8	6.1
4	49.0	172.0	474.0	2677	6.5	6.90	2.6	19.0	2.3	20.8	70.5	6.3
5	18.0	121.0	335.0	1546	5.6	6.70	2.3	14.4	2.1	19.3	53.6	24.9
6	47.0	159.0	612.0	4001	6.6	6.80	4.1	27.9	1.5	18.3	71.7	8.6
7	42.0	150.0	635.0	3953	6.4	6.70	3.7	29.0	1.3	18.2	68.1	12.4
8	23.0	141.0	428.0	2224	6.6	6.90	2.5	16.2	2.2	22.0	68.4	7.4
9	20.0	125.0	383.0	1805	6.2	6.80	2.4	14.9	2.1	21.4	60.4	16.1
10	47.0	198.0	680.0	3969	6.6	6.80	3.6	28.4	1.8	19.9	69.8	8.4
11	39.0	147.0	632.0	3914	6.5	6.80	3.4	27.6	1.4	19.1	70.9	8.7

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EXCESS FERTILITY REPORT ESTIMATE - TR 5



ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
12	51.0	190.0	640.0	3746	6.6	6.80	3.4	27.0	1.8	19.8	69.5	8.9

EXCESS FERTILITY REPORT ESTIMATE - TR 5

NOT AN OFFICIAL REPORT
TRACT 5

Soil Fertility Value Analysis

Client:	Schrader Auction Company
Acres	57.1
Soil Test Provider:	See accompanying lab report for source information
Soil Test Date	05/13/2024
Location	Indiana
Average Corn Yield	200
Average Soybean Yield	50

Nutrient	P	K	Ca	Mg	Total
Soil Nutrients as measured (lbs/acre)	74.40	313.40	6,008.00	1,046.80	
Optimal Available nutrients in LBS/Acre	40	240	400	100	
Excess Available nutrients in LBS/Acre	34.40	73.40	5,608.00	946.80	
Conversion Factor	9.00	4.00	2.85	9.09	
Fertilizer needed to achieve replacement	673.04	489.33	15982.80	8606.41	
Cost per pound (06/26/2026) Fair Market Value	\$0.95	\$0.40	\$0.05	\$0.11	
Value per Acre (\$/acre)	\$639.39	\$195.73	\$799.14	\$946.71	\$2,580.97
Crop removal per acre Corn Year/ Neutralization	64	52	1000	1000	
Crop removal per acre Soybean Year/ Neutralization	36	70	1000	1000	
Exhaustion Period (Cropping Cycles)	6.73	4.01	15+	8.61	
Total Fertilizer Value (Acres × Fertilizer Value)					\$147,373.39
Cost of services (\$40/acre × Acres)					\$2284.00

EXCESS FERTILITY REPORT ESTIMATE - TR 5

Excess Soil Fertility Value Analysis™ Findings

Phosphorus (P)

Excess Available Nutrients: 34.40 lbs/acre
Excess Phosphorus Value Per Acre: \$639.39
Exhaustion Period: 6.73 Cropping Cycles

Potassium (K)

Excess Available Nutrients: 73.40 lbs/acre
Excess Potassium Value Per Acre: \$195.73
Exhaustion Period: 4.01 Cropping Cycles

Calcium (Ca)

Excess Available Nutrients: 5,608.00 lbs/acre
Excess Calcium Value Per Acre: \$799.14
Exhaustion Period: 15+ Cropping Cycles

Magnesium (Mg)

Excess Available Nutrients: 946.80 lbs/acre
Excess Magnesium Value Per Acre: \$946.71
Exhaustion Period: 8.61 Cropping Cycles

\$2,580.97

Total Value Per Acre

\$147,373.39

Total Value



Agronomist Statement

In my professional opinion as an Agronomist and Certified Crop Adviser affiliated with the American Society of Agronomy, the values represented in this report indicate an excess fertility load above the optimal values established by Purdue University.

In no way does this report or the findings of Soil Tax Guys act as financial or tax advice. Fertilizer values were established using USDA Production Cost Reports 06/26/2026 in addition to local and regional fertilizer supplier reports.



Alec Bean, Certified Crop Advisor, Agronomist



EXCESS FERTILITY REPORT ESTIMATE - TR 5



Illinois Production Cost Report (Bi-weekly)

Agricultural Marketing Service
Livestock, Poultry, and Grain Market News

Fri Jun 26, 2026

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Report for week ending 06/26/2026

Fertilizer (Synthetic)

Distributor (Dollars Per Ton)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
Anhydrous Ammonia	Ask		840.00 - 1,210.00	1,057.50	(76.00)	F.O.B.	Current
DAP (Diammonium Phosphate 18-46-0)	Ask		840.00 - 940.00	880.00	10.00	F.O.B.	Current
Liquid Nitrogen (28-0-0)	Ask		450.00 - 600.00	550.00	(11.11)	F.O.B.	Current
Liquid Nitrogen (32-0-0)	Ask		605.00	605.00	0.00	F.O.B.	Current
MAP (Monoammonium Phosphate 11-52-0)	Ask		840.00 - 980.00	905.00	16.00	F.O.B.	Current
Potash (White 0-0-62)	Ask		445.00 - 550.00	499.58	(5.00)	F.O.B.	Current
Urea (46-0-0)	Ask		595.00 - 890.00	752.50	(106.25)	F.O.B.	Current

Fuels

Fuel Distributor (Dollars Per Gallon)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
No. 2 Diesel (Farm)	Ask		3.71 - 3.93	3.79	(0.60)	F.O.B.	Current
Biodiesel (Farm)	Ask		3.52 - 3.94	3.71	(0.58)	F.O.B.	Current

Agriculture Interest Rates

For Current USDA Farm Service Agency (FSA) Loan Interest Rates, click on link below:

<https://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index>

Explanatory Notes:

Freight Codes:

FOB - Freight On Board

DLVD - Delivered

EXCESS FERTILITY REPORT ESTIMATE - TR 5



**Excess Fertility Opinion of
Value**

NOT AN OFFICAL REPORT

Schrader Auction Company, 60.7 Acres

Tracts 6&7

PREPARED BY ALEC BEAN, CERTIFIED CROP ADVISOR



Table of Contents

- **Report Methodology and Disclosures**
- **Soil Test Laboratory Results**
- **Soil Fertility Value Analysis**
- **Excess Soil Fertility Value Analysis Findings**
- **Agronomist Statement**
- **USDA Fertilizer Pricing**



EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7

Not an Official Report

Methodology & Disclosures

The information contained in this Excess Soil Fertility Opinion of Value Report has been prepared exclusively for the client and their designated representatives. This report is confidential and may not be shared, reproduced, or distributed without the express written consent of Soil Tax Guys Inc.

This report is intended for informational purposes only and does not constitute tax, financial, or legal advice. Clients should consult with their tax advisors, financial professionals, and legal counsel before making any decisions based on the contents of this report. Soil Tax Guys Inc does not guarantee any tax outcomes or financial benefits related to the use of this information.

The methodology utilized in this report is based on publicly available data from Federal Governmental Agencies, Land Grant Universities, and recognized Agronomic Guidelines. The valuation of excess soil fertility is determined by using the replacement cost of nutrients as a guiding principle. This analysis incorporates standard agronomic soil testing procedures and university-approved and recommended testing methods to assess soil fertility levels.

The use of the excess soil fertility opinion of value information for tax planning, accounting, or other business purposes is based on tax laws, rules, and accounting standards that are subject to change. Soil Tax Guys Inc makes no recommendations, representations, or guarantees regarding the income tax implications or any other use of the Excess Soil Fertility Opinion of Value information. By performing the contracted services and providing this report to the client, Soil Tax Guys Inc does not provide legal, tax, or accounting advice.



EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7



Zone Summary

Grower:

Farm: Schenkel Acres Inc

Field: Minton

Area: 60.7 ac



ForeFront Ag Solutions
812 West Tipton Street Huntington, IN 46750
260-504-6149

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EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7



Zone Summary

	Area	NCCPI		OM		Drainage	Corn		Soybean		Winter Wheat	
BgmB2 Blount silt loam, ground moraine, 1 to 4% slopes, eroded	33.81 ac	0.5 bu/ac	18.3 bu	2.0 bu/ac	67.6 bu	0 Somewhat poorly	174.5 bu/ac	5898.5 bu	55.8 bu/ac	1885.9 bu	84.0 bu/ac	2841.7 bu
Pg Pewamo silty clay loam, 0 to 1% slopes	26.93 ac	0.8 bu/ac	20.7 bu	4.0 bu/ac	107.7 bu	0 Very poorly	202.3 bu/ac	5447.9 bu	59.2 bu/ac	1595.1 bu	98.1 bu/ac	2373.3 bu
	60.74 ac		39.0 bu		175.3 bu	0.0	11346.4 bu		3481.0 bu		5215.1 bu	
			Avg. 0.64 bu/ac		Avg. 2.89 bu/ac	Avg. 0.00 bu/ac	Avg. 186.80 bu/ac		Avg. 57.31 bu/ac		Avg. 85.86 bu/ac	

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EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7



Location	Grower	Farm	Field	Area	Centroid
ForeFront Ag Solutions		Schenkel Acres Inc	Minton	60.74 acres	40.78959, -85.505191



		Min	Max	Avg
P		17.0	94.0	48.6
K		154.0	237.0	199.3
Mg		273.0	413.0	325.3
Ca		1298	2457	1739
pH		5.1	6.5	5.7
bpH		6.50	6.90	6.68
OM		2.3	3.4	2.7
CEC		13.4	19.7	15.8
%K		2.5	3.9	3.3
%Mg		13.9	20.9	17.2
%Ca		42.2	70.6	54.9
%H		7.5	39.0	24.6

Sample Date	Soil Lab	Sample Method	Sample Package
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2026-05-14 A&L Great Lakes Directed S1 Test Package

ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
1	70.0	237.0	385.0	2457	6.0	6.70	3.2	19.7	3.1	16.3	62.4	18.3
2	36.0	169.0	352.0	1895	6.0	6.70	2.6	16.4	2.6	17.8	57.6	21.9
3	42.0	189.0	336.0	1735	5.7	6.70	2.8	15.6	3.1	18.0	55.8	23.1
4	78.0	208.0	354.0	1855	5.6	6.60	3.4	17.6	3.0	16.8	52.8	27.3
5	94.0	230.0	348.0	2251	6.5	6.90	3.1	15.9	3.7	18.2	70.6	7.5
6	46.0	200.0	288.0	1424	5.6	6.70	2.5	13.6	3.8	17.6	52.2	26.4
7	34.0	195.0	313.0	1587	5.5	6.60	2.4	15.8	3.2	16.5	50.1	30.3
8	19.0	154.0	283.0	1479	5.8	6.70	2.3	13.7	2.9	17.2	53.8	26.2
9	45.0	185.0	413.0	2232	5.9	6.70	3.0	18.7	2.5	18.4	59.8	19.3
10	17.0	169.0	276.0	1504	5.8	6.70	2.5	13.9	3.1	16.6	54.3	26.0
11	44.0	172.0	305.0	1358	5.5	6.70	2.3	13.4	3.3	19.0	50.8	26.9

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EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7



ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	pH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
12	68.0	231.0	273.0	1505	5.2	6.50	2.7	16.4	3.6	13.9	45.9	36.6
13	40.0	229.0	275.0	1298	5.1	6.50	2.6	15.4	3.8	14.9	42.2	39.0
14	34.0	199.0	393.0	1890	6.1	6.80	2.9	15.6	3.3	20.9	60.4	15.3
15	62.0	223.0	286.0	1620	5.9	6.70	2.7	14.7	3.9	16.3	55.3	24.6

EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7

Tracts 6&7
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Soil Fertility Value Analysis

Client:	Schrader Auction Company
Acres	60.7
Soil Test Provider:	See accompanying lab report for source information
Soil Test Date	05/14/2026
Location	Indiana
Average Corn Yield	200
Average Soybean Yield	50

Nutrient	P	K	Ca	Mg	Total
Soil Nutrients as measured (lbs/acre)	97.20	398.60	3,478.00	650.60	
Optimal Available nutrients in LBS/Acre	40	240	400	100	
Excess Available nutrients in LBS/Acre	57.20	158.60	3,078.00	550.60	
Conversion Factor	9.00	4.00	2.85	9.09	
Fertilizer needed to achieve replacement	1119.13	1057.33	8772.30	5004.95	
Cost per pound (06/26/2026) Fair Market Value	\$0.95	\$0.40	\$0.05	\$0.11	
Value per Acre (\$/acre)	\$1,063.17	\$422.93	\$438.62	\$550.54	\$2,475.26
Crop removal per acre Corn Year/ Neutralization	64	52	1000	1000	
Crop removal per acre Soybean Year/ Neutralization	36	70	1000	1000	
Exhaustion Period (Cropping Cycles)	11.19	8.67	8.77	5.00	
Total Fertilizer Value (Acres × Fertilizer Value)					\$150,248.28
Cost of services (\$40/acre × Acres)					\$2428.00

EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7

Excess Soil Fertility Value Analysis™ Findings

Phosphorus (P)

Excess Available Nutrients: 57.20 lbs/acre
Excess Phosphorus Value Per Acre: \$1,063.17
Exhaustion Period: 11.19 Cropping Cycles

Potassium (K)

Excess Available Nutrients: 158.60 lbs/acre
Excess Potassium Value Per Acre: \$422.93
Exhaustion Period: 8.67 Cropping Cycles

Calcium (Ca)

Excess Available Nutrients: 3,078.00 lbs/acre
Excess Calcium Value Per Acre: \$438.62
Exhaustion Period: 8.77 Cropping Cycles

Magnesium (Mg)

Excess Available Nutrients: 550.60 lbs/acre
Excess Magnesium Value Per Acre: \$550.54
Exhaustion Period: 5.00 Cropping Cycles

\$2,475.26

Total Value Per Acre

\$150,248.28

Total Value



EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7

Agronomist Statement

In my professional opinion as an Agronomist and Certified Crop Adviser affiliated with the American Society of Agronomy, the values represented in this report indicate an excess fertility load above the optimal values established by Purdue University.

In no way does this report or the findings of Soil Tax Guys act as financial or tax advice. Fertilizer values were established using USDA Production Cost Reports 06/26/2026 in addition to local and regional fertilizer supplier reports.



Alec Bean, Certified Crop Advisor, Agronomist



EXCESS FERTILITY REPORT ESTIMATE - TR 6 & 7



Illinois Production Cost Report (Bi-weekly)

Agricultural Marketing Service
Livestock, Poultry, and Grain Market News

Fri Jun 26, 2026

Email us with accessibility issues with this report.

Report for week ending 06/26/2026

Fertilizer (Synthetic)

Distributor (Dollars Per Ton)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
Anhydrous Ammonia	Ask		840.00 - 1,210.00	1,057.50	(76.00)	F.O.B.	Current
DAP (Diammonium Phosphate 18-46-0)	Ask		840.00 - 940.00	880.00	10.00	F.O.B.	Current
Liquid Nitrogen (28-0-0)	Ask		450.00 - 600.00	550.00	(11.11)	F.O.B.	Current
Liquid Nitrogen (32-0-0)	Ask		605.00	605.00	0.00	F.O.B.	Current
MAP (Monoammonium Phosphate 11-52-0)	Ask		840.00 - 980.00	905.00	16.00	F.O.B.	Current
Potash (White 0-0-62)	Ask		445.00 - 550.00	499.58	(5.00)	F.O.B.	Current
Urea (46-0-0)	Ask		595.00 - 890.00	752.50	(106.25)	F.O.B.	Current

Fuels

Fuel Distributor (Dollars Per Gallon)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
No. 2 Diesel (Farm)	Ask		3.71 - 3.93	3.79	(0.60)	F.O.B.	Current
Biodiesel (Farm)	Ask		3.52 - 3.94	3.71	(0.58)	F.O.B.	Current

Agriculture Interest Rates

For Current USDA Farm Service Agency (FSA) Loan Interest Rates, click on link below:

<https://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index>

Explanatory Notes:

Freight Codes:

FOB - Freight On Board

DLVD - Delivered

EXCESS FERTILITY REPORT ESTIMATE - TR 8



Excess Fertility Opinion of Value

NOT AN Official Report

Schrader Auction Company, 60.3 Acres

Tract 8

PREPARED BY ALEC BEAN, CERTIFIED CROP ADVISOR



Table of Contents

- **Report Methodology and Disclosures**
- **Soil Test Laboratory Results**
- **Soil Fertility Value Analysis**
- **Excess Soil Fertility Value Analysis Findings**
- **Agronomist Statement**
- **USDA Fertilizer Pricing**



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Methodology & Disclosures

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The methodology utilized in this report is based on publicly available data from Federal Governmental Agencies, Land Grant Universities, and recognized Agronomic Guidelines. The valuation of excess soil fertility is determined by using the replacement cost of nutrients as a guiding principle. This analysis incorporates standard agronomic soil testing procedures and university-approved and recommended testing methods to assess soil fertility levels.

The use of the excess soil fertility opinion of value information for tax planning, accounting, or other business purposes is based on tax laws, rules, and accounting standards that are subject to change. Soil Tax Guys Inc makes no recommendations, representations, or guarantees regarding the income tax implications or any other use of the Excess Soil Fertility Opinion of Value information. By performing the contracted services and providing this report to the client, Soil Tax Guys Inc does not provide legal, tax, or accounting advice.



EXCESS FERTILITY REPORT ESTIMATE - TR 8



Zone Summary

Grower:

Farm: Schenkel Acres Inc

Field: Majenica

Area: 60.3 ac



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EXCESS FERTILITY REPORT ESTIMATE - TR 8



Zone Summary

	Area	NCCPI		OM		Drainage	Corn		Soybean		Winter Wheat	
BgmB2 Blount silt loam, ground moraine, 1 to 4% slopes, eroded	36.57 ac	0.5 bu/ac	19.7 bu	2.0 bu/ac	73.1 bu	0 Somewhat poorly	174.5 bu/ac	6380.0 bu	55.8 bu/ac	2039.9 bu	84.0 bu/ac	3073.7 bu
Pe Patton silty clay loam, sandy substratum	2.57 ac	0.8 bu/ac	2.2 bu	4.5 bu/ac	11.6 bu	0 Poorly	224.6 bu/ac	577.2 bu	62.1 bu/ac	159.6 bu	96.3 bu/ac	247.5 bu
Pg Pewamo silty clay loam, 0 to 1% slopes	21.15 ac	0.8 bu/ac	16.3 bu	4.0 bu/ac	84.6 bu	0 Very poorly	202.3 bu/ac	4278.6 bu	59.2 bu/ac	1252.7 bu	88.1 bu/ac	1863.9 bu
	60.29 ac		36.2 bu		169.3 bu	0.0		11235.8 bu		3452.2 bu		5185.1 bu
			Avg. 0.63 bu/ac		Avg. 2.81 bu/ac	Avg. 0.00 bu/ac		Avg. 186.36 bu/ac		Avg. 57.26 bu/ac		Avg. 86.00 bu/ac

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EXCESS FERTILITY REPORT ESTIMATE - TR 8



Location	Grower	Farm	Field	Area	Centroid
ForeFront Ag Solutions		Schenkel Acres Inc	Majenica	60.3 acres	40.767196, -85.440126



	Min	Max	Avg
P	17.0	72.0	43.2
K	115.0	245.0	174.4
Mg	239.0	649.0	423.7
Ca	1862	3792	2538
pH	6.3	7.8	6.8
bpH	6.80	7.20	7.07
OM	2.0	3.5	2.7
CEC	13.2	27.2	17.4
%K	1.7	3.2	2.6
%Mg	12.3	24.7	20.3
%Ca	65.3	85.9	72.9
%H	0.0	13.6	4.3

Sample Date	Soil Lab	Sample Method	Sample Package
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2024-05-13 A&L Great Lakes Directed S1 Test Package

ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
1	67.0	183.0	388.0	2300	6.3	6.80	3.2	17.6	2.7	18.4	65.3	13.6
2	43.0	196.0	498.0	2428	6.6	6.90	2.8	18.0	2.8	23.1	67.5	6.7
3	27.0	162.0	467.0	2288	6.9	7.20	2.3	15.9	2.6	24.4	71.8	1.2
4	47.0	193.0	407.0	2250	6.6	6.90	2.6	16.3	3.0	20.8	68.9	7.3
5	17.0	115.0	239.0	2780	7.8	7.20	2.0	16.2	1.8	12.3	85.9	0.0
6	38.0	136.0	314.0	2097	6.8	7.20	2.7	13.8	2.5	19.0	76.0	2.5
7	57.0	237.0	508.0	3384	7.0	7.20	2.7	21.8	2.8	19.5	77.8	0.0
8	27.0	164.0	499.0	2457	7.0	7.20	2.5	16.9	2.5	24.7	72.8	0.0
9	50.0	193.0	389.0	2288	6.8	7.20	2.9	15.6	3.2	20.8	73.5	2.5
10	34.0	138.0	378.0	2116	6.8	7.20	2.5	14.4	2.5	21.8	73.3	2.5
11	72.0	245.0	482.0	2954	6.9	7.20	3.5	19.7	3.2	20.4	75.1	1.2

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EXCESS FERTILITY REPORT ESTIMATE - TR 8



ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
12	27.0	120.0	290.0	1862	6.4	6.90	2.2	13.2	2.3	18.3	70.3	9.1
13	55.0	185.0	649.0	3792	6.5	6.80	3.3	27.2	1.7	19.9	69.6	8.8

EXCESS FERTILITY REPORT ESTIMATE - TR 8

NOT AN OFFICIAL REPORT
TRACT 8

Soil Fertility Value Analysis

Client:	Schrader Auction Company
Acres	60.3
Soil Test Provider:	See accompanying lab report for source information
Soil Test Date	05/13/2024
Location	Indiana
Average Corn Yield	200
Average Soybean Yield	50

Nutrient	P	K	Ca	Mg	Total
Soil Nutrients as measured (lbs/acre)	86.40	348.80	5,076.00	847.40	
Optimal Available nutrients in LBS/Acre	40	240	400	100	
Excess Available nutrients in LBS/Acre	46.40	108.80	4,676.00	747.40	
Conversion Factor	9.00	4.00	2.85	9.09	
Fertilizer needed to achieve replacement	907.83	725.33	13326.60	6793.87	
Cost per pound (06/26/2026) Fair Market Value	\$0.95	\$0.40	\$0.05	\$0.11	
Value per Acre (\$/acre)	\$862.43	\$290.13	\$666.33	\$747.33	\$2,566.22
Crop removal per acre Corn Year/ Neutralization	64	52	1000	1000	
Crop removal per acre Soybean Year/ Neutralization	36	70	1000	1000	
Exhaustion Period (Cropping Cycles)	9.08	5.95	13.33	6.79	
Total Fertilizer Value (Acres × Fertilizer Value)					\$154,743.07
Cost of services (\$40/acre × Acres)					2412.000

Excess Soil Fertility Value Analysis™ Findings

Phosphorus (P)

Excess Available Nutrients: 46.40 lbs/acre
Excess Phosphorus Value Per Acre: \$862.43
Exhaustion Period: 9.08 Cropping Cycles

Potassium (K)

Excess Available Nutrients: 108.80 lbs/acre
Excess Potassium Value Per Acre: \$290.13
Exhaustion Period: 5.95 Cropping Cycles

Calcium (Ca)

Excess Available Nutrients: 4,676.00 lbs/acre
Excess Calcium Value Per Acre: \$666.33
Exhaustion Period: 13.33 Cropping Cycles

Magnesium (Mg)

Excess Available Nutrients: 747.40 lbs/acre
Excess Magnesium Value Per Acre: \$747.33
Exhaustion Period: 6.79 Cropping Cycles

\$2,566.22

Total Value Per Acre

\$154,743.07

Total Value



Agronomist Statement

In my professional opinion as an Agronomist and Certified Crop Adviser affiliated with the American Society of Agronomy, the values represented in this report indicate an excess fertility load above the optimal values established by Purdue University.

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Alec Bean, Certified Crop Advisor, Agronomist



EXCESS FERTILITY REPORT ESTIMATE - TR 8



Illinois Production Cost Report (Bi-weekly)

Agricultural Marketing Service
Livestock, Poultry, and Grain Market News

Fri Jun 26, 2026

Email us with accessibility issues with this report.

Report for week ending 06/26/2026

Fertilizer (Synthetic)

Distributor (Dollars Per Ton)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
Anhydrous Ammonia	Ask		840.00 - 1,210.00	1,057.50	(76.00)	F.O.B.	Current
DAP (Diammonium Phosphate 18-46-0)	Ask		840.00 - 940.00	880.00	10.00	F.O.B.	Current
Liquid Nitrogen (28-0-0)	Ask		450.00 - 600.00	550.00	(11.11)	F.O.B.	Current
Liquid Nitrogen (32-0-0)	Ask		605.00	605.00	0.00	F.O.B.	Current
MAP (Monoammonium Phosphate 11-52-0)	Ask		840.00 - 980.00	905.00	16.00	F.O.B.	Current
Potash (White 0-0-62)	Ask		445.00 - 550.00	499.58	(5.00)	F.O.B.	Current
Urea (46-0-0)	Ask		595.00 - 890.00	752.50	(106.25)	F.O.B.	Current

Fuels

Fuel Distributor (Dollars Per Gallon)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
No. 2 Diesel (Farm)	Ask		3.71 - 3.93	3.79	(0.60)	F.O.B.	Current
Biodiesel (Farm)	Ask		3.52 - 3.94	3.71	(0.58)	F.O.B.	Current

Agriculture Interest Rates

For Current USDA Farm Service Agency (FSA) Loan Interest Rates, click on link below:

<https://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index>

Explanatory Notes:

Freight Codes:

FOB - Freight On Board

DLVD - Delivered

EXCESS FERTILITY REPORT ESTIMATE - TR 9 & 10



**Excess Fertility Opinion of
Value**

NOT AN Official Report

Schrader Auction Company, 55.73 Acres

TRACT 9 &10

PREPARED BY ALEC BEAN, CERTIFIED CROP ADVISOR



Table of Contents

- Report Methodology and Disclosures
- Soil Test Laboratory Results
- Soil Fertility Value Analysis
- Excess Soil Fertility Value Analysis Findings
- Agronomist Statement
- USDA Fertilizer Pricing



EXCESS FERTILITY REPORT ESTIMATE - TR 9 & 10

NOT AN OFFICIAL REPORT

Methodology & Disclosures

The information contained in this Excess Soil Fertility Opinion of Value Report has been prepared exclusively for the client and their designated representatives. This report is confidential and may not be shared, reproduced, or distributed without the express written consent of Soil Tax Guys Inc.

This report is intended for informational purposes only and does not constitute tax, financial, or legal advice. Clients should consult with their tax advisors, financial professionals, and legal counsel before making any decisions based on the contents of this report. Soil Tax Guys Inc does not guarantee any tax outcomes or financial benefits related to the use of this information.

The methodology utilized in this report is based on publicly available data from Federal Governmental Agencies, Land Grant Universities, and recognized Agronomic Guidelines. The valuation of excess soil fertility is determined by using the replacement cost of nutrients as a guiding principle. This analysis incorporates standard agronomic soil testing procedures and university-approved and recommended testing methods to assess soil fertility levels.

The use of the excess soil fertility opinion of value information for tax planning, accounting, or other business purposes is based on tax laws, rules, and accounting standards that are subject to change. Soil Tax Guys Inc makes no recommendations, representations, or guarantees regarding the income tax implications or any other use of the Excess Soil Fertility Opinion of Value information. By performing the contracted services and providing this report to the client, Soil Tax Guys Inc does not provide legal, tax, or accounting advice.



EXCESS FERTILITY REPORT ESTIMATE - TR 9 & 10



Zone Summary

Grower:

Farm: Schenkel Acres Inc

Field: Kennedy

Area: 55.7 ac



ForeFront Ag Solutions
812 West Tipton Street Huntington, IN 46750
260-504-6149

06/25/26 02:10 PM

EXCESS FERTILITY REPORT ESTIMATE - TR 9 & 10



Zone Summary

	Area	NCCPI		OM		Drainage	Corn		Soybean		Winter Wheat	
BgmB2 Blount silt loam, ground moraine, 1 to 4% slopes, eroded	21.79 ac	0.5 bu/ac	11.8 bu	2.0 bu/ac	43.6 bu	0 Somewhat poorly	174.5 bu/ac	3801.5 bu	55.8 bu/ac	1215.4 bu	84.0 bu/ac	1831.4 bu
Pg Pewamo silty clay loam, 0 to 1% slopes	33.94 ac	0.8 bu/ac	26.1 bu	4.0 bu/ac	135.8 bu	0 Very poorly	202.3 bu/ac	6866.1 bu	59.2 bu/ac	2010.3 bu	88.1 bu/ac	2991.1 bu
	55.73 ac		37.9 bu		179.3 bu	0.0		10667.5 bu		3225.7 bu		4822.6 bu
			Avg. 0.68 bu/ac		Avg. 3.22 bu/ac	Avg. 0.00 bu/ac		Avg. 191.41 bu/ac		Avg. 57.88 bu/ac		Avg. 86.53 bu/ac

ForeFront Ag Solutions
812 West Tipton Street Huntington, IN 46750
260-504-6149

06/25/26 02:10 PM

EXCESS FERTILITY REPORT ESTIMATE - TR 9 & 10



Location	Grower	Farm	Field	Area	Centroid
ForeFront Ag Solutions		Schenkel Acres Inc	Kennedy	55.73 acres	40.753312, -85.48993



		Min	Max	Avg
P	20.0	79.0	47.8	
K	109.0	228.0	167.7	
Mg	286.0	504.0	408.2	
Ca	1347	2795	2048	
pH	5.9	7.0	6.5	
bpH	6.80	7.20	6.93	
OM	2.0	3.6	2.6	
CEC	11.8	19.9	15.4	
%K	2.2	3.7	2.8	
%Mg	19.5	24.5	22.1	
%Ca	56.6	74.5	65.8	
%H	0.0	20.3	9.4	

Sample Date	Soil Lab	Sample Method	Sample Package
-------------	----------	---------------	----------------

2024-05-22 A&L Great Lakes Directed S1 Test Package

ID	P ppm	K ppm	Mg ppm	Ca ppm	pH	bpH	OM %	CEC meq	%K %	%Mg %	%Ca %	%H %
1	55.0	212.0	504.0	2795	6.7	6.90	3.6	19.9	2.7	21.1	70.2	6.0
2	79.0	185.0	433.0	2203	6.4	6.80	2.8	17.5	2.7	20.6	63.0	13.7
3	28.0	109.0	286.0	1347	5.9	6.80	2.0	11.8	2.4	20.2	57.1	20.3
4	60.0	186.0	444.0	2447	7.0	7.20	2.8	16.4	2.9	22.5	74.5	0.0
5	53.0	164.0	349.0	2075	6.7	6.90	2.5	14.9	2.8	19.5	69.6	8.1
6	46.0	177.0	404.0	2126	6.6	6.90	2.9	15.7	2.9	21.5	67.9	7.7
7	63.0	228.0	459.0	2159	6.8	7.20	2.7	15.6	3.7	24.5	69.2	2.5
8	20.0	126.0	375.0	1658	6.6	6.90	2.2	12.9	2.5	24.2	64.1	9.3
9	26.0	122.0	420.0	1622	6.2	6.80	2.2	14.3	2.2	24.4	56.6	16.8

EXCESS FERTILITY REPORT ESTIMATE - TR 9 & 10

NOT AN OFFICIAL REPORT
TRACT 9&10

Soil Fertility Value Analysis

Client:	Schrader Auction Company
Acres	55.73
Soil Test Provider:	See accompanying lab report for source information
Soil Test Date	05/22/2024
Location	Indiana
Average Corn Yield	200
Average Soybean Yield	50

Nutrient	P	K	Ca	Mg	Total
Soil Nutrients as measured (lbs/acre)	95.60	335.40	4,096.00	816.40	
Optimal Available nutrients in LBS/Acre	40	240	400	100	
Excess Available nutrients in LBS/Acre	55.60	95.40	3,696.00	716.40	
Conversion Factor	9.00	4.00	2.85	9.09	
Fertilizer needed to achieve replacement	1087.83	636.00	10533.60	6512.08	
Cost per pound (06/26/2026) Fair Market Value	\$0.95	\$0.40	\$0.05	\$0.11	
Value per Acre (\$/acre)	\$1,033.43	\$254.40	\$526.68	\$716.33	\$2,530.84
Crop removal per acre Corn Year/ Neutralization	64	52	1000	1000	
Crop removal per acre Soybean Year/ Neutralization	36	70	1000	1000	
Exhaustion Period (Cropping Cycles)	10.88	5.21	10.53	6.51	
Total Fertilizer Value (Acres × Fertilizer Value)					\$141,043.71
Cost of services (\$30/acre × Acres)					\$1,671.90

EXCESS FERTILITY REPORT ESTIMATE - TR 9 & 10

Excess Soil Fertility Value Analysis™ Findings

Phosphorus (P)

Excess Available Nutrients: 55.60 lbs/acre
Excess Phosphorus Value Per Acre: \$1,033.43
Exhaustion Period: 10.88 Cropping Cycles

Potassium (K)

Excess Available Nutrients: 95.40 lbs/acre
Excess Potassium Value Per Acre: \$254.40
Exhaustion Period: 5.21 Cropping Cycles

Calcium (Ca)

Excess Available Nutrients: 3,696.00 lbs/acre
Excess Calcium Value Per Acre: \$526.68
Exhaustion Period: 10.53 Cropping Cycles

Magnesium (Mg)

Excess Available Nutrients: 716.40 lbs/acre
Excess Magnesium Value Per Acre: \$716.33
Exhaustion Period: 6.51 Cropping Cycles

\$2,530.84

Total Value Per Acre

\$141,043.71

Total Value



Agronomist Statement

In my professional opinion as an Agronomist and Certified Crop Adviser affiliated with the American Society of Agronomy, the values represented in this report indicate an excess fertility load above the optimal values established by Purdue University.

In no way does this report or the findings of Soil Tax Guys act as financial or tax advice. Fertilizer values were established using USDA Production Cost Reports 06/26/2026 in addition to local and regional fertilizer supplier reports.



Alec Bean, Certified Crop Advisor, Agronomist



EXCESS FERTILITY REPORT ESTIMATE - TR 9 & 10



Illinois Production Cost Report (Bi-weekly)

Agricultural Marketing Service
Livestock, Poultry, and Grain Market News

Fri Jun 26, 2026

Email us with accessibility issues with this report.

Report for week ending 06/26/2026

Fertilizer (Synthetic)

Distributor (Dollars Per Ton)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
Anhydrous Ammonia	Ask		840.00 - 1,210.00	1,057.50	(76.00)	F.O.B.	Current
DAP (Diammonium Phosphate 18-46-0)	Ask		840.00 - 940.00	880.00	10.00	F.O.B.	Current
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Liquid Nitrogen (32-0-0)	Ask		605.00	605.00	0.00	F.O.B.	Current
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Potash (White 0-0-62)	Ask		445.00 - 550.00	499.58	(5.00)	F.O.B.	Current
Urea (46-0-0)	Ask		595.00 - 890.00	752.50	(106.25)	F.O.B.	Current

Fuels

Fuel Distributor (Dollars Per Gallon)

<u>Class</u>	<u>Sale Type</u>	<u>Package</u>	<u>Price Range</u>	<u>Average</u>	<u>Change</u>	<u>Freight</u>	<u>Delivery Period</u>
No. 2 Diesel (Farm)	Ask		3.71 - 3.93	3.79	(0.60)	F.O.B.	Current
Biodiesel (Farm)	Ask		3.52 - 3.94	3.71	(0.58)	F.O.B.	Current

Agriculture Interest Rates

For Current USDA Farm Service Agency (FSA) Loan Interest Rates, click on link below:

<https://www.fsa.usda.gov/programs-and-services/farm-loan-programs/index>

Explanatory Notes:

Freight Codes:

FOB - Freight On Board

DLVD - Delivered

COUNTY TAX INFORMATION

COUNTY TAX INFO - TR 1 & 2

8/3/26, 4:18 PM

Beacon - Huntington County, IN - Report: 35-08-10-200-033.200-010

Huntington County, IN

Property Taxes are Due May 11 and November 10th, 2026.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

Property Record Card (Assessor)

[35-08-10-200-033.200-010 \(PDF\)](#)

Form 11s

[35-08-10-200-033.200-010 \(PDF\)](#)

Online Tax Payment

Fees for online payments are charged by the credit card company. These fees are not sent to the County.

[Pay taxes online](#)

IF YOU GET A BLANK SCREEN YOU NEED TO CHECK FOR A POP UP BLOCKER

If you get a Decline message after you enter your payment information call CSG Forte at 1-866-290-5400 and select option 1 for assistance.

Important: TAX SALE properties are to be paid by Certified Funds (cash, money orders, or bank checks) **NOT** paid online. Go to Tax History, Current Year, Delinquent tax. If Delinquent call the Co. Treasurer's office 260-358-4860 to see if this parcel is Eligible or Certified for Tax Sale. This is a **GENERAL MESSAGE** it does not pertain to every parcel on Beacon Schneider.

2025 Pay 2026 Tax Statements (Treasurer)

[35-08-10-200-033.200-010 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Assessor)

Parcel Number 35-08-10-200-033.200-010
Tax ID 006-00332-00
Neighborhood 3510510-010 - LANCASTER TWP 1980 & NEWER
Property Address 100 S
Huntington IN 46750
Legal Description 006-00332-00 W NW SEC 10 81A
(Note: Not to be used on legal documents.)
Acreage 81
Class 100 - Vacant Land
Tax District LANCASTER TOWNSHIP
AlternateNumber

Owner (Auditor)

[Schenkel Acres, Inc.](#)
4436 Hidden Lake Ct
Hudsonville MI 49426-9773

Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	EE	0	1.8500	0
4 - TILLABLE LAND	BCB2	0	30.2300	0
4 - TILLABLE LAND	HO	0	1.8000	0
4 - TILLABLE LAND	PG	0	45.8800	0
41 - FLOODED OCCASIONALLY	HO	0	1.2400	0

COUNTY TAX INFO - TR 1 & 2

8/3/26, 4:18 PM

Beacon - Huntington County, IN - Report: 35-08-10-200-033.200-010

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. **FOR SPLIT AND/OR COMBINED PARCELS**, please contact the Auditor's Office for property ownership and parcel numbers; the Treasurer's Office for question related to property taxes due; or the Assessor's Office for information on assessed values.

Valuation (Assessor)

Assessment Year	2026	2025	2024	2023	2022
Land	\$168,800.00	\$168,800.00	\$181,500.00	\$151,200.00	\$119,400.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$168,800.00	\$168,800.00	\$181,500.00	\$151,200.00	\$119,400.00

Deductions (Auditor)

Tax Year	Deduction Type	Amount
2025 Pay 2026	2% Circuit Breaker Deduction	\$10,128.00

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	\$1,094.28	\$1,296.28	\$1,140.66	\$861.59	\$818.98
Spring Other Assessments	\$173.70	\$173.70	\$160.68	\$160.68	\$160.68
Spring Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$1,094.28	\$1,296.28	\$1,140.66	\$861.59	\$818.98
Fall Other Assessment	\$173.70	\$173.70	\$160.68	\$160.68	\$160.68
Fall Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Receipts	\$1,267.98	\$2,939.96	\$2,602.68	\$2,044.54	\$1,959.32
Current Due	\$1,267.98				

Tax History - Historic (Treasurer)

Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year

Detail:

Tax Year	Type	Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$861.59
2022 Pay 2023	Special Assessment Detail	Tax	CHRISTIAN DOLBY 1st Installment Tax	\$73.16
2022 Pay 2023	Special Assessment Detail	Tax	JOHN BUZZARD #1 1st Installment Tax	\$70.02
2022 Pay 2023	Special Assessment Detail	Tax	MYERS-HACKER 1st Installment Tax	\$17.50
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$861.59
2022 Pay 2023	Special Assessment Detail	Tax	CHRISTIAN DOLBY 2nd Installment Tax	\$73.16
2022 Pay 2023	Special Assessment Detail	Tax	JOHN BUZZARD #1 2nd Installment Tax	\$70.02
2022 Pay 2023	Special Assessment Detail	Tax	MYERS-HACKER 2nd Installment Tax	\$17.50
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$818.98
2021 Pay 2022	Special Assessment Detail	Tax	CHRISTIAN DOLBY 1st Installment Tax	\$73.16
2021 Pay 2022	Special Assessment Detail	Tax	JOHN BUZZARD #1 1st Installment Tax	\$70.02
2021 Pay 2022	Special Assessment Detail	Tax	MYERS-HACKER 1st Installment Tax	\$17.50
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$818.98
2021 Pay 2022	Special Assessment Detail	Tax	CHRISTIAN DOLBY 2nd Installment Tax	\$73.16
2021 Pay 2022	Special Assessment Detail	Tax	JOHN BUZZARD #1 2nd Installment Tax	\$70.02
2021 Pay 2022	Special Assessment Detail	Tax	MYERS-HACKER 2nd Installment Tax	\$17.50
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$840.06
2020 Pay 2021	Special Assessment Detail	Tax	CHRISTIAN DOLBY 1st Installment Tax	\$41.81
2020 Pay 2021	Special Assessment Detail	Tax	JOHN BUZZARD #1 1st Installment Tax	\$70.02
2020 Pay 2021	Special Assessment Detail	Tax	LOON CREEK 1st Installment Tax	\$24.50
2020 Pay 2021	Special Assessment Detail	Tax	MYERS-HACKER 1st Installment Tax	\$17.50
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$840.06
2020 Pay 2021	Special Assessment Detail	Tax	CHRISTIAN DOLBY 2nd Installment Tax	\$41.80
2020 Pay 2021	Special Assessment Detail	Tax	JOHN BUZZARD #1 2nd Installment Tax	\$70.02
2020 Pay 2021	Special Assessment Detail	Tax	LOON CREEK 2nd Installment Tax	\$24.49
2020 Pay 2021	Special Assessment Detail	Tax	MYERS-HACKER 2nd Installment Tax	\$17.50
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$922.64
2019 Pay 2020	Special Assessment Detail	Tax	JOHN BUZZARD #1 1st Installment Tax	\$70.02
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$13.02

COUNTY TAX INFO - TR 1 & 2

8/3/26, 4:18 PM

Beacon - Huntington County, IN - Report: 35-08-10-200-033.200-010

Tax Year	Type	Category	Description	Amount
2019 Pay 2020	Special Assessment Detail	Tax	MYERS-HACKER 1st Installment Tax	\$17.50
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$922.64
2019 Pay 2020	Special Assessment Detail	Tax	JOHN BUZZARD #1 2nd Installment Tax	\$70.02
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$13.02
2019 Pay 2020	Special Assessment Detail	Tax	MYERS-HACKER 2nd Installment Tax	\$17.50
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$1,016.65
2018 Pay 2019	Special Assessment Detail	Tax	CHRISTIAN DOLBY 1st Installment Tax	\$41.81
2018 Pay 2019	Special Assessment Detail	Tax	JOHN BUZZARD #1 1st Installment Tax	\$56.08
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$13.02
2018 Pay 2019	Special Assessment Detail	Tax	MYERS-HACKER 1st Installment Tax	\$17.50
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$1,016.65
2018 Pay 2019	Special Assessment Detail	Tax	CHRISTIAN DOLBY 2nd Installment Tax	\$41.80
2018 Pay 2019	Special Assessment Detail	Tax	JOHN BUZZARD #1 2nd Installment Tax	\$56.08
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$13.02
2018 Pay 2019	Special Assessment Detail	Tax	MYERS-HACKER 2nd Installment Tax	\$17.50
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$1,042.84
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$13.02
2017 Pay 2018	Special Assessment Detail	Tax	MYERS-HACKER 1st Installment Tax	\$17.50
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$1,042.84
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$13.02
2017 Pay 2018	Special Assessment Detail	Tax	MYERS-HACKER 2nd Installment Tax	\$17.50

Total:

Tax Year	Amount
2022 Pay 2023	\$2,044.54
2021 Pay 2022	\$1,959.32
2020 Pay 2021	\$1,987.76
2019 Pay 2020	\$2,046.36
2018 Pay 2019	\$2,290.11
2017 Pay 2018	\$2,146.72

Payments (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2025 Pay 2026	5/1/2026	\$1,267.98
2024 Pay 2025	10/14/2025	\$1,469.98
2024 Pay 2025	5/1/2025	\$1,469.98
2023 Pay 2024	5/3/2024	\$1,301.34
2023 Pay 2024	11/12/2024	\$1,301.34
2022 Pay 2023	11/8/2023	\$1,022.27
2022 Pay 2023	5/9/2023	\$1,022.27
2021 Pay 2022	5/9/2022	\$979.66
2021 Pay 2022	11/1/2022	\$979.66
2020 Pay 2021	5/10/2021	\$993.89
2020 Pay 2021	11/2/2021	\$993.87

Total:

Tax Year	Amount
2025 Pay 2026	\$1,267.98
2024 Pay 2025	\$2,939.96
2023 Pay 2024	\$2,602.68
2022 Pay 2023	\$2,044.54
2021 Pay 2022	\$1,959.32
2020 Pay 2021	\$1,987.76

Payments - Historic (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2022 Pay 2023	11/8/2023	\$1,022.27
2022 Pay 2023	5/9/2023	\$1,022.27
2021 Pay 2022	11/1/2022	\$979.66
2021 Pay 2022	5/9/2022	\$979.66
2020 Pay 2021	11/2/2021	\$993.87
2020 Pay 2021	5/10/2021	\$993.89
2019 Pay 2020	11/9/2020	\$1,023.18

COUNTY TAX INFO - TR 1 & 2

8/3/26, 4:18 PM

Beacon - Huntington County, IN - Report: 35-08-10-200-033.200-010

Tax Year	Payment Date	Amount
2019 Pay 2020	5/12/2020	\$1,023.18
2018 Pay 2019	11/1/2019	\$1,145.05
2018 Pay 2019	4/29/2019	\$1,145.06
2017 Pay 2018	11/7/2018	\$1,073.36
2017 Pay 2018	5/9/2018	\$1,073.36

Total:

Tax Year	Amount
2022 Pay 2023	\$2,044.54
2021 Pay 2022	\$1,959.32
2020 Pay 2021	\$1,987.76
2019 Pay 2020	\$2,046.36
2018 Pay 2019	\$2,290.11
2017 Pay 2018	\$2,146.72

Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
3/21/2022	transfer	CORP	Schenkel Acres, Inc.	\$0
1/1/1900	transfer	WD	Schenkel Farms Inc	\$0

Notes (Auditor & Treasurer)

Date	Type	Note
10/19/2001		DRAIN DID NOT PRINT ON SPRING MAJENICA CREEK - 652 This parcel had a drain that did not print on the bill (from Miami Systems) in Spring 2001. Our C-copy bills showing the drain to be collected on was mailed out 10/17/01. Late penalties being CE'd.
05/12/2020		2020 ADDRESS CHANGE 5-12-20 An address change was recieved with the 19p20 tax payment. This has been updated.
02/08/2001		TRANSFER Transfer from: MAJENICA CREEK FARMS, INC Date of Transfer: 07/31/91

Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings (Assessor), Improvements (Assessor), Photos (Assessor), Sketches (Assessor).

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COUNTY TAX INFO - TR 3 & 4

8/3/26, 4:19 PM

Beacon - Huntington County, IN - Report: 35-08-17-100-014.000-010

Huntington County, IN

Property Taxes are Due May 11 and November 10th, 2026.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

Property Record Card (Assessor)

[35-08-17-100-014.000-010 \(PDF\)](#)

Form 11s

[35-08-17-100-014.000-010 \(PDF\)](#)

Online Tax Payment

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[Pay taxes online](#)

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Important: TAX SALE properties are to be paid by Certified Funds (cash, money orders, or bank checks) **NOT** paid online. Go to Tax History, Current Year, Delinquent tax. If Delinquent call the Co. Treasurer's office 260-358-4860 to see if this parcel is Eligible or Certified for Tax Sale. This is a **GENERAL MESSAGE** it does not pertain to every parcel on Beacon Schneider.

2025 Pay 2026 Tax Statements (Treasurer)

[35-08-17-100-014.000-010 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Assessor)

Parcel Number 35-08-17-100-014.000-010
Tax ID 006-00140-00
Neighborhood 3510510-010 - LANCASTER TWP 1980 & NEWER
Property Address 200 S
Huntington IN 46750
Legal Description 006-00140-00 NE SEC 17 56.078A AC
(Note: Not to be used on legal documents.)
Acreage 56.078
Class 100 - Vacant Land
Tax District LANCASTER TOWNSHIP
AlternateNumber

Owner (Auditor)

[Schenkel Acres, Inc.](#)
4436 Hidden Lake Ct
Hudsonville MI 49426-9773

Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	EE	0	1.6300	0
81 - LEGAL DITCH	PG	0	0.7800	0
4 - TILLABLE LAND	BCB2	0	29.5180	0
4 - TILLABLE LAND	PG	0	23.3900	0
4 - TILLABLE LAND	GLB2	0	0.7600	0

COUNTY TAX INFO - TR 3 & 4

8/3/26, 4:19 PM

Beacon - Huntington County, IN - Report: 35-08-17-100-014.000-010

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Valuation (Assessor)

Assessment Year	2026	2025	2024	2023	2022
Land	\$109,500.00	\$109,500.00	\$117,800.00	\$98,100.00	\$77,400.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$109,500.00	\$109,500.00	\$117,800.00	\$98,100.00	\$77,400.00

Deductions (Auditor)

Tax Year	Deduction Type	Amount
2025 Pay 2026	2% Circuit Breaker Deduction	\$6,570.00

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	\$709.86	\$841.33	\$740.06	\$558.52	\$531.10
Spring Other Assessments	\$98.14	\$98.14	\$98.14	\$98.14	\$98.14
Spring Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$709.86	\$841.33	\$740.06	\$558.52	\$531.10
Fall Other Assessment	\$98.14	\$98.14	\$98.14	\$98.13	\$98.13
Fall Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Receipts	\$808.00	\$1,878.94	\$1,676.40	\$1,313.31	\$1,258.47
Current Due	\$808.00				

Tax History - Historic (Treasurer)

Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year

Detail:				
Tax Year	Type	Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$558.52
2022 Pay 2023	Special Assessment Detail	Tax	H WILHELM 1st Installment Tax	\$98.14
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$558.52
2022 Pay 2023	Special Assessment Detail	Tax	H WILHELM 2nd Installment Tax	\$98.13
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$531.10
2021 Pay 2022	Special Assessment Detail	Tax	H WILHELM 1st Installment Tax	\$98.14
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$531.10
2021 Pay 2022	Special Assessment Detail	Tax	H WILHELM 2nd Installment Tax	\$98.13
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$544.93
2020 Pay 2021	Special Assessment Detail	Tax	H WILHELM 1st Installment Tax	\$98.14
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$544.93
2020 Pay 2021	Special Assessment Detail	Tax	H WILHELM 2nd Installment Tax	\$98.13
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$603.61
2019 Pay 2020	Special Assessment Detail	Tax	H WILHELM 1st Installment Tax	\$98.14
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$603.61
2019 Pay 2020	Special Assessment Detail	Tax	H WILHELM 2nd Installment Tax	\$98.13
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$664.18
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$664.18
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$751.10
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$751.10

Total:

Tax Year	Amount
2022 Pay 2023	\$1,313.31
2021 Pay 2022	\$1,258.47
2020 Pay 2021	\$1,286.13
2019 Pay 2020	\$1,403.49
2018 Pay 2019	\$1,328.36
2017 Pay 2018	\$1,502.20

COUNTY TAX INFO - TR 3 & 4

8/3/26, 4:19 PM

Beacon - Huntington County, IN - Report: 35-08-17-100-014.000-010

Payments (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2025 Pay 2026	5/1/2026	\$808.00
2024 Pay 2025	5/1/2025	\$939.47
2024 Pay 2025	10/14/2025	\$939.47
2023 Pay 2024	11/12/2024	\$838.20
2023 Pay 2024	5/3/2024	\$838.20
2022 Pay 2023	5/9/2023	\$656.66
2022 Pay 2023	11/8/2023	\$656.65
2021 Pay 2022	11/1/2022	\$629.23
2021 Pay 2022	5/9/2022	\$629.24
2020 Pay 2021	5/10/2021	\$643.07
2020 Pay 2021	11/2/2021	\$643.06

Total:

Tax Year	Amount
2025 Pay 2026	\$808.00
2024 Pay 2025	\$1,878.94
2023 Pay 2024	\$1,676.40
2022 Pay 2023	\$1,313.31
2021 Pay 2022	\$1,258.47
2020 Pay 2021	\$1,286.13

Payments - Historic (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2022 Pay 2023	11/8/2023	\$656.65
2022 Pay 2023	5/9/2023	\$656.66
2021 Pay 2022	11/1/2022	\$629.23
2021 Pay 2022	5/9/2022	\$629.24
2020 Pay 2021	11/2/2021	\$643.06
2020 Pay 2021	5/10/2021	\$643.07
2019 Pay 2020	11/9/2020	\$701.74
2019 Pay 2020	5/12/2020	\$701.75
2018 Pay 2019	11/1/2019	\$664.18
2018 Pay 2019	4/29/2019	\$664.18
2017 Pay 2018	11/7/2018	\$751.10
2017 Pay 2018	5/9/2018	\$751.10

Total:

Tax Year	Amount
2022 Pay 2023	\$1,313.31
2021 Pay 2022	\$1,258.47
2020 Pay 2021	\$1,286.13
2019 Pay 2020	\$1,403.49
2018 Pay 2019	\$1,328.36
2017 Pay 2018	\$1,502.20

Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
4/5/2022	transfer	CORP	Schenkel Acres, Inc.	\$0
5/5/2017	transfer	CORP	Schenkel Farms Inc	\$0
1/1/1900	transfer	WD	Schenkel Farms, Inc	\$0

Notes (Auditor & Treasurer)

Date	Type	Note
05/12/2020		2020 ADDRESS CHANGE 5-12-20 An address change was recieved with the 19p20 tax payment. This has been updated.
02/08/2001		TRANSFER Transfer from: MAJENICA CREEK FAMRS INC Date of Transfer: 02/08/93

COUNTY TAX INFO - TR 3 & 4

8/3/26, 4:19 PM

Beacon - Huntington County, IN - Report: 35-08-17-100-014.000-010

Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings (Assessor), Improvements (Assessor), Photos (Assessor), Sketches (Assessor).

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COUNTY TAX INFO - TR 5

8/3/26, 4:18 PM

Beacon - Huntington County, IN - Report: 35-08-12-300-013.300-010

Huntington County, IN

Property Taxes are Due May 11 and November 10th, 2026.

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Property Record Card (Assessor)

[35-08-12-300-013.300-010 \(PDF\)](#)

Form 11s

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2025 Pay 2026 Tax Statements (Treasurer)

[35-08-12-300-013.300-010 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Assessor)

Parcel Number 35-08-12-300-013.300-010
Tax ID 006-00133-00
Neighborhood 3510510-010 - LANCASTER TWP 1980 & NEWER
Property Address S Warren Rd
Huntington IN 46750
Legal Description 006-00133-00 S SW SEC 12 58.98A
(Note: Not to be used on legal documents.)
Acreage 58.98
Class 100 - Vacant Land
Tax District LANCASTER TOWNSHIP
AlternateNumber

Owner (Auditor)

[Schenkel Acres, Inc.](#)
4436 Hidden Lake Ct
Hudsonville MI 49426-9773

Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	EE	0	0.6800	0
4 - TILLABLE LAND	BCB2	0	18.4500	0
4 - TILLABLE LAND	PE	0	8.8300	0
4 - TILLABLE LAND	PG	0	31.0200	0

COUNTY TAX INFO - TR 5

8/3/26, 4:18 PM

Beacon - Huntington County, IN - Report: 35-08-12-300-013.300-010

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Valuation (Assessor)

Assessment Year	2026	2025	2024	2023	2022
Land	\$130,200.00	\$130,200.00	\$140,000.00	\$116,700.00	\$92,100.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$130,200.00	\$130,200.00	\$140,000.00	\$116,700.00	\$92,100.00

Deductions (Auditor)

Tax Year	Deduction Type	Amount
2025 Pay 2026	2% Circuit Breaker Deduction	\$7,812.00

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	\$844.05	\$999.88	\$880.38	\$664.59	\$631.58
Spring Other Assessments	\$55.15	\$55.15	\$36.86	\$36.86	\$36.86
Spring Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$844.05	\$999.88	\$880.38	\$664.59	\$631.58
Fall Other Assessment	\$55.15	\$55.15	\$36.86	\$36.86	\$36.86
Fall Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Receipts	\$899.20	\$2,110.06	\$1,834.48	\$1,402.90	\$1,336.88
Current Due	\$899.20				

Tax History - Historic (Treasurer)

Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year

Detail:				
Tax Year	Type	Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$664.59
2022 Pay 2023	Special Assessment Detail	Tax	CRAIG-AGER 1st Installment Tax	\$36.86
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$664.59
2022 Pay 2023	Special Assessment Detail	Tax	CRAIG-AGER 2nd Installment Tax	\$36.86
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$631.58
2021 Pay 2022	Special Assessment Detail	Tax	CRAIG-AGER 1st Installment Tax	\$36.86
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$631.58
2021 Pay 2022	Special Assessment Detail	Tax	CRAIG-AGER 2nd Installment Tax	\$36.86
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$647.98
2020 Pay 2021	Special Assessment Detail	Tax	CRAIG-AGER 1st Installment Tax	\$36.86
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$647.98
2020 Pay 2021	Special Assessment Detail	Tax	CRAIG-AGER 2nd Installment Tax	\$36.86
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$718.20
2019 Pay 2020	Special Assessment Detail	Tax	CRAIG-AGER 1st Installment Tax	\$36.86
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$18.29
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$718.20
2019 Pay 2020	Special Assessment Detail	Tax	CRAIG-AGER 2nd Installment Tax	\$36.86
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$18.28
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$790.46
2018 Pay 2019	Special Assessment Detail	Tax	CRAIG-AGER 1st Installment Tax	\$29.49
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$18.29
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$790.46
2018 Pay 2019	Special Assessment Detail	Tax	CRAIG-AGER 2nd Installment Tax	\$29.49
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$18.28
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$810.31
2017 Pay 2018	Special Assessment Detail	Tax	CRAIG-AGER 1st Installment Tax	\$36.86
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$18.29
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$810.31
2017 Pay 2018	Special Assessment Detail	Tax	CRAIG-AGER 2nd Installment Tax	\$36.86

COUNTY TAX INFO - TR 5

8/3/26, 4:18 PM

Beacon - Huntington County, IN - Report: 35-08-12-300-013.300-010

Tax Year	Type	Category	Description	Amount
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$18.28

Total:

Tax Year	Amount
2022 Pay 2023	\$1,402.90
2021 Pay 2022	\$1,336.88
2020 Pay 2021	\$1,369.68
2019 Pay 2020	\$1,546.69
2018 Pay 2019	\$1,676.47
2017 Pay 2018	\$1,730.91

Payments (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2025 Pay 2026	5/1/2026	\$899.20
2024 Pay 2025	10/14/2025	\$1,055.03
2024 Pay 2025	5/1/2025	\$1,055.03
2023 Pay 2024	11/12/2024	\$917.24
2023 Pay 2024	5/3/2024	\$917.24
2022 Pay 2023	11/8/2023	\$701.45
2022 Pay 2023	5/9/2023	\$701.45
2021 Pay 2022	5/9/2022	\$668.44
2021 Pay 2022	11/1/2022	\$668.44
2020 Pay 2021	5/10/2021	\$684.84
2020 Pay 2021	11/2/2021	\$684.84

Total:

Tax Year	Amount
2025 Pay 2026	\$899.20
2024 Pay 2025	\$2,110.06
2023 Pay 2024	\$1,834.48
2022 Pay 2023	\$1,402.90
2021 Pay 2022	\$1,336.88
2020 Pay 2021	\$1,369.68

Payments - Historic (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2022 Pay 2023	11/8/2023	\$701.45
2022 Pay 2023	5/9/2023	\$701.45
2021 Pay 2022	11/1/2022	\$668.44
2021 Pay 2022	5/9/2022	\$668.44
2020 Pay 2021	11/2/2021	\$684.84
2020 Pay 2021	5/10/2021	\$684.84
2019 Pay 2020	11/9/2020	\$773.34
2019 Pay 2020	5/12/2020	\$773.35
2018 Pay 2019	11/1/2019	\$838.23
2018 Pay 2019	4/29/2019	\$838.24
2017 Pay 2018	11/7/2018	\$865.45
2017 Pay 2018	5/9/2018	\$865.46

Total:

Tax Year	Amount
2022 Pay 2023	\$1,402.90
2021 Pay 2022	\$1,336.88
2020 Pay 2021	\$1,369.68
2019 Pay 2020	\$1,546.69
2018 Pay 2019	\$1,676.47
2017 Pay 2018	\$1,730.91

Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
4/5/2022	transfer	CORP	Schenkel Acres, Inc.	\$0
7/14/2004	transfer	WD	Schenkel Farms Inc	\$0
1/1/1900	transfer	WD	PRAIRIE LAND CO INC	\$0

COUNTY TAX INFO - TR 5

8/3/26, 4:18 PM

Beacon - Huntington County, IN - Report: 35-08-12-300-013.300-010

Notes (Auditor & Treasurer)

Date	Type	Note
07/15/2004	TRANSFER	Transfer from: WEAVER LAND CO INC Date of Transfer: 08/09/99 Transfer from: Prairie Land Co Inc Date of Transfer: 7-14-04
05/12/2020		2020 ADDRESS CHANGE 5-12-20 An address change was recieved with the 19p20 tax payment. This has been updated.

Map



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COUNTY TAX INFO - TR 6 & 7

8/3/26, 4:19 PM

Beacon - Huntington County, IN - Report: 35-08-15-300-037.300-010

Huntington County, IN

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2025 Pay 2026 Tax Statements (Treasurer)

[35-08-15-300-037.300-010 \(PDF\)](#)

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Summary (Assessor)

Parcel Number 35-08-15-300-037.300-010
Tax ID 006-00373-00
Neighborhood 3510510-010 - LANCASTER TWP 1980 & NEWER
Property Address 300 W
Huntington IN 46750
Legal Description 006-00373-00 PT W SW SEC 15 63.16 AC
(Note: Not to be used on legal documents.)
Acreage 63.16
Class 100 - Vacant Land
Tax District LANCASTER TOWNSHIP
AlternateNumber

Owner (Auditor)

[Schenkel Acres, Inc.](#)
4436 Hidden Lake Ct
Hudsonville MI 49426-9773

Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	EE	0	0.8900	0
4 - TILLABLE LAND	BCB2	0	34.5800	0
4 - TILLABLE LAND	PG	0	27.6900	0

COUNTY TAX INFO - TR 6 & 7

8/3/26, 4:19 PM

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Valuation (Assessor)

Assessment Year	2026	2025	2024	2023	2022
Land	\$127,500.00	\$127,500.00	\$137,100.00	\$114,300.00	\$90,200.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$127,500.00	\$127,500.00	\$137,100.00	\$114,300.00	\$90,200.00

Deductions (Auditor)

Tax Year	Deduction Type	Amount
2025 Pay 2026	2% Circuit Breaker Deduction	\$7,650.00

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	\$826.54	\$979.17	\$862.28	\$650.88	\$618.82
Spring Other Assessments	\$130.11	\$130.11	\$110.53	\$110.53	\$110.53
Spring Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$826.54	\$979.17	\$862.28	\$650.88	\$618.82
Fall Other Assessment	\$130.11	\$130.11	\$110.53	\$110.53	\$110.53
Fall Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Receipts	\$956.65	\$2,218.56	\$1,945.62	\$1,522.82	\$1,458.70
Current Due	\$956.65				

Tax History - Historic (Treasurer)

Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year

Detail:				
Tax Year	Type	Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$650.88
2022 Pay 2023	Special Assessment Detail	Tax	CHRISTIAN DOLBY 1st Installment Tax	\$110.53
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$650.88
2022 Pay 2023	Special Assessment Detail	Tax	CHRISTIAN DOLBY 2nd Installment Tax	\$110.53
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$618.82
2021 Pay 2022	Special Assessment Detail	Tax	CHRISTIAN DOLBY 1st Installment Tax	\$110.53
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$618.82
2021 Pay 2022	Special Assessment Detail	Tax	CHRISTIAN DOLBY 2nd Installment Tax	\$110.53
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$634.79
2020 Pay 2021	Special Assessment Detail	Tax	CHRISTIAN DOLBY 1st Installment Tax	\$63.16
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$634.79
2020 Pay 2021	Special Assessment Detail	Tax	CHRISTIAN DOLBY 2nd Installment Tax	\$63.16
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$702.47
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$19.58
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$702.47
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$19.58
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$773.67
2018 Pay 2019	Special Assessment Detail	Tax	CHRISTIAN DOLBY 1st Installment Tax	\$63.16
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$19.58
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$773.67
2018 Pay 2019	Special Assessment Detail	Tax	CHRISTIAN DOLBY 2nd Installment Tax	\$63.16
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$19.58
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$793.90
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$19.58
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$793.90
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$19.58

Total:

COUNTY TAX INFO - TR 6 & 7

8/3/26, 4:19 PM

Beacon - Huntington County, IN - Report: 35-08-15-300-037.300-010

Tax Year	Amount
2022 Pay 2023	\$1,522.82
2021 Pay 2022	\$1,458.70
2020 Pay 2021	\$1,395.90
2019 Pay 2020	\$1,444.10
2018 Pay 2019	\$1,712.82
2017 Pay 2018	\$1,626.96

Payments (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2025 Pay 2026	5/1/2026	\$956.65
2024 Pay 2025	5/1/2025	\$1,109.28
2024 Pay 2025	10/14/2025	\$1,109.28
2023 Pay 2024	5/3/2024	\$972.81
2023 Pay 2024	11/12/2024	\$972.81
2022 Pay 2023	11/8/2023	\$761.41
2022 Pay 2023	5/9/2023	\$761.41
2021 Pay 2022	11/1/2022	\$729.35
2021 Pay 2022	5/9/2022	\$729.35
2020 Pay 2021	5/10/2021	\$697.95
2020 Pay 2021	11/2/2021	\$697.95

Total:

Tax Year	Amount
2025 Pay 2026	\$956.65
2024 Pay 2025	\$2,218.56
2023 Pay 2024	\$1,945.62
2022 Pay 2023	\$1,522.82
2021 Pay 2022	\$1,458.70
2020 Pay 2021	\$1,395.90

Payments - Historic (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2022 Pay 2023	11/8/2023	\$761.41
2022 Pay 2023	5/9/2023	\$761.41
2021 Pay 2022	11/1/2022	\$729.35
2021 Pay 2022	5/9/2022	\$729.35
2020 Pay 2021	11/2/2021	\$697.95
2020 Pay 2021	5/10/2021	\$697.95
2019 Pay 2020	11/9/2020	\$722.05
2019 Pay 2020	5/12/2020	\$722.05
2018 Pay 2019	11/1/2019	\$856.41
2018 Pay 2019	4/29/2019	\$856.41
2017 Pay 2018	11/7/2018	\$813.48
2017 Pay 2018	5/9/2018	\$813.48

Total:

Tax Year	Amount
2022 Pay 2023	\$1,522.82
2021 Pay 2022	\$1,458.70
2020 Pay 2021	\$1,395.90
2019 Pay 2020	\$1,444.10
2018 Pay 2019	\$1,712.82
2017 Pay 2018	\$1,626.96

Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
4/5/2022	transfer	CORP	Schenkel Acres, Inc.	\$0
1/1/1900	transfer	WD	Schenkel Farms Inc	\$0

COUNTY TAX INFO - TR 6 & 7

8/3/26, 4:19 PM

Beacon - Huntington County, IN - Report: 35-08-15-300-037.300-010

Notes (Auditor & Treasurer)

Date	Type	Note
05/12/2020		2020 ADDRESS CHANGE 5-12-20 An address change was recieved with the 19p20 tax payment. This has been updated.
02/08/2001		TRANSFER Transfer from: SCHENKEL, JANE A Date of Transfer: 01/11/01

Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings (Assessor), Improvements (Assessor), Photos (Assessor), Sketches (Assessor).

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COUNTY TAX INFO - TR 8

8/3/26, 4:17 PM

Beacon - Huntington County, IN - Report: 35-07-30-100-024.600-014

Huntington County, IN

Property Taxes are Due May 11 and November 10th, 2026.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

Property Record Card (Assessor)

[35-07-30-100-024.600-014 \(PDF\)](#)

Form 11s

[35-07-30-100-024.600-014 \(PDF\)](#)

Online Tax Payment

Fees for online payments are charged by the credit card company. These fees are not sent to the County.

[Pay taxes online](#)

IF YOU GET A BLANK SCREEN YOU NEED TO CHECK FOR A POP UP BLOCKER

If you get a Decline message after you enter your payment information call CSG Forte at 1-866-290-5400 and select option 1 for assistance.

Important: TAX SALE properties are to be paid by Certified Funds (cash, money orders, or bank checks) **NOT** paid online. Go to Tax History, Current Year, Delinquent tax. If Delinquent call the Co. Treasurer's office 260-358-4860 to see if this parcel is Eligible or Certified for Tax Sale. This is a **GENERAL MESSAGE** it does not pertain to every parcel on Beacon Schneider.

2025 Pay 2026 Tax Statements (Treasurer)

[35-07-30-100-024.600-014 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Assessor)

Parcel Number	35-07-30-100-024.600-014
Tax ID	008-00246-00
Neighborhood	3514510-014 - ROCK CREEK TWP 1980 & NEWER
Property Address	400 S Huntington IN 46750
Legal Description	008-00246-00 W W NE SEC 30 64.134 AC (Note: Not to be used on legal documents.)
Acreage	64.134
Class	100 - Vacant Land
Tax District	ROCK CREEK TOWNSHIP
AlternateNumber	

Owner (Auditor)

[Schenkel Acres, Inc.](#)
4436 Hidden Lake Ct
Hudsonville MI 49426-9773

COUNTY TAX INFO - TR 8

8/3/26, 4:17 PM

Beacon - Huntington County, IN - Report: 35-07-30-100-024.600-014

Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	EE	0	0.0400	0
81 - LEGAL DITCH	BCB2	0	1.0900	0
4 - TILLABLE LAND	BCB2	0	37.2300	0
4 - TILLABLE LAND	PE	0	5.1800	0
4 - TILLABLE LAND	PG	0	19.6400	0
4 - TILLABLE LAND	UD	0	0.2000	0
6 - WOODLAND	PE	0	0.6100	0
6 - WOODLAND	PG	0	0.1400	0

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Valuation (Assessor)

Assessment Year	2026	2025	2024	2023	2022
Land	\$128,000.00	\$128,000.00	\$137,700.00	\$114,700.00	\$90,500.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$128,000.00	\$128,000.00	\$137,700.00	\$114,700.00	\$90,500.00

Deductions (Auditor)

Tax Year	Deduction Type	Amount
2025 Pay 2026	2% Circuit Breaker Deduction	\$7,680.00

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	\$835.92	\$992.75	\$873.62	\$669.38	\$635.43
Spring Other Assessments	\$132.12	\$132.12	\$112.24	\$112.24	\$112.24
Spring Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$835.92	\$992.75	\$873.62	\$669.38	\$635.43
Fall Other Assessment	\$132.12	\$132.12	\$112.24	\$112.23	\$112.23
Fall Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Receipts	\$968.04	\$2,249.74	\$1,971.72	\$1,563.23	\$1,495.33
Current Due	\$968.04				

Tax History - Historic (Treasurer)

Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year

Detail:				
Tax Year	Type	Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$669.38
2022 Pay 2023	Special Assessment Detail	Tax	JOHN RITTENHOUSE 1st Installment Tax	\$112.24
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$669.38
2022 Pay 2023	Special Assessment Detail	Tax	JOHN RITTENHOUSE 2nd Installment Tax	\$112.23
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$635.43
2021 Pay 2022	Special Assessment Detail	Tax	JOHN RITTENHOUSE 1st Installment Tax	\$112.24
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$635.43
2021 Pay 2022	Special Assessment Detail	Tax	JOHN RITTENHOUSE 2nd Installment Tax	\$112.23
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$651.76
2020 Pay 2021	Special Assessment Detail	Tax	JOHN RITTENHOUSE 1st Installment Tax	\$112.24
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$651.76
2020 Pay 2021	Special Assessment Detail	Tax	JOHN RITTENHOUSE 2nd Installment Tax	\$112.23
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$714.79
2019 Pay 2020	Special Assessment Detail	Tax	JOHN RITTENHOUSE 1st Installment Tax	\$112.24
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$19.88
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$714.79
2019 Pay 2020	Special Assessment Detail	Tax	JOHN RITTENHOUSE 2nd Installment Tax	\$112.23

COUNTY TAX INFO - TR 8

8/3/26, 4:17 PM

Beacon - Huntington County, IN - Report: 35-07-30-100-024.600-014

Tax Year	Type	Category	Description	Amount
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$19.88
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$786.79
2018 Pay 2019	Special Assessment Detail	Tax	JOHN RITTENHOUSE 1st Installment Tax	\$112.24
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$19.88
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$786.79
2018 Pay 2019	Special Assessment Detail	Tax	JOHN RITTENHOUSE 2nd Installment Tax	\$112.23
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$19.88
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$807.54
2017 Pay 2018	Special Assessment Detail	Tax	JOHN RITTENHOUSE 1st Installment Tax	\$112.24
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$19.88
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$807.54
2017 Pay 2018	Special Assessment Detail	Tax	JOHN RITTENHOUSE 2nd Installment Tax	\$112.23
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$19.88

Total:

Tax Year	Amount
2022 Pay 2023	\$1,563.23
2021 Pay 2022	\$1,495.33
2020 Pay 2021	\$1,527.99
2019 Pay 2020	\$1,693.81
2018 Pay 2019	\$1,837.81
2017 Pay 2018	\$1,879.31

Payments (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2025 Pay 2026	5/1/2026	\$968.04
2024 Pay 2025	5/1/2025	\$1,124.87
2024 Pay 2025	10/14/2025	\$1,124.87
2023 Pay 2024	5/3/2024	\$985.86
2023 Pay 2024	11/12/2024	\$985.86
2022 Pay 2023	5/9/2023	\$781.62
2022 Pay 2023	11/8/2023	\$781.61
2021 Pay 2022	5/9/2022	\$747.67
2021 Pay 2022	11/1/2022	\$747.66
2020 Pay 2021	11/2/2021	\$763.99
2020 Pay 2021	5/10/2021	\$764.00

Total:

Tax Year	Amount
2025 Pay 2026	\$968.04
2024 Pay 2025	\$2,249.74
2023 Pay 2024	\$1,971.72
2022 Pay 2023	\$1,563.23
2021 Pay 2022	\$1,495.33
2020 Pay 2021	\$1,527.99

Payments - Historic (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2022 Pay 2023	11/8/2023	\$781.61
2022 Pay 2023	5/9/2023	\$781.62
2021 Pay 2022	11/1/2022	\$747.66
2021 Pay 2022	5/9/2022	\$747.67
2020 Pay 2021	11/2/2021	\$763.99
2020 Pay 2021	5/10/2021	\$764.00
2019 Pay 2020	11/9/2020	\$846.90
2019 Pay 2020	5/12/2020	\$846.91
2018 Pay 2019	11/1/2019	\$918.90
2018 Pay 2019	4/29/2019	\$918.91
2017 Pay 2018	11/7/2018	\$939.65
2017 Pay 2018	5/9/2018	\$939.66

Total:

Tax Year	Amount
2022 Pay 2023	\$1,563.23

COUNTY TAX INFO - TR 8

8/3/26, 4:17 PM

Beacon - Huntington County, IN - Report: 35-07-30-100-024.600-014

Tax Year	Amount
2021 Pay 2022	\$1,495.33
2020 Pay 2021	\$1,527.99
2019 Pay 2020	\$1,693.81
2018 Pay 2019	\$1,837.81
2017 Pay 2018	\$1,879.31

Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
4/5/2022	transfer	CORP	Schenkel Acres, Inc.	\$0
1/1/1900	transfer	WD	Schenkel Farms Inc	\$0

Notes (Auditor & Treasurer)

Date	Type	Note
09/11/2007		EXEMPTIONS Schenkel Farms, Inc. filed a mortgage exemption for 99-00 (395 p 28 \$146,000) Schenkel Farms, Inc.'s mortgage 395 p 28 was released for 08-09.
05/12/2020		2020 ADDRESS CHANGE 5-12-20 An address change was recieved with the 19p20 tax payment. This has been updated.
02/08/2001		TRANSFER Transfer from: PARCELS REPLATTED INTO ACREAGE Date of Transfer: 05/08/98

Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings (Assessor), Improvements (Assessor), Photos (Assessor), Sketches (Assessor).

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COUNTY TAX INFO - TR 9 & 10

8/3/26, 4:20 PM

Beacon - Huntington County, IN - Report: 35-08-34-100-033.100-010

Huntington County, IN

Property Taxes are Due May 11 and November 10th, 2026.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

Property Record Card (Assessor)

[35-08-34-100-033.100-010 \(PDF\)](#)

Form 11s

[35-08-34-100-033.100-010 \(PDF\)](#)

Online Tax Payment

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Important: TAX SALE properties are to be paid by Certified Funds (cash, money orders, or bank checks) **NOT** paid online. Go to Tax History, Current Year, Delinquent tax. If Delinquent call the Co. Treasurer's office 260-358-4860 to see if this parcel is Eligible or Certified for Tax Sale. This is a **GENERAL MESSAGE** it does not pertain to every parcel on Beacon Schneider.

2025 Pay 2026 Tax Statements (Treasurer)

[35-08-34-100-033.100-010 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Assessor)

Parcel Number 35-08-34-100-033.100-010
Tax ID 006-00331-00
Neighborhood 3510510-010 - LANCASTER TWP 1980 & NEWER
Property Address 200 W
Huntington IN 46750
Legal Description 006-00331-00 E PT NE SEC 34 60A
(Note: Not to be used on legal documents.)
Acreage 60
Class 100 - Vacant Land
Tax District LANCASTER TOWNSHIP
AlternateNumber

Owner (Auditor)

[Schenkel Acres, Inc.](#)
4436 Hidden Lake Ct
Hudsonville MI 49426-9773

Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	EE	0	1.5000	0
4 - TILLABLE LAND	BCB2	0	22.5500	0
4 - TILLABLE LAND	PG	0	35.0000	0
81 - LEGAL DITCH	PG	0	0.9500	0

COUNTY TAX INFO - TR 9 & 10

8/3/26, 4:20 PM

Beacon - Huntington County, IN - Report: 35-08-34-100-033.100-010

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Valuation (Assessor)

Assessment Year	2026	2025	2024	2023	2022
Land	\$123,000.00	\$123,000.00	\$132,300.00	\$110,300.00	\$87,000.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$123,000.00	\$123,000.00	\$132,300.00	\$110,300.00	\$87,000.00

Deductions (Auditor)

Tax Year	Deduction Type	Amount
2025 Pay 2026	2% Circuit Breaker Deduction	\$7,380.00

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	\$797.38	\$944.88	\$832.10	\$627.79	\$597.29
Spring Other Assessments	\$23.75	\$23.75	\$0.00	\$169.47	\$151.97
Spring Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$797.38	\$944.88	\$832.10	\$627.79	\$597.29
Fall Other Assessment	\$17.50	\$17.50	\$0.00	\$169.46	\$151.96
Fall Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Receipts	\$821.13	\$1,931.01	\$1,664.20	\$1,594.51	\$1,498.51
Current Due	\$814.88				

Tax History - Historic (Treasurer)

Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year

Tax Year	Type	Category	Detail:	Amount
			Description	
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$627.79
2022 Pay 2023	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 1st Installment Tax	\$17.50
2022 Pay 2023	Special Assessment Detail	Tax	UPDIKE 1st Installment Tax	\$151.97
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$627.79
2022 Pay 2023	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 2nd Installment Tax	\$17.50
2022 Pay 2023	Special Assessment Detail	Tax	UPDIKE 2nd Installment Tax	\$151.96
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$597.29
2021 Pay 2022	Special Assessment Detail	Tax	UPDIKE 1st Installment Tax	\$151.97
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$597.29
2021 Pay 2022	Special Assessment Detail	Tax	UPDIKE 2nd Installment Tax	\$151.96
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$612.53
2020 Pay 2021	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 1st Installment Tax	\$17.50
2020 Pay 2021	Special Assessment Detail	Tax	UPDIKE 1st Installment Tax	\$151.97
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$612.53
2020 Pay 2021	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 2nd Installment Tax	\$17.50
2020 Pay 2021	Special Assessment Detail	Tax	UPDIKE 2nd Installment Tax	\$151.96
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$677.75
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$6.25
2019 Pay 2020	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 1st Installment Tax	\$17.50
2019 Pay 2020	Special Assessment Detail	Tax	UPDIKE 1st Installment Tax	\$151.97
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$677.75
2019 Pay 2020	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 2nd Installment Tax	\$17.50
2019 Pay 2020	Special Assessment Detail	Tax	UPDIKE 2nd Installment Tax	\$151.96
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$746.50
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$6.25
2018 Pay 2019	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 1st Installment Tax	\$17.50
2018 Pay 2019	Special Assessment Detail	Tax	UPDIKE 1st Installment Tax	\$151.97
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$746.50

COUNTY TAX INFO - TR 9 & 10

8/3/26, 4:20 PM

Beacon - Huntington County, IN - Report: 35-08-34-100-033.100-010

Tax Year	Type	Category	Description	Amount
2018 Pay 2019	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 2nd Installment Tax	\$17.50
2018 Pay 2019	Special Assessment Detail	Tax	UPDIKE 2nd Installment Tax	\$151.96
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$766.08
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 1st Installment Tax	\$6.25
2017 Pay 2018	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 1st Installment Tax	\$17.50
2017 Pay 2018	Special Assessment Detail	Tax	UPDIKE 1st Installment Tax	\$138.15
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$766.08
2017 Pay 2018	Special Assessment Detail	Tax	MAJENICA CREEK 2nd Installment Tax	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	STEWART-HOOVER-THRIFT 2nd Installment Tax	\$17.50
2017 Pay 2018	Special Assessment Detail	Tax	UPDIKE 2nd Installment Tax	\$138.15

Total:

Tax Year	Amount
2022 Pay 2023	\$1,594.51
2021 Pay 2022	\$1,498.51
2020 Pay 2021	\$1,563.99
2019 Pay 2020	\$1,700.68
2018 Pay 2019	\$1,838.18
2017 Pay 2018	\$1,849.71

Payments (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2025 Pay 2026	5/1/2026	\$821.13
2024 Pay 2025	5/1/2025	\$968.63
2024 Pay 2025	10/14/2025	\$962.38
2023 Pay 2024	11/12/2024	\$832.10
2023 Pay 2024	5/3/2024	\$832.10
2022 Pay 2023	5/9/2023	\$797.26
2022 Pay 2023	11/8/2023	\$797.25
2021 Pay 2022	11/1/2022	\$749.25
2021 Pay 2022	5/9/2022	\$749.26
2020 Pay 2021	11/2/2021	\$781.99
2020 Pay 2021	5/10/2021	\$782.00

Total:

Tax Year	Amount
2025 Pay 2026	\$821.13
2024 Pay 2025	\$1,931.01
2023 Pay 2024	\$1,664.20
2022 Pay 2023	\$1,594.51
2021 Pay 2022	\$1,498.51
2020 Pay 2021	\$1,563.99

Payments - Historic (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2022 Pay 2023	11/8/2023	\$797.25
2022 Pay 2023	5/9/2023	\$797.26
2021 Pay 2022	11/1/2022	\$749.25
2021 Pay 2022	5/9/2022	\$749.26
2020 Pay 2021	11/2/2021	\$781.99
2020 Pay 2021	5/10/2021	\$782.00
2019 Pay 2020	11/9/2020	\$847.21
2019 Pay 2020	5/12/2020	\$853.47
2018 Pay 2019	11/1/2019	\$915.96
2018 Pay 2019	4/29/2019	\$922.22
2017 Pay 2018	11/7/2018	\$921.73
2017 Pay 2018	5/9/2018	\$927.98

Total:

Tax Year	Amount
2022 Pay 2023	\$1,594.51
2021 Pay 2022	\$1,498.51
2020 Pay 2021	\$1,563.99

COUNTY TAX INFO - TR 9 & 10

8/3/26, 4:20 PM

Beacon - Huntington County, IN - Report: 35-08-34-100-033.100-010

Tax Year	Amount
2019 Pay 2020	\$1,700.68
2018 Pay 2019	\$1,838.18
2017 Pay 2018	\$1,849.71

Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
4/5/2022	transfer	CORP	Schenkel Acres, Inc.	\$0
1/1/1900	transfer	WD	Schenkel Farms Inc	\$0

Notes (Auditor & Treasurer)

Date	Type	Note
05/12/2020		2020 ADDRESS CHANGE 5-12-20 An address change was recieved with the 19p20 tax payment. This has been updated.
02/08/2001		TRANSFER Transfer from: MAJENICA CREEK FARMS, INC Date of Transfer: 07/31/91

Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings (Assessor), Improvements (Assessor), Photos (Assessor), Sketches (Assessor).

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PRELIMINARY TITLE

PRELIMINARY TITLE



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

Countersigned by:

Authorized Countersignature

Tulip Tree Title
56 E Main Street
Wabash, IN 46992
(260) 563-5028



Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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File No. ST-2026-72-OL
ALTA Commitment For Title Insurance (7-01-2021)
Page 1 of 4



PRELIMINARY TITLE

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

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File No. ST-2026-72-OL

ALTA Commitment For Title Insurance (7-01-2021)

Page 2 of 4



PRELIMINARY TITLE

5. LIMITATIONS OF LIABILITY

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

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

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

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

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

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

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

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File No. ST-2026-72-OL

ALTA Commitment For Title Insurance (7-01-2021)

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PRELIMINARY TITLE

10. CLASS ACTION

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

11. ARBITRATION

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

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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File No. ST-2026-72-OL

ALTA Commitment For Title Insurance (7-01-2021)

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

Issuing Agent: Tulip Tree Title
Issuing Office: 56 E Main Street, Wabash, IN 46992
Issuing Office's ALTA® Registry ID: 1067227
Loan ID Number:
Commitment Number: ST-2026-72-OL
Issuing Office File Number: ST-2026-72-OL
Property Address: TBD 100 S, Huntington, IN 46750
Revision Number:

1. **Commitment Date:** August 03, 2026 at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: * *

(b) 2021 ALTA® Loan Policy

Proposed Insured:

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

Schenkel Acres, Inc.

5. **The Land is described as follows:**

TRACT I

The west half of the northwest quarter of Section Ten (10), Township Twenty-seven (27) North, Range Nine (9) East, containing eighty (80) acres, more or less.

TRACT II

MAJENICA

Part of the West 40 acres of the West Half of the Northeast Quarter, together with part of the Northwest Quarter all in Section 30, Township 27 North, Range 10 East, Huntington County, Indiana, more particularly described as follows, to wit:

Beginning at a 3/4 inch diameter pipe at the North Quarter corner of said Section 30; thence North 89 degrees 50 minutes 27 seconds West, (bearings in this description as based on the INDOT plan bearing for State Road #5), on and along the North line of the Northwest Quarter of said Section 30, being within the right-of-way of County road

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File No. ST-2026-72-OL

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

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

400 S, a distance of 116.23 feet to a railroad spike at the point of intersection of said North line with the centerline of an open ditch; thence Southerly, on and along said centerline, as defined by the following courses and distances: South 05 degrees 45 minutes 50 seconds East, a distance of 114.75 feet; thence South 01 degrees 26 minutes 41 seconds West, a distance of 145.94 feet; thence South 15 degrees 43 minutes 20 seconds West, a distance of 47.35 feet; thence South 41 degrees 21 minutes 16 seconds West, a distance of 55.38 feet; thence south 56 degrees 55 minutes 31 seconds West, a distance of 231.30 feet; thence South 55 degrees 48 minutes 41 seconds West, a distance of 237.63 feet; thence South 27 degrees 28 minutes 09 seconds West, a distance of 99.16 feet; thence South 11 degrees 21 minutes 16 seconds West, a distance of 87.26 feet; thence South 31 degrees 03 minutes 13 seconds West, a distance of 196.42 feet; thence South 40 degrees 01 minutes 32 seconds West, a distance of 53.67 feet; thence South 05 degrees 44 minutes 54 seconds West, a distance of 214.16 feet; thence South 08 degrees 25 minutes 22 seconds West, a distance of 74.75 feet; thence South 20 degrees 08 minutes 22 seconds West, a distance of 57.42 feet; thence South 13 degrees 26 minutes 27 seconds West, a distance of 131.08 feet; thence south 12 degrees 58 minutes 54 seconds West a distance of 147.30 feet; thence South 11 degrees 46 minutes 17 seconds West, a distance of 28.31 feet; thence South 26 degrees 38 minutes 02 seconds East, a distance of 40.41 feet; thence South 35 degrees 26 minutes 06 seconds East, a distance of 385.02 feet; thence South 54 degrees 11 minutes 17 seconds East, a distance of 379.55 feet; thence South 49 degrees 24 minutes 51 seconds East, a distance of 240.69 feet; thence South 52 degrees 46 minutes 03 seconds East, a distance of 132.96 feet to the point of intersection of said centerline with the West line of the northeast Quarter of said Section 30; thence South 00 degrees 43 minutes 15 seconds West on and along said West line, a distance of 191.05 feet to a 5/8 inch diameter rebar at the Southwest corner of said Northeast Quarter; thence South 89 degrees 58 minutes 31 seconds East, on and along the South line of said Northeast Quarter, a distance of 665.95 feet to the Southeast corner of the West Half of the West half of said Northeast Quarter; thence North 00 degrees 39 minutes 33 seconds East, on and along the East line of said West Half, a distance of 2319.33 feet to a 5/8 inch diameter rebar a the point of intersection of said East line with the South line of a 1.98 acre tract of land conveyed to James R. Johnson and Amy L. Johnson under Deed Record 235, page 545 in the Office of said Recorder; thence North 89 degrees 28 minutes 21 seconds West, on and along the south line of said 1.98 acre tract, a distance of 9.57 feet to a 5/8 inch diameter rebar at the Southwest corner thereof; thence South 00 degrees 29 minutes 42 seconds West, on and along the East line of a 0.995 acre tract of land conveyed to Gregory C. Ehler and Roberta Ann Ehler under Deed Record 239, page 70, a distance of 5.41 feet to a 7 inch square wood post at the Southeast corner thereof; thence South 59 degrees 24 minutes 16 seconds West, on and along the South line of said 0.995 acre tract and along the South line of a 2.0 acre tract conveyed to aforesaid Gregory C. Ehler and Roberta Ann Ehler under Deed Record 251, page 643 in the Office of said Recorder, and said line projected Westerly a distance of 654.03 feet to a 5/8 inch diameter rebar on the East line of the Northwest Quarter of said Section 30; thence North 00 degrees 43 minutes 15 seconds East, on and along said East line, a distance of 322.44 feet to the point of beginning.

Containing 64.134 acres of land subject to legal right-of-way for County Road 400 S and subject to ass easements of record

TRACT III CRAIG

A part of the south half of the southwest quarter of Section 12, Township 27 North, Range 9 East, Huntington County, Indiana, more particularly described as follows, to-wit:

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File No. ST-2026-72-OL

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

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Beginning at a pk nail on the South line of said Southwest Quarter at a point situated 581.2 feet, South 89 degrees 42 minutes West (added bearing and is used as the basis for the bearings in this description) from the Southeast corner of said Southwest Quarter; thence South 89 degrees 42 minutes West, on and along said South line, being within the right-of-way of County Road 200 S, a distance of 2037.0 feet to a pk nail situated 25.0 feet, North 89 degrees 42 minutes East from the Southwest corner of said Southwest Quarter; thence North 00 degrees 26 minutes West and parallel to the West line of the South half of said Southwest Quarter, a distance of 920.0 feet to a 1/2 inch diameter rebar; thence North 88 degrees 49 minutes East, a distance of 274.5 feet to a 1/2 inch diameter rebar; thence North 01 degrees 15 minutes West, a distance of 396.2 feet to a 1/2 inch diameter rebar on the North line of the South Half of said Southwest Quarter at a point situated 293.8 feet, North 89 degrees 36 minutes East from the Northwest corner of said South Half; thence North 89 degrees 36 minutes East, on and along the North line of the South Half of said Southwest Quarter, a distance of 1745.4 feet to a 5/8 inch diameter rebar at a point situated 603.5 feet, South 89 degrees 36 minutes West from the Northeast corner of said South Half; thence South 01 degrees 25 minutes East, a distance of 1323.9 feet to the point of beginning.

Containing 58.980 acres of land, subject to legal right-of-way for County Road 200 S and subject to all easements of record.

TRACT IV MINTON

The West Half of the Southwest Quarter of Section Fifteen (15) in Township Twenty-seven (27) North of Range Nine (9) East,

EXCEPT THE FOLLOWING: Beginning at the Southwest corner of Section 15, Township 27 North, Range 9 East; thence East along the South line of said Section, 7 and 77/100 chains; thence North, parallel with the West line of said Section, 3 and 86/100 chains, thence West parallel with the south line of said Section, 7 and 77/100 chains to the section line; thence South along the section line, 3 and 86/100 chains to the place of beginning.

Containing three (3) acres.

Containing after said exception 77 (seventy-seven) acres, more or less

EXCEPT THEREFROM THE FOLLOWING: A Part of the Southwest Quarter of Section Fifteen (15), Township Twenty-seven (27) North, Range Nine (9) East, and being more particularly described as follows:

Beginning at a point in the center of State Road Number 2212, which point is 252.30 feet North 1° 15' West from the Southwest corner of Section 15; thence North 1° 15' West along the centerline of said Road 240.5 feet to a point; thence North 89° 40' East, 1327.04 feet to an iron pipe; thence South 1° 07' East, 492.8 feet to a point in the center of County Road Number 300 South; thence South 89° 40' West, along the center of said Road 814.0 feet to a point; thence North 1° 15' West 251.50 feet to a steel corner post; thence South 89° 45' West 511.90 feet to the point or place of beginning.

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

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Containing 12.04 acres of land, more or less.

ALSO EXCEPT THEREFROM THE FOLLOWING: Part of the Southwest Quarter of Section Fifteen (15), Township Twenty-seven (27) North, Range Nine (9) East, Lancaster Civil Township, Huntington County, Indiana, as follows:

Beginning at a point on the West line of the Southwest Quarter of Section 15, Township 27 North, Range 9 East, Huntington County, Indiana, said point being 1892.72 feet South of the Northwest corner of said Southwest quarter; thence South 00° 00' 00" West 174.00 feet along said West line (basis of bearing) to a PK nail; thence South 90° 00' 00" East 450.00 feet to a rebar; thence North 00° 00' 00" East 174.00 feet to a rebar; thence North 90° 00' 00" west 450.00 feet to the point of beginning.

Containing 1.80 acres, more or less.

TRACT V DAUGHERTY

Part of the East Half of the Northeast Quarter of Section Seventeen (17), Township Twenty-seven (27) North, Range Nine (9) East, Huntington County, Indiana, described as follows:

Beginning at the Northeast corner of the East Half of said Northeast Quarter; thence south 00 degrees 00 minutes 00 seconds West (assumed bearing) along the East line of the East Half of said Northeast Quarter, said line also being the center line of County road 400 West, 2188.93 feet; thence North 88 degrees 11 minutes 02 seconds West, 1337.63 feet; thence North 00 degrees 06 minutes 36 seconds East along a fenceline, marking the West line of the East half of said Northeast Quarter, 2189.05 feet to a point on the North line of the East Half of said Northeast Quarter, said line also being the center line of County road 200 South ; thence South 88 degrees 10 minutes 23 seconds East along said north line 483.38 feet; thence south 00 degrees 21 minutes 18 seconds west, 1198.42 feet; thence South 90 degrees 00 minutes 00 seconds East, 200.0 feet; thence North 00 degrees 21 minutes 18 seconds East, 1192.04 feet to a point on the North line of the East Half of said northeast quarter; thence south 88 degrees 10 minutes 23 seconds east along said north line, 650.00 feet to the point of beginning.

Containing 61.59 acres, more or less, and subject to easements and rights of way of record.

EXCEPT THEREFROM, Part of the East Half of the Northeast Quarter of Section 17 Township 27 North, Range 9 East, Huntington County, Indiana, being more particularly described as follows, to-wit:

Commencing at the East Quarter corner of said Section 17, being marked by a railroad spike; thence North 00 degrees 00 minutes 00 seconds East (deed bearing and basis of all bearings in this description), on and along the East line of said Northeast Quarter, being within the right-of-way of South County road 400 West, a distance of 454.66 feet to a survey nail at the Southeast corner of a 61.59 acre base tract of real estate described in a deed to Schenkel Farms, Inc., in Deed Record 250, pages 790-791, in the Office of the Recorder of Huntington County, Indiana, this being the true point of beginning; thence North 00 degrees 00 minutes 00 seconds East, continuing on and along said East line and within said right-of-way, a distance of 151.75 feet to a survey nail at the intersection of said East line with the Southerly top of bank of the Henry Wilhelm Drain; thence Westerly on and along said

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File No. ST-2026-72-OL

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

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Southerly top of bank as defined by the following courses and distances:

North 87 degrees 42 minutes 42 seconds West, a distance of 395.00 feet; thence North 81 degrees 49 minutes 07 seconds West, a distance of 30.00 feet; thence North 59 degrees 50 minutes 40 seconds West, a distance of 165.00 feet; thence North 63 degrees 02 minutes 46 seconds West, a distance of 110.00 feet; thence North 74 degrees 56 minutes 42 seconds West, a distance of 105.00 feet; thence North 84 degrees 32 minutes 28 seconds West, a distance of 53.00 feet; thence South 66 degrees 41 minutes 46 seconds West, a distance of 98.00 feet; thence South 54 degrees 36 minutes 18 seconds West, a distance of 445.00 feet to a #5 rebar on the South line of said 61.59 acre base tract; thence South 88 degrees 11 minutes 02 seconds East, on and along said South line, a distance of 1272.66 feet to the true point of beginning, containing 5.512 acres of land, subject to legal right-of-way for South county road 400 West, and subject to all easements of record. This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 124-103, dated March 8, 2017.

TRACT VI KENNEDY

The northeast quarter of the northeast quarter of Section 34, Township 27 North, Range 9 East, also the east half of the southeast quarter of the northeast quarter of Section 34, Township 27 North, Range 9 East. Containing sixty (60) acres, more or less.

STEWART TITLE GUARANTY COMPANY



Authorized Countersignature

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File No. ST-2026-72-OL

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

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: ST-2026-72-OL

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. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
6. Pay the full consideration to, or for the account of, grantors or mortgagors
7. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
8. Disclosure of Sales Information Form completed by Buyer and Seller as required by Indiana Law accompanying the Deed for Transfer.
9. 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.
10. Any Owner's Policy issued pursuant hereto will contain under Schedule B the General Exceptions set forth below. Any Loan Policy will contain under Schedule B General Exceptions 1, 2, and 3 unless a satisfactory survey is furnished; General Exception 4 will appear unless satisfactory evidence is furnished that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

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File No. ST-2026-72-OL

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: ST-2026-72-OL

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or 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 shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.

7. Taxes 2025 due and payable May 12, 2026 and November 10, 2026
8. ASSESSED IN THE NAME OF: Schenkel Acres, Inc.
9. PARCEL ID: 35-08-10-200-033.200-010 (TRACT I)
10. LEGAL DESCRIPTION: W NW SEC 10 81A
11. ASSESSED VALUE OF LAND: \$168,800 IMPROVEMENTS: \$0.00
12. EXEMPTIONS: 2% Deduction: \$10,128
13. MAY INSTALLMENT: \$1,094.28 PAID
14. NOV INSTALLMENT: \$1,094.28 UNPAID

15. Subject to Ditch Assessments for Ditch OTHER ASSESSMENTS
16. MAY INSTALLMENT: \$173.70 PAID
17. NOV INSTALLMENT: \$173.70 UNPAID

18. Taxes 2025 due and payable May 12, 2026 and November 10, 2026
19. ASSESSED IN THE NAME OF: Schenkel Acres, Inc.
20. PARCEL ID: 35-07-30-100-024.600-014 (TRACT II)
21. LEGAL DESCRIPTION: W W NE SEC 30 64.134AC
22. ASSESSED VALUE OF LAND: \$128,000 IMPROVEMENTS: \$0.00
23. EXEMPTIONS: 2% Deduction: \$7,680

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File No. ST-2026-72-OL

IN ALTA Commitment For Title Insurance Schedule B II (07-01-2021)



PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

24. MAY INSTALLMENT: \$835.92 PAID
25. NOV INSTALLMENT: \$835.92 UNPAID
26. Subject to Ditch Assessments for Ditch OTHER ASSESSMENTS
27. MAY INSTALLMENT: \$132.12 PAID
28. NOV INSTALLMENT: \$132.12 UNPAID
29. 9. Taxes 2025 due and payable May 12, 2026 and November 10, 2026
30. ASSESSED IN THE NAME OF: Schenkel Acres, Inc.
31. PARCEL ID: 35-08-12-300-013.300-010 (TRACT III)
32. LEGAL DESCRIPTION: S SW SEC 12 58.98A
33. ASSESSED VALUE OF LAND: \$131,200 IMPROVEMENTS: \$0.00
34. EXEMPTIONS: 2% Deduction: \$7,812
35. MAY INSTALLMENT: \$844.05 PAID
36. NOV INSTALLMENT: \$844.05 UNPAID
37. Subject to Ditch Assessments for Ditch OTHER ASSESSMENTS
38. MAY INSTALLMENT: \$55.15 PAID
39. NOV INSTALLMENT: \$55.15 UNPAID
40. 10. Taxes 2025 due and payable May 12, 2026 and November 10, 2026
41. ASSESSED IN THE NAME OF: Schenkel Acres, Inc.
42. PARCEL ID: 35-08-15-300-037.300-010 (TRACT IV)
43. LEGAL DESCRIPTION: PT W SW SEC 15 63.16 AC
44. ASSESSED VALUE OF LAND: \$127,500 IMPROVEMENTS: \$0.00
45. EXEMPTIONS: 2% Deduction: \$7,650
46. MAY INSTALLMENT: \$826.54 PAID
47. NOV INSTALLMENT: \$826.54 UNPAID
48. Subject to Ditch Assessments for Ditch OTHER ASSESSMENTS
49. MAY INSTALLMENT: \$130.11 PAID
50. NOV INSTALLMENT: \$130.11 UNPAID
51. 11. Taxes 2025 due and payable May 12, 2026 and November 10, 2026
52. ASSESSED IN THE NAME OF: Schenkel Acres, Inc.
53. PARCEL ID: 35-08-17-100-014.000-010 (TRACT V)
54. LEGAL DESCRIPTION: NE SEC 17 56.078A AC
55. ASSESSED VALUE OF LAND: \$109,500 IMPROVEMENTS: \$0.00
56. EXEMPTIONS: 2% Deduction: \$6,570
57. MAY INSTALLMENT: \$709.86 PAID
58. NOV INSTALLMENT: \$709.86 UNPAID
59. Subject to Ditch Assessments for Ditch OTHER ASSESSMENTS
60. MAY INSTALLMENT: \$98.14 PAID
61. NOV INSTALLMENT: \$98.14 UNPAID
62. 12. Taxes 2025 due and payable May 12, 2026 and November 10, 2026

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File No. ST-2026-72-OL

IN ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

63. ASSESSED IN THE NAME OF: Schenkel Acres, Inc.
64. PARCEL ID: 35-08-34-100-033.100-010 (TRACT VI)
65. LEGAL DESCRIPTION: E PT NE SEC 34 60A
66. ASSESSED VALUE OF LAND: \$123,000 IMPROVEMENTS: \$0.00
67. EXEMPTIONS: 2% Deduction: \$7,380
68. MAY INSTALLMENT: \$797.38 PAID
69. NOV INSTALLMENT: \$797.38 UNPAID
70. Subject to Ditch Assessments for Ditch OTHER ASSESSMENTS
71. MAY INSTALLMENT: \$23.75 PAID
72. NOV INSTALLMENT: \$23.75 UNPAID
73. The Company assumes no liability for the accuracy of the amount of any exemptions affecting the property or the value of the land and improvements as shown herein. The property owner/purchaser is responsible for filing any property exemptions, credits or deductions.
74. This commitment/policy does not insure against any loss or damage arising out of subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemption.
75. 13. Taxes for the year 2026 due and payable in 2027 amount not yet determined.
76. 14. Mortgage in the total principal amount of [REDACTED] from Schenkel Acres, Inc, a Michigan Corporation "Borrower", in favor of GreenStone Farm Credit Services, FLCA, "Lender", dated March 18, 2022 and recorded March 22, 2022 in Instrument Number 2022001577, in the Recorder's Office of Huntington County, Indiana.
77. TRACT I ONLY
78. 15. Pipeline Easement recorded June 3, 2026 as Instrument No. 2026002656 between Schenkel Acres, Inc "Grantor" and Indiana Gas Company, Inc d/b/a Centerpoint Energy Indiana North "Grantee"
79. TRACT III ONLY
80. 16. Rights of the Public, the State of Indiana, and County of Huntington and the municipality in and to that part of the premises taken or used for road and Utility purposes.
81. 17. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
82. 18. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
83. 20. Subject to taxes or special assessments which are not shown as existing liens by the public records.
84. 21. 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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File No. ST-2026-72-OL

IN ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

85. 22. Ten Year Judgment search has been made versus Schenkel Acres, Inc., and NONE FOUND.
86. NOTE: This Company does not insure as to UCC's filed with the Secretary of State. (If a search of the Secretary of State Office for UCC's is required, please contact this office for further details.)
87. Note: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006.
88. Note: Any documents that require a preparation statement and are executed or acknowledged in Indiana must contain the following affirmation statement required by IC 36-2-11-15: I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (Name)
89. Note: Indiana Code 27-7-3.7-1 et seq. Concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, 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 real estate broker licensed under IC 25-34.1. Personal checks exceeding \$500.00 will not be accepted.
90. NOTE: Effective July 1, 2013, SEA 370 requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued. The closing protection letter provides coverage against any loss of settlement funds (under the terms and provisions of the closing protection letter) that results from: 1) theft or misappropriation of settlement funds; and 2) failure to comply with written closing instructions agreed to by the title company to the extent that items (1) and (2) relate to the status of title to or the validity, enforceability and priority of the lien of the mortgage on the party's interest in the land.
91. 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.
92. NOTE: If there is ANY information you become aware of that is different than as shown on commitment (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTY, ETC.), you MUST contact us PRIOR TO CLOSING. We reserve the right to make additional requirements/exceptions based upon the new information obtained.

Subject to examination of proposed insured purchaser(s).

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File No. ST-2026-72-OL

IN ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

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PRELIMINARY TITLE

STEWART INFORMATION SERVICES CORPORATION Updated August 24, 2023 GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your personal information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker,
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules, and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

PRELIMINARY TITLE

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.
- d. Parties involved in litigation and attorneys, as required by law.
- e. Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- f. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

PRELIMINARY TITLE

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart", "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

- A. Identifiers.** A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.
- B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).** A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.
- C. Protected classification characteristics under California or federal law.** Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.
- D. Commercial information.** Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.
- E. Internet or other similar network activity.** Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.
- F. Geolocation data**
Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:
 - Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
 - Directly and indirectly from activity on Stewart's website or other applications.
 - From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns

PRELIMINARY TITLE

and monitor and improve our responses.

- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Internet or other similar network activity
- Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to

PRELIMINARY TITLE

certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about you.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below.

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

PRELIMINARY TITLE

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you with a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

PRELIMINARY TITLE

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE Tulip Tree Title DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Tulip Tree Title , and its affiliates (" N/A "), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Tulip Tree Title , need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices

How often do/does Tulip Tree Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Tulip Tree Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Tulip Tree Title collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: Tulip Tree Title , 56 E Main Street, Wabash, IN 46992

PHOTOS

PHOTOS

Tracts 1 & 2



Tracts 1 & 2



PHOTOS

Tracts 1 & 2



Tracts 1 & 2



PHOTOS

Tracts 3 & 4



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Tract 9



Tract 4



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