INFORMATION Booklet

East Central Indiana • Franklin County • East Side of Brookville Lake

OUTSTANDING LAND AUCTION

Cropland, Woodland, Marketable Timber, FarmHouse/Pole Barn

197.834± acres

Offered in 6 Tracts

- *3 Miles East of Brookville Lake • 10 Miles South of Liberty*
- *40 Minutes to Cincinnati • Near Oxford, Brookville, Liberty*

- 2027 CROP RIGHTS TO BE CONVEYED
- Great Hunting and Recreational Tracts
- 72± Acres Timber with Market Value
- Hunting Lease Potential
- 125± Acres Cropland Total
- Municipal Water
- Remodeled Farm House with Pole Barn
- New Survey

800.451.2709
SchraderAuction.com

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

Thursday
SEPTEMBER 17
held at Schilling Memorial Community Center
Brookville, IN • Online Bidding Available
6:00pm

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.

SCHRADER
Real Estate and Auction Company, Inc.
950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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YouTube Download on the App Store

Auction Terms & Conditions:

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 197.834± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete except Tract 6 which must be bid in combination with Tracts 1, 2, 5 or by adjoining property owner.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide Warranty Deed.

CLOSING: The targeted closing date will be November 19, 2026. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing subject to 2026 crop rights. Timber rights to be conveyed. 2027 crop rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2026 taxes payable 2027 to be credited to Buyer(s) at closing. 2026 Taxes estimated at $7,120.20/yr.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.

FSA INFORMATION: 125.35 acres, Farm #496, Tract 1825.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

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

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER ARE NOT RESPONSIBLE FOR ACCIDENTS.

Auction Managers :

Steve Slonaker: 765.969.1697 *(cell)*

Andy Walther: 765.969.0401 *(cell)*

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Property Photos

BIDDER PRE-REGISTRATION FORM

THURSDAY, SEPTEMBER 17, 2026

197.834± ACRES – FRANKLIN COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc., P.O. Box 508, Columbia City, IN, 46725, Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, September 10, 2026. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

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
197.834± Acres • Franklin County, Indiana
Thursday, September 17, 2026

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

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

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

1. My name and physical address is as follows:
   _____
   _____
   _____
   My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, September 17, 2026 at 6:00 PM (EST).

3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.

4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.

5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.

6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of $_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, September 10, 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 MAP

Thursday
SEPTEMBER 17
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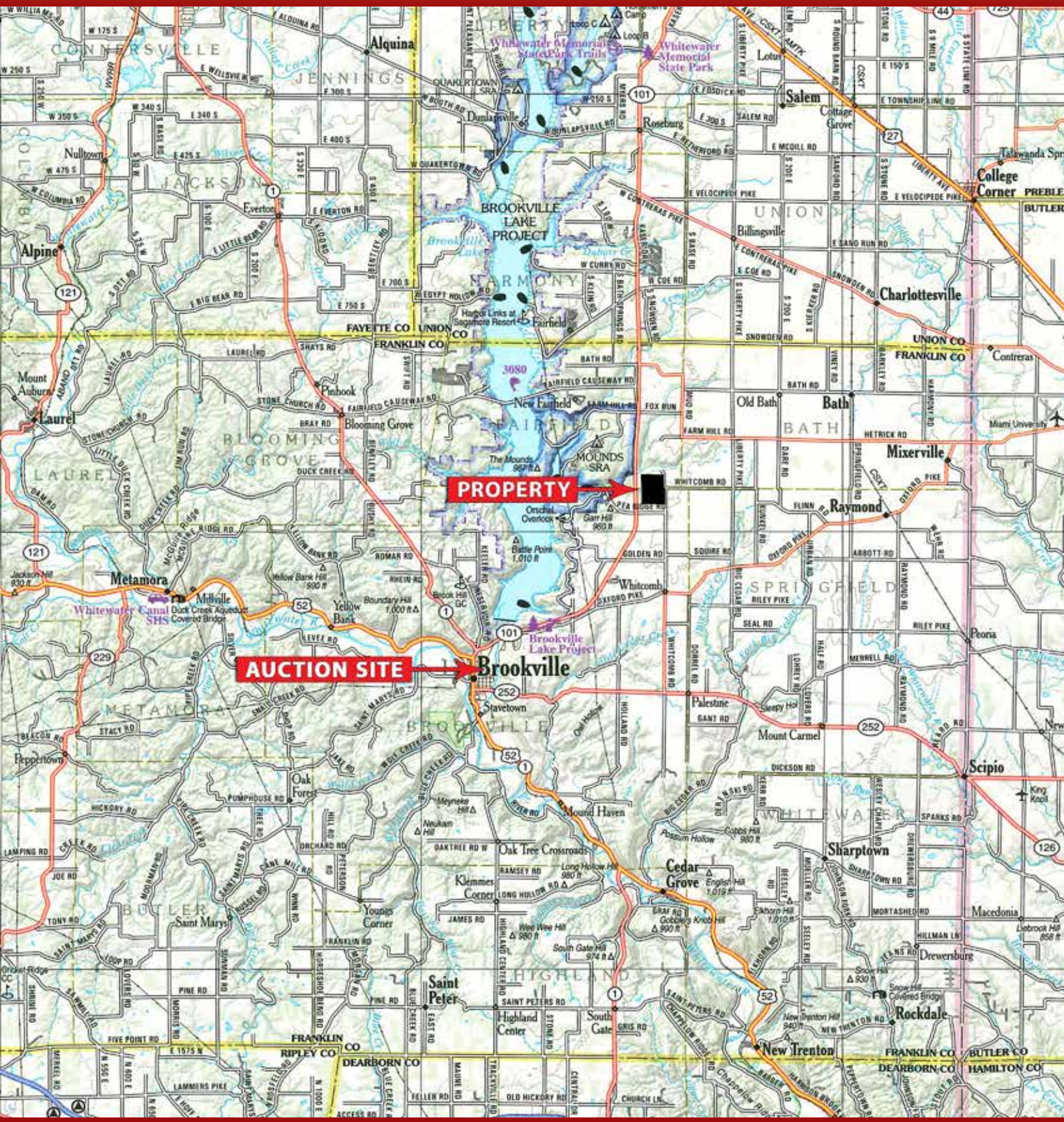
Brookville, IN • Online Bidding Available
6:00pm

LOCATION MAP



Auction Site: **Schilling Memorial Community Center, Brookville Community Room, 900 Mill St, Brookville, IN 47012.** *From Hwy 52/Hwy 1 in downtown east on 9th St to Mill St at Park.*

Property Location: **12186 Whitcomb Rd, Brookville, IN 47012.** *5 miles north of Brookville on Hwy 101 to Pea Ridge Rd, then east 3/4 mile to Whitcomb Rd, then left 1/4 mile to property on the left.*

TRACT MAP

Thursday
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TRACT MAP

Inspection Dates:
Sat, August 8, 22 & September 5
9:00–11:00am
Meet a Schrader agent on Tract 3

Online Bidding Available: *You may bid online during the auction at www.schraderauction.com. You must be registered* **One Week in Advance of the Auction** *to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.*

TRACT DESCRIPTIONS

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East Central Indiana • Franklin County • East Side of Brookville Lake

OUTSTANDING LAND AUCTION

Cropland, Woodland, Marketable Timber, FarmHouse/Pole Barn

197.834± acres

Offered in 6 Tracts

TRACT 1: 57± acres with 52± acres cropland. Good Russell and Xenia soils. One field. Limed in 2022. Frontage on Whitcomb Rd, no frontage on Meyer Rd.

TRACT 2: 55.834± acres all cropland. One field with Miami and Fincastle soils. Good frontage on Whitcomb Rd. Buy with Tract 1 and have 112.834± acres in one field.

TRACT 3: 5± acres. Remodeled 2,332 sq. ft. 2 story farm house, 1 bath, and new LP furnace/AC. Municipal water. Newer 28' x 32' garage/workshop. Great yard, stream and woodland. Nice 5 acres for hobby livestock and country life.

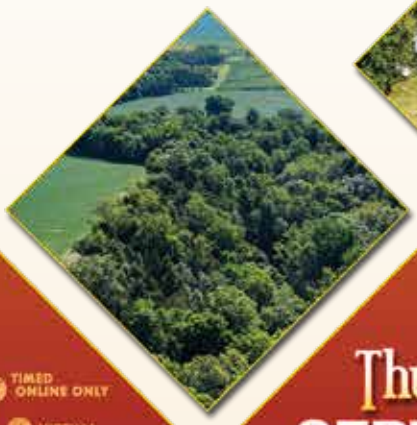
TRACT 4: 8± acres with 7± acres cropland with good frontage on Whitcomb Rd. Great place for your residence in county. City water.

TRACT 5: 42± acres with crop est. 37± acres timber and 4± acres cropland. Super recreation tract and place to build your secluded home. Great place to enjoy your own woodland and place in country. Marketable timber est. $8,000 to $12,000.

TRACT 6: 30± acres *(Swing Tract)* all woodland. Buy with Tracts 1, 2 or 5 and have cropland income and great hunting area. Very secluded surrounded by woodland. Timber evaluation est. of $23,000 to $26,000.

All acreages are approximate.

(Sec. 1 Twp. 9N R 2W)



OWNER: Penny D. Lakoff and Timothy Lakoff

Auction Managers :

Steve Slonaker: 765.969.1697 *(cell)*

Andy Walther: 765.969.0401 *(cell)*

877.747.0212

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SOILS MAP

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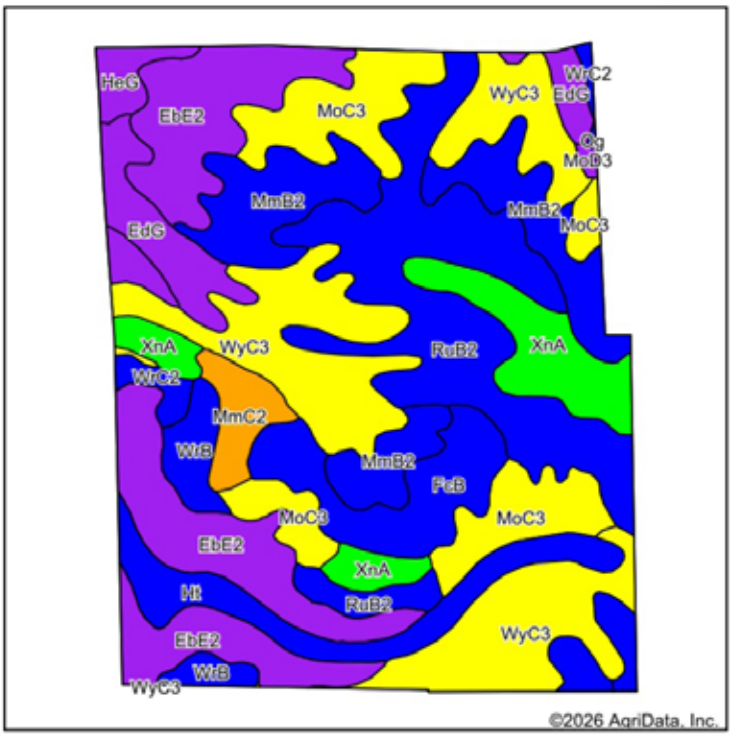
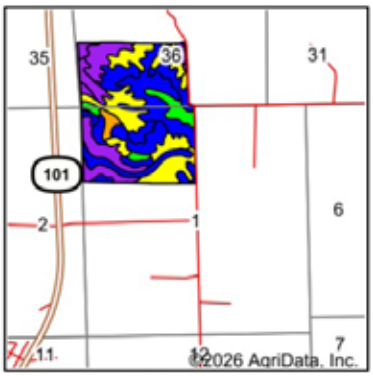
SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Franklin**
Location: **1-9N-2W**
Township: **Brookville**
Acres: **197.83**
Date: **7/7/2026**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IN047, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu
WyC3	Wynn silty clay loam, 6 to 12 percent slopes, severely eroded	35.15	17.8%		IVe		75	3	5	26		38
RuB2	Russell silt loam, 2 to 6 percent slopes, eroded	33.45	16.9%		IIe		149	5	10	53		73
EbE2	Eden flaggy silty clay, 15 to 25 percent slopes, eroded	32.63	16.5%		VIe		45	2	3	16		23
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	20.69	10.5%		IIe		142	5	9	49		63
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	19.23	9.7%		IVe		126	4	8	44		56
XnA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	12.65	6.4%		Iw		156	5	10	54		69
FcB	Fincastle silt loam, New Castle Till Plain, 0 to 2 percent slopes	10.67	5.4%		IIw		166	5	11	61		65
Ht	Holton silt loam, occasionally flooded	10.17	5.1%		IIw		116	4	8	34	2377	52
EdG	Eden flaggy silty clay, 25 to 50 percent slopes	8.24	4.2%		VIIe							
WrB	Wynn silt loam, 2 to 6 percent slopes	6.21	3.1%		IIe		106	3	7	37		43
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	4.05	2.0%		IIIe		133	4	9	47		58
HeG	Hennepin loam, 25 to 50 percent slopes	2.32	1.2%		VIIe		14	1	1	5		6
WrC2	Wynn silt loam, 6 to 12 percent slopes, eroded	1.96	1.0%		IIe		86	3	6	30		35
MoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.32	0.2%		VIe		110	4	7	38		49
Og	Oldenburg silt loam, occasionally flooded	0.09	0.0%		IIw	6	115	4	8	40	2800	52
				Weighted Average	**3.44**	***-**	**105.2**	**3.6**	**6.9**	**36.7**	**123.5**	**48.6**

FSA INFORMATION

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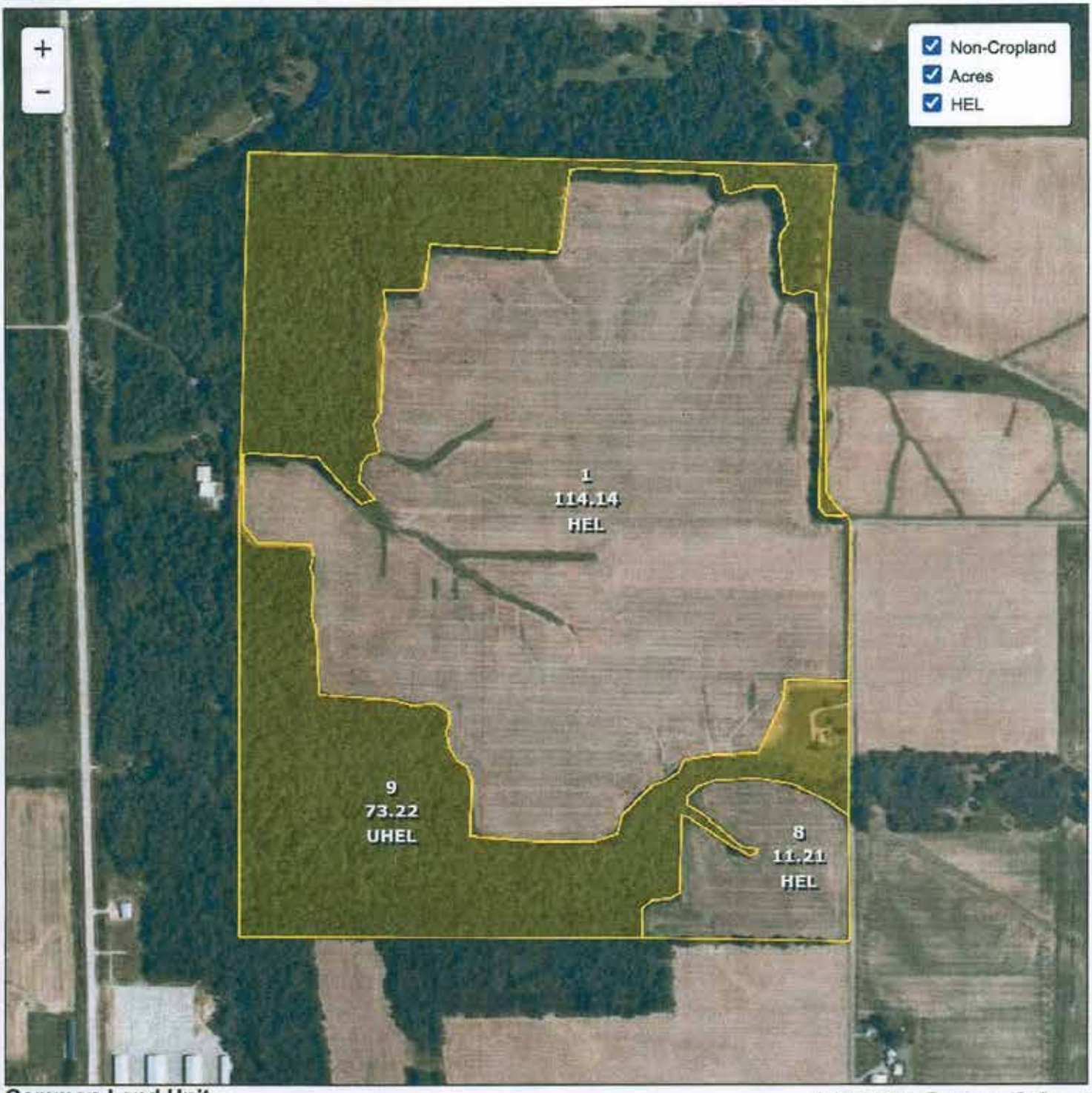
USDA **Franklin County, Indiana**



Common Land Unit

Cropland Non-cropland CRP

2025 Crop Year

Wetland Determination Identifiers

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

Farm **496**
Tract **1825**

N W E S

Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA INFORMATION

USDA Franklin County Indiana

Farm **496** Tract **1825**

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

Map Created 04/22/2026

CLU	Acres	HEL	Crop
1	114.14	HEL	
8	11.21	HEL	
9	73.22	UHEL	NC

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

Tract Cropland Total: 125.35 acres

Tract Boundary
Noncropland
Cropland

Wetland Determination Identifiers
Restricted Use
Limited Restrictions

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FSA INFORMATION

INDIANA
FRANKLIN
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 496
Prepared : 7/2/26 8:12 AM CST
Crop Year : 2026

Operator Name	: BOMMER'S SPRINGBROOK FARMS INC
CRP Contract Number(s)	: None
Recon ID	: None
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
198.57	125.35	125.35	0.00	0.00	0.00	0.00	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	125.35	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	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	121.20	0.00	142	
TOTAL	**121.20**	**0.00**		

NOTES

Tract Number	: **1825**
Description	: K2 S36 T10N R2W-BROOKVILLE
FSA Physical Location	: INDIANA/FRANKLIN
ANSI Physical Location	: INDIANA/FRANKLIN
BIA Unit Range Number	:
CRP Contract Number(s)	: None
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: PENNY D. LAKOFF, TIMOTHY LAKOFF
Other Producers	: DARREN BOMMER
Recon ID	: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
198.57	125.35	125.35	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
FRANKLIN
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 496
Prepared : 7/2/26 8:12 AM CST
Crop Year : 2026

Tract 1825 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	125.35	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	121.20	0.00	142
TOTAL	**121.20**	**0.00**	

NOTES

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

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

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

TIMBER ASSESSMENT

Thursday

SEPTEMBER 17

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TIMBER ASSESSMENT

Lakoff Timber Evaluation

May 11th, 2026

Michael Bane; Consulting Forester
Bane Forestry & Ecological Restoration, LLC

The timber within the Lakoff property is divided between two sections, which we will simply delineate as the "north" and "south" stands for the purpose of this evaluation. The north stand is bound by property lines to the north and west, while adjoining crop fields within the same ownership to the south and east. The topography of this stand is typical of Franklin county, long and narrow hills descending towards river bottoms with steep to sheer faces between these runs. The soil quality along the crests of these ridges appear to be consistent with those which are required to grow high quality timber. Impressive individual black walnuts *(Juglans nigra)* grow scattered across these ridges and show little signs of impedance by poor site indices. From a foresters perspective, high quality walnuts are uncommon on these types of sites. Little effort would be required in order to maintain a population of valuable walnuts, as they seemingly grow this ease across this stand. Looking more down-slope, exposed limestone peers from the hill faces and gives way to stands of hackberry *(Celtis occidentalis)*, hickory *(Carya spp.)*, chinquapin oak *(Quercus muehlenbergii)*, and bur oak *(Quercus macrocarpa)*. This species complex is commonplace within Franklin county, and is indicative of lower site indices and shallow bedrock. The chinquapin oaks that reside on these steep hills grow with gnarled tops and short merchantable boles (trunks), all pointing to challenges in soil fertility. Trees on sites such as these grow slower than their counterparts higher and lower on the slope. Fortunately, chinquapin oak is a valuable species (being a part of the white oak complex) and maintains its value well against the ebb and flow of the timber market.

The south stand is remarkably different from the north stand in terms of timber age, species, size, and quality. The western and southern edges of this stand are property boundaries, with the north and east edges being crop fields of the same ownership. The topography of this stand is considerably more extreme than that of the north stand. Steep hills and large falls into creek beds are quite common. Soil fertility across the stand appears to be consistently average, at times leaning more towards poor. A significant portion of this tract maintains no merchantable timber, and is dominated by osage-orange *(Maclura pomifera)* and Amur honeysuckle *(Lonicera maackii)*. The portion of this tract that does contain merchantable timber is primarily composed of hickory, white oak *(Quercus alba)*, scarlet oak *(Quercus coccinea)*, and assorted low grade species. There is a notable lack of mature timber, as most large trees are remnant pastured or "wolf" trees with short boles and low quality. The occasional premier white oak can be found across this stand, and great care should be taken in order to perpetuate that resource. Young pole sized timber can be found in many areas, and presents excellent future potential value for this stand. The young timber is of excellent quality, and needs few inputs in order to collect the future value.

The values for these stands were figured upon a clear-cut type harvest, accounting for all presently merchantable timber. This type of harvest is not recommended, and would be of great

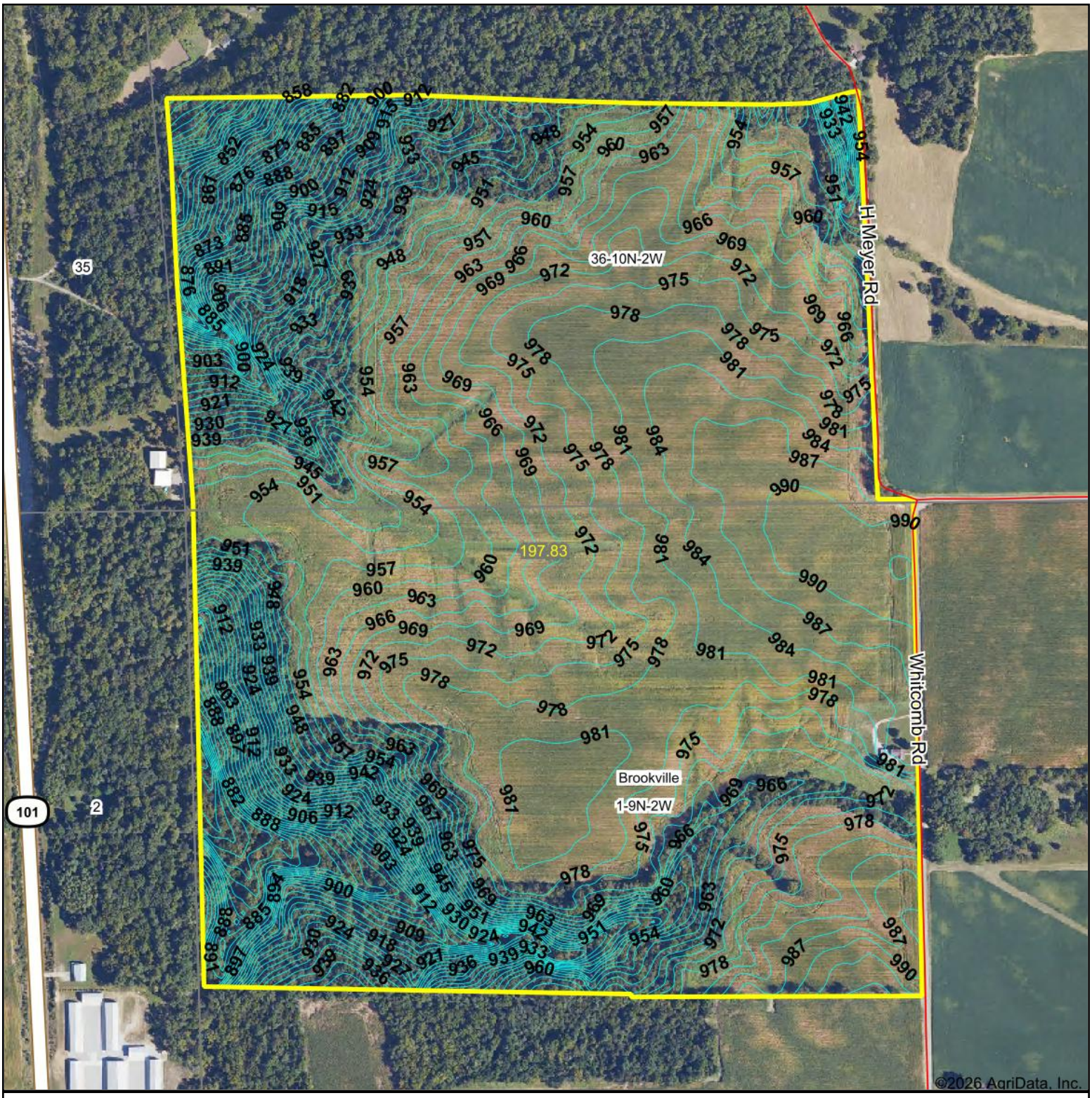
TIMBER ASSESSMENT

Type notes here	Printed 06/29/2026	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

TOPOGRAPHY MAP

Thursday
SEPTEMBER 17
held at Schilling Memorial Community Center
Brookville, IN • Online Bidding Available
6:00pm

TOPOGRAPHY MAP



SCHRADER
Real Estate and Auction Company, Inc.

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

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 808.3
Max: 997.9
Range: 189.6
Average: 955.9
Standard Deviation: 32.09 ft

0ft 574ft 1147ft

N W E S

7/7/2026

1-9N-2W
Franklin County
Indiana

Boundary Center: 39° 28' 46.28, -84° 56' 29.5

LEGAL DESCRIPTION & SURVEY

Thursday
SEPTEMBER 17
held at Schilling Memorial Community Center
Brookville, IN • Online Bidding Available
6:00pm

LEGAL DESCRIPTION

DESCRIPTION OF 197.834 ACRES

BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 2 WEST
FIRST PRINCIPAL MERIDIAN, BROOKVILLE TOWNSHIP AND
PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 2 WEST, FIRST PRINCIPAL MERIDIAN,
FAIRFIELD TOWNSHIP, FRANKLIN COUNTY, INDIANA, BEING THAT 197.834 ACRE TRACT SURVEYED BY
ANDREW C. MURRAY, INDIANA PROFESSIONAL SURVEYOR #21400014 AND SHOWN ON A PLAT OF SURVEY CERTIFIED
ON JULY 9, 2026, AS MEYER AND MURRAY LAND SURVEYORS JOB NUMBER 2026-053,
BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 2 WEST;
THENCE ALONG A FENCE AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 2 WEST, N03 DEGREES 18’55”W 799.36 FEET TO THE SOUTH CORNER OF A 0.116 ACRE TRACT DESCRIBED IN INSTRUMENT 2026 000 772, OFFICE OF THE RECORDER, FRANKLIN COUNTY, INDIANA;
THENCE LEAVING THE SECTION LINE TO FOLLOW THE EAST LINES OF SAID 0.116 ACRE TRACT:

1) N02 DEGREES 06’24”W 188.77 FEET TO A WOOD POST,
2) N01 DEGREES 46’04”W 276.27 FEET TO A METAL POST AND
3) N03 DEGREES 30’21”W 231.93 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN INSTRUMENT 2017 00 1582, OFFICE OF SAID RECORDER, BEING WITNESSED BY A CAPPED REBAR FOUND BEARING N89°55’45”W 11.05 FEET;

THENCE ALONG SAID SOUTH LINE, S89 DEGREES 55’34”E 903.41 FEET TO A STONE FOUND AT THE SOUTHWEST CORNER OF A 1.414 ACRE TRACT DESCRIBED IN INSTRUMENT 2026 000 773, OFFICE OF SAID RECORDER;
THENCE ALONG A FENCE AND THE SOUTH LINE OF SAID 1.414 ACRE TRACT, S86 DEGREES 50’04”E 534.28 FEET TO A POST;
THENCE CONTINUING ALONG SAID FENCE, S87 DEGREES 35’25”E 307.43 FEET TO THE SOUTH LINE OF A 1.650 ACRE TRACT DESCRIBED IN INSTRUMENT 2026 000 774, OFFICE OF SAID RECORDER;
THENCE CONTINUING ALONG SAID FENCE, S88 DEGREES 31’31”E 495.52 FEET TO A STONE FOUND ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 AND THE SOUTHEAST CORNER OF SAID 1.650 ACRE TRACT;
THENCE CONTINUING ALONG SAID FENCE, N88 DEGREES 25’52”E 139.91 FEET TO A CAPPED REBAR SET ON THE SOUTH LINE OF A 7.337 ACRE TRACT DESCRIBED IN INSTRUMENT 2022 00 2531, OFFICE OF SAID RECORDER;
THENCE N75 DEGREES 44’37”E 149.91 FEET TO A REBAR FOUND ON THE SOUTH LINE OF A 7.304 ACRE TRACT DESCRIBED IN INSTRUMENT 1992 00 8763, OFFICE OF SAID RECORDER;
THENCE N80 DEGREES 52’25”E 33.76 FEET TO A MAG SPIKE SET IN H.MEYER ROAD ON THE WEST LINE OF A 71.57 ACRE TRACT DESCRIBED IN DEED RECORD 88, PAGE 359, OFFICE OF SAID RECORDER;
THENCE ALONG SAID WEST LINE, S01 DEGREES 54’06”E 1511.32 FEET TO A CAPPED REBAR SET ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36;
THENCE ALONG SAID SOUTH LINE, S89 DEGREES 24’04”E 130.96 FEET TO A CAPPED REBAR SET AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1;
THENCE ALONG WHITCOMB ROAD AND THE EAST LINE OF SAID NORTHWEST QUARTER, S00 DEGREES 10’24”E 1837.02 FEET
TO A MAG SPIKE SET;
THENCE LEAVING WHITCOMB ROAD TO FOLLOW THE NORTH LINES OF A 56 ACRE TRACT DESCRIBED IN DEED RECORD 94,
PAGE 26, OFFICE OF SAID RECORDER:

1) N89 DEGREES 20’51”W 1075.80 FEET TO A CAPPED REBAR SET,
2) N00 DEGREES 02’25” W 10.56 FEET TO A CAPPED REBAR SET AND
3) N88 DEGREES 08’32”W 1579.42 FEET TO THE WEST LINE OF THE SAID NORTHWEST QUARTER AND PASSING A CAPPED REBAR SET AT 1563.46 FEET;

THENCE ALONG SAID WEST SECTION LINE, N00 DEGREES 27’32”W 1790.86 FEET TO THE PLACE OF BEGINNING,

CONTAINING 197.834 ACRES, MORE OR LESS. THERE BEING 75.470 ACRES IN THE SOUTHWEST QUARTER OF SECTION 36, 11.313 ACRES IN THE SOUTHEAST QUARTER OF SECTION 36 AND 111.051 ACRES IN THE NORTHWEST QUARTER OF SECTION 1.

BEING SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

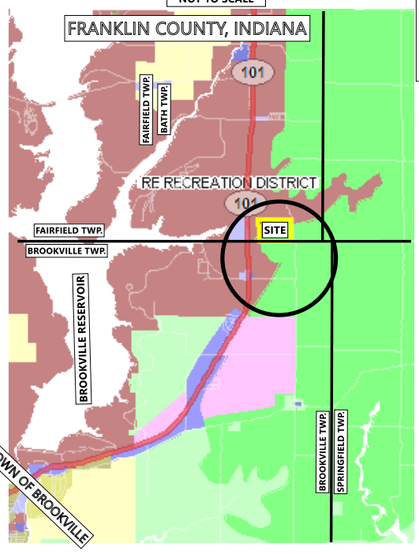
RETRACEMENT SURVEY PLAT FOR TIMOTHY LAKOFF AND PENNY D. LAKOFF

PART OF THE SOUTH HALF OF SECTION 36,
TOWNSHIP 10 NORTH, RANGE 2 WEST, FIRST PRINCIPAL MERIDIAN,
FAIRFIELD TOWNSHIP, FRANKLIN COUNTY, INDIANA
ALSO
PART OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 9 NORTH, RANGE 2 WEST, FIRST PRINCIPAL MERIDIAN,
BROOKVILLE TOWNSHIP, FRANKLIN COUNTY, INDIANA

SOURCE DEED

INSTRUMENT 2024 00 2962
PARCEL 24-04-36-300-004.000-007
PARCEL 24-10-01-100-001.000-003
"LAKOFF"

VICINITY MAP
NOT TO SCALE



RECORDATION STAMP

0 300'

ONE INCH = THREE HUNDRED FEET

SUBURBAN SURVEY. THE R.P.A. DOES NOT EXCEED 0.13 FEET PLUS 100 PPM AS DEFINED IN IAC 865 (REVISED RULE 12). THE BEARINGS ARE BASED ON INDIANA GEOSPATIAL COORDINATE SYSTEM (SEE REPORT) GRID BEARINGS AND DISTANCES SHOWN.

ZONING DESIGNATION:

A 1 - PRIME AGRICULTURE

.

AND

RE - RECREATION

SUBJECT TO VERIFICATION BY AREA PLAN COMMISSION

DESCRIPTION OF 197.834 ACRES

BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 2 WEST
FIRST PRINCIPAL MERIDIAN, BROOKVILLE TOWNSHIP AND
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BEING SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR CERTIFICATION

I certify that I am a Professional Land Surveyor, registered in compliance with the applicable laws of the State of Indiana.

I certify that this plat and descriptions are true and correct to the best of my knowledge.

This survey is prepared without the benefit of a title insurance committment, source or abstract of title or title search. The ownership information indicated hereon is obtained through Franklin County records by the employees of Meyer and Murray Land Surveyors.

Based on the Franklin County flood insurance rate map 18047 C 0205 D and 18047 C 0210 D a no part of the subject 197.834 acre tract is shown in a special flood hazard area.

This survey was performed in November 2023 through April 2026 with the last day of fieldwork being April 21, 2026.

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.

SURVEYOR REPORT

This plat and descriptions are based on a survey completed on July 1, 2026, with Myself doing the fieldwork and using a Javad Triumph-LS rover and Triumph-3 base GNSS system with grid bearings and distances shown on the plat.

The purpose of this survey is to retrace the boundary of Instrument 2024 00 2962, Office of the Franklin County Recorder. I previously have recorded two survey related to the north end of lands described in the parent tract instrument which are found at Instrument 2025 00 2244 and at Instrument 2025 00 2582. Following these plats, there were Instruments recorded in succession at 2026 000 764 through 2026 000 774 which positioned the boundaries described herein on and along fences and remnants thereof with the adjoining properties in Section 36-10-2.
The following observations and opinions are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of :

-Measurements
-Availability, Condition and Integrity of Reference Monuments
-Record Documents
-Lines of Occupation

The bearing system is based on the following:
IndGCS "Franklin" ZONE (two adjacent zones having identical projection parameters):

Unless otherwise noted, all bearings, distances, areas, and coordinates shown hereon are based Upon the Indiana Geospatial Coordinate System (IndGCS) "Franklin" zone per NAD 83(2011) epoch 2010.00 and are reported in U.S. Survey Feet and decimal parts thereof. The "Franklin", "Fayette" and "Union" zones have identical parameters. These zones were developed to minimize the differences between ground–measured horizontal distances and the corresponding grid coordinate (map) distances within the counties bearing these zones' names.

IndGCS "Franklin", "Fayette" and "Union" Zone Parameters
Geometric Datum: NAD 83(2011) epoch 2010.00
Projection Type: Transverse Mercator
Central Meridian: 85°03'00"W longitude
Central Meridian scale factor: 1.000038
Latitude of Grid Origin: 39°15'00"N latitude
False Northing: 36,000.000 m (118,100.00 U.S. ft.)
False Easting: 240,000.000 m (787,400.00 U.S. ft.)

MEASUREMENTS

The relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for a Suburban survey (0.13 feet plus 100 ppm).

The surveying techniques used are intended to produce a Suburban survey, Indiana Board of Registration (Surveyors) Standards.

This survey is intended to comply with Title 865 IAC 1-12-7 (revised Rule 12) as a Retracement-Original Survey.

AVAILABILITY, CONDITION AND INTEGRITY OF REFERENCE MONUMENTS

No monumentation is called for in the adjoining lands to the south (Seal Farms).
I found monumentation, shown herein, along the west line of Section 1-9-2 in which I am retracing surveys by Joe W. Gillespie, Jr. and myself along the entire quarter section line. The west line of the subject is intended to coincide with we line of said Section 1.

RECORD DOCUMENTS

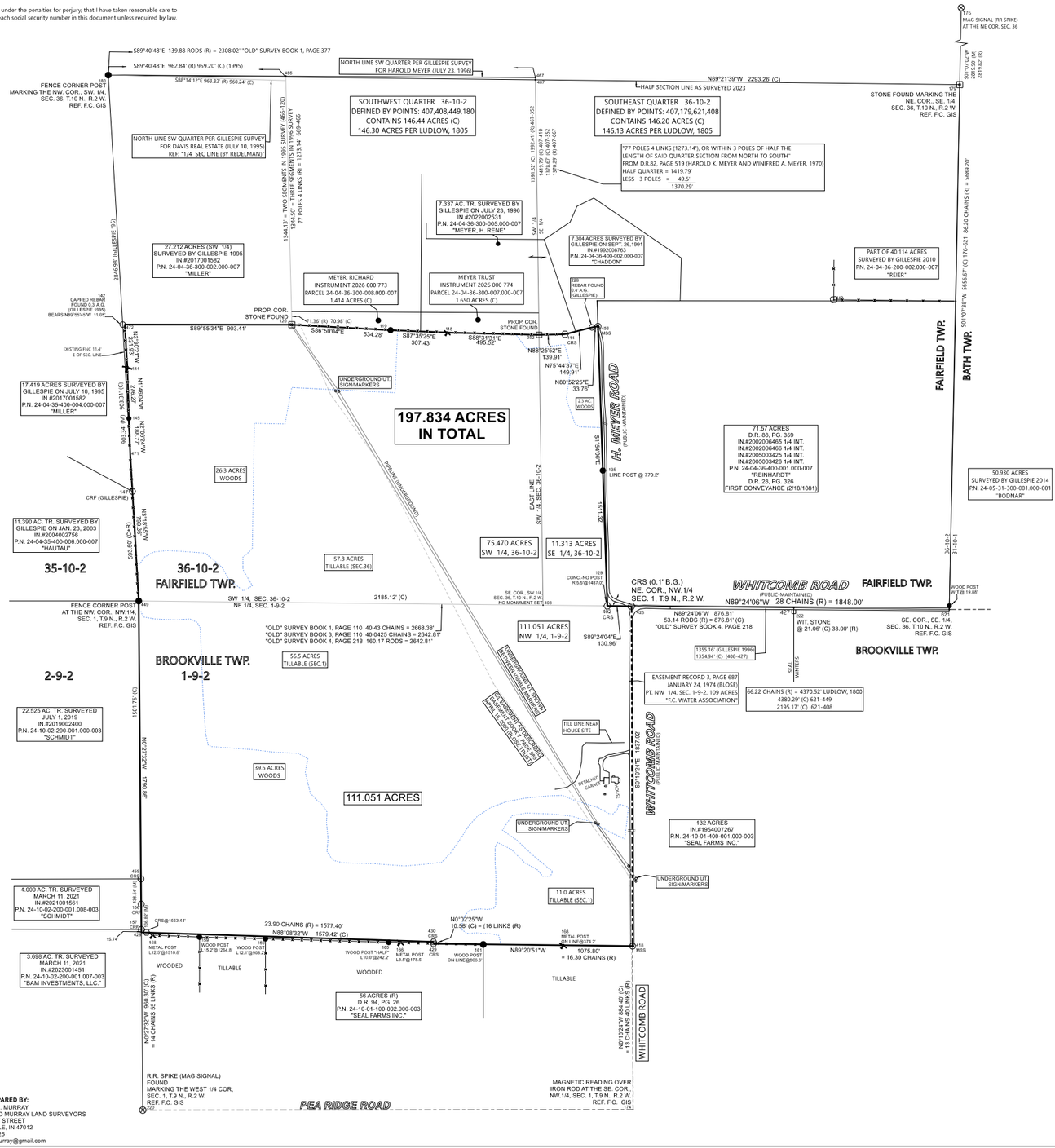
I held the dimensions of the adjoining lands of Seal Farms along the east and west lines of the northwest quarter. By this resolution, there is approximately two acres more area within the subject tract lands with the deed calling for 109 acres.

LINES OF OCCUPATION

I found fence on the east end of the south line to coincide with the line described, however, on the west portion of the south line, the fence varies up to 15 feet south of the line described.
Along the west section line, I found the fence to vary up to seven feet from the line and in places, the fence is built for convenience due to following along a creek.

THEORY OF LOCATION

To resolve the 109 acres, I found the previously resolved line dividing section 36-10-2 and section 1-9-2. I held a record distance along the north line of Seal Farms and ran west to set a capped rebar to mark the NE corner of the NW quarter of section 1-9-2.
I found a magnetic reading in Whitcomb Road at a rebar by Gillespie marking the SE corner of said quarter. I found a magnetic reading in Pea Ridge Road over a railroad spike previously excavated by myself and being 0.87 feet below grade and marking the SW corner of said quarter. Within the bounds of this quarter, I followed the courses of the Seal Farms deed adjoing south. The east end of this line follows fence remnants running west from Whitcomb Road. After Seal Farms deed jogs north, the line is north 10-15 feet of the existing fence as shown. The acreage contained in Blose Trust down to the Seal Farms line is 111.051 acres.



LEGEND

- R.R. SPIKE FOUND
- WOOD POST
- MAG SPIKE SET FLUSH (MSSF)
- STONE FOUND
- TREE FENCE CORNER
- METAL FENCE POST FOUND
- REBAR FOUND
- POINT / NO MONUMENT FOUND OR SET
- CAPPED REBAR SET (CRS)
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- (R) RECORD DIMENSION / VALUE
- (C) CALCULATED DIMENSION / VALUE
- (M) MEASURED DIMENSION / VALUE
- FENCELINE
- PIPELINE MARKER

FILE NAME BLOSE FARM 26_053.trv		
SCALE 300 Ft/in	DATE 7-1-2026	DRAWN BY INSERT NAME
JOB 2026-053	REVISION 1/1	SHEET 1/1

This map drawn with TRAVERSE PC, Software

PLAT PREPARED BY:
ANDREW C. MURRAY
MEYER AND MURRAY LAND SURVEYORS
420 COURT STREET
BROOKVILLE, IN 47012
765-647-4725
meyerandmurray@gmail.com

Traverse PC

SURVEY

COUNTY PROPERTY INFORMATION

Thursday
SEPTEMBER 17
held at Schilling Memorial Community Center
Brookville, IN • Online Bidding Available
6:00pm

COUNTY PROPERTY INFORMATION

PART OF TRACT 1 & TRACTS 2-5

24-10-01-100-001.000-003 | **Lakoff, Penny D & Timothy** | **12186 WHITCOMB RD** | **101, Cash Grain/General Farm** | **BROOKVILLE NORTHERN** | 1/4

General Information

Parcel Number
24-10-01-100-001.000-003

Local Parcel Number
003-002-0136-00

Tax ID:

Routing Number
C06 R8

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Franklin

Township
BROOKVILLE TOWNSHIP

District 003 (Local 003)
BROOKVILLE TOWNSHIP

School Corp 2475
FRANKLIN COUNTY COMMUNITY

Neighborhood 500200-003
BROOKVILLE NORTHERN 003

Section/Plat
1

Location Address (1)
12186 WHITCOMB RD
BROOKVILLE, IN 47012

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 28, 2026

Review Group 2018

Ownership

Lakoff, Penny D & Timothy
167 S 48th St
Richmond, IN 47374

Legal

PT NW 1-9-2 109A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/08/2024	Lakoff, Penny D & Tim		QC	/		I
11/08/2024	Lakoff, Penny D		TD	/		I
01/01/1900	Blose, Bernice J Trust		WD	/		I

Notes

8/26/2022 CYCLICAL REASSESSMENT 2023: CYCLICAL REASSESSMENT 2023

12/5/2018 CYCLICAL REASSESSMENT 2019: CYCLICAL REASSESSMENT 2019

3/1/2015 RR15: CYCLICAL REASSESSMENT 2015

3/1/2002 002: C OF E FOR REVAL 2002 TO CORRECT BASEMENT AND CRAWL AREAS

3/1/1998 001: REMOVED BLDGS #2, 3, & 4 3/1/98...

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AG Upd	AA	AA	AA
03/27/2026	As Of Date	03/27/2026	06/23/2025	04/01/2025	04/02/2024	04/07/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☐	☐
$172,100	**Land**	**$172,100**	**$172,100**	**$188,500**	**$181,900**	**$153,000**
$42,100	Land Res (1)	$42,100	$42,100	$42,100	$42,100	$36,600
$130,000	Land Non Res (2)	$130,000	$130,000	$146,400	$139,800	$116,400
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$240,100	**Improvement**	**$240,100**	**$238,000**	**$238,000**	**$198,000**	**$181,800**
$240,100	Imp Res (1)	$240,100	$238,000	$238,000	$198,000	$181,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$412,200	**Total**	**$412,200**	**$410,100**	**$426,500**	**$379,900**	**$334,800**
$282,200	Total Res (1)	$282,200	$280,100	$280,100	$240,100	$218,400
$130,000	Total Non Res (2)	$130,000	$130,000	$146,400	$139,800	$116,400
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	$42,100	$42,100	$42,100	0%	1.0000	100.00	0.00	0.00	$42,100
4	A	MMB	0	4.7100	0.89	$2,120	$1,887	$8,888	0%	1.0000	0.00	100.00	0.00	$8,890
4	A	XNA	0	8.2500	1.02	$2,120	$2,162	$17,837	0%	1.0000	0.00	100.00	0.00	$17,840
4	A	RUB2	0	14.1500	0.98	$2,120	$2,078	$29,404	0%	1.0000	0.00	100.00	0.00	$29,400
4	A	MOC	0	6.7500	0.77	$2,120	$1,632	$11,016	0%	1.0000	0.00	100.00	0.00	$11,020
4	A	WYC	0	15.4500	0.51	$2,120	$1,081	$16,701	0%	1.0000	0.00	100.00	0.00	$16,700
4	A	MMC	0	3.6500	0.81	$2,120	$1,717	$6,267	0%	1.0000	0.00	100.00	0.00	$6,270
4	A	WRB	0	2.7000	0.60	$2,120	$1,272	$3,434	0%	1.0000	0.00	100.00	0.00	$3,430
4	A	FCB	0	10.2000	1.11	$2,120	$2,353	$24,001	0%	1.0000	0.00	100.00	0.00	$24,000
4	A	HT	0	0.7500	0.89	$2,120	$1,887	$1,415	0%	1.0000	0.00	100.00	0.00	$1,420
6	A	MOC	0	0.2000	0.77	$2,120	$1,632	$326	-80%	1.0000	0.00	100.00	0.00	$70
6	A	WYC	0	1.5500	0.51	$2,120	$1,081	$1,676	-80%	1.0000	0.00	100.00	0.00	$340
6	A	RUB2	0	1.2500	0.98	$2,120	$2,078	$2,598	-80%	1.0000	0.00	100.00	0.00	$520
6	A	WRC	0	1.2000	0.51	$2,120	$1,081	$1,297	-80%	1.0000	0.00	100.00	0.00	$260
6	A	XNA	0	0.2200	1.02	$2,120	$2,162	$476	-80%	1.0000	0.00	100.00	0.00	$100

Data Source N/A **Collector** 01/16/2001 CDMC **Appraiser** 03/01/2002 ARC

Land Computations

Calculated Acreage	109.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	109.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.50
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	107.50
Farmland Value	$129,920
Measured Acreage	107.50
Avg Farmland Value/Acre	1209
Value of Farmland	$129,970
Classified Total	$0
Farm / Classifed Value	$130,000
Homesite(s) Value	$42,100
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$42,100
CAP 2 Value	$130,000
CAP 3 Value	$0
Total Value	**$172,100**

COUNTY PROPERTY INFORMATION

PART OF TRACT 1 & TRACTS 2-5

Type notes here	Printed 08/03/2026	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

24-10-01-100-001.000-003

COUNTY PROPERTY INFORMATION

PART OF TRACT 1 & TRACTS 2-5

Owner and General Parcel Information

Customer Links	TaxPayments
Property Card	Show Property Card
Images	Show Images(5)
Sketches	Show Sketches(1)
OwnerName	Lakoff, Timothy & Penny D
StateParcelNumber	24-10-01-100-001.000-003
PropertyNumber	003-002-0136-00
MapNumber	
LegalDescription	PT NW 1-9-2 111.051A
Acreage	111.0510
InstrumentNumber	
BookNumber	
PageNumber	
LocationAddress	12186 Whitcomb Rd Brookville,IN 47012
OwnerAddress	167 S 48th St Richmond,IN 47374
NeighborhoodNumber	500200-003
NeighborhoodName	BROOKVILLE NORTHERN 003
MarketArea	
PropertyClass	Cash Grain/General Farm
PropertyClassNumber	101
LocalParcelNumber	003-002-0136-00
RoutingNumber	C06 R8
INSTRUMENT#	

TaxBill History Information

Tax Year	Spring	Fall
2025 Pay 2026	2840.32	2840.32
2024 Pay 2025	2826.64	2826.64
2023 Pay 2024	2584.66	2584.66
2022 Pay 2023	2299.82	2299.82
2021 Pay 2022	2000.86	2000.86
2020 Pay 2021	3793.16	1806.43
2019 Pay 2020	1892.12	1892.12
2018 Pay 2019	1829.56	1829.56
2017 Pay 2018	1922.68	1922.68
2016 Pay 2017	1924.65	1924.65
2015 Pay 2016	1873.90	1873.90
2014 Pay 2015	1714.02	1714.02
2013 Pay 2014	1643.84	1643.84
2012 Pay 2013	1738.27	1738.27
2011 Pay 2012	1477.40	1477.40
2010 Pay 2011	1386.37	1386.37

COUNTY PROPERTY INFORMATION

PART OF TRACT 1 & TRACTS 2-5

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
04/15/2026	2026	S	2840.32
10/06/2025	2025	F	2826.64
04/24/2025	2025	S	2826.64
10/16/2024	2024	F	2584.66
04/01/2024	2024	S	2584.66
03/30/2023	2023	S	2299.82
03/30/2023	2023	S	2299.82
09/09/2022	2022	F	2000.86
04/11/2022	2022	S	2000.86
10/04/2021	2021	F	1806.43
04/08/2021	2021	S	1806.43
11/25/2020	2021	S	1986.73
05/13/2020	2020	S	1892.12
11/07/2019	2019	F	1829.56
05/03/2019	2019	S	1829.56
11/14/2018	2018	F	1922.68
05/11/2018	2018	S	1922.68
11/09/2017	2017	F	1924.65
05/15/2017	2017	S	1924.65
11/10/2016	2016	F	1873.90
05/09/2016	2016	S	1873.90
11/09/2015	2015	F	1714.02
05/13/2015	2015	S	1714.02
11/06/2014	2014	F	1643.84
05/19/2014	2014	S	1643.84
11/15/2013	2013	F	1738.27
05/08/2013	2013	S	1738.27
11/15/2012	2012	F	1477.40
05/17/2012	2012	S	1477.40
11/10/2011	2011	F	1386.37
05/19/2011	2011	S	1386.37

Deduction Information

Type	2026	2025	2024	2023	2022
2% Deduction	24606				

Assessment Information

Type	2025	2024	2023	2022	2021
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	238000	198000	181800	170300	139900
Non-Residential land	172100	181900	153000	126700	108100
Totals	410100	379900	334800	297000	248000

COUNTY PROPERTY INFORMATION

PART OF TRACT 1 & TRACT 6

24-10-01-100-001.000-003 | **Lakoff, Penny D & Timothy** | **12186 WHITCOMB RD** | **101, Cash Grain/General Farm** | **BROOKVILLE NORTHERN** | 1/4

General Information

Parcel Number
24-10-01-100-001.000-003

Local Parcel Number
003-002-0136-00

Tax ID:

Routing Number
C06 R8

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Franklin

Township
BROOKVILLE TOWNSHIP

District 003 (Local 003)
BROOKVILLE TOWNSHIP

School Corp 2475
FRANKLIN COUNTY COMMUNITY

Neighborhood 500200-003
BROOKVILLE NORTHERN 003

Section/Plat
1

Location Address (1)
12186 WHITCOMB RD
BROOKVILLE, IN 47012

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 28, 2026

Review Group 2018

Ownership

Lakoff, Penny D & Timothy
167 S 48th St
Richmond, IN 47374

Legal

PT NW 1-9-2 109A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/08/2024	Lakoff, Penny D & Tim		QC	/		I
11/08/2024	Lakoff, Penny D		TD	/		I
01/01/1900	Blose, Bernice J Trust		WD	/		I

Notes

8/26/2022 CYCLICAL REASSESSMENT 2023: CYCLICAL REASSESSMENT 2023

12/5/2018 CYCLICAL REASSESSMENT 2019: CYCLICAL REASSESSMENT 2019

3/1/2015 RR15: CYCLICAL REASSESSMENT 2015

3/1/2002 002: C OF E FOR REVAL 2002 TO CORRECT BASEMENT AND CRAWL AREAS

3/1/1998 001: REMOVED BLDGS #2, 3, & 4 3/1/98...

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AG Upd	AA	AA	AA
03/27/2026	As Of Date	03/27/2026	06/23/2025	04/01/2025	04/02/2024	04/07/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☐	☐
$172,100	**Land**	**$172,100**	**$172,100**	**$188,500**	**$181,900**	**$153,000**
$42,100	Land Res (1)	$42,100	$42,100	$42,100	$42,100	$36,600
$130,000	Land Non Res (2)	$130,000	$130,000	$146,400	$139,800	$116,400
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$240,100	**Improvement**	**$240,100**	**$238,000**	**$238,000**	**$198,000**	**$181,800**
$240,100	Imp Res (1)	$240,100	$238,000	$238,000	$198,000	$181,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$412,200	**Total**	**$412,200**	**$410,100**	**$426,500**	**$379,900**	**$334,800**
$282,200	Total Res (1)	$282,200	$280,100	$280,100	$240,100	$218,400
$130,000	Total Non Res (2)	$130,000	$130,000	$146,400	$139,800	$116,400
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	$42,100	$42,100	$42,100	0%	1.0000	100.00	0.00	0.00	$42,100
4	A	MMB	0	4.7100	0.89	$2,120	$1,887	$8,888	0%	1.0000	0.00	100.00	0.00	$8,890
4	A	XNA	0	8.2500	1.02	$2,120	$2,162	$17,837	0%	1.0000	0.00	100.00	0.00	$17,840
4	A	RUB2	0	14.1500	0.98	$2,120	$2,078	$29,404	0%	1.0000	0.00	100.00	0.00	$29,400
4	A	MOC	0	6.7500	0.77	$2,120	$1,632	$11,016	0%	1.0000	0.00	100.00	0.00	$11,020
4	A	WYC	0	15.4500	0.51	$2,120	$1,081	$16,701	0%	1.0000	0.00	100.00	0.00	$16,700
4	A	MMC	0	3.6500	0.81	$2,120	$1,717	$6,267	0%	1.0000	0.00	100.00	0.00	$6,270
4	A	WRB	0	2.7000	0.60	$2,120	$1,272	$3,434	0%	1.0000	0.00	100.00	0.00	$3,430
4	A	FCB	0	10.2000	1.11	$2,120	$2,353	$24,001	0%	1.0000	0.00	100.00	0.00	$24,000
4	A	HT	0	0.7500	0.89	$2,120	$1,887	$1,415	0%	1.0000	0.00	100.00	0.00	$1,420
6	A	MOC	0	0.2000	0.77	$2,120	$1,632	$326	-80%	1.0000	0.00	100.00	0.00	$70
6	A	WYC	0	1.5500	0.51	$2,120	$1,081	$1,676	-80%	1.0000	0.00	100.00	0.00	$340
6	A	RUB2	0	1.2500	0.98	$2,120	$2,078	$2,598	-80%	1.0000	0.00	100.00	0.00	$520
6	A	WRC	0	1.2000	0.51	$2,120	$1,081	$1,297	-80%	1.0000	0.00	100.00	0.00	$260
6	A	XNA	0	0.2200	1.02	$2,120	$2,162	$476	-80%	1.0000	0.00	100.00	0.00	$100

Data Source N/A **Collector** 01/16/2001 CDMC **Appraiser** 03/01/2002 ARC

Land Computations

Calculated Acreage	109.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	109.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.50
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	107.50
Farmland Value	$129,920
Measured Acreage	107.50
Avg Farmland Value/Acre	1209
Value of Farmland	$129,970
Classified Total	$0
Farm / Classifed Value	$130,000
Homesite(s) Value	$42,100
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$42,100
CAP 2 Value	$130,000
CAP 3 Value	$0
Total Value	**$172,100**

COUNTY PROPERTY INFORMATION

PART OF TRACT 1 & TRACT 6

Type notes here	Printed 08/03/2026	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

24-04-36-300-004.000-007

COUNTY PROPERTY INFORMATION

PART OF TRACT 1 & TRACT 6

Owner and General Parcel Information

Customer Links	TaxPayments
Property Card	Show Property Card
OwnerName	Lakoff, Timothy & Penny D
StateParcelNumber	24-04-36-300-004.000-007
PropertyNumber	006-002-0075-00
MapNumber	
LegalDescription	PT SW 36-10-2 75.470 A & PT SE 36-10-2 11.313A
Acreage	86.7830
InstrumentNumber	
BookNumber	
PageNumber	
LocationAddress	Meyer Rd Brookville,IN 47012
OwnerAddress	167 S 48th St Richmond,IN 47374
NeighborhoodNumber	500100-007
NeighborhoodName	NORTHERN BORDER 007
MarketArea	
PropertyClass	Vacant Land
PropertyClassNumber	100
LocalParcelNumber	006-002-0075-00
RoutingNumber	F12 R8
INSTRUMENT#	

TaxBill History Information

Tax Year	Spring	Fall
2025 Pay 2026	719.78	719.78
2024 Pay 2025	832.48	832.48
2023 Pay 2024	712.64	712.64
2022 Pay 2023	563.22	563.22
2021 Pay 2022	505.38	505.38
2020 Pay 2021	1063.32	473.40
2019 Pay 2020	561.83	561.83
2018 Pay 2019	562.92	562.92
2017 Pay 2018	666.32	666.32
2016 Pay 2017	688.63	688.63
2015 Pay 2016	707.16	707.16
2014 Pay 2015	673.50	673.50
2013 Pay 2014	594.74	594.74
2012 Pay 2013	608.80	608.80
2011 Pay 2012	486.34	486.34
2010 Pay 2011	417.73	417.73

COUNTY PROPERTY INFORMATION

PART OF TRACT 1 & TRACT 6

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
04/15/2026	2026	S	719.78
10/06/2025	2025	F	832.48
04/24/2025	2025	S	832.48
10/16/2024	2024	F	712.64
04/01/2024	2024	S	712.64
03/30/2023	2023	S	563.22
03/30/2023	2023	S	563.22
09/09/2022	2022	F	505.38
04/11/2022	2022	S	505.38
10/04/2021	2021	F	473.40
04/08/2021	2021	S	473.40
11/25/2020	2021	S	589.92
05/13/2020	2020	S	561.83
11/07/2019	2019	F	562.92
05/03/2019	2019	S	562.92
11/14/2018	2018	F	666.32
05/11/2018	2018	S	666.32
11/09/2017	2017	F	688.63
05/15/2017	2017	S	688.63
11/10/2016	2016	F	707.16
05/09/2016	2016	S	707.16
11/09/2015	2015	F	673.50
05/13/2015	2015	S	673.50
11/06/2014	2014	F	594.74
05/19/2014	2014	S	594.74
11/15/2013	2013	F	608.80
05/08/2013	2013	S	608.80
11/15/2012	2012	F	486.34
05/17/2012	2012	S	486.34
11/10/2011	2011	F	417.73
05/19/2011	2011	S	417.73

Deduction Information

Type	2026	2025	2024	2023	2022
2% Deduction	6138				

Assessment Information

Type	2025	2024	2023	2022	2021
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	102300	110000	91700	72300	62200
Totals	102300	110000	91700	72300	62200

DISCLOSURE FORMS

Thursday
SEPTEMBER 17
held at Schilling Memorial Community Center
Brookville, IN • Online Bidding Available
6:00pm

RESIDENTIAL REAL ESTATE SALES DISCLOSURE

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/1293)

Date (month, day, year) 5/18/24

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address *(number and street, city, state, ZIP code)* 12186 Whitcomb Rd., Brookville, IN 47012

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood				✓
Microwave Oven	✓			
Oven				✓
Range				✓
Refrigerator	✓			
Room Air Conditioner(s)				✓
Trash Compactor	✓			
TV Antenna/Dish				✓
Other:				

C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Cistern				✓
Septic Field/Bed				✓
Hot Tub	✓			
Plumbing				✓
Aerator System	✓			
Sump Pump				✓
Irrigation Systems	✓			
Water Heater/Electric				
Water Heater/Gas				✓
Water Heater/Solar	✓			✓
Water Purifier	✓			
Water Softener	✓			
Well CITY WATER				✓
Septic and Holding Tank/Septic Mound	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)				✓

	Yes	No	Do Not Know
Are the improvements connected to a public water system?	✓		
Are the improvements connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?			✓
If yes, have the improvements been completed on the sewage disposal system?			✓
Are the improvements connected to a private/community water system?		✓	
Are the improvements connected to a private/community sewer system?		✓	

B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)				✓
Garage Door Opener Controls	✓			
Inside Telephone Wiring and Blocks/Jacks				✓
Intercom	✓			
Light Fixtures				✓
Sauna	✓			
Smoke/Fire Alarm(s)				✓
Switches and Outlets				✓
Vent Fan(s)				✓
60/100/200 Amp Service (Circle one)				✓

D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Attic Fan				✓
Central Air Conditioning NEW 2023				✓
Hot Water Heat " "				✓
Furnace Heat/Gas " "				✓
Furnace Heat/Electric				✓
Solar House-Heating	✓			✓
Woodburning Stove	✓			
Fireplace				✓
Fireplace Insert				✓
Air Cleaner				✓
Humidifier				✓
Propane Tank				✓
Other Heating Source:				✓

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller:	Date: 5/18/24	Signature of Buyer:	Date:
Signature of Seller:	Date: 5/18/24	Signature of Buyer:	Date:

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller:	Date:	Signature of Seller:	Date:

PL 5-18-2026

RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Property Address (number and street, city, state, ZIP code): 12186 Whitcomb Rd., Brookville, IN 47012

2. ROOF	Yes	No	Do Not Know
Age, if known: _____ Years			✓
Does the roof leak?			✓
Is there present damage to the roof?			✓
Is there more than one roof on the house? If so, how many layers? _____			✓

3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? Explain:			✓

4. OTHER DISCLOSURES	Yes	No	Do Not Know
Do improvements have aluminum wiring?			✓
Are there any foundation problems with the improvements?			✓
Are there any encroachments?			✓
Are there any violations of zoning, building codes, or restrictive covenants?			✓
Is the present use a nonconforming use? Explain:			✓
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is access to your property via an easement?			✓
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			✓
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?			✓
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓
Is there any damage due to wind, flood, termites, or rodents?			✓
Have any improvements been treated for wood destroying insects?			✓
Are the furnace/woodstove/chimney/flue all in working order?			✓
Is the property in a flood plain?			✓
Do you currently pay flood insurance?			✓
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?			✓
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?			✓

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller:	Date: 5/10/24	Signature of Buyer:	Date:
Signature of Seller:	Date: 10/15/24	Signature of Buyer:	Date:

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller:	Date:	Signature of Seller:	Date:

LEAD BASED PAINT DISCLOSURE

12186 Whitcomb RD., Brookville, IN 47012

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(ii) JL Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

(ii) JL Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) RST Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

X [signature]	5/18/26	[signature]	5/13/26
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
[signature]	5/18/26		
Agent	Date	Agent	Date

PRELIMINARY TITLE

Thursday

SEPTEMBER 17

held at Schilling Memorial Community Center
Brookville, IN • Online Bidding Available

6:00pm

Commonwealth
LAND TITLE INSURANCE COMPANY

PRELIM TITLE COMMITMENT

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Abstracts of Richmond, Inc
Issuing Office: 25 North 8th Street
Richmond, IN 47374
Issuing Office's ALTA® Registry ID:
Commitment Number: 2026-1386
Issuing Office File Number: 2026-1386
Property Address: **12186 Whitcomb Road AND 85.80 Acres Meyer Road, Brookville, IN 47012 (197.834 ACRES) (PARCELS ONE & TWO)**

SCHEDULE A

1. Commitment Date: July 1, 2026 at 8:00 AM

2. Policy to be issued:
2021 ALTA Owner's Policy

Proposed Insured:	**TBD**
Proposed Amount of Insurance:	**$TBD**
The estate or interest to be insured:	**fee simple**

The estate or interest in the Land at the Commitment Date is: fee simple

4. The Title is, at the Commitment Date, vested in:
Timothy Lakoff and Penny D. Lakoff, husband and wife

5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

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AMERICAN LAND TITLE ASSOCIATION

PRELIMINARY TITLE

Commonwealth™
LAND TITLE INSURANCE COMPANY

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: _____
Authorized Signatory

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Commonwealth
LAND TITLE INSURANCE COMPANY

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Duly authorized and executed Deed from Timothy Lakoff and Penny D. Lakoff, husband and wife, to **TBD**, to be executed and recorded at closing.

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SCHEDULE B, PART II—Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Easements or claims of easements, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Taxes or special assessments which are not shown as existing liens by the Public Records.

7. Terms and conditions set out in Survey prepared by Andrew C. Murray, Indiana Registered Surveyor No. LS 21400014 recorded July 2, 2026 at Instrument No. 2026001797 in the office of Recorder of Franklin County, Indiana. Further re-recorded July 9, 2026 Instrument No. 2026001886 in the office of Recorder of Franklin County, Indiana. (Parcels One & Two)

8. Terms and conditions set out in Survey prepared by Andrew C. Murray, Indiana Registered Surveyor No. LS 21400014 recorded December 3, 2025 at Instrument No. 2025002582 in the office of Recorder of Franklin County, Indiana. (Parcel Two)

9. Terms and conditions set out in Survey prepared by Andrew C. Murray, Indiana Registered Surveyor No. LS 21400014 recorded August 29, 2025 at Instrument No. 2025002244 in the office of Recorder of Franklin County, Indiana. (Parcel Two)

10. Right of Way and Easement Agreement (by and between) Bernice J. Blose, Trustee of the Bernice J. Blose Revocable Living Trust and Williams Communications, Inc, d/b/a Vyvx, Inc., dated March 4, 2000 acknowledged on March 7, 2000 and recorded April 18, 2000 at Book No. 7, Page 985 in the Office of the Recorder of Franklin County, Indiana. (Parcel One & Parcel Two)

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11. Pipeline Easement Agreement (by and between) Sylvester M. Seal, Viola Seal and Gulf Pipe Line Company of Pennsylvania, dated and acknowledged October 7, 1930 and recorded November 3, 1930 at Book No.3, Page 311 in the Office of the Recorder of Franklin County, Indiana; assigned to Williams Brothers Pipeline Company by Assignment dated March 8, 1973 and recorded at Easement Book 3. Page 311 in the Office of the Recorder of Franklin County, Indiana; amended by Amendment of Right of Way Agreement (by and between) Bernice J. Blose, and Worldcom Network Services, Inc., dated and acknowledged March 21, 1996 and recorded September 26, 1996 at Book No. 33, Page 842 in the Office of the Recorder of Franklin County, Indiana. (Parcel One & Parcel Two)

12. Easement Agreement (by and between) Phillip D. Blose, Bernice Blose and Franklin County Water Association dated and acknowledged January 23, 1974 and recorded January 24, 1974 at Book No. 3, Page 687 in the Office of the Recorder of Franklin County, Indiana. (Parcel One)

13. PARCEL ONE: 12186 Whitcomb Road, Brookville, IN 47012

    Real estate taxes assessed for the year 2025 are a lien and are due in two installments payable May 11 and November 10, 2026

    Assessed in the name of: Penny D. Lakoff and Timothy Lakoff, wife and husband
    Tax Duplicate No.: 24-10-01-100-001.000-003
    Taxing Unit and Code: Brookville
    Land: $181,900.00
    Improvements: $198,000.00
    Exemptions: $24,606.00 (2%)
    May installment of $2,840.32 PAID
    November installment of $2,840.32 UNPAID

14. PARCEL TWO: (85.68 Acres) Meyer Road, Brookville, IN 47012

    Real estate taxes assessed for the year 2025 are a lien and are due in two installments payable May 11 and November 10, 2026

    Assessed in the name of: Penny D. Lakoff and Timothy Lakoff, wife and husband
    Tax Duplicate No.: 24-04-36-300-004.000-007
    Taxing Unit and Code: Fairfield
    Land: $110,000.00
    Improvements: $0.00
    Exemptions: $6,138.00 (2%)
    May installment of $719.78 PAID
    November installment of $719.78 UNPAID

15. Real estate taxes assessed for the year 2026, not yet due and payable 2027, a lien in an amount unknown.

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16. We have made a judgment search on **TBD**, and found the following: None Found.

NOTE: ANY POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties other than Insured in actual possession of any or all of the property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land Survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments Onto the Land of existing improvements located on adjoining land.
4. Unfiled mechanic's or materialmen's liens.
5. Easements or claims of easements, not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public record.

Note: The Policy(s) of Insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

17. NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32- 22-3.5 ("the Acts"). Any loss or damage resulting from a violation of the Acts is excluded under the terms of the Policy.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Franklin, State of Indiana, and is described as follows:

Being part of the Northwest Quarter of Section 1, Township 9 North, Range 2 West, First Principal Meridian, Brookville Township and part of the South half of Section 36, Township 10 North, Range 2 West, First Principal Meridian, Fairfield Township, Franklin County, Indiana, being that 197.834 acre tract surveyed by Andrew C. Murray, Indiana professional surveyor #21400014 and shown on a plat of survey certified on July 9, 2026, as Meyer and Murray Land Surveyors Job Number 2026-053, being bounded and described as follows:

Beginning at a fence corner post marking the Northwest corner of the Northwest Quarter of Section 1, Township 9 North, Range 2 West;
thence along a fence and the West line of the Southwest Quarter of Section 36, Township 10 North, Range 2 West, N03 Degrees 18'55"W 799.36 feet to the South corner of a 0.116 acre tract described in Instrument 2026000772, Office of the Recorder, Franklin County, Indiana;
thence leaving the Section line to follow the East lines of said 0.116 acre tract:
1) N02 Degrees 06'24"W 188.77 feet to a wood post,
2) N01 Degrees 46'04"W 276.27 feet to a metal post and
3) N03 Degrees 30'21"W 231.93 feet to the South line of lands described in Instrument 2017001582, Office of said Recorder, being witnessed by a capped rebar found bearing N89°55'45"W 11.05 feet;

thence along said South line, S89 Degrees 55'34"E 903.41 feet to a stone found at the Southwest corner of a 1.414 acre tract described in Instrument 2026000773, Office of said Recorder;
thence along a fence and the South line of said 1.414 acre tract, S86 Degrees 50'04"E 534.28 feet to a post;
thence continuing along said fence, S87 Degrees 35'25"E 307.43 feet to the South line of a 1.650 acre tract described in Instrument 2026000774, Office of said Recorder;
thence continuing along said fence, S88 Degrees 31'31"E 495.52 feet to a stone found on the East line of the Southwest Quarter of Section 36 and the Southeast corner of said 1.650 acre tract;
thence continuing along said fence, N88 Degrees 25'52"E 139.91 feet to a capped rebar set on the South line of a 7.337 acre tract described in Instrument 2022002531, Office of said Recorder;
thence N75 Degrees 44'37"E 149.91 feet to a rebar found on the South line of a 7.304 acre tract described in Instrument 1992008763, Office of said Recorder;
thence N80 Degrees 52'25"E 33.76 feet to a mag spike set in H.Meyer Road on the West line of a 71.57 acre tract described in Deed Record 88, Page 359, Office of said Recorder;
thence along said West line, S01 Degrees 54'06"E 1511.32 feet to a capped rebar set on the South line of the Southeast Quarter of Section 36;
thence along said South line, S89 Degrees 24'04"E 130.96 feet to a capped rebar set at the Northeast corner of the Northwest Quarter of Section 1;
thence along Whitcomb Road and the East line of said Northwest Quarter, S00 Degrees 10'24"E 1837.02 feet to a mag spike set;
thence leaving Whitcomb Road to follow the North lines of a 56 acre tract described in Deed Record 94, Page 26, Office of said Recorder:
1) N89 Degrees 20'51"W 1075.80 feet to a capped rebar set,
2) N00 Degrees 02'25"W 10.56 feet to a capped rebar set and
3) N88 Degrees 08'32"W 1579.42 feet to the West line of the said Northwest Quarter and passing a capped rebar set at 1563.46 feet;

thence along said West Section line, N00 Degrees 27'32"W 1790.86 feet to the place of beginning, containing 197.834 acres, more or less, there being 75.470 acres in the Southwest Quarter of Section 36, 11.313 acres in the Southeast Quarter of Section 36 and 111.051 acres in the Northwest Quarter of Section 1.

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PROPERTY PHOTOS

Thursday
SEPTEMBER 17
held at Schilling Memorial Community Center
Brookville, IN • Online Bidding Available
6:00pm

TRACTS 1-6

TRACTS 1, 2, 5 & 6

TRACT 1

TRACT 1

TRACTS 1-6

TRACTS 1-2

TRACTS 1-2

TRACTS 1-2

TRACTS 1-2

TRACT 2

TRACT 2

TRACTS 2-3

TRACT 3

TRACT 3

TRACT 3

TRACT 3

TRACT 3

TRACTS 2 & 5

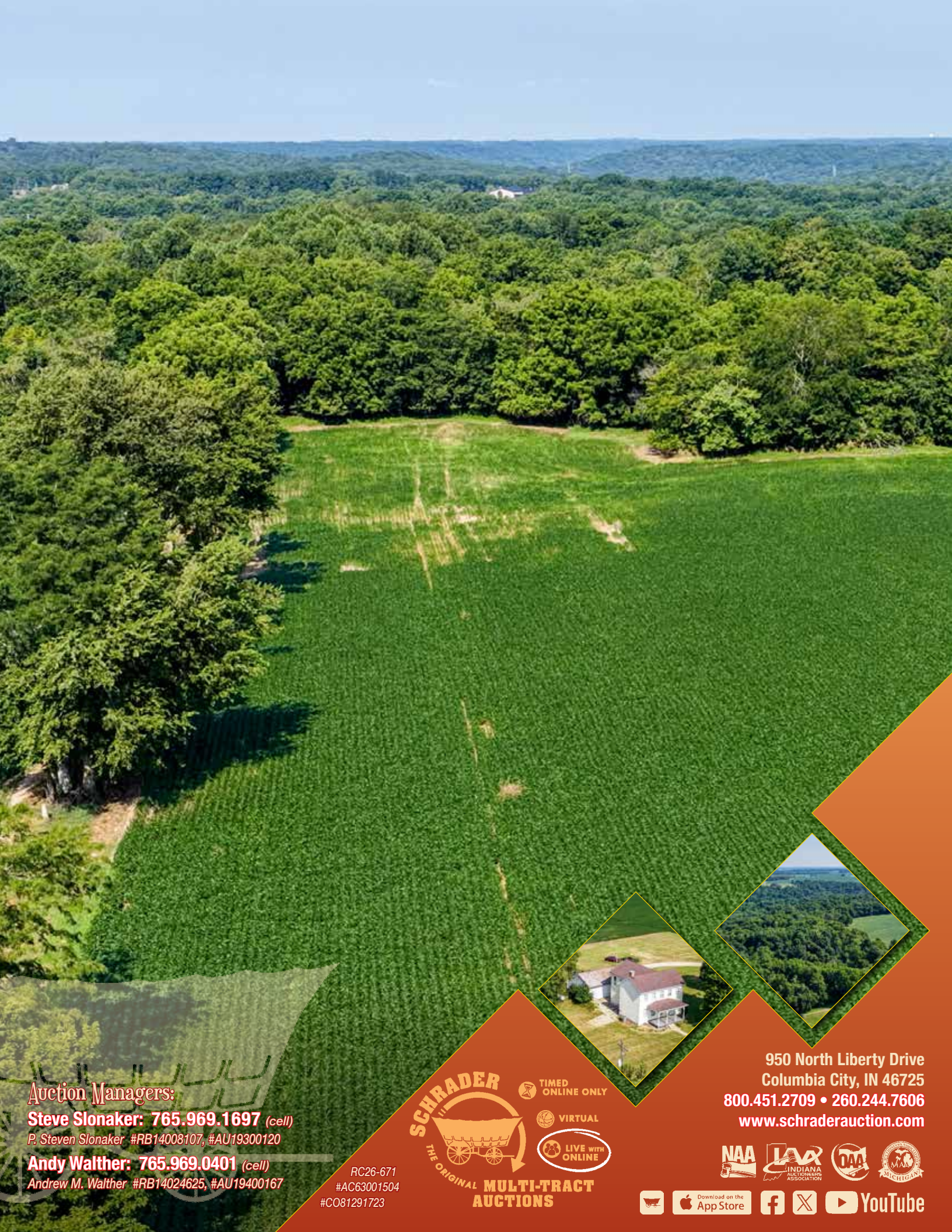
TRACTS 2, 4 & 5

TRACTS 2-5

TRACTS 2, 5 & 6

TRACTS 2-5

TRACT 6



Auction Managers:

Steve Slonaker: 765.969.1697 *(cell)*

P. Steven Slonaker #RB14008107, #AU19300120

Andy Walther: 765.969.0401 *(cell)*

Andrew M. Walther #RB14024625, #AU19400167

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