

Monday, November 9 • 6pm

• Noble County, IN • Washington Township
• West Noble School Corporation



INFORMATION BOOK



219.75±
acres

Offered in 7 Tracts or Combinations

Quality
LAND AUCTION

• House, Barns & Shed • Land & Forest
• Potential Country Building Sites



ONLINE BIDDING AVAILABLE



SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER TRACTS 1-5: Noble Acres, LLC **SELLER TRACTS 6 & 7:** Whiteshire/Hamroc, LLC



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in SEVEN (7) individual tracts (subject to "swing tract" limitations for Tract #7), combination of tracts & a total of 219.75± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

SWING TRACT LIMITATIONS: Tract 7 must be bid in combination w/Tracts 3, 4, 5, or 6 & CANNOT be bid on individually or by an adjoining landowner.

NOBLE COUNTY PLAN COMMISSION: A formal application process will take place w/Noble County Plan Commission IF the 219.75± acres sell in individual tracts. Auction managers have submitted a copy of the auction brochure, including tract maps, to Teresa Tackett, Plan Director. She can be reached at (260) 636-7217 or teresa.tackett@nobleco.gov for further questions.

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

ACCEPTANCE OF BID PRICES: All 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. The terms of this agreement & any addendum are non-negotiable.

EVIDENCE OF TITLE: The Sellers will provide a Preliminary Title Insurance Policy for the review of all prospective bidder(s). Sellers shall provide an Owner's Title Insurance Policy regarding the amount of the purchase price. Sellers agree to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is."

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place approximately 45 days after the auction.

POSSESSION: Possession will be delivered at closing, subject to the tenant farm-

er's 2026 crop being harvested.

CROP INCOME FOR 2026: Sellers will receive 100% of the landowner portion of 2026 crop income. 2027 farming rights shall be conveyed to Buyer(s).

REAL ESTATE TAXES: The 2026 Real Estate Taxes, due in 2027 will be paid by the Sellers, the Buyer(s) shall pay all thereafter.

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of this property is subject to any & all existing easements & leases of record.

TRACT MAP(S) & ACREAGE: All tract map(s), tract acreage, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

FSA INFORMATION: Farm #7903; Tract #15932. Total cropland acres of 161.28 per FSA.

CLASSIFIED FOREST ("CF") & CONSERVATION RESERVE PROGRAM ("CRP"): Proposed Tract #1 is enrolled in both Classified Forest (30.52± acres) & Conservation Reserve Program (9.35± acres). Sellers shall receive the 2026 CRP payment, while future CRP payments will be conveyed to Buyer. Buyer agrees to comply w/the CF designation & an assumption of contract for CRP Contract #11611 at closing. Buyer agrees to comply w/all mid-management requirements in 2029 & 2030 for CRP Contract #11611. If Buyer removes any of the CF or CRP acreage after closing, Buyer shall be 100% responsible for the back taxes and/or penalties associated w/its removal.

SURVEY: The Sellers 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. The Sellers shall solely determine any need for a new survey. The sellers & successful bidder(s) 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. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres, except for Tract #6 & any combination that includes Tract #6.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. The 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.

DISCLOSURE: Rebecca Schroeder, a licensed Indiana Real Estate Broker & co-auction manager for this sale, also holds an ownership interest in this property as a member of Noble Acres, LLC & Whiteshire/Hamroc, LLC. This ownership interest is disclosed in accordance w/Indiana real estate license law.

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

NEW INFORMATION, CORRECTIONS & CHANGES: Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information. **BIDDER PRE-REGISTRATION IS STRONGLY ENCOURAGED!**

Licensed RE Broker & Auctioneer: Steven Craig Coil • 260.446.2037 #RB22001310, #AU12300065

Licensed RE Broker: Rebecca Marie Schroeder • 260.564.0569 #RB25000743

Schrader Real Estate and Auction Company, Inc. | Corporate Headquarters: 950 N Liberty Dr,

PO Box 508, Columbia City, Indiana 46725 #AC63001504, #CO81291723

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TRACTS 1-7



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, NOVEMBER 9, 2026

219.75± ACRES – NOBLE COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, November 2, 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
219.75± Acres • Noble County, Indiana
Monday, November 9, 2026

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, November 9, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ _____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, November 2, 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.

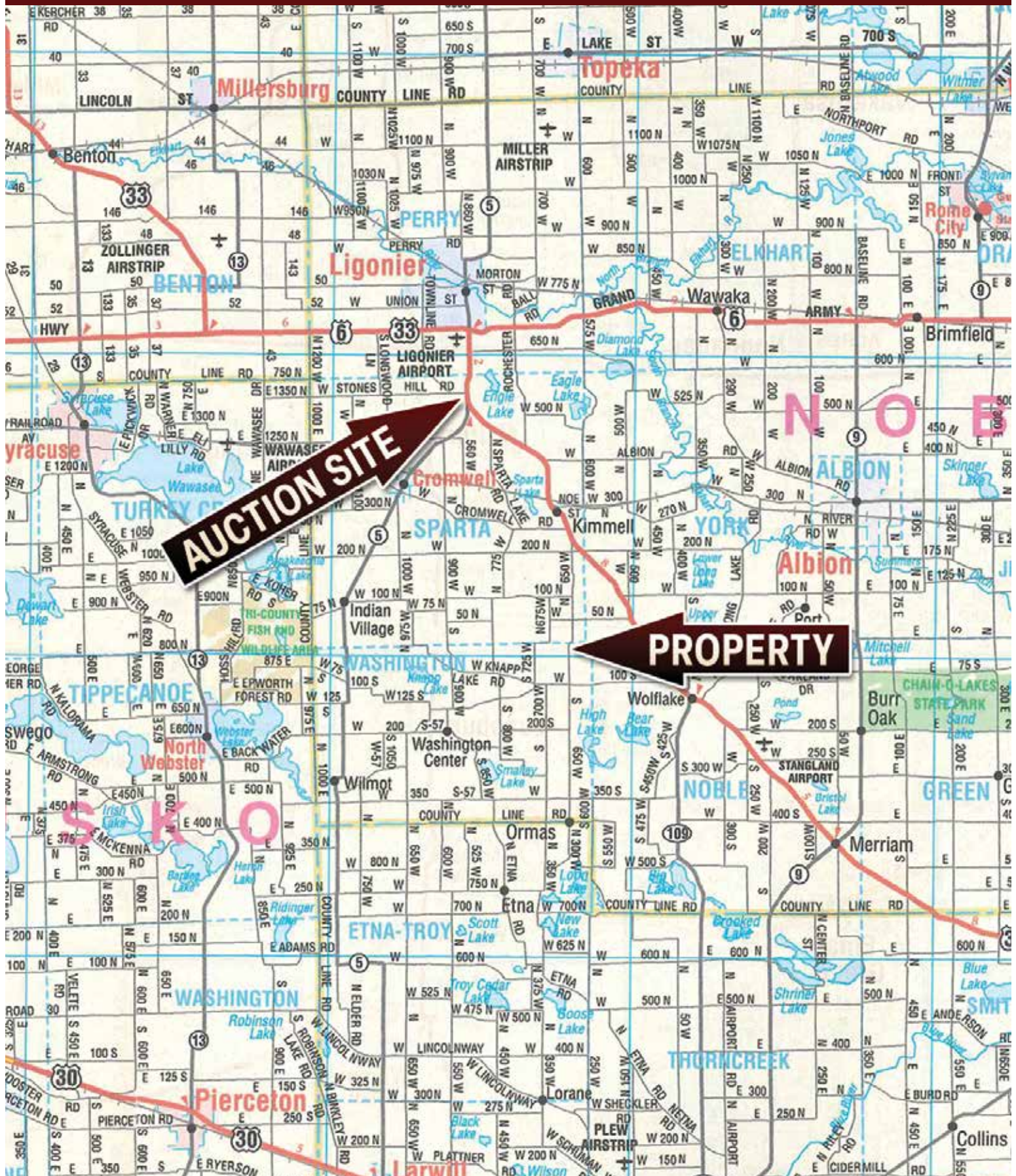
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

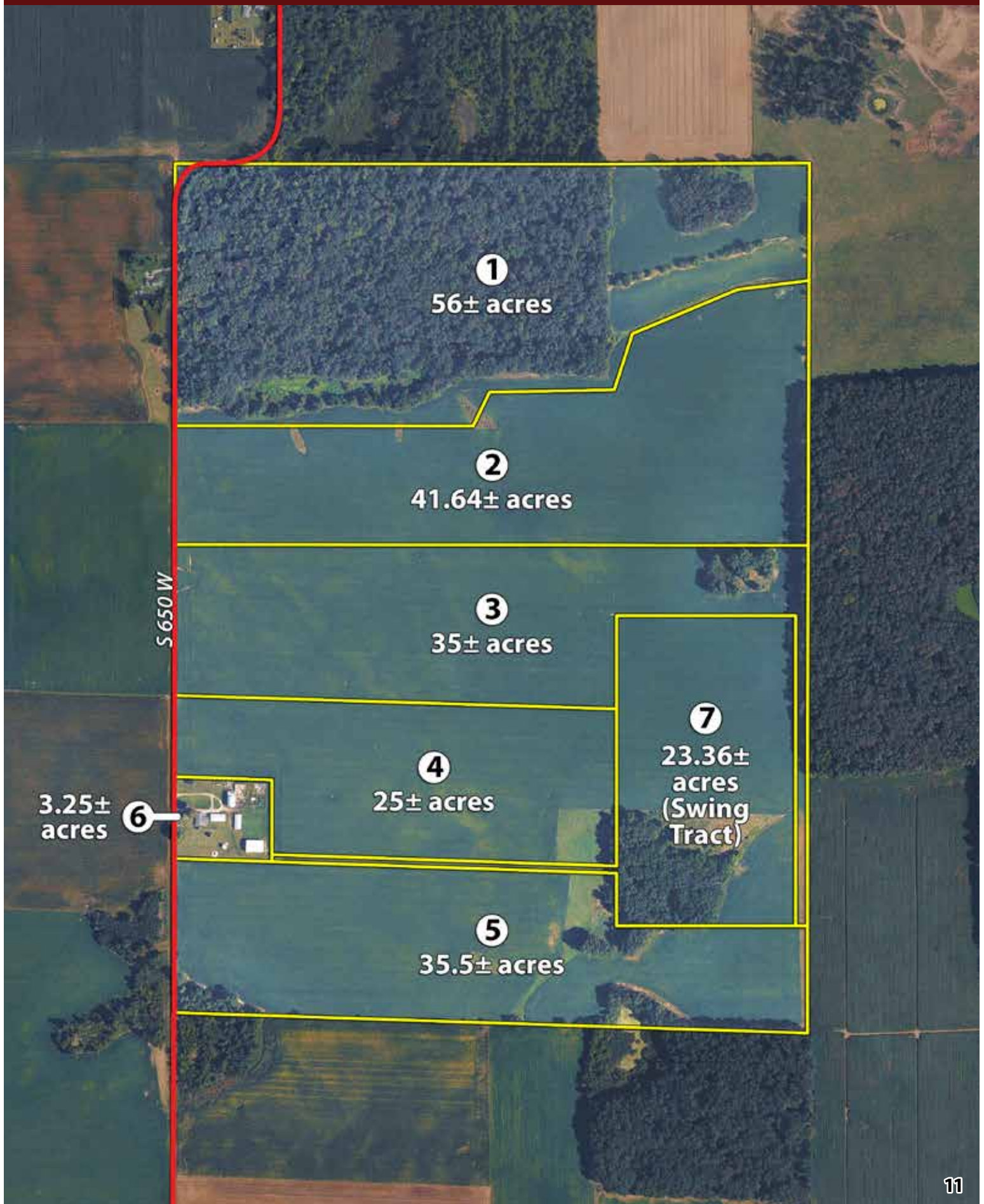
LOCATION MAP



AUCTION LOCATION: Stone's Hill Community Church, 151 West Stones Hill Rd, Ligonier, IN 46767

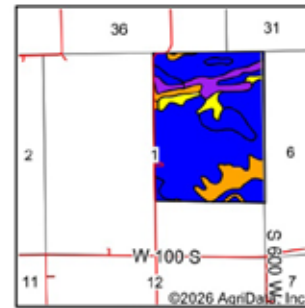
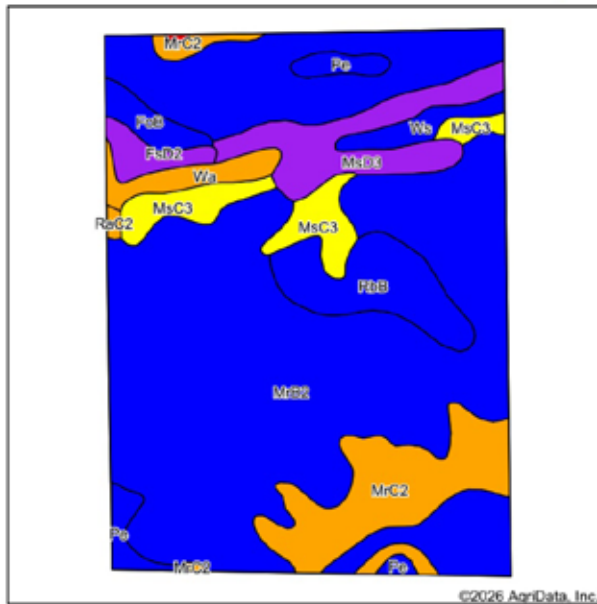
PROPERTY LOCATION: 0317 S 650 W, Kimmell, IN 46760 (Tracts 1-5) & 0497 S 650 W, Kimmell, IN 46760 (Tracts 6 & 7)

TRACT MAP



SOIL & TOPOGRAPHY MAPS

SOIL MAP



State: **Indiana**
County: **Noble**
Location: **1-33N-8E**
Township: **Washington**
Acres: **219.47**
Date: **3/27/2026**

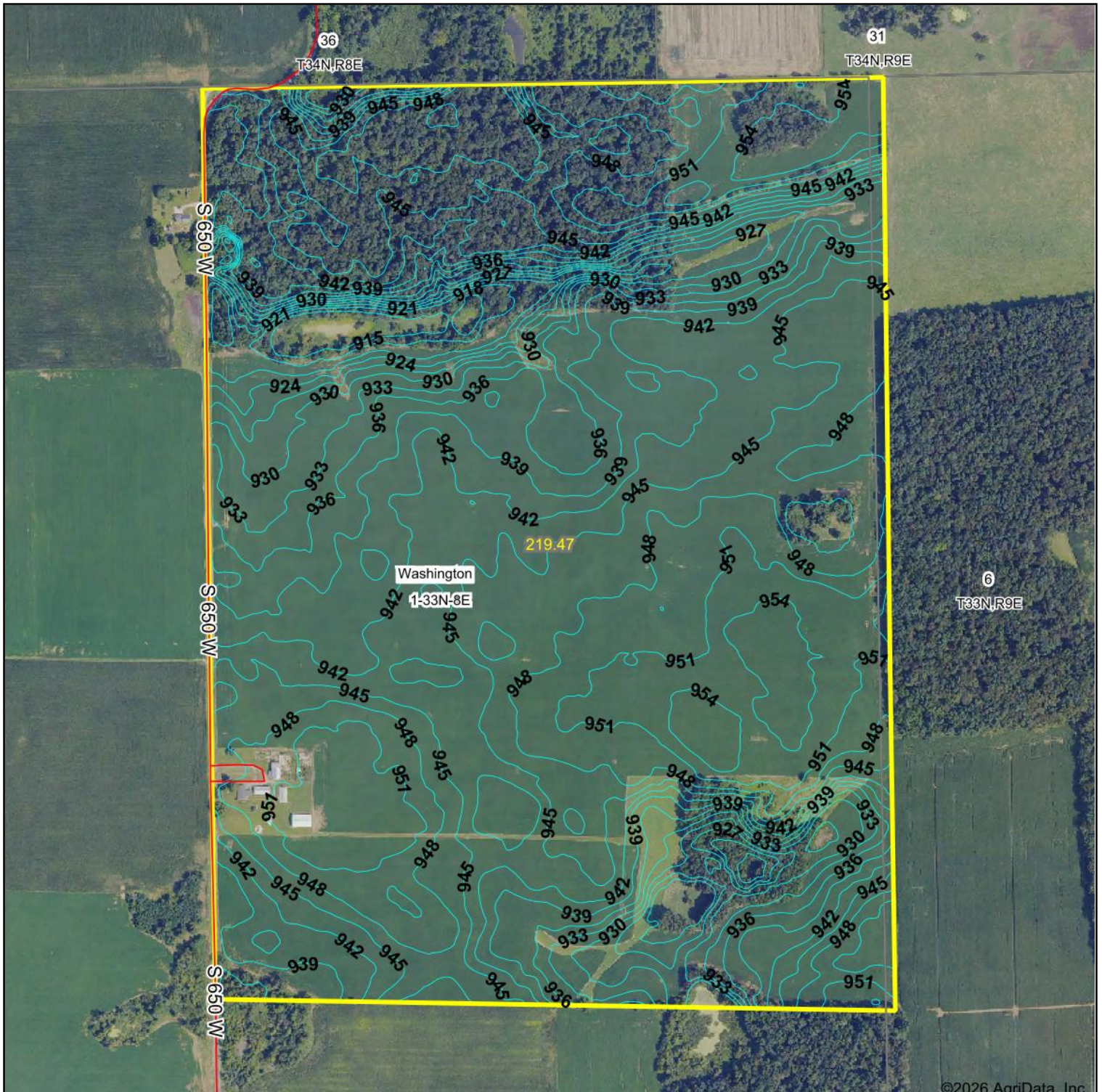


Soils data provided by USDA and NRCS.

Area Symbol: IN113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Bu	Corn silage Tons	Grass legume hay	Grass legume hay Tons	Grass legume pasture	Grass legume pasture AUM	Soybeans Bu	Soybeans Bu	Winter wheat	Winter wheat Bu
MrB2	Glywood silt loam, 2 to 6 percent slopes, eroded	142.14	64.9%		Ile	128	128	1	4	4	8	8	44	44	57	57
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	21.39	9.7%		Ile	118	118	16	4	4	8	8	41	41	53	53
MsO3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	13.44	6.1%		Ive	92	92	15	3	3	6	6	33	33	42	42
RbB	Rawson loam, 2 to 6 percent slopes	12.32	5.6%		Ile	143	143	20	5	5			50	50	65	65
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	10.57	4.8%		Ive	105	105	15	4	4	7	7	37	37	47	47
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	4.84	2.2%		Iliw	157	157		5	5	11	11	47	47	64	64
Wa	Walkill silt loam, 0 to 2 percent slopes	4.35	2.0%		Iliw	142	142		5	5	10	10	46	46	3	3
Ws	Washtenaw silt loam	3.39	1.5%		Iliw	170	170	22	6	6			51	51	68	68
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	3.30	1.5%		Ile	98	98	18	3	3	6	6	33	33	48	48
FsD2	Fox-Casco sandy loams, 12 to 18 percent slopes, eroded	3.17	1.4%		Ive	43	43	9	1	1			15	15	22	22
RaC2	Rawson sandy loam, 6 to 12 percent slopes, eroded	0.43	0.2%		Ile	130	130	18	4	4			46	46	59	59
Mb	Marsh	0.13	0.1%		VIII											
Weighted Average					2.51	124.4	124.4	5.7	4	4	7.2	7.2	42.7	42.7	54.2	54.2

TOPOGRAPHY CONTOURS MAP



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 912.8

Max: 957.0

Range: 44.2

Average: 942.3

Standard Deviation: 8.76 ft

0ft 609ft 1218ft



3/27/2026

1-33N-8E
Noble County
Indiana

Boundary Center: 41° 20' 49.45, -85° 32' 26.24

Maps Provided By



© AgriData, Inc. 2025

www.AgriDataInc.com

FSA INFORMATION

FSA INFORMATION

INDIANA
NOBLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7903

Prepared : 7/31/26 9:59 AM CST

Crop Year : 2026

Operator Name : [REDACTED]
CRP Contract Number(s) : 11611
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
218.96	161.28	161.28	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	151.93	0.00		9.35	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	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	12.30	0.00	46	
Corn	62.80	0.00	153	0
Soybeans	45.80	0.00	44	0
TOTAL	120.90	0.00		

NOTES

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Tract Number : 15932
Description : SEC 1, Washington Twp
FSA Physical Location : INDIANA/NOBLE
ANSI Physical Location : INDIANA/NOBLE
BIA Unit Range Number :
CRP Contract Number(s) : 11611
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : NOBLE ACRES LLC
Other Producers : [REDACTED]
Recon ID : 18-113-2017-147

FSA INFORMATION

INDIANA
NOBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7903

Prepared : 7/31/26 9:59 AM CST

Crop Year : 2026

Tract Land Data

Tract 15932 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
218.96	161.28	161.28	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	151.93	0.00	9.35	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.30	0.00	46
Corn	62.80	0.00	153
Soybeans	45.80	0.00	44
TOTAL	120.90	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.

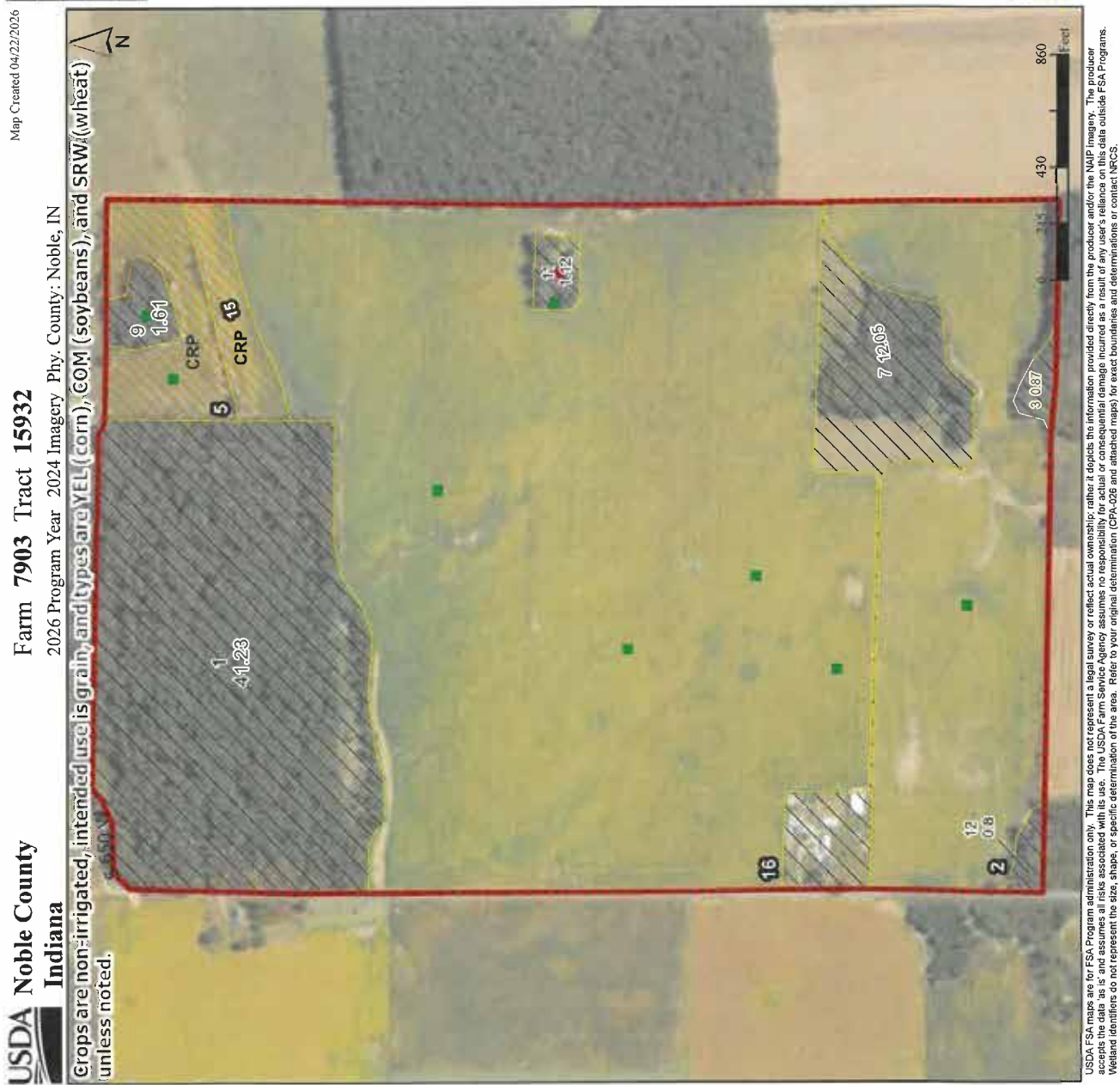
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 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.

FSA INFORMATION

CLU	Acres	HEL	Crop
2	35.2	HEL	
5	6.19	NHEL	CRP
15	3.16	HEL	CRP
16	116.73	HEL	

2029 + 2030
mid mgmt due



CLASSIFIED FOREST INFORMATION

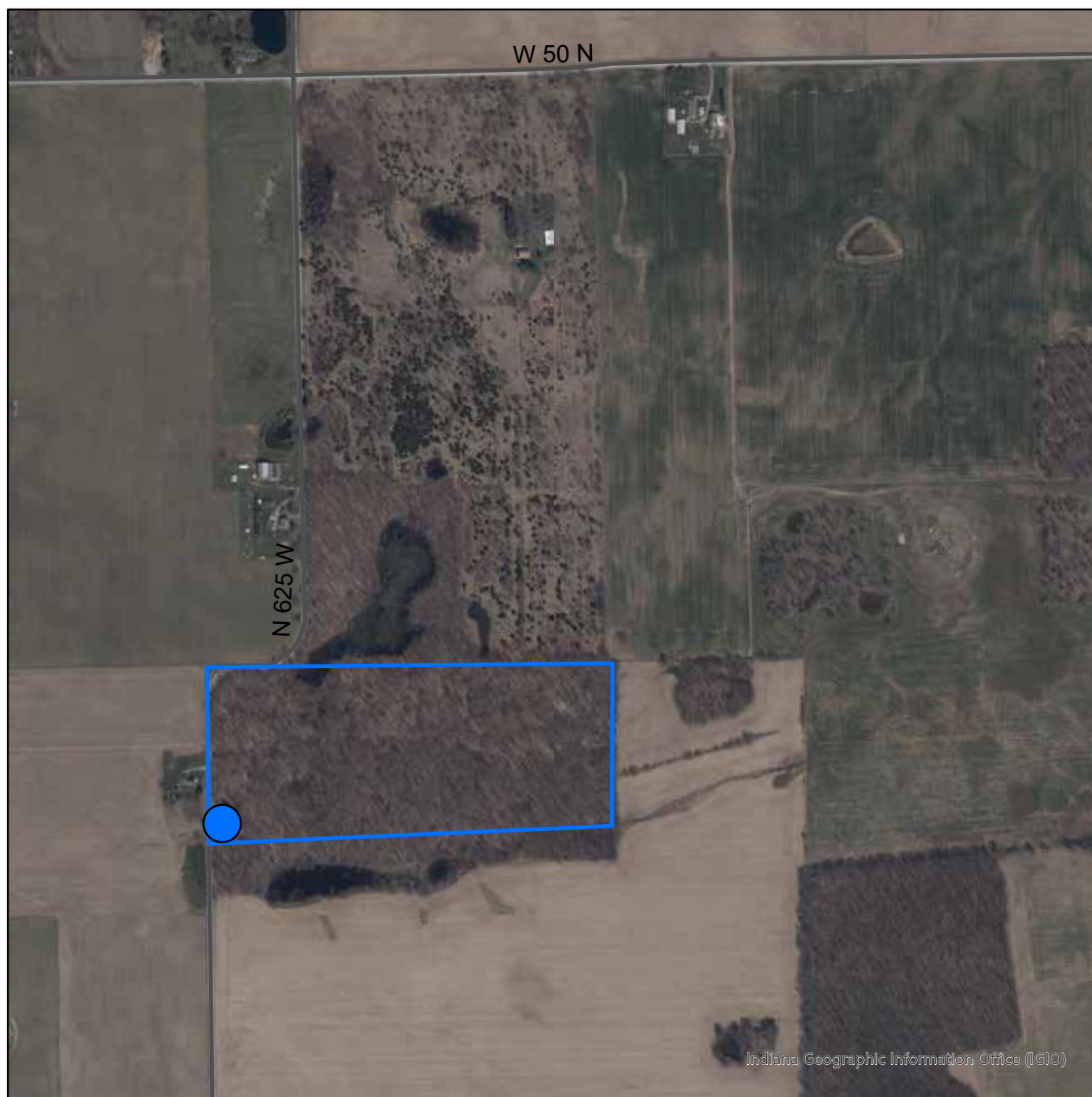
CLASSIFIED FOREST INFO



Noble Acres LLC

Noble County
Washington Township
Section 01, T33N, R08E

Prepared By:
Andrew O'Connor
District Forester
Date: 12/26/2024



Legend

- Classified Boundaries
- Access Point

0 325 650 1,300 Feet

1:7,789
(Original Map Scale)



All Boundaries Are Approximated

Tract ID: 57-0047
30.50 Acres

CLASSIFIED FOREST INFO

Soil Map—Noble County, Indiana



 **Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/26/2024
Page 1 of 3

CLASSIFIED FOREST INFO

Soil Map—Noble County, Indiana

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Noble County, Indiana

Survey Area Data: Version 30, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 18, 2022—Jun 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/26/2024
Page 2 of 3

CLASSIFIED FOREST INFO

Soil Map—Noble County, Indiana

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	3.2	8.6%
FsD2	Fox-Casco sandy loams, 12 to 18 percent slopes, eroded	2.8	7.6%
Mb	Marsh	0.1	0.2%
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	20.0	53.3%
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	1.2	3.3%
MsD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	6.1	16.3%
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	1.9	5.1%
Wa	Walkill silt loam, 0 to 2 percent slopes	1.2	3.3%
Ws	Washtenaw silt loam	0.9	2.3%
Totals for Area of Interest		37.4	100.0%

CLASSIFIED FOREST INFO



Eric J. Holcomb, Governor
Daniel W. Bortner, Director

Andrew O'Connor, District Forester
5400 E Salamonie Forest Rd., Lagro, IN 46941
Phone: (260) 782-0430 Email: AConnor@dnr.in.gov

December 30, 2024

NOBLE ACRES LLC
C/o: Nikki Gilbert
4728 N COUNTY ROAD 200 W
ALBION, IN 46701

Dear Nikki,

Enclosed you will find the Stewardship Plan and Reinspection Report for your 30.50 acre property in Noble County, Indiana.

Please read the plan over and contact me with any questions you may have. Once you've read the plan over and approve it, please sign and date the "Acknowledgements" sheet and send it back to me. Signing this sheet does not commit you to any course of action; rather it simply states that the plan is acceptable to you and meets your current needs.

Also enclosed is a Customer Satisfaction Survey. Any information you can provide on how to improve our service to you or make it more useful will be greatly appreciated. Our goal is to provide useful information in an efficient and cost-effective manner and hope that your comments will lead to better service in the future.

Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read "A. O'Connor", is written over a light gray, faint background of the signature.

Andrew O'Connor

CLASSIFIED FOREST INFO



STEWARDSHIP PLAN & CLASSIFIED FOREST AND WILDLANDS REINSPECTION

Prepared for: NOBLE ACRES LLC
C/o: Nikki Gilbert
4728 N COUNTY ROAD 200 W
ALBION, IN 46701

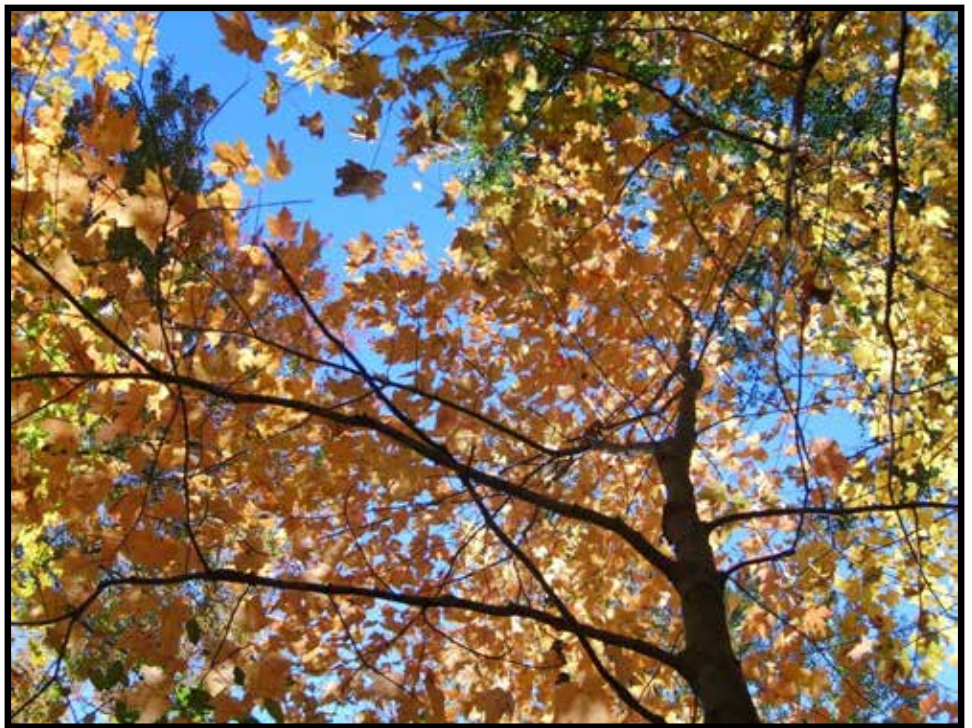
Date of this inspection:
09/26/2024

Date of last inspection:
04/23/2019

Green Certification
Status: ELIGIBLE - Opted out

Was the landowner or
his/her representative
present for the
reinspection? YES

Is corrective action
required? NO



Section 01, T33N, R08E, Washington Township, Noble County
30.50 Acres Classified Forest and Wildland
Tract ID: 57-0047

Mission Statement

The Indiana Department of Natural Resources' Division of Forestry promotes and practices good stewardship of natural, recreational and cultural resources on Indiana's public and private forestlands. This stewardship produces continuing benefits, both tangible and intangible, for present and future generations.

Prepared by:
Andrew O'Connor, District Forester
5400 E Salamonie Forest Rd.
Lagro, IN 46941
260-782-0430
AOconnor@dnr.in.gov

Date Prepared: 12/30/2024
Plan Expires after 10 Years

CLASSIFIED FOREST INFO

The stewardship goals for this property are:

- To improve timber production
- To improve wildlife habitat
- To improve forest health

PROPERTY OVERVIEW

PROPERTY ACCESS AND FOREST ROADS / TRAILS: This property is accessible by parking along the east edge of CR 650 W right in the Classified tract. There is an existing trail system throughout the woods that is suitable for large machinery. Trails appear to be well-maintained.

BOUNDARY MARKINGS: This property is bordered by CR 650 W in the west, adjacent woodlands and wildlands in the north, and agricultural ground in the south and east. Some old fencing marks

A new Indiana law went into effect on July 1st of 2018 that may help you mark your property boundaries more efficiently to prevent trespassing. The “Purple Paint Law” is found in Indiana Code IC 35-43-2-2 and stipulates that appropriately applied purple paint can be used to mark your property with the same legal effect as using No Trespassing signs. You can find more information about this subject at

<https://www.purdue.edu/fnr/extension/what-can-you-do-with-purple-paint/>

TOPOGRAPHY AND SOILS: This property is flat to gently rolling with slopes of 0-18% throughout. The most prevalent soil on site is a Glynwood silt loam that is moderately well drained and doesn't flood or pond frequently. The second most common soil is a Morley silty clay loam found in the SE part of the property that is moderately well drained and doesn't flood or pond frequently. The southern part of the property has a Walkill silt loam that is very poorly drained and ponds frequently. Beneath 24" of depth in this soils there is muck. All soils on site are suitable for the growth of high-quality timber aside from the Walkill silt loam. See the attached soils map for more information.

WATER RESOURCES: Forest and natural areas like this one are extremely good at filtering pollutants (fertilizers, pesticides, sediment, etc.) from flowing water. They also do a great job holding the soil in place along streams and on steep slopes. This prevents severe erosion and loss of your topsoil. By following basic Best Management Practices (BMP's), you can reduce the amount of pollutants and sediments entering nearby streams and rivers. BMPs are especially important during timber harvesting operations. For more information on BMPs, go to www.DNR.in.gov/forestry.

CLASSIFIED FOREST INFO

PAST USE OF PROPERTY: Historically, this area was likely grazed. The property was classified in 1947. This was a Purdue Demonstration Forest. IN 1968, a harvest of 18,000 Bd.Ft. was completed by Wayne Moore. IN 1972, Larry Lichtsinn marked 50,719 Bd.Ft. that was sold to Wayne Moore. In 1979, a salvage cut of 3,800 Bd.Ft. of pallet logs were sold to Naugler-Titus Mill in Wolf Lake. In 1980, 163 trees with 70,800 Bd.Ft. were sold to Wayne Moore. In 1981, 150 trees with 59,475 Bd.Ft. were sold to Moore Logging. In 2002, 26 logs with 3,350 Bd.Ft. were sold to Shipshewana Hardwoods. In 2006, 109 trees with 43,400 Bd.Ft. were marked by Chris Egolf and sold to Lakeside Lumber Mill of Middlebury. In more recent history, a harvest was done in 2019. It has largely been left to grow since then. The property is hunted.

PREHISTORIC & HISTORIC FEATURES: Most land parcels within the State of Indiana may be environmentally suitable to contain archaeological deposits but have not been investigated in order to verify the presence or absence of cultural deposits. Indiana Code 14-21-1 provides protection to archaeological sites and cemeteries on both private and public land by prohibiting digging anywhere with the intent to recover artifacts and disturbing the ground within 100 ft. of a cemetery without an approved plan from the IDNR – Division of Historic Preservation and Archaeology. In addition, if archaeological artifacts (an object made or modified prior to 1870), features (non-portable evidence of human occupations, such as a well), or human remains are uncovered during ground disturbing activities, state law requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. Landowners who need to report archaeological sites or who are interested in learning more about cultural sites should contact the Division of Historic Preservation and Archaeology at 402 W. Washington St., Rm. W274, Indianapolis, IN 46204, 317-232-1646, dhpa@dnr.in.gov, or at <http://www.in.gov/dnr/historic/index.htm>.

UNIQUE ANIMALS, PLANTS, & HABITATS: The DNR Natural Heritage Data Center is a program designed to track Indiana's special plants, animals, and natural communities. It was contacted on the date this plan was written and there were no recorded rare plants, wildlife, or unique communities on or in the immediate vicinity of your property. This does not eliminate the possibility of species of concern existing on your property. Often, features on private lands, in particular, are missing from the database. You can find more information on this subject at the Division of Nature Preserves' website: <http://www.in.gov/dnr/naturepreserve/4725.htm>

WILDLIFE RESOURCES: This property provides shelter and food for many types of wildlife. White-tailed deer is one species that is abundant in this area. The large numbers of deer can have a negative effect on forest regeneration since they eat nearly all of the seed produced and seedlings that manage to germinate. Managing the deer herd, especially the doe population, will help keep the population at a sustainable level.

EXOTIC AND INVASIVE SPECIES CONCERNS: A couple of invasive exotic species were noted on this site though more may be present in the general area. Multiflora rose and Oriental bittersweet were both seen on the property. It is extremely important to monitor your

CLASSIFIED FOREST INFO

forest for these species and prevent them from becoming established. Otherwise, these species will take over the site, replacing high quality native species.

Multiflora rose is an invasive exotic shrub that spreads through open areas like this property. It is extremely thorny and birds spread it widely. If it is let to grow, it will spread throughout the understory of this stand making it extremely difficult to access to the property or for trees to regenerate. Eliminating it from the property will allow the native plants to germinate and grow.

Oriental bittersweet is an invasive exotic vine that tends to grow into the canopy of trees. When it gets into the canopy, the vine spreads out over the trees leaves and shades the tree. This stunts the trees growth. The vines will eventually create a thick matting in the canopy. This thick matting will collect snow and ice during winter and cause the trees to break. Then the thick vine matting will fall to the forest floor and prevent anything from growing due to lack of sunlight. It will then spread into the adjacent trees.

Invasive species were found scattered throughout the site as they are highly adaptable and can tolerate and even thrive in a wide range of conditions. Invasive species typically congregate along the edges of woodlands such as bordering croplands or along any trails. It is wise to treat for invasive species before conducting any other management in a property because invasive species will capitalize on any sort of disturbance and outcompete their native counterparts. Total invasive coverage for this site was under 10% throughout.

PROPERTY SETTING AND REGIONAL CONSERVATION CONCERNS: Urban sprawl is reducing tracts to unmanageable sizes. The sprawl introduces non-native species that are often invasive and crowd out native plants and animals. In addition, the increased roof and road area increase runoff in the short term and reduce water flow during dry periods. At the same time increased flow of polluted runoff from roads and parking areas is increased and the buffering of the water channels by vegetation is reduced.

FOREST RESILIENCE AND CARBON SEQUESTRATION: Harvesting and regenerating forests can also result in net carbon sequestration in wood products and new forest growth.

CONSERVATION-BASED ESTATE PLANNING: The first step to ensuring the personal and family legacy of you land is to talk about its future. This includes the co-owners, heirs, or others affected by the transfer of ownership. Common legacy tools include Family Partnerships; Gift or Sell to Heirs; Land Trusts; Last Will and Testament; Limited Liability Company (LLC); and Conservation Easement among others. Each method of transfer has its advantages and drawbacks. Discussion of this tools with the future owners is necessary to ensure the land is conserved for future generations.

CLASSIFIED FOREST INFO

AREA DESCRIPTION AND MANAGEMENT RECOMMENDATIONS

RESOURCE DESCRIPTION: This property is a mixed hardwood forest with an overstory composed pole to large sawlog size sugar maple, black cherry, northern red oak, white oak, shagbark hickory, pignut hickory, American elm, black walnut, sassafras, and some sweet cherry. There was a midstory of sapling to post size sugar maple and elm. Understory tree regeneration was mostly maple and hickory with some scattered oak. Other understory species include pawpaw, spicebush, and gooseberry.

Overall, this stand is fully-stocked with great timber value. The trees are competing with each other for resources including water, nutrients and especially sunlight. This competition is promoting the trees to grow taller. Most of the trees are tall and straight with few lower branches. These characteristics correspond to higher value timber. The management over the years in this woods is seen in the quality of timber that remains today after multiple harvests. The oak hickory component of this woods in the overstory is very strong when compared with other woods in the area.

DESIRED FUTURE CONDITION: The desired future condition is a sustainably managed mixed hardwood forest that promotes the growth of valuable timber species while also offering habitat to wildlife in the area and generally maintaining forest health.

ACTIVITIES TO ACHIEVE DESIRED FUTURE CONDITION:

Maintain Roads and Trails: Maintaining a network of roads and trails in this stand will make maintenance and enjoyment much easier. The trails could be anything from simple walking paths, somewhat wider trails for ATV's, or roads suitable for four wheeled drive vehicles. These trails will allow you to easily access your property, which will make working on it and enjoying it much easier.

Avoid making trails in perpetually wet areas. This can lead to rutting and severe erosion. Also avoid using heavy equipment on this site unless the ground is hard and dry or frozen.

Exotic Removal: The main invasives found on site are multiflora rose and Oriental bittersweet. Invasive species disrupt ecological processes and displace their native counterparts. Invasive plant species reduce biodiversity by growing over other species and completely dominating the landscape. If left unchecked, they can run rampant and cause severe ecological and economic damage.

Removing exotics from any property is extremely time consuming and labor intensive. Usually, the best strategy in removing the exotics is to first prevent them from infesting areas where they aren't present now. These areas will be the "front line" of the removal process. Preventing them from taking the property completely over is the first step in controlling the exotics.

CLASSIFIED FOREST INFO

After you've established a "beach head" or "front line", start methodically removing exotics from a single area adjacent to it. Take it one acre at a time and systematically remove any exotics present from one end of your property to the other. Some areas may be harder than others but continue the process as needed.

The last step in removing exotics is to monitor areas you have already treated. It is highly likely that these exotics will come back to the site. Removing them while they are small is much easier and cheaper than waiting until it becomes an infestation.

Removing exotics in this way makes it easier to do and also allows you to look back on the progress you have made. Exotics are capable of replacing this forest but with some work and time, this forest will be here well into the future.

It is extremely important that the exotics are removed from this site **BEFORE** any thinning or harvesting is done. Otherwise, the increased sunlight in the understory will promote the spread of the exotics, making it even more difficult to remove them from the site.

Using a combination of techniques to remove exotics, called Integrated Pest Management, usually provides the best results. There are a number of different ways to remove exotics, including cutting (mechanical), spraying (chemical) and releasing predators (biological). Each one of these "tools" should be evaluated and the method(s) that best suits the site and situation should be used.

Classified Program: Under the program you receive a lowered property tax assessment, a periodic forester inspection, and an option to participate in and sell forest products as being 'green certified'. In return, you agree to care for the land and its resources according to program standards and the approved plan tailored to your objectives and property resources.

In the case of storm, fire, pest outbreak, or other widespread damage, consult with your forester to adjust management activities and recommendations to put the property back on track to meet goals.

CONTACTS

This plan offers general guidelines to manage your natural resources and some recommend or required action to take. The use of a professional forester is encouraged as you undertake significant or unfamiliar land management actions. This is especially true with timber resources, where missteps can have consequences lasting decades. A list of consultant foresters and industry foresters is available at <http://www.findindianaforester.org/>

Wildlife biologist can help refine plans and provide detailed guidance where needed for specific wildlife issues and habitats of interest. You can reach your District Wildlife Biologist, Gillian Martin at 260-213-4515.

Federal cost-share programs can assist with funding the work mentioned in this plan. Programs like the Environmental Quality Incentives Program (EQIP) can alleviate much of

CLASSIFIED FOREST INFO

the financial burden and make hiring professional help much more feasible. If you are interested in applying for cost-share funding through the Natural Resources Conservation Service (NRCS) and their EQIP program you can ask your local District Forester for help or directly contact the NRCS by locating your District Conservationist online at:
<https://www.nrcs.usda.gov/contact/find-a-service-center?state=18&county=>

CLASSIFIED FOREST INFO

MANAGEMENT PROJECT SUMMARY

SCHEDULED YEAR	AREA NAME or NUMBER	PROJECT DESCRIPTION	ACRES	Importance
2025-2030	Whole site	Maintain Trails	30.50	Medium
2025-2026	Whole site	Invasive Removal	30.50	High
2030	Whole site	Classified Program Reinspection		Required

ADDITIONAL RESOURCES:

The links listed below will provide more detailed information about subjects listed in this plan.

Exotics

- Multiflora Rose Fact Sheet – Penn State
 - <https://extension.psu.edu/multiflora-rose>
- Oriental Bittersweet Fact Sheet – IPSAWG
 - www.in.gov/dnr/files/Oriental_Bittersweet.pdf
- Midwest Invasive Plant Network Control Database
 - <http://mipncontroldatabase.wisc.edu/>
- Why Should I Care About Invasive Plants?
 - <https://dnr.wisconsin.gov/topic/Invasives/care.html>
- Invasive Control Landowner Toolkit – SICIM
 - <https://www.sicim.info/landowner-toolkit>
- Prioritizing Invasive Removal-IN Native Plant Society
 - <https://indiananativeplants.org/invasive-plants/prioritizing-invasive-plant-removal/>
- SICIM-Invasive Species Assistance
 - <https://www.sicim.info/assistance>

Misc. Publications

- The Consultant Forester – Stewardship Note
 - www.in.gov/dnr/forestry/files/theconsultantforester.pdf
- Indiana Forest and Woodlands Owners
 - <https://www.ifwoa.org/about/>
- Indiana Forestry Best Management Practices Booklet
 - <http://www.in.gov/dnr/forestry/2871.htm>
- Directory of Professional Foresters
 - <http://www.findindianaforester.org/>

Classified

- Classified Forest and Wildlands Law
 - https://www.in.gov/dnr/forestry/files/fo-IC_6_1_1_6_2014_revision.pdf
- Classified Forest and Wildlands Stewardship Note
 - <http://www.in.gov/dnr/forestry/files/fo-ClassifiedForestBrochure.pdf>

CLASSIFIED FOREST INFO

The following questions deal with requirements established by the Classified Forest & Wildlands Act and the standards set by the Department of Natural Resources:

1. Is the acreage correct?	YES	6. Any evidence of dumping of material observed?	NO
2. Are Classified Forest & Wildland signs posted?	YES	7. Is the management plan being followed?	YES
3. Any evidence of grazing observed in Classified area?	NO	8. Was any insect, fire, disease, or soil damage observed?	NO
4. Any unauthorized buildings observed?	NO	9. Are any special permits needed?	NO
5. Any evidence of haying or harvesting of crops observed?	NO	10. Any other violations noticed?	NO

Is there any corrective action needed? NO

If YES, please describe:

I have personally examined the above tract(s) of Classified Forest & Wildlands and certify that the information herein contained is correct to the best of my knowledge.

SIGNED:



DATE: 12/30/2024

Andrew O'Connor, District Forester



CLASSIFIED FOREST INFO

ACKNOWLEDGEMENTS

I have reviewed the attached Stewardship Plan dated 12/30/2024, and agree with its recommendations for reaching my management objectives. If enrolled in the Classified Forest and Wildlands Program, I agree to follow this plan as written, unless circumstances arise that amendments need to be made to meet ownership and program objectives. The administering State District Forester must agree upon the plan amendments.

Landowner's Name: NOBLE ACRES LLC

C/o: Nikki Gilbert

County: Noble

Tract ID: 57-0047

Landowner's Acceptance: _____
(Signature)

Date Signed: _____

District Forester:  _____
(Signature)

Date Signed: _____ 12/30/2024

Please sign this page and return it to:

Andrew O'Connor, District Forester

5400 E Salamonie Forest Rd.

Lagro, IN 46941

AOconnor@dnr.IN.gov

CRP INFORMATION

CRP INFORMATION

Page 1 of 1

CRP-1 (05-05-25)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 18 113		2. SIGN-UP NUMBER 63	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11611		4. ACRES FOR ENROLLMENT 9.35	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) NOBLE COUNTY FARM SERVICE AGENCY 100 E. PARK DRIVE ALBION, IN 46701-1437				6. TRACT NUMBER 15932		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10/01/2025 9/30/2035	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (260) 536-7582				8. SIGNUP TYPE: SAFE - IN Ring-necked Pheasant SAFE			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre \$ 157.75		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 1,475.00		A. Tract No. 15932		B. Field No. 0005		C. Practice No. CP38E-2	
9C. First Year Payment \$		15932		0015		CP38E-2	
(Item 9C is applicable only when the first year payment is prorated.)		15932		0015		CP38E-2	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) NOBLE ACRES LLC 4728 N 200 W ALBION, IN 46701-9751		(2) SHARE 100.00 %		(3) SIGNATURE (By) Rebecca M. Schneider		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Manager	
						(5) DATE (MM-DD-YYYY) 06-03-2025	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
						(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
						(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE Jennifer Blum					
		B. DATE (MM-DD-YYYY) 9/17/25					
NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3931 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).							

Non-Discrimination Statement: 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 <https://www.usda.gov/oasacfdm-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, Mail Stop 9410, 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.

Date Printed: 05/28/2025

CRP INFORMATION

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE		CONSERVATION PLAN OR SCHEDULE OF OPERATIONS		NRCS-CPA-1155 03/2019	
PARTICIPANT NOBLE ACRES LLC	COUNTY AND STATE Noble County, Indiana	PROGRAM AND CONTRACT NUMBER CRP SAFE CP38E-2 11611	FUND CODE		
LAND UNITS OR LEGAL DESCRIPTION Tract: 15932 Fields: 5, 15	WATERSHED Not Applicable	ACRES 9.35	EXPIRATION DATE 9/30/2035		

Contract Item 1
General Cover - Establish and/or maintain permanent vegetation to reduce wind and water erosion, delivery of sediment to surface water, to reduce particulate matter and precursors, and reduce greenhouse gases.
Fields: Tract: 15932 Fields: 5, 15

Contract Item	PLANNED CONSERVATION TREATMENT	Planned Amount	Unit Cost	Cost Share Rate/Method	Completion Schedule and Estimated Cost Share or Payment by Year										
1	Conservation Cover (327)	9.35 Ac		\$3,693.25	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
1a	CP21 - Native Grasses/Forbs - Installation Cost	9.35 Ac	\$300.00/Ac	50% AM	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
1b	CP21 - Native Grasses/Forbs - Seed Cost	9.35 Ac	\$490.00/Ac	50% AM	2,290.75										

Contract Item 2
Early Successional Habitat - Manage plant succession to develop and maintain early successional habitat that benefits desired wildlife and / or natural communities.
Fields: Tract: 15932 Fields: 5, 15

Contract Item	PLANNED CONSERVATION TREATMENT	Planned Amount	Unit Cost	Cost Share Rate/Method	Completion Schedule and Estimated Cost Share or Payment by Year										
2	Early Successional Habitat Development-Mgt (647)	6.26 Ac		\$0.00	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
2a	Mgmt Activity, 10-year contract; see attached IR for selected activity	6.26 Ac	\$0.00/Ac	0% NC	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	

CRP INFORMATION

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE		CONSERVATION PLAN OR SCHEDULE OF OPERATIONS		NRCS-CPA-1155 03/2019	
PARTICIPANT NOBLE ACRES LLC	COUNTY AND STATE Noble County, Indiana	PROGRAM AND CONTRACT NUMBER CRP SAFE CP38E-2		FUND CODE	
LAND UNITS OR LEGAL DESCRIPTION Tract: 15932 Fields: 5, 15		WATERSHED Not Applicable	ACRES 9.35	EXPIRATION DATE 9/30/2035	

Contract Item 3														
Early Successional Habitat - Manage plant succession to develop and maintain early successional habitat that benefits desired wildlife and / or natural communities.														
Fields: Tract: 15932 Fields: 5														
Contract Item	PLANNED CONSERVATION TREATMENT	Planned Amount	Unit Cost	Cost Share Rate/Method	Completion Schedule and Estimated Cost Share or Payment by Year									
					2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3	Early Successional Habitat Development-Mgt (647)	3.09 Ac		\$0.00	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
3a	Mgmt Activity, 10-year contract, see attached IR for selected activity	3.09 Ac	\$0.00/Ac	0% NC					0.00					

CRP INFORMATION

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE		CONSERVATION PLAN OR SCHEDULE OF OPERATIONS			NRCS-CPA-1155 03/2019	
PARTICIPANT NOBLE ACRES LLC	COUNTY AND STATE Noble County, Indiana	PROGRAM AND CONTRACT NUMBER CRP SAFE CP38E-2	FUND CODE			
LAND UNITS OR LEGAL DESCRIPTION Tract: 15932 Fields: 5, 15	WATERSHED Not Applicable	ACRES 9.35	EXPIRATION DATE 9/30/2035			

Total Cost-Share or Payment by Year										
Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Amount(\$)	3,693.25			0.00	0.00					
										Total Payment
										\$3,693.25

NOTES: A. All items numbers on form NRCS-CPA-1155 must be carried out as part of this contract to prevent violation.

B. When established, the conservation practices identified by the numbered items must be maintained by the participant at no cost to the government.

C. All cost share rates are based on average cost (AC) with the following exceptions.

AA = Actual costs not to exceed average cost. FR = Flat rate. NC = Non cost-shared. AM = Actual cost not to exceed the specified maximum.

NP = Non-Participant Payment

D. By signing, the participant acknowledges receipt of this conservation plan including this form NRCS-CPA-1155 and agrees to comply with the terms and conditions here of.

Certification of Participants	
Signature <i>Noble Acres LLC by Belva Schneider</i>	Date <i>8-6-2025</i>
NOBLE ACRES LLC	

CRP INFORMATION

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE		CONSERVATION PLAN OR SCHEDULE OF OPERATIONS		NRCS-CPA-1155 03/2019	
PARTICIPANT NOBLE ACRES LLC	COUNTY AND STATE Noble County, Indiana	PROGRAM AND CONTRACT NUMBER CRP SAFE CP38E-2	FUND CODE		
LAND UNITS OR LEGAL DESCRIPTION Tract: 15932 Fields: 5, 15	WATERSHED Not Applicable	ACRES 9.35	EXPIRATION DATE 9/30/2035		
Signature of Reviewing Officials					
Technical Adequacy Certification					
Signature					Date
NRCS Approving Official					Date
<i>[Signature]</i>					<i>9/31/2025</i>
FARM SERVICE AGENCY					Date
Signature					Date
<i>[Signature]</i>					<i>9/11/25</i>
NOBLE COUNTY EXECUTIVE DIRECTOR					

CRP INFORMATION

PRIVACY ACT

The following statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. 522a). Furnishing this information is voluntary; however failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

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CRP INFORMATION

Date: 7/24/2025

Acres for Enrollment: 9.35
Contract Period: 10-01-2025 to 09-30-2035
Assisted By: RUSSELL BAKER
ALBION SERVICE CENTER

Tract	Land Unit	Practice Name	Planned Amt	Planned Date
15932	5	Conservation Cover (327)	6.19	2026
15932	15	Conservation Cover (327)	3.15	2026

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Prepared with assistance from USDA-Natural Resources Conservation Service

Conservation Practice Polygons
 Conservation Cover (327)
 Practice Schedule PLUs



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CRP INFORMATION

Date: 7/24/2025

Conservation Plan Map

Client(s): [REDACTED]
 Noble County, Indiana
 CRP Sign-Up No.: 63
 CRP Sign-Up Type: State Acres for Wildlife SAFE

Acres for Enrollment: 9.35
 Contract Period: 10-01-2025 to 09-30-2035
 Assisted By: RUSSELL BAKER
 ALBION SERVICE CENTER



Prepared with assistance from USDA-Natural Resources Conservation Service

0 752 Feet

Conservation Practice Polygons
 Early Successional Habitat Development/Management (647)
 Practice Schedule PLUs



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CRP INFORMATION

IN-CRP-SAFE38E-Pheasant



United States Department of Agriculture Natural Resources Conservation Service - Indiana – January 2023

CRP CP38E (CP2 & CP4D) Ring-necked Pheasant v1.2

State Acres for Wildlife Enhancement (SAFE) Permanent Wildlife Habitat and Permanent Native Grasses Program Implementation Requirements



PURPOSE

The purpose of this practice is to restore native grassland habitat for Ring-necked Pheasant and grassland songbirds and maintain the cover in a diversity of successional stages that meet the nesting and brood rearing requirements of those species.

WHERE PRACTICE APPLIES

On fields that meet eligibility requirements for the State Acres for Wildlife Enhancement (SAFE) Initiative of the Conservation Reserve Program (CRP) as determined by the Farm Service Agency (FSA). Fields must be located within the counties identified in the Ringed-neck Pheasant Priority Areas (refer to Indiana guidance eligibility maps in 2-CRP). The contract duration for CP38E is 10 years. Minimum Acreage is 3 acres.

PLANNING

A wildlife conservation plan will be developed in consultation with the Indiana Department of Natural Resources (IDNR) District Wildlife Biologist, Pheasants Forever Farm Bill Biologist, or other wildlife professional. When selecting plant species, consider the requirements for optimum wildlife habitat, and adaptability to the soils, and moisture conditions in the field being established. Elements of the plan will include in detail the following requirements (check all that apply).

- ☐ **Winter Cover/Shrubland (required for CP4D, optional for CP2)** 20% of the acreage of a CP4D (limit of optional 10% if a CP2) may be planted to shrubs or trees planted in clumps or strips or may be allowed to revert to trees or shrubs through natural succession.
- ☒ **Nesting cover (required CP2 and CP 4D):** Offers will be planted to native grasses, forbs and legumes. Offers may be seeded to a combination of listed practices (CP2 and CP4D). A minimum of 3 grass species is required when planting for CP2, a minimum of 2 grass species for CP4D.
- ☐ **Food plots (CP12 - recommended):** Food plots are recommended but not required. Preferred location is adjacent to dense shrub plantings or tall herbaceous cover as site feasibility allows. No more than 10% of the field, not-to-exceed 5 acres, may be planted to food plots

SELECTION OF RATES AND SPECIES

The IN Natural Resources Conservation Service (NRCS) Seeding Tool will be used when developing seeding mixes and to determine tree and shrub species for this practice. Native grass plantings will be planned in the Indiana Wildlife Seeding Calculator and introduced cool season mixes planned in the Indiana General Seeding Calculator. Prepackaged mixes must be approved before seeding. Site-specific requirements are listed on the attached Specifications Sheet.

CRP INFORMATION

IN-CRP-SAFE38E-Pheasant

SITE PREPARATION

Site preparation is the most critical step in the establishment of habitat. Even the most well-planned seed mix will fail if the site preparation is not thorough. A well-prepared planting bed will increase the likelihood of establishment and reduce maintenance and management in the future. Weed control efforts should begin as early as 12 months prior to planting and may require multiple applications over the course of one to two years. Pay attention to sites where noxious and potentially invasive species are likely to occur, or areas of sod, such as old fescue pastures. Many of these species are perennials that spread through seed and roots, and many have rhizomatous root systems that will persist and negatively impact the planting.

Site preparation can use a combination of methods, including herbicide treatment, prescribed burning, mowing, and tillage. Each of these methods must be used with the appropriate timing and combination to maximize effectiveness. Disking should be used with caution, as soil disturbance can release additional weed seeds and increase the potential for erosion, creating larger problems. Mowing alone is not likely to be sufficient and should be combined with chemical, prescribed fire or additional mechanical treatments. Non-chemical methods and organic methods are possible but are labor intensive and will likely take longer to get the site ready for planting and are best suited for smaller sites. See Indiana Job Sheet 315 Herbaceous Weed Control- Site Preparation, for more information.

If prescribed burning is used for site preparation, it must meet the IN NRCS FOTG Standard (338) *Prescribed Burning*.

COMPANION/NURSE CROPS

A companion/nurse crop will be used when erosion control and weed suppression are needed. Companion/nurse crops include Winter Wheat (after the Hessian Fly-free dates in Table 2), Oats, Barley, Cereal Rye or Annual Ryegrass; native Wildryes (i.e. – *Elymus sp.* such as Canada, Riverbank, and Virginia Wildrye) and other species are also effective.

Companion crops will be clipped after jointing, but before seed head pollination unless otherwise directed (control of Wildrye species is not necessary so that they persist as part of the seedings). A second and subsequent clipping is necessary if re-growth provides competition. Clipping height should be above developing seedlings. Where excessive growth has accumulated, the vegetation will be chopped rather than swathed.

PLANTING

All seeding must be completed within 12 months of the effective date of the contract to remain in compliance. If circumstances beyond the landowner's control prohibit completion within the first 12 months, the local FSA County Committee may approve an extension to the next planting season.

Seeding Dates

Selected species will be planted within the dates on the specification sheet or in the wildlife habitat management plan that will be provided for the site.

Seed preparation

Inoculate legume seed with the proper rhizobia bacteria for the species no more than 60 days prior to seeding or as specified on the seed / inoculant tag. Inoculant left in the sun, even for a short period of time can significantly reduce the viability and effectiveness. Pre-inoculated seed will have a coating that changes the pure live seed per pound and thus the bulk seeding rate per acre. Be aware that blending seed of varying size, shape and weight can make calibration of equipment and seeding uniformity difficult.

Some seeding mixtures contain seed that is extremely small and thus have very low seeding rates. This may make it difficult to set seeding equipment to uniformly seed these low rates. To add enough volume to the mix for proper metering, a **carrier** or coated seed may be desirable. The carrier should be no larger than the largest seed species and have similar shape, density and texture to the majority of seeds in the mix. The carrier can be an inert material (i.e. cracked corn) that does not have abrasive properties that may cause damage to the equipment or the seed. Inexpensive seed (unimproved varieties) that will have no significant negative impact on the purpose of the seeding may also be used.

CRP INFORMATION

IN-CRP-SAFE38E-Pheasant

Planting Methods

No-Till seeding: Use a no-till drill with seven (7) inch or less row spacing. Ensure the drill is designed to handle the type of seed being planted (especially important for native grasses). Set the no-till drill to provide good seed-to-soil contact and a planting depth preferred for the desired species (see table below). Soils that are too wet or too dry can also cause improper seed placement.

Conventional Seeding: Prepare a fine firm seedbed to a depth of three (3) to four (4) inches. Use a drill with seven (7) inch or less row spacing, or a culti-packer seeder designed for the seed to be planted. Seed should be drilled uniformly at a proper seeding depth for the desired species.

Broadcast Seeding: Seed may be broadcast if completed in a uniform manner. Pre-mix the seed with 200 pounds per acre of pelletized lime if using an airflow applicator. Seedbeds should be worked to a minimum depth of three (3) inches and firmed before seeding. The seedbed should be culti-packed before and after seeding. It is acceptable to see up to one-third (1/3) of the seed on the soil surface. Wind speed should be 15 miles per hour or less when broadcasting.

Inter-seeding:

Legumes/Forbs (frost seeding): No-till drill or broadcast as above into existing vegetation or residues. Broadcasting relies on freeze/thaw cycles, rain and/or snow to incorporate the seed. This method does not include a seedbed preparation. This is most commonly used during the dormant seeding period.

Cover Crops: No-till drill or broadcast as above into existing vegetation or residues. Broadcasting relies on freeze/thaw cycles, rain and/or snow to incorporate the seed. Inter-seeding does not include a seedbed preparation. This method can be used to establish cover crop species or combination mixes into relatively light (e.g. soybean) and weed free crop residues, or to establish vegetation into standing crops.

Grasses: No-till drill into existing covers only if prior-treated with herbicides or tillage, or if existing cover is diminishing (i.e. – older alfalfa plantings).

Tree Planting

Bare rooted stock (seedlings) should be planted in the spring after the ground thaws, but no later than June 1; or planted in the fall using dormant seedlings (usually after November 1). Container stock may be planted between September 15 - June 1 as local soil moisture and weather conditions permit.

All planting stock shall not be planted when the soil is frozen or dry and will be planted with the root collars approximately at or slightly below the ground line.

Planting stock will be protected from desiccation prior to and during planting. Planting stock should be planted immediately upon delivery to the site. If planting is delayed stock will be stored in accordance with NRCS Practice FOTG (612) Tree/Shrub Establishment.

WEED CONTROL DURING ESTABLISHMENT

Weed Control in native grass plantings: Control competing vegetation as needed until established or a Final Status Review is issued. *Mowing multiple times during this establishment period is critical to the success of the native grass planting.* Mow when competing weeds are taller than the planted vegetation, and at a height above the planted vegetation. Use selective herbicides and/or spot spraying to protect the desired species, or for problem perennial weeds. Refer to the Purdue/Ohio State *Weed Control Guide for Ohio and Indiana* for herbicide timing and treatment.

Weed Control in Tree/Shrub Plantings: Weed control is also important to ensure survival and maximum growth of the trees after they are planted. Nine (9) ft² around each tree should remain weed-free to maximize tree growth.

Mowing is not recommended for weed control for trees. CRP cost share is authorized for one weed control application within 24 months after planting.

CRP INFORMATION

IN-CRP-SAFE38E-Pheasant

HAYING AND GRAZING

Exclude all acres from haying and grazing year-round. Managed haying or grazing are not authorized for Indiana's SAFE practices.

OPERATION AND MAINTENANCE

Operation and maintenance is required and begins with the purchase of the seed. Purchase seed from reputable dealers that is tested and verified to not contain noxious or other species that may become a problem such as Palmer Amaranth. Do not plant seed from unknown sourcing or with weeds, as it could result in long-term management problems. Throughout the life of the contract, noxious weeds and other undesirable plants, insects, and pests will be controlled, including such maintenance as necessary to avoid detrimental effects to the surrounding land.

After the Final Status Review, maintain the planting according to your CRP conservation plan - See the attached *CRP Operation and Maintenance* for more details. Maintenance activities are allowed only on a spot basis and only if necessary to maintain stand health, maintain stand diversity, or control pests that will damage the CRP cover or adjacent lands. Burning must be in accordance with a prescribed burn plan. **MOWING and other maintenance activities are not authorized between April 1 to August 1** to protect ground-nesting wildlife (i.e. - the Primary Nesting and Brood-Rearing season). If maintenance activities are needed (allowed on a spot basis only) during these times, the FSA County Committee must approve the maintenance activity prior to the activity occurring. Native grasses will not be mowed lower than 12 inches. **Mowing for generic weed control or for cosmetic purposes is prohibited.**

The contract area cannot be used for field roads or other uses that will damage or destroy the cover.

Operation and Maintenance in Tree/Shrub Plantings. Check survivability of planted tree/shrub species after three (3) years to ensure that the desired stocking rate for the site is present, usually 70% survival of the planted rate. Additional planting will be completed if it is determined that additional natural regeneration will not be sufficient to colonize the site within an acceptable time frame (usually 5 years) so that 300 acceptable woody plants per acre are established.

MANAGEMENT ACTIVITIES

Management Activities are required on areas. At least one "management activity" must occur on no less than 25% of the enrolled acreage in years 4-7 of the contract period. For maximum habitat value, disturb no more than 1/3-1/2 of the contract acreage in any given year. Grassland areas must be established for a minimum of three (3) years before initiating.

Areas devoted to grass have the following options:

Strip Disking
Prescribed Burning
Strip Spraying

Areas devoted to shrubs have the following options:

Pruning
Thinning

Avoid Environmentally sensitive areas as marked on the plan map including:

Concentrated flow areas, critical areas, within the first 20 feet of a practice that borders a water resource to avoid water quality resource concerns, and other areas where gully erosion is likely.

Management Activities will not be performed from April 1 through August 1 to protect the primary nesting period for grassland bird species. It is also recommended, but is not required, to delay Management Activities until after August 15 to reduce the chance of harming fledgling birds and other young wildlife.

Management Activities will be performed along field contours, or across the slope, when practical. Strips will parallel brushy or woody escape cover when feasible.

DISCLOSURES

DISCLOSURES

Property address: 04975650W, Kimmell, IN 46760

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) X 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) X 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) RS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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.

<u>Charles J. Jumper</u>	<u>8/21/2026</u>	_____	_____
Seller	Date	Seller	Date
<u>Bebecca Schroeder</u>	<u>8/21/2026</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Agent	Date	Agent	Date

DISCLOSURES



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

08/21/2026

Property address (number and street, city, state, and ZIP code)

0497 S 650 W, Kimmell, IN 46760

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

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 broker, 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 <i>Charles M. Linn</i>	Date (mm / dd / yyyy) 8/21/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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DISCLOSURES

Property address (number and street, city, state, and ZIP code) 0497 S 650 W, Kimmell, IN 46760				
1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
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:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls				✓
Inside Telephone Wiring and Blocks / Jacks	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors				✓
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☐ 100 ☒ 200 Amp Service				
Generator	✓			
C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed			✓	
Septic & Holding Tank / Septic Mound	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well			✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			
		Yes	No	Unknown
Are the structures connected to a public water system?			✓	
Are the structures 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 structure(s) connected to a private / community water system?			✓	
Are the structure(s) connected to a private / community sewer system?			✓	

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 broker, 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 Charles M. Lewman	Date (mm / dd / yyyy) 8/21/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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 (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

DISCLOSURES

Property address (number and street, city, state, and ZIP code) 0497 S 650 W, Kimmell, IN 46760

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				✓
Boiler / Radiator	✓			
Central Air Conditioning	✓			
Electric Heat Pump	✓			
Furnace Heat / Gas	✓			
Furnace Heat / Electric			✓	
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: 5 Years. New in 2021	✓		
Does the roof leak?		✓	
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			
3. WATER HEATER	✓		
Age, if known: _____ Years.			✓
4. FURNACE		✓	
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING		✓	
Age, if known: _____ Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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 broker, 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 <i>Charles McLean</i>	Date (mm / dd / yyyy) 8/21/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

DISCLOSURES

Property address (number and street, city, state, and ZIP code) 0497 S 650 W, Kimmell, IN 46760			
---	--	--	--

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?			✓
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?			
Is the access to your property via a public road?	✓		
Is the 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 structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			✓

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: <i>(Use additional pages and attach, if necessary)</i>
--

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 broker, 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 (mm / dd / yyyy) 8/21/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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 (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

TAX INFORMATION

TAX INFO - TRACTS 1-5

Noble County, IN

Summary (Auditor)

Parcel ID 57-18-01-100-001.000-018
Bill ID 018-100029-00
Property Address 0317 S 650 W
Kimmell, IN, 46760
Brief Legal Description N1/2 Se1/4 (61.02ac) & Fr1 (30.52a Forest Reserve) Ne1/4 (132.12ac) Sec 1 193.140a
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District 57018 Washington Twp
Tax Rate Code 18065 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

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.



Tax Rate

1.4565

Ownership (Auditor)

Deeded Owner
Noble Acres LLC
17325 Hand Rd
Huntertown, IN 46748

Taxing District (Assessor)

County: Noble
Township: WASHINGTON TOWNSHIP
State District 57018 WASHINGTON TOWNSHIP
Local District: 57018
School Corp: WEST NOBLE
Neighborhood: 1850100 Wash Twp Base Area

Site Description (Assessor)

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 193.14

Sales

Sale Date	Sale Price	Parcel Count	Valid
8/8/2012	\$770,000	1	N

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
3/11/2013	NOBLE ACRES LLC	130300211		\$0.00
8/14/2012	NOBLE ACRES LLC	120800297		\$770,000.00
	BUCKLES STANLEY			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/16/2013					
3/8/2013	Noble Acres LLC	Corporate Warranty			130300211
3/8/2013					
8/14/2012	Buckles Stanley E	Personal Representative Deed			120800297
3/24/1950	Buckles Cecilia M	Deed	128	0156	

Contact the Auditor's Office for correct transfer dates.

TAX INFO - TRACTS 1-5

Assessment Year	2026	2025	2025 (2)	2024	2024 (2)
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/10/2026	5/22/2025	4/4/2025	7/1/2024	4/11/2024
Land	\$241,900	\$241,900	\$272,600	\$260,200	\$260,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$241,900	\$241,900	\$272,600	\$260,200	\$260,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$241,900	\$241,900	\$272,600	\$260,200	\$260,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$241,900	\$241,900	\$272,600	\$260,200	\$260,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions

Type	Description	2025 Pay 2026
Other	2% Deduction	\$14,514.00

Homestead Allocations

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$241,900.00	\$260,200.00	\$216,900.00	\$171,300.00	\$147,300.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

*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.
Note: Total due amount rolls forward to the most current year*

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$1,655.94	\$1,829.46	\$1,642.36	\$1,235.16	\$1,133.54
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,655.94	\$1,829.46	\$1,642.36	\$1,235.16	\$1,133.54
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$241.42	\$0.00	\$241.42
			679 Solomon Creek - \$241.42		679 Solomon Creek - \$241.42
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,311.88	\$3,658.92	\$3,526.14	\$2,470.32	\$2,508.50
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,655.94)	(\$3,658.92)	(\$3,526.14)	(\$2,470.32)	(\$2,508.50)
= Total Due	\$1,655.94	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2024 Pay 2025 are certified.
First installment for 2024 Pay 2025 tax is due May 12th, 2025. The second installment is due November 10th, 2025.

TAX INFO - TRACTS 1-5

Property Tax Bill Payment

[Visit Noble County Treasurer's Office](#)

Pay and/or View Tax Bill

[Pay and/or View Tax Bill](#)

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2025 Pay 2026	2182214	5/11/2026	E CK \$275565.71 5/7	\$1,655.94
2024 Pay 2025	2152083	11/10/2025	ECK\$352624.92OT11/7	\$1,829.46
2024 Pay 2025	2127949	5/9/2025	E CK \$323225.56 5/7	\$1,829.46
2023 Pay 2024	2098652	11/12/2024	E CK \$329998.43 OT	\$1,763.07
2023 Pay 2024	2074126	5/10/2024	E CK \$276257.47 5/8	\$1,763.07
2022 Pay 2023	2033164	11/1/2023	11/01/23 B 2 W/OE	\$1,235.16
2022 Pay 2023	2021768	5/10/2023	E CK OT \$275017.10	\$1,235.16
2021 Pay 2022	1981842	11/3/2022	11/03/22 B 2 W/OE	\$1,254.25
2021 Pay 2022	1971696	5/10/2022	b13 5/13/22 w/oe	\$1,254.25
2020 Pay 2021	1933574	11/5/2021	11/4/2021 B 1 W/OE	\$1,261.54
2020 Pay 2021	1917855	5/10/2021	5/13/21 OT B 9 W/OE	\$1,261.54
2019 Pay 2020	1879586	11/9/2020	LB 11/6/20 B 4 W/OE	\$1,696.45
2019 Pay 2020	1842965	4/29/2020	LB 4/28/20 B13 W/OE	\$1,696.45
2018 Pay 2019	1825644	11/12/2019	OT 11/13/19 b1 w/oe	\$1,659.85
2018 Pay 2019	1796592	5/7/2019	1033 Noble Acres	\$1,659.85
2017 Pay 2018	1772663	11/13/2018	LB11/14/18B4 W/OEot	\$2,007.41
2017 Pay 2018	1755314	5/10/2018	OT 5/15/18 B 38 W/OE	\$2,007.41
2016 Pay 2017	1721004	11/13/2017	Lb11/15/17b7ot w/oe	\$1,983.15
2016 Pay 2017	1697906	5/10/2017	OT 5/12/17 B18 W/OE	\$1,983.15
2015 Pay 2016	1662829	11/10/2016	OTIb11/14/16 b7 w/oe	\$2,035.99
2015 Pay 2016	1632889	5/9/2016	1027NobleAcres	\$2,035.99
2014 Pay 2015	1603403	11/9/2015	lb 11/9/15 b2 w/oe	\$2,114.49
2014 Pay 2015	1584083	5/11/2015	lb 5/13/15 b16otw/oe	\$2,114.49
2013 Pay 2014	1553078	11/10/2014	lb11/10-17/14b6w/oe	\$2,202.31
2013 Pay 2014	1528893	5/12/2014	lb5/12-15/14b32w/oe	\$2,202.31

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

679 Solomon Creek	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	\$0.00	\$0.00	\$120.71	\$0.00	\$120.71
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$0.00	\$120.71	\$0.00	\$120.71
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
FARM POND		0	0	2.440	\$2,120.00	\$1,060.00	\$2,586.40	(40%)	\$1,550.00
PUBLIC ROAD/ROW		0	0	2.470	\$2,120.00	\$2,120.00	\$5,236.40	(100%)	\$0.00
WOODLAND	FOB	0	0	0.0300	\$2,120.00	\$1,526.00	\$45.78	(80%)	\$10.00
CLASSIFIED FOREST	FOB	0	0	3.1100	\$2,120.00	\$1,526.00	\$4,745.86	(100%)	\$0.00
CLASSIFIED FOREST	FSD2	0	0	0.9400	\$2,120.00	\$1,060.00	\$996.40	(100%)	\$0.00
WOODLAND	FSD2	0	0	2.1500	\$2,120.00	\$1,060.00	\$2,279.00	(80%)	\$460.00
CLASSIFIED FOREST	MB	0	0	0.140	\$2,120.00	\$1,060.00	\$148.40	(100%)	\$0.00
CLASSIFIED FOREST	MRB2	0	0	19.710	\$2,120.00	\$1,632.00	\$32,166.72	(100%)	\$0.00

TAX INFO - TRACTS 1-5

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	MRB2	0	0	101.740	\$2,120.00	\$1,632.00	\$166,039.68	0%	\$166,040.00
WOODLAND	MRB2	0	0	2.390	\$2,120.00	\$1,632.00	\$3,900.48	(80%)	\$780.00
NONTILLABLE LAND	MRB2	0	0	0.020	\$2,120.00	\$1,632.00	\$32.64	(60%)	\$10.00
NONTILLABLE LAND	MRC2	0	0	0.8900	\$2,120.00	\$1,442.00	\$1,283.38	(60%)	\$510.00
WOODLAND	MRC2	0	0	0.5000	\$2,120.00	\$1,442.00	\$721.00	(80%)	\$140.00
TILLABLE LAND	MRC2	0	0	10.490	\$2,120.00	\$1,442.00	\$15,126.58	0%	\$15,130.00
CLASSIFIED FOREST	MRC2	0	0	1.5400	\$2,120.00	\$1,442.00	\$2,220.68	(100%)	\$0.00
TILLABLE LAND	MSC3	0	0	10.300	\$2,120.00	\$1,272.00	\$13,101.60	0%	\$13,100.00
WOODLAND	MSC3	0	0	0.630	\$2,120.00	\$1,272.00	\$801.36	(80%)	\$160.00
WOODLAND	MSD3	0	0	2.4300	\$2,120.00	\$1,060.00	\$2,575.80	(80%)	\$520.00
TILLABLE LAND	MSD3	0	0	7.9500	\$2,120.00	\$1,060.00	\$8,427.00	0%	\$8,430.00
CLASSIFIED FOREST	MSD3	0	0	3.0800	\$2,120.00	\$1,060.00	\$3,264.80	(100%)	\$0.00
CLASSIFIED FOREST	PE	0	0	1.7400	\$2,120.00	\$2,353.00	\$4,094.22	(100%)	\$0.00
TILLABLE LAND	PE	0	0	1.600	\$2,120.00	\$2,353.00	\$3,764.80	0%	\$3,760.00
WOODLAND	PE	0	0	0.6200	\$2,120.00	\$2,353.00	\$1,458.86	(80%)	\$290.00
TILLABLE LAND	RAC2	0	0	0.290	\$2,120.00	\$1,717.00	\$497.93	0%	\$500.00
TILLABLE LAND	RBB	0	0	10.6500	\$2,120.00	\$2,078.00	\$22,130.70	0%	\$22,130.00
TILLABLE LAND	WA	0	0	0.5600	\$2,120.00	\$1,802.00	\$1,009.12	0%	\$1,010.00
WOODLAND	WA	0	0	1.3400	\$2,120.00	\$1,802.00	\$2,414.68	(80%)	\$480.00
WOODLAND	WS	0	0	0.540	\$2,120.00	\$2,353.00	\$1,270.62	(80%)	\$250.00
TILLABLE LAND	WS	0	0	2.5900	\$2,120.00	\$2,353.00	\$6,094.27	0%	\$6,090.00
CLASSIFIED FOREST	WS	0	0	0.2600	\$2,120.00	\$2,353.00	\$611.78	(100%)	\$0.00

Tax Statements (Treasurer)

[2025 Pay 2026 Tax Statement \(PDF\)](#)

[2024 Pay 2025 Tax Statement \(PDF\)](#)

[2023 Pay 2024 Tax Statement \(PDF\)](#)

[2022 Pay 2023 Tax Statement \(PDF\)](#)

[2021 Pay 2022 Tax Statement \(PDF\)](#)

[2020 Pay 2021 Tax Statement \(PDF\)](#)

[2019 Pay 2020 Tax Statement \(PDF\)](#)

[2018 Pay 2019 Tax Statement \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Property Record Cards

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

Map



No data available for the following modules: Residential, Commercial, Improvements, Sketches.

The information on this Web Site was prepared from a Geographic Information System established by Noble County for their internal purposes only, and was not designed or intended for general use by members of the public. Noble County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon.

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Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

TAX INFO - TRACTS 1-5

57-18-01-100-001.000-018

General Information
Parcel Number
57-18-01-100-001.000-018
Local Parcel Number
18-100029-00

Tax ID:
18-100029-00

Routing Number
- - - - -

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Noble

Township
WASHINGTON TOWNSHIP

District 018 (Local 018)
WASHINGTON TOWNSHIP

School Corp 6065
WEST NOBLE

Neighborhood 1850100
Wash Twp Base Area

Section/Plat
001

Location Address (1)
0317 S 650 W
KIMMELL, IN 46760

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 Thursday, May 7, 2026

Review Group 2023

NOBLE ACRES LLC

Ownership
NOBLE ACRES LLC
17325 HAND RD
HUNTERTOWN, IN 46748

Legal
N1/2 SE1/4 (61.02AC) &
FRL (30.52A FOR RES) NE1/4 (132.12AC) SEC 1
193.14A



0317 S 650 W

Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **V/I**
03/11/2013 NOBLE ACRES LLC 130300211 COR / I
08/14/2012 NOBLE ACRES LLC 120800297 PR / \$770,000 I
01/01/1900 BUCKLES STANLEY WD / I

100, Vacant Land

Wash Twp Base Area/1850 1/2

Notes

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

2026	Assessment Year	2026	2025	2025	2024	2024
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
05/06/2026	As Of Date	04/10/2026	05/22/2025	04/04/2025	07/01/2024	04/11/2024
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	☐	☒	☐	☒	☐
\$241,900	Land	\$241,900	\$241,900	\$272,600	\$260,200	\$260,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$241,900	Land Non Res (2)	\$241,900	\$241,900	\$272,600	\$260,200	\$260,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$241,900	Total	\$241,900	\$241,900	\$272,600	\$260,200	\$260,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$241,900	Total Non Res (2)	\$241,900	\$241,900	\$272,600	\$260,200	\$260,200
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' 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
21	A	FOB	0	3.1100	0.72	\$17.74	\$13	\$40	-100%	1.0000	0.00	100.00	0.00	\$00
21	A	FSD2	0	0.9400	0.50	\$17.74	\$9	\$08	-100%	1.0000	0.00	100.00	0.00	\$00
21	A	MB	0	0.140	0.50	\$17.74	\$9	\$01	-100%	1.0000	0.00	100.00	0.00	\$00
21	A	MRB	0	19.710	0.77	\$17.74	\$14	\$276	-100%	1.0000	0.00	100.00	0.00	\$00
21	A	MRC	0	1.5400	0.68	\$17.74	\$12	\$18	-100%	1.0000	0.00	100.00	0.00	\$00
21	A	MSD	0	3.0800	0.50	\$17.74	\$9	\$28	-100%	1.0000	0.00	100.00	0.00	\$00
21	A	PE	0	1.7400	1.11	\$17.74	\$20	\$35	-100%	1.0000	0.00	100.00	0.00	\$00
21	A	WS	0	0.2600	1.11	\$17.74	\$20	\$05	-100%	1.0000	0.00	100.00	0.00	\$00
4	A	MRB	0	101.740	0.77	\$2,120	\$1,632	\$166,040	0%	1.0000	0.00	100.00	0.00	\$166,040
4	A	MRC	0	10.490	0.68	\$2,120	\$1,442	\$15,127	0%	1.0000	0.00	100.00	0.00	\$15,130
4	A	MSC	0	10.300	0.60	\$2,120	\$1,272	\$13,102	0%	1.0000	0.00	100.00	0.00	\$13,100
4	A	MSD	0	7.9500	0.50	\$2,120	\$1,060	\$8,427	0%	1.0000	0.00	100.00	0.00	\$8,430
4	A	PE	0	1.600	1.11	\$2,120	\$2,353	\$3,765	0%	1.0000	0.00	100.00	0.00	\$3,760
4	A	RAC2	0	0.290	0.81	\$2,120	\$1,717	\$498	0%	1.0000	0.00	100.00	0.00	\$500
4	A	RBB	0	10.6500	0.98	\$2,120	\$2,078	\$22,131	0%	1.0000	0.00	100.00	0.00	\$22,130

Data Source External Only

Collector 10/07/2022 JDP

Appraiser 10/14/2022 JDP

Land Computations

Calculated Acreage	193.14
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	193.14
81 Legal Drain NV	0.00
82 Public Roads NV	2.47
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	190.67
Farmland Value	\$241,350
Measured Acreage	190.67
Avg Farmland Value/Acre	1266
Value of Farmland	\$241,390
Classified Total	\$541
Farm / Classified Value	\$241,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$241,900
CAP 3 Value	\$0
Total Value	\$241,900

TAX INFO - TRACTS 1-5

57-18-01-100-001.000-018

NOBLE ACRES LLC

0317 S 650 W

Supplemental Land Page

Wash Twp Base Area/1850100

2/2

Land Type	Pricing Method	Soil ID	Land Data (Standard Depth: Res 100', Cl 100')					Base Lot: Res 0' X 0', Cl 0' X 0'						Value
			Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	
4	A	WA	0	0.5600	0.85	\$2,120	\$1,802	\$1,009	0%	1.0000	0.00	100.00	0.00	\$1,010
4	A	WS	0	2.5900	1.11	\$2,120	\$2,353	\$6,094	0%	1.0000	0.00	100.00	0.00	\$6,090
5	A	MRB	0	0.020	0.77	\$2,120	\$1,632	\$33	-60%	1.0000	0.00	100.00	0.00	\$10
5	A	MRC	0	0.8900	0.68	\$2,120	\$1,442	\$1,283	-60%	1.0000	0.00	100.00	0.00	\$510
6	A	FOB	0	0.0300	0.72	\$2,120	\$1,526	\$46	-80%	1.0000	0.00	100.00	0.00	\$10
6	A	FSD2	0	2.1500	0.50	\$2,120	\$1,060	\$2,279	-80%	1.0000	0.00	100.00	0.00	\$460
6	A	MRB	0	2.390	0.77	\$2,120	\$1,632	\$3,900	-80%	1.0000	0.00	100.00	0.00	\$780
6	A	MRC	0	0.5000	0.68	\$2,120	\$1,442	\$721	-80%	1.0000	0.00	100.00	0.00	\$140
6	A	MSC	0	0.630	0.60	\$2,120	\$1,272	\$801	-80%	1.0000	0.00	100.00	0.00	\$160
6	A	MSD	0	2.4300	0.50	\$2,120	\$1,060	\$2,576	-80%	1.0000	0.00	100.00	0.00	\$520
6	A	PE	0	0.6200	1.11	\$2,120	\$2,353	\$1,459	-80%	1.0000	0.00	100.00	0.00	\$290
6	A	WA	0	1.3400	0.85	\$2,120	\$1,802	\$2,415	-80%	1.0000	0.00	100.00	0.00	\$480
6	A	WS	0	0.540	1.11	\$2,120	\$2,353	\$1,271	-80%	1.0000	0.00	100.00	0.00	\$250
72	A		0	2.440	0.50	\$2,120	\$1,060	\$2,586	-40%	1.0000	0.00	100.00	0.00	\$1,550
82	A		0	2.470	1.00	\$2,120	\$2,120	\$5,236	-100%	1.0000	0.00	100.00	0.00	\$00

TAX INFO - TRACTS 6 & 7

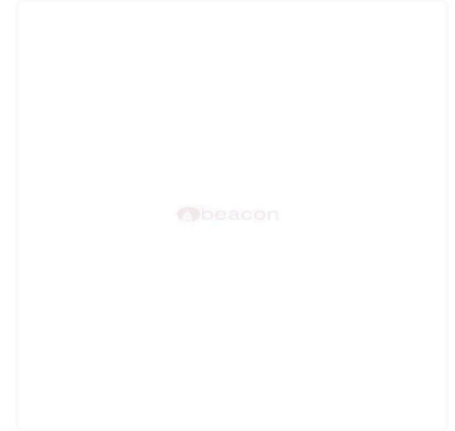
Noble County, IN

Summary (Auditor)

Parcel ID 57-18-01-200-009.000-018
Bill ID 018-100029-01
Property Address 0497 S 650 W
Kimmell, IN, 46760
Brief Legal Description Meishen Whiteshire Farm Lt 1 Sec 1 26.610a
(Note: Not to be used on legal documents)
Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District 57018 Washington Twp
Tax Rate Code 18065 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

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.



Tax Rate

1.4565

Ownership (Auditor)

Deeded Owner
[Whiteshire/Hamroc LLC](#)
4728 N 200 W
Albion, IN 46701

Taxing District (Assessor)

County: Noble
Township: WASHINGTON TOWNSHIP
State District 57018 WASHINGTON TOWNSHIP
Local District: 57018
School Corp: WEST NOBLE
Neighborhood: 1850100 Wash Twp Base Area

Site Description (Assessor)

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 26.61

Sales

Sale Date	Sale Price	Parcel Count	Valid
6/28/2019	\$179,500	1	N
1/9/2019	\$175,000	1	N
4/11/2013	\$636,250	1	N

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
8/8/2019	WHITESHIRE/HAMROC LLC	190800188		\$179,500.00
1/18/2019	3 FLICKAS LLC	190100377		\$175,000.00
1/13/2014	MEISHEN WHITESHIRE INTERNATIONAL SWINE BREEDING CO	130700032		\$0.00
4/16/2013	MEISHEN WHITESHIRE INTERNATIONAL SWINE BREEDING CO	130400343		\$636,250.00
3/11/2013	NOBLE ACRES LLC	130300211		\$0.00
8/14/2012	NOBLE ACRES LLC	120800297		\$770,000.00
	BUCKLES STANLEY			\$0.00

TAX INFO - TRACTS 6 & 7

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
8/8/2019	3 Flickas LLC	Warranty			190800188
1/18/2019	Meishen Whiteshire International Swine Breeding Company LLC	Warranty			190100377
7/1/2013	Meishen Whiteshire International Swine Breeding Company LLC	Quit Claim Deed			130700032
4/16/2013	Noble Acres LLC	Corporate Warranty			130400343
4/16/2013					

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2026	2025	2025 (2)	2024	2024 (2)
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/10/2026	5/22/2025	4/4/2025	7/1/2024	4/11/2024
Land	\$66,800	\$63,700	\$68,100	\$66,300	\$66,300
Land Res (1)	\$32,300	\$29,300	\$29,300	\$29,300	\$29,300
Land Non Res (2)	\$34,500	\$34,400	\$38,800	\$37,000	\$37,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$151,700	\$145,300	\$145,300	\$146,500	\$146,500
Imp Res (1)	\$109,800	\$97,700	\$97,700	\$99,000	\$99,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$41,900	\$47,600	\$47,600	\$47,500	\$47,500
Total	\$218,500	\$209,000	\$213,400	\$212,800	\$212,800
Total Res (1)	\$142,100	\$127,000	\$127,000	\$128,300	\$128,300
Total Non Res (2)	\$34,500	\$34,400	\$38,800	\$37,000	\$37,000
Total Non Res (3)	\$41,900	\$47,600	\$47,600	\$47,500	\$47,500

Exemptions

Type	Description	2025 Pay 2026
Other	2% Deduction	\$9,684.00

Homestead Allocations

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$63,700.00	\$66,300.00	\$59,100.00	\$52,600.00	\$49,300.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$145,300.00	\$146,500.00	\$147,400.00	\$155,800.00	\$126,100.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

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.
Note: Total due amount rolls forward to the most current year

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$1,451.52	\$1,496.20	\$1,563.62	\$1,502.66	\$1,349.80
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,451.52	\$1,496.20	\$1,563.62	\$1,502.66	\$1,349.80
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$33.26	\$0.00	\$33.26
			679 Solomon Creek - \$33.26		679 Solomon Creek - \$33.26
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFO - TRACTS 6 & 7

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,903.04	\$2,992.40	\$3,160.50	\$3,005.32	\$2,732.86
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,451.52)	(\$2,992.40)	(\$3,160.50)	(\$3,005.32)	(\$2,732.86)
= Total Due	\$1,451.52	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2024 Pay 2025 are certified.
First installment for 2024 Pay 2025 tax is due May 12th, 2025. The second installment is due November 10th, 2025.

Property Tax Bill Payment

Visit Noble County Treasurer's Office

Pay and/or View Tax Bill

Pay and/or View Tax Bill

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2025 Pay 2026	2182211	5/11/2026	E CK \$275565.71 5/7	\$1,451.52
2024 Pay 2025	2152088	11/10/2025	ECK\$352624.92OT11/7	\$1,496.20
2024 Pay 2025	2127947	5/9/2025	E CK \$323225.56 5/7	\$1,496.20
2023 Pay 2024	2098648	11/12/2024	E CK \$329998.43 OT	\$1,580.25
2023 Pay 2024	2074135	5/10/2024	E CK \$276257.47 5/8	\$1,580.25
2022 Pay 2023	2033163	11/1/2023	11/01/23 B 2 W/OE	\$1,502.66
2022 Pay 2023	2021772	5/10/2023	E CK OT \$275017.10	\$1,502.66
2021 Pay 2022	1981823	11/3/2022	11/03/22 B 2 W/OE	\$1,366.43
2021 Pay 2022	1971693	5/10/2022	b13 5/13/22 w/oe	\$1,366.43
2020 Pay 2021	1933575	11/5/2021	11/4/2021 B 1 W/OE	\$1,415.90
2020 Pay 2021	1905804	5/5/2021	5/5/21 B 1 W/OE	\$1,415.90
2019 Pay 2020	1879583	11/9/2020	LB 11/6/20 B 4 W/OE	\$1,465.85
2019 Pay 2020	1842962	4/29/2020	LB 4/28/20 B13 W/OE	\$1,465.85
2018 Pay 2019	1824276	11/8/2019	52501 WHITESHIRE MAM	\$1,336.37
2018 Pay 2019	1796617	5/7/2019	1101 # Flickas LLC	\$1,336.37
2017 Pay 2018	1772645	11/13/2018	LB11/14/18B4 W/OEot	\$1,430.55
2017 Pay 2018	1755313	5/10/2018	OT 5/15/18 B 38 W/OE	\$1,430.55
2016 Pay 2017	1721005	11/13/2017	Lb11/15/17b7ot w/oe	\$1,279.68
2016 Pay 2017	1697910	5/10/2017	OT 5/12/17 B18 W/OE	\$1,279.68
2015 Pay 2016	1662832	11/10/2016	OTlb11/14/16 b7 w/oe	\$1,225.98
2015 Pay 2016	1632886	5/9/2016	2119 MEishenWhiteshi	\$1,225.98
2014 Pay 2015	1603406	11/9/2015	lb 11/9/15 b2 w/oe	\$1,205.55
2014 Pay 2015	1584066	5/11/2015	lb 5/13/15 b16otw/oe	\$1,205.55
2013 Pay 2014	1553082	11/10/2014	lb11/10-17/14b6w/oe	\$16.63
2013 Pay 2014	1530091	5/12/2014	lb5/12-16/14b9w/oe	\$16.63

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

679 Solomon Creek

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	\$0.00	\$0.00	\$16.63	\$0.00	\$16.63
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$0.00	\$16.63	\$0.00	\$16.63
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFO - TRACTS 6 & 7

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
AGRICULTURAL EXCESS ACREAGE		0	0	0.040	\$9,000.00	\$9,000.00	\$360.00	0%	\$360.00
9ag		0	0	1.0	\$32,300.00	\$32,300.00	\$32,300.00	0%	\$32,300.00
FARM BUILDINGS		0	0	1.60	\$2,120.00	\$2,120.00	\$3,392.00	(40%)	\$2,040.00
PUBLIC ROAD/ROW		0	0	.320	\$2,120.00	\$2,120.00	\$678.40	(100%)	\$0.00
TILLABLE LAND	MRB2	0	0	13.18	\$2,120.00	\$1,632.00	\$21,509.76	0%	\$21,510.00
NONTILLABLE LAND	MRB2	0	0	.690	\$2,120.00	\$1,632.00	\$1,126.08	(60%)	\$450.00
WOODLAND	MRB2	0	0	.150	\$2,120.00	\$1,632.00	\$244.80	(80%)	\$50.00
WOODLAND	MRC2	0	0	2.910	\$2,120.00	\$1,442.00	\$4,196.22	(80%)	\$840.00
NONTILLABLE LAND	MRC2	0	0	1.780	\$2,120.00	\$1,442.00	\$2,566.76	(60%)	\$1,030.00
TILLABLE LAND	MRC2	0	0	3.25	\$2,120.00	\$1,442.00	\$4,686.50	0%	\$4,690.00
TILLABLE LAND	RBB	0	0	1.690	\$2,120.00	\$2,078.00	\$3,511.82	0%	\$3,510.00

Tax Statements (Treasurer)

[2025 Pay 2026 Tax Statement \(PDF\)](#)

[2024 Pay 2025 Tax Statement \(PDF\)](#)

[2023 Pay 2024 Tax Statement \(PDF\)](#)

[2022 Pay 2023 Tax Statement \(PDF\)](#)

[2021 Pay 2022 Tax Statement \(PDF\)](#)

[2020 Pay 2021 Tax Statement \(PDF\)](#)

[2019 Pay 2020 Tax Statement \(PDF\)](#)

[2018 Pay 2019 Tax Statement \(PDF\)](#)

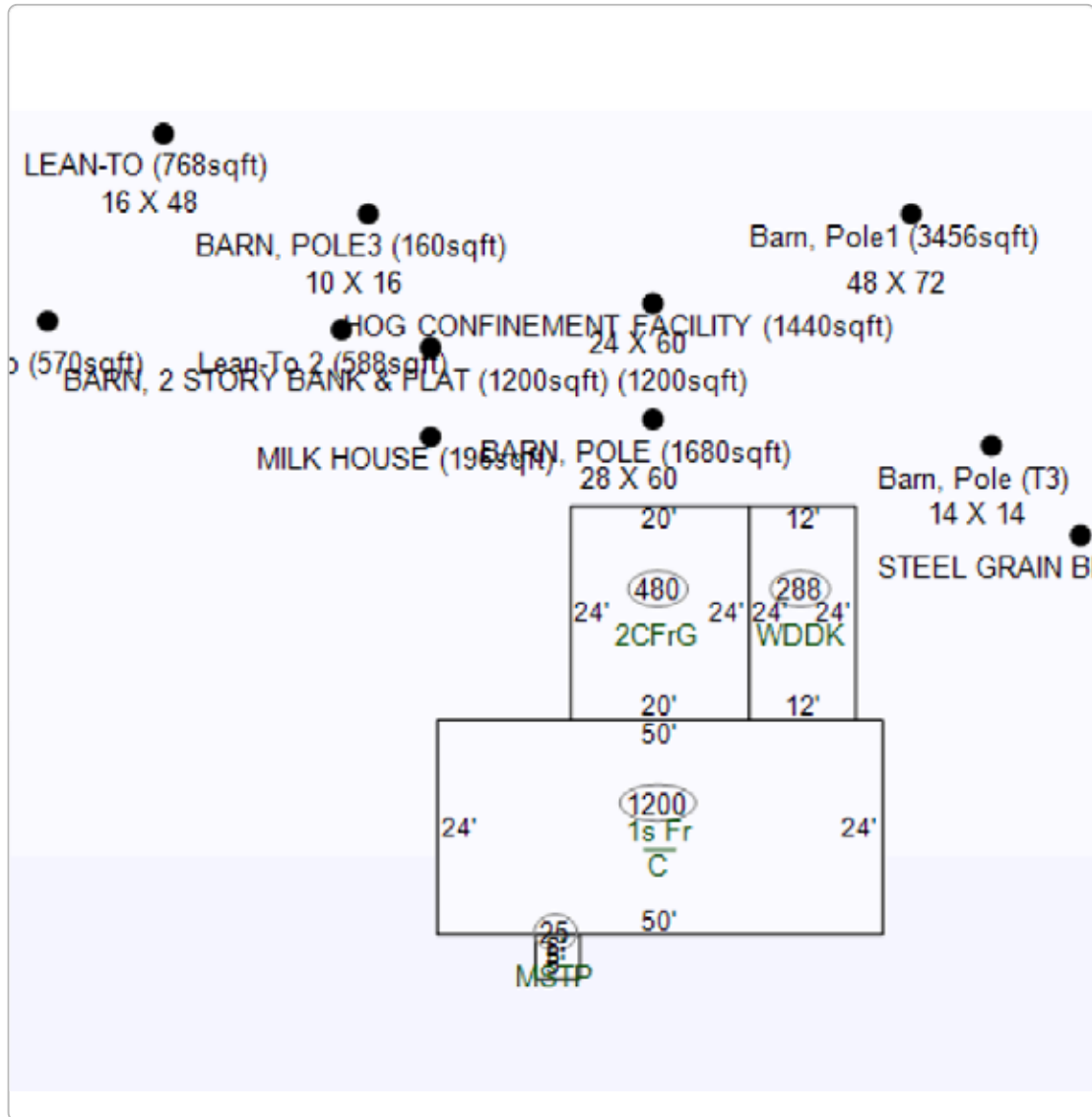
Tax Statements are a duplicate copy of the original mailing

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE (1200sqft) (1200sqft)	100	D+1	1978	1978	A	0.91	1200	1.28	0
BARN, POLE (1680sqft) (1680sqft)	100	D	1900	1900	F	0.91	1620	1.28	0
HOG CONFINEMENT FACILITY (1440sqft) (1440sqft)	100	D	1978	1978	A	0.91	1380	1.28	0
BARN, 2 STORY BANK & FLAT (1200sqft) (1200sqft)	100	D	1945	1945	P	0.91	1200	1.28	0
LEAN-TO (768sqft) (768sqft)	100	D	1989	1989	A	0.91	768	1.28	0
BARN, POLE3 (160sqft) (160sqft)	100	D	1989	1989	F	0.91	176	1.28	1
MILK HOUSE (196sqft) (196sqft)	100	D	1901	1901	P	0.91	196	1.28	0
Barn, Pole (T3)	100	D	1992	1992	A	0.91	182	1.28	0
STEEL GRAIN BIN (530sqft) (530sqft)	100	C	1989	1989	A	0.91	530	1.28	0
Barn, Pole1 (3456sqft) (3456sqft)	100	C	1998	1998	A	0.91	3456	1.28	0
Lean-To (570sqft) (570sqft)	100	C	1989	1989	A	0.91	570	1.28	0
Lean-To 2 (588sqft) (588sqft)	100	D	1989	1989	VP	0.91	588	1.28	1

Sketches

TAX INFO - TRACTS 6 & 7

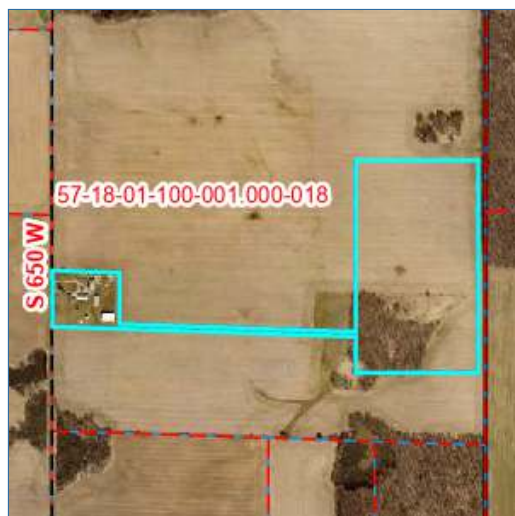


Sketches Last Updated May 2026.

Property Record Cards

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

Map



TAX INFO - TRACTS 6 & 7

Available for the following modules: Residential, Commercial.

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Developed by



TAX INFO - TRACTS 6 & 7

57-18-01-200-009.000-018

General Information	
Parcel Number	57-18-01-200-009.000-018
Local Parcel Number	18-100029-01
Tax ID:	18-100029-01
Routing Number	

Property Class 510
1 Family Dwell - Platted Lot
Year: 2026

Location Information	
County	Noble
Township	WASHINGTON TOWNSHIP
District 018 (Local 018)	WASHINGTON TOWNSHIP
School Corp 6065	WEST NOBLE
Neighborhood 1850100	Wash Twp Base Area
Section/Plat	001
Location Address (1)	0497 S 650 W KIMMELL, IN 46760

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	Thursday, May 7, 2026
Review Group	2024

WHITESHIRE/HAMROC LLC

Ownership	
WHITESHIRE/HAMROC LLC	4728 N 200 W ALBION, IN 46701
Legal	
MEISHEN WHITESHIRE FARM LOT 1 SEC 1	26.610A/SUR



Valuation Records (Work In Progress values are not certified values and are subject to change)						
2026	Assessment Year	2026	2025	2025	2024	2024
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
05/06/2026	As Of Date	04/10/2026	05/22/2025	04/04/2025	07/01/2024	04/11/2024
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	☐	☒	☐	☒	☐
\$66,800	Land	\$66,800	\$63,700	\$68,100	\$66,300	\$66,300
\$32,300	Land Res (1)	\$32,300	\$29,300	\$29,300	\$29,300	\$29,300
\$34,500	Land Non Res (2)	\$34,500	\$34,400	\$38,800	\$37,000	\$37,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$151,700	Improvement	\$151,700	\$145,300	\$145,300	\$146,500	\$146,500
\$109,800	Imp Res (1)	\$109,800	\$97,700	\$97,700	\$99,000	\$99,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$41,900	Imp Non Res (3)	\$41,900	\$47,600	\$47,600	\$47,500	\$47,500
\$218,500	Total	\$218,500	\$209,000	\$213,400	\$212,800	\$212,800
\$142,100	Total Res (1)	\$142,100	\$127,000	\$127,000	\$128,300	\$128,300
\$34,500	Total Non Res (2)	\$34,500	\$34,400	\$38,800	\$37,000	\$37,000
\$41,900	Total Non Res (3)	\$41,900	\$47,600	\$47,600	\$47,500	\$47,500

Land Data (Standard Depth: Res 100', CI 100' 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
9ag	A		0	1.0	1.00	\$32,300	\$32,300	\$32,300	0%	1.0000	100.00	0.00	0.00	\$32,300
92	A		0	0.040	1.00	\$9,000	\$9,000	\$360	0%	1.0000	0.00	100.00	0.00	\$360
4	A	MRB	0	13.18	0.77	\$2,120	\$1,632	\$21,510	0%	1.0000	0.00	100.00	0.00	\$21,510
4	A	MRC	0	3.25	0.68	\$2,120	\$1,442	\$4,687	0%	1.0000	0.00	100.00	0.00	\$4,690
4	A	RBB	0	1.690	0.98	\$2,120	\$2,078	\$3,512	0%	1.0000	0.00	100.00	0.00	\$3,510
5	A	MRB	0	.690	0.77	\$2,120	\$1,632	\$1,126	-60%	1.0000	0.00	100.00	0.00	\$450
5	A	MRC	0	1.780	0.68	\$2,120	\$1,442	\$2,567	-60%	1.0000	0.00	100.00	0.00	\$1,030
6	A	MRB	0	.150	0.77	\$2,120	\$1,632	\$245	-80%	1.0000	0.00	100.00	0.00	\$50
6	A	MRC	0	2.910	0.68	\$2,120	\$1,442	\$4,196	-80%	1.0000	0.00	100.00	0.00	\$840
71	A		0	1.60	1.00	\$2,120	\$2,120	\$3,392	-40%	1.0000	0.00	100.00	0.00	\$2,040
82	A		0	.320	1.00	\$2,120	\$2,120	\$678	-100%	1.0000	0.00	100.00	0.00	\$00

Data Source	N/A
Collector	
Appraiser	09/28/2023 JDP

510, 1 Family Dwell - Platted Lot

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
08/08/2019	WHITESHIRE/HAMRO	190800188	WD	/	\$179,500	I	
01/18/2019	3 FLICKAS LLC	190100377	VD	/	\$175,000	I	
01/13/2014	MEISHEN WHITESHI	130700032	PLAT	/		I	
04/16/2013	MEISHEN WHITESHI	130400343	COR	/	\$636,250	I	
03/11/2013	NOBLE ACRES LLC	130300211	COR	/		I	
08/14/2012	NOBLE ACRES LLC	120800297	PR	/	\$770,000	I	

Wash Twp Base Area/1850 1/4

Notes

Land Computations	
Calculated Acreage	26.61
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	26.61
81 Legal Drain NV	0.00
82 Public Roads NV	0.32
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.04
Total Acres Farmland	25.25
Farmland Value	\$34,120
Measured Acreage	25.25
Avg Farmland Value/Acre	1351
Value of Farmland	\$34,110
Classified Total	\$0
Farm / Classified Value	\$34,100
Homesite(s) Value	\$32,300
91/92 Value	\$400
Supp. Page Land Value	
CAP 1 Value	\$32,300
CAP 2 Value	\$34,500
CAP 3 Value	\$0
Total Value	\$66,800

TAX INFO - TRACTS 6 & 7

Wash Twp Base Area/1850 2/4

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1200	1200	\$144,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1200	0	\$7,700	
Slab					
				Total Base	\$152,100
Adjustments			1 Row Type Adj. x 1.00		\$152,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			7 – 5 = 2 x \$1,400		\$2,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
			Sub-Total, One Unit		\$154,900
			Sub-Total, 1 Units		
Exterior Features (+)			\$7,300		\$162,200
Garages (+) 480 sqft			\$23,200		\$185,400
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.96
			Replacement Cost		\$151,286

71

TAX INFO - TRACTS 6 & 7

57-18-01-200-009.000-018			WHITESHIRE/HAMROC LLC			0497 S 650 W			510, 1 Family Dwell - Platted Lot			Wash Twp Base Area/1850			3/4
Exterior Features						Specialty Plumbing									
Description			Area		Value	Description			Count		Value				

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
12: STEEL GRAIN BIN (530	1		C	1989	1989	37 A		0.96		26' x 13'	\$22,367	65%	\$7,830	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,900

Total all pages \$151,700

Total this page \$3,900

PRELIMINARY TITLE

PRELIMINARY TITLE - TRACTS 1-5



August 13, 2026

Property Address: 0317 South 650 West, Unit #497S, Kimmell, IN 46760
County: Noble
File Number: 26-20352

Listing Agent: Steve Coil, Schrader Real Estate & Auction

Enclosures: Preliminary Title Report

Notes:

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

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

PRELIMINARY TITLE - TRACTS 1-5

SCHEDULE A

MERIDIAN TITLE CORPORATION

Commercial Division Fort Wayne

5375 East Dupont Road, Ste. 102

Fort Wayne, IN 46825

260.490.1100

260. 490.1130 FAX

fortwayneoffice@meridiantitle.com

File No.: 26-20352

Effective Date: July 29, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: 0317 South 650 West, Unit #497S,
Kimmell, IN 46760

1. Policy or Policies to be issued:

(a) ☐ ALTA Owner's Policy 06/17/06

Amount: **TBD**

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

(b) ☐ ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

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

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

[Noble Acres, LLC, an Indiana limited liability company](#)

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

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE - TRACTS 1-5

File No.: 26-20352

SCHEDULE A

EXHIBIT A

A part of the Northeast Quarter and the Southeast Quarter of Section 1, Township 33 North, Range 8 East, in Noble County, the State of Indiana, more fully described as follows: Beginning at the Northwest corner of said Northeast Quarter marked by a Harrison Marker found this survey; thence North 89 degrees 57 minutes 26 seconds East (record), along the North line of said Northeast Quarter, for 2658.84 feet to the Northeast corner of said Northeast Quarter marked by a PK Nail found this survey in a wood corner post; thence South 00 degrees 12 minutes 27 seconds West, along the East line of said Northeast Quarter, for 2331.00 feet to the Southeast corner of said Northeast Quarter marked by a railroad tie post found this survey; thence South 00 degrees 00 minutes 28 seconds West, along the East line of the Southeast Quarter of said Section 1, for 1317.58 feet to the Southeast corner of the North half of said Southeast Quarter; thence North 88 degrees 05 minutes 05 seconds West, along the South line of the North half of said Southeast Quarter, for 2656.90 feet to the Southwest corner of the North half of said Southeast Quarter marked by a Mag Nail set this survey; thence North 00 degrees 00 minutes 03 seconds East, along the West line of said Southeast Quarter to the Northwest corner of said Southeast Quarter marked by a Harrison Marker found this survey; thence North 00 degrees 07 minutes 57 seconds East, along the West line of said Northeast Quarter, for 2237.21 feet to the point of beginning, said tract containing 219.75 acres, more or less. EXCEPT THE FOLLOWING, TO-WIT: A tract of land located in the Northeast Quarter and the Southeast Quarter of Section 1, Township 33 North, Range 8 East, in Noble County, the State of Indiana, more fully described as follows: Commencing at the Northwest Corner of said Southeast Quarter marked by a Harrison Marker found this survey; thence South 00 degrees 00 minutes 03 seconds West (Record), along the West line of said Southeast Quarter, for 331.64 feet to the Point of Beginning marked by a Mag nail set this survey; thence continuing South 00 degrees 00 minutes 03 seconds West, along the West line of said Southeast Quarter, for 343.08 feet to a Mag nail set this survey, thence South 88 degrees 05 minutes 05 seconds East for 1856.53 feet to a rebar set this survey; thence South 00 degrees 00 minutes 28 seconds West, parallel to the East line of said Southeast Quarter, for 220.87 feet to a rebar set this survey; thence South 89 degrees 59 minutes 32 seconds East, perpendicular to the East line of said Southeast Quarter, for 750.00 feet to a rebar set this survey; thence North 00 degrees 00 minutes 28 seconds East, parallel to the East line of said Southeast Quarter, for 1300.00 feet to a rebar set this survey; thence North 89 degrees 59 minutes 32 seconds West, perpendicular to the East line of said Southeast Quarter, for 750.00 feet to a rebar set this survey; thence South 00 degrees 00 minutes 28 seconds West, parallel to the East line of said southeast Quarter, for 1049.13 feet to a rebar set this survey; thence North 88 degrees 05 minutes 05 seconds West for 1446.22 feet to a rebar set this survey; thence North 00 degrees 00 minutes 03 seconds East, parallel to the West line of said Southeast Quarter, for 312.62 feet to a rebar set this survey; thence North 88 degrees 01 minutes 12 seconds West for 410.33 feet to the Point of Beginning, said tract containing 26.61 acres, more less.

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

PRELIMINARY TITLE - TRACTS 1-5

File No.: 26-20352

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

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

As to the Lender's Policy only:

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

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

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

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Warranty Deed suitable for recording, when the proposed insured is determined.
6. Provide satisfactory evidence, such as the Operating Agreement, as to who the manager(s) or member(s) authorized to transact business on behalf of Noble Acres, LLC, an Indiana limited liability company and evidence, such as a Resolution, that said manager(s)/member(s) are authorized to execute the deed required above.

AND

Language appearing on the deed that: The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

7. Payment and Partial Release (as to caption real estate) of a Mortgage in the amount of [REDACTED] from Noble Acres, LLC, an Indiana limited liability company to Community State Bank, dated August 31, 2020 and recorded September 8, 2020 in Instrument No. [INSTRUMENTONLY](#) as modified by a Mortgage Modification Agreement recorded November 23, 2022, as Instrument No. [221100445](#), in the Office of the Recorder of Noble County, Indiana including subsequent assignments, extensions and/or modifications, if any. (Affects caption and other real estate)
8. Partial Release of Assignment of Leases and Rents (as to caption real estate) from Noble Acres, LLC, an Indiana limited liability company, to Community State Bank dated August 31, 2020 and recorded September 8, 2020 as Instrument No. [200900127](#) as modified by an Assignment of Leases and Rents Modification Agreement recorded November 2, 2022, as Instrument No. [221100444](#), in the Office of the Recorder of Noble County, Indiana. (Affects caption and other real estate)

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

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

PRELIMINARY TITLE - TRACTS 1-5

File No.: 26-20352

Part II, SCHEDULE B

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

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

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

Key No. 18878 - Washington Township (193.14 ac.)
State ID No. 57-18-01-100-001.000-018
1st installment due May 10, 2026 \$1,655.94 - Paid
2nd installment due Nov. 10, 2026 \$1,655.94 - Unpaid

Assessed Valuations: 2025/2026

Land \$241,900.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuations \$241,900.00

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

8. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
9. Subject to all legal highways and rights of way.
10. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A, if any. The Company does not insure the area, square footage, or acreage of the land.
11. Subject to parties in possession by virtue of unrecorded leases.
12. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
13. Terms and provisions of the Act approved March 10, 1921, as amended, entitled "An Act to encourage timber production and to protect watersheds by classifying certain land as forest lands; and prescribing a method of appraising lands thus classified for purposes of taxation", as set forth in Application For Classification recorded February 14, 1947, in [Plat Record 2, at page 169](#), the Office of the Recorder of

PRELIMINARY TITLE - TRACTS 1-5

File No.: 26-20352

Part II, SCHEDULE B

Noble County, Indiana.

14. Easement created in Corporate Deed from Noble Acres, LLC to Whiteshire International Swine Breeding Company, LLC, an Indiana limited liability company, and/or their assigns dated April 11, 2013 and recorded April 16, 2013 in Instrument No. [130400343](#) in the Office of the Recorder of Noble County, Indiana.
15. Commitmetn Between Noble Acres, LC and the Noble County Board of Zoning Appeals recorded November 4, 2019 as Instrument No. [191100078](#) in the Office of the Recorder of Noble County, Indiana.

NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32-22-3-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

SEARCH AND LIMITATION OF LIABILITY

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

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

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

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

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

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

PRELIMINARY TITLE - TRACTS 1-5



Privacy Policy Notice

PURPOSE OF THIS NOTICE

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

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

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

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

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

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

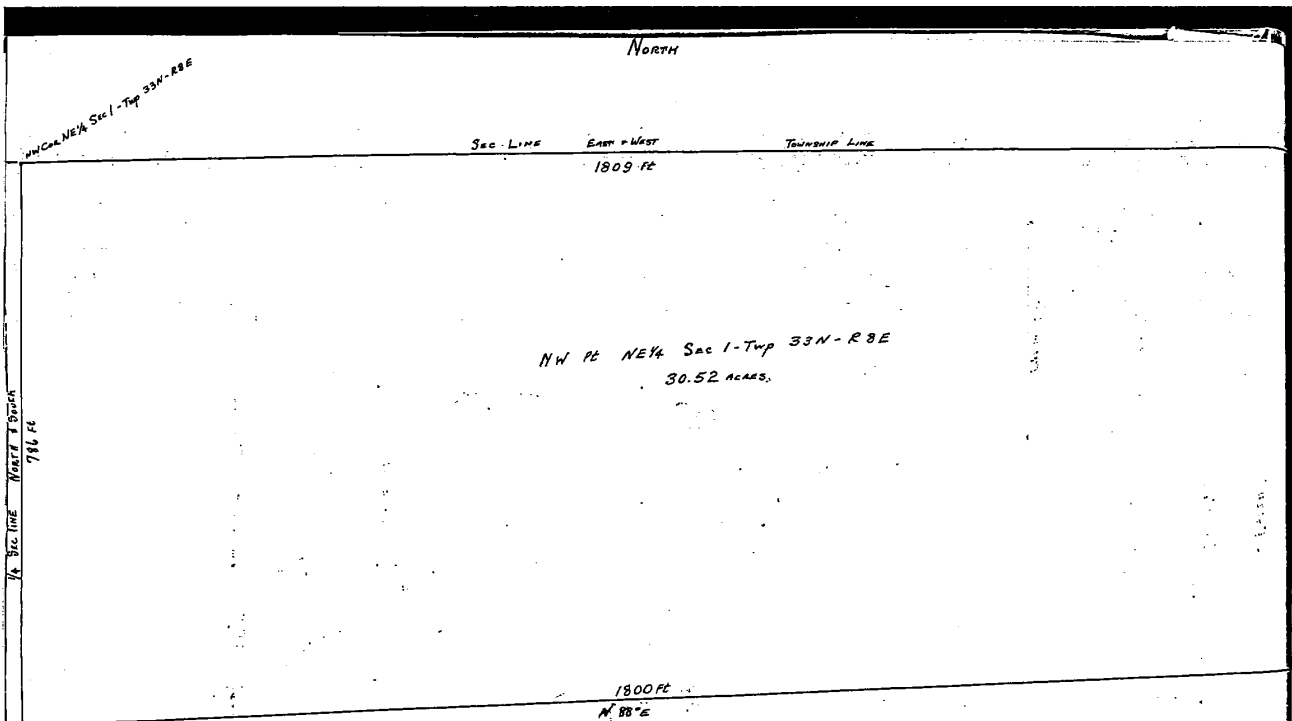
WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

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

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

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

PRELIMINARY TITLE - TRACTS 1-5



1642, 1169

STATE OF INDIANA
DEPARTMENT OF AGRICULTURE
DIVISION OF LAND AND FOREST
APPLICATION FOR THE CLASSIFICATION OF LAND AS FOREST LAND

Stanley E. Buehler does hereby make application to have classified as FOREST LAND, subject to the provisions of an act approved March 10, 1901, with an act to encourage timber production and to provide for the disposal of the same, and for other purposes, the following described land, of which I possess the fee simple title, and which I claim to be forest land, and which I desire to have classified as forest land, to wit: The northeast quarter Section 1 Twp. 33 N R 8 E more fully described as follows: Commencing at the northwest corner of said northeast quarter Sec 1 Twp 33 N R 8 E and running south on a section line a distance of 768 feet, thence N88° E a distance of 1800 ft thence S82° 37' E a distance of 728 feet to the north line of said section 1, thence east along said north line a distance of 1808 feet to the place of beginning, said tract containing 30.52 acres more or less.

Use Forest Classifier: Kinell, Ind
Witness: Roy Stump
Address: Laverell Ind
Address: Laverell Ind

REPORT OF THE SURVYOR
State of Indiana
County of Noble
Surveyor of Noble County
Witness: John Singleton
Address: Alton, Indiana

REPORT OF APPRAISER
By signature witnesses that the appraisement is on the land herein described and that the true cash value of the land described is \$4.65 per acre
Further that the true cash value of the remaining land of the section or sections in which the land proposed for classification is located is worth as follows:
The NW 1/4 of Sec 1 is worth \$3.25 per acre
The SW 1/4 of Sec 1 is worth \$2.25 per acre
The NE 1/4 of Sec 1 is worth \$4.65 per acre
The SE 1/4 of Sec 1 is worth \$0.25 per acre
Date February 6, 1947
Larnal R. Wagner
Signature of Township Assessor

REPORT OF THE GRAPE POSSESSOR
My signature witnesses that I have or my Deputy Floyd B. Kaley has examined the land herein described and believe the land has been appraised at its true cash value, further I have examined the site to be planted or which is now in forest, and believe the stand of trees now complies with the provisions of the law, or that the owner will plant trees sufficient to make a stand of trees that will constitute a stand of trees within the meaning of the law. Further I believe the owner will faithfully carry out the provisions of the law.
Stand Class I 8 acres Density .8 Stand Class II 17 acres Density .8 Stand Class III 4 acres Density .8
Remarks: Negation four due to grazing a little oak and hickory present, Spruce Black, Juniper, Gen Vigneri and Elm 0-20' little hickory and ash open by present owner, crossed this year 30 acres sold piece to exaltation look.
Date report was received 12 Feb 47
Date Ind was inspected 26 Dec 46
Date County Auditor was notified _____

Robert D. White
Witness
Address: Auburn Ind
Signature of Deputy
Floyd B. Kaley
Signature of Deputy

Recorded this 14th day of February 1947 at 2:30 P.M.
R. P. Miller
Signature of State Forester
Floyd B. Kaley
Signature of Deputy

Recorded this 14th day of February 1947 at 2:30 P.M.
R. P. Miller
Signature of State Forester
Floyd B. Kaley
Signature of Deputy

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R. P. Miller
Signature of State Forester
Floyd B. Kaley
Signature of Deputy

PRELIMINARY TITLE - TRACTS 1-5

Noble County Recorder 130400343 Page 1 of 5 Scanned 4/16/2013 12:16 PM



130400343

RECEIVED FOR RECORD
CANDY MYERS
NOBLE COUNTY RECORDER
RECORDED ON
04/16/2013 02:38:15PM
REC FEE: \$30.00
PAGES: 5

CORPORATE DEED

THIS INDENTURE WITNESSETH, that **Noble Acres, LLC**, ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, Conveys and Warrants to **Meishen Whiteshire International Swine Breeding Company, LLC**, an Indiana limited liability company, in consideration of Ten Dollars the receipt of which is hereby acknowledged, the following described real estate in Noble County, in the State of Indiana, to-wit:

A tract of land located in the Northeast Quarter and the Southeast Quarter of Section 1, Township 33 North, Range 8 East, in Noble County, the State of Indiana, more fully described as follows:

Commencing at the Northwest Corner of said Southeast Quarter marked by a Harrison Marker found this survey; thence South 00 degrees 00 minutes 03 seconds West (Record), along the West line of said Southeast Quarter, for 331.64 feet to the Point of Beginning marked by a Mag nail set this survey; thence continuing South 00 degrees 00 minutes 03 seconds West, along the West line of said Southeast Quarter, for 343.08 feet to a Mag nail set this survey; thence South 88 degrees 05 minutes 05 seconds East for 1856.53 feet to a rebar set this survey; thence South 00 degrees 00 minutes 28 seconds West, parallel to the East line of said Southeast Quarter, for 220.87 feet to a rebar set this survey; thence South 89 degrees 59 minutes 32 seconds East, perpendicular to the East line of said Southeast Quarter, for 750.00 feet to a rebar set this survey; thence North 00 degrees 00 minutes 28 seconds East, parallel to the East line of said Southeast Quarter, for 1300.00 feet to a rebar set this survey; thence North 89 degrees 59 minutes 32 seconds West, perpendicular to the East line of said Southeast Quarter, for 750.00 feet to a rebar set this survey; thence South 00 degrees 00 minutes 28 seconds West, parallel to the East line of said southeast Quarter, for 1049.13 feet to a rebar set this survey; thence North 88 degrees 05 minutes 05 seconds West for 1446.22 feet to a rebar set this survey; thence North 00 degrees 00 minutes 03 seconds East, parallel to the West line of said Southeast Quarter, for 312.62 feet to a rebar set this survey; thence North 88 degrees 01 minutes 12 seconds West for 410.33 feet to the Point of Beginning, said tract containing 26.61 acres, more less.

PRELIMINARY TITLE - TRACTS 1-5

Noble County Recorder 130400343 Page 2 of 5 Scanned 4/16/2013 12:16 PM

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE BENEFITED BY THE FOLLOWING INGRESS-EGRESS EASEMENT;

Commencing at the Northwest Corner of said Southeast Quarter marked by a Harrison Marker found this survey; thence South 00 degrees 00 minutes 03 seconds West, along the West line of said Southeast Quarter, for 674.71 feet to a Mag nail set this survey at the Southwest Corner of the above described tract of land; thence South 88 degrees 05 minutes 05 seconds East for 410.31 feet to the Point of Beginning marked by a rebar set this survey; thence continuing South 88 degrees 05 minutes 05 seconds East for 1446.22 feet to a rebar set this survey; thence North 00 degrees 00 minutes 28 seconds East, parallel to the East line of said Southeast Quarter, for 30.00 feet to a rebar set this survey; thence North 88 degrees 05 minutes 05 seconds West for 1446.22 feet to a rebar set this survey; thence South 00 degrees 00 minutes 03 seconds West, parallel to the West line of said Southeast Quarter, for 30.00 feet to the Point of Beginning, said access easement containing 1.00 acres, more or less.

Subject to all defects, liens, easements, encumbrances, plat and other restrictions of record; adverse claims or other matters, if any, appearing in the public records; littoral, riparian, or other like or similar rights, also any governmental limitations or regulations respecting access to abutting roads, streets or highways.

Subject to the acreage in the legal description being shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.

Subject to the rights of others to use that portion of the hereinabove described real estate which lies within the right-of-way of public roads and/or highways.

Subject to the possible rights of tile and/or drainage ditches.

Also subject to the rights of others, if any, for the use of the ingress/egress access easement.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been

PRELIMINARY TITLE - TRACTS 1-5

Noble County Recorder 130400343 Page 3 of 5 Scanned 4/16/2013 12:16 PM

duly taken, and that Grantor certifies that there is no Indiana gross income tax due by reason of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11th day of April 2013.

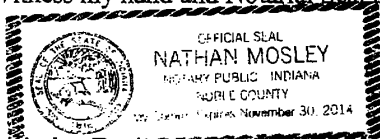
By *[Signature]*
Manager

By *Rebecca Schroeder* Manager

STATE OF INDIANA, COUNTY OF NOBLE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Scott E. Lawrence and Rebecca M. Schroeder, respectively of Noble Acres, LLC, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of April 2013.



My Commission Expires 11/30/2014

[Signature]
Nathan Mosley, Notary Public
Resident of Noble County

Mail Taxes to: Meishen Whiteshire International Swine Breeding Company, LLC,
4728 North 200 West
Albion IN 46701

"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: Steven C. Hagen.

This instrument prepared by Steven C. Hagen #7366-43 HAGEN & HAGEN, P.C. 104 East Main Street, Albion, Indiana 46701.

PRELIMINARY TITLE - TRACTS 1-5

Noble County Recorder 191100078 Page 1 of 8 Scanned 11/4/2019 3:31 PM



NOBLE
COUNTY
PLAN COMMISSION



* 1 9 1 1 0 0 0 7 8 *

191100078

CANDY MYERS

NOBLE CO., IN - RECORDER

RECORDED AS PRESENTED

11/04/2019 03:21:32PM

REC FEE: \$25.00 PGS: 7

Commitment Between Noble Acres, LLC and the Noble County Board of Zoning Appeals

Property Owner	Noble Acres LLC
Referenced Document	130300211
Legal Description	State Parcel ID
N2 SE4 (61.02 AC) & FRL (30.52A FOREST RESERVE) NE4 (132.12 AC)	57-18-01-100-001.000-018

1. Noble Acres (owner of the tract described in Exhibit A) agrees to maintain the area that is surrounding the property owned by Whiteshire Hamroc known as Lot One (1) of Meishen Whiteshire that is necessary for the satisfaction of the required setback per section 5.12 of the Unified Development Ordinance as adopted on the 4th of September 2019 to a parcel not zoned for a confined feeding operation. Said setback is 250 feet less the setback from the Confined Feeding Operation to the property line shared between Whiteshire Hamroc and Noble Acres, LLC.
2. Noble Acres agrees to preserve the land subject to condition one (1) as part of an agricultural operation.
3. Noble Acres agrees that this commitment is to run with the land and be binding on all future heirs, lessors, and assignees unless jointly agreed to be cancelled, in writing, by both the Noble County Board of Zoning Appeals and the owner of the tract described above.

Rebecca Schroeder
Legal Property Owner (Printed)

Rebecca Schroeder
Legal Property Owner (Signature)

State of Indiana

County of Noble

Nikki Egolf
Legal Property Owner (Printed)

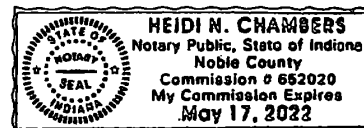
Nikki Egolf
Legal Property Owner (Signature)

Signed and sworn before me on OCT 4, 2019

HEIDI N. CHAMBERS
Notary Name

Notary of the State of Indiana
My Commission Expires

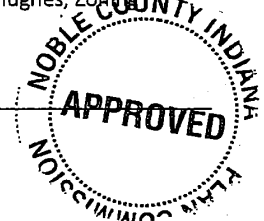
05/17/22



Plan Commission Approval

This document was prepared by Kenneth J. Hughes. 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. /s/ Kenneth J. Hughes, Zoning Administrator.

\\nobledata\Planning\$\Users\Teresa Tackett\Desktop\Commitment Between Noble Acres.docx



PRELIMINARY TITLE - TRACTS 1-5

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Noble County Recorder 130300211 Page 1 of 5 Scanned 3/11/2013 6:12 AM

20
5
/ 3

Duly Entered For Taxation

MAR 08 2013

Signature of Kregel
Auditor of Noble County



130300211

RECEIVED FOR RECORD
CANDY MYERS
NOBLE COUNTY RECORDER
RECORDED ON
03/11/2013 08:56:45AM
REC FEE: \$30.00
PAGES: 5

CORPORATE DEED

THIS INDENTURE WITNESSETH, that Noble Acres, LLC ("Grantor"), an Indiana limited liability company, Conveys and Warrants to Noble Acres, LLC ("Grantor"), an Indiana limited liability company, in consideration of Ten Dollars the receipt of which is hereby acknowledged, the following described real estate in Noble County, in the State of Indiana, to-wit:

The Northeast Quarter of Section One (1), Township Thirty-three (33) North, Range Eight (8) East, Second PM, Washington Township, Noble County, Indiana, more particularly described as follows:

Beginning at a Harrison Monument marking the Northwest corner of the Northeast Quarter of said Section 1; thence North 89 degrees 57 minutes 17 seconds East along the North line of said Northeast Quarter, 2,658.72 feet to a PK Nail in the top of a wood corner post marking the Northeast corner of said Northeast Quarter; thence South 00 degrees 12 minutes 18 seconds West along the East line of said Northeast Quarter, 2,330.85 feet to an 8 inch diameter wood corner post at the Southeast corner of said Northeast Quarter; thence North 88 degrees 01 minutes 21 seconds West along the South line of said Northeast Quarter, 2,657.14 feet to a Harrison Monument at the Southwest corner of said Northeast Quarter and being within the right-of-way of County Road 650 West; thence North 00 degrees 07 minutes 57 seconds East along the West line of said Northeast Quarter and within said right-of-way, 2,237.05 feet to the point of beginning, containing 139.33 acres, more or less.

ALSO:

The North Half of the Southeast Quarter of Section 1, Township 33 North, Range 8 East, Noble County, State of Indiana.

SAID ABOVE TRACTS NOW AND HENCEFORTH TO BE KNOWN AS:

A TRACT OF LAND LOCATED IN THE Northeast Quarter and the Southeast Quarter of Section 1, Township 33 North, Range 8 East, in Noble County, the State of Indiana, more fully described as follows:

5

PRELIMINARY TITLE - TRACTS 1-5

Noble County Recorder 191100078 Page 6 of 8 Scanned 11/4/2019 3:31 PM

Noble County Recorder 130300211 Page 4 of 5 Scanned 3/11/2013 6:13 AM

Beginning at the Northwest corner of said Northeast Quarter marked by a Harrison Marker found this survey; thence North 89 degrees 57 minutes 26 seconds East (record), along the North line of said Northeast Quarter, for 2658.84 feet to the Northeast corner of said Northeast Quarter marked by a PK Nail found this survey in a wood corner post; thence South 00 degrees 12 minutes 27 seconds West, along the East line of said Northeast Quarter, for 2331.00 feet to the Southeast corner of said Northeast Quarter marked by a railroad tie post found this survey; thence South 00 degrees 00 minutes 28 seconds West, along the East line of the Southeast Quarter of said Section 1, for 1317.58 feet to the Southeast corner of the North half of said Southeast Quarter; thence North 88 degrees 05 minutes 05 seconds West, along the South line of the North half of said Southeast Quarter, for 2656.90 feet to the Southwest corner of the North half of said Southeast Quarter marked by a Mag Nail set this survey; thence North 00 degrees 00 minutes 03 seconds East, along the West line of said Southeast Quarter to the Northwest corner of said Southeast Quarter marked by a Harrison Marker found this survey; thence North 00 degrees 07 minutes 57 seconds East, along the West line of said Northeast Quarter, for 2237.21 feet to the point of beginning, said tract containing 219.75 acres, more or less.

Subject to all defects, liens, easements, encumbrances, plat and other restrictions of record; adverse claims or other matters, if any, appearing in the public records; littoral, riparian, or other like or similar rights, also any governmental limitations or regulations respecting access to abutting roads, streets or highways.

The undersigned persons executing this deed represent and certify on behalf of the Grantor, that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken, and that Grantor certifies that there is no Indiana gross income tax due by reason of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 19 day of March 2013.

By [Signature]

By [Signature]

PRELIMINARY TITLE - TRACTS 1-5

Noble County Recorder 191100078 Page 7 of 8 Scanned 11/4/2019 3:31 PM

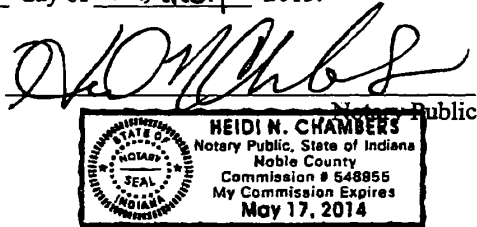
Noble County Recorder 130900211 Page 5 of 5 Scanned 3/11/2013 6:13 AM

STATE OF INDIANA, COUNTY OF NOBLE, SS:

Before me, a Notary Public in and for said County and State, personally appeared SCOTT LAWRENCE and REBECCA SCHROEDER, respectively of Noble Acres, LLC, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 1ST day of MARCH 2013.

My Commission Expires: 5/17/14
Resident of NOBLE County



Mail Taxes to: Noble Acres, LLC, 341 North Chauncey Street, Columbia City, Indiana 46725.

"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: Steven C. Hagen.

This instrument prepared by Steven C. Hagen #7366-43 HAGEN & HAGEN, P.C. 104 East Main Street, Albion, Indiana 46701.

PRELIMINARY TITLE - TRACTS 1-5

Noble County Recorder 191100078 Page 8 of 8 Scanned 11/4/2019 3:31 PM



2090 N State Road 9, Suite A
Albion, IN 46701
Phone: (260) 636-7217
Fax: (260) 636-6957
Email: planning@nobleco.org

Date and Time: 10/23/2019 3:11:30 PM

Parcel ID: 3579

New Last Name: NOBLE ACRES LLC

New First Name: _____

Tax Address: c/o:

17325 HAND RD
HUNTERTOWN, IN 46748

Property Address: _____

Parcel
Location and
Legal
Description

Accessor Parcel ID No.: 57-18-01-100-001.000-018 Ag Statement: _____
Twp: 33 Rng: 8 Sec: 1 Quad: 100 Part: 001 Acreage: 193.140
Legal Description: N2 SE4 (61.02 AC) & FRL (30.52A FOREST RESERVE) NE4 (132.12 AC)

Deed Info:

Deed BK-PG: 130300211 Instrument Date: 3/1/2013 Per Survey: Y
Document Type: CD Taxation Date: 3/8/2013

Prev Last Name: NOBLE ACRES LLC

Prev First Name: _____

Proposed Project: _____

Zoning: A1 Max. Lot Cov.: 25% Max. Bldg. Height: 25% Min. Dwelling Unit Size: 1,200 sq. ft.

Primary/Accessory/Confined Feeding					
Setbacks	Centerline of Rd.	Edge of Road ROW	Side	Rear	Lake
UDO	85'/85'	N/A	25'/15'	25'/15'	25'/25'
Granted					

Flood Hazard: Yes No Portion
Flood Map #: _____
Floodplain Ack No: _____
BFE: _____ FPG: _____
Benchmark: _____
Elev. Cert: _____
Flood Vent: _____

Special Ex. No(s): _____

Variance No(s): _____

Parcel Conformity: Conforming Combined Land Commit: _____

Notes: _____



ILP Date: _____ ILP #: _____ BusType _____
Bus Owner's Name: _____

SUBDIV	MEMO
ADMIN	
MINOR	Sub # 233 26.61ac out of 216.75ac 57-18-01-100-001.000-018 to create parcel 26.61ac 57-18-01-200-009.000-018
MAJOR	

Drainage Check:

Driveway Permit/Waiver:

Septic Permit/Waiver:

Est. Cost:

Contractors Name/Address/Phone #:

Energy Certification:

Foundation Drawings:

Blueprints:

Propane Co.:

Electric Co.:

Geo Thermal: Yes / No

Open loop / Closed loop

Plan Commission: _____

Date: _____

PRELIMINARY TITLE - TRACTS 6 & 7



August 13, 2026

Property Address: 0497 South 350 West, Kimmell, IN 46760
County: Noble
File Number: 26-20353

Listing Agent: Steve Coil, Schrader Real Estate & Auction

Enclosures: Preliminary Title Report

Notes:

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

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

PRELIMINARY TITLE - TRACTS 6 & 7

SCHEDULE A

MERIDIAN TITLE CORPORATION

Commercial Division Fort Wayne

5375 East Dupont Road, Ste. 102

Fort Wayne, IN 46825

260.490.1100

260. 490.1130 FAX

fortwayneoffice@meridiantitle.com

File No.: 26-20353

Effective Date: July 29, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: 0497 South 350 West, Kimmell, IN
46760

1. Policy or Policies to be issued:

(a) ☐ ALTA Owner's Policy 06/17/06

Amount: **TBD**

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

(b) ☐ ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

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

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

[Whiteshire/Hamroc, LLC, an Indiana limited liability company](#)

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

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE - TRACTS 6 & 7

File No.: 26-20353

SCHEDULE A

EXHIBIT A

Lot Numbered One (1) in Meishen Whiteshire Farm, an addition to Noble County, Indiana, as per plat thereof recorded July 1, 2013, as Instrument No. [130700032](#), in the Office of the Recorder of Noble County, Indiana.

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

PRELIMINARY TITLE - TRACTS 6 & 7

File No.: 26-20353

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

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

As to the Lender's Policy only:

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

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

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

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Warranty Deed suitable for recording, when the proposed insured is determined.
6. Provide satisfactory evidence, such as the Operating Agreement, as to who the manager(s) or member(s) authorized to transact business on behalf of Whiteshire/Hamroc, LLC, an Indiana limited liability company and evidence, such as a Resolution, that said manager(s)/member(s) are authorized to execute the deed required above.

AND

Language appearing on the deed that: The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

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

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

PRELIMINARY TITLE - TRACTS 6 & 7

File No.: 26-20353

Part II, SCHEDULE B

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

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

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

Key No. 11702657 - Washington Township (26.61 ac/)
State ID No. 57-18-01-200-009.000-018
1st installment due May 10, 2026 \$1,451.52 - Paid
2nd installment due Nov. 10, 2026 \$1,451.52 - Unpaid

Assessed Valuations: 2025/2026

Land \$63,700.00
Improvements \$145,300.00
Exemption (None) \$0.00

Net Valuations \$209,000.00

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

8. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
9. Subject to all legal highways and rights of way.
10. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A, if any. The Company does not insure the area, square footage, or acreage of the land.
11. Building lines and easements as evidenced in the recorded Plat of Meishen Whiteshire Farm recorded July 1, 2013 as Instrument Number [130700032](#) in the Office of the Recorder of Noble County, Indiana.
12. Agricultural Compatibility Form recorded July 3, 2013 as Instrument No. [130700101](#) in the Office of the Recorder of Noble County, Indiana.
13. Easement created in Corporate Deed from Nobel Acres, LLC to Whiteshie International Swine Breeding Company, LLC and/or their assigns dated April 11, 2013 and recorded April 16, 2013 in Instrument No. [130400343](#) in the Office of the Recorder of Noble County, Indiana.

PRELIMINARY TITLE - TRACTS 6 & 7

File No.: 26-20353

Part II, SCHEDULE B

14. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
15. Subject to parties in possession by virtue of unrecorded leases.

NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32-22-3-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

SEARCH AND LIMITATION OF LIABILITY

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

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

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

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

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

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

PRELIMINARY TITLE - TRACTS 6 & 7



Privacy Policy Notice

PURPOSE OF THIS NOTICE

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

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

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

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

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

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

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

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

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

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

PRELIMINARY TITLE - TRACTS 6 & 7

Noble County Recorder 130700101 Page 1 of 1 Scanned 7/3/2013 11:18 AM

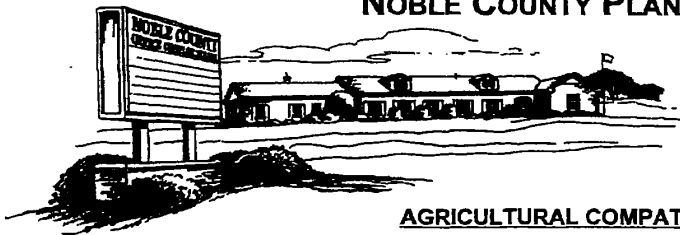


130700101

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CANDY MYERS
NOBLE COUNTY RECORDER
RECORDED ON
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REC FEE: \$11.00

PAGES: 1
2090 N. State Road 9, Suite A
Albion, Indiana 46701
Phone: (260) 636-7217
Fax: (260) 636-6957

NOBLE COUNTY PLAN COMMISSION



AGRICULTURAL COMPATIBILITY FORM

AGRICULTURAL COMPATIBILITY NUMBER: 2013-22 DATE: 7/2/13
OWNER: Meishen Whiteshire International Sulfinebreeding Co. LLC
MAILING ADDRESS: 4728 N. 200 W Albion IN 46701
TOWNSHIP: Washington SECTION: 1 QUADRANT: 200 PARCEL #: 009
LEGAL DESCRIPTION: Meishen Whiteshire Farm L1 26.610
(Acreage/Lot #)

STATEMENT OF PROPOSED USE: Swine Feeding

STATEMENT OF COMPATIBILITY: I have reviewed the Authorized Uses Table One of the Noble County Zoning Ordinance and understand what uses are permitted in Agricultural One and Agricultural Two Districts. My proposed use is compatible. WITHIN A TWO MILE RADIUS FROM MY PROPOSED USE IS: Livestock + Crops

The owner of the herein described real estate (the Real Estate), for himself, and for all future owners and occupants of said Real Estate, or any parcel or subdivision thereof, for and in consideration of the right to develop the Real Estate hereby:

First, acknowledges and agrees that the Real Estate is in or adjacent to an area zoned for agricultural uses, which include, but are not limited to, production of crops, animal husbandry, land application of animal waste, the raising, breeding, and sale of livestock and poultry, including confinement feeding operations, use of farm machinery, and sale of farm products;

Second, waives any and all objections to any such agricultural uses on any real estate zoned for such uses within two miles of any boundary of the Real Estate, whether such uses currently exist, are enlarged, or changed in use in the future to another agricultural use;

Third, agrees that such agricultural uses, whether currently existing, or hereafter established, enlarged, or changed, do not constitute a nuisance so long as they are not negligently maintained, do not cause bodily injury to third parties, or directly endanger human health; and

Fourth, agree that this covenant is for the benefit of the Noble County Plan Commission and all persons engaged in agricultural uses within two miles of any boundary of the Real Estate and is enforceable by any of the foregoing; together with such other covenants as may be required by this Chapter and/or the Subdivision Control Ordinance, which commitments and covenants shall be recorded by the owner with the Noble County Recorder prior to the recording of any subsequent deeds or the issuance of any improvement location permits; and if the development requires a special exception, subdivision approval, or other approvals or permits, approval of the development plan shall be conditioned upon the applicant obtaining all such other approvals and permits, including, but not limited to, improvement location permits. In addition to the provisions of this ordinance, applicants shall also comply with all applicable federal, state and other local laws, rules and regulations. However, when such other laws, rules and regulations are less restrictive than the terms of this ordinance, then the terms of this ordinance shall apply.

Rebecca Schroeder
Legal Property Owner (Print)

Rebecca M. Schroeder
Legal Property Owner (Signature)

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. Rebecca Schroeder
Legal Property Owner (Signature)

Prepared by:

Steve Kirkpatrick - Noble County Plan Director
2090 N. State Road 9 - Suite A - Albion IN 46701 - Telephone 260.636.7217 / Fax 260.636.6957

Page 1

PRELIMINARY TITLE - TRACTS 6 & 7

Noble County Recorder 130400343 Page 1 of 5 Scanned 4/16/2013 12:16 PM



130400343

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CANDY MYERS
NOBLE COUNTY RECORDER
RECORDED ON
04/16/2013 02:38:15PM
REC FEE: \$30.00
PAGES: 5

CORPORATE DEED

THIS INDENTURE WITNESSETH, that **Noble Acres, LLC**, ("**Grantor**"), a corporation organized and existing under the laws of the State of Indiana, Conveys and Warrants to **Meishen Whiteshire International Swine Breeding Company, LLC**, an Indiana limited liability company, in consideration of Ten Dollars the receipt of which is hereby acknowledged, the following described real estate in Noble County, in the State of Indiana, to-wit:

A tract of land located in the Northeast Quarter and the Southeast Quarter of Section 1, Township 33 North, Range 8 East, in Noble County, the State of Indiana, more fully described as follows:

Commencing at the Northwest Corner of said Southeast Quarter marked by a Harrison Marker found this survey; thence South 00 degrees 00 minutes 03 seconds West (Record), along the West line of said Southeast Quarter, for 331.64 feet to the Point of Beginning marked by a Mag nail set this survey; thence continuing South 00 degrees 00 minutes 03 seconds West, along the West line of said Southeast Quarter, for 343.08 feet to a Mag nail set this survey; thence South 88 degrees 05 minutes 05 seconds East for 1856.53 feet to a rebar set this survey; thence South 00 degrees 00 minutes 28 seconds West, parallel to the East line of said Southeast Quarter, for 220.87 feet to a rebar set this survey; thence South 89 degrees 59 minutes 32 seconds East, perpendicular to the East line of said Southeast Quarter, for 750.00 feet to a rebar set this survey; thence North 00 degrees 00 minutes 28 seconds East, parallel to the East line of said Southeast Quarter, for 1300.00 feet to a rebar set this survey; thence North 89 degrees 59 minutes 32 seconds West, perpendicular to the East line of said Southeast Quarter, for 750.00 feet to a rebar set this survey; thence South 00 degrees 00 minutes 28 seconds West, parallel to the East line of said southeast Quarter, for 1049.13 feet to a rebar set this survey; thence North 88 degrees 05 minutes 05 seconds West for 1446.22 feet to a rebar set this survey; thence North 00 degrees 00 minutes 03 seconds East, parallel to the West line of said Southeast Quarter, for 312.62 feet to a rebar set this survey; thence North 88 degrees 01 minutes 12 seconds West for 410.33 feet to the Point of Beginning, said tract containing 26.61 acres, more less.

PRELIMINARY TITLE - TRACTS 6 & 7

Noble County Recorder 130400343 Page 2 of 5 Scanned 4/16/2013 12:16 PM

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE BENEFITED BY THE FOLLOWING INGRESS-EGRESS EASEMENT;

Commencing at the Northwest Corner of said Southeast Quarter marked by a Harrison Marker found this survey; thence South 00 degrees 00 minutes 03 seconds West, along the West line of said Southeast Quarter, for 674.71 feet to a Mag nail set this survey at the Southwest Corner of the above described tract of land; thence South 88 degrees 05 minutes 05 seconds East for 410.31 feet to the Point of Beginning marked by a rebar set this survey; thence continuing South 88 degrees 05 minutes 05 seconds East for 1446.22 feet to a rebar set this survey; thence North 00 degrees 00 minutes 28 seconds East, parallel to the East line of said Southeast Quarter, for 30.00 feet to a rebar set this survey; thence North 88 degrees 05 minutes 05 seconds West for 1446.22 feet to a rebar set this survey; thence South 00 degrees 00 minutes 03 seconds West, parallel to the West line of said Southeast Quarter, for 30.00 feet to the Point of Beginning, said access easement containing 1.00 acres, more or less.

Subject to all defects, liens, easements, encumbrances, plat and other restrictions of record; adverse claims or other matters, if any, appearing in the public records; littoral, riparian, or other like or similar rights, also any governmental limitations or regulations respecting access to abutting roads, streets or highways.

Subject to the acreage in the legal description being shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.

Subject to the rights of others to use that portion of the hereinabove described real estate which lies within the right-of-way of public roads and/or highways.

Subject to the possible rights of tile and/or drainage ditches.

Also subject to the rights of others, if any, for the use of the ingress/egress access easement.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been

PRELIMINARY TITLE - TRACTS 6 & 7

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duly taken, and that Grantor certifies that there is no Indiana gross income tax due by reason of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11th day of April 2013.

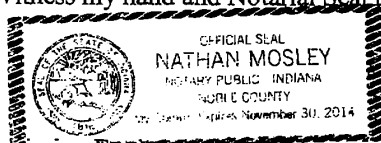
By *Scott E. Lawrence*
Manager

By *Rebecca Schroeder* Manager

STATE OF INDIANA, COUNTY OF NOBLE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Scott E. Lawrence and Rebecca M. Schroeder, respectively of Noble Acres, LLC, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of April 2013.



My Commission Expires.

11/30/2014

Nathan Mosley, Notary Public
Resident of Noble County

Mail Taxes to: Meishen Whiteshire International Swine Breeding Company, LLC,

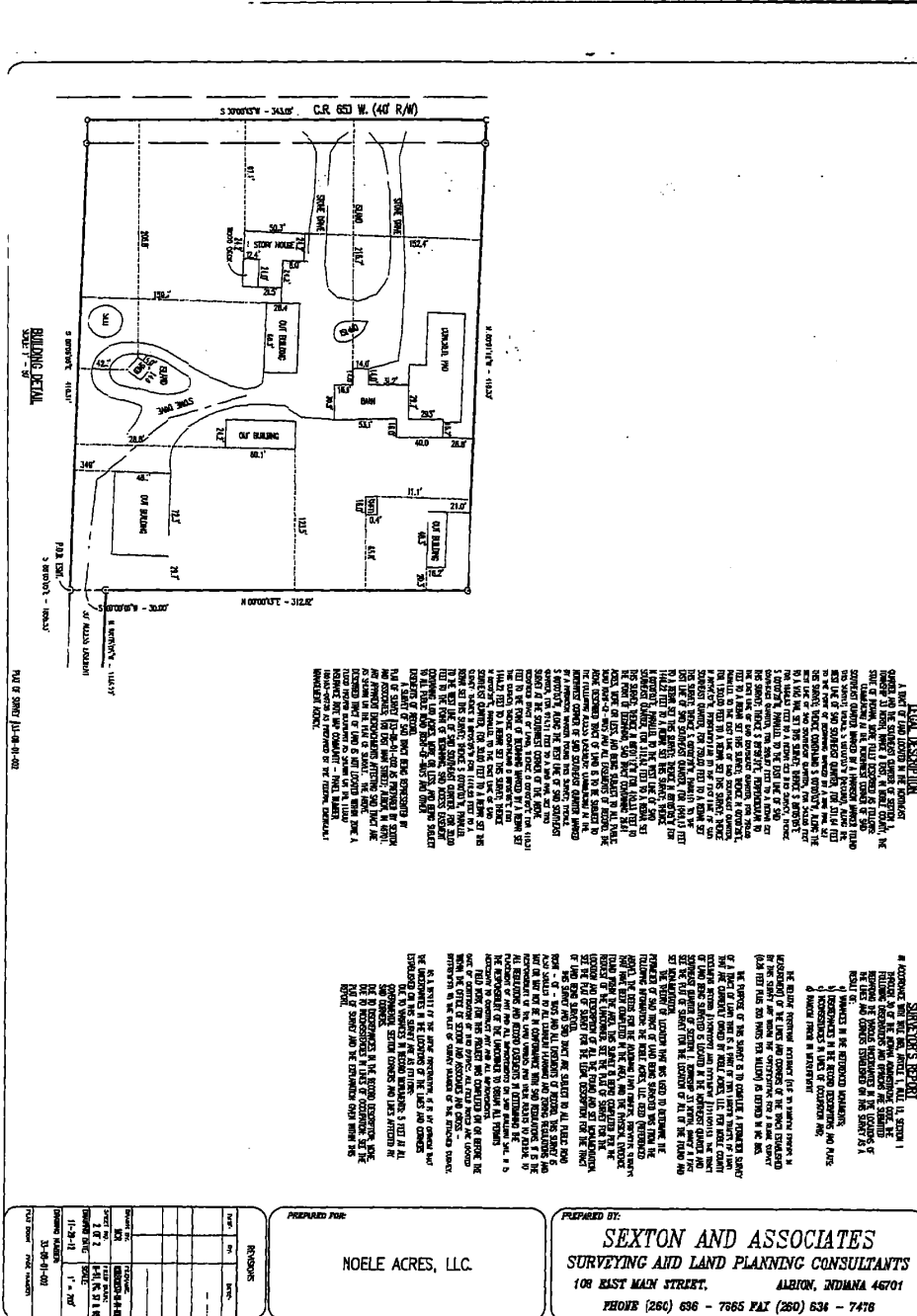
4728 North 200 West
Albion IN 46701

"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: Steven C. Hagen.

This instrument prepared by Steven C. Hagen #7366-43 HAGEN & HAGEN, P.C. 104 East Main Street, Albion, Indiana 46701.

PRELIMINARY TITLE - TRACTS 6 & 7

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PHOTOS

PHOTOS

TRACTS 1-7



TRACTS 1-7



PHOTOS

TRACTS 1-7



TRACTS 1-4 & 7



PHOTOS

TRACTS 1-3 & 7



TRACTS 1-3 & 7



PHOTOS

TRACTS 1-7



TRACT 1



PHOTOS

TRACTS 2-4&6



TRACTS 2-4&6



PHOTOS

TRACT 1



TRACTS 3, 4 & 6



PHOTOS

TRACTS 2-4&7



TRACTS 2-4&7



PHOTOS

TRACTS 1-3



TRACT 5



PHOTOS

TRACT 6



TRACT 6



PHOTOS

TRACTS 1-4



TRACTS 1-4



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TRACT 1





Licensed RE Broker & Auctioneer: Steven Craig Coil • 260.446.2037 #RB22001310, #AU12300065

Licensed RE Broker: Rebecca Marie Schroeder • 260.564.0569 #RB25000743

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