Cleveland Township, Whitley County, IN - Near South Whitley

LAND AUCTION

- Productive Tillable Farmland - 121.14 Cropland Acres per FSA
- 47± Acres of Mature Woods - Excellent Hunting & Timber Potential
- Beautiful Sugar Creek Winding Through the Heart of the Farm
- Productive Blount, Pewamo & Haskins Soils
- Frontage on CR 700 S & CR 475 W
- Potential Building Sites - Whitko Community Schools
- Conservation Easements Held by Wood-Land-Lakes RC&D

INFORMATION BOOKLET

Great Location

2± miles east of South Whitley
7± miles southwest of Columbia City
12± miles north of Huntington
18± miles west of Fort Wayne

176.5± acres

Offered in 5 Tracts, Combinations or as a Total Unit

Tuesday, September 29 • 6:00pm

held at Whitley County 4-H Community Center, Columbia City, IN • Online Bidding Available

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

800-451-2709 • 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, Seller and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709 | 260-244-7606 | www.schraderauction.com

Follow us and download our Schrader iOS app

YouTube Download on the App Store

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 176.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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

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

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

DEED: Seller shall provide a Trustee's Warranty Deed, subject to easements & other permitted exceptions of record.

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

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

REAL ESTATE TAXES: Seller to pay the 2026 real estate taxes, due in 2027. Buyer(s) to pay the 2027 taxes, due in 2028, & ditch assessments due after closing.

CONSERVATION EASEMENTS, DRAINAGE & CRP: The property is subject to three recorded conservation easements held by Wood-Land-Lakes RC&D; copies are available for review prior to bidding. Tract 4 also includes 2.04± acres enrolled in CRP through 2031. Contact auction company for details.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

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

Auction Managers:
Kevin Jordan - 800-451-2709
Ritter Cox - 260-609-3306
800-451-2709
SchraderAuction.com

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS
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BOOKLET INDEX

Real Estate Auction Registration Forms

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Tract Map

Tract Descriptions

Soils Map & Productivity Information

Topography Map

Flood Zone Maps

County Property Information

Preliminary Title

FSA Information

CRP Contract

Easement Information

Woodland Management Plan and Stewardship

Property Photos

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BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 29, 2026
176.5± ACRES – WHITLEY 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 Tuesday, September 22, 2026. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ **(Office)** _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ **Phone No:** _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ **Brochure** ☐ **Newspaper** ☐ **Signs** ☐ **Internet** ☐ **Radio** ☐ **TV** ☐ **Friend**

☐ **Other** _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ **Regular Mail** ☐ **E-Mail** **E-Mail address:** _____

☐ **Tillable** ☐ **Pasture** ☐ **Ranch** ☐ **Timber** ☐ **Recreational** ☐ **Building Sites**

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ **Date:** _____

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Online Auction Bidder Registration
176.5± Acres • Whitley County, Indiana
Tuesday, September 29, 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 Tuesday, September 29, 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.

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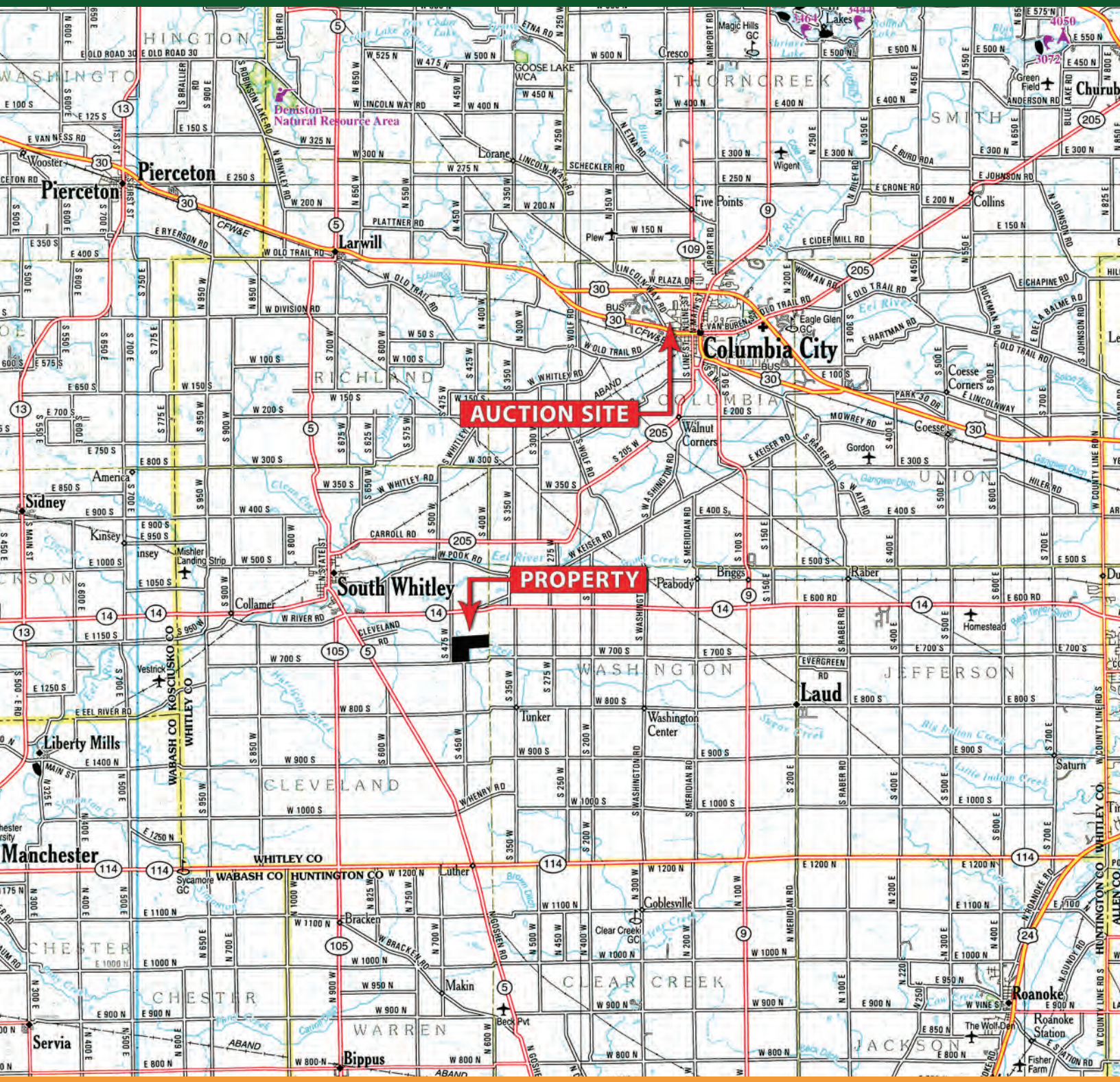
LOCATION MAP

LOCATION MAP



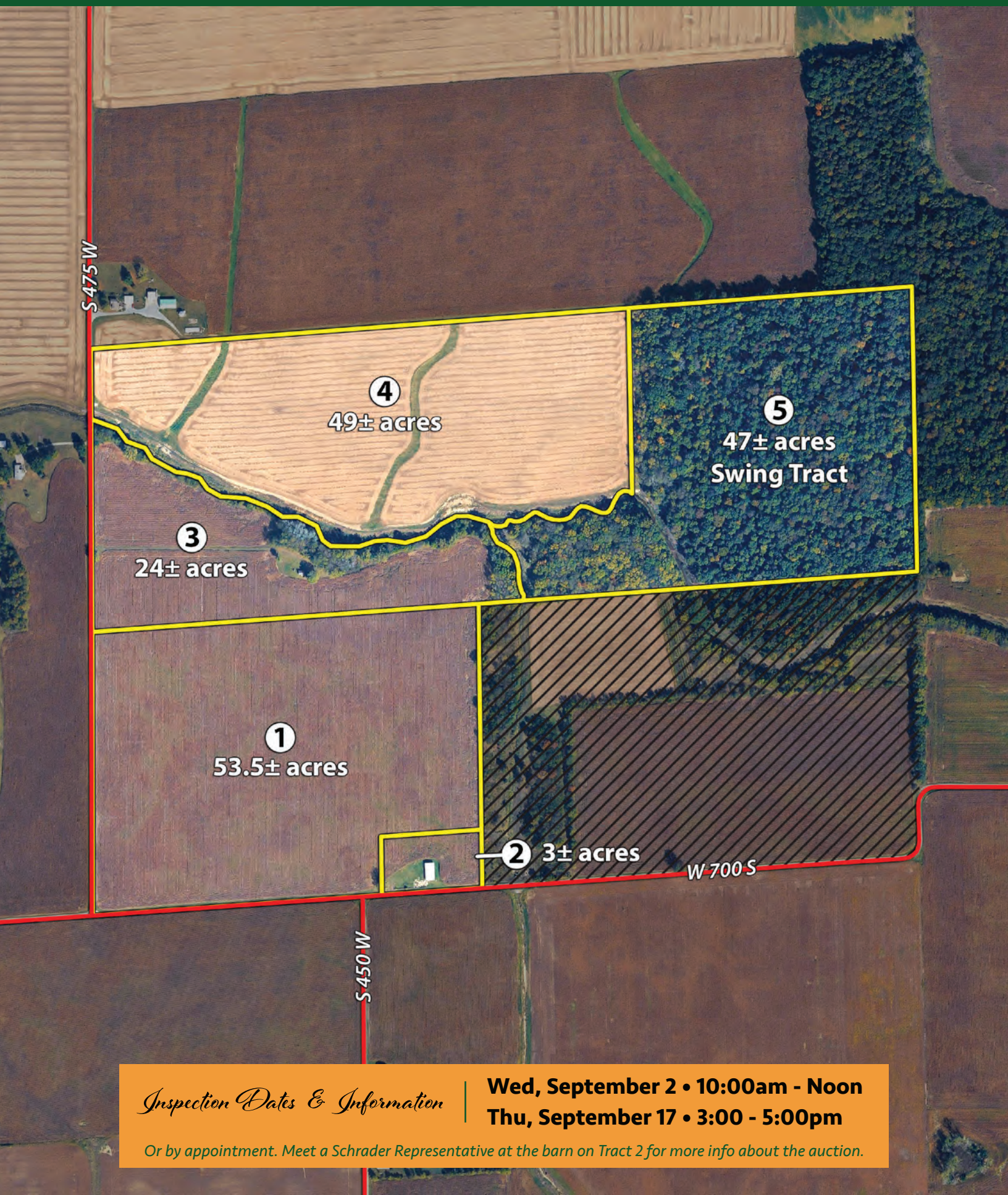
PROPERTY LOCATION: The farm is located in Section 12, Cleveland Township, Whitley County, at the northeast corner of CR 700 S & CR 475 W, 2± miles east of South Whitley. Approximate Address: 4470 W 700 S, South Whitley, IN 46787. From the intersection of SR 5 and SR 14 on the south side of South Whitley travel southeast on SR 5 for 1 mile to CR 700 S. Turn east on CR 700 S and travel 1.5 miles to the property.

AUCTION LOCATION: Whitley County 4-H Community Center, 680 W Squawbuck Rd, Columbia City, IN 46725.

ONLINE BIDDING AVAILABLE: You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.

TRACT MAP

TRACT MAP



Inspection Dates & Information

Wed, September 2 • 10:00am - Noon
Thu, September 17 • 3:00 - 5:00pm

Or by appointment. Meet a Schrader Representative at the barn on Tract 2 for more info about the auction.

TRACT DESCRIPTIONS

LAND AUCTION

Whitley County Indiana

This is an outstanding opportunity to purchase a conservation-minded Whitley County farm - 176.5± acres in Cleveland Township offered in 5 tracts, combinations or as a total unit. The farm carries 121.14 cropland acres per FSA on productive Blount, Pewamo & Haskins soils, & it carries just as much character: 47± acres of mature woods with excellent hunting & timber potential, plus the Sugar Creek corridor winding right through the middle of the farm. Frontage on both CR 700 S & CR 475 W gives access & options, & the offering is divided so that farmers, home-site buyers, investors, neighbors & recreational buyers can each bid on the piece that fits. Tracts 2 & 3 are each potentially buildable with a single residence on each tract and all tracts offer agricultural & recreational use. The property is subject to three recorded conservation easements held by Wood-Land-Lakes RC&D - copies are available upon request. Consider the possibilities!

Tract Descriptions

TRACT 1: 53.5± acres of nearly all-tillable farmland with Blount & Pewamo soils & frontage on both CR 700 S & CR 475 W. A solid block of cropland & an easy add-on to any operation. Agricultural/recreational use only by itself, or consider combining with Tract 2 for flexibility in your potential home site.

TRACT 2: 3± acres with the existing barn & frontage on CR 700 S near the CR 450 W corner. A small tract that is potentially buildable in Whitley County - imagine the possibilities.

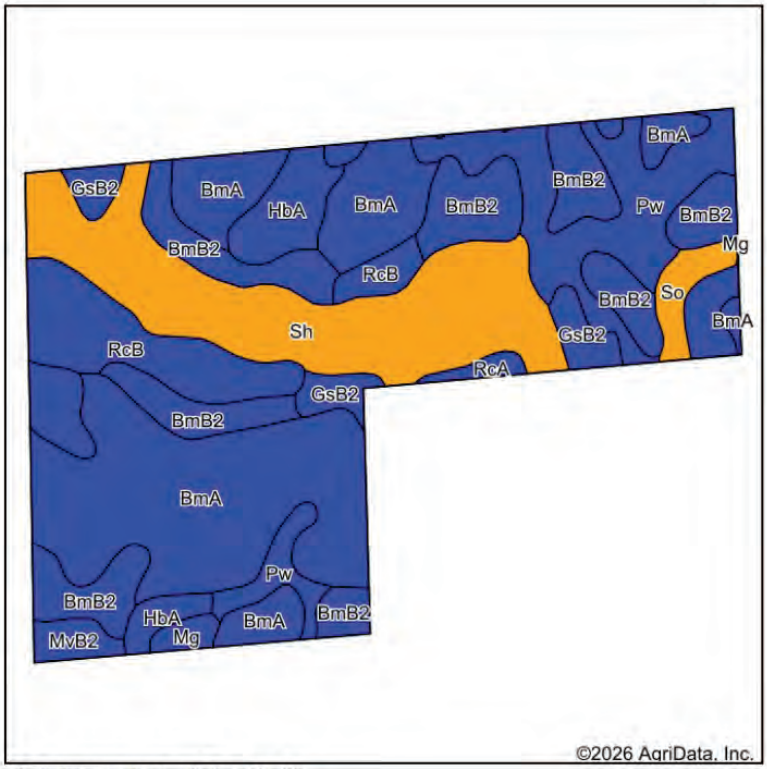
TRACT 3: 24± acres with frontage on CR 475 W, combining tillable ground with lower creek-bottom acreage & wooded cover along the waterway. Potentially buildable. Consider combining with Tracts 1 and 4 to keep all of the tillable together.

TRACT 4: 49± acres of productive tillable farmland with Blount, Haskins & Pewamo soils & frontage on CR 475 W at the northwest corner of the farm, including 2.04± acres enrolled in CRP through 2031. Agricultural/recreational use only.

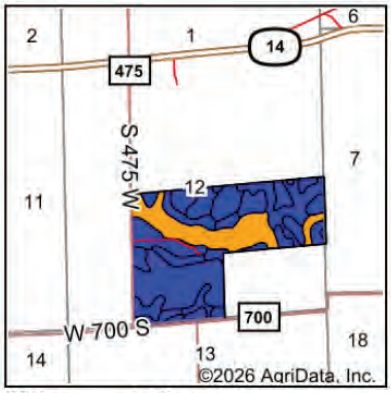
TRACT 5: 47± acres of mature woods - offered as a **SWING TRACT**. Excellent hunting ground with timber potential; a unique woods with flowing water and established trails.Agricultural/recreational use only. Bids on Tract 5 by itself will be accepted only from adjoining landowners. All other bidders must include Tract 5 in a combination with Tract 3 and/or 4.

SOILS MAP

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Whitley**
Location: **12-30N-8E**
Township: **Cleveland**
Acres: **176.25**
Date: **5/21/2026**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety® CUSTOMIZED ONLINE MAPPING
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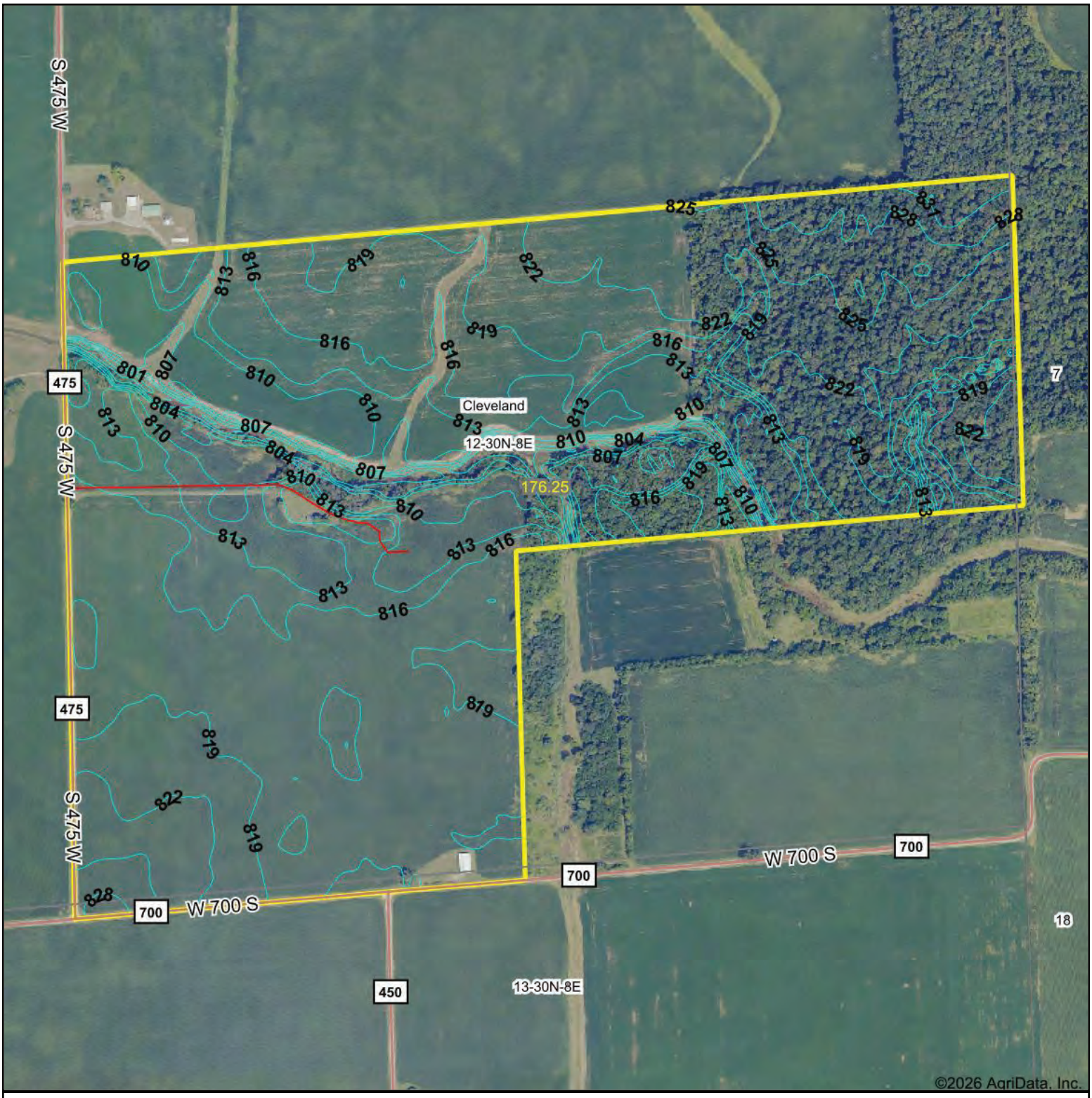
N W E S

Area Symbol: IN183, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	51.81	29.4%		IIw		142	17	5			9	52	56
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	35.65	20.2%		IIe		137	17	5			9	50	54
Sh	Shoals silt loam, sandy substratum, 0 to 2 percent slopes, frequently flooded	33.27	18.9%		IIIw		129		4	9			48	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	20.84	11.8%		IIw		157		5	11			47	64
RcB	Rawson sandy loam, 2 to 6 percent slopes	14.05	8.0%		IIe		126	18	5			8	44	57
HbA	Haskins loam, 0 to 3 percent slopes	7.23	4.1%		IIw		158		5	11			59	62
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	5.73	3.3%		IIe	5	128	18	4	8	78		41	56
So	Sloan loam, sandy substratum, 0 to 2 percent slopes, frequently flooded	3.04	1.7%		IIIw		146		5	10			40	
MvB2	Morley loam, 3 to 6 percent slopes, eroded	2.17	1.2%		IIe		119	17	4			8	42	53
Mg	Mermill loam	1.36	0.8%		IIw		170	23	6			11	49	68
RcA	Rawson sandy loam, 0 to 2 percent slopes	1.10	0.6%		IIs		126	18	5			8	44	57
				Weighted Average	**2.21**	**0.2**	**139.1**	**11**	**4.8**	**3.9**	**2.5**	**5.3**	**49.1**	**45.4**

TOPOGRAPHY MAP

TOPOGRAPHY MAP



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Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

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Source:	USGS 10 meter dem
Interval(ft):	3.0
Min:	795.8
Max:	834.2
Range:	38.4
Average:	817.1
Standard Deviation:	5.94 ft

0ft 632ft 1264ft

N W E S

5/21/2026

12-30N-8E
Whitley County
Indiana

Boundary Center: 41° 3' 55.97, -85° 34' 29.05

FLOOD ZONE MAP

FLOOD ZONE MAP

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Map Center: 41° 3' 55.97, -85° 34' 29.05

0ft 646ft 1292ft

12-30N-8E
Whitley County
Indiana

N W E S

Maps Provided By:
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5/21/2026

Flood related information provided by FEMA

COUNTY PROPERTY INFORMATION

COUNTY PROPERTY INFORMATION

TRACTS 1-2

92-08-12-000-202.001-001 | **Martz, Hugo E Revocable Living** | **4470 W 700 S** | **199, Other Agricultural Use** | **CLEVELAND AG & RURAL** | 1/2

General Information

Parcel Number
92-08-12-000-202.001-001

Local Parcel Number
010-111-00006200

Tax ID:

Routing Number
8

Property Class 199
Other Agricultural Use

Year: 2026

Location Information

County
Whitley

Township
CLEVELAND TOWNSHIP

District 001 (Local 010)
CLEVELAND TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 920110-001
CLEVELAND AG & RURAL

Section/Plat
12

Location Address (1)
4470 W 700 S
South Whitley, IN 46787

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 6, 2026

Review Group 2026

Ownership

Martz, Hugo E Revocable Living Trust

Legal

S2 E2 SW4 & PT S2 SE4 S12 T30 R8 56.468A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/22/2016	Martz, Hugo E Revoca	2016040320	WD	/		I
08/10/2006	Martz, Hugo E	2006080232	PR	/	$220,000	I
01/01/1900	SPLIT FROM KREIDE		WD	/		I

Notes

9/3/2025 RA26: no change

10/7/2021 RA22: no change

9/11/2017 RA18: Reassessment 2018
Removed Silo

Agricultural

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

2026	**Assessment Year**	2026	2025	2025	2024	2023
WIP	**Reason For Change**	AA	AA	AA	AA	AA
02/23/2026	**As Of Date**	04/10/2026	06/25/2025	04/15/2025	04/11/2024	04/10/2023
Indiana Cost Mod	**Valuation Method**	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	**Equalization Factor**	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☐	☐
$104,700	**Land**	**$104,700**	**$104,700**	**$118,100**	**$112,600**	**$93,800**
$0	Land Res (1)	$0	$0	$0	$0	$0
$104,700	Land Non Res (2)	$104,700	$104,700	$118,100	$112,600	$93,800
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$27,900	**Improvement**	**$27,900**	**$13,800**	**$13,800**	**$13,200**	**$13,400**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$27,900	Imp Non Res (3)	$27,900	$13,800	$13,800	$13,200	$13,400
$132,600	**Total**	**$132,600**	**$118,500**	**$131,900**	**$125,800**	**$107,200**
$0	Total Res (1)	$0	$0	$0	$0	$0
$104,700	Total Non Res (2)	$104,700	$104,700	$118,100	$112,600	$93,800
$27,900	Total Non Res (3)	$27,900	$13,800	$13,800	$13,200	$13,400

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	PW	0	3.8430	1.11	$2,120	$2,353	$9,043	0%	1.0000	0.00	100.00	0.00	$9,040
4	A	RCB	0	0.1200	0.94	$2,120	$1,993	$239	0%	1.0000	0.00	100.00	0.00	$240
4	A	BMB	0	9.4300	0.85	$2,120	$1,802	$16,993	0%	1.0000	0.00	100.00	0.00	$16,990
4	A	GSB2	0	1.1470	0.77	$2,120	$1,632	$1,872	0%	1.0000	0.00	100.00	0.00	$1,870
4	A	BMA	0	34.9340	0.89	$2,120	$1,887	$65,920	0%	1.0000	0.00	100.00	0.00	$65,920
4	A	MVB	0	1.7990	0.77	$2,120	$1,632	$2,936	0%	1.0000	0.00	100.00	0.00	$2,940
4	A	HBA	0	1.8540	1.06	$2,120	$2,247	$4,166	0%	1.0000	0.00	100.00	0.00	$4,170
4	A	MG	0	1.1150	1.15	$2,120	$2,438	$2,718	0%	1.0000	0.00	100.00	0.00	$2,720
5	A	BMA	0	0.0490	0.89	$2,120	$1,887	$92	-60%	1.0000	0.00	100.00	0.00	$40
71	A	BMB	0	0.7280	0.85	$2,120	$1,802	$1,312	-40%	1.0000	0.00	100.00	0.00	$790
82	A	BMA	0	1.4490	0.89	$2,120	$1,887	$2,734	-100%	1.0000	0.00	100.00	0.00	$00

Data Source Aerial **Collector** 08/28/2025 AS **Appraiser** 08/28/2025 KW

Land Computations

Calculated Acreage	56.47
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	56.47
81 Legal Drain NV	0.00
82 Public Roads NV	1.45
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	55.02
Farmland Value	$104,720
Measured Acreage	55.02
Avg Farmland Value/Acre	1903
Value of Farmland	$104,700
Classified Total	$0
Farm / Classifed Value	$104,700
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$104,700
CAP 3 Value	$0
Total Value	**$104,700**

92-08-12-000-202.001-001 | **Martz, Hugo E Revocable Living** | **4470 W 700 S** | **199, Other Agricultural Use** | **CLEVELAND AG & RURAL** | 2/2

General Information

Occupancy	Barn, Pole (T3)
Description	Barn, Pole (T3) (40x80
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [ ] Carpet
- [ ] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [ ] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Roofing

- [ ] Built-Up
- [ ] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
			Total Base		
Adjustments			**Row Type Adj.**		
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
			Sub-Total, One Unit		$0
			Sub-Total, 1 Units		
Exterior Features (+)				$0	$0
Garages (+) 0 sqft				$0	$0
			Quality and Design Factor (Grade)		
			Location Multiplier		0.96
			Replacement Cost		$92,893

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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
1: Barn, Pole (T3) (40x80x14	1	T3AW	C	1964	1964	62	F	$30.24	0.96		40' x 80' x 14'	$92,893	70%	$27,870	0%	100%	1.000	1.000	0.00	0.00	100.00	$27,900

Total all pages $27,900

Total this page $27,900

COUNTY PROPERTY INFORMATION

TRACTS 3-5

92-08-12-000-201.000-001 | **Martz, Hugo E Revocable Living** | **6681 S 475 W** | **199, Other Agricultural Use** | **CLEVELAND AG & RURAL**

General Information

Parcel Number
92-08-12-000-201.000-001

Local Parcel Number
010-130-00030350

Tax ID:

Routing Number
7

Property Class 199
Other Agricultural Use

Year: 2026

Location Information

County
Whitley

Township
CLEVELAND TOWNSHIP

District 001 (Local 010)
CLEVELAND TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 920110-001
CLEVELAND AG & RURAL

Section/Plat
12

Location Address (1)
6681 S 475 W
South Whitley, IN 46787

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 6, 2026
Review Group 2026

Ownership

Martz, Hugo E Revocable Living Trust

Legal

E120A N2 S2 S12 T30 R8 120A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/22/2016	Martz, Hugo E Revoca	2016040320	WD	/	$0	I
10/15/2007	Martz, Hugo E	2007100303	WD	/	$252,000	I
09/13/2006	MARTZ HUGO E ETA	2006090212	QC	/	$0	I
01/01/1900	MARTZ KATHRYN A		WD	/		I

Notes

4/23/2026 F-135: TP called in on 4/23/2026 called in. cabin/ shed. was removed in march of 2026- should have a demo permit.
Planning & Building- confirmed shed was removed 3/3/2026-
Removed from 2027 PRC

9/3/2025 RA26: no change

1/19/2023 F-135: 23-24--Owner called 1-19-23 removed corn crib & grain bin
24-25-removed house in Jan, 2023

10/20/2021 RA22: Changed cond of house, corn crib& utility shed

9/11/2017 RA18: Reassessment 2018
obso to utility shed

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
04/23/2026	As Of Date	04/10/2026	06/25/2025	04/15/2025	04/11/2024	04/10/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☐	☐
$140,200	**Land**	**$140,200**	**$140,200**	**$158,100**	**$150,800**	**$155,000**
$0	Land Res (1)	$0	$0	$0	$0	$31,500
$140,200	Land Non Res (2)	$140,200	$140,200	$158,100	$150,800	$123,500
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$1,600	**Improvement**	**$1,600**	**$1,300**	**$1,300**	**$1,200**	**$7,200**
$0	Imp Res (1)	$0	$0	$0	$0	$6,000
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$1,600	Imp Non Res (3)	$1,600	$1,300	$1,300	$1,200	$1,200
$141,800	**Total**	**$141,800**	**$141,500**	**$159,400**	**$152,000**	**$162,200**
$0	Total Res (1)	$0	$0	$0	$0	$37,500
$140,200	Total Non Res (2)	$140,200	$140,200	$158,100	$150,800	$123,500
$1,600	Total Non Res (3)	$1,600	$1,300	$1,300	$1,200	$1,200

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	PW	0	2.4940	1.11	$2,120	$2,353	$5,868	0%	1.0000	0.00	100.00	0.00	$5,870
4	A	BMB	0	13.0490	0.85	$2,120	$1,802	$23,514	0%	1.0000	0.00	100.00	0.00	$23,510
4	A	BMA	0	11.9920	0.89	$2,120	$1,887	$22,629	0%	1.0000	0.00	100.00	0.00	$22,630
4	A	SH	0	14.9800	1.02	$2,120	$2,162	$32,387	0%	1.0000	0.00	100.00	0.00	$32,390
4	A	HBA	0	4.7380	1.06	$2,120	$2,247	$10,646	0%	1.0000	0.00	100.00	0.00	$10,650
4	A	GSB2	0	2.4060	0.77	$2,120	$1,632	$3,927	0%	1.0000	0.00	100.00	0.00	$3,930
4	A	RCB	0	11.4450	0.94	$2,120	$1,993	$22,810	0%	1.0000	0.00	100.00	0.00	$22,810
5	A	SH	0	0.1090	1.02	$2,120	$2,162	$236	-60%	1.0000	0.00	100.00	0.00	$90
5	A	RCB	0	0.1820	0.94	$2,120	$1,993	$363	-60%	1.0000	0.00	100.00	0.00	$150
6	A	RCA	0	1.6400	0.94	$2,120	$1,993	$3,269	-80%	1.0000	0.00	100.00	0.00	$650
6	A	MG	0	0.0360	1.15	$2,120	$2,438	$88	-80%	1.0000	0.00	100.00	0.00	$20
6	A	SO	0	0.4740	1.02	$2,120	$2,162	$1,025	-80%	1.0000	0.00	100.00	0.00	$200
6	A	GSB2	0	2.6610	0.77	$2,120	$1,632	$4,343	-80%	1.0000	0.00	100.00	0.00	$870
6	A	SH	0	5.6130	1.02	$2,120	$2,162	$12,135	-80%	1.0000	0.00	100.00	0.00	$2,430
6	A	BMB	0	15.5550	0.85	$2,120	$1,802	$28,030	-80%	1.0000	0.00	100.00	0.00	$5,610

Data Source Aerial **Collector** 08/28/2025 AS **Appraiser** 08/28/2025 KW

Land Computations

Calculated Acreage	120.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	120.00
81 Legal Drain NV	15.19
82 Public Roads NV	0.78
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	104.03
Farmland Value	$140,250
Measured Acreage	104.03
Avg Farmland Value/Acre	1348
Value of Farmland	$140,230
Classified Total	$0
Farm / Classifed Value	$140,200
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$140,200
CAP 3 Value	$0
Total Value	**$140,200**

COUNTY PROPERTY INFORMATION

TRACTS 3-5

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
6	A	BMA	0	1.6040	0.89	$2,120	$1,887	$3,027	-80%	1.0000	0.00	100.00	0.00	$610
6	A	PW	0	13.9960	1.11	$2,120	$2,353	$32,933	-80%	1.0000	0.00	100.00	0.00	$6,590
71	A	RCB	0	0.8380	0.94	$2,120	$1,993	$1,670	-40%	1.0000	0.00	100.00	0.00	$1,000
71	A	BMB	0	0.2190	0.85	$2,120	$1,802	$395	-40%	1.0000	0.00	100.00	0.00	$240
81	A	BMA	0	15.1860	0.89	$2,120	$1,887	$28,656	-100%	1.0000	0.00	100.00	0.00	$00
82	A	BMB	0	0.7830	0.85	$2,120	$1,802	$1,411	-100%	1.0000	0.00	100.00	0.00	$00

92-08-12-000-201.000-001 | **Martz, Hugo E Revocable Living** | **6681 S 475 W** | **199, Other Agricultural Use** | **CLEVELAND AG & RURAL** | 3/4

General Information

Occupancy	Utility Shed
Description	Utility Shed (18x24)
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [ ] Carpet
- [ ] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [ ] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Roofing

- [ ] Built-Up
- [ ] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
			Total Base		
Adjustments			**Row Type Adj.**		
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
			Sub-Total, One Unit		$0
			Sub-Total, 1 Units		
Exterior Features (+)				$0	$0
Garages (+) 0 sqft				$0	$0
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.96
			Replacement Cost		$9,339

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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
1: Utility Shed (18x24)	1		C	1901	1901	125	A	$22.52	0.96	$21.62	18'x24'	$9,339	65%	$3,270	50%	100%	1.000	1.000	0.00	0.00	100.00	$1,600

Total all pages $1,600

Total this page $1,600

PRELIMINARY TITLE

PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2613082 **Commitment No.:** IN2613082

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

Issuing Agent: Near North Title Group LLC
Issuing Office: 236 Frontage Rd, Columbia City, IN 46725
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: IN2613082
Issuing Office File No.: IN2613082
Property Address: 6681 S 475 W, South Whitley, IN 46787
4470 W 700 S, South Whitley, IN 46787

SCHEDULE A

1. Commitment Date: July 20, 2026 at 12:00 AM

2. Policy to be issued:
   a. 2021 ALTA Owner's Policy (07/01/21)

      Proposed Insured: To be determined
      Proposed Amount of Insurance: $15,000.00
      The estate or interest to be insured: fee simple

   b. 2021 ALTA Loan Policy (07/01/21)

      Proposed Insured: Lender with a contractual obligation under a loan agreement with the proposed insured for an Owner's, its successors and/or assigns, as their interests may appear
      Proposed Amount of Insurance: $15,000.00
      The estate or interest to be insured: fee simple

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

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

   Hugo E. Martz, Trustee of the Hugo E. Martz Revocable Living Trust

5. The Land is described as follows:

   SEE EXHIBIT A ATTACHED HERETO

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

PRELIMINARY TITLE

Near North Title Group LLC

_____
Allison Rabin, Chief Operating Officer

STEWART TITLE GUARANTY COMPANY
INCORPORATED
1908
TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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AMERICAN LAND TITLE ASSOCIATION

PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2613082 **Commitment No.:** IN2613082

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

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

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

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

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

5. Warranty Deed to be executed by the fee simple title holder shown on Schedule A to the proposed insured on Schedule A.

6. Indiana Sales Disclosure Form completed, executed and filed, all as required by IC 6-1.1-5.5.

7. Mortgage to be executed by the borrower to the proposed insured lender as shown on Schedule A.

8. Vendor's affidavit satisfactory to the Company, duly executed.

9. Mortgagor's affidavit satisfactory to the Company, duly executed.

10. By virtue of IC 27-7-3.6, a fee of $5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closing occurring on or after July 1, 2006.

11. Effective July 1, 2009 IC 27-7-3.7 et seq. requires any funds in the amount of $10,000 or more received, from any party to the transaction, to be in the form of an irrevocable wire transfer.

12. We must be furnished evidence that the Trustee of the Trust under which title is held has the power to convey subject real estate.

13. NOTE: As of the Effective date of this Commitment, we find no mortgage of public record. This should be explained to the Company.

14. Additional requirements may be made in order to complete the transaction to be insured.

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15. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.

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PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2613082 **Commitment No.:** IN2613082

SCHEDULE B, PART II
Exceptions

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

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

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

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

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

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

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

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

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7. Taxes for the year 2025 payable in 2026 in the name of Hugo E. Martz Revocable Living Trust (Parcel 1)

Brief Legal: E120A N2 S2 S12 T30 R8 120A
Taxing Unit: 1 - Cleveland Township Parcel No: 92-08-12-000-201.000-001
State ID No.: 92-08-12-000-201.000-001

1st installment: $1,059.85 - PAID
2nd installment: $1,059.85 - UNPAID

Assessed valuation as of Effective Date (for information only:)
Land: $140,200.00
Improvements: $1,300.00
Homestead Exemption $0.00;
Supplemental Homestead Exemption $0.00;
2% Deduction $8,412.00

8. Special Assessment as set forth below:
Type of Assessment: 5216-046B-Goble E #46 Drain
May Installment: $72.32, PAID;
November installment: $72.32, UNPAID
All assessments for subsequent years due and payable, which are not yet a lien.

9. Special Assessment as set forth below:
Type of Assessment: 5783-000AB-Williamson P Drain
May Installment: $100.00, PAID;
November installment: $100.00, UNPAID
All assessments for subsequent years due and payable, which are not yet a lien.

10. Taxes for the year 2025 payable in 2026 in the name of Hugo E. Martz Revocable Living Trust (Parcel 2)

Brief Legal: S2 E2 SW4 & Pt S2 SE4 S12 T30 R8 56.468A
Taxing Unit: 1 - Cleveland Township Parcel No: 92-08-12-000-202.001-001
State ID No.: 92-08-12-000-202.001-001

1st installment: $893.64 - PAID
2nd installment: $893.64 - UNPAID

Assessed valuation as of Effective Date (for information only:)
Land: $104,700.00
Improvements: $13,800.00
Homestead Exemption $0.00;
Supplemental Homestead Exemption $0.00;
2% Deduction $6,282.00

11. Special Assessment as set forth below:
Type of Assessment: 5783-000AB-Williamson P Drain
May Installment: $121.08, PAID;
November installment: $121.08, UNPAID
All assessments for subsequent years due and payable, which are not yet a lien.

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12. Special Assessment as set forth below:
Type of Assessment: 310-Whitley Co Solid Waste
May Installment: $70.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.

13. Taxes for 2026 payable 2027, now a lien, not yet due and payable.

14. Note: The real estate tax information set out above is all that is currently available in the Whitley County Tax records. Neither the Company nor its agent, Near North Title Group, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of, the present unavailability, or accuracy of tax information.

15. Possible municipal assessments, code enforcement fines, sewer use charges, and/or impact fees levied by South Whitley.

16. 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.

17. Rights of the public, the State of Indiana, and County of Whitley and the municipality in and to that part of the Land taken or used for road purposes.

18. Possible easements for drainage ditches, feeders, laterals and tile drains.

19. Disposition of Cremated Human Remains on Private Property dated June 10, 2024 and recorded June 17, 2024 as Document No. 2024060258. (Parcel 1)

20. Grant of Conservation Easement dated November 23, 2015 from Hugo E. Martz to Wood-Land-Lakes Resource Conservation and Development, Inc., recorded December 10, 2015 as Document No. 2015120143. (Parcel 1)

21. Grant of Conservation Easement dated December 31, 2008 from Hugo E. Martz to Wood-Land-Lakes Resource Conservation and Development, Inc., recorded December 31, 2008 as Document No. 2008120435; Consent to Conservation Easement dated December 31, 2008 by Farm Credit Services of Mid-America, FLCA, recorded December 31, 2008 as Document No. 2008120434. (Parcel 1).

22. Grant of Conservation Easement dated December 28, 2007 from Hugo E. Martz to Wood-Land-Lakes Resource Conservation and Development, Inc., recorded December 28, 2007 as Document No. 2007120483; Consent to Conservation Easement dated December 27, 2007 by Farm Credit Services of Mid-America, FLCA, recorded December 28, 2007 as Document No. 2007120482. (Parcel 2)

23. Subject to road rights-of-way for County Road 700 South and County Road 475 West on the South and West lines of the Land. (Parcel 2)

24. Near North Title Group, made a judgment search against the Hugo E. Martz Revocable Living Trust and found none.

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AMERICAN LAND TITLE ASSOCIATION

25. NOTE: The following contains a 36 month Chain of Title

Instrument: Warranty Deed
Grantor(s): Hugo E. Martz
Grantee(s): Hugo E. Martz, Trustee of the Hugo E. Martz Revocable Living Trust
Recorded: April 22, 2016
Document: 2016040320

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PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: IN2613082 **Commitment No.:** IN2613082

EXHIBIT A

The Land is described as follows:

Parcel 1:

The North Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section Twelve (12), Township Thirty (30) North, Range Eight (8) East, Whitley County, Indiana.

Parcel 2:

The South Half of the East Half of the Southwest Quarter, together with part of the South Half of the Southeast Quarter, all being in Section Twelve (12), Township Thirty (30) North, Range Eight (8) East, Whitley County, Indiana, and all together being more particularly described as follows, to-wit:

Commencing at an iron pin found at the Southeast corner of the Southeast Quarter of said Section Twelve (12); thence South 86 degrees 40 minutes 55 seconds West (basis of bearing for this description is an assumed bearing of North 00 degrees 00 minutes East for the East line of the Southeast Quarter of said Section Twelve (12), on and along the South line of the Southeast Quarter of said Section Twelve (12), a distance of 2073.41 feet to a Mag nail at the true point of beginning; thence continuing South 86 degrees 40 minutes 55 seconds West, on and along said South line, being within the right-of-way of County Road 700 South, a distance of 564.23 feet to an iron pin found at the Southwest corner of the Southeast Quarter of said Section Twelve (12), said iron pin also being at the Southeast corner of the Southwest Quarter of said Section Twelve (12); thence South 86 degrees 38 minutes West, on and along the South line of the Southwest Quarter of said Section Twelve (12), being within the right-of-way of County Road 700 South, a distance of 1279.87 feet to a Mag nail at the Southwest corner of the East Half of the Southwest Quarter of said Section Twelve (12); thence North 00 degrees 27 minutes 52 seconds East, on and along the West line of said East Half, being within the right-of-way of County Road 475 West, a distance of 1339.43 feet to an iron pin at the Northwest corner of the South Half of the East Half of the Southwest Quarter of said Section Twelve (12); thence North 86 degrees 32 minutes 16 seconds East, on and along the North line of the South Half of the East Half of the Southwest Quarter of said Section Twelve (12), a distance of 1289.95 feet to a 5/8 inch iron pin capped "Walker" at the Northeast corner of the South Half of the East Half of the Southwest Quarter of said Section Twelve (12), said iron pin also being at the Northwest corner of the South Half of the Southeast Quarter of said Section Twelve (12), said iron pin further being situated 23.1 feet East of and 0.8 feet North of a rail post found; thence North 86 degrees 33 minutes 51 seconds East, on and along the North line of the South Half of the Southeast Quarter of said Section Twelve (12), a distance of 542.88 feet to a point situated 0.5 feet North of a rail iron post found; thence South 00 degrees 01 minute 30 seconds East, a distance of 1341.98 feet to the true point of beginning, containing 56.468 acres of land, more or less.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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FSA INFORMATION

FSA INFORMATION

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

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5691
Prepared : 7/20/26 11:39 AM CST
Crop Year : 2026

Operator Name :
CRP Contract Number(s) : 11237A
Recon ID : 18-183-2011-19
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
178.58	121.14	121.14	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	119.10	0.00	2.04	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	50.00	0.00	142	0
Soybeans	48.80	0.00	47	
TOTAL	**98.80**	**0.00**		

NOTES

Tract Number : 11520

Description : Cleveland 12 T30N R8E
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
CRP Contract Number(s) : 11237A
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HUGO E MARTZ TRUST DATED JULY 10 2015
Other Producers : DAVID ALLEN MARTZ
Recon ID : 18-183-2011-20

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5691
Prepared : 7/20/26 11:39 AM CST
Crop Year : 2026

Tract Land Data

Tract 11520 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
178.58	121.14	121.14	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	119.10	0.00	2.04	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	50.00	0.00	142
Soybeans	48.80	0.00	47
TOTAL	**98.80**	**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.

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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

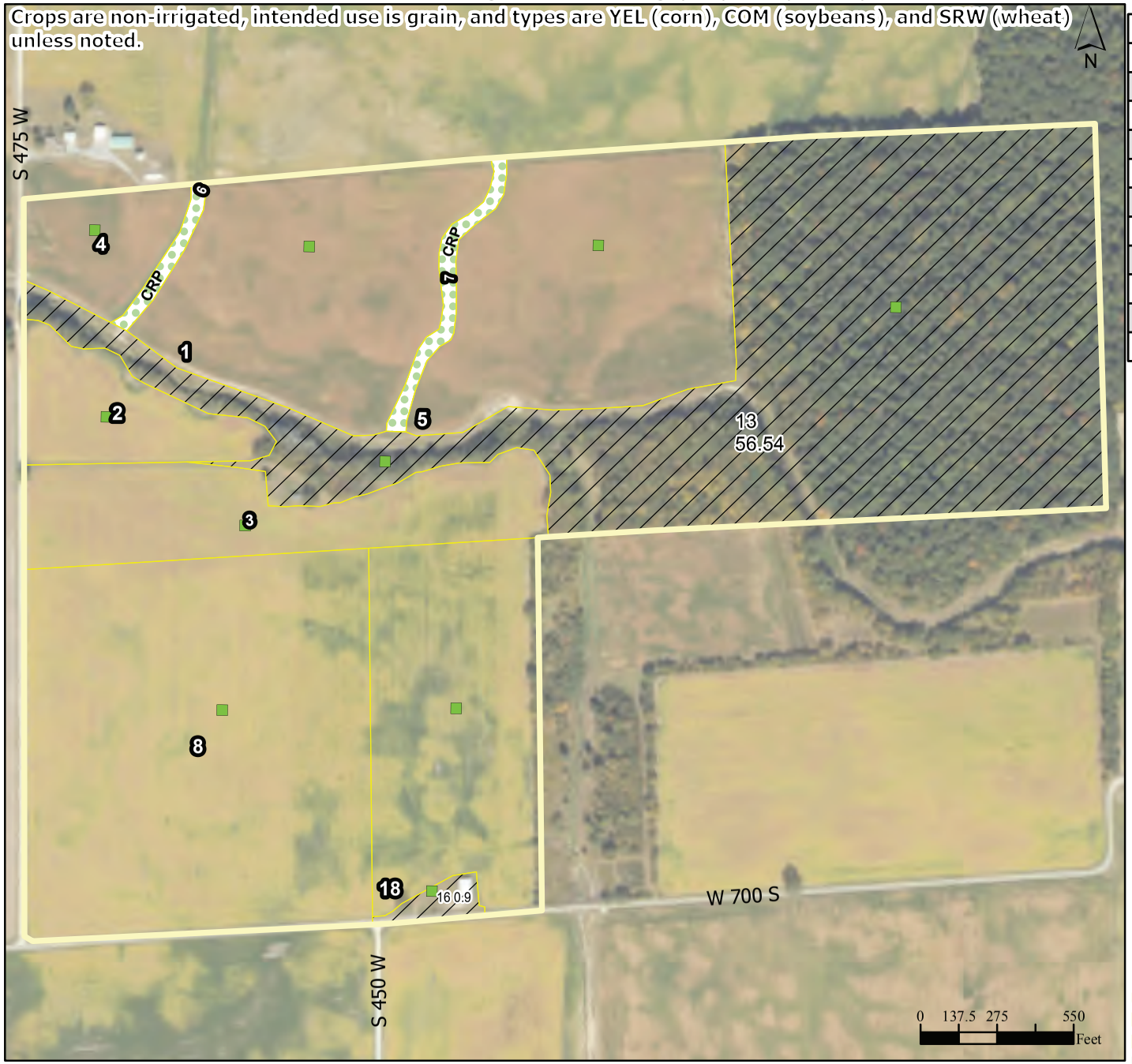
USDA Whitley County Indiana

Farm **5691** Tract **11520**

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

Map Created 04/01/2026

Tract Cropland Total: 121.14 acres



CLU	Acres	HEL	Crop
1	18.64	NHEL	
2	6.2	NHEL	
3	12.49	NHEL	
4	4.74	NHEL	
5	20.81	NHEL	
6	0.7	NHEL	CRP
7	1.34	NHEL	CRP
8	38.34	NHEL	
13	56.54	NHEL	NC
16	0.9	UHEL	NC
18	17.88	NHEL	

Tract Boundary
Noncropland
Cropland
CRP
County_Street_Centerli

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance

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

CRP CONTRACT

CRP CONTRACT

CRP-1 (01-08-24)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION	18 183
2. SIGN-UP NUMBER	55
3. CONTRACT NUMBER	11237A
4. ACRES FOR ENROLLMENT	2.04
5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*	WHITLEY COUNTY FARM SERVICE AGENCY 788 W CONNEXION WAY SUITE B COLUMBIA CITY, IN46725-1047
5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*:	(260)244-6266
6. TRACT NUMBER	11520
7. CONTRACT PERIOD FROM: (MM-DD-YYYY)	10-01-2021
7. CONTRACT PERIOD TO: (MM-DD-YYYY)	09-30-2031
8. SIGNUP TYPE:	Continuous

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	$ 255.06
9B. Annual Contract Payment	$ 520.00
9C. First Year Payment	$

(Item 9C is applicable only when the first year payment is prorated.)

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
11520	0006	CP8A	0.70	$ 0.00
11520	0007	CP8A	1.34	$ 0.00

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(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)*
	100.00 %	e-Signed by David Martz For, if applicable: On 02-02-24		02-02-24

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)*
	0.00 %	e-Signed by David Martz For, if applicable: On 02-02-24	Trustee	02-02-24

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	B. DATE *(MM-DD-YYYY)*
	Lauren Malinda, CED	2/6/24

NOTE: *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. 3831 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), 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). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided.* ***RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.***

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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.

RECEIVED
FEB 02 2023
WHITLEY COUNTY FSA

EASEMENT INFORMATION

EASEMENT INFORMATION

Plain-Language Conservation Easement Summary

The following summary is provided solely as a convenient reference for potential bidders. It is intended to assist bidders in reviewing the easement provisions relevant to the property but is not a substitute for bidders' own due diligence. **Copies of the recorded easements are available for download and review on the auction website (www.SchraderAuction.com)**.

1. Overview of the Three Conservation Easements

Parcel	Acreage	Year Signed	Key Characteristics
South Conservation Easement	56.5 acres	2007	Allows one replacement residence and agricultural structures
Central Conservation Easement	60 acres	2008	Allows one replacement residence and agricultural structures
North Conservation Easement	60 acres	2015	No residential rights; agricultural structures require Wood-Land-Lakes approval

2. Overall Purpose of the Conservation Easements

All three conservation easements were established to preserve:

- agricultural use,
- open space,
- woods,
- wetlands,
- wildlife habitat, and
- long-term stewardship of the land.

All three conservation easements specifically recognize agriculture as the primary intended use of the Property.

The conservation easements are held by: **Wood-Land-Lakes RC&D Land Trust**

The conservation easements remain attached to the land following any future sale or transfer.

3. Activities Generally Permitted Across All Three Conservation Easements

The following activities are generally permitted across all three conservation easements:

- Row crop farming,
- Generally accepted farming practices,
- Timber harvesting using good forestry practices,
- Wildlife management,
- Hunting/trapping/fishing for personal/non-commercial use,
- Drainage and erosion-control work,
- Fence installation and maintenance,
- Vegetation management and mowing,
- Weed control, and
- Wetland and habitat management.

EASEMENT INFORMATION

4. Key Differences Between the Three Conservation Easements

A. Residential Rights

Topic	South	Central	North
Replacement residence rights	Yes	Yes	No
Existing farmhouse currently present?	No	No	No residential rights granted
Exact replacement location specified?	No	No	N/A

The former residences associated with both the South and Central parcels have been demolished. A pole barn remains on the South parcel.

Future buyers considering residential construction should independently evaluate:

- suitable building locations,
- access,
- floodplain considerations,
- drainage,
- utilities,
- erosion considerations, and
- any required approvals or coordination processes.

The North Conservation Easement does not provide residential construction rights and is materially more restrictive regarding structures and development.

B. Agricultural Structures and Infrastructure

Topic	South	Central	North
Agricultural buildings generally allowed	Yes	Yes	Yes
Wood-Land-Lakes approval required?	Not specifically stated	Not specifically stated	Yes

The North Conservation Easement specifically requires Wood-Land-Lakes approval for agricultural production structures. These may include:

- grain bins,
- irrigation equipment,
- barns, and
- other agricultural infrastructure.

This is one of the most operationally important differences between the North Conservation Easement and the two other easements.

C. Agricultural Flexibility

The North Conservation Easement contains additional language recognizing that agriculture evolves over time and that future agricultural practices may not be foreseeable today.

This provision appears intended to provide flexibility for:

- evolving farming practices,
- future technologies, and
- agricultural methods not specifically contemplated when the North Conservation Easement was drafted.

This language is unique to the North Conservation Easement.

D. Drainage and Tiling

The North Conservation Easement contains more detailed language regarding:

- tiling,
- drainage,
- waterways,
- erosion control,
- flooding, and
- wetland management.

Importantly, the North Conservation Easement expressly states that:

- tiling activities related to farming are permitted,
- provided they comply with applicable laws and program requirements.

5. Activities Requiring Coordination with Wood-Land-Lakes

The following activities may require coordination and/or prior approval from Wood-Land-Lakes:

Topic	Notes
Parceling	Prior written Wood-Land-Lakes approval for any proposed further parceling of the Property
Watercourse alterations	Coordination required for creek, wetland, or drainage modifications
New structures	Especially important under the North Conservation Easement
Significant land-use changes	Coordination required where conservation values may be affected

EASEMENT INFORMATION

6. Activities Generally Prohibited

The three conservation easements generally prohibit:

- industrial or non-agricultural commercial development,
- recreational operation & ATVs are other motor vehicles, except when used in connection with allowed activities,
- additional residential development beyond specifically permitted replacement residence rights,
- mobile homes or similar temporary residential structures,
- dumping of hazardous or unsightly materials,
- mining or extraction activities,
- unapproved subdivision, and
- activities materially harmful to conservation values.

7. Monitoring and Stewardship

Wood-Land-Lakes conducts periodic monitoring visits to confirm compliance with the easements. Monitoring generally includes:

- scheduled annual site visits,
- communication with owners, and
- review of material land-use changes.

The easements do not create public access rights.

8. Sale or Transfer of the Property

The Property or any portion or portions of it may be:

- sold,
- transferred,
- inherited, or
- conveyed,

subject to the conservation easement remaining attached to the land.

Wood-Land-Lakes has indicated that future owners are generally asked to sign an acknowledgment affidavit confirming:

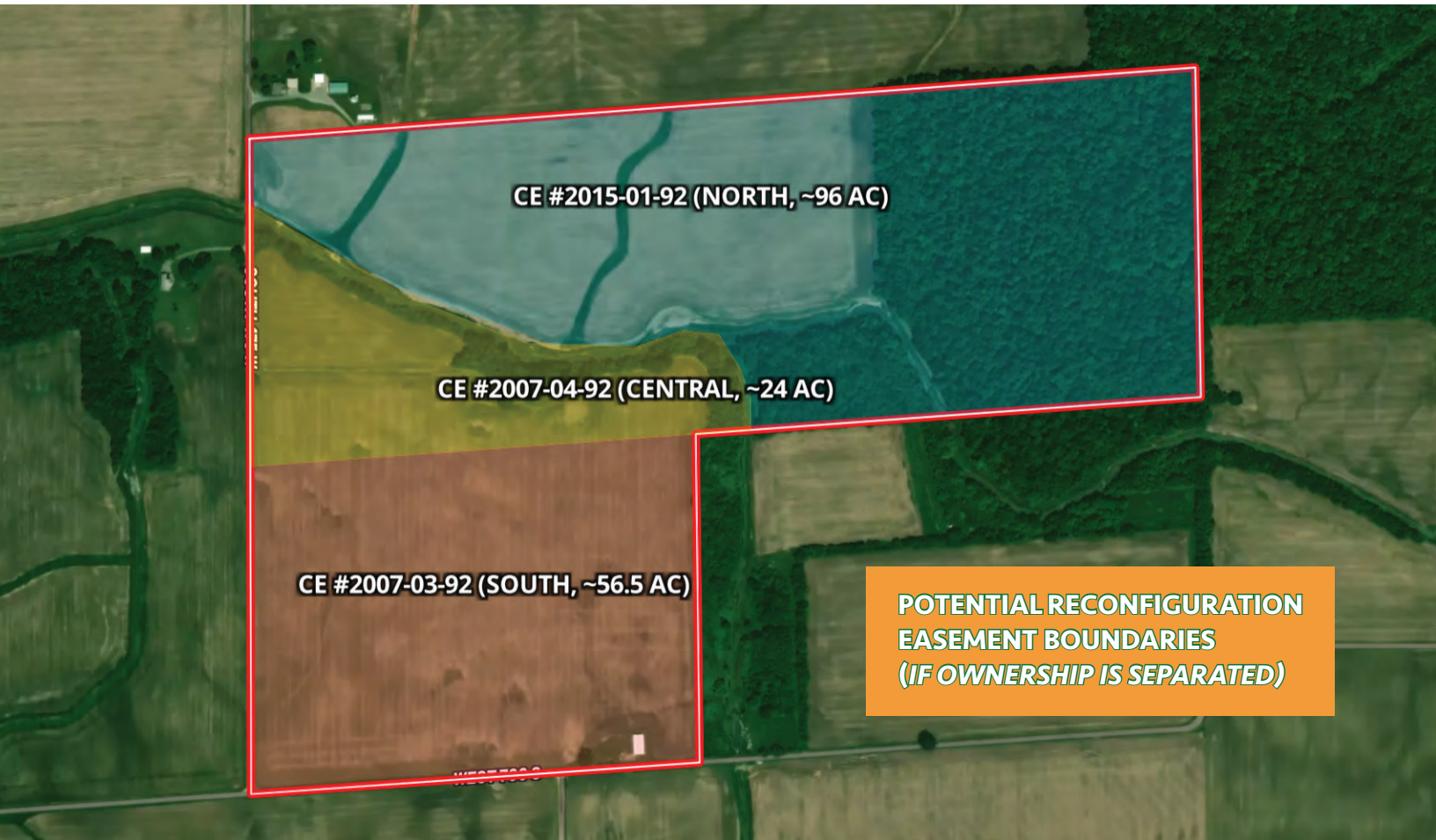
- receipt of the relevant conservation easement documents,
- understanding of the conservation easement terms, and
- agreement to comply with them.

9. Potential Reconfigured Boundaries

Wood-Land-Lakes has approved a framework under which the applicable CEs would be amended following the auction if the resulting ownership configuration requires boundary changes:

- If Tracts 1 and 2 are sold separately, the South Conservation Easement's right to build a replacement residence would be confined to Tract 2 and Tract 1 shall have no residential building rights, and
- If any Tracts 3, 4 or 5 are sold separately, the easement boundaries for the Central and North Conservation Easements would be reconfigured as shown and only Central Conservation Easement's right to build a replacement residence would be confined to Tract 3 and Tracts 4 and 5 would have no residential building rights.

EASEMENT INFORMATION



WOODLAND MANAGEMENT PLAN AND STEWARDSHIP

WOODLAND MANAGEMENT PLAN AND STEWARDSHIP

Woodland Management Plan and Stewardship

The 2022 Woodland Management Plan, prepared by consulting forester Chris Egolf, provides a long-term framework for maintaining and improving the health, productivity, and ecological value of the farm's woodlands. Since the plan was completed, the Trust has actively implemented several of its management recommendations with the assistance of professional foresters and the USDA Natural Resources Conservation Service (NRCS).

In 2023, NRCS approved an Environmental Quality Incentives Program (EQIP) contract supporting implementation of recommended woodland management practices. Work began in early 2024 and has included three annual Brush Management treatments to control invasive species, completed in 2024, 2025, and 2026. Consulting forester Scott Werstler is also completing Timber Stand Improvement (TSI) work designed to improve woodland health and favor desirable trees. This work is on schedule to be completed prior to the September 29, 2026 auction.

The Trust has also explored potential enrollment of the woodlands in the Indiana DNR Classified Forest Program. In June 2026, Werstler joined Indiana DNR District Forester Abby Hash for a site visit to evaluate the property for potential enrollment. DNR subsequently prepared a map identifying approximately 47 acres of forest for the potential enrollment process. The Trust elected not to complete the enrollment process while the property is being marketed for sale. A future owner may choose to pursue enrollment, subject to DNR requirements and approval, which may provide property-tax benefits for qualifying enrolled woodland.

The following 2022 Woodland Management Plan provides additional information regarding the woodlands, management objectives, and recommended forestry practices. Prospective buyers should recognize that the plan predates the current auction tract configuration and should consider it together with the management activities described above and current property information contained elsewhere in this Information Book.

WOODLAND MANAGEMENT PLAN AND STEWARDSHIP

Hugo E Martz RLT

Whitley County
Cleveland Township
Section 12 T30N R08E

Prepared By:
Abby Hash
District Forester

Date: 6/11/2026

Legend

Forest Boundary

0 250 500 1,000 Feet

1:6,000

N
W E
S

All Boundaries Are Approximated
(Original Map Scale)

47 Acres

WOODLAND MANAGEMENT PLAN AND STEWARDSHIP

WOODLAND MANAGEMENT PLAN

Prepared for:

Hugo Martz Revocable Trust(1a)

Name	County	Twp.	T	R	S	Farm #	Tract #	Fld #	Acres	
Martz Forest	Whitley	Cleveland	30N	8E	12	5691	11520		50	

Prepared by:
Christopher J. Egolf
Consulting Forester
3207 N 860 W
Ligonier, Indiana 46767
574 528 1406
TSP # 07-5775

January 17 2022

Forest Stewardship Goals for this property are: (2)

- *To improve the environment and protect the watershed*
- *To improve the habitat for wildlife in general*
- *To enjoy the aesthetic beauty of the forest*
- *To improve and maintain the health and productivity of the forest*

MARTZ FOREST PROPERTY OVERVIEW
(See map)

ACCESS:
From South Whitley (State Road 14 and State Road 5): East on SR 14 about 2 miles to County Road 475 West. South on CR475W about .5 mile to Sugar Creek. Continue east on sod lane along the north side of Sugar Creek about .5 mile to the Main Woodland. To access the Homestead Tract and the Gable Ditch Tract west of Gable Ditch, continue south on CR475W another 600 feet from Sugar Creek to the gated farm lane on the east side of the road. Drive east on the farm lane about 1000 feet to the homestead site to enter the Homestead Tract. Continue east along the ditch another 700 feet to get to the small tract of timber in the south west corner of the intersection of Gable Ditch and Sugar Creek, the Gable Ditch Tract. The South Tract of timber is inaccessible from the rest of the Martz property due to the creek and the ditch. One can access this tract on foot by wading across Sugar Creek about where the creek and ditch intersect.

ACREAGE: (1c) About 50 acres including the Main Woodland (39 acres), the South Tract (6.5 acres), the brushy riparian zone (about 2 acres), the Gable Ditch Tract (1 acre), and the Homestead Tract (1.5 acres).

PROPERTY BOUNDARY MARKINGS: Old fence is present in places around the perimeter of the tract. The old fence is broken and down in many places. Several corner posts are present and identifiable.

TERRAIN: (1f) This wooded area is gently rolling. The main woodland has deep natural ditches running north to south toward Sugar Creek. The elevation is 840 feet above sea level at the highest point near the north east corner of the main woodland. The lowest point is next to the creek and ditch where the elevation is about 800 feet above sea level.

SOILS: (3b) Please see Custom Soils Reports (5.3) with accompanying maps and soils descriptions. Foresters commonly use the **"Site Index"** of soil to determine its productivity. The site index is a tool to determine the relative productivity of a particular site or location. The site index is the height of a "free to grow" tree of a given species at a base age on the site of interest. Common base age is 50, depending on the lifespan and common management practices for that species. Soil surveys provide information regarding the relative productivity of the soils to produce timber and the common limitations of each soil type. Please refer to the custom maps included in this plan for the exact locations of each of the soils briefly described below.

Pewamo silty clay loam (about 30% of area): Pewamo soils are deep, very poorly drained soils. They occupy flats and depressions or drainageways in the upland. They are nearly level. Native vegetation is water tolerant hardwood trees. Permeability is moderately slow, and available water capacity is high. Organic matter is high. Wetness is a serious limitation in this soil. The woodland suitability group is 2w11, indicating a high potential productivity and wetness as a limitation. Overall, the wet areas add to the diversity of the site for plants and

animals. If this stand is properly stocked with healthy shade intolerant trees, it should be capable of producing 180 – 230 board feet per acre per year. Site Index for Pin oak = 80-90, Upland oak =70-80.

Blount loam (about 29% of area): Blount soils are deep, somewhat poorly drained, medium textured soils. These soils occur on nearly level flats and gently sloping low rises along drainageways in the upland. The woodland group is 305, indicating a moderately high potential productivity with little or no environmental limitations to growth. If properly stocked with healthy, site appropriate species, these areas should be capable of producing 180-210 board feet per acre per year. Site index for Upland oak = 70-80, Pin oak = 80-90.

Shoals silt loam (about 26% of area): Shoals consists of deep, somewhat poorly drained, medium textured soils. These nearly level soils are formed in alluvium on bottom land. The native vegetation was mixed hardwood trees. Permeability is moderate and the available water capacity is high. The content of organic matter is moderate. Runoff is slow. These soils are subject to occasional flooding and wetness is a limitation. If properly stocked with appropriate species, these soils should be capable of producing 180 – 220 board feet per acre, per year. Soil survey lists the woodland suitability group as 2o13 suggesting high productivity with few limitations. Site Index for Pin oak and Tulip = 85-95.

Sloan loam (about 6% of area): This is a nearly level, deep, very poorly drained soil on bottom lands. These areas are wet most of the year. The available water capacity is high. Permeability is moderately slow. The surface layer has a high content of organic matter. The 1983 survey gives the soil a woodland suitability class of 2w. This indicates a moderately high productivity with limitations associated with wetness. Site Index for Pin Oak = 86.

Glynwood loam (about 5% of area): Glynwood soils consist of deep, moderately well drained, slowly permeable soils on till plains and moraines. They formed in glacial till. Slopes range from 3 to 6 percent. The available water capacity of this soil is moderate and permeability is slow. Surface layer is about nine inches deep. Subsoil is about 15 inches thick. The woodland suitability subclass is 2c, suggesting that the soil has a high potential productivity. If the stand was properly stocked with site appropriate species, these soils should be able to produce 180 to 220 + board feet per acre per year. Site Index for Upland oak = 75-85, Tulip = 75-85.

Rawson sandy loam (about 4% of area): Rawson soils are deep, well drained and moderately well drained, medium textured soils. These nearly level to moderately sloping soils are on knolls in the upland and on outwash plains. Permeability is moderate in the upper part and slow in the lower part. Available water capacity is high. The woodland group is 101, indicating very high potential productivity with no apparent environmental limitations. If properly stocked with site appropriate species, these soils should be capable of producing 180 – 250+ board feet per acre per year. Site Index for Upland oak = 85-95, Tulip = 90 – 105. The soil has few limitations.

PREHISTORICAL AND HISTORICAL FEATURES: (1i) No evidence of syrup production, native encampments, etc. is obvious. Mr. Martz reports that a sugar camp was operated in the late 19th century. Sawmill operation was common within woodlands in the 19th and early 20th centuries. It is probable that lumber was produced "on site" to supply the farming family with lumber for fences, gates, and buildings. Mr. Martz doesn't think lumber was produced on site. Most areas of Indiana could have archaeological deposits but have not been investigated to verify the presence or absence of artifacts. Indiana Code 14-21-1 provides protection to archaeological sites and cemeteries on private and public land by prohibiting digging anywhere with the intent to recover artifacts and disturbing the ground within 100 feet of a cemetery without an approved

plan from IDNR – Division of Historic Preservation and Archaeology. If archaeological artifacts (objects made or modified before 1870), features (non-portable evidence of human occupation, such as wells) or human remains are uncovered by excavation, state law requires that the discovery must be reported to the DNR within 2 business days. For more information regarding archaeological and cultural features in or around this property, please contact the Division of Historic Preservation and Archaeology: dhpa@dnr.in.gov or http://www.in.gov/dnr/historic/

UNIQUE ANIMALS, PLANTS AND HABITATS: (1j) There are no known endangered or threatened species present. For more information or to check for previous recorded occurrences, please check the Division of Nature Preserve's website: http://www.in.gov/dnr/naturepreserve/

WATERSHED: (1h) This wooded area is drained by natural ditches and streams into Sugar Creek. Sugar Creek flows north and west about three miles where it joins the Eel River. The Eel River is a 94-mile-long tributary of the Wabash River. Via the Wabash and Ohio rivers, its waters flow to the Mississippi River and ultimately the Gulf of Mexico. The Eel River rises southeast of Huntertown in Allen County and flows southwest through Allen , Whitley, Kosciusko, Miami, and Cass counties to the join the Wabash at Logansport. The river was called Kineepikwameekwa Siipiiwi - "river of the snake fish" by the Miami people, who inhabited the area at the time of European contact. (From Wikipedia)

FOREST TYPES AND PRIMARY SPECIES PRESENT: (3c)
The Martz wooded tracts are primarily uneven aged upland hardwood type woodlands with several low wet areas. The main species include hickory, hard maple, beech, white elm, basswood, black walnut, hackberry, red oak, honey locust, sycamore, chinkapin oak, ironwood, bur oak, boxelder, black cherry, white ash, buckeye, and other species.

INTERACTION WITH NEARBY PROPERTIES:
Most of the surrounding area is agricultural fields along with scattered small woodlots, wild lands, and wetlands. Most of the farm tracts are 40 to 100 acres.

REGIONAL CONSERVATION CONCERNS: (1m) Forest fragmentation and subdividing of rural land into smaller tracts.

AREA DESCRIPTION: (3a)
This woodland is located on a rolling plain bordered on the north, east, and south by adjacent woodland and crop land and the west by Martz cropland. The South Tract is cut off from the rest of the property by Sugar Creek on the north and Gable Ditch on the west.

RESOURCE DESCRIPTION and PAST MANAGEMENT ACTIVITIES: (1e)
History: (1g) In Mr. Martz's own words: "*The 240 acres was settled in 1840 by my great great g.f. When my great g.m. died in 1921 the lumber Co. in C.C. bought the north 120 which had the 47 acres of virgin timber on it. They cut all the timber down to fence post size. It took 100 years to regenerate. The Shank family purchased the north 120 from the lumber co. in the early 1920s and owned it until I bought it in 1981. They probably ran cattle in the woods during their ownership. No cattle in the woods since. The south 120 was in my family from the patent deed to my g.g.g.f. signed by Martin Van Buren to the present. I bought 56 acres of that at public*

auction in 2007. I own 176 now. The last harvest was about 12 years ago by Pike Lumber when they took out the Ash and a few others. No saw mill in the woods that I know of. My great g.f., John Kreider, (1845-1907) had a sugar camp in the woods. My Dad remembered it well. They tapped several hundred trees. My son and I tapped on a smaller scale in the '90s.

Harvesting: Apparently the timber was harvested (nearly cleared) by Peabody Lumber (Holmes Lumber) in 1921. Pike harvested dead and dying ash and select other trees in about 2009.

Past Management: No Timber Stand Improvement or invasive control work has been done in this tract.

Special Features: Some low areas (vernal pools) and downed woody material in the woodland provide good habitat for amphibian and reptile populations.

Stand Structure: This tract is uneven aged with trees in every diameter class represented. There are some areas where the stand is a bit brushier, after natural mortality created sunlight gaps.

Stocking: (3d,e,f) (4a,b,j) Basal area is the cross-sectional area of a tree at breast height. The total basal area in a stand is helpful to determine stand density or growing space. A basal area of 80 - 100 square feet per acre is considered ideal for good stand development and healthy trees. Higher basal areas can help young stands develop tall straight trees but when the stand matures the greater stocking can result in crowded conditions and stressed trees. Low basal areas can result in fast growing, but poorly formed trees. The Martz Main and South Tracts are fully stocked with an average basal area of 80 square feet per acre in an estimated approximately 346 trees per acre (average). The "Gingerich Table" (which is used to better interpret stocking) would characterize the stand as being fully stocked, in the middle of the "Fully Stocked" range, with smaller average diameter than found in most upland hardwood stands. Managing the stocking by non-commercial and commercial thinning can help to prevent narrowing of diversity to maple and beech. It is desired to maintain conditions conducive of regenerating the sun loving species like oak, walnut, and tulip.

Size Range: (3g) The trees range in size from seedlings to 26 inches in diameter at breast height (DBH). The estimated average DBH is 6.5". This stand has an estimated 5,548 Board Feet per acre contained in sawtimber. In most circumstances, sites like yours can produce between 5-6,000 board feet per acre.

Understory Composition: (3h) Most of the trees smaller than 2 inches DBH are sugar maple, elm, buckeye, white ash, hackberry, and hickory. Other species observed in the understory include black haw, paw paw, boxelder, ironwood, and gooseberry.

Invasive and Problem Species: (1.I)(3i) Asian bush honeysuckle was noticed around the perimeter of the woodland areas, especially along the areas disturbed by ditch maintenance. Very few plants were noticed within the Main Tract. The south tract has several outbreaks of medium to heavy infestation. Plants were noticed scattered along the edges and within the other wooded areas. The only other problem species could be the ironwood. Killing the ironwood would reduce the amount of mid canopy shade while creating more snags for birds. The added sunlight could result in a bit more cover from a larger variety of plants and shrubs in the understory. There are 25-30 grapevines per acre. Some of these infestations are forming arbors in the crowns of host trees and causing damage.

Area Objective: (2)

The objective of ownership is to protect and enhance the productive development of the forest toward, timber production, wildlife habitat, aesthetics and recreation. Multiple Use is the primary goal.

Recommended Activities to Achieve Area Objective:
Control Asian bush honeysuckle, grapevines, and kill the larger ironwood trees. Learn to identify exotic plants and kill them as you observe them in the future.

Alternative Area Objective: (4e)
This area is used for recreation and appreciation of woodland aesthetics.

PROPERTY-WIDE PROJECTS

FOREST ROADS AND TRAILS:
Logging should be restricted to dry or frozen periods

WATERSHED PROTECTION: Maintain filter strips, stream protection zones, and keep your forest healthy and vigorous. When logging the South Tract, use of bridges and crane mats should minimize the impact of stream crossings and post-harvest remediation will limit siltation into the streams.

SENSITIVE AREA / SPECIES PROTECTION AND MANAGEMENT: If it ever happens, future logging should be restricted to periods of dry weather or frozen ground especially adjacent to the wet areas.

WILDLIFE HABITAT ENHANCEMENT: (1k) (4d) Evidence of whitetail deer, racoons, squirrels, turkeys, and other usual and customary hardwood forest loving wildlife is present. The combination of healthy diverse forest land, the vernal pools and ditches, and plenty of edge should maximize wildlife diversity. Harvesting (when appropriate) and timber stand improvement could create snags and den trees for wildlife.

MANAGEMENT RECOMMENDATIONS

Invasive Species Control – NRCS Practice Removal of Invasive Woody Understory, Light:
Exotic invasive species displace native species and prevent natural, healthy, and productive development of the woodland. Invasive species love disturbance and take advantage of excavated soil and newly introduced sunlight in a stand of timber. For this reason, it is critical that exotic invasive plants be controlled or eradicated before considering a timber harvest or a non-commercial thinning like Timber Stand Improvement. When the infestation is light and / or concentrated along the field or road edges, control is relatively easy through the use of foliar applications of herbicide. Early control is important to prevent seed from being carried further and further to the interior of the woodland. Once the plants are too large to safely spray, other methods of control must be employed. Some techniques involve "cut stump" treatment where the plant is cut off near the ground and herbicide is applied directly to the stump. When the infestation is very heavy, forestry mowers are sometimes the most practical option.

Control plans usually involve two to three years of action because re-sprouting and germination from the seed bank is common. Killing the plants when they are young prevents them from bearing fruit and seeds. Fortunately, seed viability is less than one year. Once control is accomplished, annual inspection and spot treatment may prevent a significant re-infestation.

Please see the enclosed literature for more details regarding control of exotic invasive plants.

Timber Stand Improvement – NRCS Practice Forest Stand Improvement 666:
As a way of increasing the productive development of the woodland, Timber Stand Improvement (TSI) should be done in combination with a timber harvest. The types of activities that could be done include:

1) **Grapevine removal** – Grapevines not only cause much shade in the understory of a stand due to their large leaf area, but the vines also stress the tops of the trees in which they reside. All vines should be cut except for those that are left in den trees for wildlife purposes. This step should occur prior to the actual timber harvest.
2) **Culling trees** – Selective trees that have no commercial, wildlife, or aesthetic values should be culled. A good example of a cull tree would be a big, hollow Beech. The wide crowns of these trees prevent the regeneration of the higher valued, faster growing shade intolerant species. One cull tree per every three acres should be left for wildlife den trees and the rest should be killed on the stump through girdling and herbicide treatment.
3) **Release of Crop Trees** – This activity is intended to release the better-quality trees from the shade of the lesser quality trees in the stand. Most species considered valuable are shade intolerant and they can only thrive and grow well in full sunlight. Beech, and other species considered less valuable are shade tolerant and therefore regenerate and thrive under shady conditions, and grow very slowly. Because of this ecological relationship, it is important that enough sunlight enters the stand to regenerate and promote the growth of the shade intolerant, better quality, faster growing species (Ash, Oak, Walnut, Tulip, etc.). A tree of good species and form (crop tree) growing under the shade of a deformed poor-quality tree should be released from the poor-quality tree by killing the poor-quality tree to allow more sunlight to the crown of the crop tree.
4) **Creation of Openings** – Where there is a group of cull trees, or an absence of crop trees, conditions may be suitable to create a small opening in the canopy of the woods to promote the regeneration and growth of the shade intolerant species. There are several excellent opportunities to create openings in this stand of timber.

FUTURE STEWARDSHIP PROJECTS (5.4)
MARTZ FOREST

SCHEDULED YEAR	WOODLAND AREA	PROJECT PRESCRIPTION	ACRES	CHECK AND DATE WHEN COMPLETED
2022	F# T# f #	Complete EQUIP Plan	50	
2022-2024 Or when funding is available	F#5691 T#11520 f #	314 Removal of Invasive Woody Understory, Light. Asian bush honeysuckle and other.	Throughout all tracts. Mostly in riparian and ditch maintenance zone. 50 acres	
2025 or while completing exotic control. Or when funding is available	F#5691 T#11520 f #	Kill ironwood, control grapevines, crop tree release.	50	

NRCS Representative:

Plan Written by:

This plan accurately reflects my goals and objectives for this woodland. I agree to work toward accomplishing the action items listed above.

By:

WOODLAND MANAGEMENT PLAN AND STEWARDSHIP

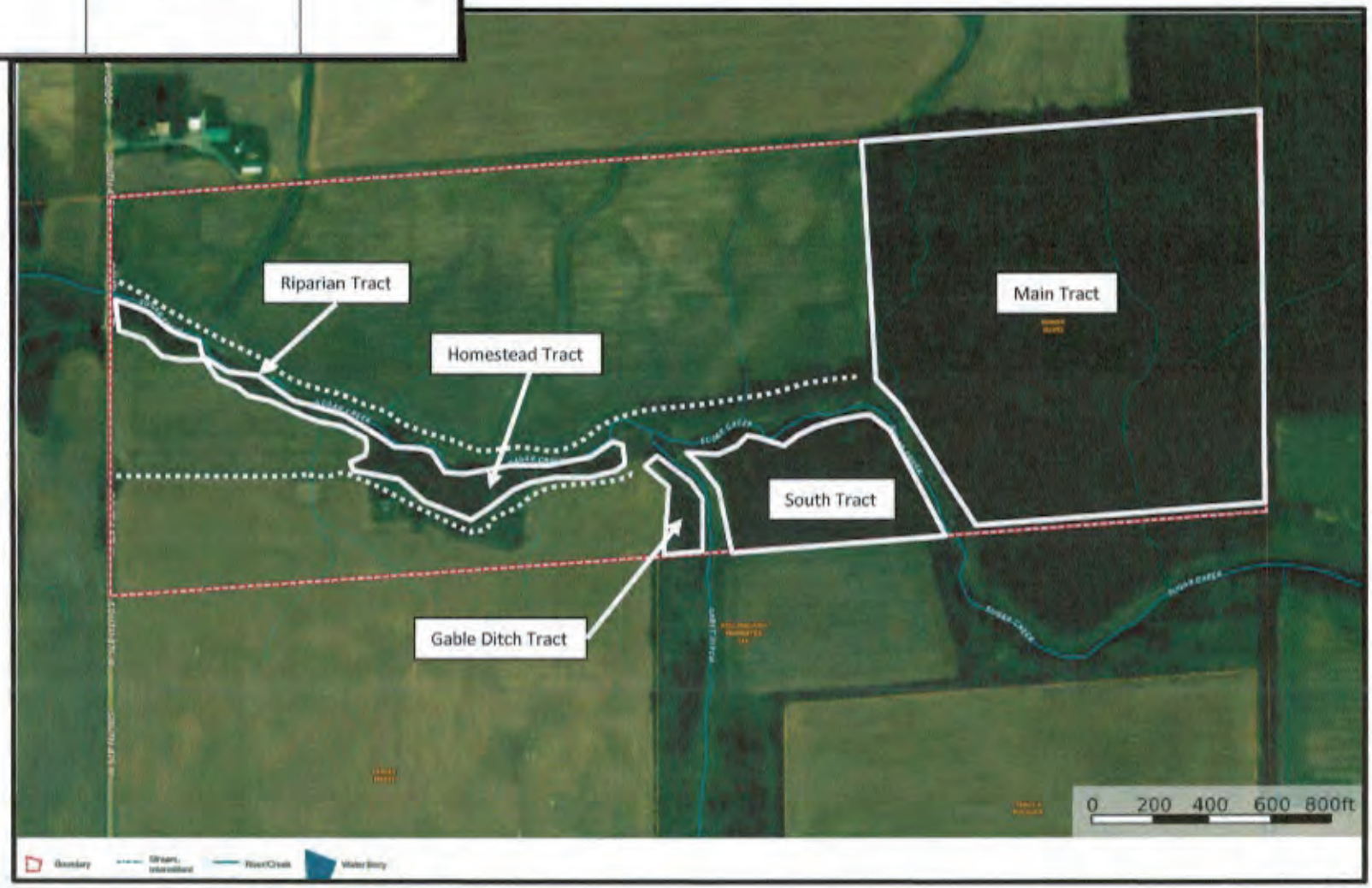
Hugo Martz Forest Management Plan

Whitley Co., Cleveland Twp., T30N, R8E, section 12

Farm #5691, Tract #11520, Approximately 50 acres total

FUTURE STEWARDSHIP PROJECTS (5.4)
MARTZ FOREST

SCHEDULED YEAR	WOODLAND AREA	PROJECT PRESCRIPTION	ACRES
2022	F# T# f #	Complete EQUIP Plan	50
2022-2024 Or when funding is available	F#5691 T#11520 f #	314 Removal of Invasive Woody Understory, Light. Asian bush honeysuckle and other.	Throughout all tracts. Mostly in riparian and ditch maintenance zone. 50 acres
2025 or while completing exotic control. Or when funding is available	F#5691 T#11520 f #	Kill ironwood, control grapevines, crop tree release.	50

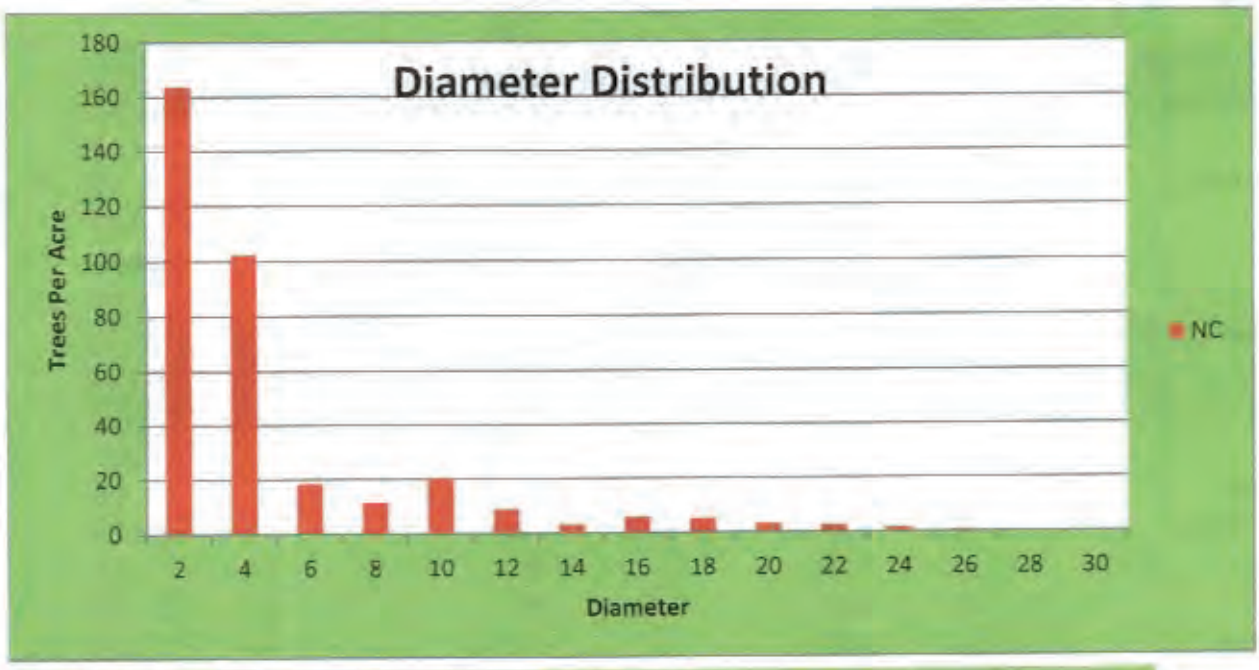


Tract	Martz			
Tract Acres:	48	# Points	28	
Sampling Statistics				
Conf. Level: 90%	**All Saw (BF)**	**All BF products**	**All volume BF**	**BA**
Mean	3,920.8	3,920.8	5,548.5	79.6
Standard Error	314.7	314.7	285.1	3.7
CI Lower	3,384.8	3,384.8	5,062.8	73.3
CI Upper	4,456.9	4,456.9	6,034.1	86.0
% Sampling Error	13.7%	13.7%	8.8%	8.0%

Species Composition	Basal Area		TPA	QMD
	Total		Total	
hickory	25	30.9%	40	10.7
hard maple	16	19.7%	127	4.8
American beech	6	8.1%	6	14.4
white elm	6	8.1%	95	3.5
basswood	6	7.2%	11	9.7
black walnut	5	6.7%	9	10.6
hackberry	3	3.6%	4	11.6
red oak	3	3.1%	1	23.2
honeylocust	3	3.1%	1	18.8
sycamore	2	2.2%	17	4.4
chinkapin oak	1	1.8%	3	9.9
Ironwood	1	1.8%	26	3.2
bur oak	1	0.9%	0	18.9
boxelder	1	0.9%	1	12.4
black cherry	1	0.9%	1	12.9
white ash	0	0.4%	1	10.0
buckeye	0	0.4%	4	4.0
Tract Total	**80**	**100.0%**	**346**	**6.5**

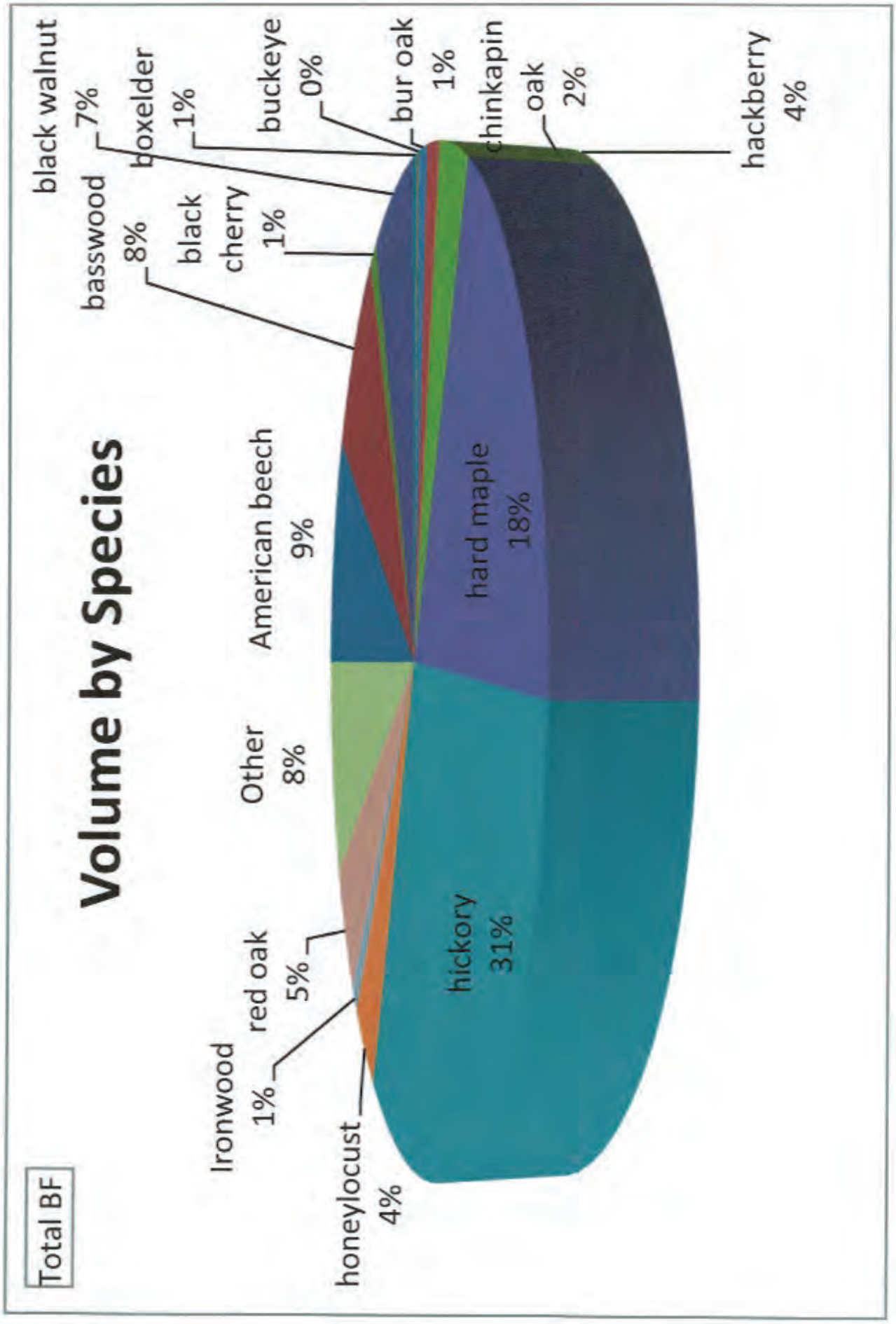
The values on this page reflect the values for the Tree Status Groups assigned and included on the Setup tab. Changing that grouping to include or exclude values will change the totals reported here. By default, all groups are reported in the pivot table reports to BA and TPA.

Tract	Martz



Volume Summary	All Saw (BF)		All BF products		All volume BF	
	Acre	Stand	Acre	Stand	Acre	Stand
hickory	1,287	61,775	1,709.5	82,055.4		
hard maple	546	26,226	1,017.2	48,823.3		
American beech	413	19,822	480.9	23,082.3		
basswood	397	19,039	458.0	21,983.4		
black walnut	304	14,575	365.0	17,520.1		
white elm	23	1,125	308.6	14,813.9		
red oak	279	13,413	279.4	13,412.6		
hackberry	161	7,738	222.6	10,683.2		
honeylocust	215	10,318	215.0	10,317.6		
sycamore	109	5,235	129.5	6,216.5		
chinkapin oak	62	2,954	102.4	4,917.0		
bur oak	65	3,105	64.7	3,104.5		
Ironwood	-	-	61.0	2,927.1		
black cherry	40	1,898	60.0	2,879.5		
boxelder	20	978	40.8	1,959.5		
white ash	-	-	20.4	981.6		
buckeye	-	-	13.5	648.5		
Tract Total	**3,921**	**188,199**	**5,548.5**	**266,325.9**		

WOODLAND MANAGEMENT PLAN AND STEWARDSHIP


Total BF
Volume by Species
black walnut 7%
boxelder 1%
buckeye 0%
bur oak 1%
chinkapin oak 2%
hackberry 4%
basswood 8%
black cherry 1%
American beech 9%
hard maple 18%
Other 8%
hickory 31%
red oak 5%
Ironwood 1%
honeylocust 4%

PROPERTY PHOTOS

TRACTS 1-4

TRACT 1

TRACTS 1-2

TRACTS 1 & 2

TRACT 2

TRACT 2

TRACTS 1 & 3

TRACTS 1 & 3

TRACTS 1 & 3

TRACTS 1 & 3

TRACT 3

TRACT 4

TRACTS 1, 3 & 4

TRACTS 3 & 4

TRACT 4

TRACT 4

TRACTS 4 & 5

TRACTS 4 & 5

TRACTS 4 & 5

TRACTS 4 & 5

TRACT 4

TRACT 5

TRACT 5

TRACT 5

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