

KNOX COUNTY, INDIANA • MINUTES FROM VINCENNES

LAND AUCTION

TUESDAY, OCTOBER 27 AT 6:00PM

held at Knights of Columbus Hall, Vincennes, IN

331[±] *acres*

Offered in 3 Tracts

270[±] Acres Tillable

Petrolia, Haymond & Nolin Soils

4 Plus Acre Lake

30' x 40' Pole Building

1[±] Mile of Frontage on Wabash River

Recreational Potential

INFORMATION *Booklet*



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, 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.

Auction Manager

Brad Horrall • 812.890.8255



SCHRADER

Real Estate and Auction Company, Inc.

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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 27, 2026

331± ACRES – KNOX 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, October 20, 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
331± Acres • Knox County, Indiana
Tuesday, October 27, 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, October 27, 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, Tuesday, October 20, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

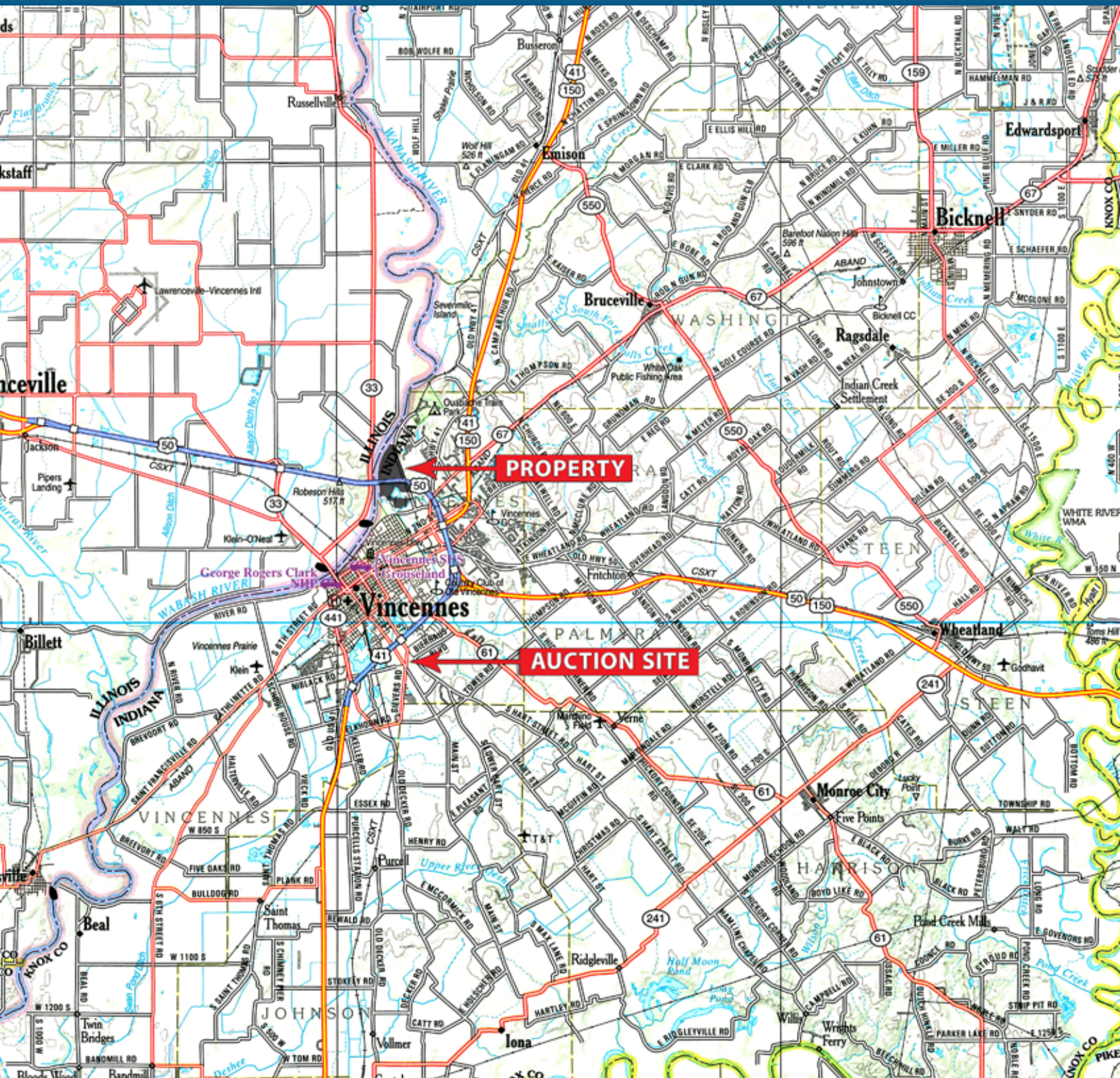
E-mail address of registered bidder: _____

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

LOCATION MAP



LOCATION MAP



AUCTION LOCATION: Knights of Columbus Hall
401 Felt King Rd, Vincennes, IN 47591



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.

DIRECTIONS TO TRACT 1: From the intersection of 6th St and Executive Blvd on the north side of Vincennes IN, take Executive Blvd north 1/10 mile to 2nd St, turn right and then immediately left onto Old Hwy 67, travel 4/10 mile to Old Terre Haute Rd, turn left 3/10 mile to Ft Knox Dr turn right and proceed 1.3 miles to the entrance to Auction Tract 1.

TO AUCTION TRACTS 2 & 3: at the jct of Old Terre Haute Rd & Ft Knox Dr. continue past Ft Knox Dr 1/10 mile and turn right to enter Tracts 2 & 3.

TRACT MAP



TRACT MAP

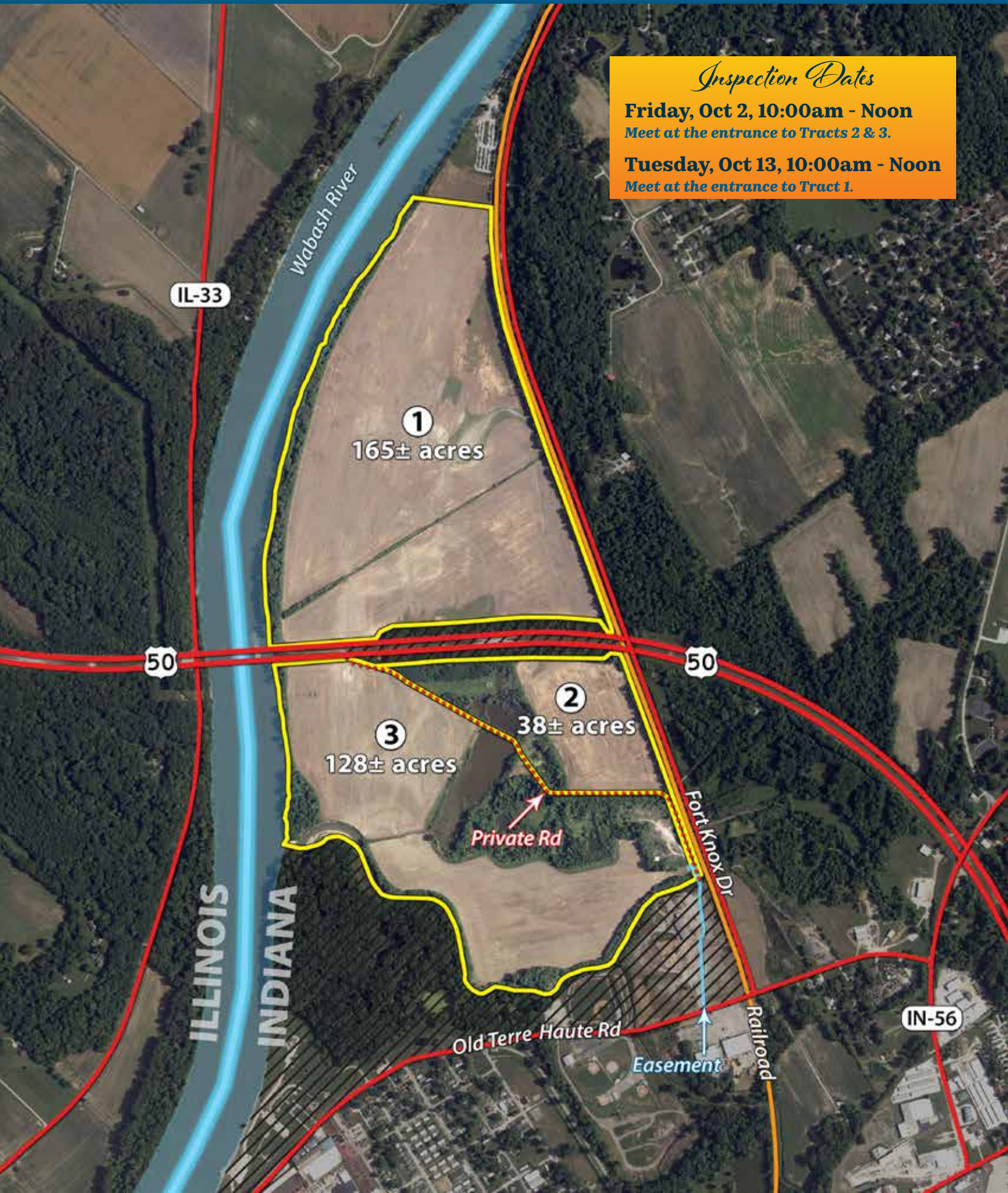
Inspection Dates

Friday, Oct 2, 10:00am - Noon

Meet at the entrance to Tracts 2 & 3.

Tuesday, Oct 13, 10:00am - Noon

Meet at the entrance to Tract 1.



TRACT DESCRIPTIONS



LAND AUCTION

KNOX COUNTY, INDIANA

Minutes from Vincennes

TUESDAY, OCTOBER 27 AT 6:00PM

331[±] acres
Offered in 3 Tracts

270± Acres Tillable
Petrolia, Haymond & Nolin Soils
4 Plus Acre Lake
30' x 40' Pole Building
1± Mile of Frontage on Wabash River
Recreational Potential

TRACT DESCRIPTIONS

TRACT 1: 165± acres with 153.7± cropland acres situated in two large fields, comprised mostly of Petrolia, Nolin and Haymond soils. Explore the potential of adding center pivot irrigation to this large tract.

TRACT 2: 38± acres with 26.2± cropland acres, predominantly Haymond and Petrolia soils, the balance of the acreage is suited for waterfowl and recreation.

TRACT 3: 128± acres with 89± cropland acres, predominantly Haymond and Petrolia soils, and the balance having recreational appeal. There is a 4 plus acre lake, woods, 30' x 40' pole building with concrete floor suited for equipment or recreational vehicle storage. Minutes from anywhere in Vincennes. Don't miss this opportunity to buy income producing property with recreational potential.

Owners: **Ford Sawmill Inc. and John and Nancy Ford Revocable Trust**

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 331± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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, and are capable of paying cash at closing.

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

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

DEED: Seller shall provide a Warranty and/or Trustee's Deed.

EASEMENTS: ACCESS TO TRACTS 2 & 3 is from Old Terre Haute Rd as illustrated on the auction tract map.

CLOSING: The targeted closing date will be December 10, 2026.

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

REAL ESTATE TAXES: Seller to pay 2026

real estate taxes due in 2027. Buyer(s) will be responsible for all taxes thereafter.

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

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

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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

RESTRICTIVE COVENANTS FOR

CONSERVATION: There is a non tillable area of Tract 3 containing 19.8± acres, which is subject to a Declaration of Restrictive Covenants for Conservation. The recorded document is located in the Knox County Records office under document #2023R00366 and at schraderauction.com

under Downloads of this auction.

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

DISCLAIMER AND ABSENCE OF WARRANTIES:

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

Auction Manager:

Brad Horrell

812.890.8255

800.451.2709

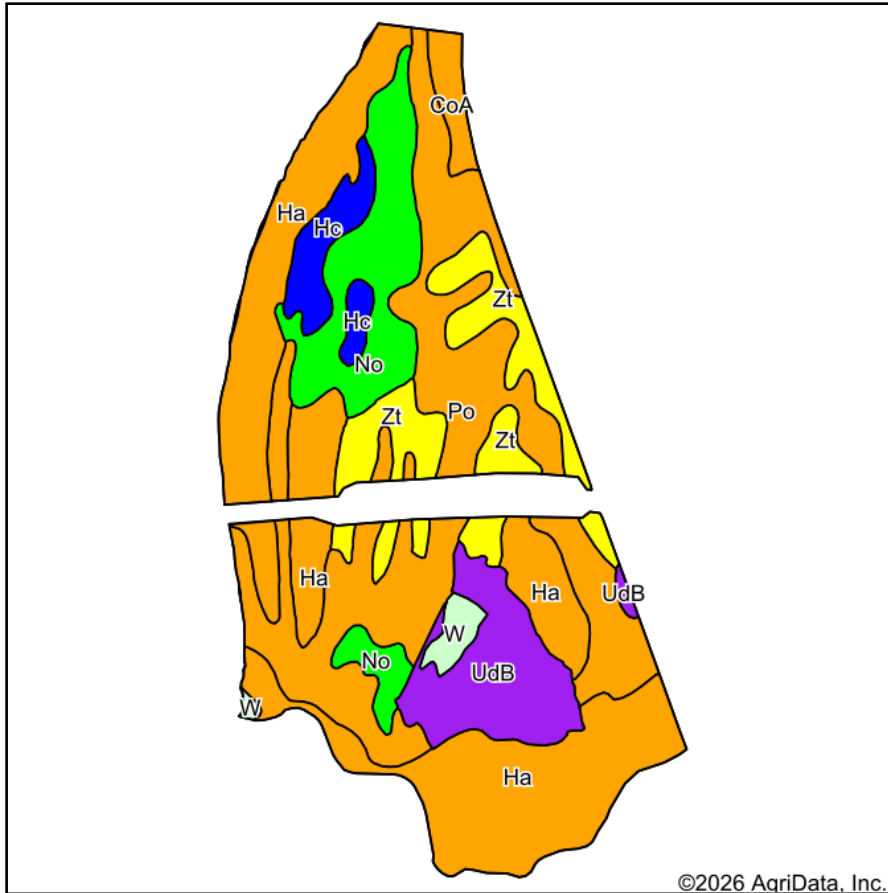
SchraderAuction.com



SOILS MAP

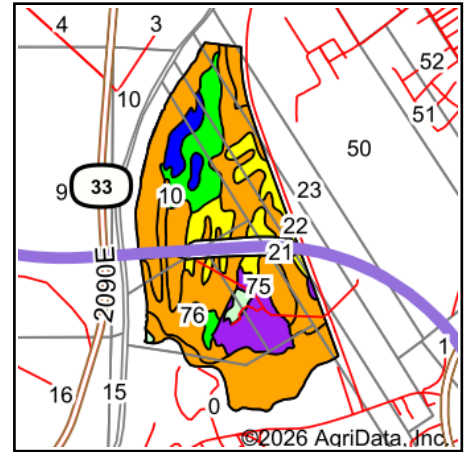


SOILS MAP



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Knox**
 Location: **10-3N-10W**
 Township: **Vincennes**
 Acres: **334.57**
 Date: **8/4/2026**

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 Real Estate and Auction Company, Inc.

Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgrIDataInc.com



Area Symbol: IN083, Soil Area Version: 24

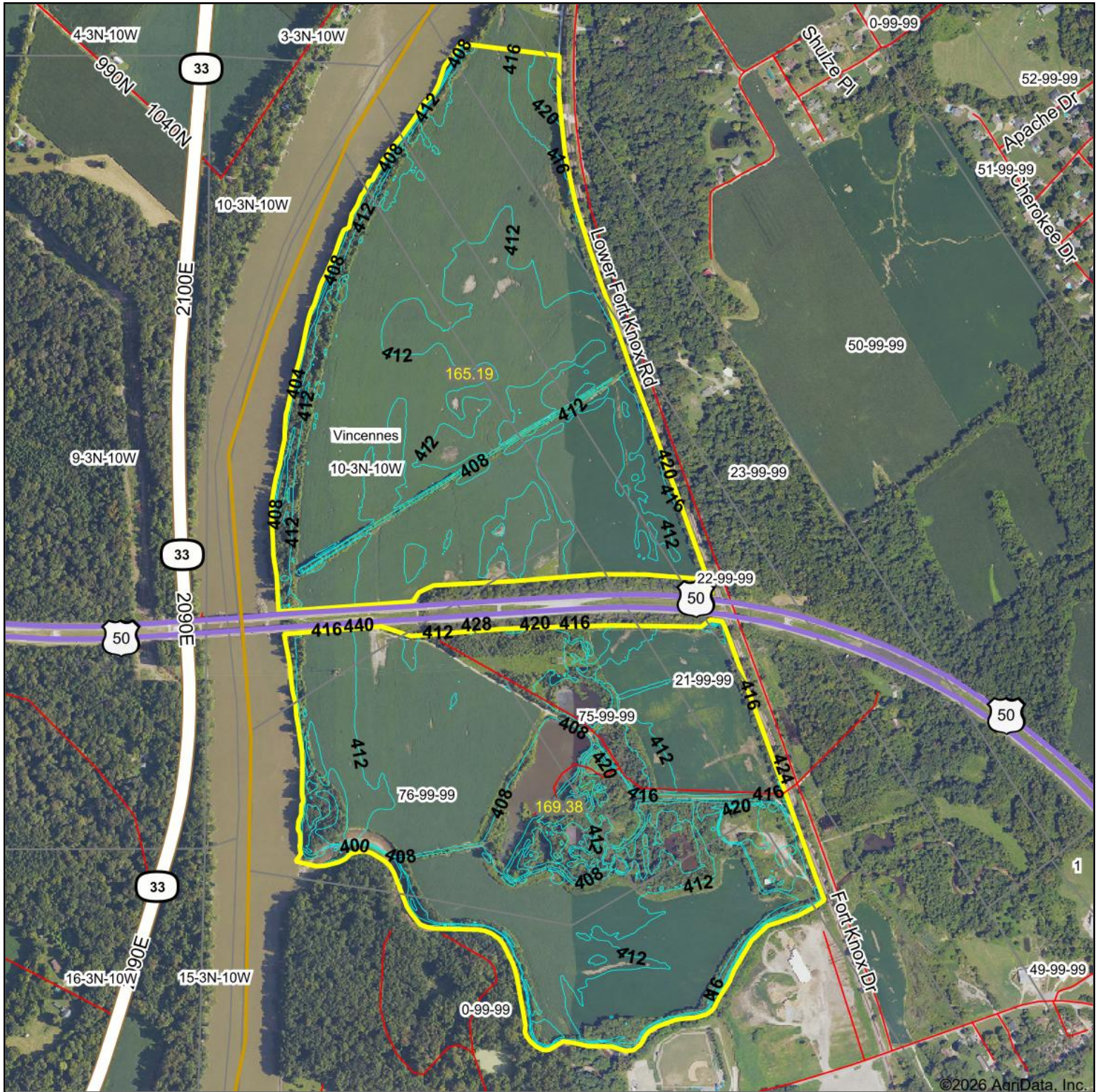
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
Ha	Haymond silt loam, 0 to 2 percent slopes, frequently flooded	113.00	33.8%		IIIw	145	5	8		47	56
Po	Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded	97.24	29.1%		IIIw	131	4	7		40	50
No	Nolin silty clay loam, rarely flooded	38.34	11.5%		Iw	130	4		9	46	65
Zt	Zipp silty clay, frequently flooded	33.95	10.1%		IVw	120				33	
UdB	Udorthents, gently sloping	29.03	8.7%		VIIe						
Hc	Haymond variant loamy sand, frequently flooded	12.40	3.7%		IIw	114				40	
CoA	Conotton sandy loam, 0 to 3 percent slopes	5.80	1.7%		IIIs	115	4		8	40	58
W	Water	4.81	1.4%								
Weighted Average					*-	120.3	3.4	4.7	1.2	38.3	41.9

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPOGRAPHY MAP



TOPOGRAPHY MAP



SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By



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www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 403.9

Max: 445.8

Range: 41.9

Average: 412.2

Standard Deviation: 2.95 ft

0ft 1056ft 2113ft



8/4/2026

10-3N-10W
Knox County
Indiana

Boundary Center: 38° 42' 31.48, -87° 30' 42.79

FSA INFORMATION



FSA INFORMATION

USDA Knox County
Indiana

Farm 5215 Tract 784

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

Map Created 04/06/2026

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

CLU	Acres	HEL	Crop
1	50.77	NHEL	
2	42.8	NHEL	
3	26.24	NHEL	
4	33.06	NHEL	
5	4.13	UHEL NC	
6	16.32	UHEL NC	
7	25.97	UHEL NC	
8	3.62	UHEL NC	



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 NAI 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. Welland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact boundaries and determinations or contact NRCS.

CLU	Acres	HEL	Crop
2	3.31	NHEL NC	
3	16.72	UHEL NC	
4	12.44	UHEL NC	
5	1.79	UHEL NC	
6	103.92	NHEL	
7	2	NHEL	



Tract Cropland Total: 105.92 acres

Tract Boundary

Noncropland

Cropland

County_Street_Cent

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

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 NALIP 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.

FSA INFORMATION

CLU	Acres	HEL	Crop
1	13.22	NHEL	
2	0.37	UHEL NC	

Map Created 04/06/2026

Farm 5215 Tract 780

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

USDA Knox County
Indiana

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



Tract Cropland Total: 13.22 acres

 Tract Boundary

 Noncropland

 Cropland

 County_Street_Cent

 Wetland Determination Identifiers

 Restricted Uses

 Limited Restrictions

 Exempt from Conservation Compliance Provisions

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 NAD 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-028 and attached maps) for exact boundaries and determinations or contact NIRC.

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5214

Prepared : 7/21/26 10:08 AM CST

Crop Year : 2026

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CHRIS VIECK FARMS INC
CRP Contract Number(s) : None
Recon ID : 18-083-2007-90
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
304.04	142.31	142.31	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	142.31	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	39.30	0.00	47	0
Corn	84.20	0.00	106	0
Grain Sorghum	0.50	0.00	73	
Soybeans	13.30	0.00	35	0
TOTAL	137.30	0.00		

NOTES

Tract Number : 755

Description : H8/B2 T3N-R10-W-S10
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOHN FORD
Other Producers : None
Recon ID : None

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5214
Prepared : 7/21/26 10:08 AM CST
Crop Year : 2026

Tract Land Data

Tract 755 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
140.18	105.92	105.92	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.92	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	36.00	0.00	47
Corn	58.52	0.00	105
Soybeans	11.40	0.00	35
TOTAL	105.92	0.00	

NOTES

Tract Number : 10853

Description : T4N-R10W-S24
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOHN FORD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.34	17.88	17.88	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	17.88	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.40	0.00	47
Corn	16.47	0.00	111

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5214
Prepared : 7/21/26 10:08 AM CST
Crop Year : 2026

Tract 10853 Continued ...

TOTAL 17.87 0.00

NOTES

Tract Number : 11139

Description : I8/B1 T3N R10W D22
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHFL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOHN FORD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
65.76	5.00	5.00	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	5.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

Tract Number : 11318

Description : J6/A&B T4N-R10W-S24
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOHN FORD
Other Producers : None
Recon ID : None

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5214
Prepared : 7/21/26 10:08 AM CST
Crop Year : 2026

Tract 11318 Continued ...

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
24.76	13.51	13.51	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	13.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.90	0.00	47
Corn	9.21	0.00	105
Grain Sorghum	0.50	0.00	73
Soybeans	1.90	0.00	35
TOTAL	13.51	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

INDIANA

KNOX

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5215

Prepared : 7/21/26 10:08 AM CST

Crop Year : 2026

Operator Name : CHRIS VIECK FARMS INC
CRP Contract Number(s) : None
Recon ID : 18-083-2007-90
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
216.50	166.09	166.09	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	166.09		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	74.70	0.00	105	0
Grain Sorghum	25.20	0.00	61	
Soybeans	30.50	0.00	42	0
TOTAL	130.40	0.00		

NOTES

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Tract Number : 780

Description : G-9/2B T3N-R10W-D75 New Map 24Right 2B
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FORD SAWMILLS INC
Other Producers : None
Recon ID : None

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5215
Prepared : 7/21/26 10:08 AM CST
Crop Year : 2026

Tract Land Data

Tract 780 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
13.59	13.22	13.22	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	13.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.30	0.00	105
Grain Sorghum	3.10	0.00	61
Soybeans	0.80	0.00	42
TOTAL	13.20	0.00	

NOTES

Tract Number : 784
Description : H8/B2 T3N-R10W-S10 OLD MAP 24R 2B
FSA Physical Location : INDIANA/KNOX
ANSI Physical Location : INDIANA/KNOX
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FORD SAWMILLS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
202.91	152.87	152.87	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	152.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	65.40	0.00	105
Grain Sorghum	22.10	0.00	61

FSA INFORMATION

INDIANA
KNOX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5215
Prepared : 7/21/26 10:08 AM CST
Crop Year : 2026

Tract 784 Continued ...

Soybeans	29.70	0.00	42
TOTAL	117.20	0.00	

NOTES

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CONSERVATION EASEMENT

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CONSERVATION EASEMENT

TRACT 3 ONLY



2023R00366

KELLEY K. HOPWOOD
KNOX COUNTY RECORDER

VINCENNES, IN

RECORDED ON:

01/30/2023 10:37:56 AM

REC FEE: 0.00

PAGES: 13

DECLARATION OF RESTRICTIVE COVENANTS FOR CONSERVATION

THIS DECLARATION OF RESTRICTIVE COVENANTS FOR CONSERVATION is made this 14 day of December 2022, by Ford Sawmills, Inc., 2019 Old Terre Haute Road, Vincennes, Indiana 47519 ("Declarant").

RECITALS

WHEREAS, Declarant is the sole owner in fee simple of certain real property located in Knox County, Indiana, as described in Deed Book 231, Page 921, in the Office of the Knox County Clerk, and as more particularly described in legal description attached hereto as Exhibit A and shown on the site plan attached hereto as Exhibit B, both of which are incorporated herein by reference ("Property");

WHEREAS, the discharge of dredged and/or fill material into jurisdictional waters of the United States, including wetlands and streams, pursuant to Sections 404 of the Clean Water Act, requires compensatory mitigation; and

WHEREAS, as compensatory mitigation under Federal law for and in consideration of the Indiana Department of Environmental Management ("IDEM") Permit No. IDEM 2015-334-42-DDC-V and Department of the Army Permit No. LRL-2018-353-sam ("Permit") issued by the U.S. Army Corps of Engineers, Louisville District ("Corps") pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and/or Section 10 of the Rivers and Harbors Act (33 U.S.C. §403), and in recognition of the continuing benefit to the permitted property, and for the protection of waters of the United States and scenic, resource, environmental, and other conservation values, Declarant has agreed to preserve a complex of forested wetlands, wetlands, floodplain forest, and a buffer area and place certain restrictive covenants on the portion of the Property depicted on Exhibit B ("Mitigation Property"), in order that the Mitigation Property shall remain substantially in its natural condition forever, and to grant a right of access and entry to the Property;

NOW THEREFORE, in consideration of the benefits to be derived by the Declarant and each and every subsequent owner and occupant of the Mitigation Property, and as required mitigation for the discharge of dredged and/or fill material into waters of the United States, as authorized by the Permit and Certification, Declarant hereby makes this Declaration on the terms and conditions stated below.

- Purpose.** The purpose of this Declaration of Restrictive Covenants is to restrict the current and future use of the Mitigation Property in perpetuity in order to protect aquatic resource functions and values, scenic, resource, environmental, and other conservation values, and conservation functions and ecological services; to establish the Mitigation Property as open, common, and

CONSERVATION EASEMENT

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undeveloped conservation area; and to preserve the natural condition of the Mitigation Property in perpetuity.

2. **Covenant Running with the Land.** Declarant hereby declares that the Property shall be bound by, held, transferred, sold, conveyed, leased, improved, hypothecated, occupied or otherwise disposed of and used subject to the rights of access and entry provision and property transfer provision of the following restrictive covenants, which shall be perpetual and run with the land and be binding on all the Declarant's heirs, executors, administrators, successors, assigns, lessees, or other persons, firms, associations, corporations or governmental entities having or hereafter acquiring any right, title, or interest in said Property or any part thereof; and that the Mitigation Property shall be held, transferred, sold, conveyed, leased, improved, hypothecated, occupied or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land and be binding on all the Declarant's heirs, executors, administrators, successors, assigns (which are included in the term "Declarant" below), lessees, or other occupiers and users. The terms and conditions of the following restrictive covenants shall be both explicitly and implicitly included in any subsequent transfer, conveyance, or encumbrance affecting all or part of the Property. Any such transfer, conveyance or encumbrance shall set forth the terms and conditions of this document by reference to this document and its recorded location in accordance with paragraph 9 of this Declaration.

2. Definitions.

2.1 Natural Condition. The term "natural condition" shall mean the condition of the Mitigation Property at the time of the declaration and as restored, created, enhanced, and preserved pursuant to the Mitigation Plan. The natural condition shall be evidenced in part by the site plan which shows all relevant property lines, all existing man-made improvements and features, and major distinct natural features such as waters of the United States and is attached hereto as Exhibit B. The natural condition of the Mitigation Property may also be evidenced by a current aerial photograph of the Mitigation Property at an appropriate scale taken as close as possible to the date the declaration is made.

2.2 Mitigation Plan. The term "Mitigation Plan" shall mean the plan approved by the Permit and Certification.

3. **Restrictions/Prohibitions.** Any activity on, or use of, the Mitigation Property, which is or may become inconsistent with the purposes of this Declaration is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited except as provided for in the Declarant's Reserved Rights:

3.1 General/Topography. There shall be no filling, flooding, cultivating, excavating, earthmoving, grading, mining or drilling; no removal of natural materials; no dumping of materials; and no alteration of topography in any manner.

3.2 Waters and Wetlands. There shall be no draining, ditching, diking, dredging, channelizing, damming, pumping, or impounding; no changing the grade or elevation, impairing or diverting the flow or circulation of waters, or reducing the reach of waters; and no other

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discharge or activity requiring a permit under applicable clean water or water pollution control laws and regulations, as amended.

3.3 Trees/Vegetation. There shall be no clearing, burning, cutting, mowing or destroying of trees or vegetation.

3.4 Non-Native/Exotic Species. There shall be no introduction of non-native or exotic species to the Mitigation Property.

3.5 Uses. There shall be no agricultural, commercial, or industrial activity undertaken or allowed on the Mitigation Property, including but not limited to grazing and mining. There shall be no horseback riding, whether on or off an established trail.

3.6 Structures. There shall be no construction, erection, or placement of buildings, billboards, signs, or any other temporary or permanent structure, nor any additions to existing structures.

3.7 Roads. There shall be no construction or building of new roads, trails, or other rights of way without the prior written approval by the Corps.

3.8 Off Road Vehicles. There shall be no use of off-road vehicles, 4-wheel drive vehicles, all terrain vehicles, snowmobiles, or other types of motorized recreational vehicles except on existing roads and except as necessary to manage the Mitigation Property.

3.9 Utilities. There shall be no construction or placement of utilities or related facilities without the prior written approval of the Corps.

3.10 Waste. There shall be no placement of refuse, wastes, sewage, dredged spoil, solid waste, incinerator residue, garbage, sewage sludge, munitions, chemical waste, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, or industrial, municipal, or agricultural waste on the Mitigation Property.

3.11 Pest Control. There shall be no application of pesticides or biological controls, including but not limited to insecticides, fungicides, rodenticides and herbicides, without prior written approval from the Corps.

4. **Reserved Rights**. Notwithstanding the foregoing Restrictions, the Declarant reserves for itself, its heirs, executors, administrators, successors and assigns the right to use the Mitigation Property for all purposes not inconsistent with the purposes of these restrictive covenants. Further, the Declarant expressly reserves for itself, its heirs, executors, administrators, successors, and assigns the following rights, which may be exercised upon providing 30 days prior written notice to the Corps, except where expressly provided otherwise:

4.1 Wildlife and Forestry Management. Declarant reserves the right to naturally manage the Mitigation Property to preserve and improve the existing forest and wildlife resources. Declarant reserves the right to remove or trim vegetation hazardous to persons or property, and

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TRACT 3 ONLY

harvest and manage timber downed or damaged due to natural forces, such as fire, storms, insects, or infectious organisms, to the extent necessary to protect the environment. Such management activities shall be carried out only after approval by the Corps and in accordance with Best Management Practices as set out by the U.S. Forest Service.

4.2 Landscape Management. Declarant reserves the right to undertake landscaping necessary to prevent severe erosion or damage to the Mitigation Property or portions thereof, or significant detriment to existing or permitted uses, to the extent such landscaping is consistent with preserving the natural condition of the Mitigation Property.

4.3 Recreation. Declarant reserves the right to engage in outdoor, non-commercial recreational activities, including hunting, fishing, and similar recreational or educational activities, consistent with cumulatively very small impacts and with the continuing natural condition of the Mitigation Property, but excluding planting and burning. No prior written notice to the Corps is required.

4.4 Road Maintenance. Declarant reserves the right to maintain existing roads, trails, or other rights of way. Maintenance shall be limited to: removal or pruning of dead or hazardous vegetation; application of permeable materials (e.g., sand, gravel) necessary to correct or impede erosion; grading; replacement of culverts, water control structures, or bridges; and maintenance of roadside ditches.

4.5 Signs. Declarant reserves the right to erect signs on the Mitigation Property to mark the Mitigation Property as a protected area and to convey information on restricted use of the Mitigation Property, including no trespassing signs, no mowing signs, temporary signs indicating the Mitigation Property is for sale, signs identifying the trees, vegetation, wetlands or conservation ecological services of the Mitigation Property, and signs identifying the owner.

4.6 Mitigation Measures. Declarant reserves the right to undertake restoration and mitigation measures required under the Mitigation Plan or otherwise required under law.

5. **Rights of Access and Entry.** The Declarant grants the Corps and its authorized agents an irrevocable and assignable right to enter in, on, over and across the Mitigation Property to inspect and monitor the Mitigation Property; to implement the Mitigation Plan or take corrective measures under the Mitigation Plan; to take any actions necessary to maintain or restore the natural condition of the Mitigation Property; or to take any actions necessary to verify compliance with these restrictive covenants. The Declarant also grants the Corps and its authorized agents an irrevocable and assignable right to enter and exit over and across the Property as necessary to access the Mitigation Property for the purposes listed above. No rights of access or entry to or use of any portion of the Mitigation Property or Property is granted or conveyed to members of the general public by these restrictive covenants.

6. **Enforcement.** The Declarant grants the Corps, as third party beneficiary hereof, a discretionary right to enforce these restrictive covenants in a judicial action against any person or other entity violating or attempting to violate these restrictive covenants; provided, however, that no violation of these restrictive covenants shall result in forfeiture or reversion of title. In any

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enforcement action for violations of this Declaration, an enforcing agency shall be entitled to complete restoration of the Mitigation Property for any violation, as well as any other remedy available under law or equity, such as injunctive relief and administrative, civil or criminal penalties. No omission or delay in acting by the Corps shall bar subsequent enforcement rights or constitute a waiver of any enforcement right. These enforcement rights are in addition to, and shall not limit, enforcement rights available under other provisions of law or equity, or under any applicable permit or certification. Nothing herein shall limit the right of the Corps to modify, suspend, or revoke the Permit. Nothing herein shall be construed to authorize the Corps to institute proceedings against the Declarant for changes to the Mitigation Property due to acts of God, natural disasters, or unauthorized acts of third parties outside the control of the Declarant, so long as the compensatory mitigation is completed and determined by the Corps to be successful in accordance with the Mitigation Plan.

7. Notice to Government.

7.1 Any permit application, or request for certification or modification, which may affect the Mitigation Property, made to any government entity with authority over wetlands or other waters of the United States, shall expressly reference and include a copy (with the recording stamp) of these restrictive covenants.

7.2 The Declarant shall provide the Corps with written notice of any legal action affecting this Declaration, including but not limited to foreclosure proceedings, tax sales, bankruptcy proceedings, zoning changes, adverse possession, abandonment, condemnation proceedings, and the exercise of the power of eminent domain. For any action that might result in this Declaration being voided or modified, such notice shall be provided at least 60 days before such action would be taken.

8. Property Transfers. The Declarant shall include the following notice on all deeds, mortgages, plats, or any other legal instrument used to convey any interest in the Property and/or Mitigation Property:

NOTICE: This Property is subject to a Declaration of Restrictive Covenants for Conservation dated [insert date of Declaration], recorded in the Knox County Clerk's Office on [insert date recorded] in Deed Book [insert number], Page [insert number] and enforceable by the U.S. Army Corps of Engineers.

The Declarant shall provide the Corps with written notice of any such grant, transfer or conveyance of any interest in any or all of the Property at least sixty (60) days prior to the grant, transfer or conveyance. The notice shall include the name, address, and telephone number of the prospective transferee, a copy of the proposed deed or other documentation evidencing the conveyance, and a survey map that shows the boundaries of the portion of the Property and/or Mitigation Property being transferred. Failure to comply with this paragraph does not impair the validity or enforceability of these restrictive covenants.

9. Warranties.

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9.1 The Declarant represents and warrants that:

- A. The Declarant is the sole owner of the Mitigation Property and holds fee simple title which is free and clear of any and all liens, loans, claims, restrictions, easements and encumbrances, except as otherwise recorded;
- B. The Declarant has identified all other parties that hold any interest (e.g. encumbrances) in the Mitigation Property and has notified such parties of the Declarant's intent to grant this Declaration;
- C. This Declaration will not materially violate or contravene or constitute a material default under any other agreement, document, or instrument to which the Declarant is a party, or by which the Declarant may be bound or affected;
- D. This Declaration will not materially violate or contravene any zoning law or other law regulating use of the Mitigation Property; and
- E. This Declaration does not authorize a use of the Property that is otherwise prohibited by a recorded instrument that has priority over the Declaration.

9.2 The Declarant represents and warrants that, to the best of its knowledge:

- A. No substance defined, listed, or otherwise classified pursuant to any federal, state, or local law, or regulation, as hazardous, toxic, polluting, or otherwise contaminating to the water or soil, has been released, generated, treated, stored, used, disposed of, deposited, abandoned, or transported in, on, from, or across the Mitigation Property;
- B. There are no underground storage tanks located on the Mitigation Property whether presently in service or closed, abandoned, or decommissioned;
- C. The Mitigation Property is in compliance with all federal, state, and local laws, regulations, and permits and there is no pending or threatening litigation in any way affecting, involving, or relating to the Mitigation Property and its use; and
- D. The Mitigation Property] is not land-locked and there is access to the Mitigation Property by road, dedication of pathway or by an access easement.

10. Notification. Any notice, request for approval, or other communication require by these restrictive covenants shall be sent by registered mail, pre-paid postage, to the following addresses (or such addresses as may be hereinafter specified by notice pursuant to this paragraph):

To Declarant: Ford Sawmills, Inc.
2019 Old Terre Haute Road
Vincennes, Indiana 47519

CONSERVATION EASEMENT

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To Corps: U.S. Army Corps of Engineers
OP-FN, Room 752
P.O. Box 59
Louisville, KY 40201-0059

11. **Amendment.** After recording, these restrictive covenants may only be amended by a recorded document signed by the Corps and Declarant. Amendment shall be allowed at the discretion of the Corps, in consultation with resource agencies as appropriate, and then only in exceptional circumstances. Any amendment must be consistent with the requirements of Sections 404 of the Clean Water Act. There shall be no obligation to allow an amendment.

12. **Termination.** This Declaration is intended to be perpetual in nature and run with the land as set forth in paragraph 1 of this Declaration. However, if the Corps determines that the compensatory mitigation undertaken on the Mitigation Property set forth in the Mitigation Plan is not successful and the alternative mitigation identified does not involve the Mitigation Property, then the Declarant and Corps may terminate this Declaration by written agreement.

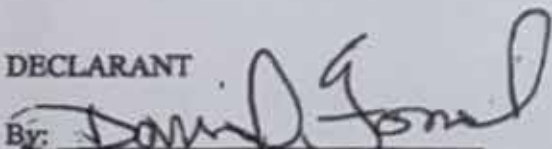
13. **Recording.** Declarant shall record this Declaration in the official property records of the Office of the Knox County Clerk within thirty (30) days of execution of this Declaration by the Declarant, and shall, within thirty (30) days of recording, provide the Corps with a copy of the recorded Declaration and exhibits. Declarant may re-record this instrument at any time as may be required to preserve its rights.

14. **Successors in Interest.** All references to the Corps shall include successor governmental agencies, departments, or divisions, or any other successor entities prescribed by law.

15. **Severability Provision.** Should any separable part of these restrictive covenants be held contrary to law, unenforceable, or void, the remainder shall continue in full force and effect.

IN WITNESS WHEREOF, the Declarant has duly executed this Declaration effective on the date first written above, but actually on the date set forth below.

DECLARANT

By: 

David Ford, President of Ford Sawmills, Inc.

7-2-14-22
Date

CONSERVATION EASEMENT

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STATE OF INDIANA)

COUNTY OF KNOX)

ss:

On this 14th day of December, 2022, before me, a Notary Public in and for said County and State, personally appeared David Ford of Ford Sawmills, Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed same for the purposes contained therein.

WITNESS my hand and official seal.



Emily Ridgley
NOTARY PUBLIC

My commission expires:



This instrument prepared by:

Nicholas Gahl, Esq. GAHL LEGAL GROUP, 90 E. Cedar Street, Zionsville, IN 46077

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: Nicholas Gahl, Esq. GAHL LEGAL GROUP, 90 E. Cedar Street, Zionsville, IN 46077

CONSERVATION EASEMENT

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Exhibit A - Vesting Deed with Legal Description

CONSERVATION EASEMENT

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Entry No. 7

John B. Johanningsmeier

to

Ford Sawmills, Inc.

Warranty Deed

\$10.00 and O.V.C.

Dated: July 6, 1988

Recorded: August 12, 1988

4065

WARRANTY DEED

TAXATION DMS	921
DAY OF August	
1988	
Fee	

THIS INSTRUMENT WITNESSETH, That JOHN B. JOHANNINGSMEIER of Scottsburg, Indiana; CONVEYS AND WARRANTS to FORD SAWMILLS, INC. of Knox County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration; the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Knox County, in the State of Indiana, to-wit:

All of location 75 and 76 and Part of Upper Prairie Survey 20 and 21 all bounded and described as follows, to-wit: Beginning at the south corner of location 76; thence being on the north line of survey Number 20; thence south 32 1/2 degrees east 17.18 chains; thence north 87 1/2 degrees east 27.80 chains to the line between surveys 21 and 22; thence north 31 1/2 degrees west 31.42 chains; thence south 87 1/2 degrees west 23.55 chains to the east bank of the Wabash River; thence down the east bank of the Wabash River with the meanderings thereof to the line between location 76 and survey 20; thence south 84 degrees east with the line dividing survey 20 and location 76, 17.40 chains to the place of beginning, containing 170 acres, more or less.

Also part of Upper Prairie Survey 22 bounded as follows, to-wit: Beginning at a stone on the line between Upper Prairie Survey 21 and 22, on a course of north 32 degrees west and 34.57 chains distant from the south corner of said survey number 22; thence north 32 degrees west 4 chains to a stake; thence north 38 degrees east 1.45 chains to the right of way of the Evansville and Terre Haute Railroad; thence south 23 degrees east with said right of way 4.09 chains; thence south 58 degrees west 40 links to the beginning, containing 41/100 of an acre, more or less.

Also part of Survey 22 and 23 Township 3 north range 10 west, bounded as follows, to-wit: Beginning at a point on the southwest line of said Survey 22, south 57 1/2 degrees west 21.16 chains from a water beach north 32 1/2 degrees west 18.57 chains from the west corner of Old Conation house; thence north 32 1/2 degrees west along the survey line and line of said Spangler 46.39 chains to a stone the corner of said Spangler and Paris O. Modier; thence north 57 1/2 degrees east 11.12 chains to a stake on the southwest line of the right of way of Evansville and Terre Haute Railroad (Formerly the Evansville and Crawfordville Railroad); thence south 21 degrees east along the southwest line of said railroad right of way as now occupied by said railroad 47.92 chains to a stake a corner of said Spangler land; thence south 57 1/2 degrees west along said Spangler line 11.46 chains to the beginning, containing 29.50 acres, more or less.

Containing in all 199.91 acres, more or less.

Subject to 1988 real property taxes due and payable in 1989, as electric line easement executed by Public Service of Indiana, Inc. and A. J. Johanningsmeier and Knox J. Johanningsmeier dated July 13, 1965 and recorded July 19, 1965 in Deed Record 163, page

KNOX COUNTY ABSTRACT CO., INC.

CONSERVATION EASEMENT

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Entry No. 7 cont.

129 in the office of the Knox County Recorder, a right of way grant to the State Highway Department of Indiana executed by Adolph G. Johanningsmaier on June 30, 1960 and recorded on September 8, 1960 as Instrument No. 4298 in the office of the Knox County Recorder, and subject further to all other easements, restrictions, reservations, or other matters of record or apparent.

IN WITNESS WHEREOF, The said John S. Johanningsmaier has hereunto set his hand and seal, this 24 day of July, 1968.

STATE OF Indiana }
COUNTY OF Shelby } SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of July, 1968, personally appeared John S. Johanningsmaier and acknowledged this conveyance to be his voluntary act and deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

3/22/71

Julius Ann Platt
Notary Public,
whose County of residence is
Shelby County, Indiana
Julius Ann Platt, Notary Public
Certified of Shelby County
My Commission expires 3-22-71

This instrument prepared by: Brent Stuckey, Attorney at Law,
513 Main Street, P.O. Box 979, Vincennes, Indiana 47591.

Grantee's address: John Ford
R. R. # 6, Box 243
Vincennes, IN 47591

RECORDED August 12 1968 AT KNOX BY Larry D. Johnson
BOOK 237 PAGE 921 Fee \$ 6.50 R.K.C.

KNOX COUNTY ABSTRACT CO. INC.

CONSERVATION EASEMENT

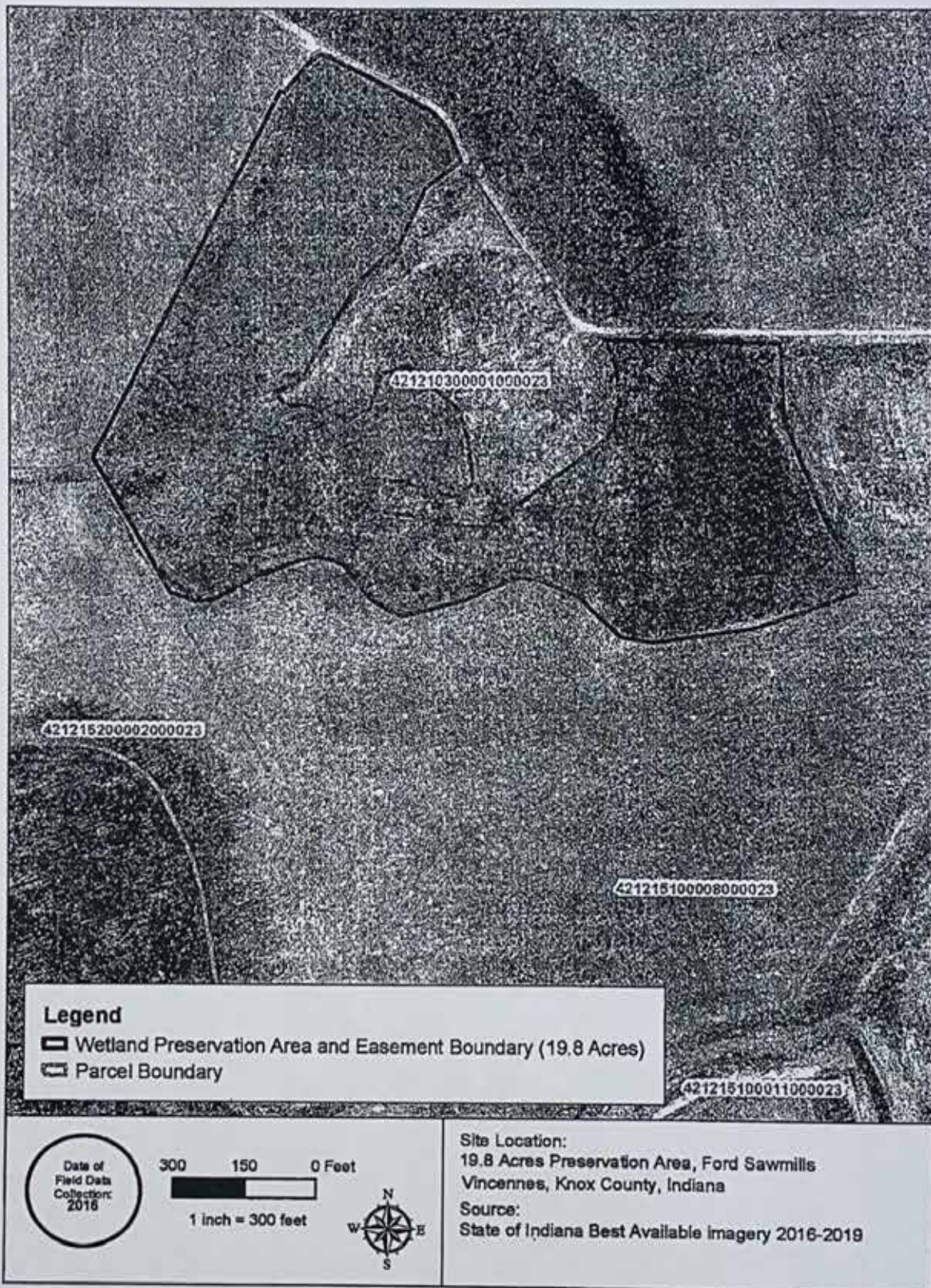
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Exhibit B - Figure

CONSERVATION EASEMENT

TRACT 3 ONLY

Ford Sawmills Preservation Area Conservation Easement Boundary



PROPERTY PHOTOS



TRACT 1



TRACT 1





TRACT 1



TRACT 1





TRACTS 1 & 2



TRACT 2





TRACT 2



TRACT 2





TRACTS 2 & 3



TRACTS 2 & 3







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