

53.8±
acres

Offered in 3 Tracts

- 52.12± Acres of FSA Tillable Farmland
- Road Frontage along East 800 S and South 150 E
- Farming Rights in 2027
- Excellent Potential Build Sites
- 4 Miles Southeast of Berne
- Easy Road Access

Quality **Adams County, IN**
Farmland AUCTION
Thursday, October 15th • 6:00pm EST

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.

SELLER: Wickey Family

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Daniel James Days, RB22000867
Schrader Real Estate and Auction Company, Inc., CO81291723, AC63001504



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts as a total 53.8± acres. There will be open bidding on each individual tract, as well as combination of tracts.

DOWN PAYMENT: 10% down payment on the day of the auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, 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 representation of the Sellers' acceptance or rejection.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession is at closing, subject to the 2026 Farming Rights. **Farming Rights: Buyer will have 2027 farming rights.**

REAL ESTATE TAXES: Seller will be responsible for all 2026 real estate taxes

due in 2027.

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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the Adams County Planning Commission and Health Departments.

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.

AGENCY: Schrader Real Estate & 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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the 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.

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**For Information Call Auction Manager:
Daniel Days, 260-233-1401**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 15, 2026

53.8± ACRES – ADAMS COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, October 8, 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
53.8± Acres • Adams County, Indiana
Thursday, October 15, 2026

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 15, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ _____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

TRACT MAP

LOCATION MAP

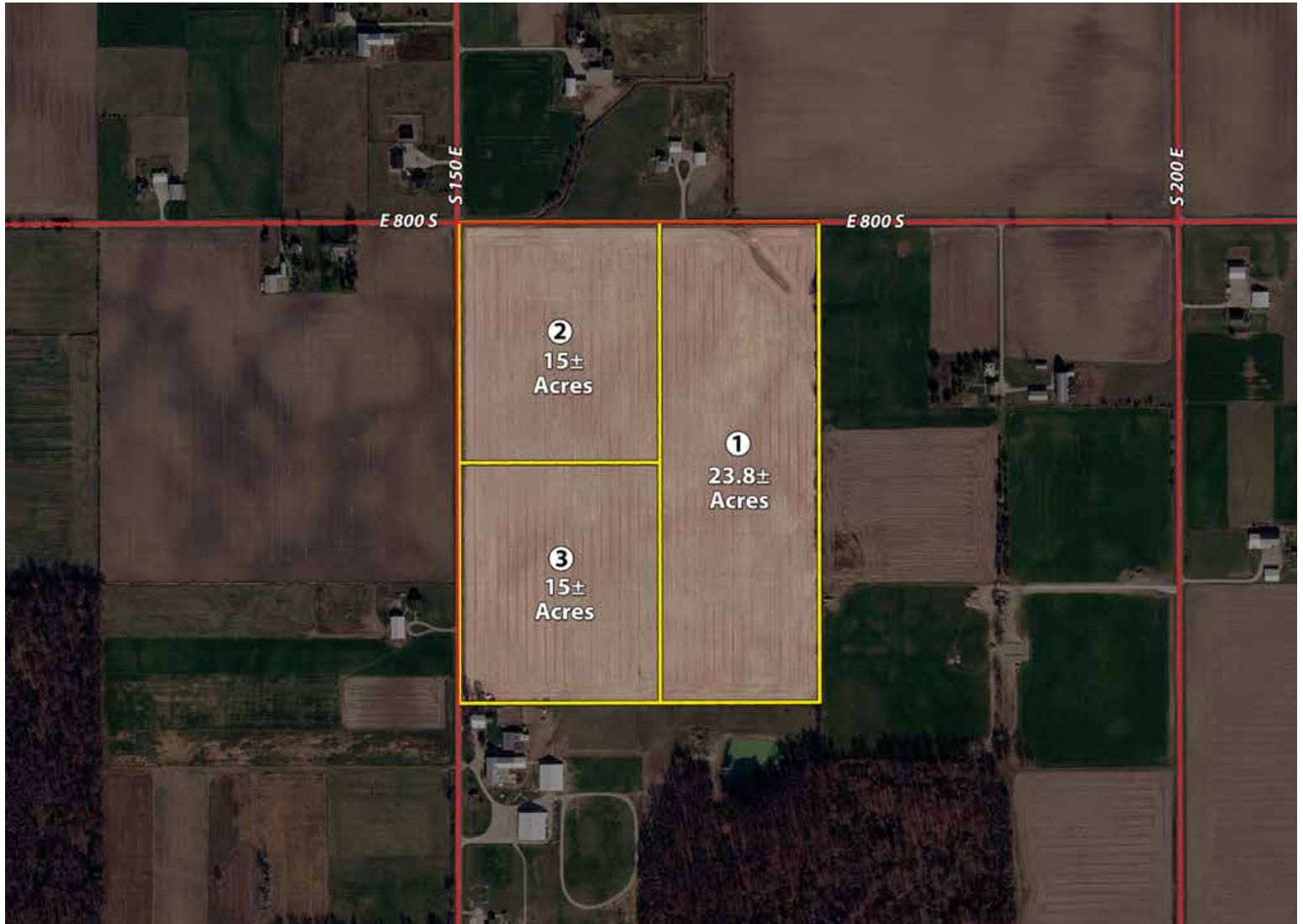


INSPECTION DATES:
Saturday, September 26th
10am-11am
Tuesday, October 6th
4pm-5pm

AUCTION LOCATION: Lehman Park Pavilion,
212 Park Ave, Berne, IN, 46711.

DIRECTIONS TO PROPERTY: Take US 27 south
out of Berne. Just on the south end of town turn
and head east on West 700 S. Continue east for
2.5 miles and you will arrive at South 150 E, turn
right and head south. You will continue south on
150 for 1 mile and the property will be on the east
side of the road.

TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 23.8± ACRES of 100% tillable farmland with soils ranging in Pewamo silty clay and Blount silt loam. Tract has a flat topography with road access off East 800 S. Would make a great potential build site! Farming rights in 2027. *This is the largest of all tracts, consider combining with Tract 2 for more road frontage!*

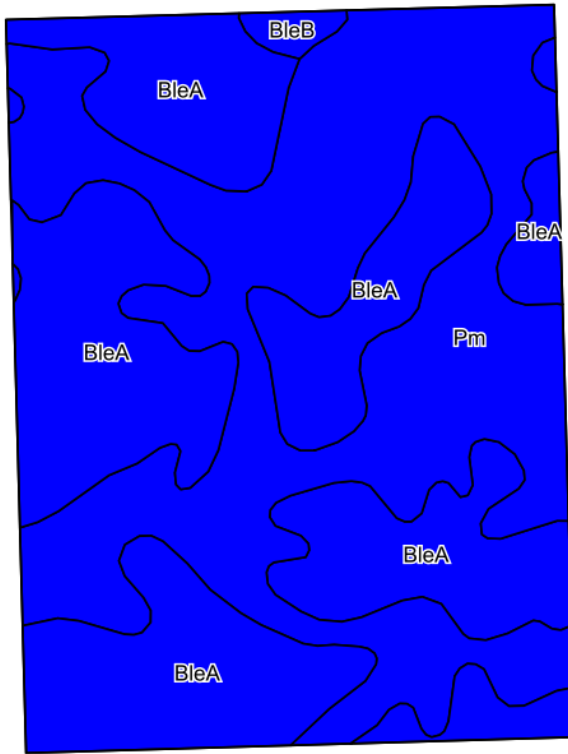
TRACT 2: 15± ACRES of 100% tillable farmland with soils ranging in Pewamo silty clay and Blount silt loam. Tract has a flat topography with road access off East 800 S and South 150 E. Would make a great potential build site with excellent frontage and acreage for a homestead! Farming rights in 2027. *Consider combining with Tract 3 for more acres and road frontage!*

TRACT 3: 15± ACRES of 100% tillable farmland with soils ranging primarily in Pewamo silty clay and Blount silt loam. Tract has a flat topography with road access off South 150 E. Would make a great potential build site with excellent frontage and acreage for a homestead! Farming rights in 2027. *Consider combining with Tract 2 for more acres and road frontage!*

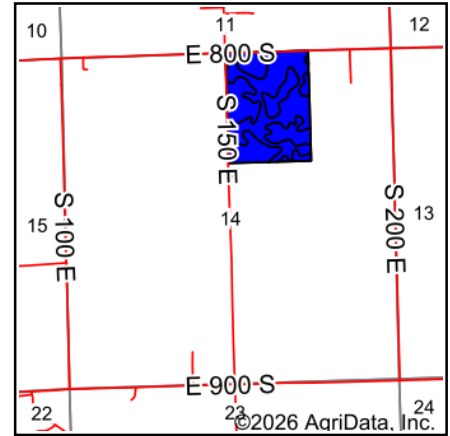
A photograph of a vast, healthy green field, likely a soybean field, stretching towards a distant treeline under a bright blue sky with scattered white clouds. The foreground is filled with the dense, trifoliate leaves of the crops.

SOIL INFORMATION

SOIL MAP



©2026 AgriData, Inc.



State: **Indiana**
 County: **Adams**
 Location: **14-25N-14E**
 Township: **Wabash**
 Acres: **53.82**
 Date: **8/19/2026**

 **SCHRADER**
 Real Estate and Auction Company, Inc.

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

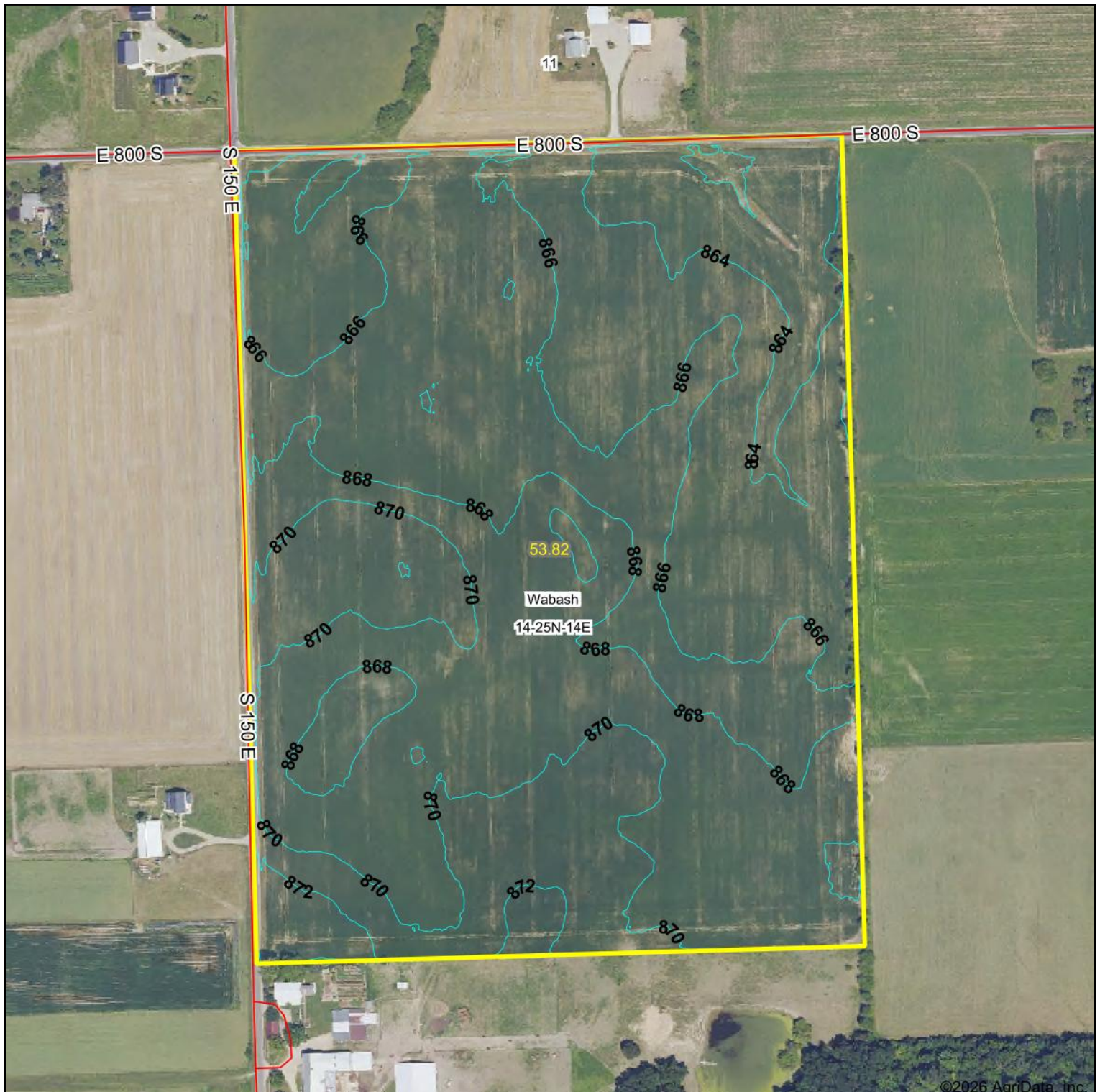


Soils data provided by USDA and NRCS.

Area Symbol: IN001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	27.51	51.1%		Ilw	140	5	9	45	63
Pm	Pewamo silty clay, 0 to 2 percent slopes	25.85	48.0%		Ilw	153	5	10	43	62
BleB	Blount silt loam, end moraine, 2 to 4 percent slopes	0.46	0.9%		Ile	136	5	9	43	61
Weighted Average					2.00	146.2	5	9.5	44	62.5

TOPO CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 860.7

Max: 874.2

Range: 13.5

Average: 867.5

Standard Deviation: 2.46 ft

0ft 339ft 678ft



8/19/2026

14-25N-14E
Adams County
Indiana

Boundary Center: 40° 37' 37.86, -84° 54' 16.25

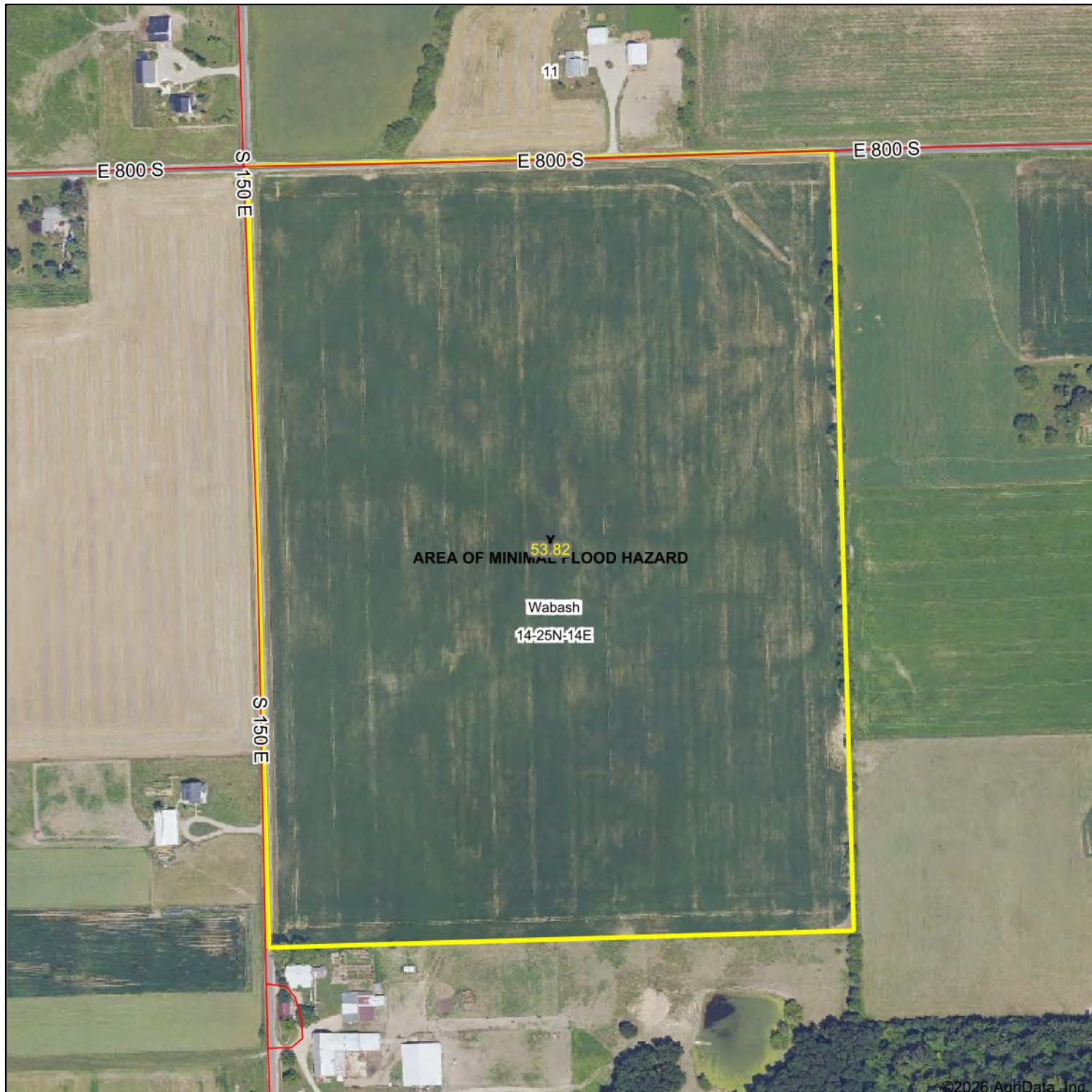
Maps Provided By:



© AgriData, Inc. 2025

www.AgridataInc.com

FLOOD ZONE MAP



Map Center: 40° 37' 37.86, -84° 54' 16.25

0ft 353ft 706ft



14-25N-14E
Adams County
Indiana



8/19/2026

Flood related information provided by FEMA



FSA INFORMATION

FSA INFORMATION

INDIANA
ADAMS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7856

Prepared : 8/18/26 2:51 PM CST

Crop Year : 2026

Operator Name : LEHMAN FARM CORPORATION
CRP Contract Number(s) : None
Recon ID : 18-001-2013-32
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
52.12	52.12	52.12	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	52.12		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	24.55	0.00	162	
Soybeans	24.55	0.00	44	
TOTAL	49.10	0.00		

NOTES

Tract Number : 7000

Description :
FSA Physical Location : INDIANA/ADAMS
ANSI Physical Location : INDIANA/ADAMS
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 : SYLVIA A WICKEY
Other Producers : None
Recon ID : None

FSA INFORMATION

INDIANA

ADAMS

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7856

Prepared : 8/18/26 2:51 PM CST

Crop Year : 2026

Tract Land Data

Tract 7000 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
52.12	52.12	52.12	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	52.12	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	24.55	0.00	162
Soybeans	24.55	0.00	44
TOTAL	49.10	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.

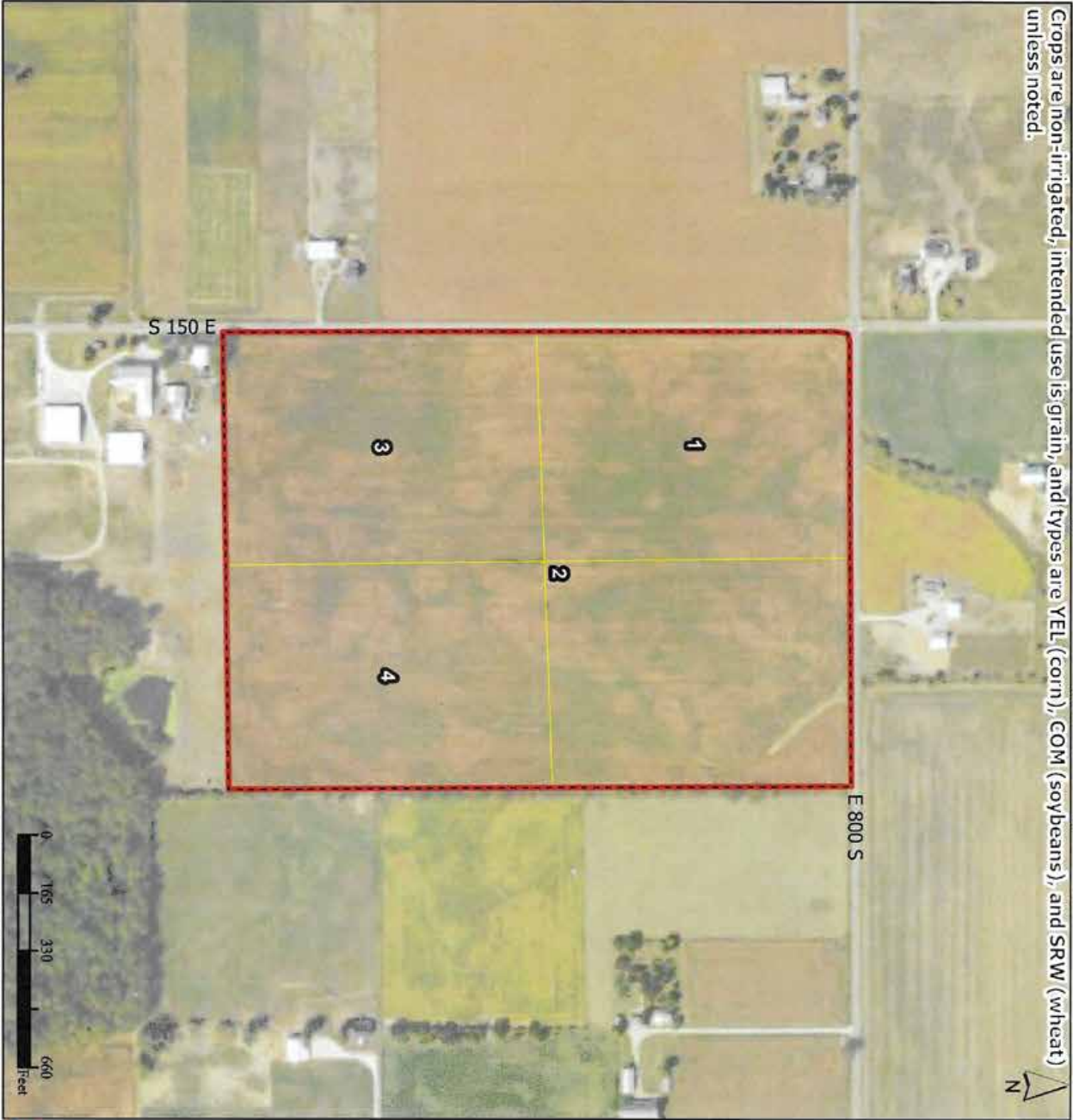
FSA INFORMATION

USDA Adams County
Indiana

Farm 7856 Tract 7000
2026 Program Year 2024 Imagery Phy. County: Adams, IN

Map Created 04/08/2026

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	12.91	NHEL	
2	12.59	NHEL	
3	13.38	NHEL	
4	13.24	NHEL	

Tract Cropland Total: 52.12 acres

- Tract Boundary
- Cropland
- Wetland Determination Identifiers
- Reserved Use
- Unlimited Reversion
- County, Street, Cent. In. (except from Conservation Compliance Provisions)

A photograph of a rural landscape. A paved road curves through the middle ground, flanked by lush green fields. The sky is blue with scattered white clouds. The text "COUNTY TAX INFORMATION" is overlaid in large, bold, white letters with a black outline.

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

ADAMS COUNTY TREASURER
313 W JEFFERSON ST, Ste 239
DECATUR, IN 46733



TAX YEAR 2026

PIDN: 01-11-14-100-004.000-017

PROPERTY ADDRESS

**PROPERTY
DESCRIPTION:**

PT W/2 NE SEC 14 (52.68A)

First Inst Charge Amt	First Inst Paid	Second Inst Charge Amt	Second Inst Paid
\$869.39	\$869.39	\$869.39	\$869.39

COUNTY TAX INFORMATION

STATE FORM 53569 (R25 / 11-24)
APPROVED BY STATE BOARD OF ACCOUNTS, 2024

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE, IC 6.1-1.22-8.1

COUNTY: 1 - ADAMS

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 01-11-14-100-004.000-017	Duplicate Number	Tax Year 2025 Pay 2026	Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made payment is made after June 11, 2026.
Taxing Unit Name	LEGAL DESCRIPTION PT W/2 NE SEC 14 (52.68A)		

**TOTAL AMOUNT DUE
by May 11, 2026**

\$0.00

Wickey, David S & Sylvia A Etal
4488 C R 68
AUBURN IN 46706-9640

Office Phone: 260-724-5353
Pay online at: adamscountyindiana.us
Or by Phone: (260) 216-0434

Remit Payment and Make Check Payable to:
ADAMS COUNTY TREASURER
313 W JEFFERSON ST, Ste 239
DECATUR, IN 46733

FOLD AND TEAR HERE

COUNTY: 1 - ADAMS

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 01-11-14-100-004.000-017	DUPLICATE NUMBER	TAX YEAR 2025 Pay 2026	Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made payment is made after December 10, 2026.
TAXING UNIT NAME	LEGAL DESCRIPTION PT W/2 NE SEC 14 (52.68A)		

**TOTAL AMOUNT DUE
by November 10, 2026**

\$0.00

Wickey, David S & Sylvia A Etal
4488 C R 68
AUBURN IN 46706-9640

Office Phone: 260-724-5353
Pay online at: adamscountyindiana.us
Or by Phone: (260) 216-0434

Remit Payment and Make Check Payable to:
ADAMS COUNTY TREASURER
313 W JEFFERSON ST, Ste 239
DECATUR, IN 46733

FOLD AND TEAR HERE

COUNTY: 1 - ADAMS

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 01-11-14-100-004.000-017	DUPLICATE NUMBER	TAX YEAR 2025 Pay 2026	DUE DATES SPRING - May 11, 2026 FALL - November 10, 2026
TAXING UNIT NAME	LEGAL DESCRIPTION PT W/2 NE SEC 14 (52.68A)		

DATE OF STATEMENT:

TOTAL DUE FOR 2025 Pay 2026: \$0.00

PROPERTY ADDRESS 4488 C R 68 AUBURN IN 46706-9640	
PROPERTY TYPE Real Estate	TOWNSHIP
ACRES	BILL CODE

Wickey, David S & Sylvia A Etal
4488 C R 68
AUBURN IN 46706-9640

TOTAL CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$0.00	\$0.00
Other Assessment (OA)		
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Delinquent OA Tax		
Delinquent OA Penalty		
Fees	\$0.00	\$0.00
Payment Made		
Total Amount Due	\$0.00	\$0.00

\$0.23

An aerial photograph of a vast, lush green agricultural field, likely corn. The field is divided into sections by faint, light-colored lines, possibly from previous harvests or irrigation. In the background, a line of trees separates the field from a small cluster of farm buildings, including a large white barn and several smaller structures. The sky is a clear, pale blue with a few wispy clouds. The overall scene is bright and sunny, suggesting a clear day.

SURVEY

A wide-angle photograph of a vast, green agricultural field, likely a soybean field, stretching towards a distant treeline under a bright blue sky with scattered white clouds. The foreground is filled with dense, vibrant green leaves, some showing signs of insect damage (small holes). The text "PRELIMINARY TITLE" is overlaid in the center of the image.

PRELIMINARY TITLE

PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I—Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By:

Michael J. Nolan, President

ATTEST:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance 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.

72C170B

ALTA Commitment for Title Insurance (7-1-21)

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PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

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PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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

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CHICAGO TITLE INSURANCE COMPANY

7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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CHICAGO TITLE INSURANCE COMPANY

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

Issuing Agent: Sprunger Title
Issuing Office: 265 W. Water Street
Berne, IN 46711
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 1374-2026
Issuing Office File Number: 1374-2026
Property Address: South 150 East, Wabash Township, IN 46740
Revision Number: 1

SCHEDULE A

1. Commitment Date: July 31, 2026 at 08:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Homeowner's Policy
Proposed Insured: **TO BE DETERMINED**
Proposed Amount of Insurance: **\$**
The estate or interest to be insured: **Fee Simple**
 - b. 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: **\$**
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: David S. Wickey and Sylvia A. Wickey, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Sam J.M. Schwartz and Anna Mae S. Schwartz, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Dan R. Schwartz and Esther S. Schwartz, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Amos R. Schwartz and Edith S. Schwartz, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Jerry S. Wickey and Christine G. Wickey, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Solomon S. Wickey and Mary A.R. Wickey, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Marvin S. Wickey and Maryann M. Wickey, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Alvin S. Wickey and Melinda J. Wickey, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Jacob S. Wickey and Amy J. Wickey, husband and wife, each over eighteen (18) years of age, as tenants by the entirety; Levi S. Wickey and Mary Wickey, husband and wife, each over eighteen (18) years of age, tenants by the entirety; Joseph S. Wickey and Edith Wickey, husband and wife, each over eighteen (18) years of age, tenants by the entirety; and Ervin S. Wickey, over eighteen (18) years of age, as tenants in common, all as tenants in common, however, as between husbands and wives they will be holding their one-twelfth (1/12) interest as tenants by the entirety

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CHICAGO TITLE INSURANCE COMPANY

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

CHICAGO TITLE INSURANCE COMPANY

By: Donna J. Shure

Authorized Signatory

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CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Mortgage from TO BE DETERMINED to {lender_name}.
5. Furnish for recordation a deed as set forth below:
Type of deed: Warranty
Grantor(s): David S. Wickey and Sylvia A. Wickey, Sam J.M. Schwartz and Anna Mae S. Schawrtz, Dan R. Schwartz and Esther S. Schwartz, Amos R. Schwartz and Edith S. Schwartz, Jerry S. Wickey and Christine G. Wickey, Solomon S. Wickey and Mary A.R. Wickey, Marvin S. Wickey and Maryann M. Wickey, Alvin S. Wickey and Melinda J. Wickey, Jacob S. Wickey and Amy J. Wickey, Levi S. Wickey and Mary Wickey, Joseph S. Wickey and Edith Wickey, and Ervin S. Wickey
Grantee(s): TO BE DETERMINED
6. Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditors Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
7. Current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid, if applicable.
8. The Company should be furnished a Vendor's Affidavit.
9. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.
10. Furnish evidence that all assessments which are due the owners' association and/or master association, if any, have been paid in full and are current.
11. NOTE: Any documents that require a preparation statement and are executed or acknowledged in Indiana must contain the following affirmation statement required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. "(Name)"
12. NOTE: If Chicago Title Insurance Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.

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PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

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, attached, 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. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Property Taxes are as follows:
Tax Year: 2025 Due and Payable: 2026
Spring Installment: \$837.30 PAID
Fall Installment: \$837.30 PAID
Name of Taxpayer: David S. Wickey and Sylvia A. Wickey, Sam J.M. Schwartz and Anna Mae S. Schawrtz, Dan R. Schwartz and Esther S. Schwartz, Amos R. Schwartz and Edith S. Schwartz, Jerry S. Wickey and Christine G. Wickey, Solomon S. Wickey and Mary A.R. Wickey, Marvin S. Wickey and Maryann M. Wickey, Alvin S. Wickey and Melinda J. Wickey, Jacob S. Wickey and Amy J. Wickey, Levi S. Wickey and Mary Wickey, Joseph S. Wickey and Edith Wickey, and Ervin S. Wickey
Land: \$105,800.00
Tax Identification No.: 01-11-14-100-004.000-017
Description: pt W1/2 NE Sec 14 (52.68A)
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
8. Taxes for the year 2026 are a lien, due in 2027, but are not yet due and payable. (NOTE: Tax rates and exemptions may change from the prior year.)

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CHICAGO TITLE INSURANCE COMPANY

9. Annual Assessment as set forth below:
Parcel #: 01-11-14-100-004.000-017
Type of Assessment: Wagley Farlow
Spring Installment: \$32.09 PAID
Fall Installment: \$32.09 PAID
All future assessments are not yet due and payable. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
10. Added improvements in place as of January 1, 2026 are subject to assessment which could increase the tax amounts due in 2027, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
11. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
12. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
13. Oil and Gas Lease by and between Frederick L. Amstutz and Georgia J. Amstutz, husband and wife, and Pioneer Resources, Inc., recorded April 23, 1981, in Book 23, Page 362, of the Adams County records.
14. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
15. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
16. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
17. Pursuant to IC36-9-27-33 of County Drainage Board (and any amendments thereto) or any legal representative thereof is granted the right of entry over and along lands lying within 75 feet of any regulated drain, said 75 feet being measured at right angles from the existing bank of each and any open drains.
18. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
19. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the Land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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20. NOTE: A judgment search has been made versus TO BE DETERMINED (Jointly and Individually) - and none found.
21. NOTE: Any exception contained herein omits any covenant or restriction, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
22. This Act amends IC 1-1-16-10 to add a section on 10.2, which provides that a “prohibited person” may not purchase, lease, or acquire a parcel of real property located in Indiana and located within a 10-mile radius of a military installation, with certain exceptions. Prohibited person is defined under IC 1-1-16-6 as an individual who is a citizen of China, Iran, North Korea, Russia, or a country designated as a threat to critical infrastructure by the governor or a company described in 1-1-16-9 (a) (2).
The section does not apply to:
1. A lease for residential property or a dwelling unit;
 2. The purchase, lease, or acquisition of real property by an individual who holds dual citizenship with the United States and China, Iran, North Korea, Russia, or a country designated as a threat to critical infrastructure by the Governor; or
 3. The purchase, lease or acquisition of real property by an individual who is a lawful permanent resident of the United States.

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EXHIBIT "A"

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

THE FOLLOWING DESCRIBED REAL ESTATE IN ADAMS COUNTY, IN THE STATE OF INDIANA, TO-WIT:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE FOURTEEN (14) EAST.
CONTAINING: 80.00 ACRES, MORE OR LESS.

EXCEPT THEREFROM:

PART OF THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP TWENTY FIVE (25) NORTH, RANGE FOURTEEN (14) EAST, WABASH TOWNSHIP, ADAMS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER FOUND PER RECORD WITNESS; THENCE SOUTHERLY, 1774.27 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO A P.K. NAIL WHICH SHALL BE THE PLACE OF BEGINNING; THENCE EASTERLY, DEFLECTING LEFT 90 DEGREES 09 MINUTES 27 SECONDS, 1326.97 FEET ALONG AN EXISTING FENCE LINE TO A WOOD POST ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, DEFLECTING RIGHT 90 DEGREES 08 MINUTES 39 SECONDS, 899.00 FEET ALONG SAID EAST LINE TO A 5/8 INCH REBAR STAKE AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY, DEFLECTING RIGHT 90 DEGREES 03 MINUTES 00 SECONDS, 165.67 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO AN EXISTING FENCE LINE; THENCE WESTERLY, DEFLECTING RIGHT 00 DEGREES 28 MINUTES 08 SECONDS, 1161.55 FEET ALONG SAID FENCE LINE TO A P.K. NAIL ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY, DEFLECTING RIGHT 89 DEGREES 29 MINUTES 41 SECONDS 885.00 FEET ALONG SAID WEST LINE TO THE PLACE OF BEGINNING.
CONTAINING: 27.19 ACRES, MORE OR LESS.

LEAVING AFTER SAID EXCEPTION: 52.81 ACRES, MORE OR LESS.

FURTHER EXCEPTING THEREFROM, PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 14 EAST, WABASH TOWNSHIP, ADAMS COUNTY, INDIANA DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER FOUND PER RECORD WITNESS; THENCE SOUTHERLY, 2,659.27 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE PLACE OF BEGINNING; THENCE EASTERLY, DEFLECTING LEFT 89 DEGREES 29 MINUTES 41 SECONDS, 1,161.55 FEET ALONG AN EXISTING FENCE LINE THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY DEFLECTING RIGHT 179 DEGREES 31 MINUTES 53 SECONDS, 1,161.51 FEET ALONG SAID SOUTH LINE TO A P.K. NAIL AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHERLY, DEFLECTING RIGHT 89 DEGREES 57 MINUTES 48 SECONDS, 9.50 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE PLACE OF BEGINNING.
CONTAINING 0.13 ACRES MORE OR LESS.

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An aerial photograph of a vast, lush green agricultural field, likely corn, showing distinct rows of crops. In the upper portion of the image, a farm complex with several white buildings and a baseball field is visible, surrounded by a line of trees.

PHOTOS

PHOTOS



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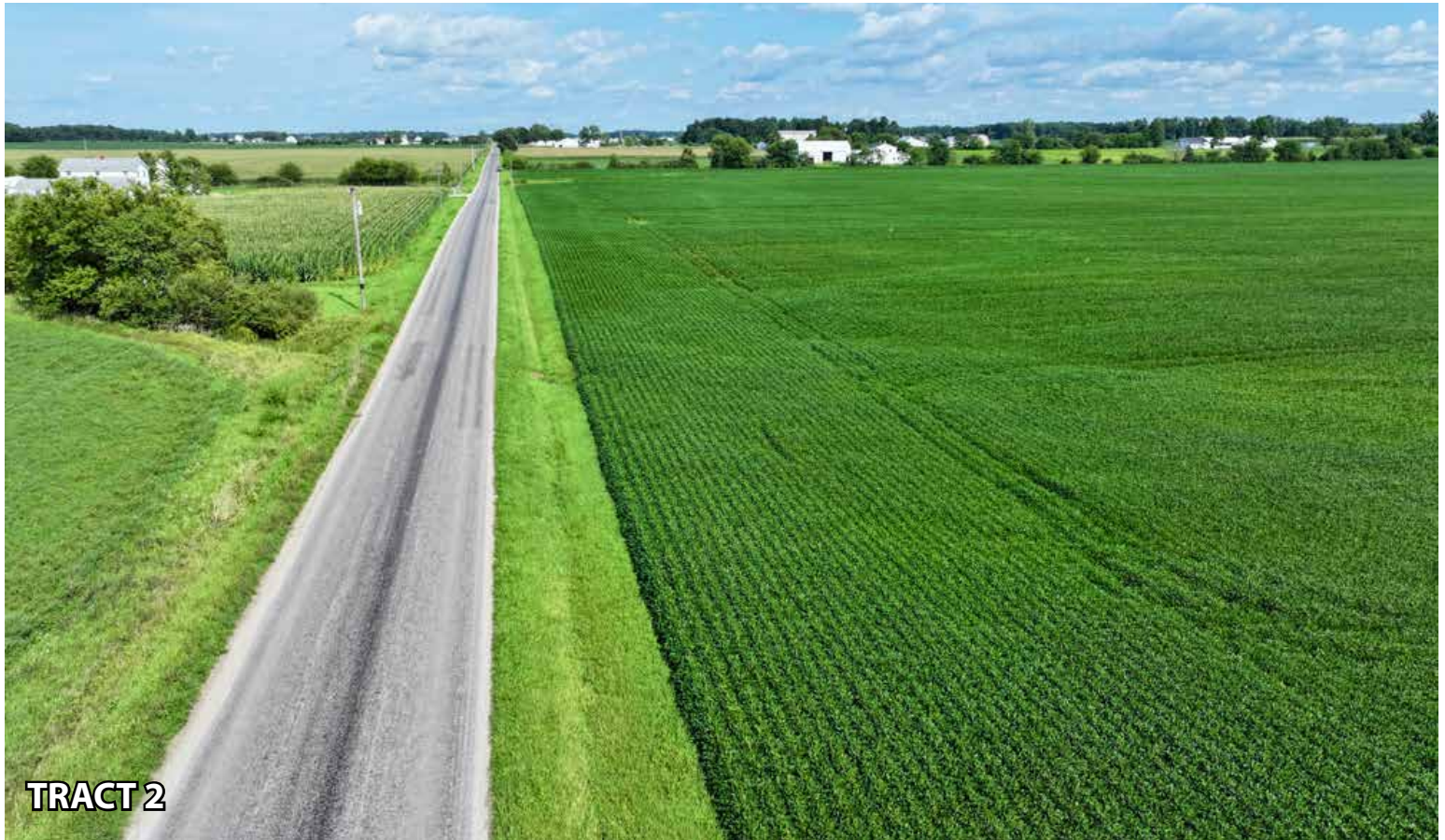


TRACT 2



TRACT 2

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