- 4± Miles NW of Bremen
- 10± Miles N of Plymouth
- 12± Miles S of South Bend
- 1± Mile W of Miami Road

Bremen, Indiana
St. Joseph County

LAND AUCTION

• Productive Tillable Farmland • Rensselaer Soils • Great Opportunity to Buy

130± acres Offered in 2 Tracts

Tuesday, October 20 • 6pm

INFORMATION BOOK

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

DISCLAIMER:

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

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

SELLER: Sandra Kay Oakley Trust, Cynthia Keeling, Trustee

SCHRADER
Real Estate and Auction Company, Inc.

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 2 individual tracts & as a total 130± acre unit. There will be open bidding on both tracts & the whole during the auction as determined by the Auctioneer. Bids on tracts & the total property may compete.

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

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

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

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

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

POSSESSION: Possession is at closing, subject to the farm tenant's rights for the 2026 crop year.

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

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

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

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

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

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

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 20, 2026

130± ACRES – MARSHALL 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 13, 2026. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

Address_____

City/State/Zip _____

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

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name)_____

City, State, Zip: _____

Contact: _____ **Phone No:** _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

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

☐ **Other** _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

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

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

What states are you interested in?_____

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

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

Signature: _____ **Date:** _____

Online Auction Bidder Registration
130± Acres • Marshall County, Indiana
Tuesday, October 20, 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 20, 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 13, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com.**

I understand and agree to the above statements.

_____ _____
Registered Bidder's signature Date

_____
Printed Name

This document must be completed in full.

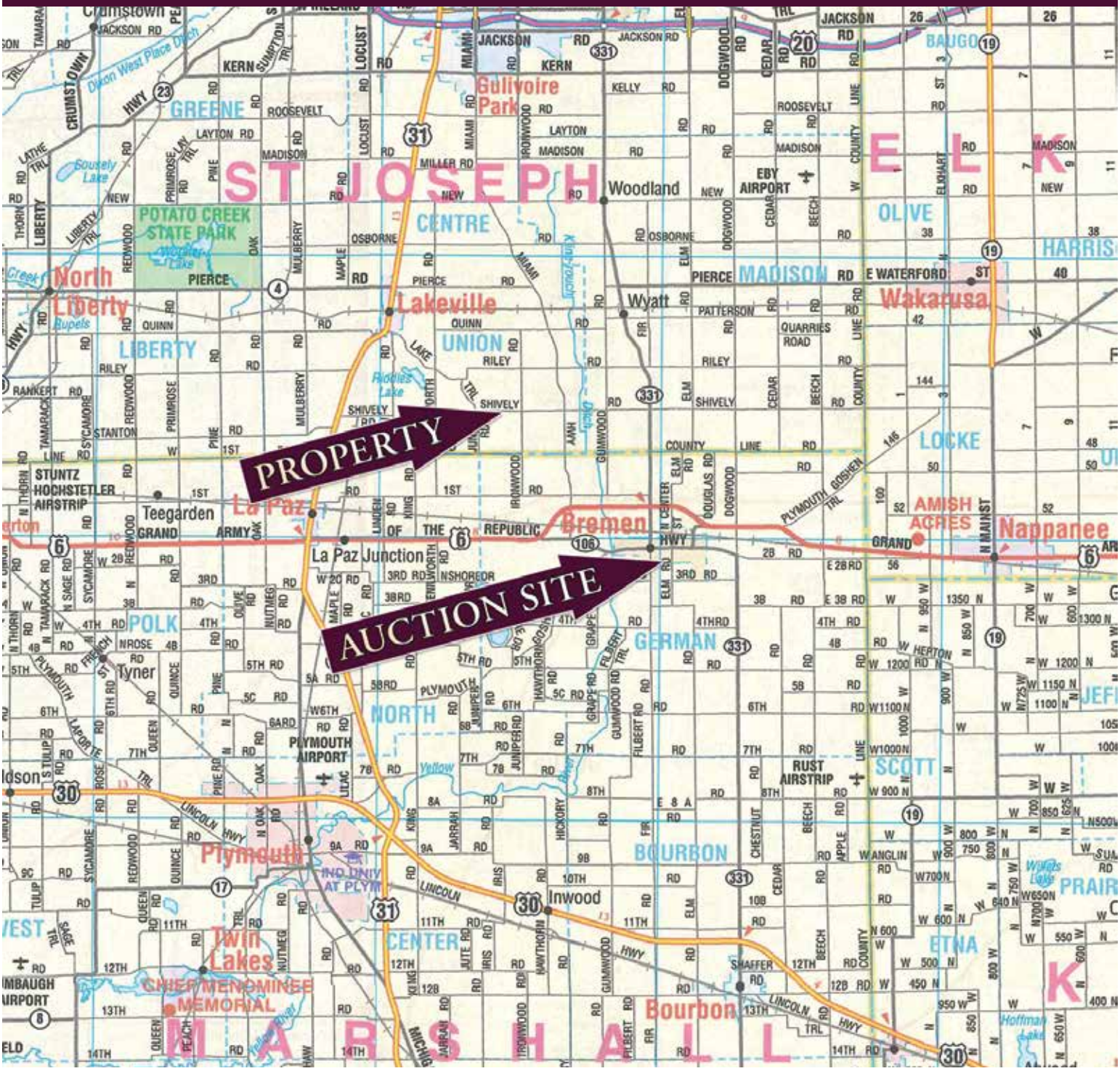
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

LOCATION MAP

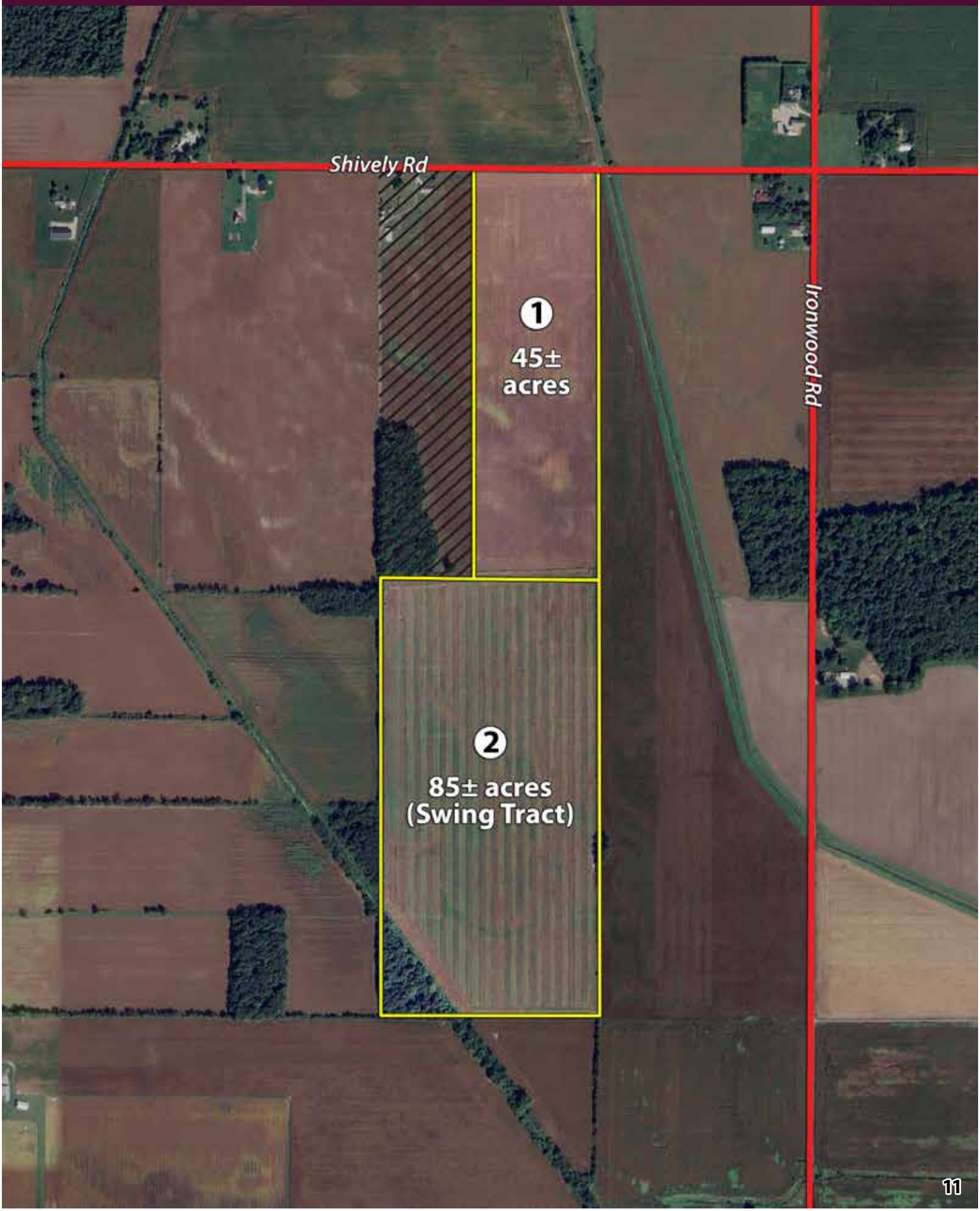


AUCTION LOCATION: St. Paul's Lutheran Church, 605 South Center St, Bremen, IN 46506. From downtown Bremen at the stop light on SR 106 & Center St, turn south 0.4 mi. to church on the west side of Center St.

PROPERTY LOCATION: The property lies in Section 18, Union Township, St. Joseph County, along the south side of Shively Rd just north of the St. Joseph/Marshall County line. ***Approximate Address:*** 18500 Shively Rd, Bremen.

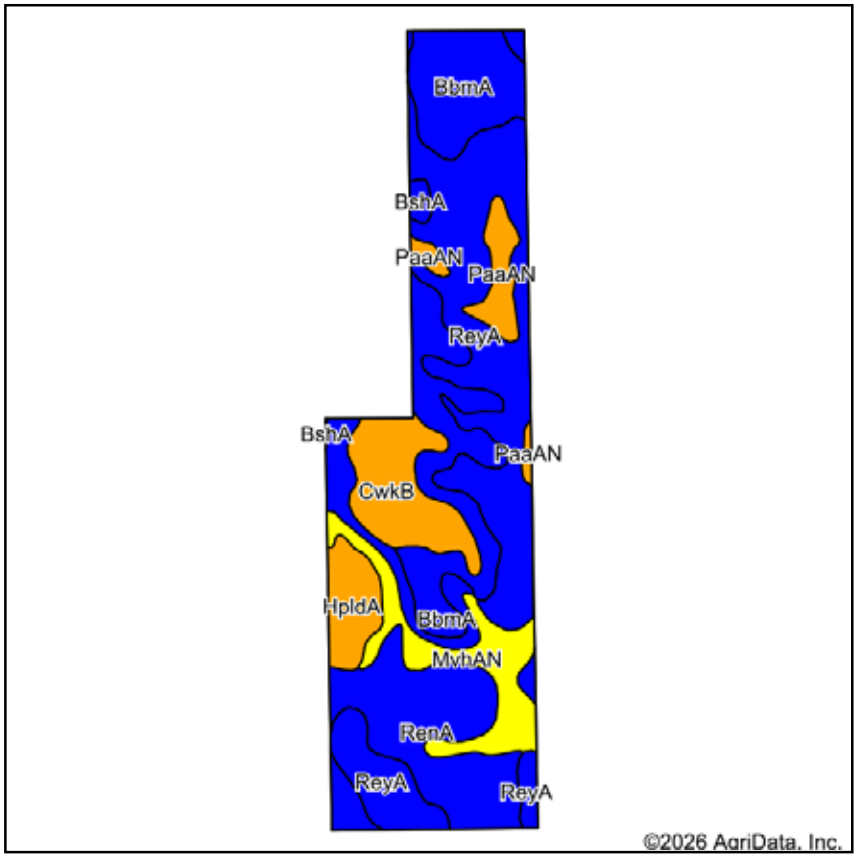
From the intersection of US 6 & SR 331, on the north side of Bremen, travel north on SR 331 for 2.25± miles to Shively Rd. Turn west on Shively Rd & travel 3.25± miles to the property.

TRACT MAP

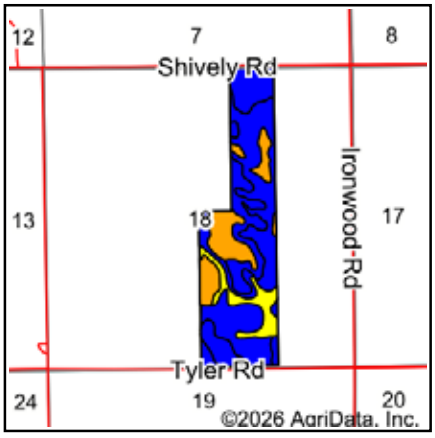


SOIL & TOPOGRAPHY MAPS

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **St. Joseph**
Location: **18-35N-3E**
Township: **Union**
Acres: **129.85**
Date: **8/12/2026**

SCHRADER Real Estate and Auction Company, Inc.

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

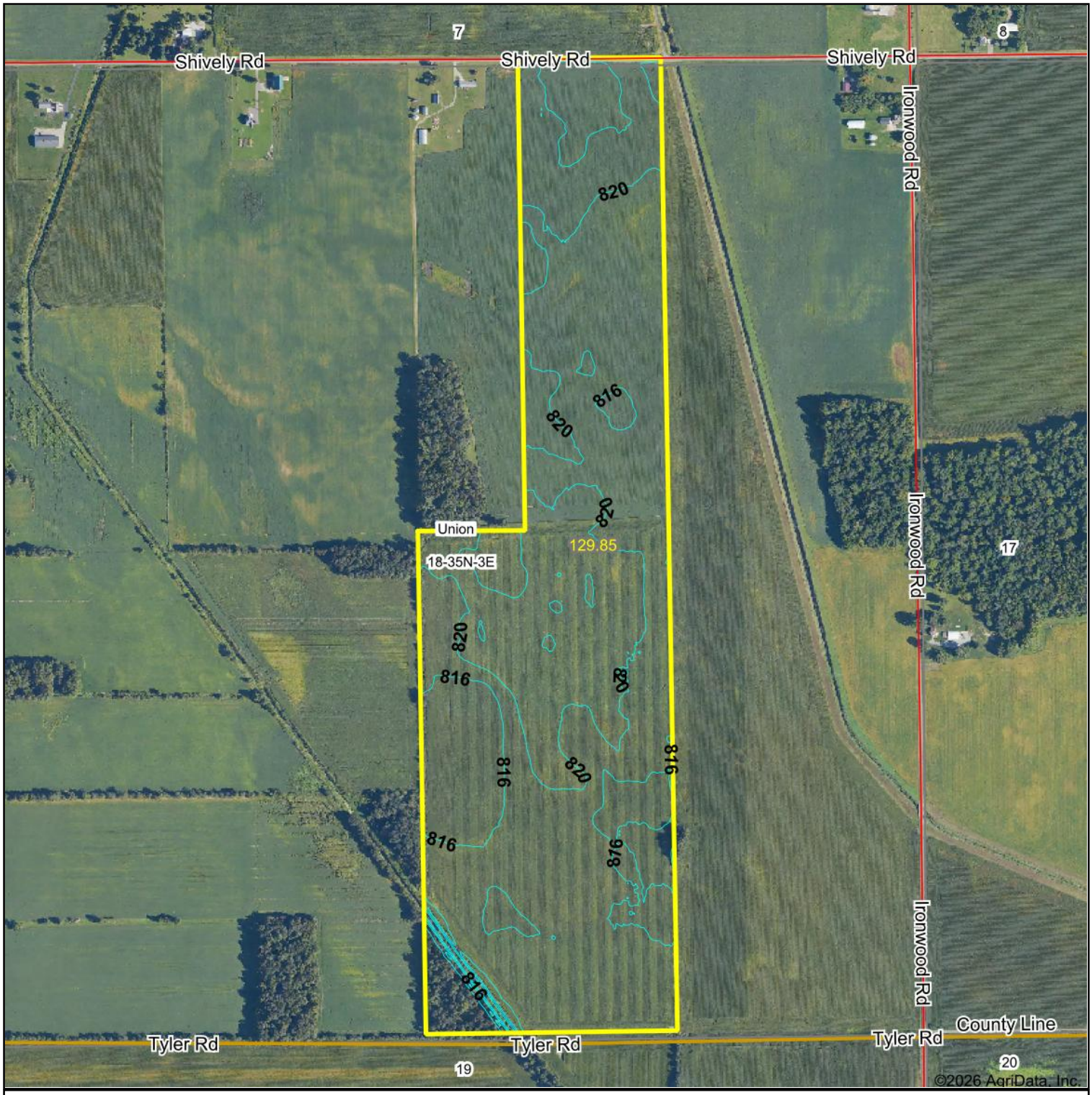
N W E S

Area Symbol: IN141, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
ReyA	Rensselaer loam, 0 to 1 percent slopes	46.59	35.8%		IIw	172		6	12	48		69
BbmA	Baugo silt loam, 0 to 1 percent slopes	27.00	20.8%		IIw	154		5	10	50		69
RenA	Rensselaer mucky loam, 0 to 1 percent slopes	21.67	16.7%		IIw	173		6	12	50		69
MvhAN	Moston muck, drained, 0 to 1 percent slopes	11.48	8.8%		IVw	136		5	9	35		54
CwkB	Crumstown fine sandy loam, 1 to 5 percent slopes	11.46	8.8%		IIIe	111	12	4	7	39	4	55
HpldA	Houghton muck, drained, disintegration moraine, 0 to 1 percent slopes	5.66	4.4%		IIIw	154		5	10	54		61
PaaAN	Palms muck, drained, 0 to 1 percent slopes	5.13	4.0%		IIIw	158		5	11	43		63
BshA	Brady sandy loam, 0 to 1 percent slopes	0.86	0.7%		IIw	124		4	8	35		55
				Weighted Average	**2.35**	**158.2**	**1.1**	**5.4**	**10.7**	**46.8**	**0.4**	**65.8**

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP



SCHRADER
Real Estate and Auction Company, Inc.

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

Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 810.7
Max: 826.1
Range: 15.4
Average: 818.9
Standard Deviation: 2.82 ft

0ft 837ft 1673ft

N W E S

8/12/2026

18-35N-3E
St. Joseph County
Indiana

Boundary Center: 41° 29' 10.11, -86° 13' 16.65

FSA INFORMATION

FSA INFORMATION

INDIANA
ST. JOSEPH
Form: FSA-156EZ
See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6863
Prepared : 9/10/26 2:01 PM CST
Crop Year : 2026

Operator Name : [redacted]
CRP Contract Number(s) : None
Recon ID : 18-141-2019-3
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

A Portion of the Property is not Included in the Auction

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
164.02	147.65	147.65	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	147.65	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	77.34	0.00	116	0
Soybeans	69.98	0.00	45	0
TOTAL	**147.32**	**0.00**		

NOTES

Tract Number : **10822**

Description : I12/1B Sec 18 R-3 E T-36-N
FSA Physical Location : INDIANA/ST. JOSEPH
ANSI Physical Location : INDIANA/ST. JOSEPH
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 : SANDRA KAY OAKLEY
Other Producers : [redacted]
Recon ID : None

FSA INFORMATION

INDIANA
ST. JOSEPH
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6863
Prepared : 9/10/26 2:01 PM CST
Crop Year : 2026

Tract Land Data

Tract 10822 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
86.85	80.86	80.86	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	80.86	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	42.38	0.00	116
Soybeans	38.29	0.00	45
TOTAL	**80.67**	**0.00**	

NOTES

Tract Number : 10823

Description : I12/1B Sec 18 R-3 E T-36-N
FSA Physical Location : INDIANA/ST. JOSEPH
ANSI Physical Location : INDIANA/ST. JOSEPH
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 : SANDRA KAY OAKLEY
Other Producers : [redacted]
Recon ID : None

A Portion of the Property is not Included in the Auction

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.17	66.79	66.79	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	66.79	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	34.96	0.00	116
Soybeans	31.69	0.00	45
TOTAL	**66.65**	**0.00**	

FSA INFORMATION

INDIANA
ST. JOSEPH
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6863
Prepared : 9/10/26 2:01 PM CST
Crop Year : 2026

Tract 10823 Continued ...

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

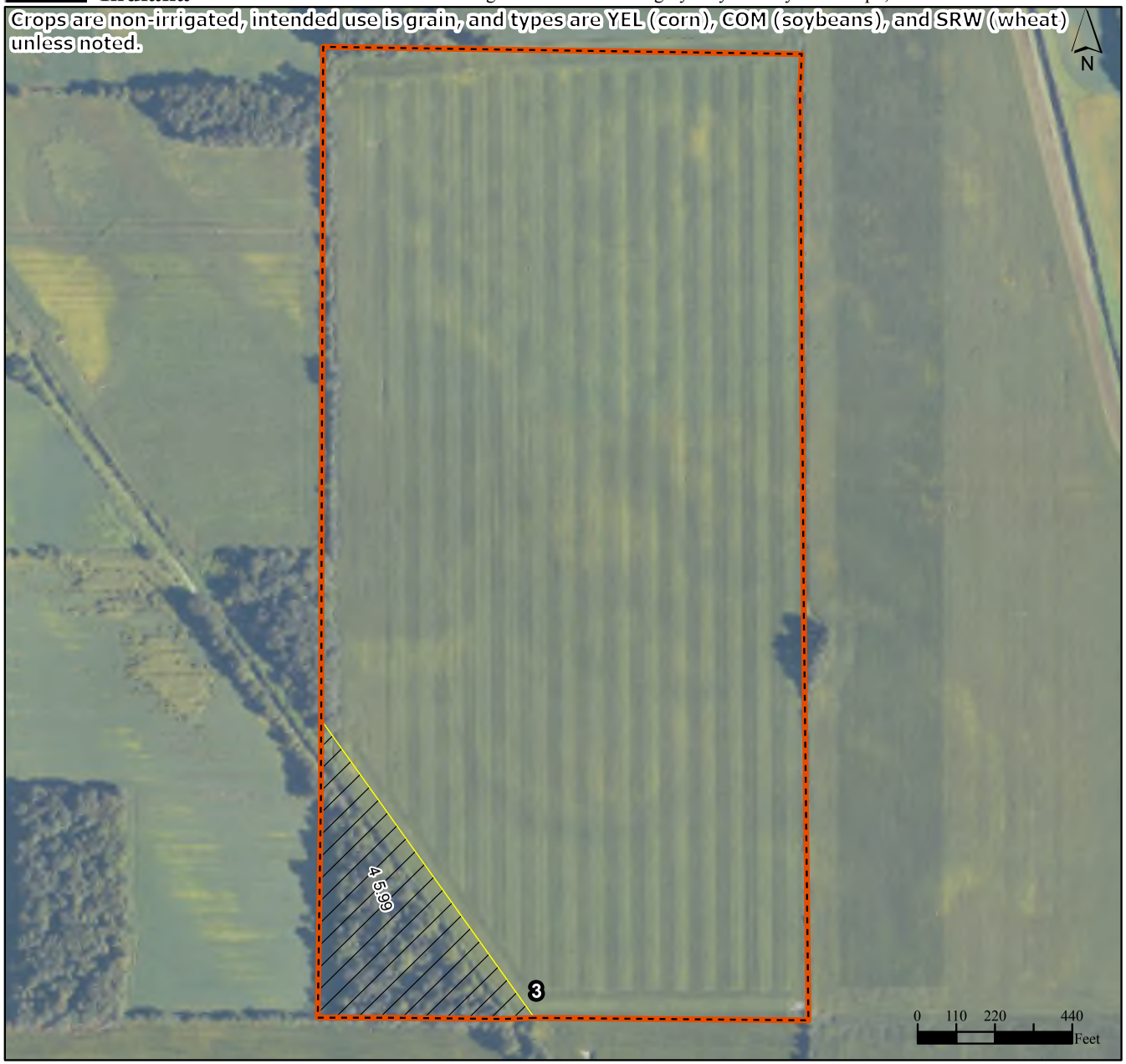
St. Joseph County
Indiana

Farm **6863** Tract **10822**

2026 Program Year 2024 Imagery Phy. County: St. Joseph, IN

Map Created 05/14/2026

CLU	Acres	HEL	Crop
3	80.86	NHEL	
4	5.99	UHEL	NC



Tract Cropland Total: 80.86 acres

Tract Boundary
Noncropland
Cropland
County_Street_Centerli

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 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FSA INFORMATION

St. Joseph County Indiana

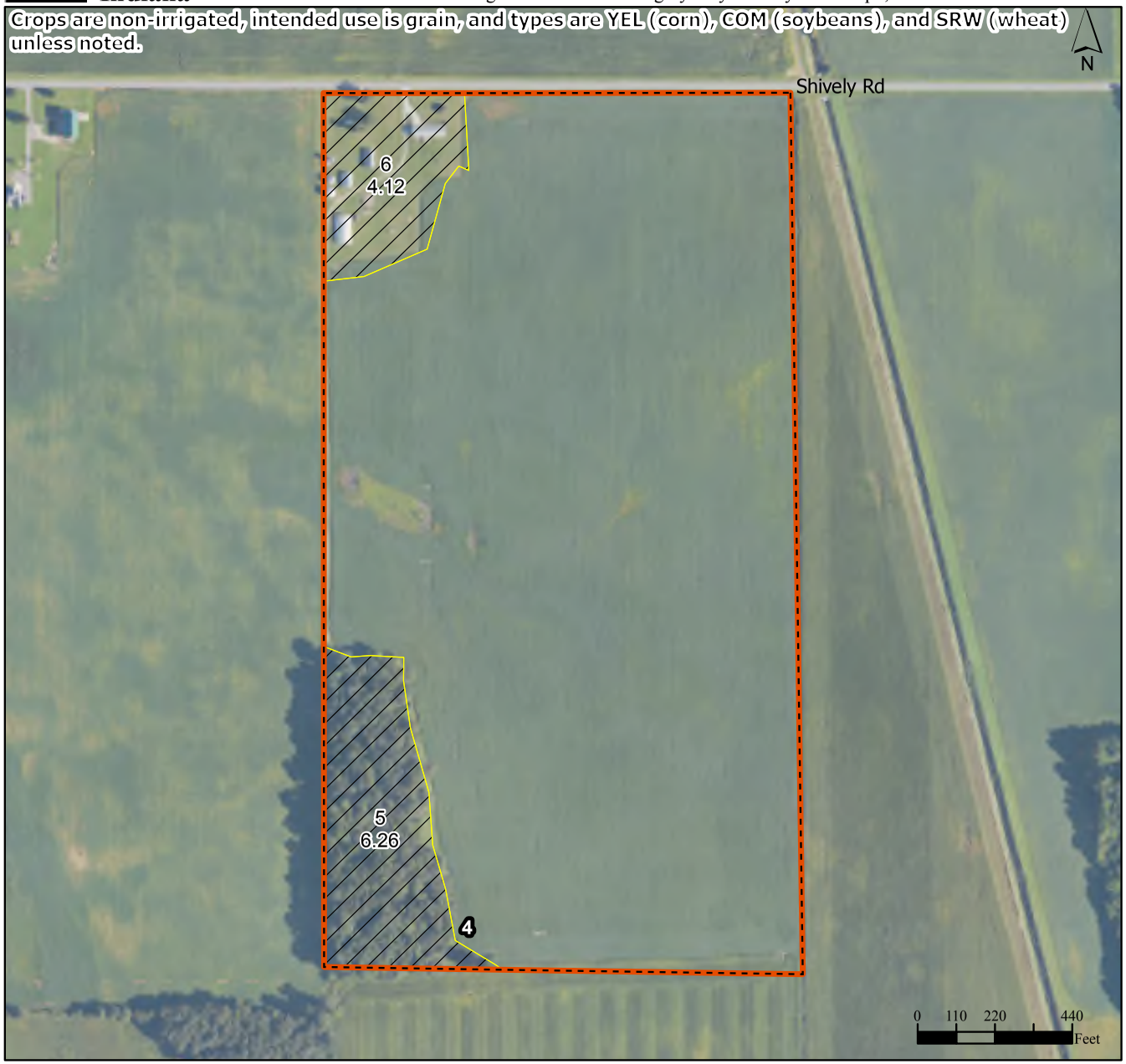
Farm **6863** Tract **10823**

2026 Program Year 2024 Imagery Phy. County: St. Joseph, IN

Map Created 05/14/2026

CLU	Acres	HEL	Crop
4	66.79	NHEL	
5	6.26	UHEL	NC
6	4.12	UHEL	NC

A Portion of the Property is not Included in the Auction



Tract Cropland Total: 66.79 acres

Tract Boundary
Noncropland
Cropland
County_Street_Centerli

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 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

TAX INFORMATION

TAX INFORMATION

71-19-18-200-003.000-027 | **Oakley Sandra Kay Rev Trust w** | **18500 SHIVELY ROAD** | **101, Cash Grain/General Farm** | **UNION 027 AG** | **/027** | 1/4

General Information

Parcel Number
71-19-18-200-003.000-027

Local Parcel Number
019-1026-0322

Tax ID:

Routing Number
19-G

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
St. Joseph

Township
UNION TOWNSHIP

District 027 (Local 019)
UNION TOWNSHIP

School Corp 7215
UNION-NORTH UNITED

Neighborhood 027-10001
UNION 027 AG

Section/Plat

Location Address (1)
18500 SHIVELY ROAD
BREMEN, IN 46506

Zoning

Subdivision

Lot

Market Model
UNION 027 AG

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2023

Ownership

Oakley Sandra Kay Rev Trust w Oakley
18500 Shively Rd
Bremen, IN 46506-9496

Legal

W 1/2 E 1/2 18 35 3e

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/11/2021	Oakley Sandra Kay Re	2021-27699	WD	/		I
07/27/1972	Oakley Richard R And	0	WD	0/0		I

Notes

A Portion of the Property is not Included in the Auction

Agricultural

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	AA	Trend Val	AA	AA	GenReval
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2024	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☑	☐	☐	☐	☐
Land	**$404,500**	**$415,300**	**$459,000**	**$441,100**	**$379,500**
Land Res (1)	$50,200	$50,200	$50,200	$50,200	$50,200
Land Non Res (2)	$354,300	$365,100	$408,800	$390,900	$308,300
Land Non Res (3)	$0	$0	$0	$0	$21,000
Improvement	**$131,500**	**$151,500**	**$151,500**	**$151,200**	**$145,300**
Imp Res (1)	$110,400	$130,400	$130,400	$129,700	$124,700
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$21,100	$21,100	$21,100	$21,500	$20,600
Total	**$536,000**	**$566,800**	**$610,500**	**$592,300**	**$524,800**
Total Res (1)	$160,600	$180,600	$180,600	$179,900	$174,900
Total Non Res (2)	$354,300	$365,100	$408,800	$390,900	$308,300
Total Non Res (3)	$21,100	$21,100	$21,100	$21,500	$41,600

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	$62,700	$62,700	$62,700	0%	0.8000	100.00	0.00	0.00	$50,160
92	A		0	1.6400	1.00	$6,270	$6,270	$10,283	0%	1.0000	0.00	100.00	0.00	$10,280
4	A	PA	0	1.0200	1.11	$2,120	$2,353	$2,400	0%	1.0000	0.00	100.00	0.00	$2,400
4	A	HO	0	11.5000	1.11	$2,120	$2,353	$27,060	0%	1.0000	0.00	100.00	0.00	$27,060
4	A	AD	0	3.7900	0.85	$2,120	$1,802	$6,830	0%	1.0000	0.00	100.00	0.00	$6,830
4	A	PA	0	21.7000	1.11	$2,120	$2,353	$51,060	0%	1.0000	0.00	100.00	0.00	$51,060
4	A	AD	0	0.5000	0.85	$2,120	$1,802	$901	0%	1.0000	0.00	100.00	0.00	$900
4	A	RE	0	6.6700	1.28	$2,120	$2,714	$18,102	0%	1.0000	0.00	100.00	0.00	$18,100
4	A	BD	0	6.7100	0.85	$2,120	$1,802	$12,091	0%	1.0000	0.00	100.00	0.00	$12,090
4	A	OSB	0	15.5700	0.72	$2,120	$1,526	$23,760	0%	1.0000	0.00	100.00	0.00	$23,760
4	A	RE	0	1.8900	1.28	$2,120	$2,714	$5,129	0%	1.0000	0.00	100.00	0.00	$5,130
4	A	AEA	0	11.6400	0.98	$2,120	$2,078	$24,188	0%	1.0000	0.00	100.00	0.00	$24,190
4	A	AEA	0	18.8200	0.98	$2,120	$2,078	$39,108	0%	1.0000	0.00	100.00	0.00	$39,110
4	A	BD	0	1.6200	0.85	$2,120	$1,802	$2,919	0%	1.0000	0.00	100.00	0.00	$2,920
4	A	RE	0	42.8800	1.28	$2,120	$2,714	$116,376	0%	1.0000	0.00	100.00	0.00	$116,380

Data Source N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	160.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	160.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.75
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	1.64
Total Acres Farmland	156.61
Farmland Value	$344,060
Measured Acreage	156.61
Avg Farmland Value/Acre	2197
Value of Farmland	$344,070
Classified Total	$0
Farm / Classifed Value	$344,100
Homesite(s) Value	$50,200
91/92 Value	$10,300
Supp. Page Land Value	
CAP 1 Value	$50,200
CAP 2 Value	$354,300
CAP 3 Value	$0
Total Value	**$404,500**

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
41	A	AD	0	2.8500	0.85	$2,120	$1,802	$5,136	-30%	1.0000	0.00	100.00	0.00	$3,590
41	A	HO	0	5.6400	1.11	$2,120	$2,353	$13,271	-30%	1.0000	0.00	100.00	0.00	$9,290
6	A	BD	0	1.4600	0.85	$2,120	$1,802	$2,631	-80%	1.0000	0.00	100.00	0.00	$530
6	A	OSB	0	2.3500	0.72	$2,120	$1,526	$3,586	-80%	1.0000	0.00	100.00	0.00	$720
82	A	AD	0	0.7500	0.85	$2,120	$1,802	$1,352	-100%	1.0000	0.00	100.00	0.00	$00

A Portion of the Property is not Included in the Auction

TAX INFORMATION

TAX INFORMATION

71-19-18-200-003.000-027 | **Oakley Sandra Kay Rev Trust w** | **18500 SHIVELY ROAD** | **101, Cash Grain/General Farm** | **UNION 027 AG** | **/027** | 3/4

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	Ranch
Finished Area	1680 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

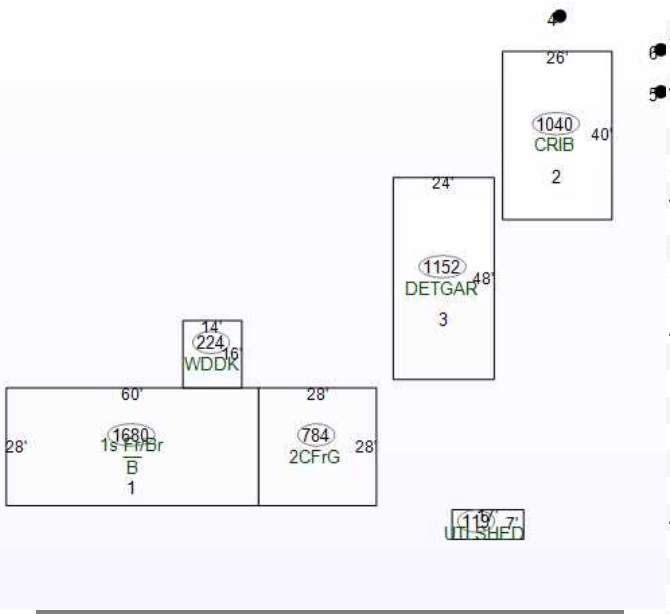
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Wood Deck	224	$4,500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1680	1680	$189,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1680	0	$80,400	
Crawl					
Slab					
			Total Base		$270,100
Adjustments			**1 Row Type Adj. x 1.00**		$270,100
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1680	$4,700
No Elec (-)					$0
Plumbing (+ / -)			7 – 5 = 2 x $1,400		$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$277,600
			Sub-Total, 1 Units		
Exterior Features (+)				$4,500	$282,100
Garages (+) 784 sqft				$34,100	$316,200
			Quality and Design Factor (Grade)		0.95
			Location Multiplier		0.93
			Replacement Cost		$279,363

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	2/6 Maso	C-1	1999	1999	27	A		0.93		3,360 sqft	$279,363	24%	$212,320	0%	100%	1.000	0.500	100.00	0.00	0.00	$106,200
2: Corn Crib, Frame R 01	1	Drive Thr	E	1926	1926	100	F	$36.51	0.93		26' x40'	$14,125	70%	$4,240	50%	100%	1.000	0.500	0.00	0.00	100.00	$1,100
3: Detached Garage	1	Concrete	E	1937	1937	89	F	$44.40	0.93	$16.52	48'x24'	$19,027	65%	$6,660	0%	100%	1.000	0.500	100.00	0.00	0.00	$3,300
4: Quonset R 01	1		C	1984	1984	42	A	$34.57	0.93		48' x80'	$123,466	60%	$49,390	25%	100%	1.000	0.500	0.00	0.00	100.00	$18,500
5: Steel Grain Bin R 01	1		D	1928	1928	98	VP		0.93		8' x 12'	$3,630	85%	$540	0%	100%	1.000	0.500	0.00	0.00	100.00	$300
6: Steel Grain Bin R 01	1		D	1980	1980	46	A		0.93		12' x 16'	$6,588	65%	$2,310	0%	100%	1.000	0.500	0.00	0.00	100.00	$1,200
7: Utility Shed	1		D	1940	1940	86	F	$66.73	0.93	$49.65	7'x17'	$5,908	70%	$1,770	0%	100%	1.000	0.500	100.00	0.00	0.00	$900

Total all pages $131,500

A Portion of the Property is not Included in the Auction

Total this page $131,500

PRELIMINARY TITLE

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION
Commercial Division South Bend
202 South Michigan
Suite 701
South Bend, IN 46601
574.232.5845
574.289.1514 FAX
www.Meridiantitle.com

File No.: 26-22678	Effective Date: September 1, 2026 at 8:00 AM
Customer Reference No.:	Property Address Reference: 18500 Shively Road, Bremen, IN 46506

Amendment No. 1

1. Policy or Policies to be issued:

(a) ☐ ALTA Owner's Policy 06/17/06 Amount: **TBD**

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

(b) ☐ ALTA Loan Policy 06/17/06 Amount:

Proposed Insured:

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

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

Sandra Kay Oakly, Trustee of the Sandra Kay Oakley Revocable Trust dated August 6, 2021

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

SEE ATTACHED EXHIBIT "A"

Valid only if Schedule B is attached.
Schedule A consists of 2 page(s)

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

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

   As to the Lender's Policy only:

   Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)
3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

   Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.
4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Advise insurer as to the name of the proposed lender.
6. Advise insurer as to the name(s) of the proposed purchaser(s).
7. Advise insurer as to the actual amount of the Loan Policy.
8. Advise insurer as to the actual amount of the Owner's Policy.
9. Certification of Trust Statement completed by Trustee(s) is to be provided in accordance with statutory requirements.

   NOTE: If there is a bank account in the name of the trust, a successor trustee can execute a Certificate of Trust to satisfy the above requirement. If there is not a Trust Bank Account, then the successor trustee will need to provide a complete copy of the Trust Agreement along with any and all amendments. We reserve the right to raise further objections after the review the Trust Agreement.
10. Trustee's Deed suitable for recording.
11. There were no open mortgage liens found in the public record against the subject property.

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

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

EXHIBIT A

The West Half of the East Half of Section 18, Township 35 North, Range 3 East, containing 160 acres, more or less.

A Portion of the Property is not Included in the Auction

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

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

2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.

3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.

4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.

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

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

7. All Fall taxes for the year 2025 Payable in 2026 and subsequent years, not yet due and payable.

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

   Key No. 019-1026-0322 - Union Township
   State ID No. 71-19-18-200-003.000-027
   1st installment due May 10, 2026 $5,698.28 - Paid
   2nd installment due Nov. 10, 2026 $5,698.28 - Unpaid

   Assessed Valuations: 2025/2026

   Land $415,300.00
   Improvements $151,500.00
   Exemption (2% Deduction) $32,742.00

   Net Valuations $534,058.00

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

8. East Bunch Drain/Ditch Assessment Fees for the year 25/26 are as follows:
   1st installment - $120.00 - Paid.
   2nd installment - $120.00 - Unpaid.

9. Hazardous Waste Fee Drain/Ditch Assessment Fees for the year 25/26 are as follows:
   1st installment - $4.50 - Paid.
   2nd installment - $4.50 - Unpaid.

10. Kankakee/Yellow River Drain/Ditch Assessment Fees for the year 25/26 are as follows:
    1st installment - $80.00 - Paid.
    2nd installment - $80.00 - Unpaid.

11. Recycling Fee Drain/Ditch Assessment Fees for the year 25/26 are as follows:
    1st installment - $17.00 - Paid.
    2nd installment - $17.00 - Unpaid.

12. Shidler Hoffman Drain/Ditch Assessment Fees for the year 25/26 are as follows:
    1st installment - $60.40 - Paid.
    2nd installment - $60.40 - Unpaid.

13. Subject to all legal highways and rights of way.

14. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.

15. Subject to parties in possession by virtue of unrecorded leases.

    INFORMATION NOTE: The acreage in the legal description, if shown, is for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

16. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

17. Intentionally Omitted.

    VIEW YOUR VESTING DEED AND SCHEDULE B DOCUMENTS BY FOLLOWING THIS LINK

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

SEARCH AND LIMITATION OF LIABILITY

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

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

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

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

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

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or

will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

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Real Estate and Auction Company, Inc.

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