

Spectacular Indiana
LAND AUCTION
Selling Absolute!

Presented By: Polk Family Farms Inc
and Polk & Sons Inc

- 1,710.13 FSA Tillable Acres
- 1,163± Irrigated Acres
- Seed Corn Production
- High Quality Soils
- 250,000 Bu. Grain Storage Facility
- Close Proximity to Warsaw & Elkhart

INFORMATION BOOK

Wednesday,
November 11 - 10am

Kosciusko & Elkhart County, IN

1,803.33±
acres

Offered in 18 Tracts or Combinations



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: Polk Family Farms Inc and Polk & Sons 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 18 individual tracts, any combination of tracts & as a total 1,803.33± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

ABSOLUTE AUCTION: All tracts are offered absolute and will be sold to the high bidder(s), without reserve and regardless of price.

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.

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

DEED: Seller shall provide the appropriate Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the

auction.

POSSESSION: Possession is at closing, subject to the 2026 farm leases.

REAL ESTATE TAXES: Seller shall be responsible for 2026 taxes due in 2027. Buyer to be responsible for all taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with 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 and Auction Company, Inc. & its representatives are exclusive agents of the Seller.

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

Auction Manager: Arden L. Schrader • 260.229.2442 #RB14015015, #AU01050022
Schrader Real Estate and Auction Company, Inc. | Corporate Headquarters:
950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #AC63001504, #CO81291723

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 11, 2026

1,803.33± ACRES – KOSCIUSKO & ELKHART 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 Wednesday, November 4, 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
1,803.33± Acres • Kosciusko & Elkhart County, Indiana
Wednesday, November 11, 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 Wednesday, November 11, 2026 at 10:00 AM (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, Wednesday, November 4, 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.

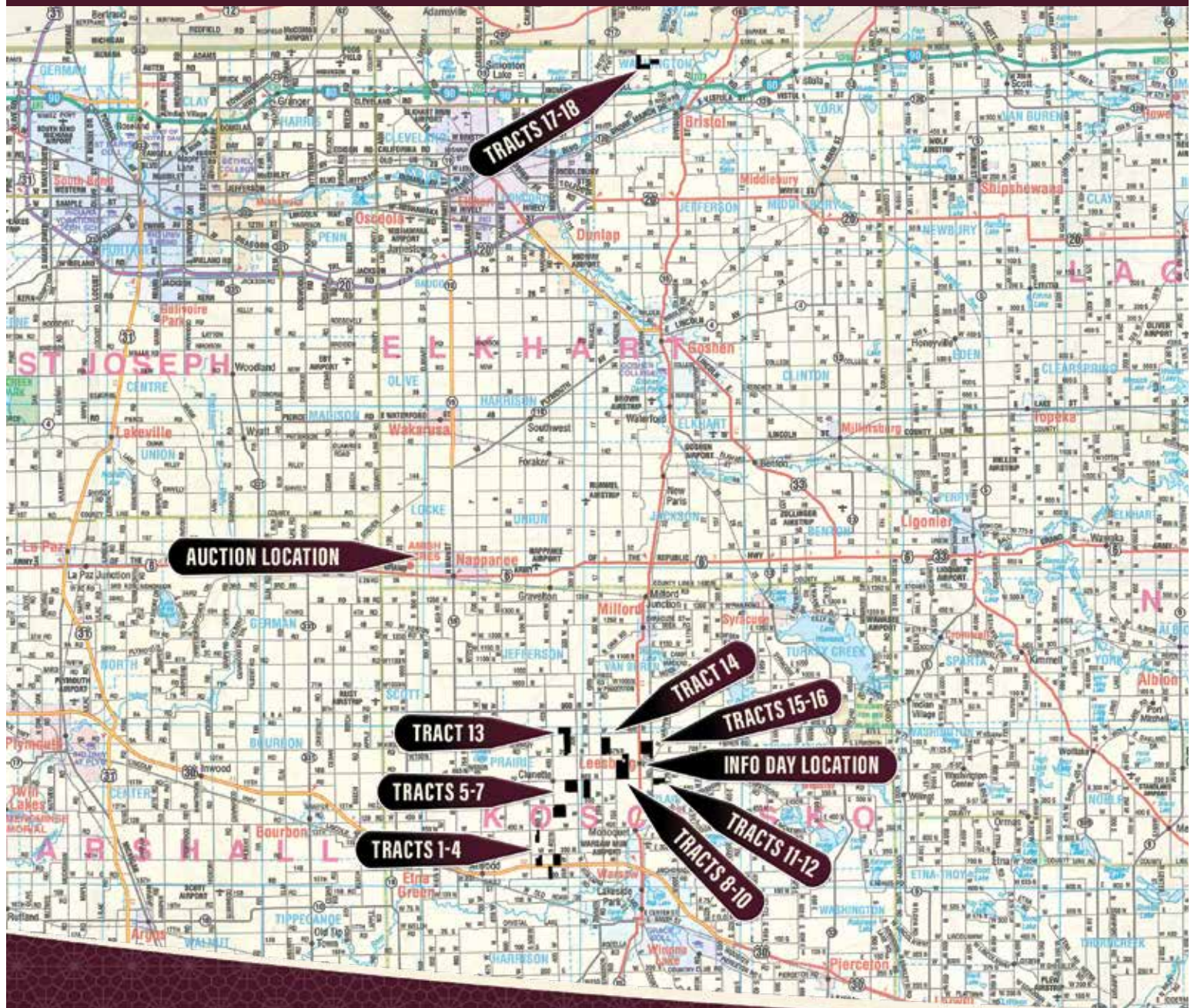
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



Directions to Tract 1: From the intersection of SR 15 and US 30 at Warsaw, IN, take US 30 West approximately $3\frac{1}{2}$ miles to CR 350 W then South to CR 200 N then West $\frac{3}{4}$ mile to Tract 1.

Directions to Tracts 2 and 3: From the intersection of SR 15 and US 30, take US 30 West approximately $3\frac{1}{2}$ miles to CR 350 W, then North to CR 300 N, West $\frac{1}{2}$ mile to Tract 3. Continue West $\frac{1}{2}$ mile to Tract 2.

Directions to Tract 4: From SR 15 and US 30, take SR 15 $1\frac{1}{2}$ miles North to CR 400 N then West approximately 4 miles to Tract 4.

Directions to Tracts 5-8: From SR 15 and US 30, take SR 15 North $3\frac{1}{2}$ miles to CR 600 N, then West $\frac{1}{2}$ mile to Tract 8. Continue West on CR 600 N 1 mile to Tract 7 and travel an additional $\frac{1}{4}$ mile to Tract 6. From Tract 6, travel $\frac{1}{2}$ mile West on CR 600 N to CR 400 W (Clunette). Take CR 400 W 1 mile South to CR 500 N then just East to Tract 5.

Directions to Tracts 9, 10, 13 and 14: From SR 15 and US 30, take SR 15 North to CR 675 N (Leesburg) then West on CR 675 N $\frac{1}{2}$ mile to Tract 10. Follow the curve onto CR 100 W to Tract 9. At the North side of Tract 9, take CR 700 N West $\frac{1}{2}$ mile to Tract 14. From Tract 14, continue West on CR 700 N approximately $1\frac{1}{2}$ mile to Tract 13.

Directions to Tract 11 and 12: From SR 15 and US 30 take SR 15 North $3\frac{1}{2}$ miles to Old SR 15 and to CR 600 N, and go East $\frac{1}{2}$ mile to the properties, just South to the property on SR 15.

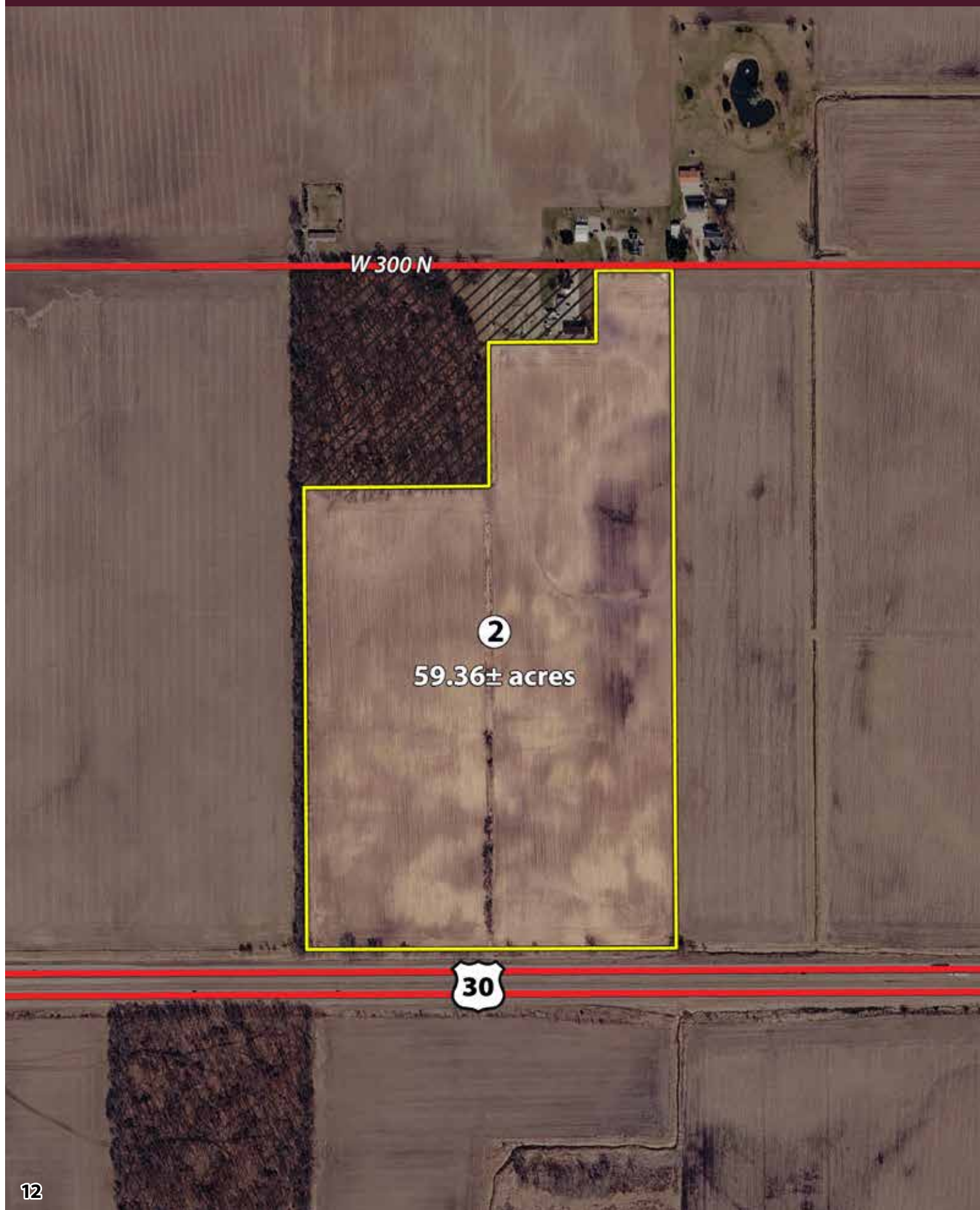
Directions to Tract 15 and 16: From SR 15 and US 30 take SR 15 North $3\frac{1}{2}$ miles to CR 600 N, then East on CR 600 N $\frac{1}{2}$ mile to Old SR 15, then just South to Tracts 15 and 16.

Directions to Tracts 17 and 18: From the Division St/approximate intersection with SR 15 and SR 130 in Bristol, IN go due North on Division St/CR 23 approximately 2 miles to CR 2 then West 1 mile to CR 21, take CR 21 South to Tracts 17 and 18, continue West on CR 2 for more frontage of Tract 17.

TRACT 1 MAP



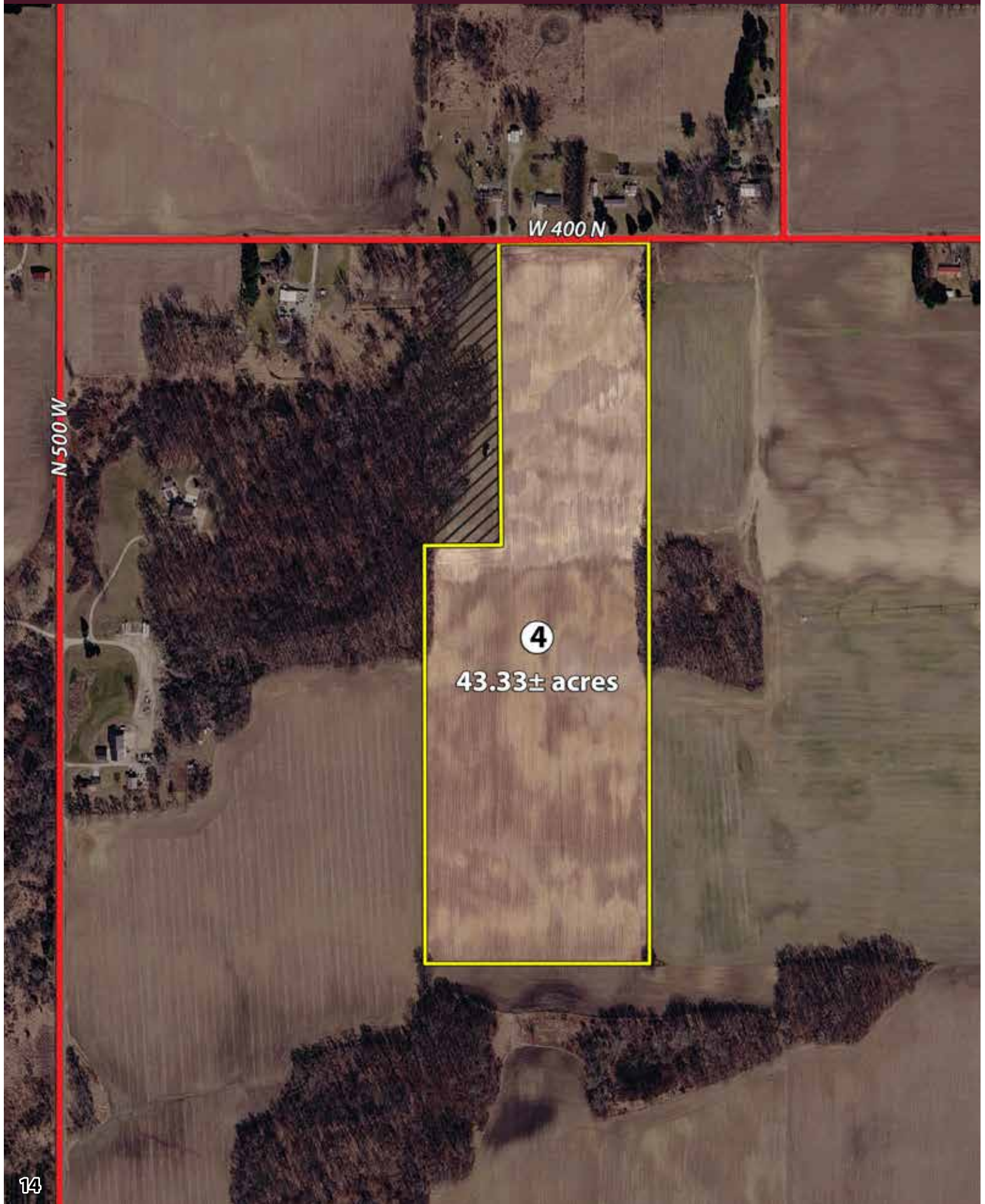
TRACT 2 MAP



TRACT 3 MAP



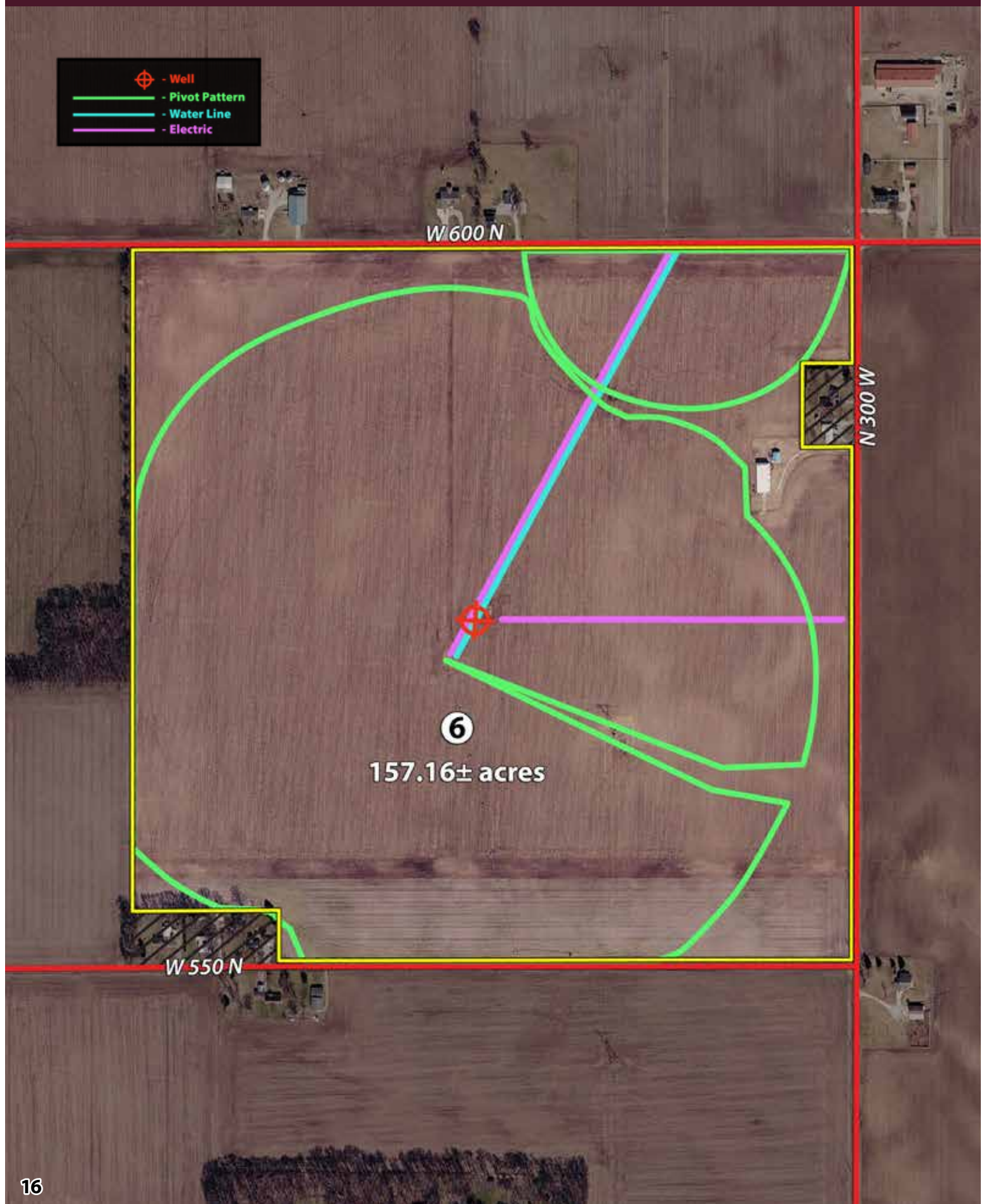
TRACT 4 MAP



TRACT 5 MAP



TRACT 6 MAP



TRACT 7 MAP

PIVOT NOT
INCLUDED

⊕ - Well

— - Pivot Pattern

- - - Pivot Pattern
Off Property

- - - Water Line
Off Property

- - - Electric Off
Property

- - - Electric Off
Property

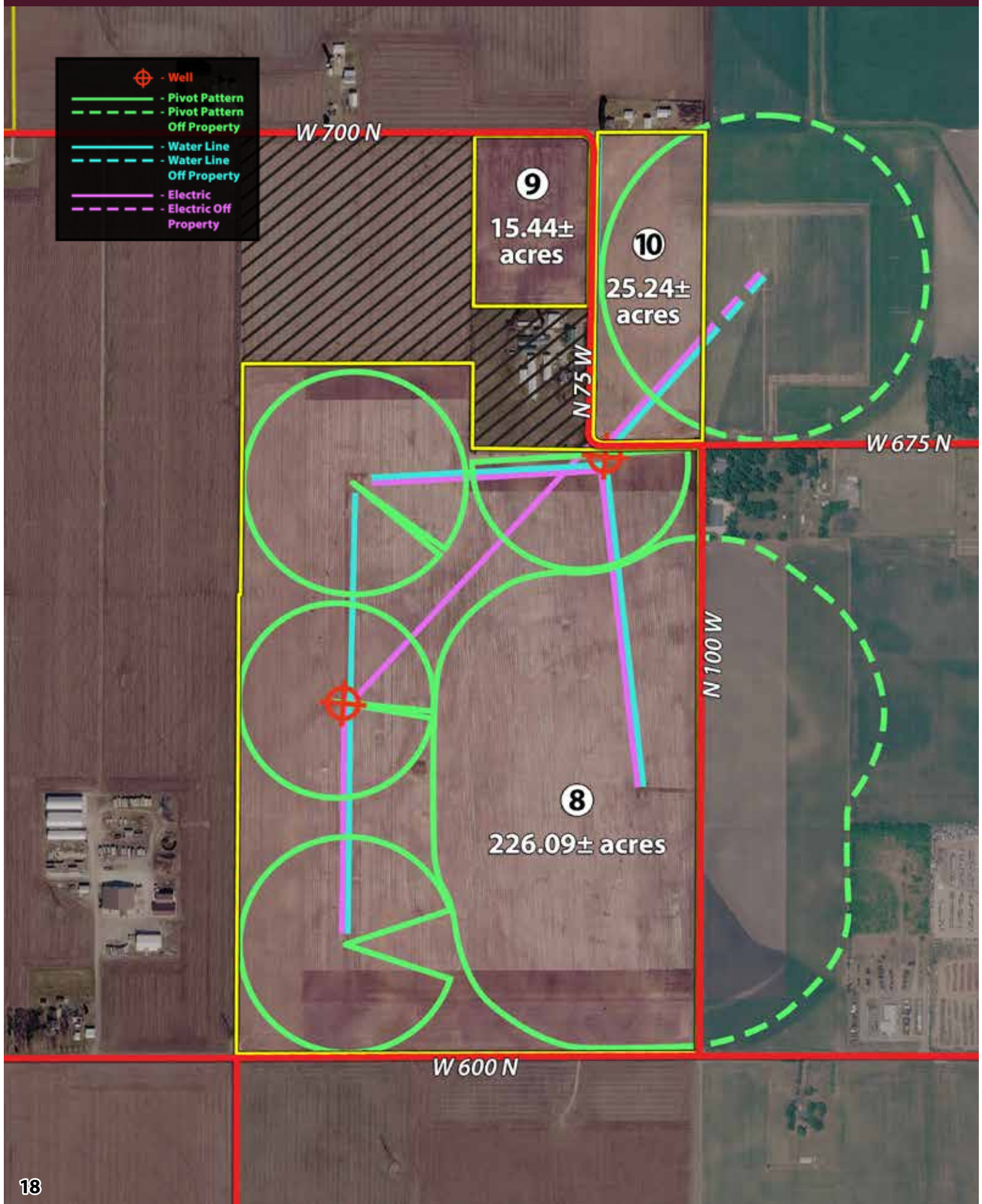
W 600 N

N 300 W

7

119± acres

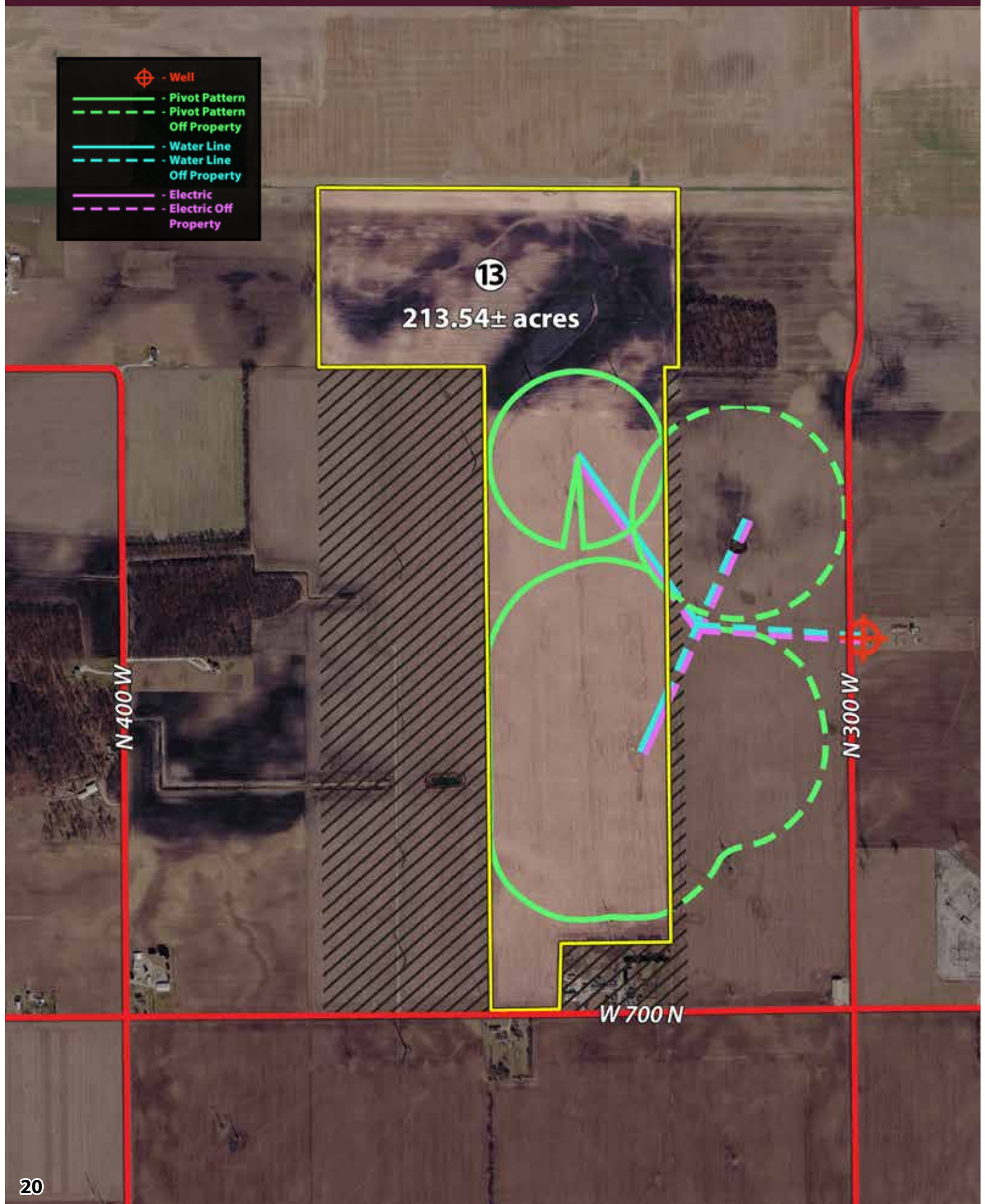
TRACTS 8-10 MAP



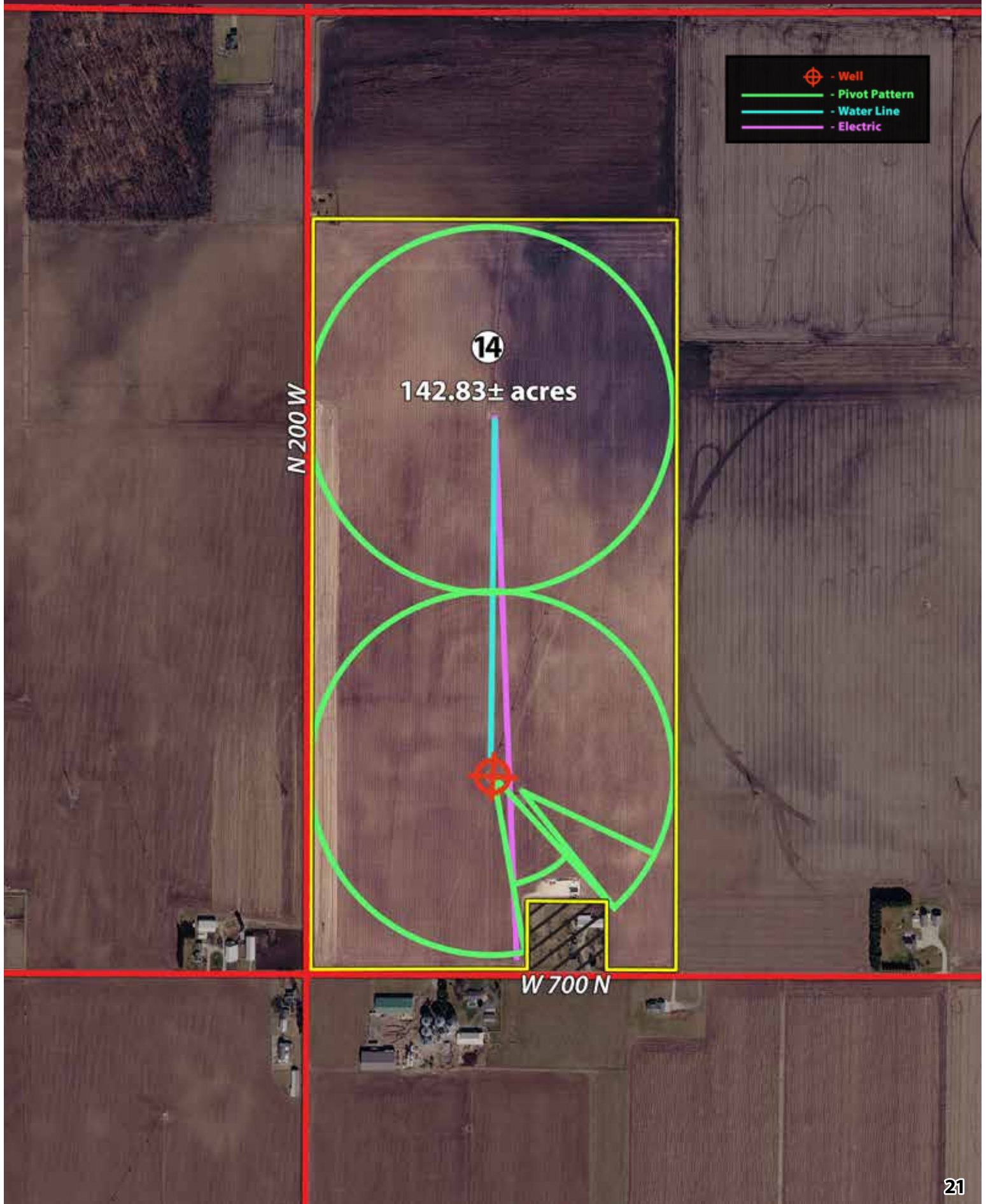
TRACTS 11 & 12 MAP



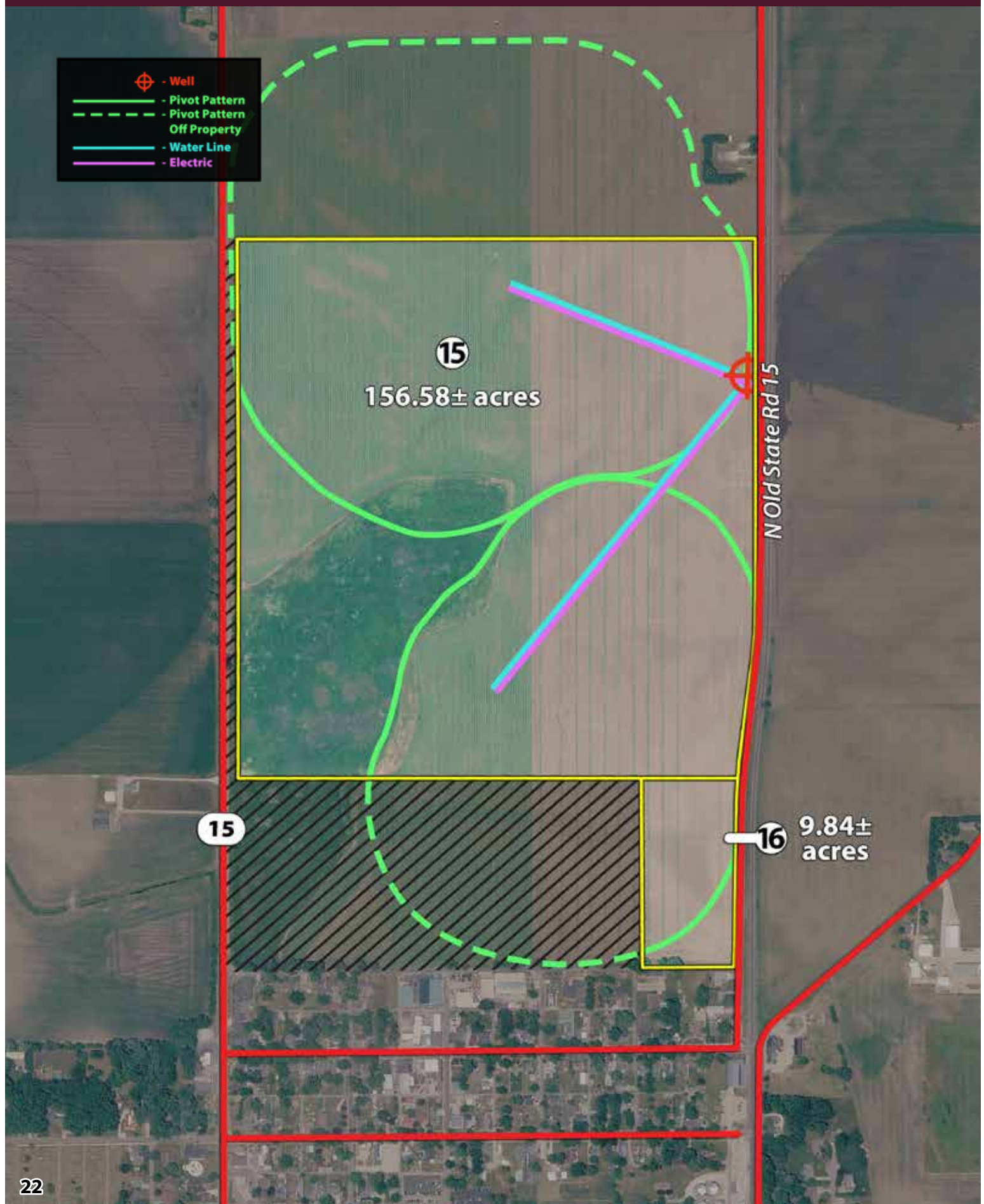
TRACT 13 MAP



TRACT 14 MAP

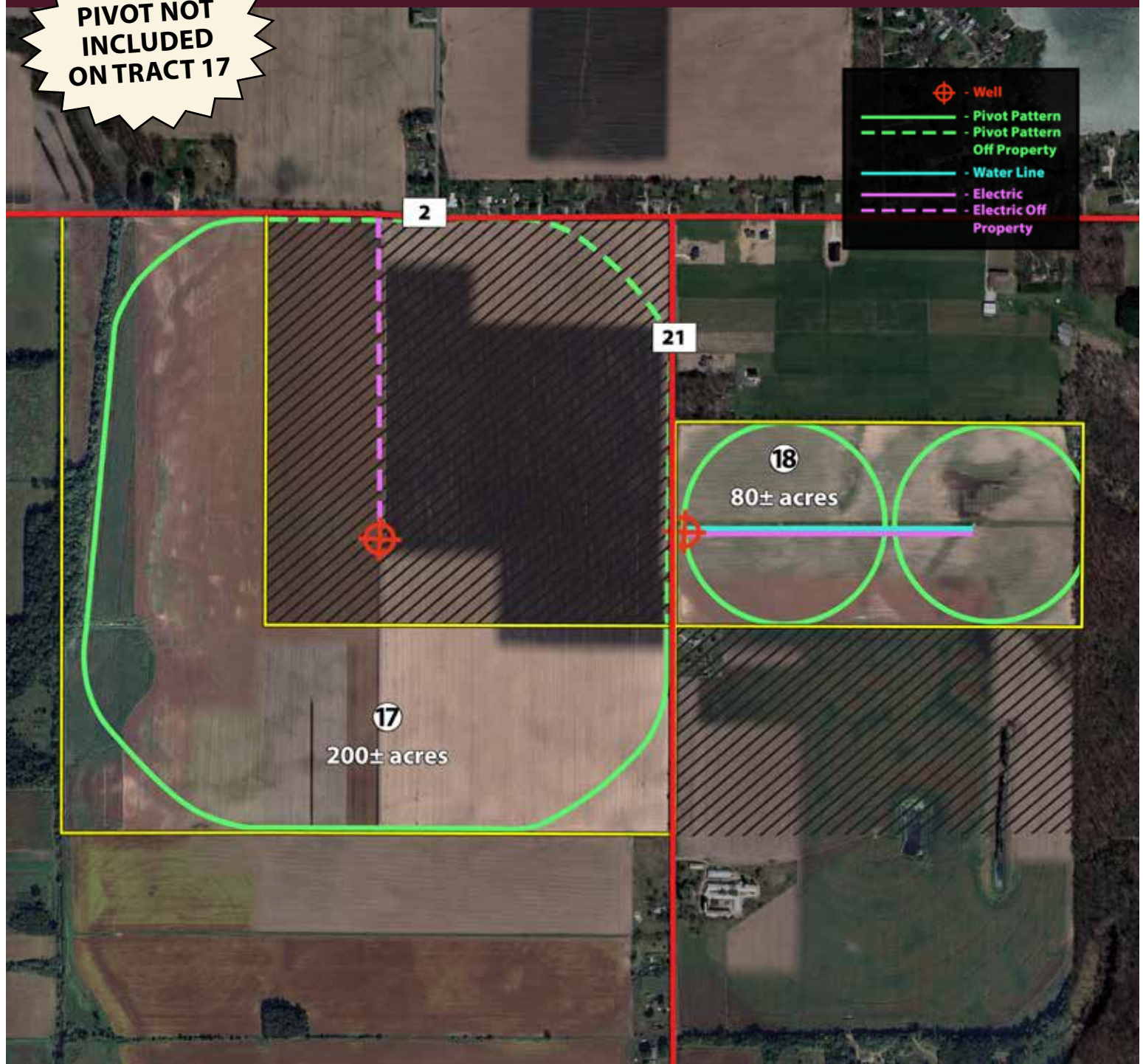


TRACTS 15 & 16 MAP



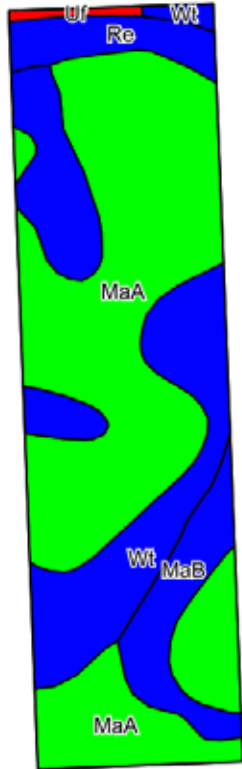
TRACTS 17 & 18 MAP

PIVOT NOT
INCLUDED
ON TRACT 17

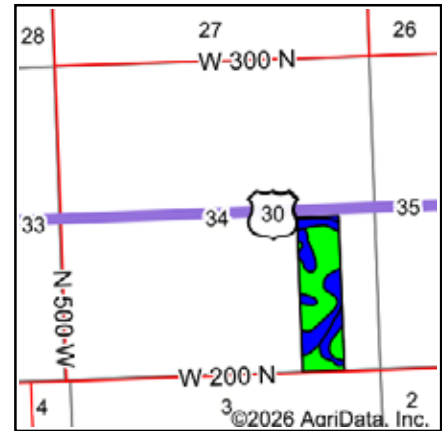


TRACT 1

TRACT 1 - SOIL MAP



©2026 AgriData, Inc.



State: **Indiana**
 County: **Kosciusko**
 Location: **34-33N-5E**
 Township: **Prairie**
 Acres: **41.83**
 Date: **7/29/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

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

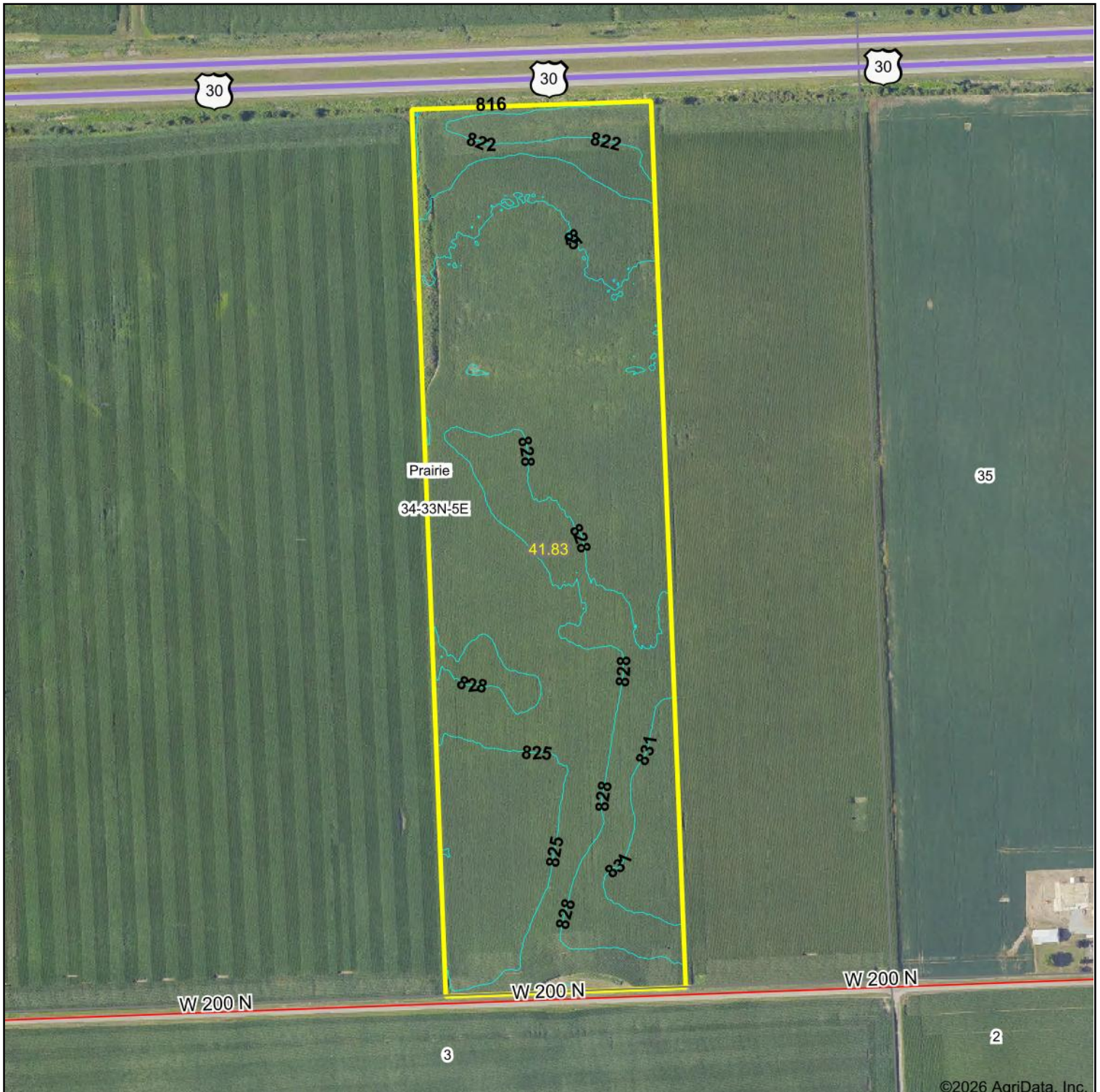


Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
MaA	Martinsville sandy loam, 0 to 2 percent slopes	24.48	58.6%		I	135	21	5	9	47	68
Wt	Whitaker loam	11.26	26.9%		IIw	154		5	10	50	69
MaB	Martinsville sandy loam, 2 to 6 percent slopes	3.46	8.3%		IIe	135	21	5	9	47	68
Re	Rensselaer loam, 0 to 1 percent slopes	2.32	5.5%		IIw	167		6	11	49	68
Uf	Udorthents-Urban land complex	0.31	0.7%		VIII						
Weighted Average					1.46	140.9	14	5	9.3	47.6	67.8

TRACT 1 - TOPO CONTOURS MAP



©2026 AgriData, Inc.



Maps Provided By



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www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 814.9

Max: 832.6

Range: 17.7

Average: 826.3

Standard Deviation: 2.49 ft

0ft 456ft 912ft



7/29/2026

34-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 15' 55.18, -85° 55' 28.44

TRACT 1 - FSA INFO

INDIANA
KOSCIUSKO



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 9790

Prepared : 7/16/26 9:11 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : 18-085-2022-19
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
43.29	42.07	42.07	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	42.07	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	17.80	0.00	150	0
Soybeans	15.33	0.00	44	0

TOTAL **33.13** **0.00**

NOTES

--

Tract Number : 18675

Description : F6 B1 SE 1/4 SEC 34 PRAIRIE TWP 105-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK AND SONS INC
Other Producers : None
Recon ID : None

TRACT 1 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9790
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract Land Data

Tract 18675 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
43.29	42.07	42.07	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	42.07	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	17.80	0.00	150
Soybeans	15.33	0.00	44
TOTAL	33.13	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.

TRACT 1 - FSA INFO

USDA Kosciusko County
Indiana

Farm 9790 Tract 18675
2026 Program Year 2024 Imagery

Map Created 04/14/2026

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

CLU	Acres	HEL	Crop
6	42.07	NHEL	



Tract Cropland Total: 42.07 acres

Tract Boundary

Noncropland

Cropland

Wetland Determination Shadown

Wetland Line

Latest Boundary

County Street

Centerline

Boundary 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 NAGP 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 (22A-CDS and attached maps) for exact boundaries and determinations or contact NRCS.

TRACT 1 - COUNTY TAX INFO

9/1/26, 12:34 PM

Beacon - Kosciusko County, IN - Report: 021-136-004.A

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-136-004.A
Tax Bill ID 021-726003-59
State ID 43-06-34-200-001.000-019
Property Address W 200 N
Warsaw
42.47
Brief Legal Description 021-136-004.A Pt W 1/2 Se 34-33-5 42.47A Per Survey
(Note: Not to be used on legal documents)
Prairie
Tax District 1.2172
Total Tax Rate 65 - Agricultural
Property Type N/A
Mortgage Co
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Sales (Assessor)

Sale Date	Sale Price	Parcel Count
9/3/2021	\$0	1
8/30/2021	\$299,625	1

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/3/2021	Superior Developing LLC	Warranty	202109	0189	
8/30/2021	Custer Phyllis Trust Phyllis M Custer Trustee	Trustee's Deed	202108	1560	SEE NOTE
5/29/2019	Custer Stanley M Living Trust	Trustee's Deed	201905	1015	SEE NOTE
2/5/2004	Custer Stanley M Living Trust	Survey			SURVEY
1/7/2004	Anglin Marion P Trust	Trustees Deed			

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss 3.11.21 Changed mailing address per P/C from Superior Excavating. br 10/18/2019 Address change per p/c taxpayer/aud.ab 1.14.19 Stanley M Custer died on 12/20/18 (92).cl

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$9,168.00	\$4,584.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$76,400.00	\$76,400.00	\$82,200.00	\$68,500.00	\$54,000.00	\$46,500.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TRACT 1 - COUNTY TAX INFO

9/1/26, 12:34 PM

Beacon - Kosciusko County, IN - Report: 021-136-004.A

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	549	Huffer, David (549)	42.47	Z - Rate	2.31	20	0
2024 Pay 2025	549	Huffer, David (549)	42.47	Z - Rate	2.31	20	0
2023 Pay 2024	549	Huffer, David (549)	42.47	Z - Rate	2.31	20	0
2022 Pay 2023	549	Huffer, David (549)	42.47	Z - Rate	2.31	20	0
2021 Pay 2022	549	Huffer, David (549)	42.47	Z - Rate	2.31	20	98.1
2020 Pay 2021	549	Huffer, David (549)	42.47	Z - Rate	2.31	20	0
2019 Pay 2020	549	Huffer, David (549)	42.47	Z - Rate	2.31	20	98.1

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	76,400	0	76,400
Total	76,400	0	76,400

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$437.07	\$516.34	\$420.08	\$328.84	\$283.54
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$437.07	\$516.34	\$420.08	\$328.84	\$283.54
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$98.10
					Huffer, David - \$98.10
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$874.14	\$1,032.68	\$840.16	\$657.68	\$665.18
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$874.14)	(\$1,032.68)	(\$840.16)	(\$657.68)	(\$665.18)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365438	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$437.07
2025 Pay 2026	3365439	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$437.07
2024 Pay 2025	3317785	10/10/2025	34132/Polk&Sons	10/10/2025	\$516.34
2024 Pay 2025	3271639	5/2/2025	34219/BaileySally	5/2/2025	\$516.34
2023 Pay 2024	3249519	11/12/2024	11/18/24 LCB	11/18/2024	\$420.08
2023 Pay 2024	3198331	5/10/2024	34040/Polk&Sons	5/10/2024	\$420.08
2022 Pay 2023	3149003	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$328.84

TRACT 1 - COUNTY TAX INFO

9/1/26, 12:34 PM

Beacon - Kosciusko County, IN - Report: 021-136-004.A

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2022 Pay 2023	3109562	5/10/2023	LCB Lockbox	5/16/2023	\$328.84
2021 Pay 2022	3047577	11/10/2022	1588/33909/2400Polk	11/16/2022	\$332.59
2021 Pay 2022	3005180	5/10/2022	2372/33875/1446Polk	5/12/2022	\$332.59
2020 Pay 2021	2914890	9/7/2021	14931/CenterTitle	9/7/2021	\$287.50
2020 Pay 2021	2901263	5/10/2021	1004 Dale Custer	5/11/2021	\$287.50
2019 Pay 2020	2822050	11/2/2020	1682mPhyllisCuster	11/2/2020	\$386.08
2019 Pay 2020	2769669	4/29/2020	774 Lb PhyllisCuster	4/29/2020	\$386.08

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-34-200-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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Last Data Upload: 9/1/2026, 10:26:26 AM

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TRACT 1 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260349

Commitment No.: 260349

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 EXTRACTIONAL 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, Stewart Title Guaranty, a Texas company (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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TRACT 1 - PRELIMINARY TITLE

- 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.
 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.

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Commitment for Title Insurance (07-01-2021)



260349

TRACT 1 - PRELIMINARY TITLE

- 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.
- 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.

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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TRACT 1 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260349

Commitment No.: 260349

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260349
Issuing Office File No.: 260349
Property Address: W 200 N, Warsaw, IN 46582

SCHEDULE A

1. Commitment Date: August 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk & Sons, Inc., an Indiana Corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260349

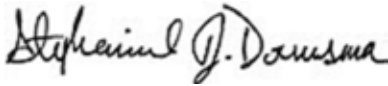
TRACT 1 - PRELIMINARY TITLE

SCHEDULE A (Continued)

Part of the East Half of the Southeast Quarter of Section 34, Township 33 North, Range 5 East, Kosciusko County, Indiana, more particularly described as follows, to wit:

Commencing at a PK nail found at the Southeast corner of said Southeast Quarter; thence South 90 degrees 00 minutes West (assumed bearing), on and along the South line of said Southeast Quarter a distance of 618.43 feet to a Mag nail at the true point of beginning; thence continuing South 90 degrees 00 minutes West on and along said South line, being within the right-of-way of County Road 200 North, a distance of 706.0 feet to a Mag nail at the Southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 06 minutes 49 seconds West, on and along the West line of said East Half, a distance of 2617.05 feet to a 5/8-inch diameter iron pin capped "Walker" on the South right-of-way line of U.S. Highway Number 30 (said South right-of-way line being a limited access right-of-way); thence South 89 degrees 59 minutes 06 seconds East, on and along said South right-of-way line, a distance of 707.70 feet to a 5/8-inch diameter iron pin capped "Walker"; thence South 00 degrees 04 minutes 35 seconds East, parallel to the East line of said Southeast Quarter, a distance of 2616.86 feet to the true point of beginning. Containing 42.466 acres, more or less.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized
Signatory


Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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Commitment for Title Insurance (07-01-2021)
Schedule A



260349

TRACT 1 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260349

Commitment No.: 260349

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260349

TRACT 1 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons Inc stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260349

TRACT 1 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260349

Commitment No.: 260349

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260349

TRACT 1 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-34-200-001.000-019
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-136-004.A Pt W 1/2 Se 34-33-5 42.47A Per Survey
Spring Installment \$437.07 - PAID
Fall Installment \$437.07 - PAID
- Assessed Valuations: 2025-2026
Land \$76400
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$4584
Net Valuations \$71816
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Subject to survey from J.K. Walker & Associates, P.C. completed by Jerry K. Walker, License No. S0012, Job No. KW-175"B", dated December 15, 2003 and recorded on February 5, 2004 as Instrument No. 2004-00-1911, Kosciusko County Records.
9. Right-of-way of US 30 along the North side of said tract.
10. Right-of-way of 200 N along the South side of said tract.
11. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
12. Rights of way for drainage tiles, feeders and laterals, if any.
13. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

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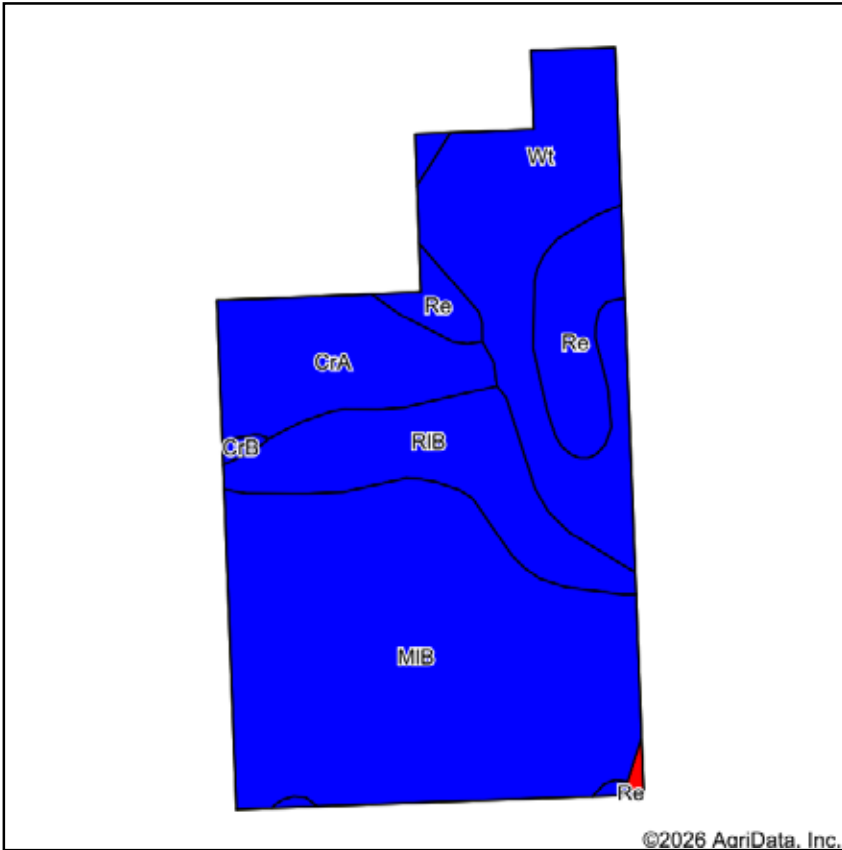
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260349

TRACT 2

TRACT 2 - SOIL MAP



State: **Indiana**
 County: **Kosciusko**
 Location: **34-33N-5E**
 Township: **Prairie**
 Acres: **59.42**
 Date: **7/28/2026**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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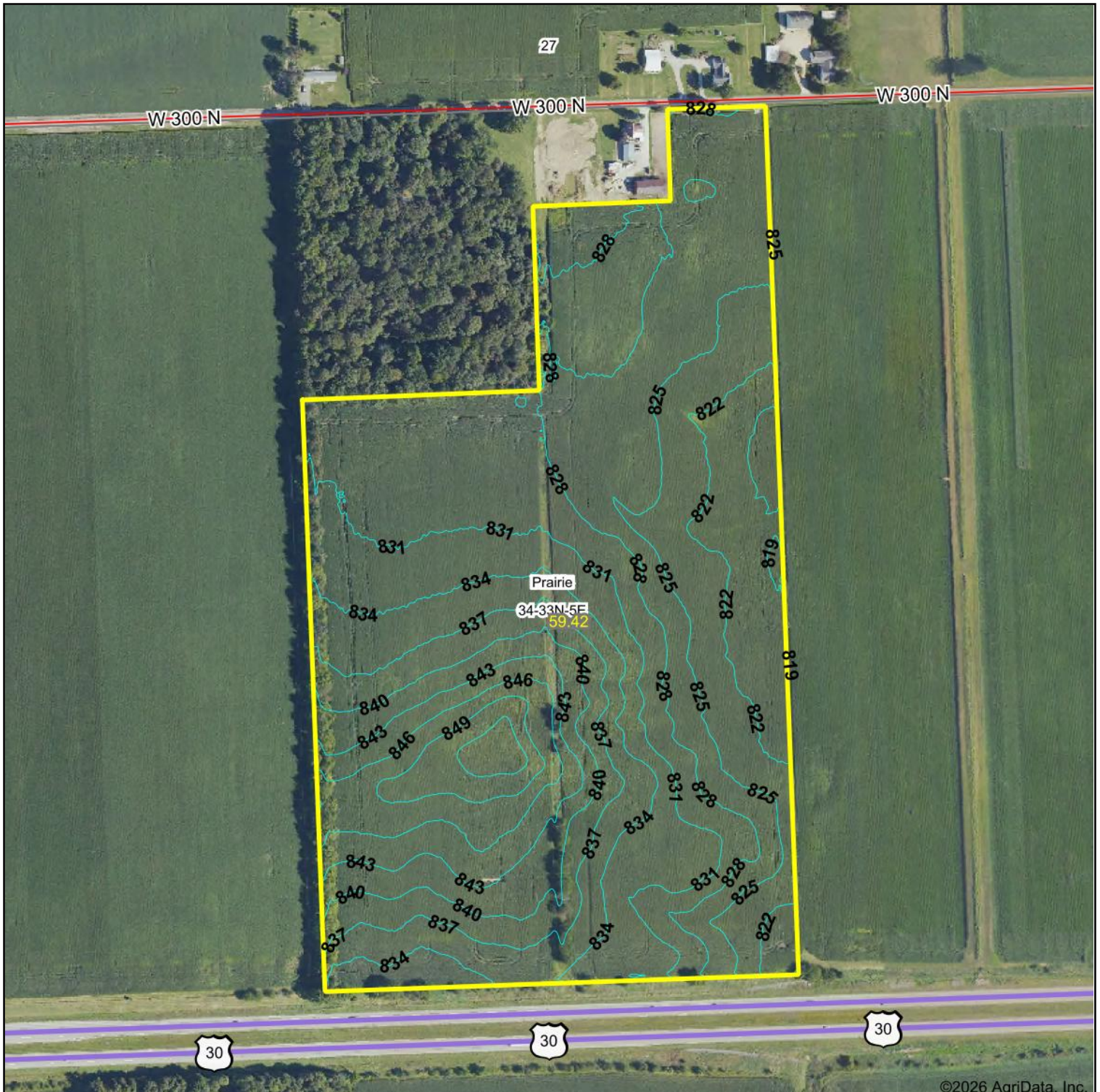


Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
MIB	Miami loam, 2 to 6 percent slopes	27.27	45.9%		Ile	144	17	5			10	48	63
Wt	Whitaker loam	12.64	21.3%		Ilw	154		5			10	50	69
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	7.33	12.3%		Ile	141	1	5	8	8	1	49	58
CrA	Crosier loam, 0 to 1 percent slopes	6.79	11.4%		Ilw	154		5			10	50	69
Re	Rensselaer loam, 0 to 1 percent slopes	5.09	8.6%		Ilw	167		6			11	49	68
CrB	Crosier loam, 1 to 4 percent slopes	0.18	0.3%		Ile	155		5			10	50	69
Uf	Udorthents-Urban land complex	0.12	0.2%		VIII								
Weighted Average					2.01	148.6	7.9	5.1	1	1	9	48.8	64.7

TRACT 2 - TOPO CONTOURS MAP



Maps Provided By



© AgriData, Inc. 2025

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 817.6

Max: 854.2

Range: 36.6

Average: 832.1

Standard Deviation: 7.91 ft

0ft 434ft 868ft



7/28/2026

34-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 16' 21.75, -85° 55' 59.76

TRACT 2 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1630

Prepared : 7/16/26 8:50 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
60.95	56.90	56.90	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	56.90	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	30.88	0.00	135	0
Soybeans	26.02	0.00	49	0

TOTAL **56.90** **0.00**

NOTES

--

Tract Number : 1361

Description : E6 B2 NW 1/4 SEC 34 PRAIRIE TWP 45-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK FAMILY FARMS INC
Other Producers : None
Recon ID : None

TRACT 2 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1630
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 1361 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
60.95	56.90	56.90	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	56.90	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	30.88	0.00	135
Soybeans	26.02	0.00	49
TOTAL	56.90	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TRACT 2 - FSA INFO

Farm 1630 Tract 1361
2026 Program Year 2024 Imager

File Created 04/14/2006

CLU	Acres	HEL	Crop
9	56.9	NHEL	

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



Tract Cropland Total: 56.90 acres

- Thief Boundary**
 Neotropolis
 Cleptland
Method Determination Identifier
 Permitted Use
 Limited Permittance
County Street Centerline
 Transfer from Comprehensive Compliance Provisions

TRACT 2 - TAX INFO

9/1/26, 12:33 PM

Beacon - Kosciusko County, IN - Report: 021-134-001

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-134-001
Tax Bill ID 021-716003-30
State ID 43-06-34-400-095.000-019
Property Address W 300 N
Warsaw
Acres 59.36
Brief Legal Description 021-134-001 E 1/2 NW 34-33-5 59.36A
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/12/2017			201712	0400	SPLIT
11/2/2017			201711	0107	SPLIT
8/16/2017	Plummer Louise M	Personal Representative Deed	201708	0604	SEE NOTE
3/13/2009	Plummer Robert E & Louise M	AFFIDAVIT	2009	030594	SEE NOTE* SUR
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss 5/17/2021 Changed tax mailing address per return mail/assessor. hb 5.9.17 Address changed per returned mail/Assessor. br 07/15/2016 Louise Plummer died on 06/24/2016 (92). HC

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$15,192.00	\$7,596.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$126,600.00	\$126,600.00	\$136,100.00	\$113,400.00	\$89,600.00	\$77,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TRACT 2 - TAX INFO

9/1/26, 12:33 PM

Beacon - Kosciusko County, IN - Report: 021-134-001

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	585	Pole Run (585)	3.63	Z - Rate	3	40	40
2025 Pay 2026	549	Huffer, David (549)	55.73	Z - Rate	2.31	20	0
2024 Pay 2025	585	Pole Run (585)	3.63	Z - Rate	3	40	40
2024 Pay 2025	549	Huffer, David (549)	55.73	Z - Rate	2.31	20	0
2023 Pay 2024	549	Huffer, David (549)	59.36	Z - Rate	2.31	20	0
2022 Pay 2023	549	Huffer, David (549)	59.36	Z - Rate	2.31	20	0
2021 Pay 2022	549	Huffer, David (549)	59.36	Z - Rate	2.31	20	137.12
2020 Pay 2021	549	Huffer, David (549)	59.36	Z - Rate	2.31	20	0
2019 Pay 2020	549	Huffer, David (549)	59.36	Z - Rate	2.31	20	137.12

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	126,600	0	126,600
Total	126,600	0	126,600

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$724.26	\$854.91	\$695.42	\$545.62	\$469.51
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$724.26	\$854.91	\$695.42	\$545.62	\$469.51
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$40.00	\$40.00	\$0.00	\$0.00	\$137.12
	Pole Run - \$40.00	Pole Run - \$40.00		Huffer, David - \$137.12	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,488.52	\$1,749.82	\$1,390.84	\$1,091.24	\$1,076.14
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,488.52)	(\$1,749.82)	(\$1,390.84)	(\$1,091.24)	(\$1,076.14)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365447	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$744.26
2025 Pay 2026	3365448	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$744.26
2024 Pay 2025	3316756	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$874.91
2024 Pay 2025	3297983	5/12/2025	2557/ShepherdKarla	5/12/2025	\$874.91
2023 Pay 2024	3249499	11/12/2024	11/18/24 LCB	11/18/2024	\$695.42

TRACT 2 - TAX INFO

9/1/26, 12:33 PM

Beacon - Kosciusko County, IN - Report: 021-134-001

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2023 Pay 2024	3198307	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$695.42
2022 Pay 2023	3146347	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$545.62
2022 Pay 2023	3109575	5/10/2023	LCB Lockbox	5/16/2023	\$545.62
2021 Pay 2022	3047603	11/10/2022	1588/33909/2400Polk	11/16/2022	\$538.07
2021 Pay 2022	3005208	5/10/2022	2372/33875/1446Polk	5/12/2022	\$538.07
2020 Pay 2021	2942660	11/10/2021	2350/33835/1297	11/12/2021	\$476.47
2020 Pay 2021	2901717	5/10/2021	33738/2313 Polk	5/11/2021	\$476.47
2019 Pay 2020	2846433	11/10/2020	1051/33677/2291Polk	11/17/2020	\$626.88
2019 Pay 2020	2776478	5/5/2020	2278/33623osdbPolk	5/5/2020	\$626.88

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-34-400-095.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 9/1/2026, 10:26:26 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

TRACT 2 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

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 EXTRACTIONAL 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, Essent Title Insurance, Inc., a Pennsylvania 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 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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TRACT 2 - PRELIMINARY TITLE

- 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.
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.

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Commitment for Title Insurance (07-01-2021)



260353

TRACT 2 - PRELIMINARY TITLE

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.
- 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.

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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TRACT 2 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE Issued by ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260353
Issuing Office File No.: 260353
Property Address: W 300 N, Warsaw, IN 46582

SCHEDULE A

1. Commitment Date: August 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk Family Farms, Inc., an Indiana Corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260353

TRACT 2 - PRELIMINARY TITLE

SCHEDULE A (Continued)

All that part of the East Half of the Northwest Quarter of Section 34, Township 33 North, Range 5 East, which lies North of the right-of-way of U.S. Highway 30, in Kosciusko County, Indiana.

LESS AND EXCEPTING:

A tract of land in the Northwest Quarter of Section 34, Township 33 North, Range 5 East, Prairie Township, Kosciusko County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Northeast corner of the Northwest Quarter of said Section 34, within the right-of-way of County Road 300 North; thence South 88 degrees 57 minutes 10 seconds West, (basis of bearings established by INDOT VRS Base, using Indiana East NAD83 coordinate system), along the North line of said Northwest Quarter and within said right-of-way, 272.96 feet to a Mag nail and the Point of Beginning; thence South 01 degrees 14 minutes 00 seconds East, parallel with the West line of the East half of said Northwest Quarter, 273.00 feet to a McCrea cap pin; thence South 88 degrees 57 minutes 10 seconds West, parallel with said North line, 384.00 feet to a McCrea cap pin; thence North 01 degree 14 minutes 00 seconds West, parallel with said West line, 273.00 feet to a Mag nail on said North line and within said right-of-way; thence North 88 degrees 57 minutes 10 seconds East, along said North line and within said right-of-way, 384.00 feet to a Mag nail to the Point of Beginning, containing 2.40 acres, more or less.

LESS AND EXCEPTING:

A tract of land in the Northwest Quarter of Section 34, Township 33 North, Range 5 East, Prairie Township, Kosciusko County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Northeast corner of the Northwest Quarter of said section 34, within the right-of-way of County Road 300 North; thence South 88° 57' 10" West, (basis of bearings established by INDOT VRS Base, using Indiana East NAD83 coordinate system), along the North line of said Northwest Quarter and within said right-of-way, 656.96 feet to a Mag nail and the Point of Beginning; thence South 01° 14' 00" East, parallel with the West line of the East Half of said Northwest Quarter, 786.00 feet to a McCrea cap pin; thence South 88° 57' 10" West, parallel with said North line, 665.00 feet to a McCrea cap pin on said West line; thence North 01° 14' 00" West, along said West line, 786.00 feet to a Mag nail on said North line and within said right-of-way; thence North 88° 57' 10" East along said North line and within said right-of-way, 665.00 feet to the Point of Beginning, containing 12.00 acres more or less.

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Commitment for Title Insurance (07-01-2021)
Schedule A

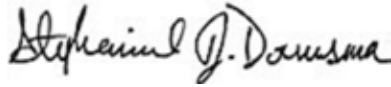


260353

TRACT 2 - PRELIMINARY TITLE

SCHEDULE A (Continued)

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.



Mark A. Casale, President/CEO

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Commitment for Title Insurance (07-01-2021)
Schedule A



260353

TRACT 2 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260353

TRACT 2 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms Inc stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260353

TRACT 2 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260353

TRACT 2 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-34-400-095.000-019
Township: Prairie
Assessed in the name of: Polk Family Farms Inc
Legal: 021-134-001 E 1/2 NW 34-33-5 59.36A
Spring Installment \$724.26 - PAID
Fall Installment \$724.26 - PAID
- | | |
|-------------------------|-----------|
| Assessed Valuations: | 2025-2026 |
| Land | \$126600 |
| Improvements | \$0 |
| Exemptions (Homeowners) | \$0 |
| Exemptions (Supp. HC) | \$0 |
| Exemptions (OTHER) | \$7596 |
| Net Valuations | \$119004 |
- Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Ditch assessment for the Pole Run Ditch, Parcel No. 585 in the amount of \$20.00 each installment.
Spring Installment-PAID, Fall Installment-PAID
9. Right-of-way of 300 N along the North side of said tract.
10. Right-of-way of U.S. 30 along the South side of said tract.
11. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
12. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
13. Rights of way for drainage tiles, feeders and laterals, if any.

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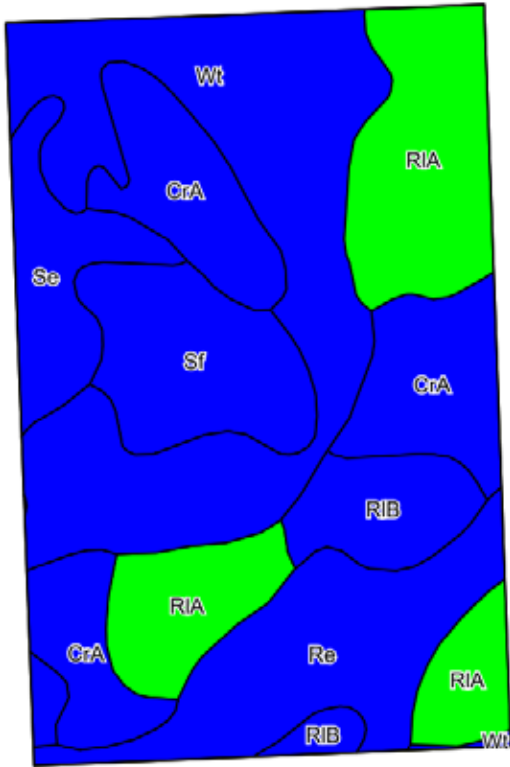
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



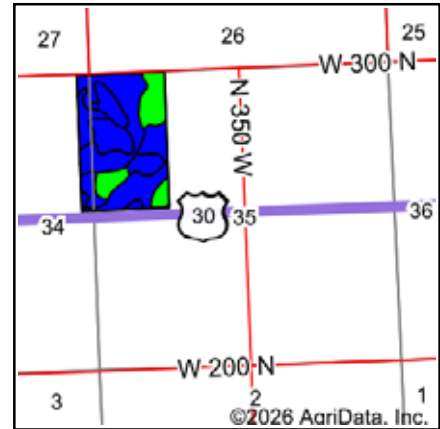
260353

TRACT 3

TRACT 3 - SOIL MAP



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State: **Indiana**
County: **Kosciusko**
Location: **35-33N-5E**
Township: **Prairie**
Acres: **86.02**
Date: **7/29/2026**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Wt	Whitaker loam	24.59	28.6%		Ilw	154		5				10	50	69
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	16.50	19.2%		le	141	1	5	8	8		1	49	58
CrA	Crosier loam, 0 to 1 percent slopes	15.16	17.6%		Ilw	154		5				10	50	69
Re	Rensselaer loam, 0 to 1 percent slopes	11.22	13.0%		Ilw	167		6				11	49	68
Sf	Sebewa mucky loam	8.06	9.4%		Ilw	131		4			1	9	33	52
Se	Sebewa loam, drained, 0 to 1 percent slopes	5.37	6.2%		Ilw	133		4				9	37	65
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	5.12	6.0%		Ile	141	1	5	8	8		1	49	58
Weighted Average					1.81	149	0.3	5	2	2	0.1	7.7	47.2	64.3

TRACT 3 - TOPO CONTOURS MAP



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 823.5

Max: 841.6

Range: 18.1

Average: 829.8

Standard Deviation: 3.77 ft

0ft 435ft 870ft



7/29/2026

35-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 16' 22.64, -85° 55' 9.44

Maps Provided By



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www.AgriDataInc.com

TRACT 3 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6231

Prepared : 7/16/26 9:11 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
86.34	83.72	83.72	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	83.72	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	59.47	0.00	163	0
Soybeans	19.83	0.00	51	0

TOTAL **79.30** **0.00**

NOTES

Tract Number : 18048

Description : F6 A1 LEFT SW1/4SECNE1/4SEC34NW1/4SEC35PRAIRIE104L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK AND SONS INC
Other Producers : None
Recon ID : None

TRACT 3 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6231
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract Land Data

Tract 18048 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
86.34	83.72	83.72	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	83.72	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	59.47	0.00	163
Soybeans	19.83	0.00	51
TOTAL	79.30	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.

TRACT 3 - FSA INFO

Farm 6231 Tract 18048
2026 Program Year 2024 Imagery

Map Created 04/14/2026

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



CLU	Acres	HEL	Crop
2	83.72	NHEL	

Tract Cropland Total: 83.72 acres

- Threat Boundary** **Method Domination Identifier**
-  Micrograph  Particulate Use
-  Copied  Latent Provenance
- County_Sheet_Center **Threats from Concomitant Compliance Provisions**

TRACT 3 - TAX INFO

9/1/26, 12:32 PM

Beacon - Kosciusko County, IN - Report: 021-138-002.A

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-138-002.A
Tax Bill ID 021-726003-30
State ID 43-06-35-400-222.000-019
Property Address W 300 N
Warsaw
23.27
Brief Legal Description 021-138-002.A Pt W 1/2 W 1/2 Nw 35-33-5 23.27A Per Survey
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
6/25/2002	Polk & Sons Inc	Survey			SURVEY
5/16/2002	Vandermark Everett L Trust 1/2 Etal	Trustees Deed			

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$6,324.00	\$3,162.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$52,700.00	\$52,700.00	\$56,700.00	\$47,300.00	\$37,300.00	\$32,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2024 Pay 2025	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2023 Pay 2024	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2022 Pay 2023	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2021 Pay 2022	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	53.76
2020 Pay 2021	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2019 Pay 2020	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	53.76

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9/1/26, 12:32 PM

Beacon - Kosciusko County, IN - Report: 021-138-002.A

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	52,700	0	52,700
	Total	52,700	0	52,700

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$301.49	\$356.16	\$290.06	\$227.14	\$195.73
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$301.49	\$356.16	\$290.06	\$227.14	\$195.73
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$53.76
				Huffer, David -	\$53.76
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$602.98	\$712.32	\$580.12	\$454.28	\$445.22
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$602.98)	(\$712.32)	(\$580.12)	(\$454.28)	(\$445.22)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365442	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$301.49
2025 Pay 2026	3365443	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$301.49
2024 Pay 2025	3317787	10/10/2025	34132/Polk&Sons	10/10/2025	\$356.16
2024 Pay 2025	3271641	5/2/2025	34219/BaileySally	5/2/2025	\$356.16
2023 Pay 2024	3249521	11/12/2024	11/18/24 LCB	11/18/2024	\$290.06
2023 Pay 2024	3198333	5/10/2024	34040/Polk&Sons	5/10/2024	\$290.06
2022 Pay 2023	3148999	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$227.14
2022 Pay 2023	3109560	5/10/2023	LCB Lockbox	5/16/2023	\$227.14
2021 Pay 2022	3047576	11/10/2022	1588/33909/2400Polk	11/16/2022	\$222.61
2021 Pay 2022	3005179	5/10/2022	2372/33875/1446Polk	5/12/2022	\$222.61
2020 Pay 2021	2942633	11/10/2021	2350/33835/1297	11/12/2021	\$198.94
2020 Pay 2021	2901690	5/10/2021	33738/2313 Polk	5/11/2021	\$198.94
2019 Pay 2020	2846406	11/10/2020	1051/33677/2291Polk	11/17/2020	\$259.56
2019 Pay 2020	2776451	5/5/2020	2278/33623osdbPolk	5/5/2020	\$259.56

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Beacon - Kosciusko County, IN - Report: 021-138-002.A

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-35-400-222.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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9/1/26, 12:32 PM

Beacon - Kosciusko County, IN - Report: 021-133-001

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-133-001
Tax Bill ID 021-722000-20
State ID 43-06-34-100-077.000-019
Property Address W 300 N
Warsaw
23.27
Acres
Brief Legal Description 021-133-001 Pt E1/2 E1/2 E1/2 Ne 34-33-5 & Pt W1/2 W1/2 W1/2 Nw 35-33-5 23.27A Per Survey
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
6/25/2002	Polk & Sons Inc	Survey			SURVEY
5/16/2002	Vandermark Everett L Trust 1/2 Etal	Trustees Deed			NOTE COMBINE
9/30/1999	First Nat'l Bank Trustee	Trustees Deed			ETAL
9/18/1986	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$6,216.00	\$3,108.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$51,800.00	\$51,800.00	\$55,700.00	\$46,400.00	\$36,700.00	\$31,500.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2024 Pay 2025	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2023 Pay 2024	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2022 Pay 2023	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2021 Pay 2022	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	53.76
2020 Pay 2021	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	0
2019 Pay 2020	549	Huffer, David (549)	23.27	Z - Rate	2.31	20	53.76

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Beacon - Kosciusko County, IN - Report: 021-133-001

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	51,800	0	51,800
	Total	51,800	0	51,800

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$296.34	\$349.88	\$284.55	\$223.48	\$192.07
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$296.34	\$349.88	\$284.55	\$223.48	\$192.07
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$53.76
					Huffer, David - \$53.76
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$592.68	\$699.76	\$569.10	\$446.96	\$437.90
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$592.68)	(\$699.76)	(\$569.10)	(\$446.96)	(\$437.90)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365436	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$296.34
2025 Pay 2026	3365437	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$296.34
2024 Pay 2025	3317784	10/10/2025	34132/Polk&Sons	10/10/2025	\$349.88
2024 Pay 2025	3271638	5/2/2025	34219/BaileySally	5/2/2025	\$349.88
2023 Pay 2024	3249518	11/12/2024	11/18/24 LCB	11/18/2024	\$284.55
2023 Pay 2024	3198330	5/10/2024	34040/Polk&Sons	5/10/2024	\$284.55
2022 Pay 2023	3149001	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$223.48
2022 Pay 2023	3109563	5/10/2023	LCB Lockbox	5/16/2023	\$223.48
2021 Pay 2022	3047575	11/10/2022	1588/33909/2400Polk	11/16/2022	\$218.95
2021 Pay 2022	3005178	5/10/2022	2372/33875/1446Polk	5/12/2022	\$218.95
2020 Pay 2021	2942632	11/10/2021	2350/33835/1297	11/12/2021	\$195.20
2020 Pay 2021	2901689	5/10/2021	33738/2313 Polk	5/11/2021	\$195.20
2019 Pay 2020	2846405	11/10/2020	1051/33677/2291Polk	11/17/2020	\$255.36
2019 Pay 2020	2776450	5/5/2020	2278/33623osdbPolk	5/5/2020	\$255.36

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Beacon - Kosciusko County, IN - Report: 021-133-001

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-34-100-077.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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9/21/26, 2:37 PM

Beacon - Kosciusko County, IN - Report: 021-138-002

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-138-002
Tax Bill ID 021-722000-30
State ID 43-06-35-400-161.000-019
Property Address 300 N
Warsaw
Acres 40.00
Brief Legal Description 021-138-002 W 1/2 Nw 35-33-5 40.00A Per Survey
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
6/25/2002	Polk & Sons Inc	Survey			SURVEY
5/16/2002	Vandermark Everett L Trust 1/2 Etal	Trustees Deed			SPLIT
5/16/2002	Vandermark Everett L Trust 1/2 Etal	Trustees Deed			
5/16/2002	Vandermark Everett L Trust 1/2 Etal	Trustees Deed			SPLIT
9/30/1999	First Nat'l Bank Trustee	Trustees Deed			ETAL
9/18/1986	Conversion Record				SEE NOTE

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$10,716.00	\$5,358.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$89,300.00	\$89,300.00	\$96,000.00	\$80,000.00	\$63,200.00	\$54,300.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	549	Huffer, David (549)	40	Z - Rate	2.31	20	0
2024 Pay 2025	549	Huffer, David (549)	40	Z - Rate	2.31	20	0
2023 Pay 2024	549	Huffer, David (549)	40	Z - Rate	2.31	20	0
2022 Pay 2023	549	Huffer, David (549)	40	Z - Rate	2.31	20	0
2021 Pay 2022	549	Huffer, David (549)	40	Z - Rate	2.31	20	92.4
2020 Pay 2021	549	Huffer, David (549)	40	Z - Rate	2.31	20	0
2019 Pay 2020	549	Huffer, David (549)	40	Z - Rate	2.31	20	92.4

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9/21/26, 2:37 PM

Beacon - Kosciusko County, IN - Report: 021-138-002

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	89,300	0	89,300
	Total	89,300	0	89,300

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$510.87	\$603.02	\$490.60	\$384.86	\$331.10
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$510.87	\$603.02	\$490.60	\$384.86	\$331.10
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$92.40
					Huffer, David - \$92.40
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,021.74	\$1,206.04	\$981.20	\$769.72	\$754.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,021.74)	(\$1,206.04)	(\$981.20)	(\$769.72)	(\$754.60)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365440	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$510.87
2025 Pay 2026	3365441	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$510.87
2024 Pay 2025	3317786	10/10/2025	34132/Polk&Sons	10/10/2025	\$603.02
2024 Pay 2025	3271640	5/2/2025	34219/BaileySally	5/2/2025	\$603.02
2023 Pay 2024	3249520	11/12/2024	11/18/24 LCB	11/18/2024	\$490.60
2023 Pay 2024	3198332	5/10/2024	34040/Polk&Sons	5/10/2024	\$490.60
2022 Pay 2023	3149000	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$384.86
2022 Pay 2023	3109561	5/10/2023	LCB Lockbox	5/16/2023	\$384.86
2021 Pay 2022	3047578	11/10/2022	1588/33909/2400Polk	11/16/2022	\$377.30
2021 Pay 2022	3005181	5/10/2022	2372/33875/1446Polk	5/12/2022	\$377.30
2020 Pay 2021	2942634	11/10/2021	2350/33835/1297	11/12/2021	\$336.14
2020 Pay 2021	2901691	5/10/2021	33738/2313 Polk	5/11/2021	\$336.14
2019 Pay 2020	2846407	11/10/2020	1051/33677/2291Polk	11/17/2020	\$440.20
2019 Pay 2020	2776452	5/5/2020	2278/33623osdbPolk	5/5/2020	\$440.20

TRACT 3 - TAX INFO

9/21/26, 2:37 PM

Beacon - Kosciusko County, IN - Report: 021-138-002

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-35-400-161.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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TRACT 3 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260348

Commitment No.: 260348

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 EXTRACTIONAL 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, Stewart Title Guaranty, a Texas company (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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Commitment for Title Insurance (07-01-2021)

260348

TRACT 3 - PRELIMINARY TITLE

- 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.
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.

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Commitment for Title Insurance (07-01-2021)



260348

TRACT 3 - PRELIMINARY TITLE

- 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.
- 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.

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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TRACT 3 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260348

Commitment No.: 260348

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260348
Issuing Office File No.: 260348
Property Address: 300 N, Warsaw, IN 46582
W 300 N, Warsaw, IN 46582
W 300 N, Warsaw, IN 46582

SCHEDULE A

1. Commitment Date: August 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk & Sons, Inc., an Indiana Corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260348

TRACT 3 - PRELIMINARY TITLE

SCHEDULE A (Continued)

TRACT 1: PARCEL NO. 43-06-35-400-161.000-019

Part of the West half of the Northwest Quarter of Section 35, Township 33 North, Range 5 East, Kosciusko County, Indiana, more particularly described as follows, to-wit:

Commencing at a P.K. nail found at the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 30 seconds East (basis of bearings for this description is an assumed bearing of North 00 degrees 00 minutes East for the West line of the Southwest Quarter of Section 26, Township 33 North, Range 5 East), on and along the North line of said Northwest Quarter, a distance of 605.62 feet to a Mag nail at the true Point of Beginning; thence continuing North 89 degrees 43 minutes 30 seconds East, on and along said North line, being within the right-of-way of County Road 300 North, a distance of 719.11 feet to a Mag nail at the Northeast corner of the West half of said Northwest Quarter; thence South 00 degrees 20 minutes 42 seconds East, on and along the East line of said West half, a distance of 2424.52 feet to a rail iron post found at the point of intersection with the Northerly right-of-way line of U.S. Highway Number 30; thence South 89 degrees 57 minutes 55 seconds West, on and along said Northerly right-of-way line, a distance of 710.3 feet; thence South 88 degrees 03 minutes 22 seconds West, on and along said Northerly right-of-way line, a distance of 8.82 feet to an iron pin; thence North 00 degrees 20 minutes 42 seconds West, parallel to said East line, a distance of 2421.79 feet to the true Point of Beginning.

TRACT 2: PARCEL NO. 43-06-35-400-222.000-019

Part of the West half of the Northwest Quarter of Section 35, Township 33 North, Range 5 East, Kosciusko County, Indiana, more particularly described as follows, to-wit:

Commencing at a P.K. nail found at the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 30 seconds East (basis of bearings for this description is an assumed bearing of North 00 degrees 00 minutes East for the West line of the Southwest Quarter of Section 26, Township 33 North, Range 5 East), on and along the North line of said Northwest Quarter, a distance of 188.05 feet to a Mag nail at the true Point of Beginning; thence continuing North 89 degrees 43 minutes 30 seconds East, on and along said North line, being within the right-of-way of County Road 300 North, a distance of 417.57 feet to a Mag nail; thence South 00 degrees 20 minutes 42 seconds East, parallel to the East line of the West half of said Northwest Quarter, a distance of 2421.79 feet to an iron pin on the Northerly right-of-way line of U.S. Highway Number 30; thence South 88 degrees 03 minutes 22 seconds West, on and along said Northerly right-of-way line, a distance of 291.35 feet; thence South 89 degrees 57 minutes 55 seconds West, on and along said Northerly right-of-way line, a distance of 126.34 feet to an iron pin; thence North 00 degrees 20 minutes 42 seconds West, parallel to said East line, a distance of 2429.75 feet to the true Point of Beginning.

TRACT 3: PARCEL NO. 43-06-35-400-077.000-019

Part of the West half of the Northwest Quarter of Section 35, **together** with part of the Northeast Quarter of Section 34, all being in Township 33 North, Range 5 East, Kosciusko County, Indiana, and all together being more particularly described as follows, to-wit:

Beginning at a P.K. nail found at the Northwest corner of the Northwest Quarter of said Section 35; thence North 89 degrees 43 minutes 30 seconds East (basis of bearings for this description is an assumed bearing of

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Commitment for Title Insurance (07-01-2021)
Schedule A



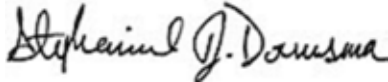
260348

TRACT 3 - PRELIMINARY TITLE

SCHEDULE A (Continued)

North 00 degrees 00 minutes East for the West line of the Southwest Quarter of Section 26, Township 33 North, Range 5 East), on and along the North line of the Northwest Quarter of said Section 35, being within the right-of-way of County Road 300 North, a distance of 188.05 feet to a Mag nail; thence South 00 degrees 20 minutes 42 seconds East, parallel to the East line of the West half of the Northwest Quarter of said Section 35, a distance of 2429.75 feet to an iron pin on the Northerly right-of-way line of U.S. Highway Number 30; thence South 89 degrees 59 minutes 55 seconds West, on and along said Northerly right-of-way line, a distance of 417.09 feet to a rail iron post found; thence North 00 degrees 21 minutes 02 seconds West, on and along a line established by existing monuments found, a distance of 2430.04 feet to a Mag nail on the North line of the Northeast Quarter of said Section 34; thence South 89 degrees 45 minutes 55 seconds East, on and along said North line, being within the right-of-way of County Road 300 North, a distance of 229.28 feet (recorded 14 rods which equals 231 feet) to the Point of Beginning.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized
Signatory


Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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Commitment for Title Insurance (07-01-2021)
Schedule A



260348

TRACT 3 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260348

Commitment No.: 260348

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260348

TRACT 3 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons Inc stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260348

TRACT 3 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260348

Commitment No.: 260348

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260348

TRACT 3 - PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-35-400-161.000-019 (**TRACT 1**)
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-138-002 W 1/2 Nw 35-33-5 40.00A Per Survey
Spring Installment \$510.87 - PAID
Fall Installment \$510.87 - PAID
- Assessed Valuations: 2025-2026
Land \$89300
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$5358
Net Valuations \$83942
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-35-400-222.000-019 (**TRACT 2**)
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-138-002.A Pt W 1/2 W 1/2 Nw 35-33-5 23.27A Per Survey
Spring Installment \$301.49 - PAID
Fall Installment \$301.49 - PAID
- Assessed Valuations: 2025-2026
Land \$52700
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$3162
Net Valuations \$49538
Taxes for the year 2026 are now a lien but are not due and payable until 2027

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

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260348

TRACT 3 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

9. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-34-100-077.000-019 **(TRACT 3)**
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-133-001 Pt E1/2 E1/2 E1/2 Ne 34-33-5 & Pt W1/2 W1/2 W1/2 Nw 35-33-5 23.27A Per Survey
Spring Installment \$296.34 - PAID
Fall Installment \$296.34 - PAID
- | | |
|-------------------------|-----------|
| Assessed Valuations: | 2025-2026 |
| Land | \$51800 |
| Improvements | \$0 |
| Exemptions (Homeowners) | \$0 |
| Exemptions (Supp. HC) | \$0 |
| Exemptions (OTHER) | \$3108 |
| Net Valuations | \$48692 |
- Taxes for the year 2026 are now a lien but are not due and payable until 2027
10. Subject to Right of Way Easement between First National Bank of Warsaw, Trustee of the Trust of Everett L. Vandermark and Trust of Ethel A. Vandermark as Grantor and PSI Energy, Inc., an Indiana corporation as Grantee, dated July 3 1991 and recorded on August 9, 1991 as Instrument No. 346-500, Kosciusko County Records.
11. Subject to survey by J.K. Walker & Associates, P.C. completed by Kevin R. Michel, license no. 870006 as Job No. JD-176, dated March 26, 2002 and recorded on June 25, 2002 as Instrument No. 2002061484, Kosciusko County Records.
12. Right-of-way of US 30 along the South side of said tracts.
13. Right-of-way of 300 N along the North side of said tracts.
14. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
15. Rights of way for drainage tiles, feeders and laterals, if any.

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

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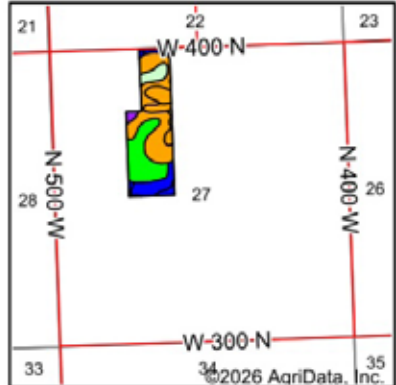
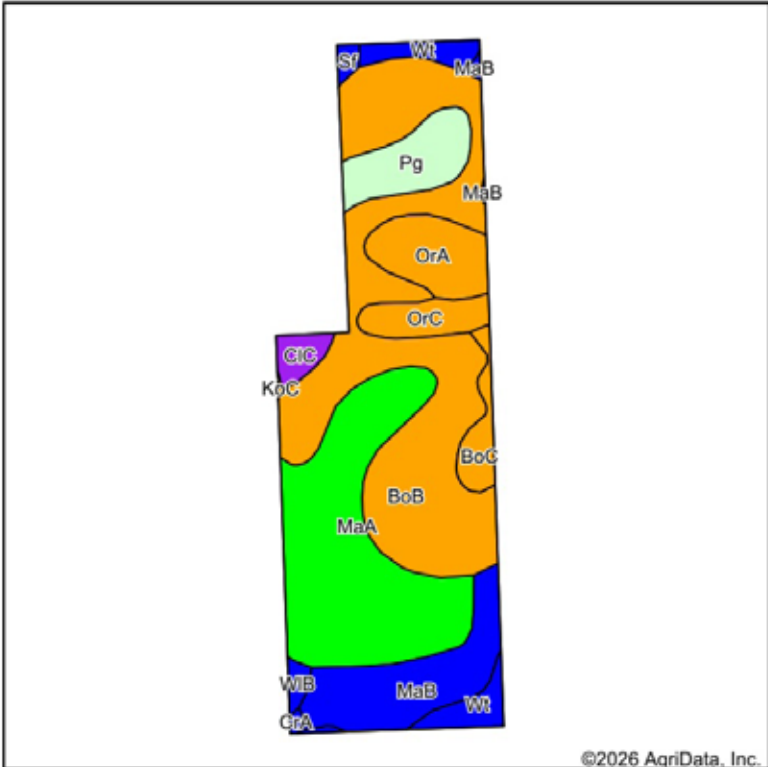
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260348

TRACT 4

TRACT 4 - SOIL MAP



State: **Indiana**
County: **Kosciusko**
Location: **27-33N-5E**
Township: **Prairie**
Acres: **42.58**
Date: **7/29/2026**



Maps Provided By



Soils data provided by USDA and NRCS.

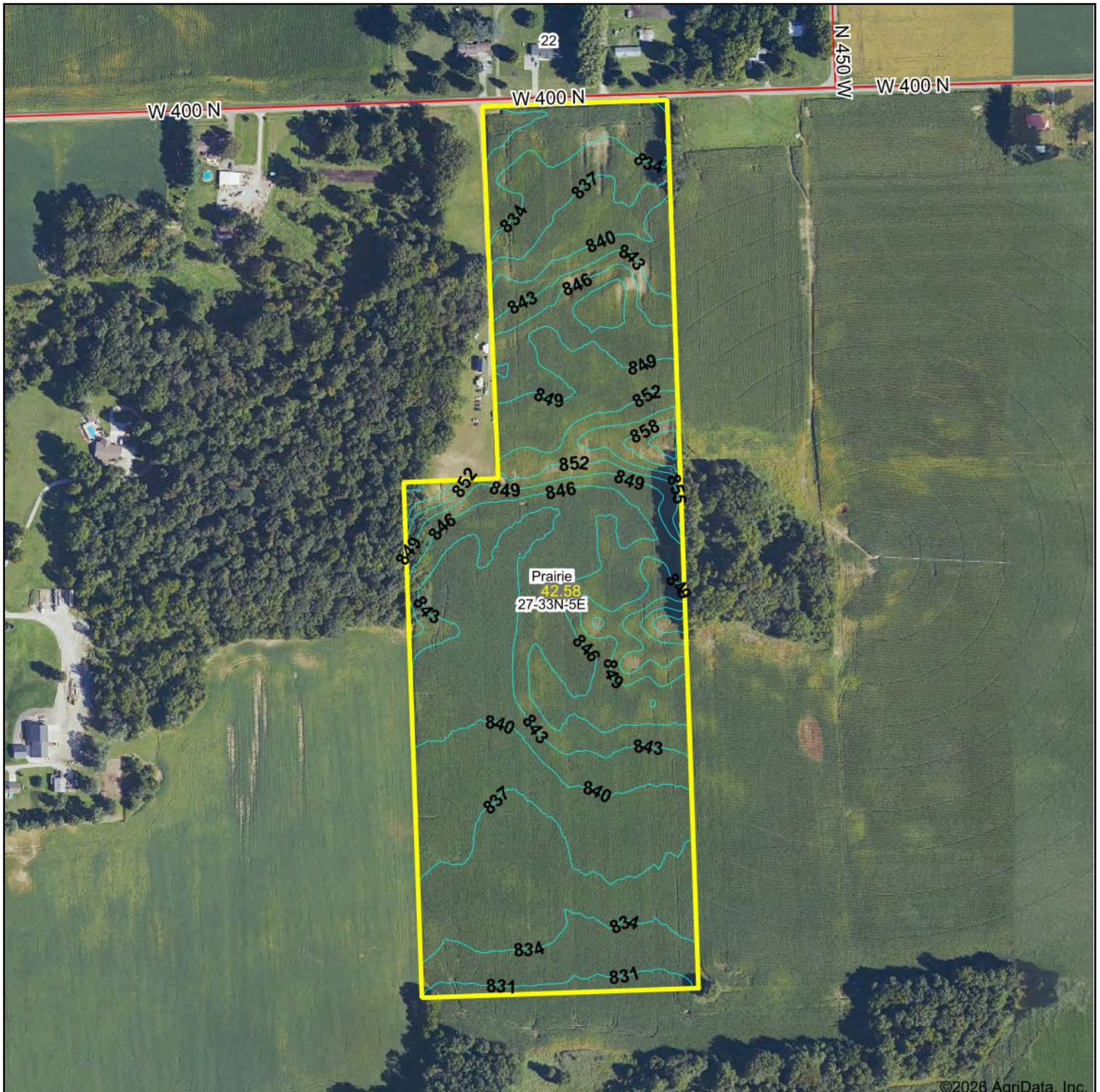
Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
BoB	Boyer loamy sand, 1 to 6 percent slopes	16.04	37.6%		Ills	Ile	4	93	14	3	60	6	31	49
MaA	Martinsville sandy loam, 0 to 2 percent slopes	11.11	26.1%			I		135	21	5		9	47	68
MaB	Martinsville sandy loam, 2 to 6 percent slopes	4.61	10.8%		Ile			135	21	5		9	47	68
OrA	Ormas loamy sand, 0 to 2 percent slopes	2.63	6.2%		Ills			100	16	3		7	35	50
Pg	Pits, gravel	2.54	6.0%											
Wt	Whitaker loam	1.76	4.1%		Ilw			154		5		10	50	69
OrC	Ormas loamy sand, 6 to 12 percent slopes	1.49	3.5%		Ille			90	15	3		6	32	45
BoC	Boyer loamy sand, 6 to 12 percent slopes	1.06	2.5%		Ille	Ille	4	82	13	3	58	6	29	45
CIC	Coloma loamy sand, 6 to 12 percent slopes, fine-loamy minor components	0.72	1.7%		Vis			78	2	3		5	27	31
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.30	0.7%		Ile			145		5		9	51	58
Sf	Sebewa mucky loam	0.24	0.6%		Ilw			131		4	1	9	33	52
CrA	Crosier loam, 0 to 1 percent slopes	0.08	0.2%		Ilw			154		5		10	50	69
Weighted Average					~	~	1.6	106	14.9	3.7	24.1	7	36.2	53.6

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

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

TRACT 4 - TOPO CONTOURS MAP



©2026 AgriData, Inc.



Maps Provided By



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www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 828.6

Max: 863.9

Range: 35.3

Average: 841.9

Standard Deviation: 6.66 ft

0ft 462ft 923ft



7/29/2026

27-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 17' 13.01, -85° 56' 4.62

TRACT 4 - FSA INFO

INDIANA
KOSCIUSKO



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 1605

Prepared : 7/16/26 9:11 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.52	41.53	41.53	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	41.53	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	20.76	0.00	139	0
Soybeans	20.76	0.00	47	0

TOTAL **41.52** **0.00**

NOTES

--

Tract Number : 1337

Description : E6 A2 NW 1/4 SEC 27 PRAIRIE TWP 45-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK AND SONS INC, XXXXXXXXXX
Other Producers : None
Recon ID : None

TRACT 4 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1605
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract Land Data

Tract 1337 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.52	41.53	41.53	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	41.53	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	20.76	0.00	139
Soybeans	20.76	0.00	47
TOTAL	41.52	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.

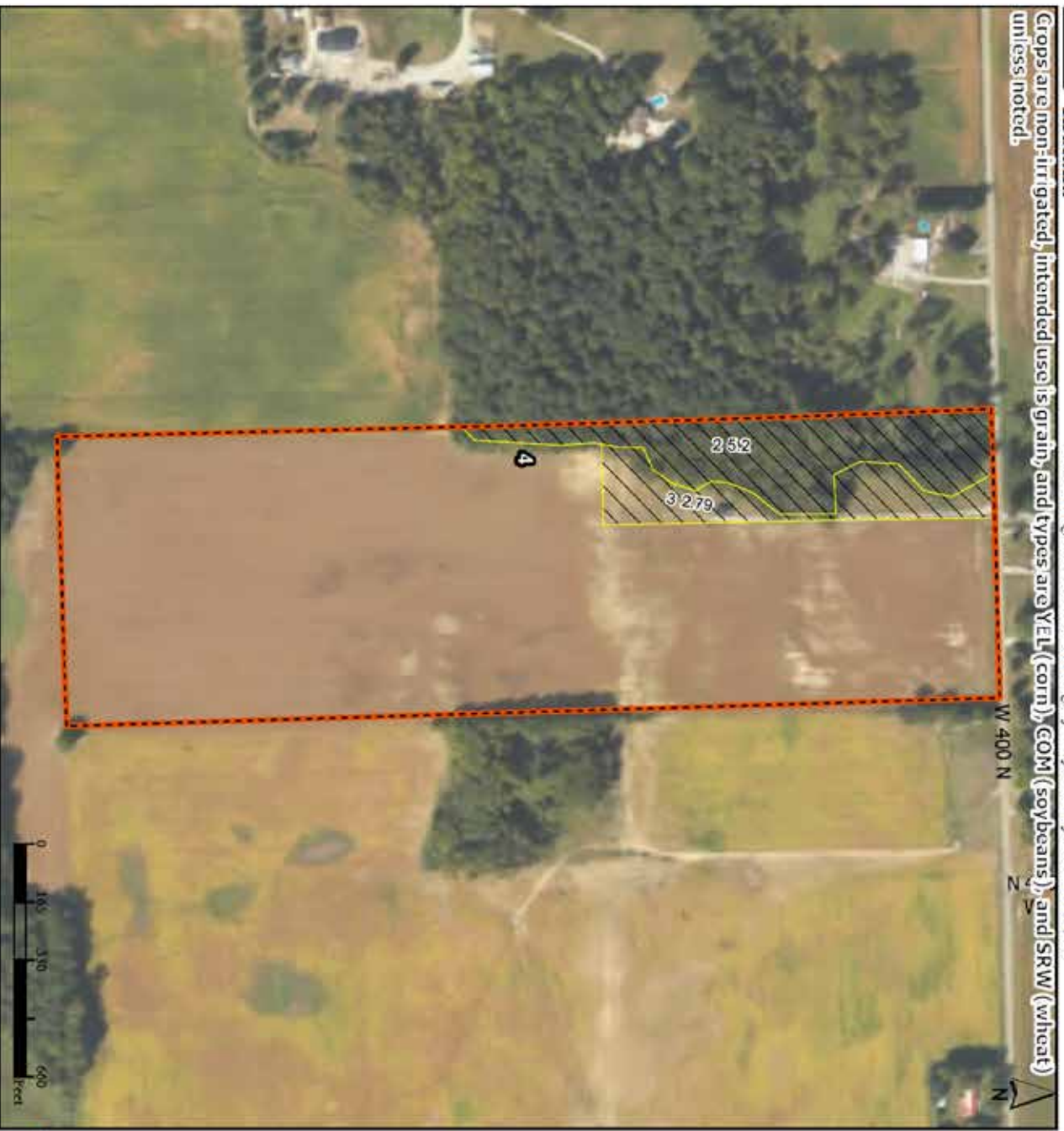
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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.

TRACT 4 - FSA INFO

Farm 1605 Tract 1337
2026 Program Year 2024 Images

Map Created 04/14/2026

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



CLU	Acres	HEL	Crop
4	41.53	NHEL	

Tract Cropland Total: 41.53 acres

- Trist Boundary** **Medical Diagnostic Identifier**
   
 Necropsied / Suspicious Use
 Confirmed / Limited Pathology
 County / State / Certificate Number from Connecticut Compliance Program

TRACT 4 - TAX INFO

9/1/26, 12:38 PM

Beacon - Kosciusko County, IN - Report: 021-106-002.A

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-27-400-029.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-106-002.A
Tax Bill ID 021-726005-75
State ID 43-06-27-400-029.000-019
Property Address N/A
Acres 43.33
Brief Legal Description 021-106-002.A PT E 1/2 NW 27-33-5 43.33A PER SURVEY
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Sales (Assessor)

Sale Date	Sale Price	Parcel Count
4/12/2023	\$508,868	1

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/14/2023	Haniford Roger Alan 1/2 TIC & David Wallace Haniford 1/2 TIC Frances Haniford LE	Warranty	202304	0417	SPLIT* SURVEY

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss 1.14.14 address changed per taxpayer by note/treas.cl 10/26/04 Changed address per tax payer/Auditor 10/26/04.LJ 09-0

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$8,412.00	\$4,206.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025
Land	\$70,100.00	\$70,100.00	\$75,400.00
Res Land	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	585	Pole Run (585)	43.33	Z - Rate	3	40	130
2024 Pay 2025	585	Pole Run (585)	43.33	Z - Rate	3	40	130
2023 Pay 2024	585	Pole Run (585)	43.33	Z - Rate	3	40	54.16

TRACT 4 - TAX INFO

9/1/26, 12:38 PM

Beacon - Kosciusko County, IN - Report: 021-106-002.A

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	70,100	0	70,100
	Total	70,100	0	70,100

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024
+ Spring Tax	\$401.03	\$473.62	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$401.03	\$473.62	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00
+ Other Assess	\$130.00	\$130.00	\$54.16
	Pole Run - \$130.00	Pole Run - \$130.00	Pole Run - \$54.16
+ Advert Fee	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00
= Charges	\$932.06	\$1,077.24	\$54.16
- Surplus Transfer	\$0.00	\$0.00	\$0.00
- Credits	(\$932.06)	(\$1,077.24)	(\$54.16)
= Total Due	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365434	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$466.03
2025 Pay 2026	3365435	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$466.03
2024 Pay 2025	3317783	10/10/2025	34132/Polk&Sons	10/10/2025	\$538.62
2024 Pay 2025	3271637	5/2/2025	34219/BaileySally	5/2/2025	\$538.62
2023 Pay 2024	3249517	11/12/2024	11/18/24 LCB	11/18/2024	\$27.08
2023 Pay 2024	3198336	5/10/2024	34040/Polk&Sons	5/10/2024	\$27.08

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-27-400-029.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-27-400-029.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

TRACT 4 - TAX INFO

9/1/26, 12:38 PM

Beacon - Kosciusko County, IN - Report: 021-106-002.A

No data available for the following modules: Inactive Parcel Summary, 2022 Pay 2023 Tax Statements (Treasurer), 2021 Pay 2022 Tax Statements (Treasurer), 2020 Pay 2021 Tax Statements (Treasurer), 2019 Pay 2020 Tax Statements (Treasurer), 2018 Pay 2019 Tax Statements (Treasurer), 2017 Pay 2018 Tax Statements (Treasurer), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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TRACT 4 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260347

Commitment No.: 260347

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 EXTRACTIONAL 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, Stewart Title Guaranty, a Texas company (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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TRACT 4 - PRELIMINARY TITLE

- 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.
 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.

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Commitment for Title Insurance (07-01-2021)



260347

TRACT 4 - PRELIMINARY TITLE

- 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.
- 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.

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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TRACT 4 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260347

Commitment No.: 260347

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260347
Issuing Office File No.: 260347
Property Address: 400 N, Warsaw, IN 46582

SCHEDULE A

1. Commitment Date: August 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk & Sons, Inc., an Indiana Corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260347

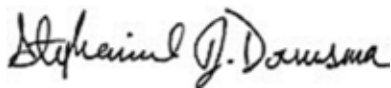
TRACT 4 - PRELIMINARY TITLE

SCHEDULE A (Continued)

Part of the East half of the Northwest Quarter of Section 27, Township 33 North, Range 5 East, Kosciusko County, Indiana, being more particularly described as follows, to wit:

Commencing at a Mag nail found at the Northwest corner of said Northwest Quarter; thence N88°-36'-40"E (GPS Grid bearing and used as the basis of bearings for this description), on and along the North line of said Northwest Quarter, a distance of 1322.50 feet to an iron pin found at the Northwest corner of the East half of said Northwest Quarter, thence continuing N88°-36'-40"E, on and along said North line, a distance of 272.00 feet to a Mag nail at the POINT OF BEGINNING; thence continuing N88°-36'-40"E, on and along said North line, being within the right-of-way of County Road 400N, a distance of 553.78 feet to a Mag nail, said Mag nail being situated S88°-36'-40"W, a distance of 494.46 feet from a Mag nail found at the Northeast corner of said Northwest Quarter; thence S01°-22'-00"E, a distance of 2653.92 feet to a point on the South line of said Northwest Quarter, said point being situated S88°-48'-01"W, a distance of 494.46 feet from the Southeast corner of said Northwest Quarter, said corner also being situated S01°-22'-00"E, a distance of 3.0 feet from a 5/8-inch iron pin capped "Walker", said point further being situated N88°-48'-01"E, a distance of 3.0 feet from a 5/8-inch iron pin capped "Walker"; thence S88°-48'-01"W, on and along said South line, a distance of 827.33 feet to the Southwest corner of the East half of said Northwest Quarter, said corner also being situated 1.5 feet South of a rail iron post found; thence N01°-20'-00"W, on and along the West line of the East half of said Northwest Quarter, a distance of 1530.15 feet to a 5/8-inch iron pin capped "Walker", said iron pin being situated S01°-20'-00"E, a distance of 1121.03 feet from an iron pin found at the Northwest corner of the East half of said Northwest Quarter; thence N88°-36'-40"E, a distance of 272.00 feet to a 5/8-inch iron pin capped "Walker"; thence N01°-20'-00"W, a distance of 1121.03 feet to the point of beginning, containing 43.33 acres of land, more or less.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized
Signatory


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

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TRACT 4 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260347

Commitment No.: 260347

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260347

TRACT 4 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons Inc stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260347

TRACT 4 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260347

Commitment No.: 260347

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260347

TRACT 4 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-27-400-029.000-019
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-106-002.A PT E 1/2 NW 27-33-5 43.33A PER SURVEY
Spring Installment \$401.03 - PAID
Fall Installment \$401.03 - PAID
- | | |
|-------------------------|-----------|
| Assessed Valuations: | 2025-2026 |
| Land | \$70100 |
| Improvements | \$0 |
| Exemptions (Homeowners) | \$0 |
| Exemptions (Supp. HC) | \$0 |
| Exemptions (OTHER) | \$4206 |
| Net Valuations | \$65894 |
- Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Ditch assessment for the Pole Run Ditch, Parcel No. 585 in the amount of \$65.00 each installment.
Spring Installment-PAID, Fall Installment-PAID
9. Subject to survey by J.K. Walker & Associates, P.C. completed by Kevin R. Michel, license no. 870006, dated March 27, 2023 and recorded on June 22, 2023 as Instrument No. 2023-06-1136, Kosciusko County Records.
10. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
11. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
12. Rights of way for drainage tiles, feeders and laterals, if any.

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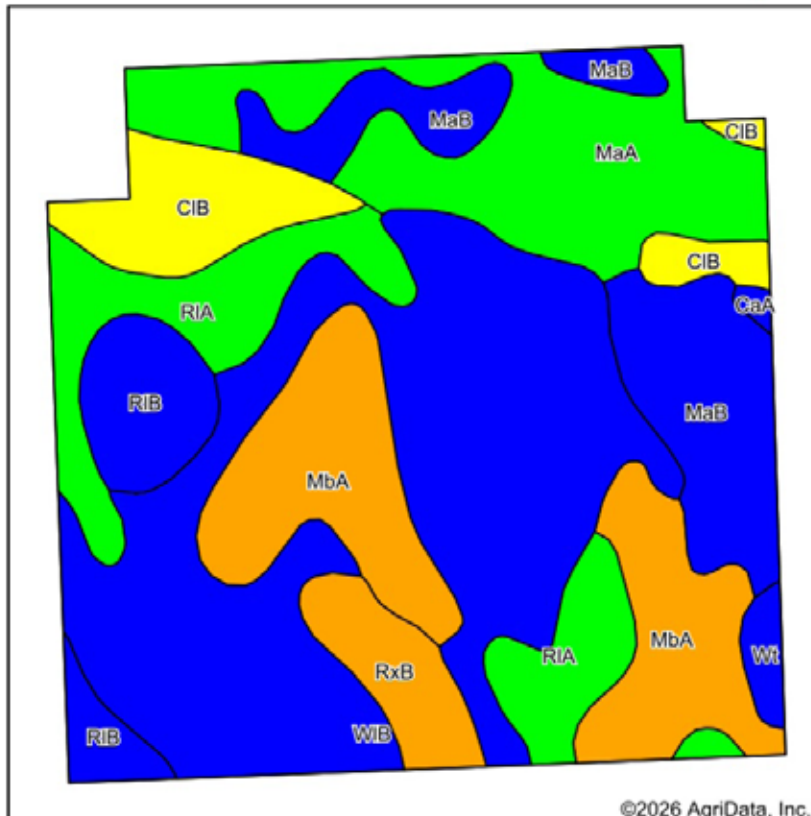
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



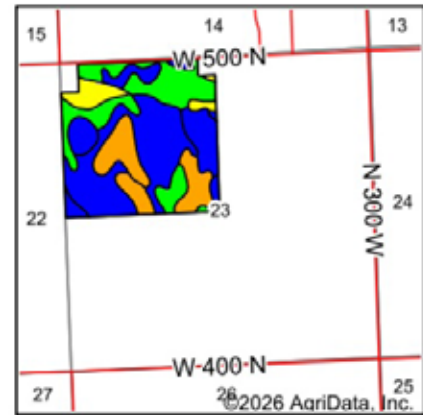
260347

TRACT 5

TRACT 5 - SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **23-33N-5E**
 Township: **Prairie**
 Acres: **154.67**
 Date: **7/29/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	50.28	32.6%		Ile	145		5			9	51	58
MbA	Metea loamy sand, 0 to 2 percent slopes	22.88	14.8%		Ills	110	18	4			7	39	55
MaA	Martinsville sandy loam, 0 to 2 percent slopes	22.22	14.4%		I	135	21	5			9	47	68
MaB	Martinsville sandy loam, 2 to 6 percent slopes	17.34	11.2%		Ile	135	21	5			9	47	68
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	16.71	10.8%		Ie	141	1	5	8	8	1	49	58
CIB	Coloma loamy sand, 0 to 6 percent slopes, fine-loamy minor components	9.81	6.3%		IVs	88	15	3			6	31	36
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	8.15	5.3%		Ile	141	1	5	8	8	1	49	58
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	5.44	3.5%		Ille	113	17	4			7	39	57
Wt	Whitaker loam	1.46	0.9%		Ilw	154		5			10	50	69
CaA	Carmi loam, 0 to 2 percent slopes	0.38	0.2%		Ilis	130	18	4			9	42	65
Weighted Average					2.06	131.9	9.8	4.7	1.3	1.3	7.2	46.2	58.8

TRACT 5 - TOPO CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 856.2

Max: 888.5

Range: 32.3

Average: 865.5

Standard Deviation: 4.86 ft

0ft 470ft 940ft



7/29/2026

23-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 18' 6.29, -85° 55' 2.61

Maps Provided By



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TRACT 5 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1559

Prepared : 7/16/26 9:11 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.61	148.81	148.81	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	148.81		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	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	71.80	0.00	132	96
Soybeans	70.80	0.00	42	90
TOTAL	142.60	0.00		

TRACT 5 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1559
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract Number : 20330

Description : F5S A1/B1 NW 1/4 SEC 23 PARIRIE TWP 103-L

FSA Physical Location : INDIANA/KOSCIUSKO

ANSI Physical Location : INDIANA/KOSCIUSKO

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : POLK AND SONS INC

Other Producers : [REDACTED]

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.18	147.09	147.09	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	147.09	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	71.00	0.00	132
Soybeans	70.00	0.00	42
TOTAL	141.00	0.00	

TRACT 5 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1559
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract 20330 Continued ...

NOTES

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TRACT 5 - FSA INFO

USDA Kosciusko County Indiana

Farm 1559 Tract 20330

Map Created 04/15/2026

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

W 500 N



CLU	Acres	HEL	Crop
15	0.19	NHEL	
19	6.03	NHEL	
22	0.07	NHEL	
24	0.64	NHEL	
26	0.19	NHEL	
27	0.54	NHEL	
29	139.43	NHEL	

Tract Cropland Total: 147.09 acres

Tract Boundary

Noncropland

Cropland

Water Department Boundary

Battled Line

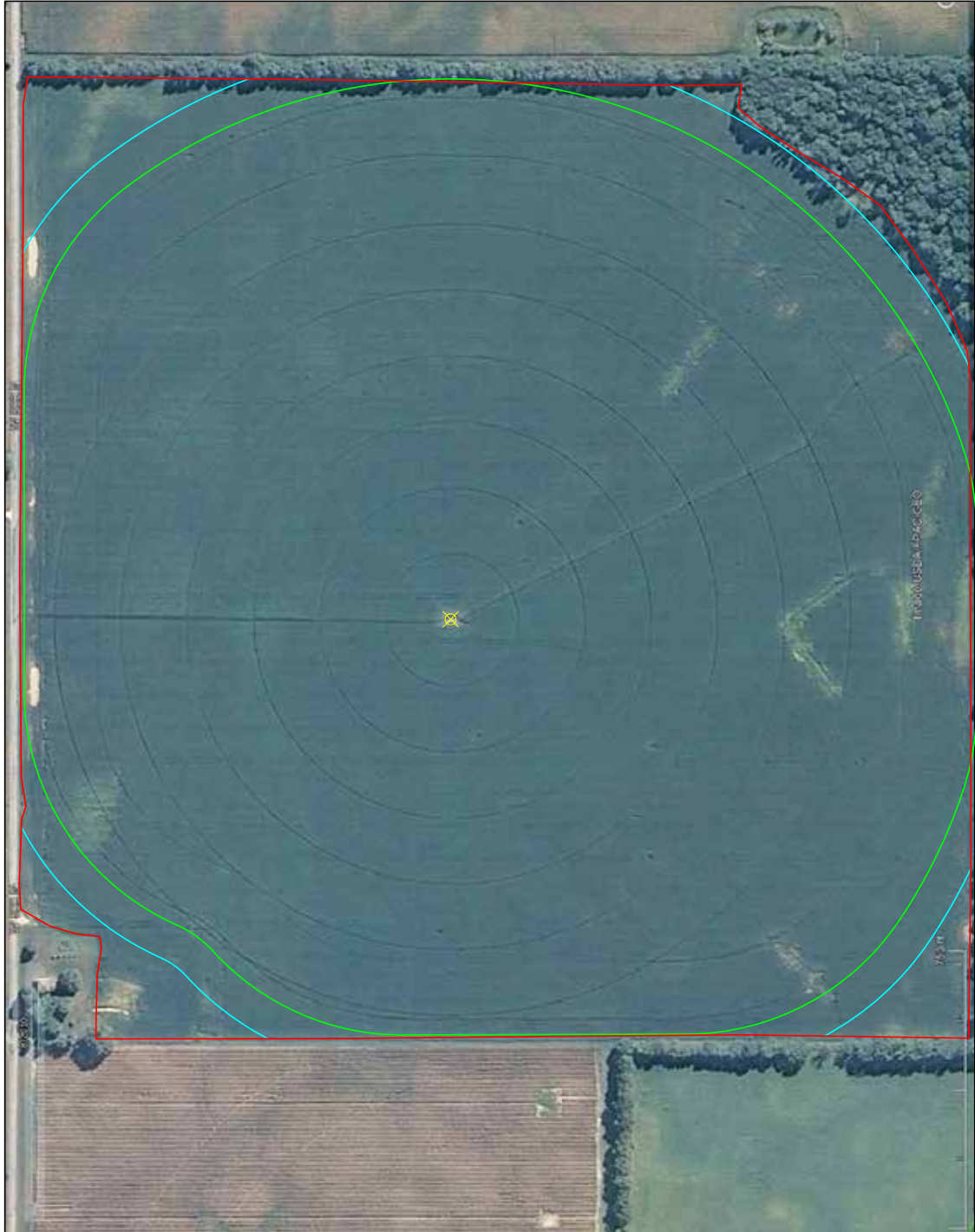
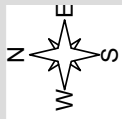
Lateral Boundary

County Street

Centerline Boundary from Conservation Cropland Provision

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TRACT 5 - IRRIGATION MAP



Designed By: MAISCO LLC

142.0 Irrigated Acres



TRACT 5 - TAX INFO

9/1/26, 12:27 PM

Beacon - Kosciusko County, IN - Report: 021-090-001.A

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-090-001.A
Tax Bill ID 021-708003-21
State ID 43-06-23-400-005.000-019
Property Address W 500 N
Warsaw
154.50
Brief Legal Description 021-090-001.A Tr Nw 23-33-5 154.50A
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
11/21/2023			202311	0796	SPLIT
5/16/2008	Dawes Brian D & Mark Lantz TIC	WD	2008	6508	SURVEY
5/16/2008	Harris Betty Lou Dierks Rev Liv Trust Betty Lou Dierks Harris Trustee TO Brian D Dawes & Mark Lantz TIC	TRUSTEES DEED	2008	6507	
4/11/2006	Harris Betty Lou Dierks Rev Liv Trust Betty Lou Dierks Harris Trustee	CONTRACT			CONTRACT
7/25/1990	Conversion Record				AM

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss 9.18.09 address changed per taxpayer/treas.cl

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$33,072.00	\$16,536.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$275,600.00	\$275,600.00	\$296,400.00	\$250,100.00	\$197,400.00	\$169,700.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2023 Pay 2024	585	Pole Run (585)	32.5	Z - Rate	3	40	40.62
2022 Pay 2023	585	Pole Run (585)	32.5	Z - Rate	3	40	40.62
2021 Pay 2022	585	Pole Run (585)	32.5	Z - Rate	3	40	40.62
2020 Pay 2021	585	Pole Run (585)	32.5	Z - Rate	3	40	40.62
2019 Pay 2020	585	Pole Run (585)	32.5	Z - Rate	3	40	40.62

TRACT 5 - TAX INFO

9/1/26, 12:27 PM

Beacon - Kosciusko County, IN - Report: 021-090-001.A

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	275,600	0	275,600
	Total	275,600	0	275,600

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$1,576.66	\$1,861.84	\$1,533.74	\$1,202.06	\$1,034.74
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,576.66	\$1,861.84	\$1,533.74	\$1,202.06	\$1,034.74
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$40.62	\$40.62	\$40.62
			Pole Run - \$40.62	Pole Run - \$40.62	Pole Run - \$40.62
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,153.32	\$3,723.68	\$3,108.10	\$2,444.74	\$2,110.10
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$3,153.32)	(\$3,723.68)	(\$3,108.10)	(\$2,444.74)	(\$2,110.10)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365432	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,576.66
2025 Pay 2026	3365433	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,576.66
2024 Pay 2025	3317782	10/10/2025	34132/Polk&Sons	10/10/2025	\$1,861.84
2024 Pay 2025	3271636	5/2/2025	34219/BaileySally	5/2/2025	\$1,861.84
2023 Pay 2024	3249516	11/12/2024	11/18/24 LCB	11/18/2024	\$1,554.05
2023 Pay 2024	3198329	5/10/2024	34040/Polk&Sons	5/10/2024	\$1,554.05
2022 Pay 2023	3148997	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$1,222.37
2022 Pay 2023	3109565	5/10/2023	LCB Lockbox	5/16/2023	\$1,222.37
2021 Pay 2022	3047582	11/10/2022	1588/33909/2400Polk	11/16/2022	\$1,055.05
2021 Pay 2022	3005185	5/10/2022	2372/33875/1446Polk	5/12/2022	\$1,055.05
2020 Pay 2021	2942638	11/10/2021	2350/33835/1297	11/12/2021	\$1,071.16
2020 Pay 2021	2901695	5/10/2021	33738/2313 Polk	5/11/2021	\$1,071.16
2019 Pay 2020	2846411	11/10/2020	1051/33677/2291Polk	11/17/2020	\$1,251.49
2019 Pay 2020	2776456	5/5/2020	2278/33623osdbPolk	5/5/2020	\$1,251.49

TRACT 5 - TAX INFO

9/1/26, 12:27 PM

Beacon - Kosciusko County, IN - Report: 021-090-001.A

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-23-400-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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TRACT 5 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260350

Commitment No.: 260350

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, Stewart Title Guaranty, a Texas company (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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TRACT 5 - PRELIMINARY TITLE

- 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.
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.

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Commitment for Title Insurance (07-01-2021)



260350

TRACT 5 - PRELIMINARY TITLE

- 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.
- 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.

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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TRACT 5 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260350

Commitment No.: 260350

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260350
Issuing Office File No.: 260350
Property Address: W 500 N, Warsaw, IN 46582

SCHEDULE A

1. Commitment Date: August 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk & Sons, Inc., an Indiana Corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260350

TRACT 5 - PRELIMINARY TITLE

SCHEDULE A

(Continued)

THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 5 EAST, PRAIRIE TOWNSHIP, KOSCIUSKO COUNTY, INDIANA, **LESS AND EXCEPTING** THEREFROM THE FOLLOWING TRACT:

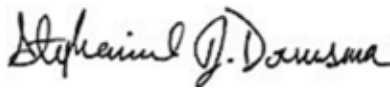
BEGINNING AT A 5/8 INCH BRASS PLUG AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD 400 WEST AND COUNTY ROAD 500 NORTH; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND ALONG THE CENTERLINE OF SAID COUNTY ROAD 500 NORTH, 304.80 FEET TO A P.K. NAIL; THENCE SOUTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, 500.20 FEET TO A 1/2-INCH IRON BAR; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 304.80 FEET TO A 1/2-INCH IRON BAR ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE AND ALONG A FENCE LINE, 500.20 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING:

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 5 EAST, KOSCIUSKO COUNTY, INDIANA (THIS DESCRIPTION PREPARED BY KEVIN R. MICHEL, LS80870006, AS PART OF ORIGINAL SURVEY RV-148 COMPLETED BY J.K. WALKER AND ASSOCIATES, P.C., DATED OCTOBER 24, 2023), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A MAG NAIL FOUND AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 25 MINUTES 46 SECONDS WEST (GPS GRID BEARING AND USED AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION), ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 500 NORTH, A DISTANCE OF 295.16 FEET TO A MAG NAIL, THENCE SOUTH 01 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 295.16 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER"; THENCE NORTH 88 DEGREES 25 MINUTES 46 SECONDS EAST, A DISTANCE OF 295.16 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER" ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 24 MINUTES 14 SECONDS WEST, ON AND ALONG SAID EAST LINE, A DISTANCE OF 295.16 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized
Signatory


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

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TRACT 5 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260350

Commitment No.: 260350

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260350

TRACT 5 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons Inc stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260350

TRACT 5 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260350

Commitment No.: 260350

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260350

TRACT 5 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-23-400-005.000-019
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-090-001.A Tr Nw 23-33-5 154.50A
Spring Installment \$1576.66 - PAID
Fall Installment \$1576.66 - PAID
- Assessed Valuations: 2025-2026
Land \$275600
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$16536
Net Valuations \$259064
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Right-of-way of 500 N along the North side of said tract.
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
10. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
11. Rights of way for drainage tiles, feeders and laterals, if any.

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

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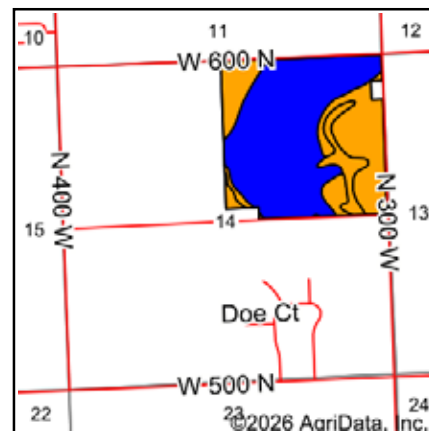
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260350

TRACT 6

TRACT 6 - SOIL MAP



State: **Indiana**
 County: **Kosciusko**
 Location: **14-33N-5E**
 Township: **Prairie**
 Acres: **152.49**
 Date: **7/29/2026**

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: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
CaA	Carmi loam, 0 to 2 percent slopes	93.18	61.1%		IIIs	130	18	4	9	42	65
ShA	Shipshe sandy loam, 0 to 2 percent slopes	48.49	31.8%		IIIs	95	15	3	6	30	48
ShB	Shipshe sandy loam, 2 to 6 percent slopes	10.82	7.1%		IIIs	95	15	3	6	30	48
Weighted Average					2.39	116.4	16.8	3.6	7.8	37.3	58.4

TRACT 6 - TOPO CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 852.2

Max: 869.5

Range: 17.3

Average: 858.7

Standard Deviation: 3.58 ft

0ft 465ft 930ft



7/29/2026

14-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 18' 59.52, -85° 54' 29.75

Maps Provided By



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TRACT 6 - FSA INFO

INDIANA
KOSCIUSKO



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 7610

Prepared : 7/16/26 9:11 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 18-085-2008-1
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.40	152.46	152.46	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	152.46	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	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	90.20	0.00	137	89
Soybeans	59.80	0.00	38	87

TOTAL 150.00 0.00

NOTES

Tract Number : 16095

Description : F5N A1/B1 NE1/4 SEC PRAIRE 103-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK AND SONS INC
Other Producers :
Recon ID : None

TRACT 6 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7610
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract Land Data

Tract 16095 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.40	152.46	152.46	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.46	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	90.20	0.00	137
Soybeans	59.80	0.00	38
TOTAL	150.00	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.

TRACT 6 - FSA INFO

Farm 7610 Tract 16095
2026 Program Year 2024 Inventory

Map Created 04/14/2026

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

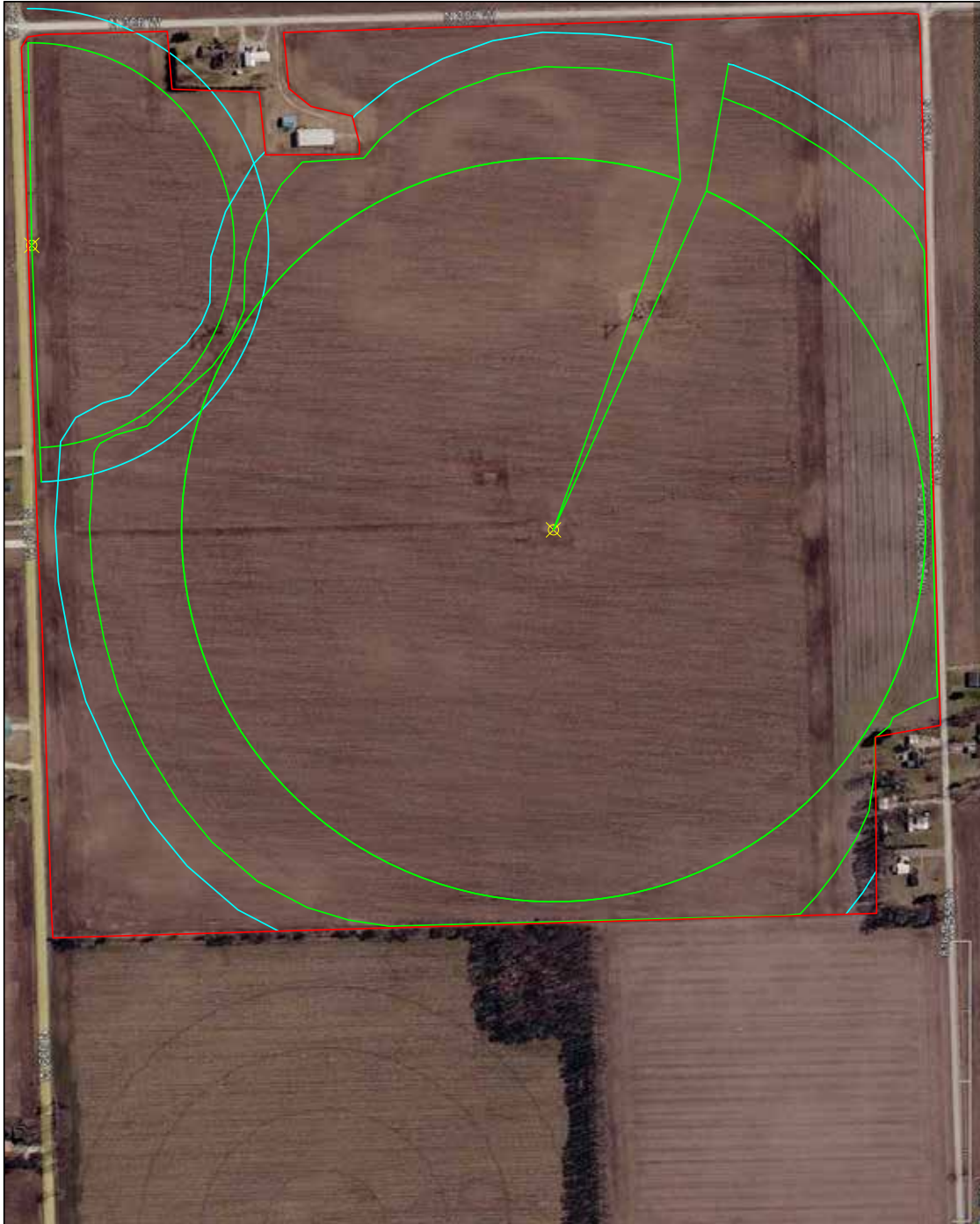
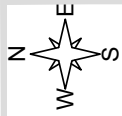


CLU	Acres	HEL	Crop
36	7.83	NHEL	
41	7.19	NHEL	
42	0.44	NHEL	
43	0.17	NHEL	
44	136.83	NHEL	

Tract Cropland Total: 152.46 acres

- Thiel Boundary
 Microplaid
 Cleveland
 County Street Center
 Medical Diagnostic Identifier
 Limited Partnership
 Change from Commercial Compliance Provision

TRACT 6 - IRRIGATION MAP



137.0 Irrigated Acres

Designed By: MAISCO LLC

Tim Polk



TRACT 6 - TAX INFO

9/1/26, 12:37 PM

Beacon - Kosciusko County, IN - Report: 021-053-002

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-053-002
Tax Bill ID 021-725001-20
State ID 43-06-14-100-003.000-019
Property Address 5849 N 300 W
Leesburg
Acres 134.97
Brief Legal Description 021-053-002 Pt Ne 14-33-5 134.97A Per Survey
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



43-06-14-100-003.000-019 07/21/2010

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/1/2003	Polk & Sons Inc	Survey			SURVEY
2/1/2002	Yeiter Joe E Estate	Wd			COMBINE
3/30/2000	Yeiter Joe E	Wd			SPLIT
1/1/1900	Conversion Record				SEE NOTE

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$23,676.00	\$11,838.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$197,300.00	\$197,300.00	\$212,300.00	\$176,900.00	\$139,600.00	\$120,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$33,200.00	\$23,700.00	\$24,100.00	\$24,100.00	\$34,300.00	\$30,300.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TRACT 6 - TAX INFO

9/1/26, 12:37 PM

Beacon - Kosciusko County, IN - Report: 021-053-002

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	33,200	33,200
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	197,300	0	197,300
	Total	197,300	33,200	230,500

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$1,272.96	\$1,484.94	\$1,232.64	\$1,058.96	\$916.46
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,272.96	\$1,484.94	\$1,232.64	\$1,058.96	\$916.46
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,545.92	\$2,969.88	\$2,465.28	\$2,117.92	\$1,832.92
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,545.92)	(\$2,969.88)	(\$2,465.28)	(\$2,117.92)	(\$1,832.92)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365426	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,272.96
2025 Pay 2026	3365427	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,272.96
2024 Pay 2025	3317779	10/10/2025	34132/Polk&Sons	10/10/2025	\$1,484.94
2024 Pay 2025	3271633	5/2/2025	34219/BaileySally	5/2/2025	\$1,484.94
2023 Pay 2024	3249513	11/12/2024	11/18/24 LCB	11/18/2024	\$1,232.64
2023 Pay 2024	3198327	5/10/2024	34040/Polk&Sons	5/10/2024	\$1,232.64
2022 Pay 2023	3149004	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$1,058.96
2022 Pay 2023	3109566	5/10/2023	LCB Lockbox	5/16/2023	\$1,058.96
2021 Pay 2022	3047581	11/10/2022	1588/33909/2400Polk	11/16/2022	\$916.46
2021 Pay 2022	3005184	5/10/2022	2372/33875/1446Polk	5/12/2022	\$916.46
2020 Pay 2021	2942637	11/10/2021	2350/33835/1297	11/12/2021	\$925.50
2020 Pay 2021	2901694	5/10/2021	33738/2313 Polk	5/11/2021	\$925.50
2019 Pay 2020	2846410	11/10/2020	1051/33677/2291Polk	11/17/2020	\$1,038.68
2019 Pay 2020	2776455	5/5/2020	2278/33623osdbPolk	5/5/2020	\$1,038.68

TRACT 6 - TAX INFO

9/1/26, 12:37 PM

Beacon - Kosciusko County, IN - Report: 021-053-002

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-14-100-003.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Photos (Assessor)



43-06-14-100-003.000-019 07/21/2010

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Other Assessments (Auditor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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[Last Data Upload: 9/1/2026, 10:26:26 AM](#)

[Contact Us](#)

Developed by



TRACT 6 - TAX INFO

9/1/26, 12:37 PM

Beacon - Kosciusko County, IN - Report: 021-053-003

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-053-003
Tax Bill ID 021-725002-20
State ID 43-06-14-100-007.000-019
Property Address 300 W
Leesburg
20.14
Brief Legal Description 021-053-003 E 1/2 Se Ne 14-33-5 20.14A Per Survey
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/1/2003	Polk & Sons Inc	Survey			SURVEY
2/1/2002	Yeiter Phyllis J By Aif	Wd			SEE NOTE
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$2,688.00	\$1,344.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$22,400.00	\$22,400.00	\$24,100.00	\$20,100.00	\$15,900.00	\$13,700.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	22,400	0	22,400
Total	22,400	0	22,400

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$128.14	\$151.38	\$123.26	\$96.82	\$83.54

TRACT 6 - TAX INFO

9/1/26, 12:37 PM

Beacon - Kosciusko County, IN - Report: 021-053-003

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$128.14	\$151.38	\$123.26	\$96.82	\$83.54
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$256.28	\$302.76	\$246.52	\$193.64	\$167.08
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$256.28)	(\$302.76)	(\$246.52)	(\$193.64)	(\$167.08)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365430	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$128.14
2025 Pay 2026	3365431	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$128.14
2024 Pay 2025	3317781	10/10/2025	34132/Polk&Sons	10/10/2025	\$151.38
2024 Pay 2025	3271635	5/2/2025	34219/BaileySally	5/2/2025	\$151.38
2023 Pay 2024	3249515	11/12/2024	11/18/24 LCB	11/18/2024	\$123.26
2023 Pay 2024	3198328	5/10/2024	34040/Polk&Sons	5/10/2024	\$123.26
2022 Pay 2023	3149002	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$96.82
2022 Pay 2023	3109564	5/10/2023	LCB Lockbox	5/16/2023	\$96.82
2021 Pay 2022	3047574	11/10/2022	1588/33909/2400Polk	11/16/2022	\$83.54
2021 Pay 2022	3005177	5/10/2022	2372/33875/1446Polk	5/12/2022	\$83.54
2020 Pay 2021	2942631	11/10/2021	2350/33835/1297	11/12/2021	\$84.20
2020 Pay 2021	2901687	5/10/2021	33738/2313 Polk	5/11/2021	\$84.20
2019 Pay 2020	2846403	11/10/2020	1051/33677/2291Polk	11/17/2020	\$98.95
2019 Pay 2020	2776448	5/5/2020	2278/33623osdbPolk	5/5/2020	\$98.95

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

TRACT 6 - TAX INFO

9/1/26, 12:37 PM

Beacon - Kosciusko County, IN - Report: 021-053-003

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-14-100-007.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Other Assessments (Auditor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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[Last Data Upload: 9/1/2026, 10:26:26 AM](#)

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TRACT 6 - TAX INFO

9/1/26, 12:36 PM

Beacon - Kosciusko County, IN - Report: 021-053-002.A

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-14-100-005.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-053-002.A
Tax Bill ID 021-725002-39
State ID 43-06-14-100-005.000-019
Property Address 300 W
Leesburg
Acres 2.05
Brief Legal Description 021-053-002.A Pt N 1/2 E 1/2 E 1/2 Ne Ne 14-33-5 2.05A Per Survey
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/1/2003	Polk & Sons Inc	Survey			SURVEY
2/1/2002	Yeiter Ronald L & Kimberly J	Wd			COMBINE
11/21/2001	Yeiter Ronald L & Kimberly J	Survey			SURVEY
7/18/2000	Yeiter Ronald L & Kimberly J	Survey			SURVEY
4/19/2000	Yeiter Ronald L & Kimberly J	Wd			SPLIT
11/5/1997	Yeiter Ronald L	Qc Deed			
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$324.00	\$162.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$2,700.00	\$2,700.00	\$2,900.00	\$2,400.00	\$1,900.00	\$1,600.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	2,700	0	2,700
Total	2,700	0	2,700

TRACT 6 - TAX INFO

9/1/26, 12:36 PM

Beacon - Kosciusko County, IN - Report: 021-053-002.A

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$15.44	\$18.22	\$14.72	\$23.14	\$19.51
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$15.44	\$18.22	\$14.72	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$30.88	\$36.44	\$29.44	\$23.14	\$19.51
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$30.88)	(\$36.44)	(\$29.44)	(\$23.14)	(\$19.51)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365428	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$15.44
2025 Pay 2026	3365429	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$15.44
2024 Pay 2025	3317780	10/10/2025	34132/Polk&Sons	10/10/2025	\$18.22
2024 Pay 2025	3271634	5/2/2025	34219/BaileySally	5/2/2025	\$18.22
2023 Pay 2024	3249514	11/12/2024	11/18/24 LCB	11/18/2024	\$14.72
2023 Pay 2024	3198335	5/10/2024	34040/Polk&Sons	5/10/2024	\$14.72
2022 Pay 2023	3109570	5/10/2023	LCB Lockbox	5/16/2023	\$23.14
2021 Pay 2022	3005176	5/10/2022	2372/33875/1446Polk	5/12/2022	\$19.51
2020 Pay 2021	2901686	5/10/2021	33738/2313 Polk	5/11/2021	\$19.96
2019 Pay 2020	2776447	5/5/2020	2278/33623osdbPolk	5/5/2020	\$23.99

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-14-100-005.000-019 \(PDF\)](#)

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2023 Pay 2024 Tax Statements (Treasurer)

[43-06-14-100-005.000-019 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-06-14-100-005.000-019 \(PDF\)](#)

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TRACT 6 - TAX INFO

9/1/26, 12:36 PM

Beacon - Kosciusko County, IN - Report: 021-053-002.A

2021 Pay 2022 Tax Statements (Treasurer)

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TRACT 6 - TAX INFO

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260351

Commitment No.: 260351

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 EXTRACTIONAL 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, Stewart Title Guaranty, a Texas company (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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Commitment for Title Insurance (07-01-2021)



260351

TRACT 6 - PRELIMINARY TITLE

- 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.
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.

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

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TRACT 6 - PRELIMINARY TITLE

- 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.
- 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.

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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Commitment for Title Insurance (07-01-2021)



260351

TRACT 6 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260351

Commitment No.: 260351

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260351
Issuing Office File No.: 260351
Property Address: 5849 N 300 W, Leesburg, IN 46538
300 W, Leesburg, IN 46538
300 W, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk & Sons, Inc., an Indiana Corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260351

TRACT 6 - PRELIMINARY TITLE

SCHEDULE A (Continued)

TRACT 1: PARCEL NO. 43-06-14-100-003.000-019

Beginning at an existing P.K. nail marking the Northwest corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and running thence North 89 degrees 39 minutes 35 seconds East (assumed bearing) along the North line of the said Quarter Section a distance of 2458.78 feet to a point; thence South 00 degree 03 minutes 34 seconds East on a line parallel with the East line of the said Quarter Section a distance of 747.00 feet to an existing iron rod; thence North 89 degrees 39 minutes 35 seconds East on a line parallel with the North line of the said Quarter Section a distance of 200.00 feet to an existing P.K. nail on the East line of the said Quarter Section; thence South 00 degree 03 minutes 34 seconds East along the East line of the said Quarter Section a distance of 573.58 feet to a 5/8 inch rebar (set) marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 14; thence South 89 degrees 40 minutes 55 seconds West along the South line of the said Quarter-Quarter Section a distance of 664.50 feet to a 5/8 inch rebar (set); thence South 00 degrees 04 minutes 03 seconds East a distance of 1320.35 feet to a 5/8 inch rebar (set) on the South line of the Northeast Quarter of said Section 14; thence South 89 degrees 42 minutes 09 seconds West along the South line of the said Quarter Section a distance of 1448.44 feet to a point; thence North 00 degree 05 minutes 30 seconds West a distance of 204.00 feet to an existing iron pipe; thence South 89 degrees 42 minutes 09 seconds West a distance of 544.51 feet to an existing iron rod on the West line of the said Quarter Section; thence North 00 degrees 05 minutes 30 seconds West along the West line of the said Quarter Section a distance of 2435.27 feet to the Point of Beginning.

Being a part of the Northeast Quarter of Section 14, Township 33 North, Range 5 East.

TRACT 2: PARCEL NO. 43-06-14-100-007.000-019

Beginning at an existing P.K. nail marking the Southeast corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and running thence South 89 degrees 42 minutes 09 seconds West (assumed bearing) along the South line of the said Quarter Section a distance of 664.32 feet to a 5/8 inch rebar (set); thence North 00 degree 04 minutes 03 seconds West a distance of 1320.35 feet to a 5/8 inch rebar (set) on the North line of the Southeast Quarter of the Northeast Quarter of said Section 14; thence North 89 degrees 40 minutes 55 seconds East along the North line of the said Quarter-Quarter Section a distance of 664.50 feet to a 5/8 inch rebar (set) at the Northeast corner of the said Quarter-Quarter Section; thence South 00 degree 03 minutes 34 seconds East along the East line of the said Quarter Section a distance of 1320.58 feet to the Point of Beginning.

Being the East Half of the Southeast Quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East.

TRACT 3: PARCEL NO. 43-06-14-100-005.000-019

Beginning at a monument marking the Northeast corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and running thence South 00 degrees 03 minutes 34 seconds East (assumed bearing) along the East line of the said Quarter Section a distance of 446.35 feet to a P.K. Nail (set); thence South 89 degrees 39 minutes 35 seconds West a distance of 200.00 feet to a 5/8 inch rebar (set); thence North 00 degrees 03 minutes 34 seconds West on a line parallel with the East line of the said Quarter Section a

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Commitment for Title Insurance (07-01-2021)
Schedule A



260351

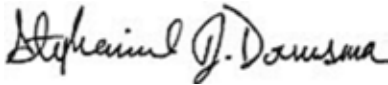
TRACT 6 - PRELIMINARY TITLE

SCHEDULE A (Continued)

distance of 446.35 feet to a P.K. Nail (set) on the North line of the said Quarter Section; thence North 89 degrees 39 minutes 35 seconds East along the North line of the said Quarter Section a distance of 200.00 feet to the point of beginning.

Being a part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 35 North, Range 6 East, and containing 2.049 Acres, more or less.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized
Signatory


Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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Commitment for Title Insurance (07-01-2021)
Schedule A



260351

TRACT 6 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260351

Commitment No.: 260351

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260351

TRACT 6 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons Inc stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260351

TRACT 6 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260351

Commitment No.: 260351

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260351

TRACT 6 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-14-100-003.000-019 (**TRACT 1**)
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-053-002 Pt Ne 14-33-5 134.97A Per Survey
Spring Installment \$1272.96 - PAID
Fall Installment \$1272.96 - PAID
- Assessed Valuations: 2025-2026
Land \$197300
Improvements \$23700
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$11838
Net Valuations \$209162
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-14-100-007.000-019 (**TRACT 2**)
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-053-003 E 1/2 Se Ne 14-33-5 20.14A Per Survey
Spring Installment \$128.14 - PAID
Fall Installment \$128.14 - PAID
- Assessed Valuations: 2025-2026
Land \$22400
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$1344
Net Valuations \$21056
Taxes for the year 2026 are now a lien but are not due and payable until 2027

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260351

TRACT 6 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

9. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-14-100-005.000-019 **(TRACT 3)**
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-053-002.A Pt N 1/2 E 1/2 E 1/2 Ne Ne 14-33-5 2.05A Per Survey
Spring Installment \$15.44 - PAID
Fall Installment \$15.44 - PAID
- Assessed Valuations: 2025-2026
Land \$2700
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$162
Net Valuations \$2538
Taxes for the year 2026 are now a lien but are not due and payable until 2027
10. Survey from Richard E. Ward & Associates Surveyors, completed by Richard E. Ward, License No. S0432 as Job No. W00492, dated November 15, 1999 and recorded on July 18, 2000 as Instrument No. 2000070809, Kosciusko County Records. **(Affects Tract 3)**
11. Revised Survey of next above survey by Richard E. Ward & Associates Surveyors, completed by Richard E. Ward, License No. S0432, dated October 15, 1999 and recorded on November 21, 2001 as Instrument No. 2001111371, Kosciusko County Records. **(Affects Tract 3)**
12. Survey by Richard E. Ward & Associates Surveyors, completed by Richard E. Ward, License No. S0432, Job No. 091401-W00974, dated October 10, 2001 and recorded on April 1, 2003 as Instrument No. 2003040137, Kosciusko County Records. **(Affects all 3 tracts)**
13. Subject to Right of Way Easement between Joe E. Yeiter as Grantor and PSI Energy, Inc., an Indiana corporation as Grantee, dated September 10, 1991 and recorded on December 26, 1991 as Instrument No. 348-511, Kosciusko County Records.
14. Right-of-way of 600 N along the North side of said tracts 1 & 3.
15. Right-of-way of 550 N along the South side of said tracts 1 & 2.
16. Right-of-way of 300 W along the East side of said tracts 2 & 3.
17. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
18. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260351

TRACT 6 - PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

19. Rights of way for drainage tiles, feeders and laterals, if any.

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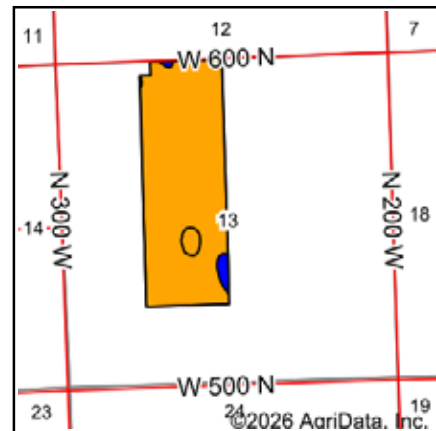
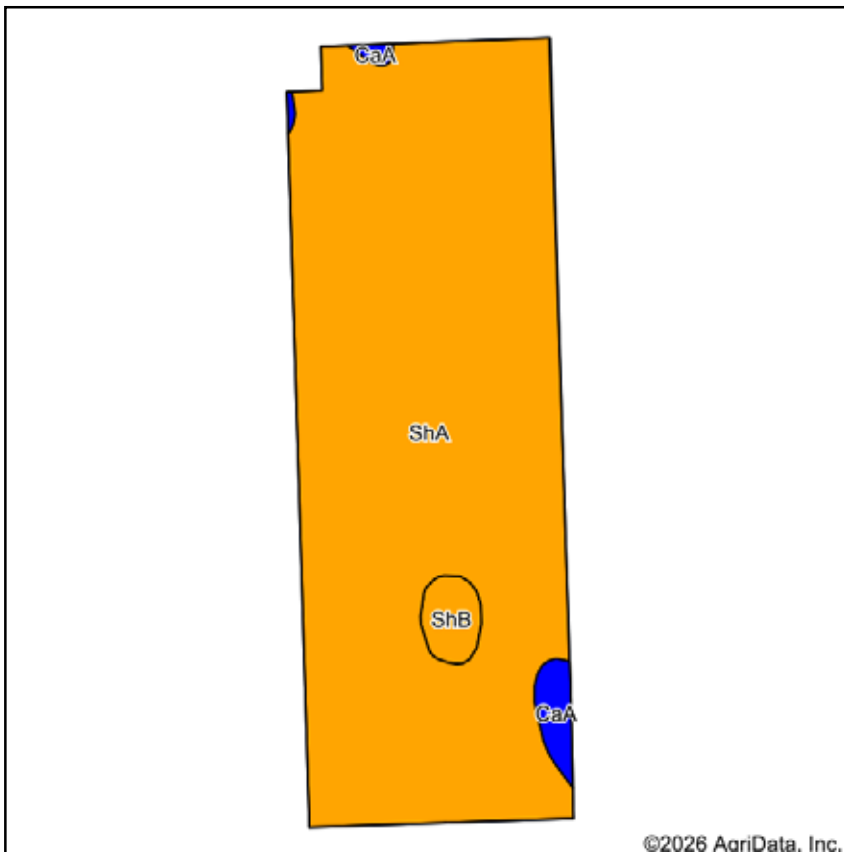
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260351

TRACT 7

TRACT 7 - SOIL MAP



State: **Indiana**
 County: **Kosciusko**
 Location: **13-33N-5E**
 Township: **Prairie**
 Acres: **121.12**
 Date: **7/29/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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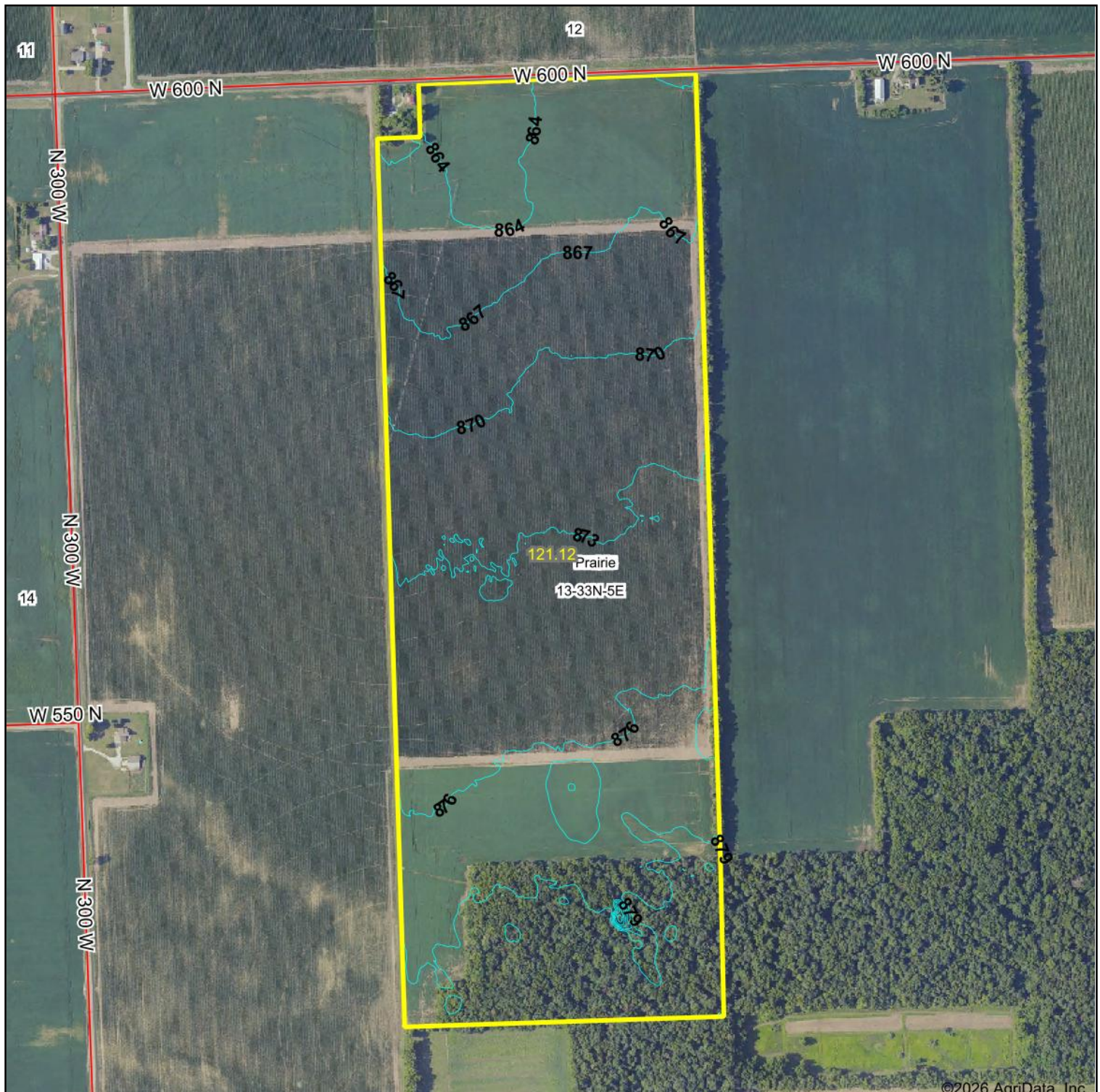


Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
ShA	Shipshe sandy loam, 0 to 2 percent slopes	116.01	95.8%		IIIs	95	15	3	6	30	48
ShB	Shipshe sandy loam, 2 to 6 percent slopes	2.58	2.1%		IIle	95	15	3	6	30	48
CaA	Carmi loam, 0 to 2 percent slopes	2.53	2.1%		IIs	130	18	4	9	42	65
Weighted Average					2.98	95.7	15.1	3	6.1	30.3	48.4

TRACT 7 - TOPO CONTOURS MAP



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 860.8

Max: 882.1

Range: 21.3

Average: 872.0

Standard Deviation: 5.12 ft

0ft 653ft 1307ft



7/29/2026

13-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 18' 53.67, -85° 53' 45.85

Maps Provided By



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www.AgriDataInc.com

TRACT 7 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4398
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract Land Data

Tract 1311 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
99.44	98.40	98.40	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	98.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.53	0.00	80
Corn	58.15	0.00	206
Soybeans	32.13	0.00	48

TOTAL **93.81** **0.00**

NOTES

Tract Number : 1799

Description : G5N B1 SE1/4 SEC 7 PLAIN TWP 103-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK AND SONS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.92	80.92	80.92	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.92	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.91	0.00	80
Corn	48.04	0.00	206

TRACT 7 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4398
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract 1799 Continued ...

Soybeans	26.54	0.00	48
TOTAL	77.49	0.00	

NOTES

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TRACT 7 - FSA INFO

USDA Kosciusko County
Indiana

Farm 4398 Tract 1311

2026 Program Year 2024 Imagery Pky: County: Kosciusko, IN

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

CLU	Acres	HEL	Crop
4	2.4	NHEL	
5	2.91	NHEL	
6	93.09	NHEL	



Tract Cropland Total: 98.40 acres

Tract Boundary

Noncropland

Cropland

Water Department Boundary

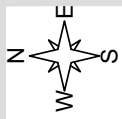
Battled Line

Lateral Boundary

County, State, Census Tracts

Boundary from Conservation Cropland Provisions

TRACT 7 - IRRIGATION MAP



233.0 Irrigated Acres

Designed By: MAISCO LLC

Tim Polk



TRACT 7 - TAX INFO

9/1/26, 12:39 PM

Beacon - Kosciusko County, IN - Report: 021-050-002

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-050-002
Tax Bill ID 021-713002-70
State ID 43-06-13-400-009.000-019
Property Address 600 N
Leesburg
Acres 119.00
Brief Legal Description 021-050-002 E 1/2 Nw & Ne Sw 13-33-5 119.00A
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/20/2007	Metz Doris A	PERS REP DEED	2007	12260	SEE NOTE
3/1/1997	Metz Forrest A & Doris A	Aff			SEE NOTE
5/29/1984	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$14,760.00	\$7,380.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$123,000.00	\$123,000.00	\$132,200.00	\$110,200.00	\$87,000.00	\$74,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	123,000	0	123,000
	Total	123,000	0	123,000

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$703.66	\$830.42	\$675.80	\$529.78	\$456.70

TRACT 7 - TAX INFO

9/1/26, 12:39 PM

Beacon - Kosciusko County, IN - Report: 021-050-002

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$703.66	\$830.42	\$675.80	\$529.78	\$456.70
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,407.32	\$1,660.84	\$1,351.60	\$1,059.56	\$913.40
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,407.32)	(\$1,660.84)	(\$1,351.60)	(\$1,059.56)	(\$913.40)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365424	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$703.66
2025 Pay 2026	3365425	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$703.66
2024 Pay 2025	3317778	10/10/2025	34132/Polk&Sons	10/10/2025	\$830.42
2024 Pay 2025	3271630	5/2/2025	34219/BaileySally	5/2/2025	\$830.42
2023 Pay 2024	3249512	11/12/2024	11/18/24 LCB	11/18/2024	\$675.80
2023 Pay 2024	3198326	5/10/2024	34040/Polk&Sons	5/10/2024	\$675.80
2022 Pay 2023	3149005	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$529.78
2022 Pay 2023	3109567	5/10/2023	LCB Lockbox	5/16/2023	\$529.78
2021 Pay 2022	3047580	11/10/2022	1588/33909/2400Polk	11/16/2022	\$456.70
2021 Pay 2022	3005183	5/10/2022	2372/33875/1446Polk	5/12/2022	\$456.70
2020 Pay 2021	2942636	11/10/2021	2350/33835/1297	11/12/2021	\$463.37
2020 Pay 2021	2901693	5/10/2021	33738/2313 Polk	5/11/2021	\$463.37
2019 Pay 2020	2846409	11/10/2020	1051/33677/2291Polk	11/17/2020	\$542.73
2019 Pay 2020	2776454	5/5/2020	2278/33623osdbPolk	5/5/2020	\$542.73

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

TRACT 7 - TAX INFO

9/1/26, 12:39 PM

Beacon - Kosciusko County, IN - Report: 021-050-002

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-13-400-009.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Other Assessments (Auditor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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TRACT 7 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260352

Commitment No.: 260352

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, Stewart Title Guaranty, a Texas company (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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Commitment for Title Insurance (07-01-2021)



260352

TRACT 7 - PRELIMINARY TITLE

- 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.
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.

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TRACT 7 - PRELIMINARY TITLE

- 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.
- 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.

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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Commitment for Title Insurance (07-01-2021)



260352

TRACT 7 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260352

Commitment No.: 260352

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260352
Issuing Office File No.: 260352
Property Address: 600 N, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk & Sons, Inc., an Indiana Corporation
5. The Land is described as follows:

The Northeast Quarter of the Southwest Quarter of Section 13, Township 33 North, Range 5 East, and the East Half of the Northwest Quarter of Section 13, Township 33 North, Range 5 East, **less and excepting** therefrom the following:

Commencing at the Northwest corner of said Section 13 and running thence East along the centerline of County Road 600 North 1340 feet to the place of beginning; thence from said place of beginning East along said centerline of County Road 600 North a distance of 180 feet; thence South 242 feet; thence West 180 feet; thence North 242 feet to the place of beginning.

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Commitment for Title Insurance (07-01-2021)
Schedule A

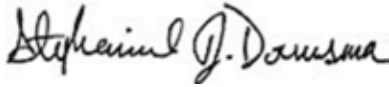


260352

TRACT 7 - PRELIMINARY TITLE

SCHEDULE A (Continued)

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized
Signatory


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

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Commitment for Title Insurance (07-01-2021)
Schedule A



260352

TRACT 7 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260352

Commitment No.: 260352

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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TRACT 7 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons, Inc. stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260352

TRACT 7 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260352

Commitment No.: 260352

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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TRACT 7 - PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-13-400-009.000-019
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-050-002 E 1/2 Nw & Ne Sw 13-33-5 119.00A
Spring Installment \$703.66 - PAID
Fall Installment \$703.66 - PAID
- Assessed Valuations: 2025-2026
Land \$123000
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (2%) \$7380
Net Valuations \$115620
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Right-of-way of 600 N along the North side of said tract.
9. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
10. Rights of way for drainage tiles, feeders and laterals, if any.

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

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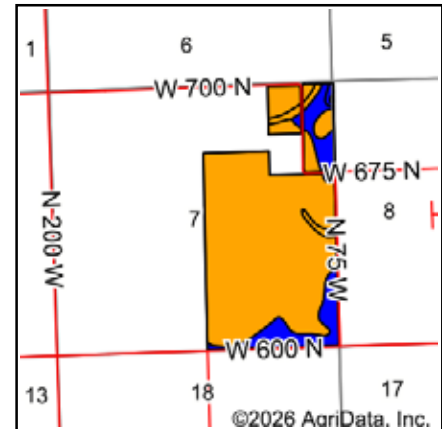
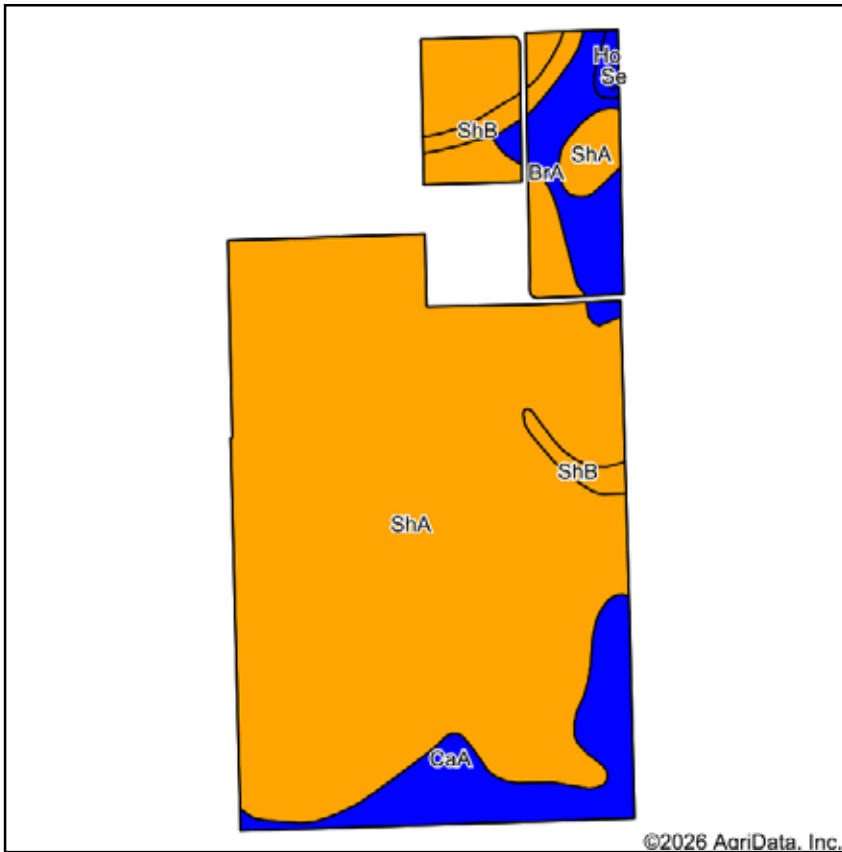
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260352

TRACTS 8-10

TRACTS 8-9 - SOIL MAP



State: **Indiana**
 County: **Kosciusko**
 Location: **7-33N-6E**
 Township: **Plain**
 Acres: **264.11**
 Date: **7/29/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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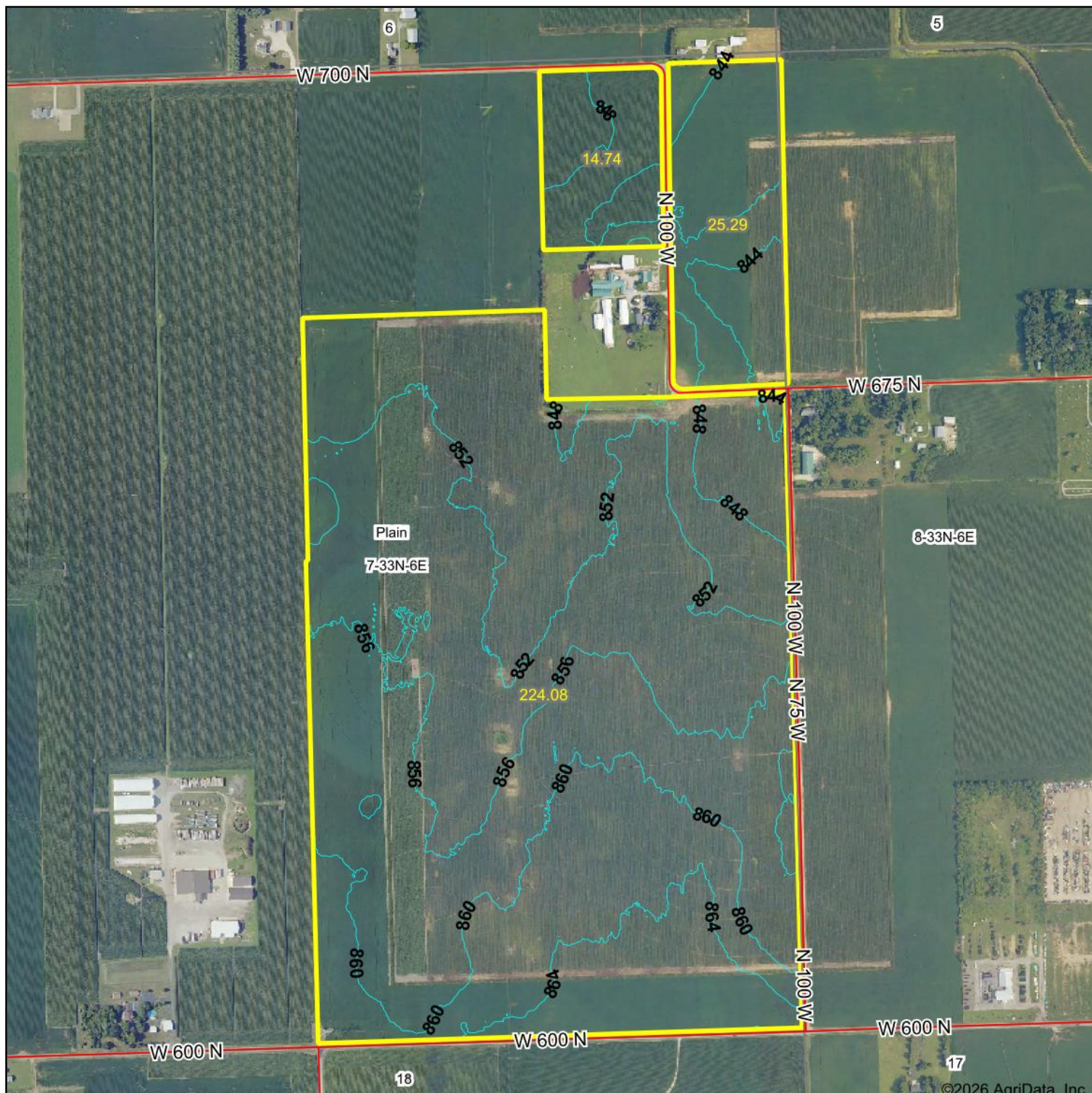


Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu
ShA	Shipshe sandy loam, 0 to 2 percent slopes	219.46	83.0%		Ills		95		15	3		6	30		48
CaA	Carmi loam, 0 to 2 percent slopes	23.15	8.8%		Ills		130		18	4		9	42		65
BrA	Bronson sandy loam, 0 to 2 percent slopes	13.92	5.3%		Ills		108		16	4		7	38		49
ShB	Shipshe sandy loam, 2 to 6 percent slopes	6.21	2.4%		Ills		95		15	3		6	30		48
Ho	Homer sandy loam	1.12	0.4%		Illw	6	108	6	1	4	3	7	33	3	48
Se	Sebewa loam, drained, 0 to 1 percent slopes	0.25	0.1%		Illw		133			4		9	37		65
Weighted Average					2.85	*-	98.8	*-	15.2	3.1	*-	6.3	31.5	*-	49.6

TRACTS 8-9 - TOPO CONTOURS MAP



Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 840.5

Max: 868.3

Range: 27.8

Average: 854.4

Standard Deviation: 6.2 ft

0ft 848ft 1697ft



7/29/2026

7-33N-6E
Kosciusko County
Indiana

Boundary Center: 41° 19' 41.21, -85° 52' 5.74

Maps Provided By



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PART OF TRACT 8 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4398

Prepared : 7/16/26 9:11 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
180.36	179.32	179.32	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	179.32	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	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.44	0.00	80	
Corn	106.19	0.00	206	95
Soybeans	58.67	0.00	48	91
TOTAL	171.30	0.00		

NOTES

Tract Number : 1311

Description : F5N B2 NW& SW 1/4 SEC 13 PRAIRIE TWP 103-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK AND SONS INC
Other Producers : None
Recon ID : None

PART OF TRACT 8 - FSA INFO

CLU	Acres	HEL	Crop
4	1.66	NHEL	
5	73.79	NHEL	
7	0.7	NHEL	
9	0.66	NHEL	
12	4.11	NHEL	



TRACTS 8 & 10 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7972
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 17485 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
144.20	144.20	144.20	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	144.20	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	118.70	0.00	211
Soybeans	25.50	0.00	51
TOTAL	144.20	0.00	

NOTES

Tract Number : 17809

Description : G5N A1 NE/SE1/4 SEC 7 PLAIN TWP 71-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK FAMILY FARMS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
25.45	25.45	25.45	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	25.45	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	18.50	0.00	211
Soybeans	6.95	0.00	51
TOTAL	25.45	0.00	

TRACTS 8 & 10 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7972
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract 17809 Continued ...

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TRACTS 8 & 10 - FSA INFO



USDA
Kosciusko County
Indiana

Farm 7972 Tract 17485

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

Map Created 04/14/2026

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



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Tract Cropland Total: 144.20 acres

CLU	Acres	HEL	Crop
5	103.48	NHEL	
6	1.47	NHEL	
7	1.37	NHEL	
8	1.19	NHEL	
10	35.53	NHEL	
12	1.16	NHEL	

 Tract Boundary
 Cropland
 Wetland Determination Identifier
 Restricted Use
 Limited Pastureland
 Country Street Center in Passage from Conservation Compliance Provisions

TRACTS 8 & 10 - FSA INFO

CLU	Acres	HEL	Crop
5	1.93	NHEL	
7	3.29	NHEL	
8	20.23	NHEL	

USDA Kosciusko County Indiana

Farm 7972 Tract 17809

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

Map Created 04/14/2026

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



Tract Cropland Total: 25.45 acres

Tract Boundary

Wetland Determination

Cropland

County_Score_Cent

Tract Cropland Total: 25.45 acres

TRACT 9 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5993

Prepared : 7/16/26 8:50 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
15.04	15.04	15.04	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	15.04	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	12.10	0.00	138	0
Soybeans	2.90	0.00	43	0

TOTAL **15.00** **0.00**

NOTES

--

Tract Number : 17810

Description : G5N A1 NE/SE1/4SEC 7 PLAIN TWP 71-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK FAMILY FARMS INC
Other Producers : None
Recon ID : None

TRACT 9 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5993
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 17810 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
15.04	15.04	15.04	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	15.04	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	12.10	0.00	138
Soybeans	2.90	0.00	43
TOTAL	15.00	0.00	

NOTES

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TRACT 9 - FSA INFO

USDA Kosciusko County
Indiana

Farm 5993 Tract 17810

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

Map Created 04/14/2026

CLU	Acres	HEL	Crop
2	15.04	NHEL	

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



Tract Cropland Total: 15.04 acres

Tract Boundary

Cropland

Wetland Determination Identifier

Restricted Use

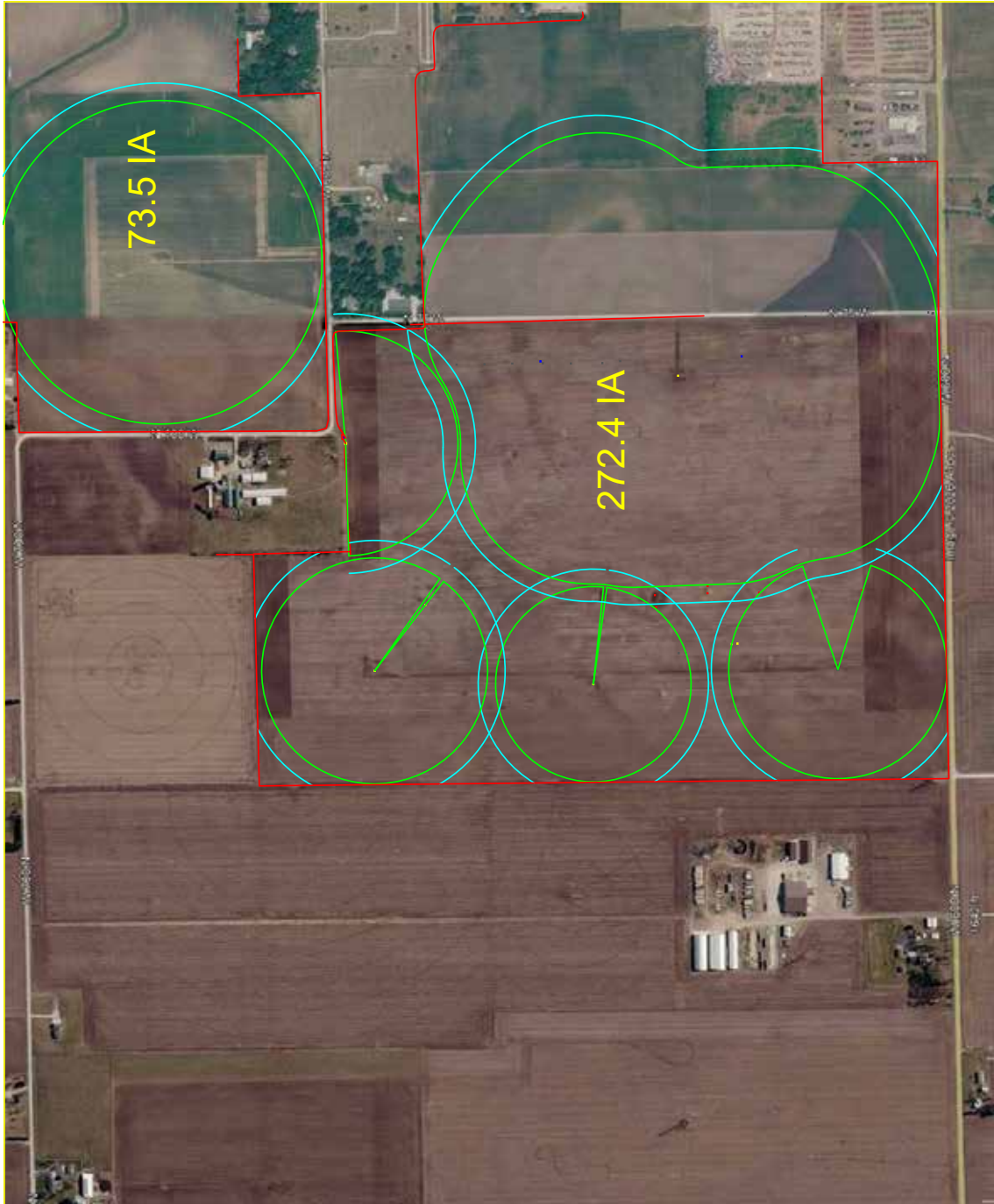
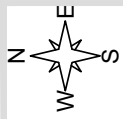
Limited Pastureland

County_Score_Center

Threats from Commercial Compliance Permits

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TRACTS 8 & 10 - IRRIGATION MAP



Polk Family Farms

Designed By: MAISCO LLC



TRACT 8 - TAX INFO

9/1/26, 12:28 PM

Beacon - Kosciusko County, IN - Report: 029-028-002

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-028-002
Tax Bill ID 029-713007-20
State ID 43-07-07-200-064.000-016
Property Address W 600 N
Leesburg
80.00
Acres
Brief Legal Description 029-028-002 W 1/2 Se & Stp 1 Rd E 1/2 Sw 7-33-6 80.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk & Sons Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/18/2008	Polk & Sons Inc	CORP WD	2008	736	SPLIT
1/18/2008		CORP WD			
9/20/2007	Metz Doris A	PERS REP DEED	2007	12260	NOTE
4/25/1997	Metz Doris A	Court Order			N/T
3/1/1997	Metz Forrest A & Doris A 1/2 &	Aff			SEE NOTE
3/29/1993	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$11,256.00	\$5,628.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$93,800.00	\$93,800.00	\$100,900.00	\$84,100.00	\$66,300.00	\$57,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	93,800	0	93,800
Total	93,800	0	93,800

TRACT 8 - TAX INFO

9/1/26, 12:28 PM

Beacon - Kosciusko County, IN - Report: 029-028-002

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$498.13	\$589.51	\$498.25	\$387.02	\$338.46
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$498.13	\$589.51	\$498.25	\$387.02	\$338.46
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$996.26	\$1,179.02	\$996.50	\$774.04	\$676.92
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$996.26)	(\$1,179.02)	(\$996.50)	(\$774.04)	(\$676.92)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365444	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$498.13
2025 Pay 2026	3365445	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$498.13
2024 Pay 2025	3317788	10/10/2025	34132/Polk&Sons	10/10/2025	\$589.51
2024 Pay 2025	3271642	5/2/2025	34219/BaileySally	5/2/2025	\$589.51
2023 Pay 2024	3249522	11/12/2024	11/18/24 LCB	11/18/2024	\$498.25
2023 Pay 2024	3198334	5/10/2024	34040/Polk&Sons	5/10/2024	\$498.25
2022 Pay 2023	3148998	11/13/2023	11/16/23 LCB OTC	11/17/2023	\$387.02
2022 Pay 2023	3109571	5/10/2023	LCB Lockbox	5/16/2023	\$387.02
2021 Pay 2022	3047579	11/10/2022	1588/33909/2400Polk	11/16/2022	\$338.46
2021 Pay 2022	3005182	5/10/2022	2372/33875/1446Polk	5/12/2022	\$338.46
2020 Pay 2021	2942635	11/10/2021	2350/33835/1297	11/12/2021	\$343.34
2020 Pay 2021	2901692	5/10/2021	33738/2313 Polk	5/11/2021	\$343.34
2019 Pay 2020	2846408	11/10/2020	1051/33677/2291Polk	11/17/2020	\$405.14
2019 Pay 2020	2776453	5/5/2020	2278/33623osdbPolk	5/5/2020	\$405.14

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2023 Pay 2024 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

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TRACT 8 - TAX INFO

9/1/26, 12:28 PM

Beacon - Kosciusko County, IN - Report: 029-028-002

2022 Pay 2023 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

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This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

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This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2019 Pay 2020 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-07-200-064.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

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9/1/26, 12:29 PM

Beacon - Kosciusko County, IN - Report: 029-025-003

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-025-003
Tax Bill ID 029-719027-50
State ID 43-07-07-100-041.000-016
Property Address 100 W
Leesburg
Acres 40.00
Brief Legal Description 029-025-003 Sw Ne 7-33-6 40.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
11/6/1998	Stookey Emra G 1/2 &	Wd			
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$5,580.00	\$2,790.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$46,500.00	\$46,500.00	\$50,000.00	\$41,700.00	\$32,900.00	\$28,300.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	46,500	0	46,500
Total	46,500	0	46,500

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$246.94	\$292.12	\$247.05	\$192.06	\$167.75
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TRACT 8 - TAX INFO

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Beacon - Kosciusko County, IN - Report: 029-025-003

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$246.94	\$292.12	\$247.05	\$192.06	\$167.75
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$493.88	\$584.24	\$494.10	\$384.12	\$335.50
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$493.88)	(\$584.24)	(\$494.10)	(\$384.12)	(\$335.50)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365475	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$246.94
2025 Pay 2026	3365476	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$246.94
2024 Pay 2025	3316761	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$292.12
2024 Pay 2025	3297988	5/12/2025	2557/ShepherdKarla	5/12/2025	\$292.12
2023 Pay 2024	3249503	11/12/2024	11/18/24 LCB	11/18/2024	\$247.05
2023 Pay 2024	3198312	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$247.05
2022 Pay 2023	3146352	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$192.06
2022 Pay 2023	3109581	5/10/2023	LCB Lockbox	5/16/2023	\$192.06
2021 Pay 2022	3047598	11/10/2022	1588/33909/2400Polk	11/16/2022	\$167.75
2021 Pay 2022	3005203	5/10/2022	2372/33875/1446Polk	5/12/2022	\$167.75
2020 Pay 2021	2942655	11/10/2021	2350/33835/1297	11/12/2021	\$170.46
2020 Pay 2021	2901712	5/10/2021	33738/2313 Polk	5/11/2021	\$170.46
2019 Pay 2020	2846428	11/10/2020	1051/33677/2291Polk	11/17/2020	\$200.80
2019 Pay 2020	2776473	5/5/2020	2278/33623osdbPolk	5/5/2020	\$200.80

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

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2023 Pay 2024 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

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Beacon - Kosciusko County, IN - Report: 029-025-003

2021 Pay 2022 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

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2018 Pay 2019 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-07-100-041.000-016 \(PDF\)](#)

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Beacon - Kosciusko County, IN - Report: 029-028-001

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

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This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-028-001
Tax Bill ID 029-719027-40
State ID 43-07-07-200-066.000-016
Property Address 100 W
Leesburg
Acres 80.00
Brief Legal Description 029-028-001 E 1/2 Se 7-33-6 80.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
11/6/1998	Stookey Emra G 1/2 &	Wd			
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss 6/15/2022 RELEASED POLK FAMILY FARMS INC MTG 1998110474 6/14/2022 2022060665.SS

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$11,832.00	\$5,916.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$98,600.00	\$98,600.00	\$106,000.00	\$88,300.00	\$69,700.00	\$60,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	98,600	0	98,600
Total	98,600	0	98,600

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$523.62	\$619.30	\$523.14	\$389.36	\$337.87
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Beacon - Kosciusko County, IN - Report: 029-028-001

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$523.62	\$619.30	\$523.14	\$389.36	\$337.87
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,047.24	\$1,238.60	\$1,046.28	\$778.72	\$675.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,047.24)	(\$1,238.60)	(\$1,046.28)	(\$778.72)	(\$675.74)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365473	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$523.62
2025 Pay 2026	3365474	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$523.62
2024 Pay 2025	3316764	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$619.30
2024 Pay 2025	3297991	5/12/2025	2557/ShepherdKarla	5/12/2025	\$619.30
2023 Pay 2024	3249507	11/12/2024	11/18/24 LCB	11/18/2024	\$523.14
2023 Pay 2024	3198315	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$523.14
2022 Pay 2023	3146354	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$389.36
2022 Pay 2023	3109584	5/10/2023	LCB Lockbox	5/16/2023	\$389.36
2021 Pay 2022	3047601	11/10/2022	1588/33909/2400Polk	11/16/2022	\$337.87
2021 Pay 2022	3005206	5/10/2022	2372/33875/1446Polk	5/12/2022	\$337.87
2020 Pay 2021	2942658	11/10/2021	2350/33835/1297	11/12/2021	\$343.34
2020 Pay 2021	2901715	5/10/2021	33738/2313 Polk	5/11/2021	\$343.34
2019 Pay 2020	2846431	11/10/2020	1051/33677/2291Polk	11/17/2020	\$408.07
2019 Pay 2020	2776476	5/5/2020	2278/33623osdbPolk	5/5/2020	\$408.07

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

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2023 Pay 2024 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

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2021 Pay 2022 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-07-200-066.000-016 \(PDF\)](#)

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PART OF TR 8 & TR 10 - TAX INFO

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Beacon - Kosciusko County, IN - Report: 029-025-001.A

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-025-001.A
Tax Bill ID 029-726006-18
State ID 43-07-07-100-068.000-016
Property Address W 675 N
Leesburg
51.33
Brief Legal Description 029-025-001.A Pt E 1/2 Ne 7-33-6 51.33A Per Calc
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
11/6/1998	Stookey Emra G 1/2 &	Wd			

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$7,692.00	\$3,846.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$64,100.00	\$64,100.00	\$68,900.00	\$57,400.00	\$45,300.00	\$39,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	51.33	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	24.56	Z - Rate	1.25	18.75	30.7
2024 Pay 2025	22346116	Turkey Creek (656)	51.33	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	24.56	Z - Rate	1.25	18.75	30.7
2023 Pay 2024	22346116	Turkey Creek (656)	51.33	Z Rate	0.1	5	5.14
2023 Pay 2024	518	Copess (518)	24.56	Z - Rate	1.25	18.75	30.7
2022 Pay 2023	22346116	Turkey Creek (656)	51.33	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	24.56	Z - Rate	1.25	18.75	30.7
2021 Pay 2022	22346116	Turkey Creek (656)	51.33	Z Rate	0.1	5	5.13
2021 Pay 2022	518	Copess (518)	24.56	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	51.33	Z Rate	0.1	5	5.14
2020 Pay 2021	518	Copess (518)	24.56	Z - Rate	1.25	18.75	30.7
2019 Pay 2020	22346116	Turkey Creek (656)	51.33	Z Rate	0.1	5	5.14

PART OF TR 8 & TR 10 - TAX INFO

9/1/26, 12:29 PM

Beacon - Kosciusko County, IN - Report: 029-025-001.A

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	24.56	Z - Rate	1.25	18.75	30.7

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	64,100	0	64,100
Total	64,100	0	64,100

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$340.40	\$402.55	\$340.06	\$264.44	\$231.17
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$340.40	\$402.55	\$340.06	\$264.44	\$231.17
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$30.70	\$30.70	\$35.84	\$30.70	\$5.13
	Coppess - \$30.70	Coppess - \$30.70	Turkey Creek - \$5.14 Coppess - \$30.70	Coppess - \$30.70	Turkey Creek - \$5.13
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$711.50	\$835.80	\$715.96	\$559.58	\$467.47
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$711.50)	(\$835.80)	(\$715.96)	(\$559.58)	(\$467.47)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365471	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$355.75
2025 Pay 2026	3365472	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$355.75
2024 Pay 2025	3316762	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$417.90
2024 Pay 2025	3297989	5/12/2025	2557/ShepherdKarla	5/12/2025	\$417.90
2023 Pay 2024	3249505	11/12/2024	11/18/24 LCB	11/18/2024	\$357.98
2023 Pay 2024	3198313	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$357.98
2022 Pay 2023	3146342	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$279.79
2022 Pay 2023	3109582	5/10/2023	LCB Lockbox	5/16/2023	\$279.79
2021 Pay 2022	3047600	11/10/2022	1588/33909/2400Polk	11/16/2022	\$231.17
2021 Pay 2022	3005205	5/10/2022	2372/33875/1446Polk	5/12/2022	\$236.30
2020 Pay 2021	2942657	11/10/2021	2350/33835/1297	11/12/2021	\$252.07
2020 Pay 2021	2901714	5/10/2021	33738/2313 Polk	5/11/2021	\$252.07
2019 Pay 2020	2846430	11/10/2020	1051/33677/2291Polk	11/17/2020	\$294.47
2019 Pay 2020	2776475	5/5/2020	2278/33623osdbPolk	5/5/2020	\$294.47

PART OF TR 8 & TR 10 - TAX INFO

9/1/26, 12:29 PM

Beacon - Kosciusko County, IN - Report: 029-025-001.A

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

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2021 Pay 2022 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-07-100-068.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

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TRACT 9 - TAX INFO

9/1/26, 12:30 PM

Beacon - Kosciusko County, IN - Report: 029-025-001.B

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-025-001.B
Tax Bill ID 029-726006-36
State ID 43-07-07-100-037.000-016
Property Address N 100 W
Leesburg
Acres 7.93
Brief Legal Description 029-025-001.B TR E 1/2 NE 7-33-6 7.93A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/15/2004	Polk Family Farms Inc	CORPORATE WD			SPLIT
5/12/1999	Polk Family Farms Inc	Survey			
1/18/1999	Stookey Emra G 1/2 & Mary C 1/2	Wd			

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$1,116.00	\$558.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$9,300.00	\$9,300.00	\$10,000.00	\$8,400.00	\$6,600.00	\$5,700.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	7.93	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	15.44	Z - Rate	1.25	18.75	19.3
2024 Pay 2025	22346116	Turkey Creek (656)	7.93	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	15.44	Z - Rate	1.25	18.75	19.3
2023 Pay 2024	22346116	Turkey Creek (656)	7.93	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	15.44	Z - Rate	1.25	18.75	19.3
2022 Pay 2023	22346116	Turkey Creek (656)	7.93	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	15.44	Z - Rate	1.25	18.75	19.3
2021 Pay 2022	22346116	Turkey Creek (656)	7.93	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	15.44	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	7.93	Z Rate	0.1	5	5

TRACT 9 - TAX INFO

9/1/26, 12:30 PM

Beacon - Kosciusko County, IN - Report: 029-025-001.B

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2020 Pay 2021	518	Coppress (518)	15.44	Z - Rate	1.25	18.75	19.3
2019 Pay 2020	22346116	Turkey Creek (656)	7.93	Z Rate	0.1	5	5
2019 Pay 2020	518	Coppress (518)	15.44	Z - Rate	1.25	18.75	19.3

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	9,300	0	9,300
Total	9,300	0	9,300

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$49.39	\$58.42	\$49.76	\$38.53	\$33.78
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$49.39	\$58.42	\$49.76	\$38.53	\$33.78
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$19.30	\$19.30	\$24.30	\$19.30	\$5.00
	Coppress - \$19.30	Coppress - \$19.30	Coppress - \$19.30 Turkey Creek - \$5.00	Coppress - \$19.30	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$118.08	\$136.14	\$123.82	\$96.36	\$72.56
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$118.08)	(\$136.14)	(\$123.82)	(\$96.36)	(\$72.56)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365453	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$49.39
2025 Pay 2026	3365454	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$68.69
2024 Pay 2025	3316760	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$58.42
2024 Pay 2025	3297987	5/12/2025	2557/ShepherdKarla	5/12/2025	\$77.72
2023 Pay 2024	3249504	11/12/2024	11/18/24 LCB	11/18/2024	\$49.76
2023 Pay 2024	3198311	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$74.06
2022 Pay 2023	3146351	11/13/2023	11/13.11/14/23 LCB	11/15/2023	\$38.53
2022 Pay 2023	3109580	5/10/2023	LCB Lockbox	5/16/2023	\$57.83
2021 Pay 2022	3047595	11/10/2022	1588/33909/2400Polk	11/16/2022	\$33.78
2021 Pay 2022	3005200	5/10/2022	2372/33875/1446Polk	5/12/2022	\$38.78
2020 Pay 2021	2942652	11/10/2021	2350/33835/1297	11/12/2021	\$33.97
2020 Pay 2021	2901709	5/10/2021	33738/2313 Polk	5/11/2021	\$58.27

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Beacon - Kosciusko County, IN - Report: 029-025-001.B

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2019 Pay 2020	2846425	11/10/2020	1051/33677/2291Polk	11/17/2020	\$40.52
2019 Pay 2020	2776470	5/5/2020	2278/33623osdbPolk	5/5/2020	\$64.82

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

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2023 Pay 2024 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

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2021 Pay 2022 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-07-100-037.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

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Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-025-001.BA
Tax Bill ID 029-726009-06
State ID 43-07-07-100-070.000-016
Property Address W 700 N
Leesburg
Acres 7.51
Brief Legal Description 029-025-001.BA PT N 1/2 W 1/2 NE NE 7-33-6 7.51A PER CALC
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/15/2004	Polk Family Farms Inc	CORPORATE WD			

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$972.00	\$486.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$8,100.00	\$8,100.00	\$8,800.00	\$7,300.00	\$5,800.00	\$5,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	7.51	Z Rate	0.1	5	0
2024 Pay 2025	22346116	Turkey Creek (656)	7.51	Z Rate	0.1	5	0
2023 Pay 2024	22346116	Turkey Creek (656)	7.51	Z Rate	0.1	5	5
2022 Pay 2023	22346116	Turkey Creek (656)	7.51	Z Rate	0.1	5	0
2021 Pay 2022	22346116	Turkey Creek (656)	7.51	Z Rate	0.1	5	5
2020 Pay 2021	22346116	Turkey Creek (656)	7.51	Z Rate	0.1	5	5
2019 Pay 2020	22346116	Turkey Creek (656)	7.51	Z Rate	0.1	5	5

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Beacon - Kosciusko County, IN - Report: 029-025-001.BA

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	8,100	0	8,100
	Total	8,100	0	8,100

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$43.02	\$51.42	\$43.25	\$33.86	\$29.64
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$43.02	\$51.42	\$43.25	\$33.86	\$29.64
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$5.00	\$0.00	\$5.00
			Turkey Creek - \$5.00		Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$86.04	\$102.84	\$91.50	\$67.72	\$64.28
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$86.04)	(\$102.84)	(\$91.50)	(\$67.72)	(\$64.28)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365469	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$43.02
2025 Pay 2026	3365470	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$43.02
2024 Pay 2025	3316763	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$51.42
2024 Pay 2025	3297990	5/12/2025	2557/ShepherdKarla	5/12/2025	\$51.42
2023 Pay 2024	3249506	11/12/2024	11/18/24 LCB	11/18/2024	\$43.25
2023 Pay 2024	3198314	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$48.25
2022 Pay 2023	3146353	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$33.86
2022 Pay 2023	3109583	5/10/2023	LCB Lockbox	5/16/2023	\$33.86
2021 Pay 2022	3047594	11/10/2022	1588/33909/2400Polk	11/16/2022	\$29.64
2021 Pay 2022	3005199	5/10/2022	2372/33875/1446Polk	5/12/2022	\$34.64
2020 Pay 2021	2942651	11/10/2021	2350/33835/1297	11/12/2021	\$29.72
2020 Pay 2021	2901708	5/10/2021	33738/2313 Polk	5/11/2021	\$34.72
2019 Pay 2020	2846424	11/10/2020	1051/33677/2291Polk	11/17/2020	\$35.23
2019 Pay 2020	2776469	5/5/2020	2278/33623osdbPolk	5/5/2020	\$40.23

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2024 Pay 2025 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

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2023 Pay 2024 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2021 Pay 2022 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-07-100-070.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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TRACT 8 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

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, Essent Title Insurance, Inc., a Pennsylvania 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 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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TRACT 8 - PRELIMINARY TITLE

- 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.
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.

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Commitment for Title Insurance (07-01-2021)



260358

TRACT 8 - PRELIMINARY TITLE

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.
- 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.

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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TRACT 8 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260358
Issuing Office File No.: 260358
Property Address: 100 W, Leesburg, IN 46538
W 675 N, Leesburg, IN 46538
100 W, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 20, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk Family Farms Inc., an Indiana corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260358

TRACT 8 - PRELIMINARY TITLE

SCHEDULE A (Continued)

TRACT 1: (Parcel No. 43-07-07-200-066.000-016)

The East Half (1/2) of the Southeast Quarter of Section Seven (7), Township thirty-three (33) North, Range Six (6) East.

TRACT 2: (Parcel No. 43-07-07-100-068.000-016)

The East Half (1/2) of the Northeast Quarter of Section Seven (7), Township thirty-three (33) North, Range Six (6) East, **less and excepting** therefrom the following described tract:

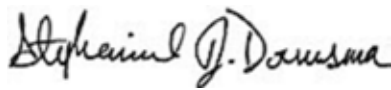
A tract of land located in the East one-half (1/2) of the Northeast Quarter of Section Seven (7), Township Thirty-Three (33) North, Range Six (6) East, Plain Township, Kosciusko County, Indiana and containing 28.67 acres, more or less, more particularly described as follows:

Beginning at a PK nail, in County Road 700 North, at the Northwest corner of the East one-half (1/2) of said Northeast Quarter; thence North 90 degrees, 00 minutes, 00 seconds East (assumed bearing), along the North Line of said Northeast Quarter and along County Road 700 North, 686.48 feet to a 5/8 inch iron bar at the intersection of the center lines of said County Road 700 North and Summy Road; thence South 00 degrees, 53 minutes, 04 seconds West, along Summy Road, 1837.64 feet to a 5/8 inch iron bar; thence South 90 degrees, 00 minutes, 00 seconds West, 673.06 feet to a 5/8 inch iron bar on the West Line of the East one-half (1/2) of said Northeast Quarter; thence North 00 degrees, 27 minutes, 58 seconds East, along said West Line, 1837.48 feet to the point of beginning.

TRACT 3: (Parcel No. 43-07-07-100-041.000-016)

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Thirty-three (33) North, Range Six (6) East.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.



Mark A. Casale, President/CEO

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Commitment for Title Insurance (07-01-2021)
Schedule A



260358

TRACT 8 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260358

TRACT 8 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms Inc., an Indiana corporation stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260358

TRACT 8 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260358

TRACT 8 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-07-200-066.000-016 (**TRACT 1**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-028-001 E 1/2 Se 7-33-6 80.00A
Spring Installment \$523.62 - PAID
Fall Installment \$523.62 - PAID
- Assessed Valuations: 2025-2026
Land \$98600
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$5916
Net Valuations \$92684
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-07-100-068.000-016 (**TRACT 2**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-025-001.A Pt E 1/2 Ne 7-33-6 51.33A Per Calc
Spring Installment \$340.40 - PAID
Fall Installment \$340.40 - PAID
- Assessed Valuations: 2025-2026
Land \$64100
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$3846
Net Valuations \$60254
Taxes for the year 2026 are now a lien but are not due and payable until 2027
9. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$15.35 each installment. Spring Installment-PAID, Fall Installment-PAID

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260358

TRACT 8 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

10. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-07-100-041.000-016 (**TRACT 3**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-025-003 Sw Ne 7-33-6 40.00A
Spring Installment \$246.94 - PAID
Fall Installment \$246.94 - PAID
- Assessed Valuations: 2025-2026
Land \$46500
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$2790
Net Valuations \$43710
Taxes for the year 2026 are now a lien but are not due and payable until 2027
11. Right-of-way of 600 N along the South side of said tract 1.
12. Right-of-way of 100 W along the East side of said tracts 1 & 2.
13. Right-of-way of 100 W along the West side of said tract 2.
14. Right-of-way of 675 N along the North and South side of said tract 2. (**CR 675 N is running between Tract 2**)
15. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
16. Rights of way for drainage tiles, feeders and laterals, if any.
17. Lack of a right of access to and from the land as Tract 3.
18. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260358

TRACT 8 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260354

Commitment No.: 260354

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.

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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, Stewart Title Guaranty, a Texas company (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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TRACT 8 - PRELIMINARY TITLE

- 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.
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.

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

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Commitment for Title Insurance (07-01-2021)



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TRACT 8 - PRELIMINARY TITLE

- 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.
- 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.

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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TRACT 8 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260354

Commitment No.: 260354

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260354
Issuing Office File No.: 260354
Property Address: W 600 N, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk & Sons, Inc., an Indiana Corporation
5. The Land is described as follows:

The West Half of the Southeast Quarter of Section 7, Township 33 North, Range 6 East.

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Commitment for Title Insurance (07-01-2021)
Schedule A

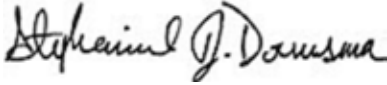


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TRACT 8 - PRELIMINARY TITLE

SCHEDULE A (Continued)

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized
Signatory


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

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Commitment for Title Insurance (07-01-2021)
Schedule A



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TRACT 8 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260354

Commitment No.: 260354

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



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TRACT 8 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons, Inc., an Indiana Corporation stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



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TRACT 8 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260354

Commitment No.: 260354

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 8 - PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-07-200-064.000-016
Township: Plain
Assessed in the name of: Polk & Sons Inc
Legal: 029-028-002 W 1/2 Se 80.00A
Spring Installment \$498.13 - PAID
Fall Installment \$498.13 - PAID
- Assessed Valuations: 2025-2026
Land \$93800
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$5628
Net Valuations \$88172
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Right-of-way of 600 N along the South side of said tract.
9. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
10. Rights of way for drainage tiles, feeders and laterals, if any.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 9 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

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 EXTRACTIONAL 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, Essent Title Insurance, Inc., a Pennsylvania 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 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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Commitment for Title Insurance (07-01-2021)



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TRACT 9 - PRELIMINARY TITLE

- 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.
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.

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TRACT 9 - PRELIMINARY TITLE

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.
- 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.

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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Commitment for Title Insurance (07-01-2021)



260365

TRACT 9 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260365
Issuing Office File No.: 260365
Property Address: W 700 N, Leesburg, IN 46538
N 100 W, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 24, 2026 at 12:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:
Polk Family Farms, Inc., an Indiana Corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260365

TRACT 9 - PRELIMINARY TITLE

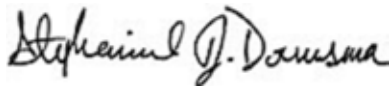
SCHEDULE A (Continued)

PARCEL NOS. 43-07-07-100-070.000-016 AND 43-07-07-100-037.000-016

A tract of land located in the East one-half (1/2) of the Northeast Quarter of Section 7, Township 33 North, Range 6 East, Plain Township, Kosciusko County, Indiana, more particularly described as follows:

Beginning at a P.K. nail in County Road 700 North, at the Northwest corner of the East One-half (1/2) of said Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing), along the North line of said Northeast Quarter and along County Road 700 North, 686.48 feet to a 5/8 inch iron bar at the intersection of the centerlines of said County Road 700 North and Summy Road; thence South 00 degrees 53 minutes 04 seconds West, along Summy Road 990.42 feet to a P.K. nail; thence South 89 degrees 06 minutes 38 seconds West, 678.24 feet to a 5/8 inch iron bar on the West line of the East One-half (1/2) of said Northeast Quarter; thence North 00 degrees 27 minutes 58 seconds East, along said West line, 979.50 feet to the point of beginning.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.



Mark A. Casale, President/CEO

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Commitment for Title Insurance (07-01-2021)
Schedule A



260365

TRACT 9 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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TRACT 9 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260365

TRACT 9 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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TRACT 9 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-07-100-070.000-016
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-025-001.BA Pt N1/2 W1/2 NE NE 7-33-6 7.51A
- | | |
|--------------------|----------------|
| Spring Installment | \$43.02 - PAID |
| Fall Installment | \$43.02 - PAID |
- Assessed Valuations: 2025-2026
Land \$8100
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$486
Net Valuations \$7614
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-07-100-037.000-016
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-025-001.B Tr E1/2 NE 7-33-6 7.93A
- | | |
|--------------------|----------------|
| Spring Installment | \$49.39 - PAID |
| Fall Installment | \$49.39 - PAID |
- Assessed Valuations: 2025-2026
Land \$9300
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$558
Net Valuations \$8742
Taxes for the year 2026 are now a lien but are not due and payable until 2027
9. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$19.30 per year, PAID
10. Survey by Larry R. Long, License No. S0458, with Larry R. Long and Associates, Inc., dated December 4, 1998 and recorded May 12, 1999 as Instrument No. 99-05-0632, Kosciusko County Records.
11. Right-of-way of County Road 700 N along the North side of said tract.
12. Right-of-way of County Road 100 W along the East side of said tract.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260365

TRACT 9 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

13. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
14. Rights of way for drainage tiles, feeders and laterals, if any.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260365

TRACT 10 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

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, Essent Title Insurance, Inc., a Pennsylvania 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 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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Commitment for Title Insurance (07-01-2021)



260359

TRACT 10 - PRELIMINARY TITLE

- 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.
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.

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TRACT 10 - PRELIMINARY TITLE

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.
- 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.

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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Commitment for Title Insurance (07-01-2021)



260359

TRACT 10 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE Issued by ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260359
Issuing Office File No.: 260359
Property Address: W 675 N, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 20, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk Family Farms Inc., an Indiana corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260359

TRACT 10 - PRELIMINARY TITLE

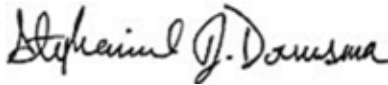
SCHEDULE A (Continued)

The East Half (1/2) of the Northeast Quarter of Section Seven (7), Township thirty-three (33) North, Range Six (6) East, less and excepting therefrom the following described tract:

A tract of land located in the East one-half (1/2) of the Northeast Quarter of Section Seven (7), Township Thirty-Three (33) North, Range Six (6) East, Plain Township, Kosciusko County, Indiana and containing 28.67 acres, more or less, more particularly described as follows:

Beginning at a PK nail, in County Road 700 North, at the Northwest corner of the East one-half (1/2) of said Northeast Quarter; thence North 90 degrees, 00 minutes, 00 seconds East (assumed bearing), along the North Line of said Northeast Quarter and along County Road 700 North, 686.48 feet to a 5/8 inch iron bar at the intersection of the center lines of said County Road 700 North and Summy Road; thence South 00 degrees, 53 minutes, 04 seconds West, along Summy Road, 1837.64 feet to a 5/8 inch iron bar; thence South 90 degrees, 00 minutes, 00 seconds West, 673.06 feet to a 5/8 inch iron bar on the West Line of the East one-half (1/2) of said Northeast Quarter; thence North 00 degrees, 27 minutes, 58 seconds East, along said West Line, 1837.48 feet to the point of beginning, subject to all legal highways and easements of record.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.



Mark A. Casale, President/CEO

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Commitment for Title Insurance (07-01-2021)
Schedule A



260359

TRACT 10 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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TRACT 10 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms Inc., an Indiana corporation stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260359

TRACT 10 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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TRACT 10 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-07-100-068.000-016
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-025-001.A Pt E 1/2 Ne 7-33-6 51.33A Per Calc
Spring Installment \$340.40 - PAID
Fall Installment \$340.40 - PAID
- | | |
|-------------------------|-----------|
| Assessed Valuations: | 2025-2026 |
| Land | \$64100 |
| Improvements | \$0 |
| Exemptions (Homeowners) | \$0 |
| Exemptions (Supp. HC) | \$0 |
| Exemptions (OTHER) | \$3846 |
| Net Valuations | \$60254 |
- Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$15.35 each installment. Spring Installment-PAID, Fall Installment-PAID
9. Right-of-way of 100 W along the West side of said tract.
10. Right-of-way of 100 W along the East side of said tract.
11. Right-of-way of 675 N along the North and South side of said tract 2. **(CR 675 N is running between Tract 2)**
12. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
13. Rights of way for drainage tiles, feeders and laterals, if any.
14. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

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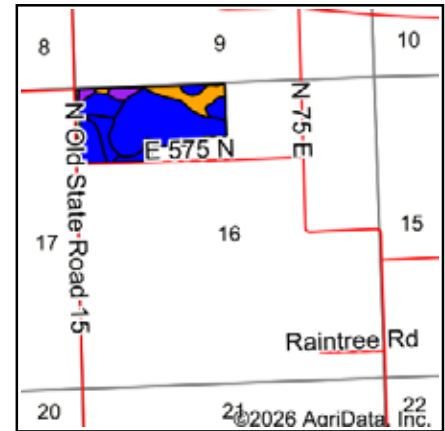
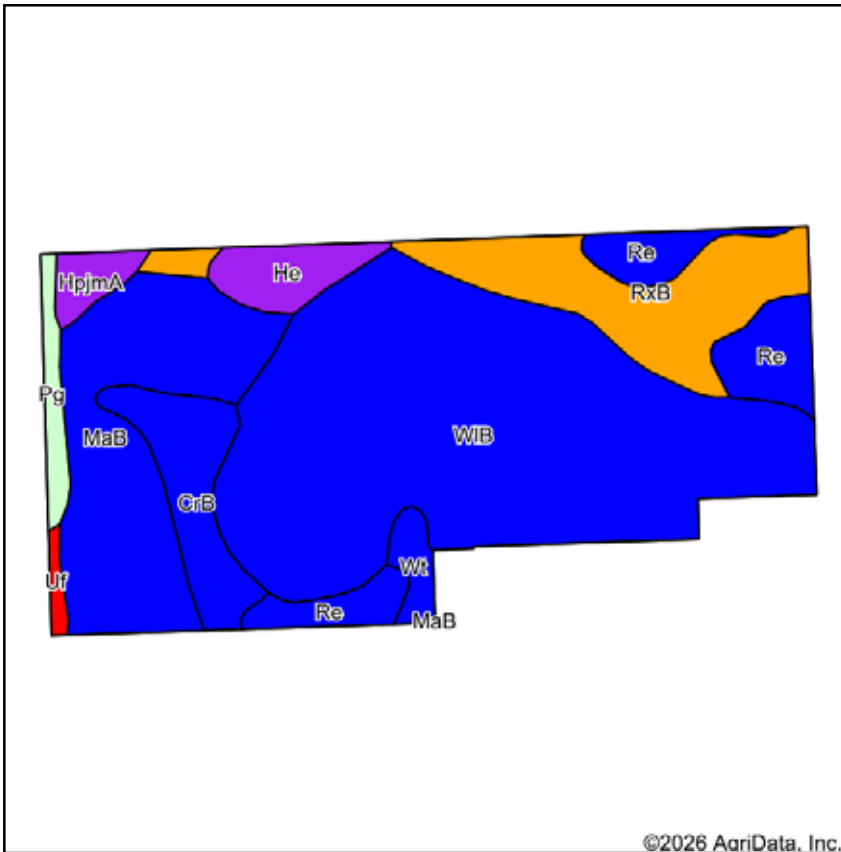
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260359

TRACTS 11-12

TRACTS 11-12 - SOIL MAP



State: **Indiana**
 County: **Kosciusko**
 Location: **16-33N-6E**
 Township: **Plain**
 Acres: **70.17**
 Date: **7/28/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

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



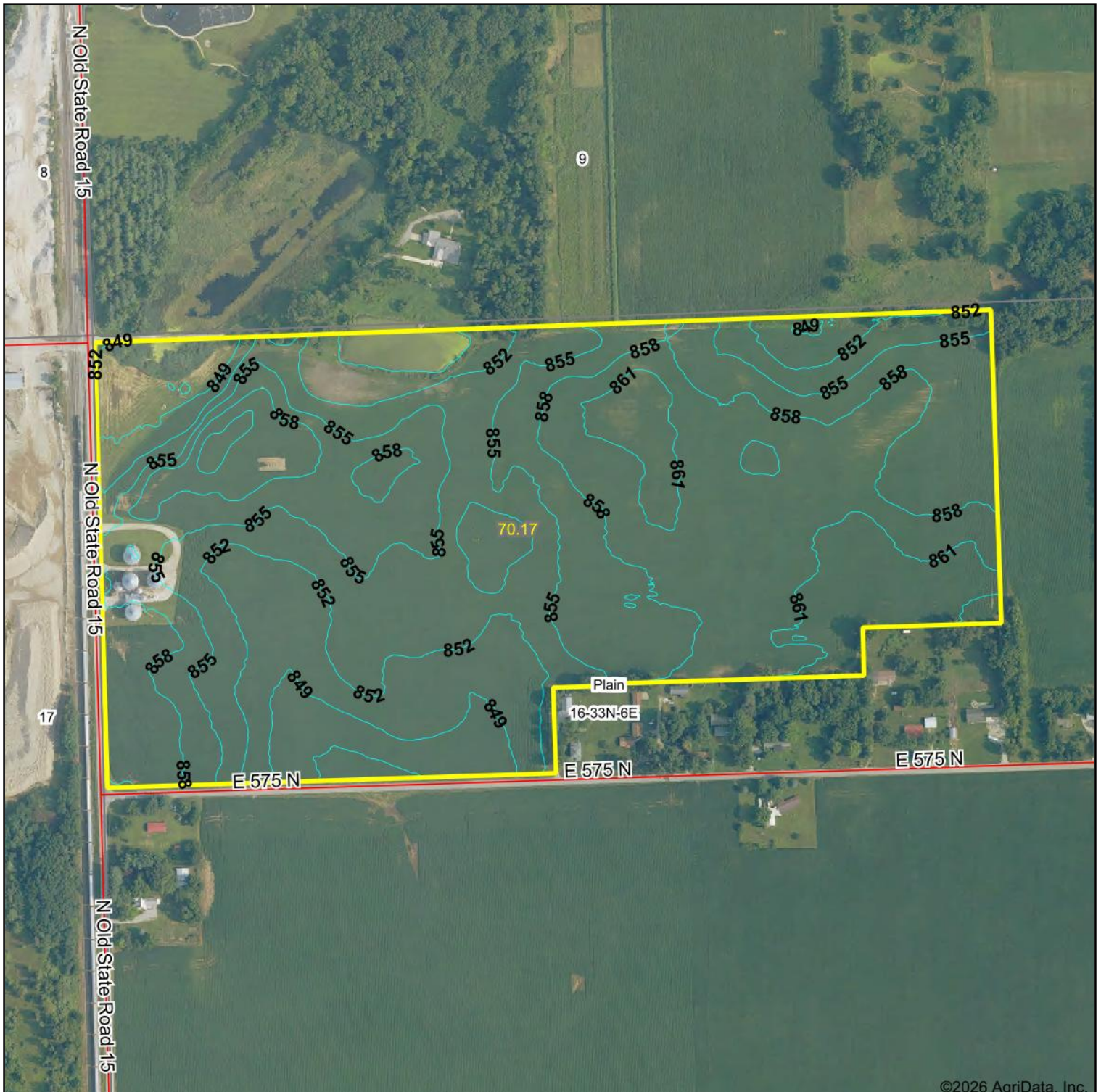
Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	33.70	48.0%		Ile	145		5		9	51	58
MaB	Martinsville sandy loam, 2 to 6 percent slopes	12.23	17.4%		Ile	135	21	5		9	47	68
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	8.39	12.0%		Ille	113	17	4		7	39	57
Re	Rensselaer loam, 0 to 1 percent slopes	5.39	7.7%		Ilw	167		6		11	49	68
CrB	Crosier loam, 1 to 4 percent slopes	4.29	6.1%		Ile	155		5		10	50	69
He	Histosols and Aquolls	2.25	3.2%		VIlw							
Pg	Pits, gravel	1.31	1.9%									
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	1.15	1.6%		Vw	8			1		2	3
Wt	Whitaker loam	1.07	1.5%		Ilw	154		5		10	50	69
Uf	Udorthents-Urban land complex	0.39	0.6%		VIII							
Weighted Average					*-	131.5	5.7	4.6	*-	8.3	45	57.1

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

TRACTS 11-12-TOPO CONTOURS MAP



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Maps Provided By



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www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 845.1

Max: 865.5

Range: 20.4

Average: 855.5

Standard Deviation: 4.27 ft

0ft 457ft 914ft



7/28/2026

16-33N-6E
Kosciusko County
Indiana

Boundary Center: 41° 19' 9.96, -85° 50' 21.12

TRACTS 11-12 - FSA INFO

INDIANA
KOSCIUSKO



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 8375

Prepared : 7/16/26 8:50 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : 18-085-2011-116
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.61	64.52	64.52	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	64.52	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	44.79	0.00	129	0
Soybeans	15.51	0.00	55	0

TOTAL **60.30** **0.00**

NOTES

Tract Number : 1847

Description : H5S-A1NW 1/4 SEC 16 PLAIN TWP 70-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK FAMILY FARMS INC
Other Producers : None
Recon ID : None

TRACTS 11-12 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8375
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 1847 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.61	64.52	64.52	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	64.52	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	44.79	0.00	129
Soybeans	15.51	0.00	55
TOTAL	60.30	0.00	

NOTES

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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.

TRACTS 11-12 - FSA INFO

CLU	Acres	HEL	Crop
1	64.52	NHEL	

Map Created 04/14/2026

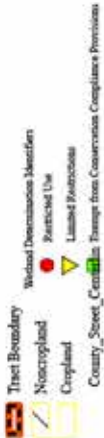
Farm 8375 Tract 1847
2026 Program Year 2024 Imagery Phy. County: Kosciusko, IN

USDA Kosciusko County
Indiana

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



Tract Cropland Total: 64.52 acres



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, either it depicts the information provided directly from the producer and/or the MAP 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 of FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination (CPH-029 and attached map) for exact boundaries and determinations or contact NRCS.

TR 11 - ITEMIZED IMPROVEMENTS

DESCRIPTIONS

- Grain Bin #5 73,318BU (2009) Type 1
- Grain Bin 55,000BU (2003) Type 1
- Grain Bin #4 - 55,000BU (2007) Type 1
- Grain Bin OVERHEAD BIN & SUPER STRUCTURE Type 1
- Bam SCALE HOUSE & SCALES - SMALL BLUE (2000) Type 3
- Grain Bin AIR SYSTEM Type 2
- Grain Leg GRAIN LEG W/MOTOR Type 2
- Grain Bin DRYER W/2 PHASE CONVERTERS & ELECTRICAL PANELS Type 1
- Grain Bin OVERHEAD BIN #2 3434BU & SUPERSTRUCTURE Type 1 Grain Bin BROCK BIN 75000BU Type I
- Outbuilding DUMP SHED W/2 PHASE CONVERTERS & ELECTRICAL PANELS Type 2

TRACTS 11-12 - TAX INFO

9/1/26, 12:25 PM

Beacon - Kosciusko County, IN - Report: 029-062-002

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-16-400-301.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-062-002
Tax Bill ID 029-716008-81
State ID 43-07-16-400-301.000-016
Property Address 5882 N Old Sr 15
Leesburg
Acres 40.00
Brief Legal Description 029-062-002 Nw Nw 16-33-6 40.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/1/1900	Conversion Record				SEE NOTE

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$8,640.00	\$4,314.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$70,500.00	\$70,500.00	\$75,700.00	\$63,100.00	\$49,800.00	\$42,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$265,700.00	\$211,400.00	\$216,200.00	\$234,500.00	\$343,900.00	\$284,000.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	589	Robinson, G. A. (589)	29.85	Z - Rate	5	25	149.24
2024 Pay 2025	589	Robinson, G. A. (589)	29.85	Z - Rate	5	25	0
2023 Pay 2024	589	Robinson, G. A. (589)	29.85	Z - Rate	5	25	0
2022 Pay 2023	589	Robinson, G. A. (589)	29.85	Z - Rate	5	25	149.24
2021 Pay 2022	589	Robinson, G. A. (589)	29.85	Z - Rate	5	25	149.24
2020 Pay 2021	589	Robinson, G. A. (589)	29.85	Z - Rate	5	25	149.24
2019 Pay 2020	589	Robinson, G. A. (589)	29.85	Z - Rate	5	25	149.24

TRACTS 11-12 - TAX INFO

9/1/26, 12:25 PM

Beacon - Kosciusko County, IN - Report: 029-062-002

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	1,500	1,500
3%	Non-Residential	0	264,200	264,200
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	70,500	0	70,500
	Total	70,500	265,700	336,200

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$1,568.22	\$1,705.42	\$1,763.13	\$2,298.22	\$1,937.70
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,568.22	\$1,705.42	\$1,763.13	\$2,298.22	\$1,937.70
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$149.24	\$0.00	\$0.00	\$149.24	\$149.24
	Robinson, G. A. - \$149.24			Robinson, G. A. - \$149.24	Robinson, G. A. - \$149.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,285.68	\$3,410.84	\$3,526.26	\$4,745.68	\$4,024.64
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$3,285.68)	(\$3,410.84)	(\$3,526.26)	(\$4,745.68)	(\$4,024.64)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365477	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,642.84
2025 Pay 2026	3365478	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,642.84
2024 Pay 2025	3316766	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$1,705.42
2024 Pay 2025	3297993	5/12/2025	2557/ShepherdKarla	5/12/2025	\$1,705.42
2023 Pay 2024	3249509	11/12/2024	11/18/24 LCB	11/18/2024	\$1,763.13
2023 Pay 2024	3198317	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$1,763.13
2022 Pay 2023	3146356	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$2,372.84
2022 Pay 2023	3109586	5/10/2023	LCB Lockbox	5/16/2023	\$2,372.84
2021 Pay 2022	3047593	11/10/2022	1588/33909/2400Polk	11/16/2022	\$2,012.32
2021 Pay 2022	3005196	5/10/2022	2372/33875/1446Polk	5/12/2022	\$2,012.32
2020 Pay 2021	2942648	11/10/2021	2350/33835/1297	11/12/2021	\$2,021.20
2020 Pay 2021	2901705	5/10/2021	33738/2313 Polk	5/11/2021	\$2,021.20
2019 Pay 2020	2846421	11/10/2020	1051/33677/2291Polk	11/17/2020	\$2,063.88
2019 Pay 2020	2776466	5/5/2020	2278/33623osdbPolk	5/5/2020	\$2,063.88

TRACTS 11-12 - TAX INFO

9/1/26, 12:25 PM

Beacon - Kosciusko County, IN - Report: 029-062-002

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-16-400-301.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-16-400-301.000-016 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-16-400-301.000-016 \(PDF\)](#)

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2017 Pay 2018 Tax Statements (Treasurer)

[43-07-16-400-301.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Photos (Assessor)



No data available for the following modules: Inactive Parcel Summary, Sales (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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TRACTS 12 - TAX INFO

9/1/26, 12:26 PM

Beacon - Kosciusko County, IN - Report: 029-062-001.C

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-16-400-299.000-016 \(PDF\)](#)

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Summary (Auditor)

Parcel ID 029-062-001.C
Tax Bill ID 029-716008-82
State ID 43-07-16-400-299.000-016
Property Address E 575 N
Leesburg
30.41
Acres
Brief Legal Description 029-062-001.C Pt Ne Nw 16-33-6 30.41A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/1/1988	Conversion Record				SEE NOTE

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$6,840.00	\$3,420.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$57,000.00	\$57,000.00	\$61,300.00	\$51,100.00	\$40,400.00	\$34,700.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	589	Robinson, G. A. (589)	10.3	Z - Rate	5	25	51.5
2025 Pay 2026	579	Neff Omar Plain (579)	20.11	Z - Rate	6.25	31.25	125.68
2024 Pay 2025	589	Robinson, G. A. (589)	10.3	Z - Rate	5	25	0
2024 Pay 2025	579	Neff Omar Plain (579)	20.11	Z - Rate	6.25	31.25	125.68
2023 Pay 2024	589	Robinson, G. A. (589)	10.3	Z - Rate	5	25	0
2023 Pay 2024	579	Neff Omar Plain (579)	20.11	Z - Rate	6.25	31.25	125.68
2022 Pay 2023	589	Robinson, G. A. (589)	10.3	Z - Rate	5	25	51.5
2022 Pay 2023	579	Neff Omar Plain (579)	20.11	Z - Rate	6.25	31.25	125.68
2021 Pay 2022	589	Robinson, G. A. (589)	10.3	Z - Rate	5	25	51.5
2021 Pay 2022	579	Neff Omar Plain (579)	20.11	Z - Rate	6.25	31.25	125.68
2020 Pay 2021	589	Robinson, G. A. (589)	10.3	Z - Rate	5	25	51.5
2020 Pay 2021	579	Neff Omar Plain (579)	20.11	Z - Rate	6.25	31.25	125.68
2019 Pay 2020	589	Robinson, G. A. (589)	10.3	Z - Rate	5	25	51.5

TRACT 12 - TAX INFO

9/1/26, 12:26 PM

Beacon - Kosciusko County, IN - Report: 029-062-001.C

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	579	Neff Omar Plain (579)	20.11	Z - Rate	6.25	31.25	100.56

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	57,000	0	57,000
Total	57,000	0	57,000

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$302.70	\$358.14	\$302.74	\$235.84	\$205.68
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$302.70	\$358.14	\$302.74	\$235.84	\$205.68
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$177.18	\$125.68	\$125.68	\$177.18	\$177.18
	Neff Omar Plain - \$125.68	Neff Omar Plain - \$125.68	Neff Omar Plain - \$125.68	Neff Omar Plain - \$125.68	Neff Omar Plain - \$125.68
	Robinson, G. A. - \$51.50		Robinson, G. A. - \$51.50	Robinson, G. A. - \$51.50	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$782.58	\$841.96	\$731.16	\$648.86	\$588.54
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$782.58)	(\$841.96)	(\$731.16)	(\$648.86)	(\$588.54)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365479	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$391.29
2025 Pay 2026	3365480	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$391.29
2024 Pay 2025	3316765	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$420.98
2024 Pay 2025	3297992	5/12/2025	2557/ShepherdKarla	5/12/2025	\$420.98
2023 Pay 2024	3249508	11/12/2024	11/18/24 LCB	11/18/2024	\$365.58
2023 Pay 2024	3198316	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$365.58
2022 Pay 2023	3146355	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$324.43
2022 Pay 2023	3109585	5/10/2023	LCB Lockbox	5/16/2023	\$324.43
2021 Pay 2022	3047599	11/10/2022	1588/33909/2400Polk	11/16/2022	\$294.27
2021 Pay 2022	3005204	5/10/2022	2372/33875/1446Polk	5/12/2022	\$294.27
2020 Pay 2021	2942656	11/10/2021	2350/33835/1297	11/12/2021	\$297.87
2020 Pay 2021	2901713	5/10/2021	33738/2313 Polk	5/11/2021	\$297.87
2019 Pay 2020	2846429	11/10/2020	1051/33677/2291Polk	11/17/2020	\$322.05

TRACTS 12 - TAX INFO

9/1/26, 12:26 PM

Beacon - Kosciusko County, IN - Report: 029-062-001.C

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2019 Pay 2020	2776474	5/5/2020	2278/33623osdbPolk	5/5/2020	\$322.05

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TRACTS 11-12 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

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 EXTRACTIONAL 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, Essent Title Insurance, Inc., a Pennsylvania 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 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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TRACTS 11-12 - PRELIMINARY TITLE

- 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.
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.

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

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Commitment for Title Insurance (07-01-2021)



260356

TRACTS 11-12 - PRELIMINARY TITLE

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.
- 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.

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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TRACTS 11-12 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE Issued by ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260356
Issuing Office File No.: 260356
Property Address: 5882 N Old Sr 15, Leesburg, IN 46538
E 575 N, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 19, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk Family Farms Inc, an Indiana Corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260356

TRACTS 11-12 - PRELIMINARY TITLE

SCHEDULE A (Continued)

Tract 1: (Parcel No. 43-07-16-400-301.000-016)

The Northwest Quarter of the Northwest Quarter of Section 16, Township 33 North, Range 6 East, Kosciusko County, Indiana, containing 40 acres, more or less;

Tract 2: (Parcel No. 43-07-16-400-299.000-016)

The Northeast Quarter of the Northwest Quarter of Section 16, Township 33 North, Range 6 East, Kosciusko County, Indiana, saving and **excepting therefrom** the following described tracts, to-wit:

(1) Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 16; thence West 740.97 feet to a point; thence North 277.50 feet to a point; thence East 323 feet to a point; thence North 138.80 feet to an iron pipe; thence East 417.97 feet to an iron pipe; thence South 416.30 feet to the place of beginning, containing 6 acres, more or less;

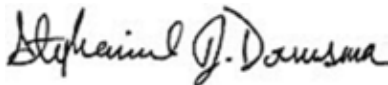
(2) Beginning at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 16; thence East 142.30 feet to the place of beginning of this description; thence North 277.5 feet to a point; thence East 406.73 feet to a point; thence South 277.5 feet to a point; thence West 406.73 feet to the place of beginning, containing 2.59 acres, more or less;

(3) Beginning at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 16; thence North 0 degrees 19 minutes East, 271 feet to a point; thence North 89 degrees 19 minutes East, 148 feet to a point; thence South 1 degree 18 minutes West, 273.6 feet to a wooden post; thence West 141.8 feet to the place of beginning.

TOGETHER WITH an Easement for ingress and egress, with others, over and across the following described tract, to-wit:

Beginning at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 16; thence East 549.03 feet to the place of beginning of this description; thence North 277.5 feet to a point; thence East 30 feet to a point; thence South 208.15 feet to a point; thence West 30 feet to the place of beginning.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.



Mark A. Casale, President/CEO

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

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Commitment for Title Insurance (07-01-2021)
Schedule A



260356

TRACTS 11-12 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260356

TRACTS 11-12 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms Inc stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260356

TRACTS 11-12 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260356

TRACTS 11-12 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-16-400-301.000-016 (**TRACT 1**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-062-002 Nw Nw 16-33-6 40.00A
Spring Installment \$1568.22 - PAID
Fall Installment \$1568.22 - PAID
- Assessed Valuations: 2025-2026
Land \$70500
Improvements \$211400
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$4314
Net Valuations \$277586
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Ditch assessment for the Robinson, G.A. Ditch, Parcel No. 589 in the amount of \$74.62 each installment.
Spring Installment-PAID, Fall Installment-PAID
9. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-16-400-299.000-016 (**TRACT 2**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-062-001.C Pt Ne Nw 16-33-6 30.41A
Spring Installment \$302.70 - PAID
Fall Installment \$302.70 - PAID
- Assessed Valuations: 2025-2026
Land \$57000
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$3420
Net Valuations \$53580
Taxes for the year 2026 are now a lien but are not due and payable until 2027
10. Ditch assessment for the Robinson, G.A. Ditch, Parcel No. 589 in the amount of \$25.75 each installment.
Spring Installment-PAID, Fall Installment-PAID
11. Ditch assessment for the Neff Omar Plain Ditch, Parcel No. 579 in the amount of \$62.84 each installment.
Spring Installment-PAID, Fall Installment-PAID
12. Right-of-way of Old SR 15 along the West side of said tract 1.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260356

TRACTS 11-12 - PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

13. Right-of-way of 575 N along the South side of said tract 1.
14. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
15. Rights of way for drainage tiles, feeders and laterals, if any.
16. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

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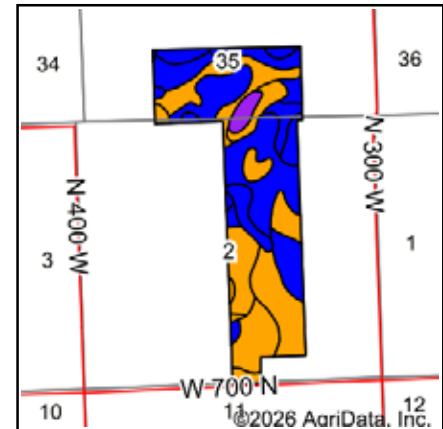
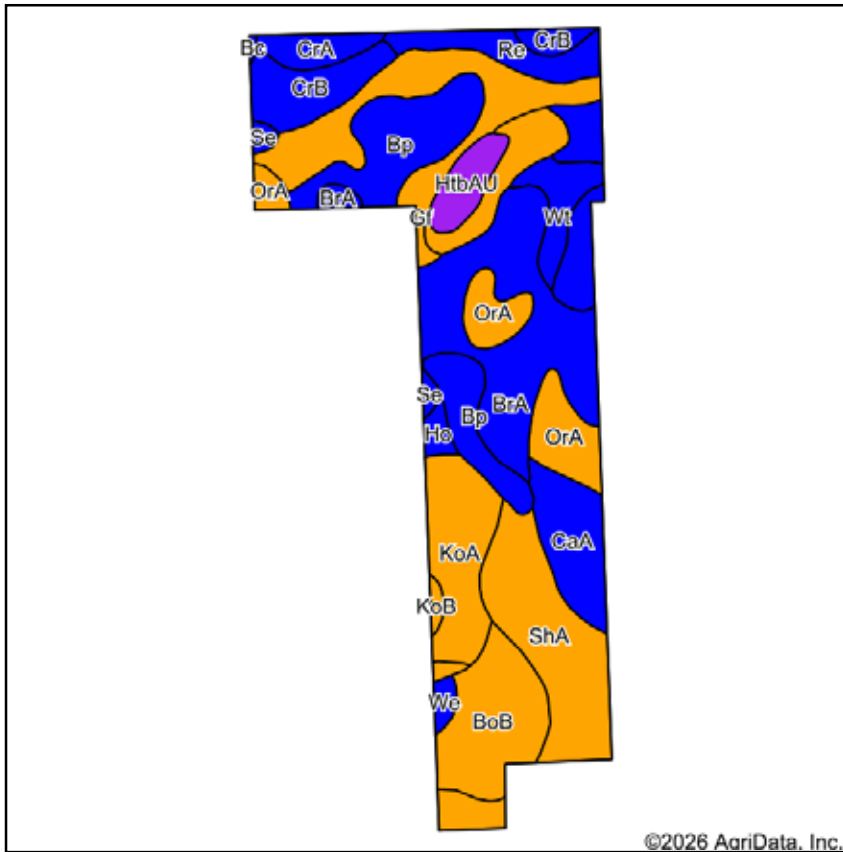
ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260356

TRACT 13

TRACT 13 - SOIL MAP



State: **Indiana**
 County: **Kosciusko**
 Location: **2-33N-5E**
 Township: **Prairie**
 Acres: **212.22**
 Date: **7/28/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

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

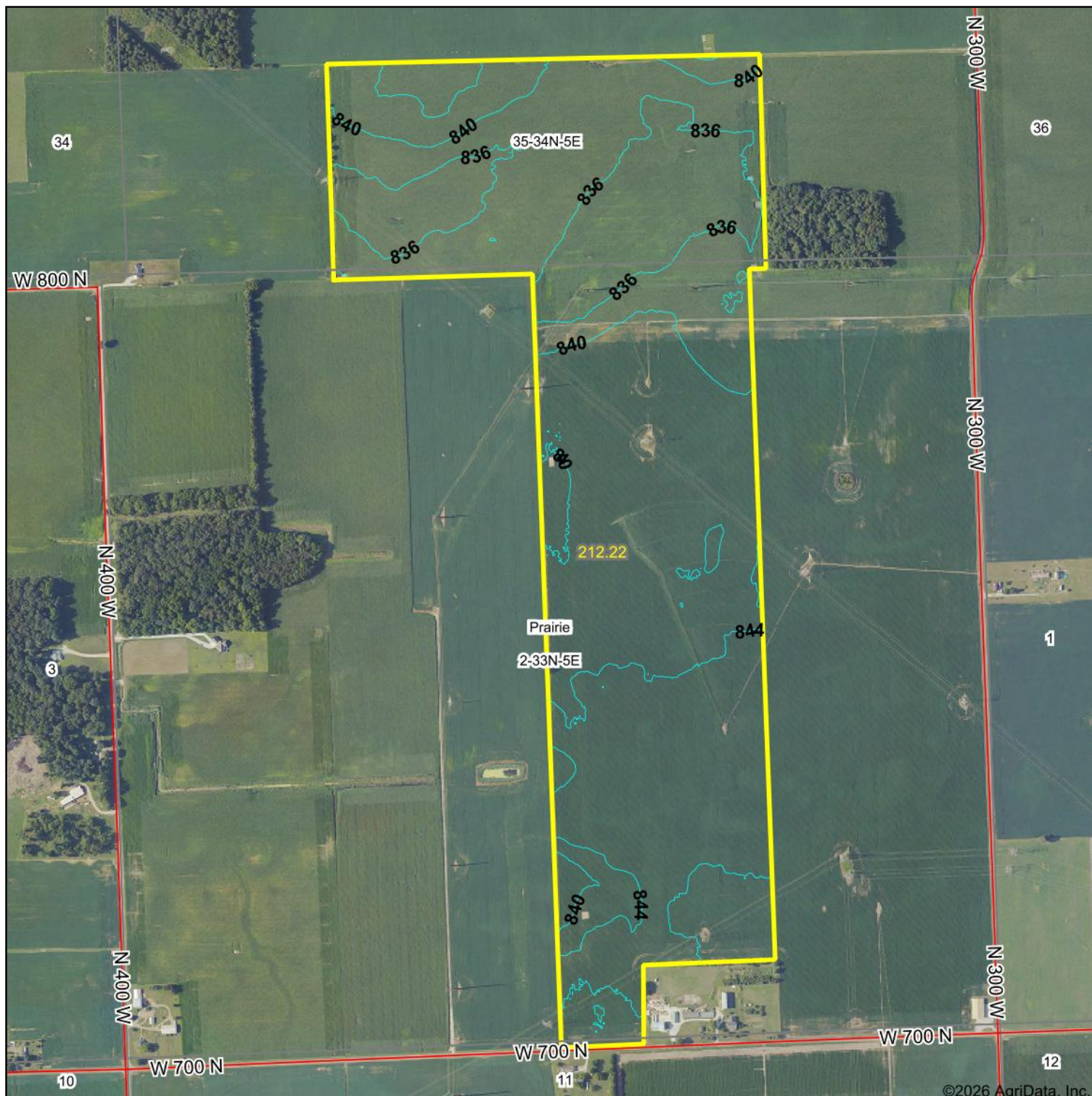


Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu
BrA	Bronson sandy loam, 0 to 2 percent slopes	31.86	15.1%		Ils			108		16	4		7	38		49
ShA	Shipshe sandy loam, 0 to 2 percent slopes	25.64	12.1%		Ills			95		15	3		6	30		48
Bp	Brady sandy loam	22.74	10.7%		Ilw			124			4		8	35		55
Gf	Gilford sandy loam, gravelly substratum, 0 to 2 percent slopes	21.84	10.3%		Illw			148			5		10	51		48
BoB	Boyer loamy sand, 1 to 6 percent slopes	16.72	7.9%		Ills	Ile	4	93		14	3	60	6	31		49
KoA	Kosciusko sandy loam, 0 to 2 percent slopes	14.86	7.0%		Ills			95		17	3		6	33		48

TRACT 13 - TOPO CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 831.2

Max: 849.2

Range: 18.0

Average: 840.3

Standard Deviation: 4.3 ft

0ft 948ft 1896ft



7/28/2026

2-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 20' 34.35, -85° 54' 49.49
271

Maps Provided By



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www.AgriDataInc.com

TRACT 13 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5984

Prepared : 7/16/26 8:50 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
89.99	89.99	89.99	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	89.99	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	45.00	0.00	134	3
Soybeans	44.99	0.00	47	0

TOTAL **89.99** **0.00**

NOTES

Tract Number : 17808

Description : F4 A1 W/SE1/4SEC35JEFFERSON&NE/SE1/4SEC2PRAIRIETWP
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK FAMILY FARMS INC
Other Producers : None
Recon ID : None

TRACT 13 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5984
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 17808 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
89.99	89.99	89.99	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	89.99	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	45.00	0.00	134
Soybeans	44.99	0.00	47
TOTAL	89.99	0.00	

NOTES

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TRACT 13 - FSA INFO

USDA Kosciusko County
Indiana

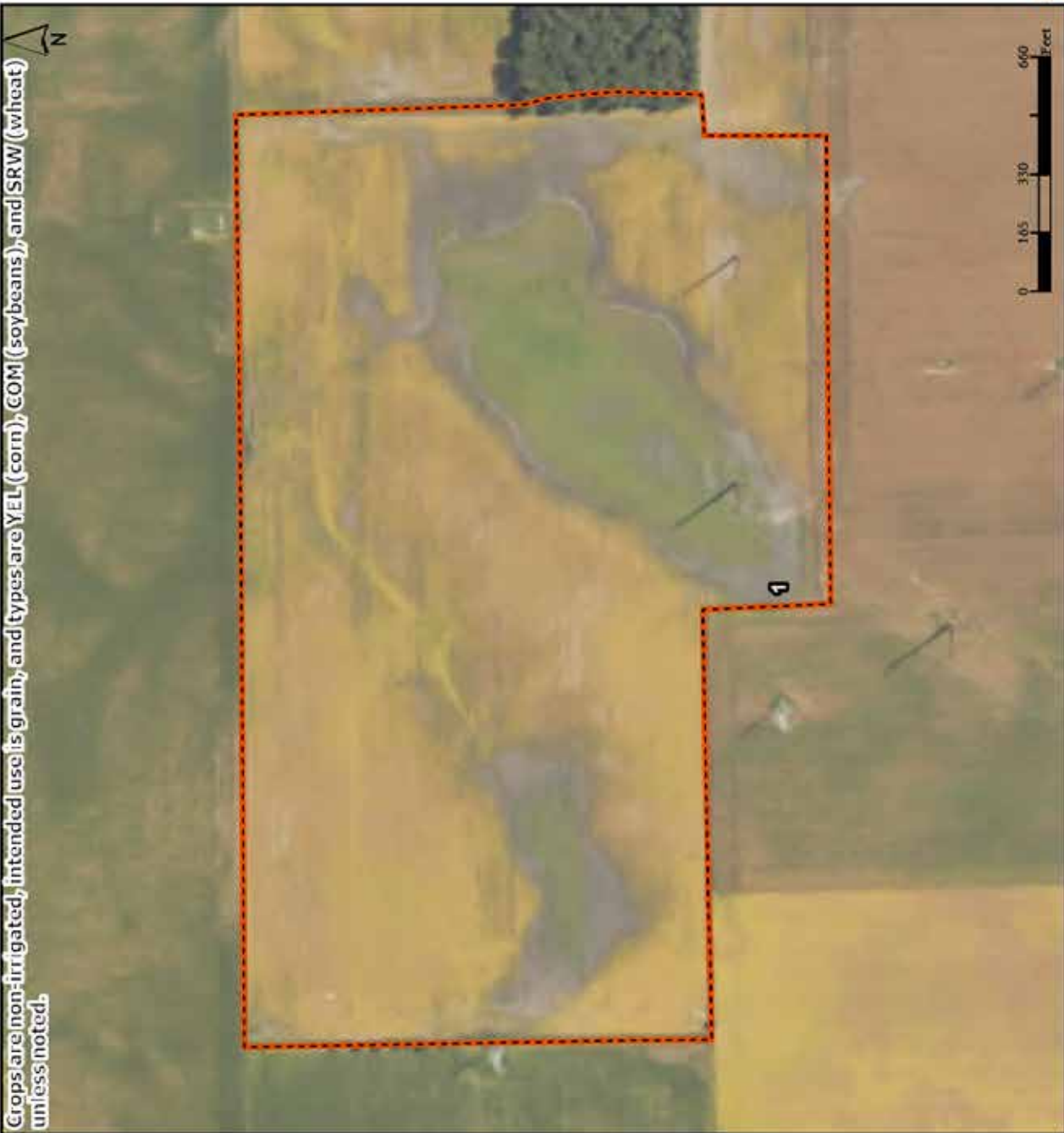
Farm 5984 Tract 17808

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

Map Created 04/14/2026

CLU	Acres	HEL	Crop
1	89.99	NHEL	

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



Tract Cropland Total: 89.99 acres

Tract Boundary

Cropland

County_Score_Center

Wetland Determination Identifier

Restricted Use

Limited Wetlands

Threats from Commercial Compliance Permits

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TRACT 13 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9376

Prepared : 7/16/26 8:50 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 18-085-2019-4
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
123.14	123.01	123.01	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	123.01	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	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.92	0.00	76	
Corn	69.88	0.00	166	82
Soybeans	46.93	0.00	51	87
TOTAL	122.73	0.00		

NOTES

--

Tract Number : 20821

Description : F4 B1 SEC 2 PRAIRIE TWP 102-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK FAMILY FARMS INC
Other Producers :
Recon ID : 18-085-2019-3

TRACT 13 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9376
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 20821 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
123.14	123.01	123.01	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	123.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.92	0.00	76
Corn	69.88	0.00	166
Soybeans	46.93	0.00	51

TOTAL **122.73** **0.00**

NOTES

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TRACT 13 - FSA INFO

USDA Kosciusko County Indiana

Farm 9376 Tract 20821

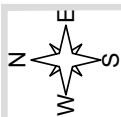
2026 Program Year 2024 Imagery Phy. County: Kosciusko, IN

CLU	Acres	HEL	Crop
14	104.3	NHEL	
15	7.39	NHEL	
16	11.32	NHEL	



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TRACT 13 - IRRIGATION MAP



Designed By: MAISCO LLC

239 Irrigated Acres



Polk Family

TR 13 - PROPOSED TRANSMISSION LINE



EXHIBIT "A"

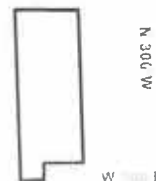
-  150' Easement Corridor = +/- 6.02 Acres
-  Parcel Boundary

Based on a 150 foot corridor.
Preliminary structure locations
subject to change or adjustment.

**AMERICAN
ELECTRIC
POWER**

THIS DRAWING WAS PREPARED FOR THE LIMITED
USE OF AEP FOR EASEMENT PURPOSES
ONLY AND IS NOT INTENDED TO REPRESENT A
COMPLETE SURVEY OF THE PROPERTY. APPROXIMATE
PROPERTY LINES, ROAD RIGHT OF WAY, PARCEL NUMBER,
AND OWNERSHIP SHOWN ARE FROM COUNTY GIS.

ORC PERFORMED NO FIELD SURVEY OR TITLE RESEARCH.



Date: 7/22/2026

Drawn by:

ORC Utility & Infrastructure
Land Services LLC

EASEMENT ACROSS THE PROPERTY OF
POLK FAMILY FARMS INC

State of Indiana

Kosciusko County

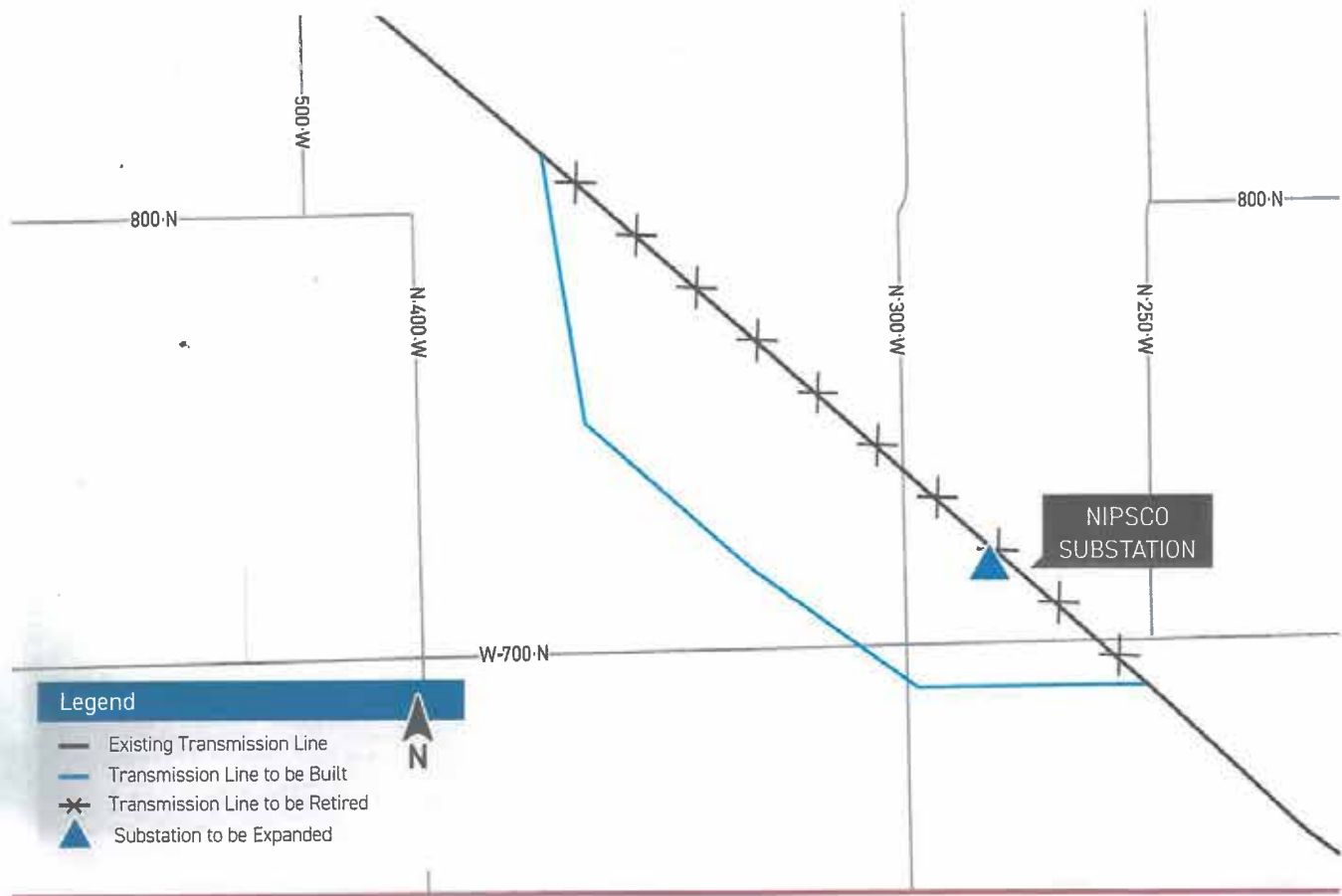
MILFORD

**AEP INDIANA MICHIGAN
POWER COMPANY, INC.**

LINE NAME: Sorenson - Olive

LINE NO:

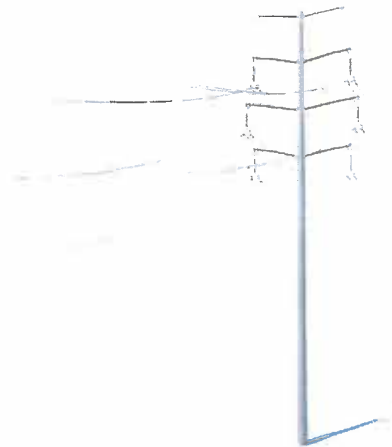
TR 13 - PROPOSED TRANSMISSION LINE



Typical Structures

Crews plan to install double circuit steel poles with tubular steel arms.

Typical Structure Height: 150-179 Feet*
Typical Right-of-Way Width: 150 Feet*



**Exact structure, height, and right-of-way requirements may vary.*



We value your input. Please send comments and questions to:
WSP Representing I&M
IMoutreach@aeprtransmission.com • 614-259-8201

TRACT 13 - TAX INFO

9/1/26, 12:31 PM

Beacon - Kosciusko County, IN - Report: 031-068-004

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 031-068-004
Tax Bill ID 031-716000-80
State ID 43-02-35-300-064.000-012
Property Address N 425 W
Leesburg
80.00
Acres
Brief Legal Description 031-068-004 SW SE & SE SW 35-34-5 80.00A
(Note: Not to be used on legal documents)
Tax District Jefferson East
Total Tax Rate 0.8126
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/1/1900	Conversion Record				SEE NOTE

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$19,560.00	\$9,780.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$163,000.00	\$163,000.00	\$175,300.00	\$146,100.00	\$115,300.00	\$99,200.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2025 Pay 2026	580	Nickler Arm (580)	80	Z - Rate	1.56	6.25	124.8
2025 Pay 2026	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2024 Pay 2025	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2024 Pay 2025	580	Nickler Arm (580)	80	Z - Rate	1.56	6.25	124.8
2024 Pay 2025	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2023 Pay 2024	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2023 Pay 2024	580	Nickler Arm (580)	80	Z - Rate	1.56	6.25	124.8
2023 Pay 2024	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2022 Pay 2023	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2022 Pay 2023	580	Nickler Arm (580)	80	Z - Rate	1.56	6.25	124.8
2022 Pay 2023	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2021 Pay 2022	641	Yellow River (641)	80	Z - Rate	0.1	5	0

TRACT 13 - TAX INFO

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Beacon - Kosciusko County, IN - Report: 031-068-004

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2021 Pay 2022	580	Nickler Arm (580)	80	Z - Rate	1.56	6.25	124.8
2021 Pay 2022	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2020 Pay 2021	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2020 Pay 2021	580	Nickler Arm (580)	80	Z - Rate	1.56	6.25	0
2020 Pay 2021	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2019 Pay 2020	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2019 Pay 2020	580	Nickler Arm (580)	80	Z - Rate	1.56	6.25	0
2019 Pay 2020	520	Dausman (520)	80	Z - Rate	0.75	12.5	0

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	163,000	0	163,000
Total	163,000	0	163,000

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$622.54	\$731.18	\$625.31	\$510.95	\$450.76
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$622.54	\$731.18	\$625.31	\$510.95	\$450.76
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$124.80	\$124.80	\$124.80	\$124.80	\$124.80
	Nickler Arm - \$124.80	Nickler Arm - \$124.80	Nickler Arm - \$124.80	Nickler Arm - \$124.80	Nickler Arm - \$124.80
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,369.88	\$1,587.16	\$1,375.42	\$1,146.70	\$1,026.32
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,369.88)	(\$1,587.16)	(\$1,375.42)	(\$1,146.70)	(\$1,026.32)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365483	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$684.94
2025 Pay 2026	3365484	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$684.94
2024 Pay 2025	3316752	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$793.58
2024 Pay 2025	3297981	5/12/2025	2557/ShepherdKarla	5/12/2025	\$793.58
2023 Pay 2024	3249495	11/12/2024	11/18/24 LCB	11/18/2024	\$687.71
2023 Pay 2024	3198303	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$687.71
2022 Pay 2023	3146343	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$573.35

TRACT 13 - TAX INFO

9/1/26, 12:31 PM

Beacon - Kosciusko County, IN - Report: 031-068-004

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2022 Pay 2023	3109577	5/10/2023	LCB Lockbox	5/16/2023	\$573.35
2021 Pay 2022	3047602	11/10/2022	1588/33909/2400Polk	11/16/2022	\$513.16
2021 Pay 2022	3005207	5/10/2022	2372/33875/1446Polk	5/12/2022	\$513.16
2020 Pay 2021	2942659	11/10/2021	2350/33835/1297	11/12/2021	\$458.40
2020 Pay 2021	2901716	5/10/2021	33738/2313 Polk	5/11/2021	\$458.40
2019 Pay 2020	2846432	11/10/2020	1051/33677/2291Polk	11/17/2020	\$544.34
2019 Pay 2020	2776477	5/5/2020	2278/33623osdbPolk	5/5/2020	\$544.34

2024 Pay 2025 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2021 Pay 2022 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-02-35-300-064.000-012 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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Beacon - Kosciusko County, IN - Report: 021-005-001

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 021-005-001
Tax Bill ID 021-716003-50
State ID 43-06-02-100-001.000-019
Property Address 700 N
Leesburg
Acres 133.54
Brief Legal Description 021-005-001 W 1/2 E 1/2 Ne 2-33-5 133.54A
(Note: Not to be used on legal documents)
Tax District Prairie
Total Tax Rate 1.2172
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/1/1999	Polk Family Farms Inc	Ditch Conversn			SEE NOTE*EAS
9/24/1991	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$24,276.00	\$12,138.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$202,300.00	\$202,300.00	\$217,700.00	\$181,300.00	\$142,400.00	\$122,500.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	641	Yellow River (641)	117	Z - Rate	0.1	5	0
2025 Pay 2026	580	Nickler Arm (580)	42.8	Z - Rate	1.56	6.25	66.76
2025 Pay 2026	531	Fleugle, Wm (531)	74.2	Z - Rate	1.88	6.25	139.5
2025 Pay 2026	520	Dausman (520)	117	Z - Rate	0.75	12.5	0
2024 Pay 2025	641	Yellow River (641)	117	Z - Rate	0.1	5	0
2024 Pay 2025	580	Nickler Arm (580)	42.8	Z - Rate	1.56	6.25	66.76
2024 Pay 2025	531	Fleugle, Wm (531)	74.2	Z - Rate	1.88	6.25	139.5
2024 Pay 2025	520	Dausman (520)	117	Z - Rate	0.75	12.5	0
2023 Pay 2024	641	Yellow River (641)	117	Z - Rate	0.1	5	0
2023 Pay 2024	580	Nickler Arm (580)	42.8	Z - Rate	1.56	6.25	66.76
2023 Pay 2024	531	Fleugle, Wm (531)	74.2	Z - Rate	1.88	6.25	139.5
2023 Pay 2024	520	Dausman (520)	117	Z - Rate	0.75	12.5	0

TRACT 13 - TAX INFO

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Beacon - Kosciusko County, IN - Report: 021-005-001

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2022 Pay 2023	641	Yellow River (641)	117	Z - Rate	0.1	5	0
2022 Pay 2023	580	Nickler Arm (580)	42.8	Z - Rate	1.56	6.25	66.76
2022 Pay 2023	531	Fleugle, Wm (531)	74.2	Z - Rate	1.88	6.25	139.5
2022 Pay 2023	520	Dausman (520)	117	Z - Rate	0.75	12.5	0
2021 Pay 2022	641	Yellow River (641)	117	Z - Rate	0.1	5	0
2021 Pay 2022	580	Nickler Arm (580)	42.8	Z - Rate	1.56	6.25	66.76
2021 Pay 2022	531	Fleugle, Wm (531)	74.2	Z - Rate	1.88	6.25	139.5
2021 Pay 2022	520	Dausman (520)	117	Z - Rate	0.75	12.5	0
2020 Pay 2021	641	Yellow River (641)	117	Z - Rate	0.1	5	0
2020 Pay 2021	580	Nickler Arm (580)	42.8	Z - Rate	1.56	6.25	0
2020 Pay 2021	531	Fleugle, Wm (531)	74.2	Z - Rate	1.88	6.25	139.5
2020 Pay 2021	520	Dausman (520)	117	Z - Rate	0.75	12.5	0
2019 Pay 2020	641	Yellow River (641)	117	Z - Rate	0.1	5	0
2019 Pay 2020	580	Nickler Arm (580)	42.8	Z - Rate	1.56	6.25	0
2019 Pay 2020	531	Fleugle, Wm (531)	74.2	Z - Rate	1.88	6.25	139.5
2019 Pay 2020	520	Dausman (520)	117	Z - Rate	0.75	12.5	0

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	202,300	0	202,300
Total	202,300	0	202,300

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$1,157.32	\$1,367.48	\$1,111.82	\$867.14	\$746.94
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,157.32	\$1,367.48	\$1,111.82	\$867.14	\$746.94
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$206.26	\$206.26	\$206.26	\$206.26	\$206.26
	Fleugle, Wm - \$139.50 Nickler Arm - \$66.76	Nickler Arm - \$66.76 Fleugle, Wm - \$139.50	Fleugle, Wm - \$139.50 Nickler Arm - \$66.76	Fleugle, Wm - \$139.50 Nickler Arm - \$66.76	Fleugle, Wm - \$139.50 Nickler Arm - \$66.76
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,520.90	\$2,941.22	\$2,429.90	\$1,940.54	\$1,700.14
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,520.90)	(\$2,941.22)	(\$2,429.90)	(\$1,940.54)	(\$1,700.14)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

TRACT 13 - TAX INFO

9/1/26, 12:31 PM

Beacon - Kosciusko County, IN - Report: 021-005-001

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365481	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,260.45
2025 Pay 2026	3365482	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,260.45
2024 Pay 2025	3316755	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$1,470.61
2024 Pay 2025	3297982	5/12/2025	2557/ShepherdKarla	5/12/2025	\$1,470.61
2023 Pay 2024	3249498	11/12/2024	11/18/24 LCB	11/18/2024	\$1,214.95
2023 Pay 2024	3198306	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$1,214.95
2022 Pay 2023	3146346	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$970.27
2022 Pay 2023	3109576	5/10/2023	LCB Lockbox	5/16/2023	\$970.27
2021 Pay 2022	3047604	11/10/2022	1588/33909/2400Polk	11/16/2022	\$850.07
2021 Pay 2022	3005209	5/10/2022	2372/33875/1446Polk	5/12/2022	\$850.07
2020 Pay 2021	2942661	11/10/2021	2350/33835/1297	11/12/2021	\$827.49
2020 Pay 2021	2901718	5/10/2021	33738/2313 Polk	5/11/2021	\$827.49
2019 Pay 2020	2846434	11/10/2020	1051/33677/2291Polk	11/17/2020	\$957.91
2019 Pay 2020	2776479	5/5/2020	2278/33623osdbPolk	5/5/2020	\$957.91

2024 Pay 2025 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-06-02-100-001.000-019 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

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TRACT 13 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

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 EXTRACTIONAL 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, Essent Title Insurance, Inc., a Pennsylvania 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 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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Commitment for Title Insurance (07-01-2021)



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TRACT 13 - PRELIMINARY TITLE

- 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.
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.

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TRACT 13 - PRELIMINARY TITLE

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.
- 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.

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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Commitment for Title Insurance (07-01-2021)



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TRACT 13 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260360
Issuing Office File No.: 260360
Property Address: 700 N, Leesburg, IN 46538
N 425 W, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 20, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: **TBD**
Proposed Amount of Insurance: **TBD**
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:

Polk Family Farms Inc., an Indiana corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



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TRACT 13 - PRELIMINARY TITLE

SCHEDULE A (Continued)

TRACT 1: (Parcel No. 43-06-02-100-001.000-019)

The West Half of the East Half of Section 2, Township 33 North, Range 5 East, Kosciusko County, Indiana, containing 142.22 acres, more or less.

LESS AND EXCEPTING:

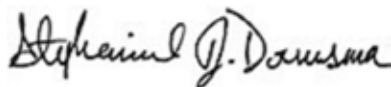
A tract of land located in the southeast quarter of Section 2, Township 33 North, Range 5 East, 2nd P.M., Prairie Township, Kosciusko County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Southwest corner of the Southeast quarter of said Section 2, said point being located on the centerline of County Road 700 North; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing), along the South line of said Southeast quarter and along said road centerline, 507.14 feet to a P.K. nail and the point of beginning; thence North 02 degrees 08 minutes 32 seconds East, 497.34 feet to a 1/2-inch iron bar; thence North 89 degrees 43 minutes 41 seconds East, 803.28 feet to an angle iron corner post; thence South 00 degrees 22 minutes 02 seconds West, along a fence line, 500.82 feet to a P.K. nail on the South line of said Southeast quarter and the centerline of said County Road 700 North; thence South 90 degrees 00 minutes 00 seconds West, along said South line and along said road centerline, 818.65 feet to the point of beginning.

TRACT 2: Parcel No. 43-02-35-300-064.000-012

The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 35, Township 34 North, Range 5 East, Kosciusko County, Indiana, containing 80 acres, more or less.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.



Mark A. Casale, President/CEO

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Commitment for Title Insurance (07-01-2021)
Schedule A



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TRACT 13 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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TRACT 13 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms Inc., an Indiana corporation stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



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TRACT 13 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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TRACT 13 - PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-02-100-001.000-019 **(Tract 1)**
Township: Prairie & Jefferson
Assessed in the name of: Polk Family Farms Inc
Legal: 021-005-001 W 1/2 E 1/2 Ne 2-33-5 133.54A
Spring Installment \$1157.32 - PAID
Fall Installment \$1157.32 - PAID
- Assessed Valuations: 2025-2026
Land \$202300
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$12138
Net Valuations \$190162
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Ditch assessment for the Nickler Arm Ditch, Parcel No. 580 in the amount of \$33.38 each installment.
Spring Installment-PAID, Fall Installment-PAID
9. Ditch assessment for the Fleugle, Wm Ditch, Parcel No. 531 in the amount of \$69.75 each installment.
Spring Installment-PAID, Fall Installment-PAID
10. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-02-35-300-064.000-012 **(Tract 2)**
Township: Prairie & Jefferson
Assessed in the name of: Polk Family Farms Inc
Legal: 031-068-004 SW SE & SE SW 35-34-5 80.00A
Spring Installment \$622.54 - PAID
Fall Installment \$622.54 - PAID
- Assessed Valuations: 2025-2026
Land \$163000
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$9780
Net Valuations \$153220
Taxes for the year 2026 are now a lien but are not due and payable until 2027
11. Ditch assessment for the Nickler Arm Ditch, Parcel No. 580 in the amount of \$62.40 each installment.
Spring Installment-PAID, Fall Installment-PAID

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 13 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

12. Subject to Easement of Electrical Lines between Polk Family Farms, Inc., an Indiana Corporation as Grantor and Northern Indiana Public Service Company, an Indiana Corporation as Grantee, dated September 12, 2017 and recorded on September 26, 2017 as Instrument No. 2017091031, Kosciusko County Records.
13. Right-of-way of 800 N along the North side of said tract 1
14. Right-of-way of 700 N along the South side of said tract 1.
15. Right-of-way of 800 N along the South side of Tract 2.
16. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
17. Rights of way for drainage tiles, feeders and laterals, if any.
18. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 13 - RECORDED EXEMPTIONS

RECEIVED

SEP 26 2017

Michelle J. Lussett
Auditor of Kosciusko County

2017091031 EASE \$25.00
09/26/2017 02:31:47P 7 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented



CROSS-REFERENCE: In accordance with Indiana Code § 32-23-2-5(a), the easement described below burdens the real estate acquired by Warranty Deed dated December 23, 1980, and recorded in the Office of the Recorder for Kosciusko County, Indiana, as Document No. 290 page 430, on December 23, 1980.

EASEMENT FOR ELECTRICAL LINES

EASEMENT # 40000-2168.00

KNOW ALL MEN, That Polk Family Farms, Inc., an Indiana Corporation (Grantor"), in consideration of the sum of one dollar (\$1.00) and other valuable considerations, in hand paid to the Grantor, hereby grants to Northern Indiana Public Service Company, an Indiana Corporation, and its successors and assigns (Grantee"), this easement (this "Easement") which grants Grantee the right and authority, from time to time, the perpetual irrevocable right and easement to enter upon the Easement Area (as defined below) to construct, erect, install, repair, replace, renew, maintain, extend, enlarge, alter, operate, inspect, patrol, and remove towers, poles, string wires, cables, conductors, guy wires, and other necessary equipment upon and between such towers and poles, together with all equipment, fixtures, and appurtenances (the "NIPSCO Facilities"); together with all the rights and privileges necessary or convenient for the transmission, distribution and delivery of electricity to the general public to be used for light, heat, power and other purposes as well as, including the right of ingress and egress to and from the Easement Area over adjoining lands of Grantor; and the right to survey, trim, cut down and remove or control by herbicides, now existing or future occurring vegetation, any overhanging branches or undergrowth, or any trees of such height which may, in the sole judgment of Grantee, endanger the safety of, or interfere with the use or enjoyment of, any of the NIPSCO Facilities, structures or equipment which interfere with the operation of the NIPSCO Facilities, within, along and over that certain strip of land or right-of-way situated in the County of Kosciusko, State of Indiana, as further described on Exhibit A attached hereto and incorporated herein (the "Easement Area"), and from the adjoining lands of Grantor. Grantee shall also be permitted to use the fiber optic located within the static within the NIPSCO Facilities for internal

TRACT 13 - RECORDED EXEMPTIONS

communication purposes provided that Grantee does not authorize third parties to utilize the NIPSCO Facilities for third party communication purposes.

Grantor shall have the right to fully use and enjoy the Easement Area except for such use as may interfere with the exercise by Grantee of the rights granted in this Easement. Grantor shall not construct or permit the construction or use of any building, house, structure, equipment or obstruction of any kind on or over the Easement Area that would interfere with the safe construction, maintenance, or operation of any NIPSCO Facilities.

Grantor further agrees that it will not permit, suffer or cause to be carried out any excavation, change of grade, or water impoundment on or about the Easement Area without the prior written consent of Grantee. It is agreed that the NIPSCO Facilities and each and every part thereof, whether fixed to the realty or not, shall be and remain the property of the Grantee.

Any damages to the crops, livestock, tile or fences of the Grantor within the Easement Area, or on lands of the Grantor adjoining the Easement Area, done by the Grantee in the construction, erection, installation, repair, maintenance, replacement or renewal of the NIPSCO Facilities shall be promptly paid by the Grantee. Patrolling the Easement Area and NIPSCO Facilities on foot shall not constitute grounds for a claim for crop damage.

With regard to the Easement Area, Grantor represents, to the best of its knowledge, that neither the Easement Area, nor any portion thereof, is legally or contractually restricted as to its use or is subject to special environmental protections that would affect the use of the Easement Area for Grantee's intended use.

Grantor and Grantee agree that, except to the extent caused by the acts or omissions of the Grantee or its representatives and contractors, the Grantee shall not be liable for, and is hereby released from, any and all claims, damages, losses, judgments, suits, actions and liabilities, whether arising during, prior to or subsequent to the term of this Easement, related to the presence of pollutants, contaminants, petroleum, hazardous substances or endangerments in, beneath, on or along the Easement Area.

Grantee shall indemnify, hold harmless and defend Grantor for any claims, damages, losses, fines, penalties, costs and expenses, (other than consequential damages), suffered by Grantor which

TRACT 13 - RECORDED EXEMPTIONS

directly result solely from the negligence of the Grantee or its representatives and contractors along the Easement Area.

The Grantor hereby covenants to be the owner in fee simple of the Easement Area, lawfully seized thereof, with good right to grant and convey this Easement herein, and guarantees the quiet possession thereof, and that the Grantor will warrant and defend the title to the Easement Area against all lawful claims.

The rights granted in this Easement may be assigned in whole or in part. This Easement is to be binding on the heirs, executors, administrators, grantees and assigns of the Grantor, and upon the Grantee, its successors and assigns.

TRACT 13 - RECORDED EXEMPTIONS

IN WITNESS WHEREOF, the Grantor has duly executed this Easement for Electrical Lines this 12th day of September, 2017.

POLK FAMILY FARMS, INC.

By: Timothy A. Polk PRES.
Timothy A. Polk, President

STATE OF INDIANA)
) SS:
COUNTY OF Marion)

Personally appeared before me the undersigned, a Notary Public in and for said county and state, Timothy A. Polk, President of Polk Family Farms, Inc. who acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and notarial seal this 12th day of September, 2017.

Signature Kevin L. Christner
Print Name KEVIN L. CHRISTNER
Notary Public

My Commission Expires January 14, 2021
A Resident of Marion County, Indiana

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. - André Wright

This instrument prepared by: André Wright, NiSource Corporate Services Company, 801 East 86th Avenue, Merrillville, Indiana 46410.



TRACT 13 - RECORDED EXEMPTIONS

Exhibit A

Legal Description of the Easement Area

*This statement has been added because there is not enough print on this page for the scanner to detect.

W Kosciusko County Recorder

TRACT 13 - RECORDED EXEMPTIONS

EXHIBIT "A"

EASEMENT DESCRIPTION

A strip of land in the Northeast Quarter (NE 1/4) of Section 2, Township 33 North, Range 5 East, Prairie Township, Kosciusko County, State of Indiana, and being that part of the Grantor's land lying within the easement lines depicted on the attached Easement Parcel Plat marked Exhibit "B" described as follows:

Beginning at a point on the Grantor's West line, said point being South 2°10'37" East a distance of 429.85 feet from Point "10422" designated on said Plat; thence North 33°01'10" East a distance of 520.78 feet to a point on the Grantor's North line; thence North 88°38'18" East along the Grantor's North line a distance of 1035.55 feet to the Grantor's Northeast corner; thence South 2°01'47" East along the Grantor's East line a distance of 190.01 feet; thence South 88°38'18" West a distance of 937.55 feet; thence South 33°01'10" West a distance of 649.35 feet; thence South 5°49'44" West a distance of 168.01 feet to a point on the Grantor's West line; thence North 2°10'37" West along the Grantor's West line a distance of 462.84 feet to the place of beginning of this description.

Containing 6.979 acres of land.

STATE ID: 43-06-02-100-001.000-019

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT, TOGETHER WITH THE "LOCATION CONTROL SURVEY" RECORDED IN DOCUMENT NO. 2014020120 IN THE OFFICE OF THE RECORDER OF KOSCIUSKO COUNTY, INDIANA, (INCORPORATED AND MADE A PART HEREOF BY REFERENCE) COMPRISE A ROUTE SURVEY EXECUTED IN ACCORDANCE WITH INDIANA ADMINISTRATIVE CODE 865 IAC 1-12 ("RULE 12").

THIS PLAT WAS PREPARED USING INFORMATION OBTAINED FROM THE COUNTY RECORDS. IT DOES NOT REPRESENT A SURVEY OF THE OWNER'S PROPERTY. DIMENSIONS SHOWN ALONG THE EXISTING PROPERTY LINES ARE TAKEN FROM THE LISTED RECORD DOCUMENTS.

IT IS INTENDED THAT THE MONUMENTS AND COORDINATE VALUES SHOWN ON THESE EXHIBITS AND THE SAID "LOCATION CONTROL SURVEY" BE USED AS THE BASIS FOR LOCATING THE EASEMENT LINES SHOWN HEREON.

Christian F. Marbach
CHRISTIAN F. MARBACH PLS #860002



REVISED: 12-17-2014

EASEMENT PARCEL PLAT
FOR WIPSCO PARCEL 40009-2108.00
PART OF THE NE 1/4 & SE 1/4, SEC 2, T33N, R5E,
PRAIRIE TOWNSHIP, KOSCIUSKO COUNTY
INDIANA

Marbach
Marbach, Brady & Weaver, Inc.
Engineering & Surveying Since 1918

3220 Southview Drive
Elkhart, Indiana 46514
(574) 286-1010
Fax: (574) 282-3040
info@marbachpls.com
www.marbachpls.com

AUTOCAD FILE: 8175-2013 Kosciusko Co Parcel Plat Construction.dwg

JOB NUMBER
0175-2013

SCALE
NONE

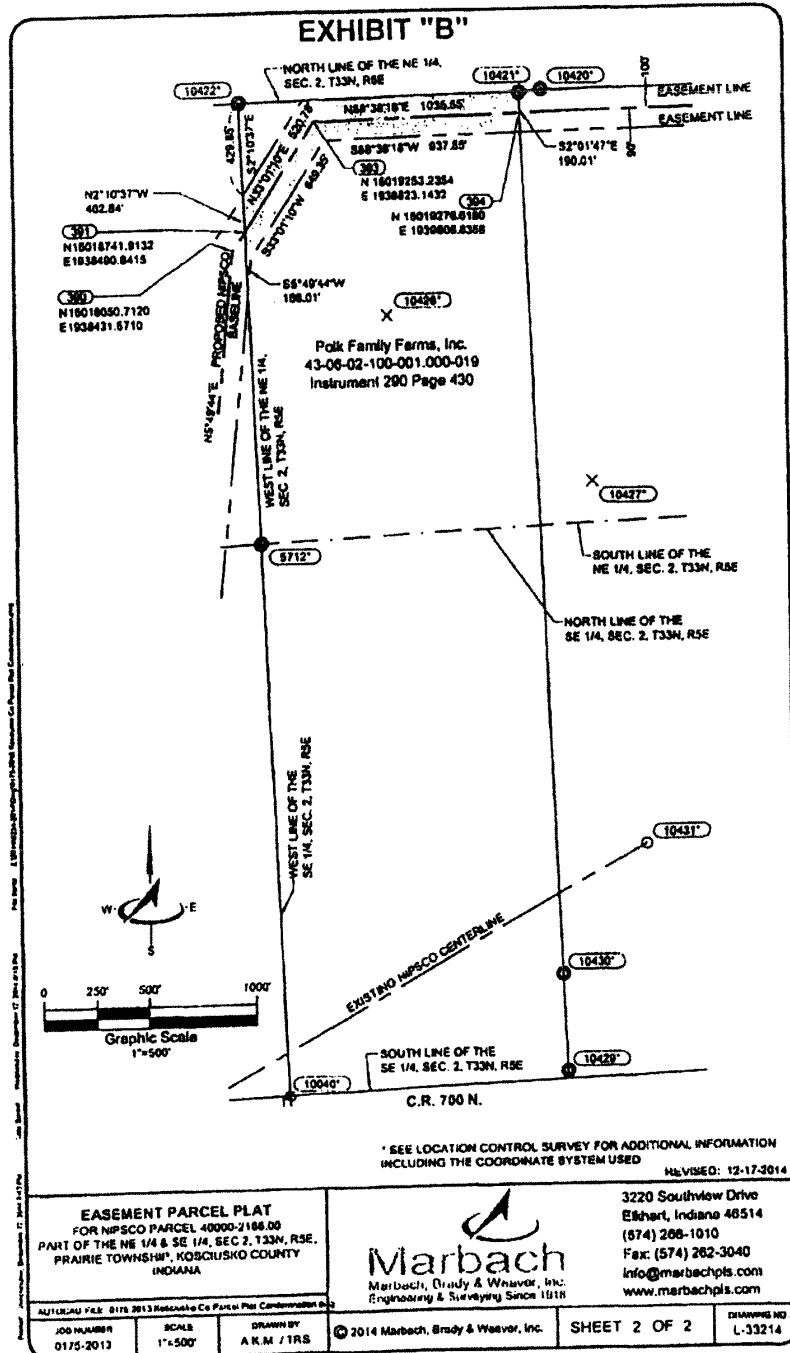
DRAWN BY
A.K.M. / TRS

© 2014 Marbach, Brady & Weaver, Inc.

SHEET 1 OF 2

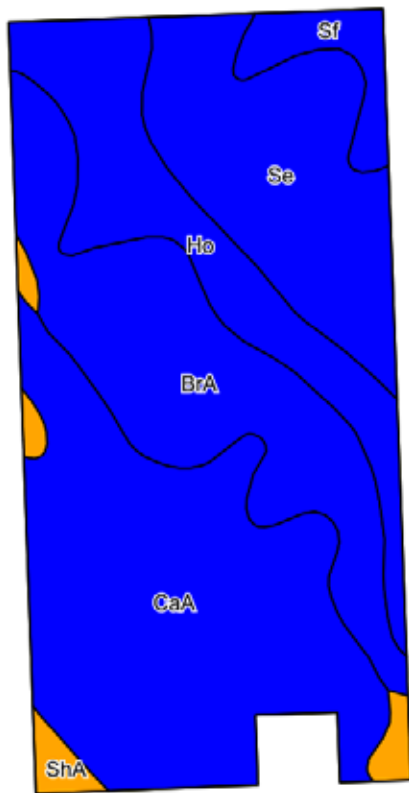
DRAWING NO.
L-33214

TRACT 13 - RECORDED EXEMPTIONS

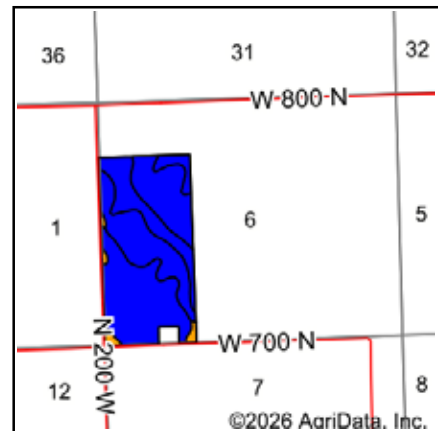


TRACT 14

TRACT 14 - SOIL MAP



©2026 AgriData, Inc.



State: **Indiana**
 County: **Kosciusko**
 Location: **6-33N-6E**
 Township: **Plain**
 Acres: **142.11**
 Date: **7/28/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

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

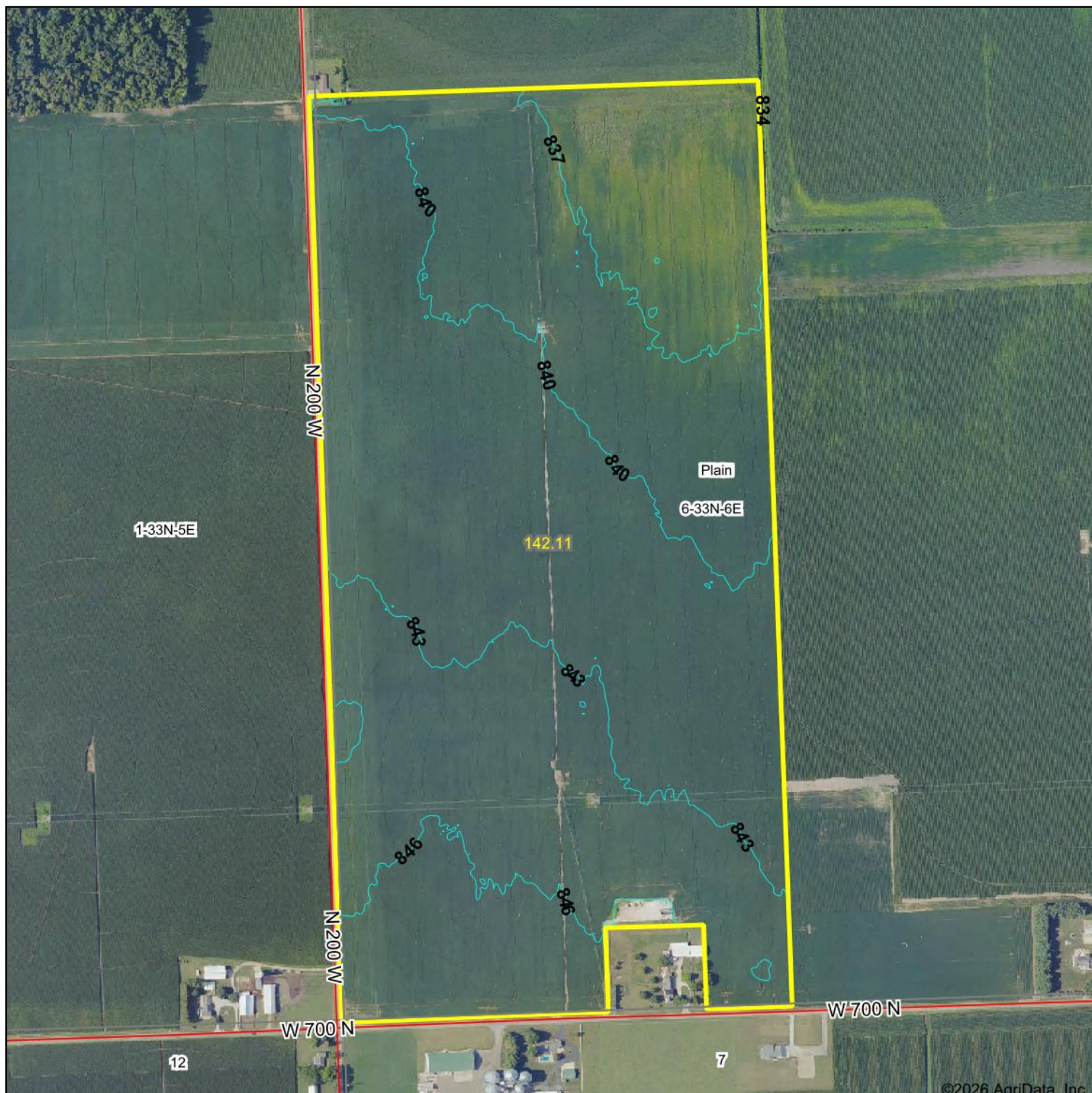


Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu
CaA	Carmi loam, 0 to 2 percent slopes	51.25	36.0%		IIs		130		18	4		9	42		65
BrA	Bronson sandy loam, 0 to 2 percent slopes	33.05	23.3%		IIs		108		16	4		7	38		49
Se	Sebewa loam, drained, 0 to 1 percent slopes	26.88	18.9%		IIw		133			4		9	37		65
Ho	Homer sandy loam	21.93	15.4%		IIw	6	108	6	1	4	3	7	33	3	48
Sf	Sebewa mucky loam	5.09	3.6%		IIw		131			4	1	9	33		52
ShA	Shipshe sandy loam, 0 to 2 percent slopes	3.91	2.8%		IIIs		95		15	3		6	30		48
Weighted Average					2.03	0.9	121.1	0.9	10.8	4	0.5	8.1	38.1	0.5	57.7

TRACT 14 - TOPO CONTOURS MAP



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 834.9

Max: 851.5

Range: 16.6

Average: 841.5

Standard Deviation: 3.12 ft

0ft 606ft 1212ft



7/28/2026

6-33N-6E
Kosciusko County
Indiana

Boundary Center: 41° 20' 24.54, -85° 52' 52.72
307

Maps Provided By



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www.AgriDataInc.com

TRACT 14 - FSA INFO

INDIANA
KOSCIUSKO



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 7234

Prepared : 7/16/26 8:50 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 18-085-2007-98
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
143.94	139.76	139.76	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	139.76		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	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.40	0.00	70	
Corn	87.90	0.00	185	89
Soybeans	45.10	0.00	55	88
TOTAL	134.40	0.00		

NOTES

--

Tract Number : 18994

Description : Comb 1272 & 1273 for 07
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK FAMILY FARMS INC
Other Producers :
Recon ID : 18-085-2007-100

TRACT 14 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7234
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 18994 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
143.94	139.76	139.76	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	139.76	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.40	0.00	70
Corn	87.90	0.00	185
Soybeans	45.10	0.00	55

TOTAL **134.40** **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.

TRACT 14 - FSA INFO

Farm 7234 Tract 18994
2026 Program Year 2024 Imagery

Map Created 04/14/2026

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



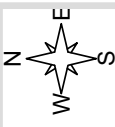
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the NAD imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Well-defined borders do not represent the true, shape, or specific determination of a line. Refer to your original determination (SHA-202 and attached map) for exact boundaries and determinations or contact NRCS.

Tract Cropland Total: 139.76 acres

Tract Boundary
 Nonincorporated
 Incorporated
 Cropland
 Noncropland
 Restricted Use
 Limited Restrictions
 Wetland Determination Identifiers
Country Street, Centerline
 Exchange from Comprehensive Compliance Provisions

CLU	Acres	HEL	Crop
4	2.83	NHEL	
5	3.41	NHEL	
7	2.71	NHEL	
8	3.6	NHEL	
9	114.89	NHEL	
10	2.76	NHEL	
12	9.56	NHEL	

TRACT 14 - IRRIGATION MAP



Polk Family Farms



122.8 Irrigated Acres

Designed By: MAISCO LLC



TRACT 14 - TAX INFO

9/1/26, 12:40 PM

Beacon - Kosciusko County, IN - Report: 029-023-001

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-023-001
Tax Bill ID 029-702021-42
State ID 43-07-06-300-112.000-016
Property Address 200 W
Leesburg
Acres 15.00
Brief Legal Description 029-023-001 W Side Nw Sw 6-33-6 15.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
11/23/2005	Bishop Robert W & Waneta K Trust Und 1/2 Ea Robert W & Waneta Bishop Trustees	TRUSTEE DEED			
9/16/1997	Bishop Robert W & Waneta K	Wd			SEE NOTE
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$2,760.00	\$1,380.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$23,000.00	\$23,000.00	\$24,800.00	\$20,600.00	\$16,300.00	\$14,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	15	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	15	Z - Rate	1.25	18.75	18.75
2024 Pay 2025	22346116	Turkey Creek (656)	15	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	15	Z - Rate	1.25	18.75	18.75
2023 Pay 2024	22346116	Turkey Creek (656)	15	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	15	Z - Rate	1.25	18.75	18.75
2022 Pay 2023	22346116	Turkey Creek (656)	15	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	15	Z - Rate	1.25	18.75	18.75
2021 Pay 2022	22346116	Turkey Creek (656)	15	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	15	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	15	Z Rate	0.1	5	5

TRACT 14 - TAX INFO

9/1/26, 12:40 PM

Beacon - Kosciusko County, IN - Report: 029-023-001

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2020 Pay 2021	518	Copress (518)	15	Z - Rate	1.25	18.75	18.75
2019 Pay 2020	22346116	Turkey Creek (656)	15	Z Rate	0.1	5	5
2019 Pay 2020	518	Copress (518)	15	Z - Rate	1.25	18.75	18.75

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	23,000	0	23,000
Total	23,000	0	23,000

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$122.14	\$144.90	\$122.04	\$95.15	\$82.98
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$122.14	\$144.90	\$122.04	\$95.15	\$82.98
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$18.75	\$18.75	\$23.75	\$18.75	\$5.00
	Copress - \$18.75	Copress - \$18.75	Turkey Creek - \$5.00 Copress - \$18.75	Copress - \$18.75	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$263.03	\$308.55	\$267.83	\$209.05	\$170.96
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$263.03)	(\$308.55)	(\$267.83)	(\$209.05)	(\$170.96)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365455	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$122.14
2025 Pay 2026	3365456	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$140.89
2024 Pay 2025	3316759	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$144.90
2024 Pay 2025	3297986	5/12/2025	2557/ShepherdKarla	5/12/2025	\$163.65
2023 Pay 2024	3249502	11/12/2024	11/18/24 LCB	11/18/2024	\$122.04
2023 Pay 2024	3198310	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$145.79
2022 Pay 2023	3146350	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$95.15
2022 Pay 2023	3109572	5/10/2023	LCB Lockbox	5/16/2023	\$113.90
2021 Pay 2022	3047596	11/10/2022	1588/33909/2400Polk	11/16/2022	\$82.98
2021 Pay 2022	3005201	5/10/2022	2372/33875/1446Polk	5/12/2022	\$87.98
2020 Pay 2021	2942653	11/10/2021	2350/33835/1297	11/12/2021	\$84.32
2020 Pay 2021	2901710	5/10/2021	33738/2313 Polk	5/11/2021	\$108.07

TRACT 14 - TAX INFO

9/1/26, 12:40 PM

Beacon - Kosciusko County, IN - Report: 029-023-001

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2019 Pay 2020	2846426	11/10/2020	1051/33677/2291Polk	11/17/2020	\$99.23
2019 Pay 2020	2776471	5/5/2020	2278/33623osdbPolk	5/5/2020	\$122.98

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-06-300-112.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 9/1/2026, 10:26:26 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

TRACT 14 - TAX INFO

9/1/26, 12:41 PM

Beacon - Kosciusko County, IN - Report: 029-023-002.A

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-023-002.A
Tax Bill ID 029-719028-53
State ID 43-07-06-300-116.000-016
Property Address W 700 N
Leesburg
Acres 2.00
Brief Legal Description 029-023-002.A Tr Sw Sw 6-33-6 2.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farm Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/28/1989	Conversion Record				

Notes

2/5/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$264.00	\$132.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$2,200.00	\$2,200.00	\$2,400.00	\$2,000.00	\$1,600.00	\$1,400.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	2	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	2	Z - Rate	1.25	18.75	18.75
2024 Pay 2025	22346116	Turkey Creek (656)	2	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	2	Z - Rate	1.25	18.75	18.75
2023 Pay 2024	22346116	Turkey Creek (656)	2	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	2	Z - Rate	1.25	18.75	18.75
2022 Pay 2023	22346116	Turkey Creek (656)	2	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	2	Z - Rate	1.25	18.75	18.75
2021 Pay 2022	22346116	Turkey Creek (656)	2	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	2	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	2	Z Rate	0.1	5	5
2020 Pay 2021	518	Copess (518)	2	Z - Rate	1.25	18.75	18.75
2019 Pay 2020	22346116	Turkey Creek (656)	2	Z Rate	0.1	5	5

TRACT 14 - TAX INFO

9/1/26, 12:41 PM

Beacon - Kosciusko County, IN - Report: 029-023-002.A

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Copposs (518)	2	Z - Rate	1.25	18.75	18.75

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	2,200	0	2,200
Total	2,200	0	2,200

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$11.68	\$14.02	\$11.85	\$9.34	\$16.60
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$11.68	\$14.02	\$11.85	\$9.34	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$18.75	\$18.75	\$23.75	\$18.75	\$5.00
	Copposs - \$18.75	Copposs - \$18.75	Turkey Creek - \$5.00 Copposs - \$18.75	Copposs - \$18.75	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$42.11	\$46.79	\$47.45	\$37.43	\$21.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$42.11)	(\$46.79)	(\$47.45)	(\$37.43)	(\$21.60)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365467	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$11.68
2025 Pay 2026	3365468	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$30.43
2024 Pay 2025	3316746	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$14.02
2024 Pay 2025	3297975	5/12/2025	2557/ShepherdKarla	5/12/2025	\$32.77
2023 Pay 2024	3249489	11/12/2024	11/18/24 LCB	11/18/2024	\$11.85
2023 Pay 2024	3198297	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$35.60
2022 Pay 2023	3146358	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$9.34
2022 Pay 2023	3109588	5/10/2023	LCB Lockbox	5/16/2023	\$28.09
2021 Pay 2022	3005187	5/10/2022	2372/33875/1446Polk	5/12/2022	\$21.60
2020 Pay 2021	2942639	11/10/2021	2350/33835/1297	11/12/2021	\$8.49
2020 Pay 2021	2901696	5/10/2021	33738/2313 Polk	5/11/2021	\$32.24
2019 Pay 2020	2846412	11/10/2020	1051/33677/2291Polk	11/17/2020	\$9.98
2019 Pay 2020	2776457	5/5/2020	2278/33623osdbPolk	5/5/2020	\$33.73

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Beacon - Kosciusko County, IN - Report: 029-023-002.A

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2019 Pay 2020 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-06-300-116.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

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Beacon - Kosciusko County, IN - Report: 029-023-002

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-023-002
Tax Bill ID 029-719026-90
State ID 43-07-06-300-114.000-016
Property Address W 700 N
Leesburg
86.33
Brief Legal Description 029-023-002 Trcts Sw Sw & Nw Sw 6-33-6 86.33A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farm Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/2/1992	Conversion Record				

Notes

2/4/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$17,112.00	\$8,556.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$142,600.00	\$142,600.00	\$153,400.00	\$127,800.00	\$100,900.00	\$86,800.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$29,700.00	\$29,300.00	\$29,900.00	\$29,900.00	\$19,600.00	\$10,200.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	86.33	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	86.33	Z - Rate	1.25	18.75	107.92
2024 Pay 2025	22346116	Turkey Creek (656)	86.33	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	86.33	Z - Rate	1.25	18.75	107.92
2023 Pay 2024	22346116	Turkey Creek (656)	86.33	Z Rate	0.1	5	8.64
2023 Pay 2024	518	Copess (518)	86.33	Z - Rate	1.25	18.75	107.92
2022 Pay 2023	22346116	Turkey Creek (656)	86.33	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	86.33	Z - Rate	1.25	18.75	107.92
2021 Pay 2022	22346116	Turkey Creek (656)	86.33	Z Rate	0.1	5	8.63
2021 Pay 2022	518	Copess (518)	86.33	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	86.33	Z Rate	0.1	5	8.64
2020 Pay 2021	518	Copess (518)	86.33	Z - Rate	1.25	18.75	107.92
2019 Pay 2020	22346116	Turkey Creek (656)	86.33	Z Rate	0.1	5	8.64

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Beacon - Kosciusko County, IN - Report: 029-023-002

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	86.33	Z - Rate	1.25	18.75	107.92

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	29,700	29,700
2% Long Term Care	0	0	0
2% Agriculture Non Res	142,600	0	142,600
Total	142,600	29,700	172,300

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$922.81	\$1,070.93	\$934.30	\$703.42	\$574.96
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$922.81	\$1,070.93	\$934.30	\$703.42	\$574.96
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$107.92	\$107.92	\$116.56	\$107.92	\$8.63
	Coppess - \$107.92	Coppess - \$107.92	Turkey Creek - \$8.64 Coppess - \$107.92	Coppess - \$107.92	Turkey Creek - \$8.63
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,953.54	\$2,249.78	\$1,985.16	\$1,514.76	\$1,158.55
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,953.54)	(\$2,249.78)	(\$1,985.16)	(\$1,514.76)	(\$1,158.55)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365485	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$976.77
2025 Pay 2026	3365486	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$976.77
2024 Pay 2025	3316745	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$1,124.89
2024 Pay 2025	3297974	5/12/2025	2557/ShepherdKarla	5/12/2025	\$1,124.89
2023 Pay 2024	3249488	11/12/2024	11/18/24 LCB	11/18/2024	\$992.58
2023 Pay 2024	3198296	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$992.58
2022 Pay 2023	3146357	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$757.38
2022 Pay 2023	3109587	5/10/2023	LCB Lockbox	5/16/2023	\$757.38
2021 Pay 2022	3047585	11/10/2022	1588/33909/2400Polk	11/16/2022	\$574.96
2021 Pay 2022	3005188	5/10/2022	2372/33875/1446Polk	5/12/2022	\$583.59
2020 Pay 2021	2942640	11/10/2021	2350/33835/1297	11/12/2021	\$647.90
2020 Pay 2021	2901697	5/10/2021	33738/2313 Polk	5/11/2021	\$647.90
2019 Pay 2020	2846413	11/10/2020	1051/33677/2291Polk	11/17/2020	\$737.03
2019 Pay 2020	2776458	5/5/2020	2278/33623osdbPolk	5/5/2020	\$737.03

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2024 Pay 2025 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-06-300-114.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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9/21/26, 2:52 PM

Beacon - Kosciusko County, IN - Report: 029-022-004

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-07-06-400-088.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-022-004
Tax Bill ID 029-719027-00
State ID 43-07-06-400-088.000-016
Property Address N 200 W
Leesburg
Acres 27.50
Brief Legal Description 029-022-004 Tract In Nw 6-33-6 27.50A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farm Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/28/1989	Conversion Record				

Notes

2/5/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$6,624.00	\$3,312.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$55,200.00	\$55,200.00	\$59,400.00	\$49,500.00	\$39,100.00	\$33,600.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	27.5	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	27.5	Z - Rate	1.25	18.75	34.38
2024 Pay 2025	22346116	Turkey Creek (656)	27.5	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	27.5	Z - Rate	1.25	18.75	34.38
2023 Pay 2024	22346116	Turkey Creek (656)	27.5	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	27.5	Z - Rate	1.25	18.75	34.38
2022 Pay 2023	22346116	Turkey Creek (656)	27.5	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	27.5	Z - Rate	1.25	18.75	34.38
2021 Pay 2022	22346116	Turkey Creek (656)	27.5	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	27.5	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	27.5	Z Rate	0.1	5	5
2020 Pay 2021	518	Copess (518)	27.5	Z - Rate	1.25	18.75	34.38
2019 Pay 2020	22346116	Turkey Creek (656)	27.5	Z Rate	0.1	5	5

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9/21/26, 2:52 PM

Beacon - Kosciusko County, IN - Report: 029-022-004

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	27.5	Z - Rate	1.25	18.75	34.38

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	55,200	0	55,200
Total	55,200	0	55,200

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$293.14	\$347.04	\$293.26	\$228.24	\$199.16
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$293.14	\$347.04	\$293.26	\$228.24	\$199.16
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$34.38	\$34.38	\$39.38	\$34.38	\$5.00
	Coppess - \$34.38	Coppess - \$34.38	Turkey Creek - \$5.00 Coppess - \$34.38	Coppess - \$34.38	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$620.66	\$728.46	\$625.90	\$490.86	\$403.32
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$620.66)	(\$728.46)	(\$625.90)	(\$490.86)	(\$403.32)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365465	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$310.33
2025 Pay 2026	3365466	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$310.33
2024 Pay 2025	3316747	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$364.23
2024 Pay 2025	3297976	5/12/2025	2557/ShepherdKarla	5/12/2025	\$364.23
2023 Pay 2024	3249490	11/12/2024	11/18/24 LCB	11/18/2024	\$312.95
2023 Pay 2024	3198298	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$312.95
2022 Pay 2023	3146359	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$245.43
2022 Pay 2023	3109589	5/10/2023	LCB Lockbox	5/16/2023	\$245.43
2021 Pay 2022	3047590	11/10/2022	1588/33909/2400Polk	11/16/2022	\$199.16
2021 Pay 2022	3005193	5/10/2022	2372/33875/1446Polk	5/12/2022	\$204.16
2020 Pay 2021	2942645	11/10/2021	2350/33835/1297	11/12/2021	\$221.69
2020 Pay 2021	2901702	5/10/2021	33738/2313 Polk	5/11/2021	\$221.69
2019 Pay 2020	2846418	11/10/2020	1051/33677/2291Polk	11/17/2020	\$258.07
2019 Pay 2020	2776463	5/5/2020	2278/33623osdbPolk	5/5/2020	\$258.07

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Beacon - Kosciusko County, IN - Report: 029-022-004

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-06-400-088,000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-06-400-088,000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-07-06-400-088,000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-07-06-400-088,000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-07-06-400-088,000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-07-06-400-088,000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-06-400-088,000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-06-400-088,000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

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Beacon - Kosciusko County, IN - Report: 029-022-004.A

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-022-004.A
Tax Bill ID 029-719028-49
State ID 43-07-06-400-092.000-016
Property Address N 200 W
Leesburg
Acres 3.00
Brief Legal Description 029-022-004.A Trct In Nw 6-33-6 3.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farm Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/28/1989	Conversion Record				

Notes

2/5/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$732.00	\$366.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$6,100.00	\$6,100.00	\$6,600.00	\$5,500.00	\$4,300.00	\$3,700.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2024 Pay 2025	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2023 Pay 2024	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2022 Pay 2023	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2021 Pay 2022	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	3	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2020 Pay 2021	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2019 Pay 2020	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5

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9/21/26, 2:53 PM

Beacon - Kosciusko County, IN - Report: 029-022-004.A

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	3	Z - Rate	1.25	18.75	18.75

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	6,100	0	6,100
Total	6,100	0	6,100

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$32.40	\$38.56	\$32.58	\$25.10	\$21.93
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$32.40	\$38.56	\$32.58	\$25.10	\$21.93
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$18.75	\$18.75	\$23.75	\$18.75	\$5.00
	Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00 Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$83.55	\$95.87	\$88.91	\$68.95	\$48.86
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$83.55)	(\$95.87)	(\$88.91)	(\$68.95)	(\$48.86)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365459	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$32.40
2025 Pay 2026	3365460	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$51.15
2024 Pay 2025	3316749	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$38.56
2024 Pay 2025	3297978	5/12/2025	2557/ShepherdKarla	5/12/2025	\$57.31
2023 Pay 2024	3249492	11/12/2024	11/18/24 LCB	11/18/2024	\$32.58
2023 Pay 2024	3198300	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$56.33
2022 Pay 2023	3146361	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$25.10
2022 Pay 2023	3109591	5/10/2023	LCB Lockbox	5/16/2023	\$43.85
2021 Pay 2022	3047589	11/10/2022	1588/33909/2400Polk	11/16/2022	\$21.93
2021 Pay 2022	3005192	5/10/2022	2372/33875/1446Polk	5/12/2022	\$26.93
2020 Pay 2021	2942644	11/10/2021	2350/33835/1297	11/12/2021	\$22.44
2020 Pay 2021	2901701	5/10/2021	33738/2313 Polk	5/11/2021	\$46.19
2019 Pay 2020	2846417	11/10/2020	1051/33677/2291Polk	11/17/2020	\$26.42
2019 Pay 2020	2776462	5/5/2020	2278/33623osdbPolk	5/5/2020	\$50.17

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2024 Pay 2025 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-06-400-092.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

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Beacon - Kosciusko County, IN - Report: 029-022-004.C

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-022-004.C
Tax Bill ID 029-719028-51
State ID 43-07-06-400-096.000-016
Property Address N 200 W
Leesburg
Acres 3.00
Brief Legal Description 029-022-004.C Tr Nw 6-33-6 3.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farm Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/28/1989	Conversion Record				

Notes

2/5/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$696.00	\$348.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$5,800.00	\$5,800.00	\$6,200.00	\$5,200.00	\$4,100.00	\$3,500.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2024 Pay 2025	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2023 Pay 2024	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2022 Pay 2023	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2021 Pay 2022	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	3	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2020 Pay 2021	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2019 Pay 2020	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5

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9/21/26, 2:53 PM

Beacon - Kosciusko County, IN - Report: 029-022-004.C

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	3	Z - Rate	1.25	18.75	18.75

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	5,800	0	5,800
Total	5,800	0	5,800

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$30.80	\$36.22	\$30.80	\$23.94	\$20.74
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$30.80	\$36.22	\$30.80	\$23.94	\$20.74
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$18.75	\$18.75	\$23.75	\$18.75	\$5.00
	Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00 Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$80.35	\$91.19	\$85.35	\$66.63	\$46.48
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$80.35)	(\$91.19)	(\$85.35)	(\$66.63)	(\$46.48)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365463	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$30.80
2025 Pay 2026	3365464	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$49.55
2024 Pay 2025	3316751	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$36.22
2024 Pay 2025	3297980	5/12/2025	2557/ShepherdKarla	5/12/2025	\$54.97
2023 Pay 2024	3249494	11/12/2024	11/18/24 LCB	11/18/2024	\$30.80
2023 Pay 2024	3198302	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$54.55
2022 Pay 2023	3146363	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$23.94
2022 Pay 2023	3109593	5/10/2023	LCB Lockbox	5/16/2023	\$42.69
2021 Pay 2022	3047588	11/10/2022	1588/33909/2400Polk	11/16/2022	\$20.74
2021 Pay 2022	3005191	5/10/2022	2372/33875/1446Polk	5/12/2022	\$25.74
2020 Pay 2021	2942643	11/10/2021	2350/33835/1297	11/12/2021	\$21.23
2020 Pay 2021	2901700	5/10/2021	33738/2313 Polk	5/11/2021	\$44.98
2019 Pay 2020	2846416	11/10/2020	1051/33677/2291Polk	11/17/2020	\$24.66
2019 Pay 2020	2776461	5/5/2020	2278/33623osdbPolk	5/5/2020	\$48.41

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9/21/26, 2:53 PM

Beacon - Kosciusko County, IN - Report: 029-022-004.C

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

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2021 Pay 2022 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-06-400-096.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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Beacon - Kosciusko County, IN - Report: 029-022-004.D

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-06-400-094.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-022-004.D
Tax Bill ID 029-719028-52
State ID 43-07-06-400-094.000-016
Property Address N 200 W
Leesburg
Acres 3.00
Brief Legal Description 029-022-004.D Tr In Nw 6-33-6 3.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farm Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/28/1989	Conversion Record				

Notes

2/5/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$612.00	\$306.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$5,100.00	\$5,100.00	\$5,500.00	\$4,600.00	\$3,600.00	\$3,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2024 Pay 2025	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2023 Pay 2024	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2022 Pay 2023	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2021 Pay 2022	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	3	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2020 Pay 2021	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2019 Pay 2020	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5

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9/21/26, 2:53 PM

Beacon - Kosciusko County, IN - Report: 029-022-004.D

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	3	Z - Rate	1.25	18.75	18.75

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	5,100	0	5,100
Total	5,100	0	5,100

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$27.08	\$32.14	\$27.26	\$21.02	\$18.38
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$27.08	\$32.14	\$27.26	\$21.02	\$18.38
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$18.75	\$18.75	\$23.75	\$18.75	\$5.00
	Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00 Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$72.91	\$83.03	\$78.27	\$60.79	\$41.76
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$72.91)	(\$83.03)	(\$78.27)	(\$60.79)	(\$41.76)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365461	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$27.08
2025 Pay 2026	3365462	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$45.83
2024 Pay 2025	3316750	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$32.14
2024 Pay 2025	3297979	5/12/2025	2557/ShepherdKarla	5/12/2025	\$50.89
2023 Pay 2024	3249493	11/12/2024	11/18/24 LCB	11/18/2024	\$27.26
2023 Pay 2024	3198301	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$51.01
2022 Pay 2023	3146362	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$21.02
2022 Pay 2023	3109592	5/10/2023	LCB Lockbox	5/16/2023	\$39.77
2021 Pay 2022	3047587	11/10/2022	1588/33909/2400Polk	11/16/2022	\$18.38
2021 Pay 2022	3005190	5/10/2022	2372/33875/1446Polk	5/12/2022	\$23.38
2020 Pay 2021	2942642	11/10/2021	2350/33835/1297	11/12/2021	\$18.80
2020 Pay 2021	2901699	5/10/2021	33738/2313 Polk	5/11/2021	\$42.55
2019 Pay 2020	2846414	11/10/2020	1051/33677/2291Polk	11/17/2020	\$21.72
2019 Pay 2020	2776459	5/5/2020	2278/33623osdbPolk	5/5/2020	\$45.47

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2024 Pay 2025 Tax Statements (Treasurer)

[43-07-06-400-094.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2023 Pay 2024 Tax Statements (Treasurer)

[43-07-06-400-094.000-016 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-06-400-094.000-016 \(PDF\)](#)

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2021 Pay 2022 Tax Statements (Treasurer)

[43-07-06-400-094.000-016 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-06-400-094.000-016 \(PDF\)](#)

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2018 Pay 2019 Tax Statements (Treasurer)

[43-07-06-400-094.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

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No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

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Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-022-004.B
Tax Bill ID 029-719028-50
State ID 43-07-06-400-090.000-016
Property Address N 200 W
Leesburg
Acres 3.00
Brief Legal Description 029-022-004.B Tr In Nw 6-33-6 3.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farm Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/28/1989	Conversion Record				

Notes

2/5/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$624.00	\$312.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$5,200.00	\$5,200.00	\$5,500.00	\$4,600.00	\$3,700.00	\$3,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2024 Pay 2025	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2023 Pay 2024	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2022 Pay 2023	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2021 Pay 2022	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	3	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5
2020 Pay 2021	518	Copess (518)	3	Z - Rate	1.25	18.75	18.75
2019 Pay 2020	22346116	Turkey Creek (656)	3	Z Rate	0.1	5	5

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Beacon - Kosciusko County, IN - Report: 029-022-004.B

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	3	Z - Rate	1.25	18.75	18.75

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	5,200	0	5,200
Total	5,200	0	5,200

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$27.62	\$32.14	\$27.26	\$21.60	\$18.38
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$27.62	\$32.14	\$27.26	\$21.60	\$18.38
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$18.75	\$18.75	\$23.75	\$18.75	\$5.00
	Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00 Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$73.99	\$83.03	\$78.27	\$61.95	\$41.76
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$73.99)	(\$83.03)	(\$78.27)	(\$61.95)	(\$41.76)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365457	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$27.62
2025 Pay 2026	3365458	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$46.37
2024 Pay 2025	3316748	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$32.14
2024 Pay 2025	3297977	5/12/2025	2557/ShepherdKarla	5/12/2025	\$50.89
2023 Pay 2024	3249491	11/12/2024	11/18/24 LCB	11/18/2024	\$27.26
2023 Pay 2024	3198299	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$51.01
2022 Pay 2023	3146360	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$21.60
2022 Pay 2023	3109590	5/10/2023	LCB Lockbox	5/16/2023	\$40.35
2021 Pay 2022	3047586	11/10/2022	1588/33909/2400Polk	11/16/2022	\$18.38
2021 Pay 2022	3005189	5/10/2022	2372/33875/1446Polk	5/12/2022	\$23.38
2020 Pay 2021	2942641	11/10/2021	2350/33835/1297	11/12/2021	\$18.80
2020 Pay 2021	2901698	5/10/2021	33738/2313 Polk	5/11/2021	\$42.55
2019 Pay 2020	2846415	11/10/2020	1051/33677/2291Polk	11/17/2020	\$22.31
2019 Pay 2020	2776460	5/5/2020	2278/33623osdbPolk	5/5/2020	\$46.06

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9/21/26, 2:54 PM

Beacon - Kosciusko County, IN - Report: 029-022-004.B

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2021 Pay 2022 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-06-400-090.000-016 \(PDF\)](#)

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TRACT 14 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

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, Essent Title Insurance, Inc., a Pennsylvania 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 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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TRACT 14 - PRELIMINARY TITLE

- 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.
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.

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Commitment for Title Insurance (07-01-2021)



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TRACT 14 - PRELIMINARY TITLE

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.
- 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.

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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TRACT 14 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE Issued by ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260364
Issuing Office File No.: 260364
Property Address: W 700 N, Leesburg, IN 46538
W 700 N, Leesburg, IN 46538
200 W, Leesburg, IN 46538
N 200 W, Leesburg, IN 46538
N 200 W, Leesburg, IN 46538
N 200 W, Leesburg, IN 46538
N 200 W, Leesburg, IN 46538
N 200 W, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 24, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk Family Farms, Inc., an Indiana Corporation, inadvertently referred to as Polk Family Farm, Inc.
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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Commitment for Title Insurance (07-01-2021)
Schedule A

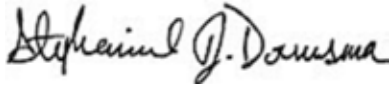


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TRACT 14 - PRELIMINARY TITLE

SCHEDULE A (Continued)

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.



Mark A. Casale, President/CEO

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Commitment for Title Insurance (07-01-2021)
Schedule A



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TRACT 14 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



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TRACT 14 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



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TRACT 14 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 14 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-300-114.000-016 (TRACT 1)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-023-002 Trcts SW SW & NW SW 6-33-6 86.33A
Spring Installment \$922.81 - PAID
Fall Installment \$922.81 - PAID
- Assessed Valuations: 2025-2026
Land \$142600
Improvements \$29300
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$8556
Net Valuations \$163344
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$53.96 each installment. Spring Installment-PAID, Fall Installment-PAID
9. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-300-116.000-016 (TRACT 2)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-023-002.A Tr SW SW 6-33-6 2.00A
Spring Installment \$11.68- PAID
Fall Installment \$11.68- PAID
- Assessed Valuations: 2025-2026
Land \$2200
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$132
Net Valuations \$2068
Taxes for the year 2026 are now a lien but are not due and payable until 2027
10. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$18.75 per year, PAID

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 14 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

11. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-300-112.000-016 (**TRACT 3**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-023-001 W Side NW SW 6-33-6 15.00A
Spring Installment \$122.14 - PAID
Fall Installment \$122.14 - PAID
- Assessed Valuations: 2025-2026
Land \$23000
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$13280
Net Valuations \$21620
Taxes for the year 2026 are now a lien but are not due and payable until 2027
12. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$18.75 per year, PAID
13. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-088.000-016 (**TRACT 4**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004 Tract In NW 6-33-6 27.50A
Spring Installment \$293.14 - PAID
Fall Installment \$293.14 - PAID
- Assessed Valuations: 2025-2026
Land \$55200
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$3312
Net Valuations \$51888
Taxes for the year 2026 are now a lien but are not due and payable until 2027
14. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$17.19 each installment. Spring Installment-PAID, Fall Installment-PAID

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 14 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

15. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-090.000-016 (**TRACT 5**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004.B TR in NW 6-33-6 3.00A
Spring Installment \$27.62 - PAID
Fall Installment \$27.62 - PAID
- Assessed Valuations: 2025-2026
Land \$5200
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$312
Net Valuations \$4888
Taxes for the year 2026 are now a lien but are not due and payable until 2027
16. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$18.75 per year, PAID
17. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-092.000-016 (**TRACT 6**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004.A Trct in NW 6-33-6 3.00A
Spring Installment \$32.40 - PAID
Fall Installment \$32.40 - PAID
- Assessed Valuations: 2025-2026
Land \$6100
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$366
Net Valuations \$5734
Taxes for the year 2026 are now a lien but are not due and payable until 2027
18. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$18.75 per year, PAID

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 14 - PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

19. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-094.000-016 (**TRACT 7**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004.D Tr in NW 6-33-6 3.00A
Spring Installment \$27.08 - PAID
Fall Installment \$27.08 - PAID
- Assessed Valuations: 2025-2026
Land \$5100
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$306
Net Valuations \$4794
Taxes for the year 2026 are now a lien but are not due and payable until 2027
20. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$18.75 per year, PAID
21. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-096.000-016 (**TRACT 8**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004.C Tr NW 6-33-6 3.00A
Spring Installment \$30.80 - PAID
Fall Installment \$30.80 - PAID
- Assessed Valuations: 2025-2026
Land \$5800
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$348
Net Valuations \$5452
Taxes for the year 2026 are now a lien but are not due and payable until 2027
22. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$18.75 per year, PAID
23. Right-of-way of County Road 700 N along the South side of said tracts 1 & 2.
24. Right-of-way of County Road 200 West along the West side of said tracts 1-4.
25. Lack of a right of access to and from the land in Tracts 5-8.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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TRACT 14 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

26. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
27. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
28. Rights of way for drainage tiles, feeders and laterals, if any.

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

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260364

TRACT 14 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE Issued by ESSENT TITLE INSURANCE, INC.

SCHEDULE C

The Land is described as follows:

TRACT 1: PARCEL NO. 43-07-06-300-114.000-016

The West Half of the Southwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, containing 106.40 acres, more or less.

EXCEPT, Commencing at the Northwest corner of the Southwest Quarter of Section 6, Township 33 North, Range 6 East, running thence South 80 rods; thence East 30 rods; thence North 80 rods; thence West 30 rods to the place of beginning.

FURTHER EXCEPTING:

A tract of land located in the Southwest Quarter of Section 6 Township 33 North, Range 6 East, 2nd P.M., Plain Township, Kosciusko County, Indiana, containing 0.75 acres, more or less, more particularly described as follows:

Commencing at a bronze monument at the Southwest corner of the Southwest Quarter of said Section 6, said point being on the centerline of County Road 700N; thence N 90°-00'00" E (assumed bearing), along the South line of said Southwest Quarter and along said centerline, 1196.92 feet to a PK nail and the point of beginning; thence N 00°-08'-43"E 175.00 feet to a 12-inch iron bar; thence N 90°-00'-00" E, 185.96 feet to a 1/2-inch iron bar; thence S 00°-07'-08" W, 175.00 feet to a PK nail on the South line of said Southwest Quarter and on said centerline; thence S 90-00'-00" W, along said South line and along said centerline, 186.04 feet to the point of beginning.

FURTHER EXCEPTING:

Part of the Southwest Quarter of Section 6, Township 33 North, Range 6 East, Kosciusko County, Indiana, more particularly described as follows, to wit:

Commencing at a bronze marker found at the Southwest corner of said Southwest Quarter; thence N 90°-00' E (assumed bearing) on and along the South line of said Southwest Quarter a distance of 1059.82 feet to a PK nail set at the true point of beginning, thence continuing N 90°-00' E, on and along said South line, being within the right-of-way of County Road 700N, a distance of 137.1 feet to a PK nail found, thence N 00°-08'-43" E, a distance of 175.0 feet to an iron pin found, thence N 90-00' E, a distance of 185.96 feet to an iron pin found, thence S00°-07-08" W, a distance of 175.0 feet to a PK nail found on the South line of said Southwest Quarter; thence N 90°-00' E, on and along said South line, a distance of 63.45 feet to a PK nail set; thence N 00°-03' 30" E, a distance of 346.1 feet to an iron pin set; thence N 89°-43'-10" W, a distance of 382.3 feet to the Northwest corner of a wood post found; thence S 00°-46' W, a distance of 348.0 feet to the true point of beginning, containing 2.316 acres of land, more or less.

FURTHER EXCEPTING:

A tract of land in the West Half of the Southwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, Kosciusko County, Indiana, better described as follows:

Beginning at a bronze marker at the Southwest corner of said Section 6; thence North along the West line of said Section 6 (said line being the centerline of County Road 200 West) 350 feet to a nail; thence South 89 degrees 58

TRACT 14 - PRELIMINARY TITLE

SCHEDULE C (Continued)

minutes East, 250 feet to an iron pipe; thence South, 350 feet to a PK nail on the South line of said Section 6; thence North 89 degrees 58 minutes West along the said South line of Section 6 (said line being the centerline of County Road 700 North) 250 feet to the place of beginning. Contains 2.0 acres, more or less.

TRACT 2: PARCEL NO. 43-07-06-300-116.000-016

A tract of land in the West Half of the Southwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, Kosciusko County, Indiana, better described as follows:

Beginning at a bronze marker at the Southwest corner of said Section 6; thence North along the West line of said Section 6 (said line being the centerline of County Road 200 West) 350 feet to a nail; thence South 89 degrees 58 minutes East, 250 feet to an iron pipe; thence South, 350 feet to a PK nail on the South line of said Section 6; thence North 89 degrees 58 minutes West along the said South line of Section 6 (said line being the centerline of County Road 700 North) 250 feet to the place of beginning. Contains 2.0 acres, more or less.

TRACT 3: PARCEL NO. 43-07-06-300-112.000-016

Commencing at the Northwest corner of the Southwest Quarter of Section

6, Township 33 North, Range 6 East, running thence South 80 rods;

thence East 30 rods; thence North 80 rods; thence West 30 rods to the

place of beginning.

TRACT 4: PARCEL NO. 43-07-06-400-088.000-016

A part of the Northwest fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of Section 6, Township 33 North, Range 6 East; thence East on the Quarter line 884.6 feet to a post; thence North 997.6 feet to an existing fence; thence West 883.3 feet to the West line of said Section 6; thence South on the West line 979.1 feet to place of beginning.

EXCEPT THE FOLLOWING:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter-Post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 977.6 feet to an existing fence; thence West 330 feet for a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330; thence North 396 feet to the principal place of beginning and containing three acres.

EXCEPT THE FOLLOWING:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter-Post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 977.6 feet to an existing fence for a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning and containing in all 3 acres.

EXCEPT THE FOLLOWING:

TRACT 14 - PRELIMINARY TITLE

SCHEDULE C (Continued)

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of said Section 6, Township 33 North, Range 6 East; thence East along Quarter Section line 554.6 feet; thence North 581.6 feet to a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning and containing three acres.

EXCEPT THE FOLLOWING:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 581.6 feet to a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning of this tract, and containing three acres.

ALSO:

The East Half of the West Half of the Northwest Quarter of Section 6, Township 33 North, Range 6 East, **EXCEPTING THEREFROM** the following described tract:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows: Beginning at a point on the North line of said Section 6, 882 feet East of the Northwest corner of said Section; running thence East on the North line of said Section 880.02 feet to the line of an existing fence; thence South 1006 feet to a point marked by an iron pipe; thence West 882 feet to a point marked by an iron pipe and the line of an existing fence; thence North 1006 feet to the place of beginning.

TRACT 5: PARCEL NO. 43-07-06-400-090.000-016

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter-Post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 977.6 feet to an existing fence; thence West 330 feet for a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330; thence North 396 feet to the principal place of beginning and containing three acres.

TRACT 6: PARCEL NO. 43-07-06-400-092.000-016

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter-Post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 977.6 feet to an existing fence for a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning and containing in all 3 acres.

TRACT 7: PARCEL NO. 43-07-06-400-094.000-016

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of said Section 6, Township 33 North, Range 6 East; thence East along Quarter Section line 554.6 feet; thence North 581.6 feet to a principal place of beginning; thence West 330 feet;

TRACT 14 - PRELIMINARY TITLE

SCHEDULE C (Continued)

thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning and containing three acres.

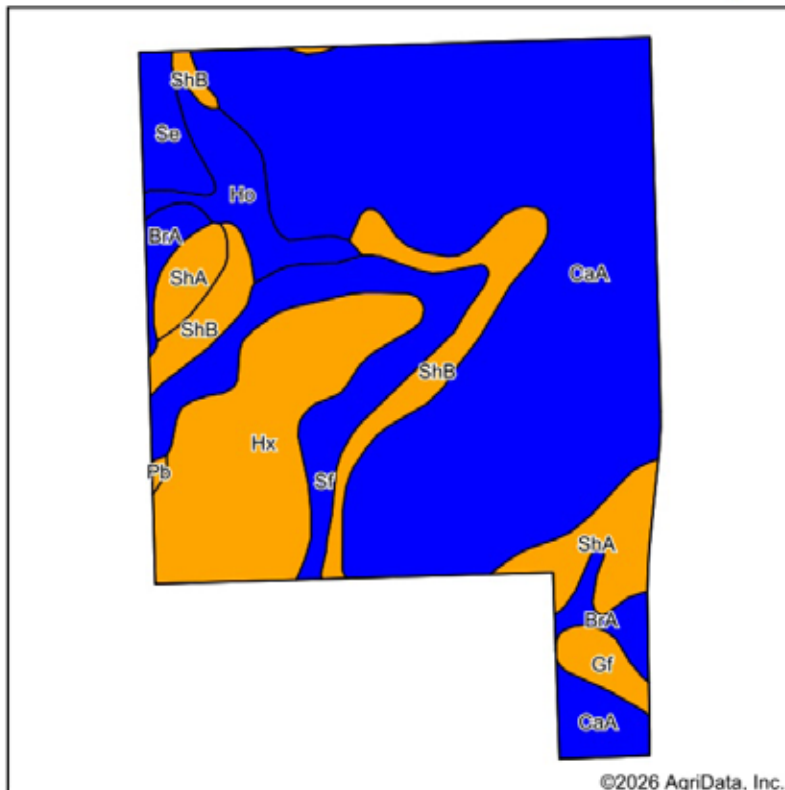
TRACT 8: PARCEL NO. 43-07-06-400-096.000-016

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

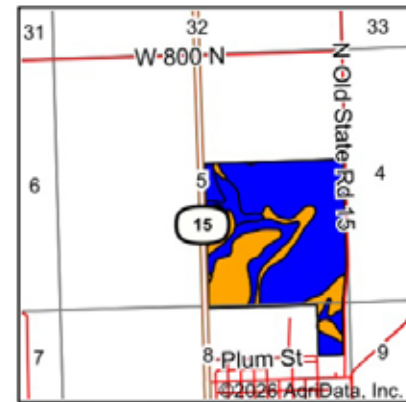
Beginning at the West Quarter post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 581.6 feet to a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning of this tract, and containing three acres.

TRACTS 15 & 16

TRACTS 15 & 16 - SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **5-33N-6E**
 Township: **Plain**
 Acres: **163.48**
 Date: **7/28/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

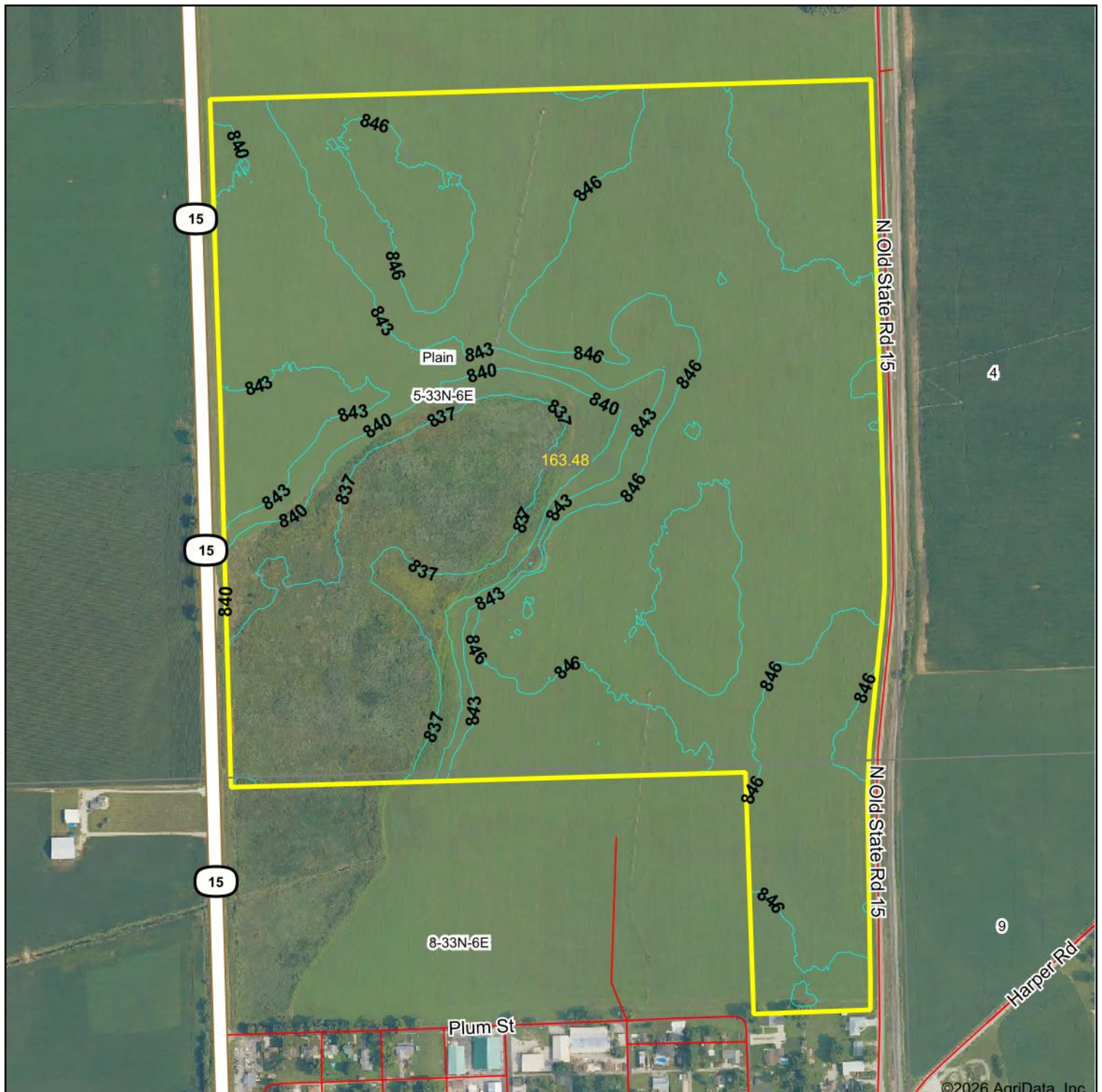
Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu
CaA	Carmi loam, 0 to 2 percent slopes	88.28	54.1%		IIIs		130		18	4		9	42		65
Hx	Houghton muck, drained	22.72	13.9%		IIIW		159			5		11	42		64
Sf	Sebewa mucky loam	13.90	8.5%		IIW		131			4	1	9	33		52
ShB	Shipshe sandy loam, 2 to 6 percent slopes	12.43	7.6%		IIIs		95		15	3		6	30		48
ShA	Shipshe sandy loam, 0 to 2 percent slopes	8.76	5.4%		IIIs		95		15	3		6	30		48
Ho	Homer sandy loam	6.57	4.0%		IIW	6	108	6	1	4	3	7	33	3	48
BrA	Bronson sandy loam, 0 to 2 percent slopes	4.30	2.6%		IIIs		108		16	4		7	38		49
Se	Sebewa loam, drained, 0 to 1 percent slopes	3.80	2.3%		IIW		133			4		9	37		65
Gf	Gilford sandy loam, gravelly substratum, 0 to 2 percent slopes	2.51	1.5%		IIIW		148			5		10	51		48
Pb	Palms muck, gravelly substratum, drained	0.21	0.1%		IIIW		160		22	5		11	42		64
Weighted Average					2.29	0.2	128.5	0.2	12.2	4	0.2	8.8	39.2	0.1	60.2

TRACTS 15 & 16-TOPO CONTOURS MAP



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 834.4

Max: 852.0

Range: 17.6

Average: 844.3

Standard Deviation: 4.43 ft

0ft 599ft 1198ft



7/28/2026

5-33N-6E
Kosciusko County
Indiana

Boundary Center: 41° 20' 16.8, -85° 50' 57.22
355

Maps Provided By



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www.AgriDataInc.com

TRACT 15 - FSA INFO

Page 1 of 1

CRP-1 (01-23-26)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 18 085		2. SIGN-UP NUMBER 42	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 1563C		4. ACRES FOR ENROLLMENT 32.30	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) KOSCIUSKO COUNTY FARM SERVICE AGENCY 217 E. BELL DRIVE WARSAW, IN46582-9350				6. TRACT NUMBER 17871		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 09-01-2012 TO: (MM-DD-YYYY) 09-30-2026	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (574) 267-7445				8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							
<i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>							
9A. Rental Rate Per Acre \$ 223.20		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 7,209.00		A. Tract No. 17871		B. Field No. 1		C. Practice No. CP23A	
9C. First Year Payment \$		D. Acres 32.30		E. Total Estimated Cost-Share			
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) [REDACTED]		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) POLK FAMILY FARMS INC PO BOX 388 LEBBURG, IN46538-0388		(2) SHARE 0.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).							

Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/bascr/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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

Date Printed: 07/16/2026

TRACT 15 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8376

Prepared : 7/16/26 8:50 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : 1563B
Recon ID : 18-085-2011-116
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
48.54	48.54	48.54	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	16.24		0.00		32.30	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	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	6.36	18.30	175	100
Soybeans	0.00	10.50	0	

TOTAL 6.36 28.80

NOTES

Tract Number : 17871

Description : G5N A2 SE1/4SEC 5 PLAIN TWP 71-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
CRP Contract Number(s) : 1563B
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : POLK FAMILY FARMS INC
Other Producers :
Recon ID : None

TRACT 15 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8376
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 17871 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.54	48.54	48.54	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	16.24	0.00	32.30	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	6.36	18.30	175
Soybeans	0.00	10.50	0
TOTAL	6.36	28.80	

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.

TRACT 15 - FSA INFO

USDA Kosciusko County
Indiana

Farm 8376 Tract 17871

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

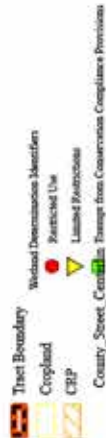
Map Created 04/14/2026

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	32.3	NHEL	CRP
3	6.37	NHEL	
4	9.87	NHEL	



Tract Cropland Total: 48.54 acres



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, either it depicts the information provided directly from the producer and/or the NADP 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 (CPH-020 and attached map) for exact boundaries and determinations or contact NRCS.

PART OF TR 15 & TR 16 - FSA INFO

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10411

Prepared : 7/16/26 8:50 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : 18-085-2025-143
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
117.19	117.19	117.19	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	117.19	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	107.91	0.00	179	100
Soybeans	6.54	0.00	47	100

TOTAL **114.45** **0.00**

NOTES

Tract Number : 21741

Description :
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : POLK FAMILY FARMS INC
Other Producers : None
Recon ID : 18-085-2025-142

PART OF TR 15 & TR 16 - FSA INFO

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10411
Prepared : 7/16/26 8:50 AM CST
Crop Year : 2026

Tract Land Data

Tract 21741 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.19	117.19	117.19	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	117.19	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	107.91	0.00	179
Soybeans	6.54	0.00	47
TOTAL	114.45	0.00	

NOTES

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PART OF TR 15 & TR 16 - FSA INFO

USDA Kosciusko County
Indiana

Farm 10411 Tract 21741

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

Map Created 04/15/2026

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

CLU	Acres	HEL	Crop
56	0.96	NHEL	
58	1.73	NHEL	
59	114.5	NHEL	

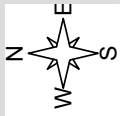


Tract Cropland Total: 117.19 acres

Wetland Determination Identification
Shaded Wetland
Restricted Use
Limited Penetration
County Street
County Tract Boundary

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. This USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on the data outside of FSA Programs. Wetland determinations do not represent the size, shape, or specific determination (CPA, CDA and attached maps) for exact boundaries and determinations as notated NRCS.

TRACTS 15-16 - IRRIGATION MAP



217.0 Irrigated Acres

Designed By: MAISCO LLC

Tim Polk



TRACT 15 - TAX INFO

9/1/26, 12:24 PM

Beacon - Kosciusko County, IN - Report: 029-020-001

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-05-200-058.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-020-001
Tax Bill ID 029-716008-84
State ID 43-07-05-200-058.000-016
Property Address N Old Sr 15
Leesburg
Acres 127.58
Brief Legal Description 029-020-001 N 1/2 Se & W Pt S 1/2 Se Less Rr 5-33-6 127.58A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$25,968.00	\$12,984.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$216,400.00	\$216,400.00	\$232,900.00	\$194,100.00	\$153,200.00	\$131,800.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	127.58	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	127.58	Z - Rate	1.25	18.75	159.48
2024 Pay 2025	22346116	Turkey Creek (656)	127.58	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	127.58	Z - Rate	1.25	18.75	159.48
2023 Pay 2024	22346116	Turkey Creek (656)	127.58	Z Rate	0.1	5	12.76
2023 Pay 2024	518	Copess (518)	127.58	Z - Rate	1.25	18.75	159.48
2022 Pay 2023	22346116	Turkey Creek (656)	127.58	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	127.58	Z - Rate	1.25	18.75	159.48
2021 Pay 2022	22346116	Turkey Creek (656)	127.58	Z Rate	0.1	5	12.76
2021 Pay 2022	518	Copess (518)	127.58	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	127.58	Z Rate	0.1	5	12.76
2020 Pay 2021	518	Copess (518)	127.58	Z - Rate	1.25	18.75	159.48
2019 Pay 2020	22346116	Turkey Creek (656)	127.58	Z Rate	0.1	5	12.76

TRACT 15 - TAX INFO

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Beacon - Kosciusko County, IN - Report: 029-020-001

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	127.58	Z - Rate	1.25	18.75	159.48

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	216,400	0	216,400
Total	216,400	0	216,400

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$1,149.20	\$1,360.72	\$1,149.94	\$894.30	\$781.24
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,149.20	\$1,360.72	\$1,149.94	\$894.30	\$781.24
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$159.48	\$159.48	\$172.24	\$159.48	\$12.76
	Coppess - \$159.48	Coppess - \$159.48	Turkey Creek - \$12.76 Coppess - \$159.48	Coppess - \$159.48	Turkey Creek - \$12.76
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,457.88	\$2,880.92	\$2,472.12	\$1,948.08	\$1,575.24
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,457.88)	(\$2,880.92)	(\$2,472.12)	(\$1,948.08)	(\$1,575.24)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365451	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,228.94
2025 Pay 2026	3365452	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$1,228.94
2024 Pay 2025	3316757	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$1,440.46
2024 Pay 2025	3297984	5/12/2025	2557/ShepherdKarla	5/12/2025	\$1,440.46
2023 Pay 2024	3249500	11/12/2024	11/18/24 LCB	11/18/2024	\$1,236.06
2023 Pay 2024	3198308	5/10/2024	2491/PoldFamilyFarms	5/10/2024	\$1,236.06
2022 Pay 2023	3146348	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$974.04
2022 Pay 2023	3109574	5/10/2023	LCB Lockbox	5/16/2023	\$974.04
2021 Pay 2022	3047592	11/10/2022	1588/33909/2400Polk	11/16/2022	\$781.24
2021 Pay 2022	3005195	5/10/2022	2372/33875/1446Polk	5/12/2022	\$794.00
2020 Pay 2021	2942647	11/10/2021	2350/33835/1297	11/12/2021	\$885.62
2020 Pay 2021	2901704	5/10/2021	33738/2313 Polk	5/11/2021	\$885.62
2019 Pay 2020	2846420	11/10/2020	1051/33677/2291Polk	11/17/2020	\$1,029.08
2019 Pay 2020	2776465	5/5/2020	2278/33623osdbPolk	5/5/2020	\$1,029.08

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2024 Pay 2025 Tax Statements (Treasurer)

[43-07-05-200-058.000-016 \(PDF\)](#)

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2023 Pay 2024 Tax Statements (Treasurer)

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2022 Pay 2023 Tax Statements (Treasurer)

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2021 Pay 2022 Tax Statements (Treasurer)

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2020 Pay 2021 Tax Statements (Treasurer)

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2019 Pay 2020 Tax Statements (Treasurer)

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2018 Pay 2019 Tax Statements (Treasurer)

[43-07-05-200-058.000-016 \(PDF\)](#)

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2017 Pay 2018 Tax Statements (Treasurer)

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Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

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TRACT 15 - TAX INFO

9/1/26, 12:24 PM

Beacon - Kosciusko County, IN - Report: 029-020-005

Kosciusko County, IN

Pay Taxes Online

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2025 Pay 2026 Tax Statements (Treasurer)

[43-07-05-200-060.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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Summary (Auditor)

Parcel ID 029-020-005
Tax Bill ID 029-716008-85
State ID 43-07-05-200-060.000-016
Property Address N Old Sr 15
Warsaw
Acres 30.00
Brief Legal Description 029-020-005 Se Pt Se 5-33-6 30.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1299
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms Inc](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$5,472.00	\$2,736.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$45,600.00	\$45,600.00	\$49,100.00	\$40,900.00	\$32,300.00	\$27,800.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	30	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	30	Z - Rate	1.25	18.75	37.5
2024 Pay 2025	22346116	Turkey Creek (656)	30	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	30	Z - Rate	1.25	18.75	37.5
2023 Pay 2024	22346116	Turkey Creek (656)	30	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	30	Z - Rate	1.25	18.75	37.5
2022 Pay 2023	22346116	Turkey Creek (656)	30	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	30	Z - Rate	1.25	18.75	37.5
2021 Pay 2022	22346116	Turkey Creek (656)	30	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	30	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	30	Z Rate	0.1	5	5
2020 Pay 2021	518	Copess (518)	30	Z - Rate	1.25	18.75	37.5
2019 Pay 2020	22346116	Turkey Creek (656)	30	Z Rate	0.1	5	5

TRACT 15 - TAX INFO

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Beacon - Kosciusko County, IN - Report: 029-020-005

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	30	Z - Rate	1.25	18.75	37.5

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	45,600	0	45,600
Total	45,600	0	45,600

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$242.16	\$286.86	\$242.31	\$188.55	\$164.78
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$242.16	\$286.86	\$242.31	\$188.55	\$164.78
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$37.50	\$37.50	\$42.50	\$37.50	\$5.00
	Coppess - \$37.50	Coppess - \$37.50	Turkey Creek - \$5.00 Coppess - \$37.50	Coppess - \$37.50	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$521.82	\$611.22	\$527.12	\$414.60	\$334.56
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$521.82)	(\$611.22)	(\$527.12)	(\$414.60)	(\$334.56)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365449	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$260.91
2025 Pay 2026	3365450	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$260.91
2024 Pay 2025	3316758	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$305.61
2024 Pay 2025	3297985	5/12/2025	2557/ShepherdKarla	5/12/2025	\$305.61
2023 Pay 2024	3249501	11/12/2024	11/18/24 LCB	11/18/2024	\$263.56
2023 Pay 2024	3198309	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$263.56
2022 Pay 2023	3146349	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$207.30
2022 Pay 2023	3109573	5/10/2023	LCB Lockbox	5/16/2023	\$207.30
2021 Pay 2022	3047597	11/10/2022	1588/33909/2400Polk	11/16/2022	\$164.78
2021 Pay 2022	3005202	5/10/2022	2372/33875/1446Polk	5/12/2022	\$169.78
2020 Pay 2021	2942654	11/10/2021	2350/33835/1297	11/12/2021	\$188.07
2020 Pay 2021	2901711	5/10/2021	33738/2313 Polk	5/11/2021	\$188.07
2019 Pay 2020	2846427	11/10/2020	1051/33677/2291Polk	11/17/2020	\$218.53
2019 Pay 2020	2776472	5/5/2020	2278/33623osdbPolk	5/5/2020	\$218.53

TRACT 15 - TAX INFO

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Beacon - Kosciusko County, IN - Report: 029-020-005

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[43-07-05-200-060.000-016 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

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2018 Pay 2019 Tax Statements (Treasurer)

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2017 Pay 2018 Tax Statements (Treasurer)

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TRACT 16 - TAX INFO

9/1/26, 12:23 PM

Beacon - Kosciusko County, IN - Report: 022-029-006

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2025 Pay 2026 Tax Statements (Treasurer)

[43-07-08-100-002.000-018 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 022-029-006
Tax Bill ID 022-716001-20
State ID 43-07-08-100-002.000-018
Property Address N/A
Acres 9.84
Brief Legal Description 022-029-006 Trct In Ne & Lot 15 8-33-6 9.84A Per Survey
(Note: Not to be used on legal documents)
Tax District Leesburg
Total Tax Rate 1.5315
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Polk Family Farms](#)
PO Box 388
Leesburg, IN 46538

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/1/1900	Conversion Record				

Notes

2/3/2025 changed tax mailing address per p/c Karla Shepherd/aud.ss

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	\$1,872.00	\$936.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$15,600.00	\$15,600.00	\$16,700.00	\$14,000.00	\$11,400.00	\$9,800.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	22346116	Turkey Creek (656)	10.05	Z Rate	0.1	5	0
2025 Pay 2026	518	Copess (518)	10.05	Z - Rate	1.25	18.75	18.75
2024 Pay 2025	22346116	Turkey Creek (656)	10.05	Z Rate	0.1	5	0
2024 Pay 2025	518	Copess (518)	10.05	Z - Rate	1.25	18.75	18.75
2023 Pay 2024	22346116	Turkey Creek (656)	10.05	Z Rate	0.1	5	5
2023 Pay 2024	518	Copess (518)	10.05	Z - Rate	1.25	18.75	18.75
2022 Pay 2023	22346116	Turkey Creek (656)	10.05	Z Rate	0.1	5	0
2022 Pay 2023	518	Copess (518)	10.05	Z - Rate	1.25	18.75	18.75
2021 Pay 2022	22346116	Turkey Creek (656)	10.05	Z Rate	0.1	5	5
2021 Pay 2022	518	Copess (518)	10.05	Z - Rate	1.25	18.75	0
2020 Pay 2021	22346116	Turkey Creek (656)	10.05	Z Rate	0.1	5	5
2020 Pay 2021	518	Copess (518)	10.05	Z - Rate	1.25	18.75	18.75
2019 Pay 2020	22346116	Turkey Creek (656)	10.05	Z Rate	0.1	5	5

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Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	518	Coppess (518)	10.05	Z - Rate	1.25	18.75	18.75

Circuit Breaker Allocations for 2027 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	15,600	0	15,600
Total	15,600	0	15,600

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$112.29	\$131.62	\$113.49	\$92.88	\$77.50
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$112.29	\$131.62	\$113.49	\$92.88	\$77.50
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$18.75	\$18.75	\$23.75	\$18.75	\$5.00
	Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00 Coppess - \$18.75	Coppess - \$18.75	Turkey Creek - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$243.33	\$281.99	\$250.73	\$204.51	\$160.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$243.33)	(\$281.99)	(\$250.73)	(\$204.51)	(\$160.00)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3365446	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$131.04
2025 Pay 2026	3365491	4/28/2026	4-27 LCB LB Mail/OTC	4/28/2026	\$112.29
2024 Pay 2025	3316744	9/26/2025	2579/PolkFamilyFarms	9/26/2025	\$131.62
2024 Pay 2025	3311707	5/12/2025	5/16/25 LCB OnTime	5/19/2025	\$150.37
2023 Pay 2024	3249487	11/12/2024	11/18/24 LCB	11/18/2024	\$113.49
2023 Pay 2024	3198318	5/10/2024	2491/PolkFamilyFarms	5/10/2024	\$137.24
2022 Pay 2023	3146364	11/13/2023	11/13,11/14/23 LCB	11/15/2023	\$92.88
2022 Pay 2023	3109594	5/10/2023	LCB Lockbox	5/16/2023	\$111.63
2021 Pay 2022	3047591	11/10/2022	1588/33909/2400Polk	11/16/2022	\$77.50
2021 Pay 2022	3005194	5/10/2022	2372/33875/1446Polk	5/12/2022	\$82.50
2020 Pay 2021	2942646	11/10/2021	2350/33835/1297	11/12/2021	\$85.38
2020 Pay 2021	2901703	5/10/2021	33738/2313 Polk	5/11/2021	\$109.13
2019 Pay 2020	2846419	11/10/2020	1051/33677/2291Polk	11/17/2020	\$101.18
2019 Pay 2020	2776464	5/5/2020	2278/33623osdbPolk	5/5/2020	\$124.93

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Beacon - Kosciusko County, IN - Report: 022-029-006

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-08-100-002.000-018 \(PDF\)](#)

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2023 Pay 2024 Tax Statements (Treasurer)

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2022 Pay 2023 Tax Statements (Treasurer)

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2021 Pay 2022 Tax Statements (Treasurer)

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Tax Statements are a duplicate copy of the original mailing.
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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-08-100-002.000-018 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-07-08-100-002.000-018 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-08-100-002.000-018 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-08-100-002.000-018 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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TRACTS 15-16 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

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 EXTRACTIONAL 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, Essent Title Insurance, Inc., a Pennsylvania 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 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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Commitment for Title Insurance (07-01-2021)



260357

TRACTS 15-16 - PRELIMINARY TITLE

- 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.
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.

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Commitment for Title Insurance (07-01-2021)



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TRACTS 15-16 - PRELIMINARY TITLE

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.
- 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.

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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Commitment for Title Insurance (07-01-2021)



260357

TRACTS 15-16 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE Issued by ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260357
Issuing Office File No.: 260357
Property Address: N Old SR 15, Leesburg, IN 46538
N Old SR 15, Leesburg, IN 46538
N Old SR 15, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 19, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk Family Farms, Inc., an Indiana corporation
5. The Land is described as follows:

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Commitment for Title Insurance (07-01-2021)
Schedule A



260357

TRACTS 15-16 - PRELIMINARY TITLE

SCHEDULE A (Continued)

TRACT 1: (Parcel No. 43-07-05-200-058.000-016)

The North Half of the Southeast Quarter and the West 50 acres of the South Half of said Southeast Quarter, in Section 5, Township 33 North, Range 6 East, Kosciusko County, Indiana, except the right of way of Winona Interurban Railway Company.

TRACT 2: (Parcel No. 43-07-05-200-060.000-016)

Part of the Southeast Quarter of Section 5, Township 33 North, Range 6 East, Kosciusko County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of Section 5, Township 33 North, Range 6 East; running thence West 60 rods; thence North 80 rods; thence East 60 rods; thence South 80 rods to the place of beginning; excepting the right-of-way of the Big Four Railroad and the public highway on the East thereof.

TRACT 3: (Parcel No. 43-07-08-100-002.000-018)

Part of the Northeast Quarter of Section 8, Township 33 North, Range 6 East, Kosciusko County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of retracement survey SM-101 Tract II completed by J.K. Walker and Associates, P.C., dated October 19, 2022), being more particularly described as follows, to wit:

Commencing at a Mag nail found at the Northwest corner of said Northeast Quarter; thence N89°-03'-59"E (GPS Grid bearing and used as the basis of bearings for this description), on and along the North line of said Northeast Quarter, a distance of 66.00 feet to a 5/8-inch iron pin capped "Walker" at the point of intersection with the Easterly right-of-way line of the former Winona Service Co. Traction; thence continuing N89°-03'-59"E, on and along said North line, a distance of 1981.95 feet to the POINT OF BEGINNING; thence S00°-45'-32"E, a distance of 919.08 feet to a rail iron post found at the point of intersection of the North right-of-way line of Plum Street and the East right-of-way line of Canal Street in Blain's Addition to the Town of Leesburg; thence N89°-19'-00"E, a distance of 460.67 feet to a point on the Westerly right-of-way line of Old State Road Number 15, said point being situated 2.0 feet West of the center of a concrete post found, said point also being situated 5.4 feet East of a 5/8-inch iron pin capped "Walker"; thence N00°-09'-22"W, on and along said Westerly right-of-way line, a distance of 712.39 feet to the point of curvature of a regular curve to the right, having a radius of 4910.00 feet; thence Northerly, on and along said Westerly right-of-way line, defined by said curve, an arc length of 208.91 feet (the chord of which bears N01°-03'-46"E for a distance of 208.89 feet), to a 5/8-inch iron pin capped "Walker" at the point of intersection with the North line of said Northeast Quarter; thence S89°-03'-59"W, on and along said North line, a distance of 474.81 feet to the point of beginning, containing 9.84 acres of land, more or less.

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Commitment for Title Insurance (07-01-2021)
Schedule A

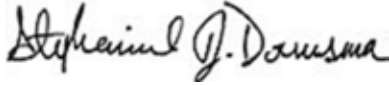


260357

TRACTS 15-16 - PRELIMINARY TITLE

SCHEDULE A (Continued)

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.



Mark A. Casale, President/CEO

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

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Commitment for Title Insurance (07-01-2021)
Schedule A



260357

TRACTS 15-16 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



260357

TRACTS 15-16 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms, Inc., an Indiana corporation stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260357

TRACTS 15-16 - PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE

Issued by

ESSENT TITLE INSURANCE, INC.

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260357

TRACTS 15-16 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-05-200-058.000-016 (**TRACT 1**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-020-001 N 1/2 Se & W Pt S 1/2 Se Less Rr 5-33-6 127.58A
Spring Installment \$1149.20 - PAID
Fall Installment \$1149.20 - PAID

Assessed Valuations: 2025-2026
Land \$216400
Improvements \$0

Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$12984
Net Valuations \$203416
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$79.74 each installment. Spring Installment-PAID, Fall Installment-PAID
9. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-05-200-060.000-016 (**TRACT 2**)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-020-005 Se Pt Se 5-33-6 30.00A
Spring Installment \$242.16 - PAID
Fall Installment \$242.16 - PAID

Assessed Valuations: 2025-2026
Land \$45600
Improvements \$0

Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$2736
Net Valuations \$42864
Taxes for the year 2026 are now a lien but are not due and payable until 2027
10. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$18.75 each installment. Spring Installment-PAID, Fall Installment-PAID

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TRACTS 15-16 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

11. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-08-100-002.000-018 **(TRACT 3)**
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 022-029-006 Trct In Ne & Lot 15 8-33-6 9.84A Per Survey
Spring Installment \$112.29 - PAID
Fall Installment \$112.29 - PAID
- Assessed Valuations: 2025-2026
Land \$15600
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (OTHER) \$936
Net Valuations \$14664
Taxes for the year 2026 are now a lien but are not due and payable until 2027
12. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of \$18.75 each installment. Spring Installment-PAID, Fall Installment-PAID
13. Subject to survey from J.K. Walker & Associates, P.C., completed by Kevin R. Michel, License No. 870006, Job No.SM-101, dated October 19, 2022 and recorded on December 7, 2022 as Instrument No. 2022-12-0220, Kosciusko County Records. **(TRACT 3)**
14. Right-of-way of SR 15 along the West side of said tract 1.
15. Right-of-way of Old SR 15 along the East side of said tracts 1,2 and 3.
16. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
17. Rights of way for drainage tiles, feeders and laterals, if any.
18. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260357

TRS 15-16-RECORDED EXCEPTIONS

J.K. Walker & Associates, P.C.

Land Surveying, Civil Engineering & Land Planning
William D. Kyler, P.S.
Kevin R. Michel, P.E. & P.S.
112 West Van Buren Street, Columbia City, IN 46725
Phone: 260-244-3640 Fax: 260-244-4640
www.walkersurveying.net
Email: mail@walkersurveying.net

43-07-08-100-002,000
018

Page 1 of 5

DESCRIPTION OF SURVEYED TRACT I

(All of Document Number 2012080104 and All of Document Number 2022080264 – Polk, Larry E. / Shirley A.)

Part of the Northeast Quarter of Section 8, Township 33 North, Range 6 East, Kosciusko County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of original survey SM-101 Tract I completed by J.K. Walker and Associates, P.C., dated October 19, 2022), being more particularly described as follows, to wit:

Commencing at a Mag nail found at the Northwest corner of said Northeast Quarter; thence N89°-03'-59"E (GPS Grid bearing and used as the basis of bearings for this description), on and along the North line of said Northeast Quarter, a distance of 66.00 feet to a 5/8-inch iron pin capped "Walker" at the point of intersection with the Easterly right-of-way line of the former Winona Service Co. Traction, said iron pin also being at the POINT OF BEGINNING; thence continuing N89°-03'-59"E, on and along said North line, a distance of 1981.95 feet; thence S00°-45'-32"E, a distance of 919.08 feet to a rail iron post found at the point of intersection of the North right-of-way line of Plum Street and the East right-of-way line of Canal Street in Blain's Addition to the Town of Leesburg; thence S88°-40'-11"W, on and along said North right-of-way line, a distance of 1982.04 feet to a rail iron post found at the point of intersection with the Easterly right-of-way line of the former Winona Service Co. Traction; thence N00°-45'-32"W, on and along said Easterly right-of-way line, a distance of 932.80 feet to the point of beginning, containing 42.13 acres of land, more or less, subject to all legal right-of-way, subject to all legal drain easements and all other easements of record.

HISTORICAL DESCRIPTION OF SURVEYED TRACT II

(Second listed description of FARM C in Deed Record 290 page 430 – Polk Family Farms, Inc.)

ALSO, Part of the Northeast Quarter of Section 8, Township 33 North, Range 6 East, Kosciusko County, Indiana, more particularly described as follows: Commencing at a point 16-1/2 feet West of the Southeast corner of Partition Lot 14 in the Northeast 1/4 of Section 8, Township 33 North, Range 6 East; running thence North 55 rods and 18 links; thence East to the West line of the public highway running North and South; thence South along the West line of said public highway 55 rods and 18 links; thence West to the place of beginning.

RECOMMENDED DESCRIPTION OF SURVEYED TRACT II

Part of the Northeast Quarter of Section 8, Township 33 North, Range 6 East, Kosciusko County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of retracement survey SM-101 Tract II completed by J.K. Walker and Associates, P.C., dated October 19, 2022), being more particularly described as follows, to wit:

Commencing at a Mag nail found at the Northwest corner of said Northeast Quarter; thence N89°-03'-59"E (GPS Grid bearing and used as the basis of bearings for this description), on and along the North line of said Northeast Quarter, a distance of 66.00 feet to a 5/8-inch iron pin capped "Walker" at the point of intersection with the Easterly right-of-way line of the former Winona Service Co. Traction; thence continuing N89°-03'-59"E, on and along said North line, a distance of 1981.95 feet to the POINT OF BEGINNING; thence S00°-45'-32"E, a distance of 919.08 feet to a rail iron post found at the point of intersection of the North right-of-way line of Plum Street and the East right-of-way line of Canal Street in Blain's Addition to the Town of Leesburg; thence N89°-19'-00"E, a distance of 460.67 feet to a point on the Westerly right-of-way line of Old State Road Number 15, said point being situated 2.0 feet West of the center of a concrete post found, said point also being situated 5.4 feet East of a 5/8-inch iron pin capped "Walker"; thence N00°-09'-22"W, on and along said Westerly right-of-way line, a distance of 712.39 feet to the point of curvature of a regular curve to the right, having a radius of 4910.00 feet; thence Northerly, on and along said Westerly right-of-way line, defined by said curve, an arc length of 208.91 feet (the chord of which bears N01°-03'-46"E for a distance of 208.89 feet), to a 5/8-inch iron pin capped "Walker" at the point of intersection with the North line of said Northeast Quarter; thence S89°-03'-

Date: October 19, 2022
Name: Polk, Larry E. / Shirley A.
Address: Polk Family Farms, Inc.
Survey #: SM-101

2022120220 SRVY \$25.00
12/07/2022 02:15:49P 5 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented



TRS 15-16-RECORDED EXCEPTIONS

J.K. Walker & Associates, P.C.

Land Surveying, Civil Engineering & Land Planning
William D. Kyler, P.S.
Kevin R. Michel, P.E. & P.S.
112 West Van Buren Street, Columbia City, IN 46725
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Page 2 of 5

59"W, on and along said North line, a distance of 474.81 feet to the point of beginning, containing 9.84 acres of land, more or less, subject to all legal right-of-way, subject to all legal drain easements and all other easements of record.

FLOOD HAZARD STATEMENT

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The surveyed tracts appear to be situated in Zone "A", which is in a flood plain, as said land plots by scale on Map Number 18085C0155D of the Flood Insurance Rate Maps for Kosciusko County, Indiana, dated September 30, 2015. The Indiana Department of Natural Resources (DNR) Floodplain Information Portal indicates that a portion of the surveyed tract along the open ditch and tile drain lies within a DNR Approximate Floodway.

THEORY OF LOCATION

Tract I is an original boundary survey of part of the Northeast Quarter of Section 8, Township 33 North, Range 6 East, Kosciusko County, Indiana, located on State Road Number 15 and Plum Street. The surveyed tract is all of Two (2) tracts of land recorded in Document Number 2012080104 and Document Number 2022080264 in the records of Kosciusko County, Indiana. The surveyed tract was created as directed by a representative of the owner.

Tract II is a retracement boundary survey of part of the Northeast Quarter of Section 8, Township 33 North, Range 6 East, Kosciusko County, Indiana, located on Old State Road Number 15, recorded as the second listed description of FARM C in Deed Record 290 page 430 in the records of Kosciusko County, Indiana.

Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey. The Northwest corner of the Northwest Quarter of said Section 8 is county referenced. An iron post was found at this corner and was held this survey.

The Southwest corner of the Northwest Quarter of said Section 8 is county referenced. An iron pin was found at this corner and was held this survey.

The South Quarter corner of said Section 8 is county referenced. A railroad spike was found at this corner and was held this survey.

The Southeast corner of the Northeast Quarter of said Section 8 is county referenced. A Mag nail was found at this corner and was held this survey.

The Northeast corner of the Northeast Quarter of said Section 8 is not county referenced. An iron pin was found acquiescing the position of the Northeast corner of the Northeast Quarter of said Section 8. It was apparent that the iron pin had been accepted for a substantial number of years and was the best available evidence in perpetuating the corner location. Said iron pin was held this survey.

The Northwest corner of the Northeast Quarter of said Section 8 was established at the midpoint of the North line of said Section 8. A Mag nail was found at said Northwest corner.

The South line of the Northeast Quarter of said Section 8 was established using existing monuments found.

The Southwest corner of the Northeast Quarter of said Section 8 was established at the point of intersection of the South line of the Northeast Quarter of said Section 8 with a line between the South Quarter corner of said Section 8 with the Northwest corner of the Northeast Quarter of said Section 8. No monument was found at said Southwest corner.

A rail iron post was found at the Southeast corner of the surveyed Tract I (Southwest corner of the surveyed Tract II) and was held this survey.

A rail iron post was found at the Southwest corner of the surveyed Tract I and was held this survey.

The Northwest corner of the surveyed Tract I was established at the point of intersection of the North line of the Northeast Quarter of said Section 8 with the Easterly right-of-way line of the former Winona Service Co. Traction. A 5/8-inch iron pin capped "Walker" was set at said Northwest corner.

The South line of the surveyed Tract II was established using existing monuments found.

The Southeast corner of the surveyed Tract II was established at the point of intersection of the South line of the

Date: October 19, 2022
Name: Polk, Larry E. / Shirley A.
Address: Polk Family Farms, Inc.
Survey #: SM-101

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TRS 15-16- RECORDED EXCEPTIONS

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surveyed Tract II with the Westerly right-of-way line of Old State Road Number 15. The corner of a concrete post was found 2.0 feet East of said Southeast corner. A 5/8-inch iron pin capped "Walker" was set 5.4 feet West of said Southeast corner.

The Northeast corner of the surveyed Tract II was established at the point of intersection of the North line of the Northeast Quarter of said Section 8 with the Westerly right-of-way line of said Old State Road Number 15. A 5/8-inch iron pin capped "Walker" was set at said Northeast corner.

See survey for other monuments found near the surveyed tracts.
See survey for monuments found that are referenced.

SURVEYOR'S REPORT

In accordance with the Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

(A) Availability and condition of referenced monuments.

See comments above concerning monuments set or found and held this survey. The monuments found are in good condition unless otherwise noted. Certain monuments are referenced as shown.

(B) Occupation or possession lines.

None were observed.

(C) Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines.

See Recommended Description for Tract II.

(D) The relative positional accuracy of the measurements.

The Relative Positional Accuracy (due to random errors in measurements) of the corners of the subject tract established by this survey is within the specifications for Rural surveys: 0.26 feet (79 millimeters) plus 200 parts per million as defined by IAC 865.

NOTES

1. This survey is subject to any facts and /or easement that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revision that are required. The undersigned was not provided with a current title commitment for use on this survey.
2. For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker".
3. Origin of monuments unknown unless noted on survey.
4. Measurements of this survey are based on aforesaid G.P.S. and/or E.T.S. traverse measurements.
5. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the Offices of the county Auditor and Recorder.
6. The Kosciusko County Surveyor's Legal Drain Map shows a legal open drain in the West part of the surveyed Tract I. Per Indiana Code 36-9-27 legal open drains have 75-foot wide drainage easements from the top of each bank. This open drain is shown on this survey. Prior to any construction of a permanent structure near the legal drain easement, the location of the top of the bank should be verified by the Kosciusko County Surveyor.
7. The Kosciusko County Surveyor's Legal Drain Map shows a legal tile drain running through the surveyed Tract I and Tract II. Per Indiana Code 36-9-27 legal tile drains have 75-foot wide drainage easements on each side of the tile. The approximate location of the legal tile drain is shown on this survey. Prior to any construction of a permanent structure near the legal drain easement, the location of the centerline of the tile should be verified by the Kosciusko County Surveyor.
8. Utility poles and overhead utility lines exist as shown on this survey.
9. Plans for the Cleveland, Cincinnati, Chicago and St. Louis Railroad (Norfolk and Western) were used as a reference.
Right-of-way plans for State Road Number 15 were used as a reference.

Date: October 19, 2022
Name: Polk, Larry E. / Shirley A.
Address: Polk Family Farms, Inc.
Survey #: SM-101



TRS 15-16 - RECORDED EXCEPTIONS

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The Plat of the Original Plat of Leesburg was used as a reference.

The Plat of Blain's Addition to Leesburg was used as a reference.

The Plat of Comstock's Addition to Leesburg was used as a reference.

Reference survey by Murbach & Brady, dated 04-15-97.

Reference survey by McCrea, dated 10-04-19.

Reference survey(s) by J.K. Walker & Associates, P.C., dated 12-01-89, 01-21-92, 02-12-94, 03-04-94,

05-01-95, 05-03-96, 03-02-98, 12-17-98, 04-03-00, 01-16-06, 05-10-06, 05-15-07, 06-25-07, 08-07-07,

09-27-09, 08-19-09, 03-2-6-10, 08-11-15, 07-07-16, 10-08-18, 03-18-22, 06-02-22.

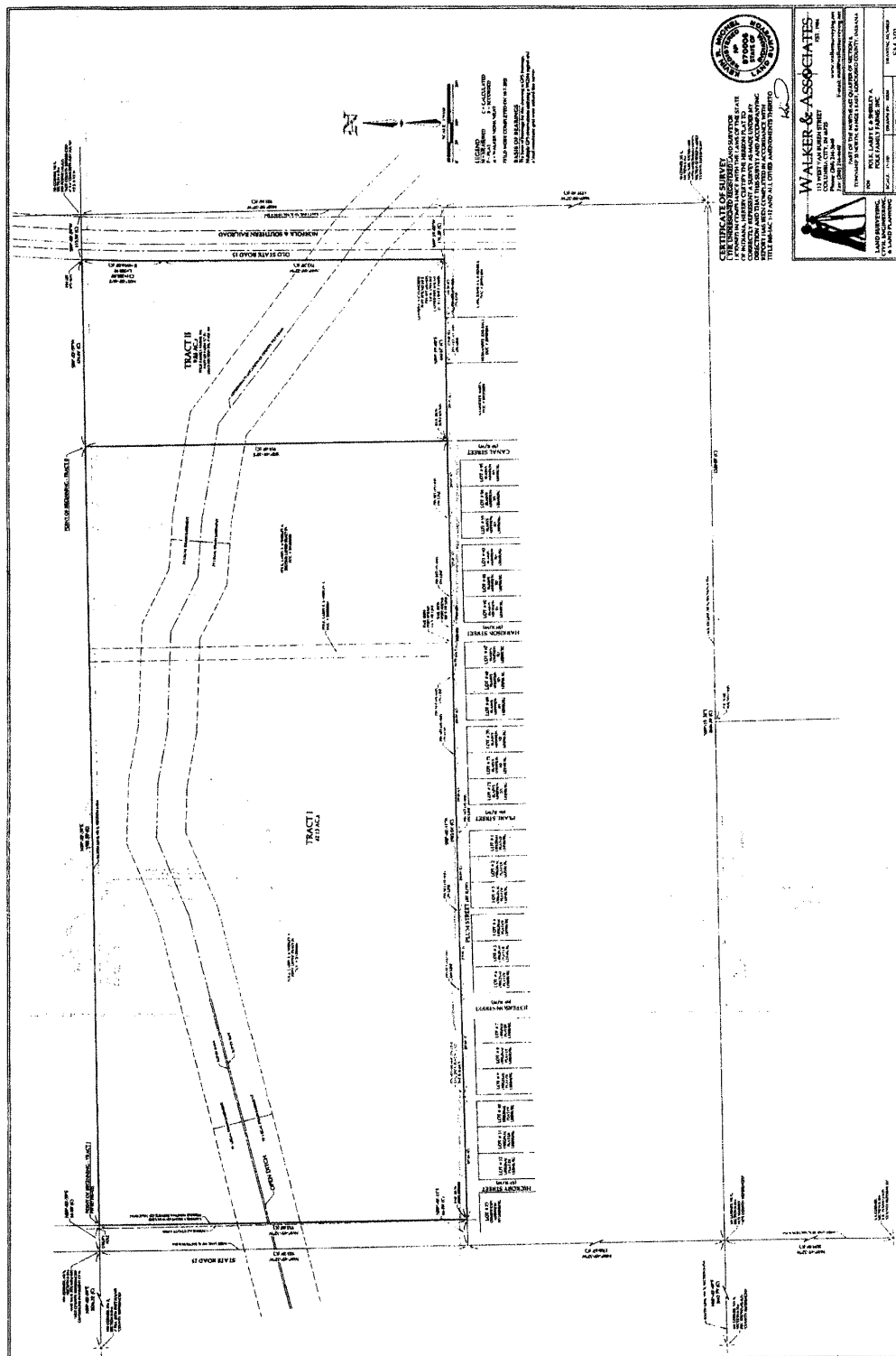
10. I, Kevin Michel, affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Date: October 19, 2022
Name: Polk, Larry E. / Shirley A.
Address: Polk Family Farms, Inc.
Survey #: SM-101

Kevin Michel

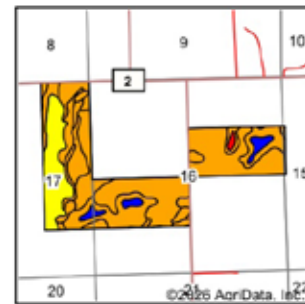
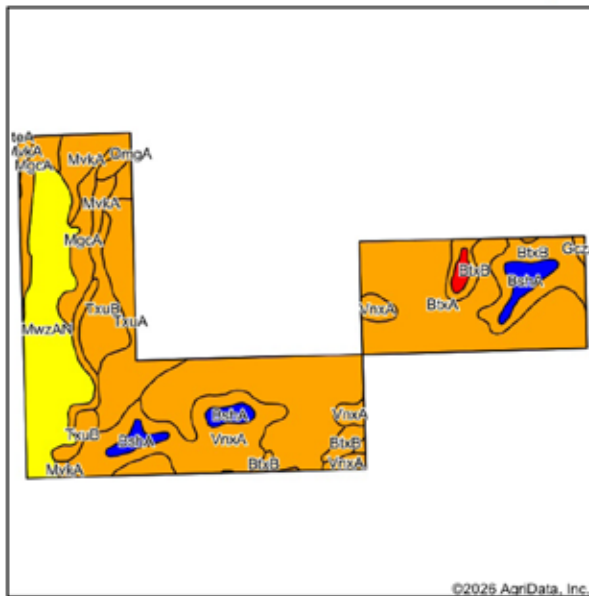


TRS 15-16-RECORDED EXCEPTIONS



TRACTS 17 & 18

TRACTS 17 & 18 - SOIL MAP



State: **Indiana**
 County: **Elkhart**
 Location: **16-38N-6E**
 Township: **Washington**
 Acres: **282.48**
 Date: **7/29/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

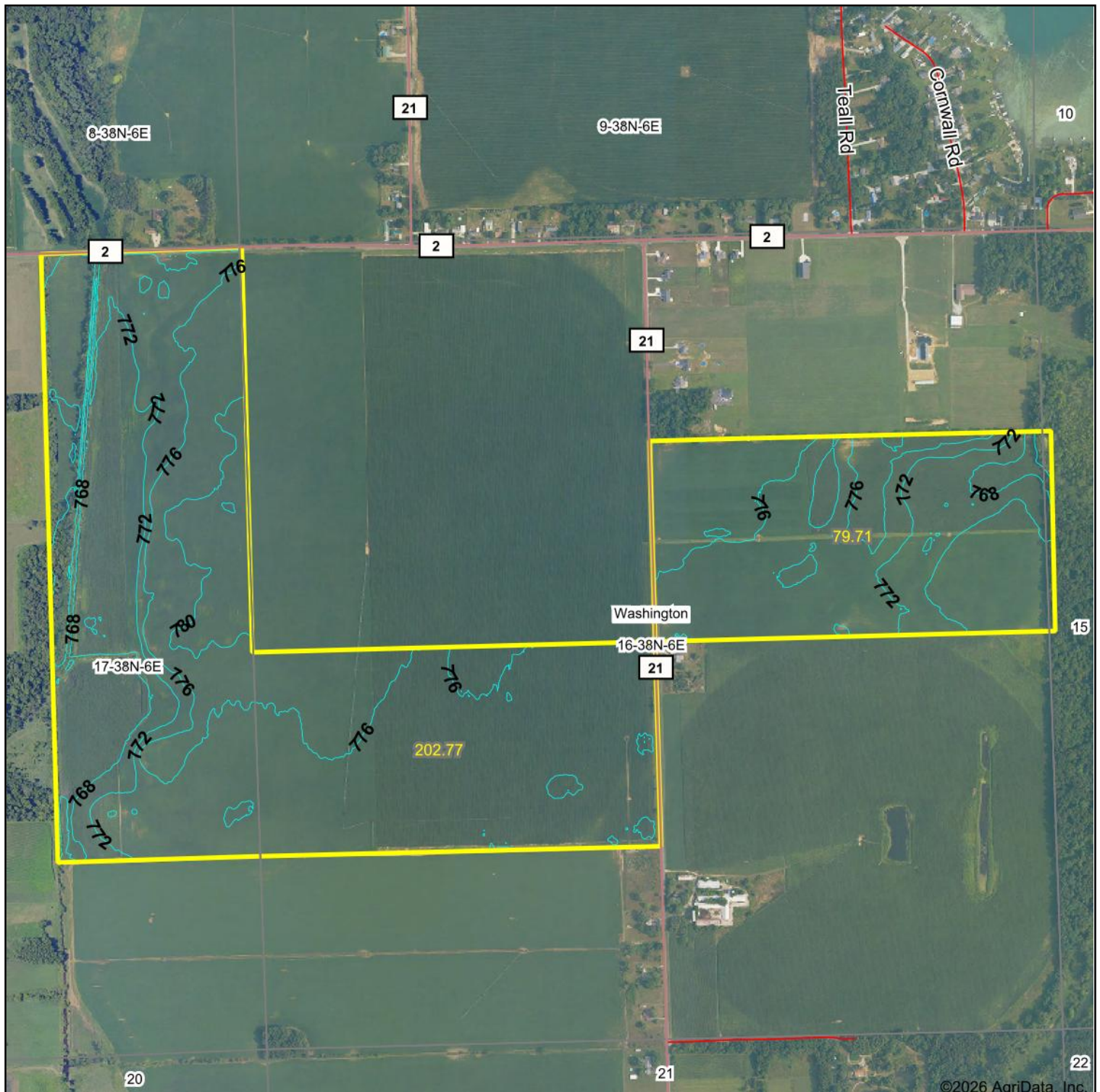
Map Provided By
surety
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Soils data provided by USDA and NRCS.

Area Symbol: IN039, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume Hay Tons	Cats Bu	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Tall fescue AUM	Wheat Bu	Winter wheat Bu
BtxA	Bristol loamy sand, 0 to 2 percent slopes	103.02	36.5%		IIIc	76		3		5	25				35
MwzAN	Muskego muck, drained, 0 to 1 percent slopes	42.75	15.1%		IVw	138		5		9	38				55
VtxA	Vistula loamy sand, 0 to 1 percent slopes	34.37	12.2%		IIIc	89	14	3	4	6	31	4			44
BtxB	Bristol loamy sand, 2 to 5 percent slopes	20.98	7.4%		IIIc	78	7	3		6	27	2			38
TxuA	Tyner loamy sand, 0 to 1 percent slopes	20.52	7.3%		IIIc	77	9	3		5	27	3			35
MgcA	Maumee loamy sand, 0 to 1 percent slopes	15.84	5.6%		IIIw	135		5		9	28				54
TxuB	Tyner loamy sand, 1 to 5 percent slopes	14.37	5.1%		IIIc	80		3		5	28				35
MvKA	Morocco loamy sand, 0 to 2 percent slopes	12.82	4.5%		IIIc	102		3		7	30			38	3
BshA	Brady sandy loam, 0 to 1 percent slopes	9.89	3.5%		IIIw	124		4		8	35				55
TxuC	Tyner loamy sand, 5 to 10 percent slopes	3.97	1.4%		IIIc	71		2		5	25				32
Pxo	Pennments	1.70	0.6%		VIII										
OmgB	Osclo loamy sand, 1 to 6 percent slopes	1.47	0.5%		IIIc	81	9	3		5	28	3	4		40
GczA	Gifford sandy loam, 0 to 2 percent slopes, gravelly subsoil	0.78	0.3%		IIIw	147		5		10	41				59
Weighted Average						3.15	93.3	2.9	3.4	9.5	6.1	29.1	0.9	~	38.4

TRACTS 17 & 18- TOPO CONTOURS MAP



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Maps Provided By



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www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 761.6

Max: 782.0

Range: 20.4

Average: 774.1

Standard Deviation: 3.31 ft

0ft 1023ft 2045ft



7/29/2026

16-38N-6E
Elkhart County
Indiana

Boundary Center: 41° 44' 53.56, -85° 50' 40.60
391

TRACTS 17 & 18 - FSA INFO

MICHIGAN
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9133
Prepared : 7/16/26 9:11 AM CST
Crop Year : 2026

Tract XXXX Continued ...

XXXX	XXXX	XXXX	XXXX
TOTAL		XXXX	XXXX

NOTES

Tract Number : 7117

Description : PHOTO K14 SEC 16,17 WASHINGTON TWP ELK CO IN
FSA Physical Location : INDIANA/ELKHART
ANSI Physical Location : INDIANA/ELKHART
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 : POLK AND SONS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
271.82	271.82	271.82	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	271.82	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	223.10	0.00	171
Soybeans	46.70	0.00	52
TOTAL	269.80	0.00	

NOTES

TRACTS 17 & 18 - FSA INFO



Cass County, Michigan



Common Land Unit

Cropland
 Non-cropland
 CRP

Farm 9133
Tract 7117

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 6 of 8

2026 Crop Year

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 (GPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

TRACTS 17 & 18 - IRRIGATION MAP



Designed By: MAISCO LLC



TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)

TREASURER FORM TS-1A

APPROVED BY STATE BOARD OF ACCOUNTS, 2023

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY:20-Elkhart County**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-03-17-400-002.000-030	COUNTY PARCEL NUMBER 03-17-400-002-030	TAX YEAR 2025 Payable 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 after June 10, 2026
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION PT N1/2 SE SEC 17 40A		

PROPERTY ADDRESS COUNTY RD 21



POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

SPRING AMOUNT DUE
BY May 11, 2026 **\$0.00**

Pay By Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0317400002030 000000000000

COUNTY:20-Elkhart County**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-03-17-400-002.000-030	COUNTY PARCEL NUMBER 03-17-400-002-030	TAX YEAR 2025 Payable 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 after December 10, 2026
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION PT N1/2 SE SEC 17 40A		

PROPERTY ADDRESS COUNTY RD 21



POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

FALL AMOUNT DUE
BY November 10, 2026 **\$0.00**

Office Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0317400002030 000000000000

COUNTY:20-Elkhart County**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 20-03-17-400-002.000-030	COUNTY PARCEL NUMBER 03-17-400-002-030	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION PT N1/2 SE SEC 17 40A		SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT:9/1/2026

PROPERTY ADDRESS COUNTY RD 21		
PROPERTY TYPE Real Estate	TOWNSHIP 015-WASHINGTON	
ACRES 40.00	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

TOTAL DUE FOR 2025 Payable 2026: \$0.00

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$279.47	\$279.47
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$10.50	\$10.50
Amount Due	\$289.97	\$289.97
Payments Received	(\$289.97)	(\$289.97)
Balance Due	\$0.00	\$0.00

395

TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
POLK AND SONS INC AN IN CORP P O BOX 388	September 1, 2026	May 11, 2026 November 10, 2026	03-17-400-002-030 20-03-17-400-002.000-030	030/030 WASHINGTON

Spring installment due on or before May 11, 2026 and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$46,100	\$42,900
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals Total Gross Assessed Value of Property	\$46,100	\$42,900
2a. Minus deductions (see Table 5 below)	-	(\$2,574)
3. Equals Subtotal of Net Assessed Value of Property	\$46,100	\$40,326
3a. Multiplied by your local tax rate	1.482400	1.449800
4. Equals Gross Tax Liability (see Table 3 below)	\$683.38	\$584.66
4a. Minus local property tax credits	(\$31.20)	(\$25.72)
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit		0
4d. Minus savings due to Blind/Disabled Credit		0
4e. Minus savings due to Supplemental Homestead Credit		0
4f. Minus savings due to Over 65 Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit		\$0.00
5. Total Property Tax Liability due (see remittance coupon for total amount due)	\$652.18	\$558.94

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ²	\$922.00	\$858.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$10.56	\$8.51
Maximum Tax Under Property Tax Cap	\$932.56	\$866.51

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	DIFFERENCE 2025-2026	PERCENT DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.4001	0.3937	\$184.44	\$158.77	(\$25.67)	(13.92 %)	27.16 %
COUNTY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
TOWNSHIP	0.1227	0.1213	\$56.56	\$48.92	(\$7.64)	(13.51 %)	8.37 %
TOWNSHIP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
CITY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
SCHOOL	0.5488	0.5488	\$252.99	\$221.31	(\$31.68)	(12.52 %)	37.85 %
SCHOOL DEBT	0.3709	0.3473	\$170.98	\$140.06	(\$30.92)	(18.08 %)	23.96 %
LIBRARY	0.0399	0.0387	\$18.39	\$15.61	(\$2.78)	(15.12 %)	2.67 %
LIBRARY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
SPECIAL	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0
SPECIAL DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
TOTAL	1.4824	1.4498	\$683.38	\$584.66	(\$98.72)	(14.45 %)	

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
Storm Water	\$0.00	\$21.00	0.00 %
TOTAL ADJUSTMENTS	\$0.00	\$21.00	0.00 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ⁴

TYPE OF DEDUCTION	2025	2026
2% Deduction	\$0.00	\$2,574.00
TOTAL DEDUCTIONS	\$0.00	\$2,574.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.

TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer– The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice / Due Date– Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State / Local)– State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District– The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary– The amounts involved with calculating your real estate property taxes.

Taxes 2024 Pay 2025– The summary of calculations based on tax rates for taxes payable last year.

Taxes 2025 Pay 2026– The summary of calculations based on this year's tax rates.

Tax Relief Credits– Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits**– Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Credit**– \$150 credit for individuals over 65 years of age; subject to income limits. (IC 6-1.1-51.3-1)
- **Blind/Disabled Credit**– \$125 credit for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-51.3-2)
- **Supplemental Homestead Credit**– Credit for individuals that receive the Homestead Standard Deduction. Amount is the lesser of \$300 or 10% of the tax liability attributed to the homestead property. (IC 6-1.1-20.6-7.7)
- **Over 65 Circuit Breaker Credit**– Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit**– Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)
- **County Option Homestead Relief Credit**– Credit funded by a local option income tax rate adopted by the county fiscal body. The credit decreases the property tax liability on qualifying homesteads. (IC 6-3.6-6-3.1)

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap– Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority– The name of the unit levying the taxes.

Tax Rate 2025– The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2025.

Tax Rate 2026– The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2025– The amount of taxes for this property allocated to each taxing authority for 2025.

Tax Amount 2026– The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2025-2026– The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent of Total Tax Liability– The percentage of the total tax liability assigned to each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority– The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2025– The total amount of other charges added to your tax bill in 2025.

Amount 2026– The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction– No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at 574-535-6710 or visit <https://elkhartcounty.com/en/all-departments/auditor/>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement**– Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Homestead Standard Deduction**– Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction**– Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Veterans**– Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)
- **2% Property Deduction**– Deduction automatically applied to property subject to the 2% credit for excessive property taxes after the application of any other deduction in an amount equal to: (1) 6% of the assessed value for 2025 Pay 2026; (2) 12% of the assessed value for 2026 Pay 2027; (3) 19% of the assessed value for 2027 Pay 2028; (4) 25% of the assessed value for 2028 Pay 2029; (5) 30% of the assessed value for 2029 Pay 2030; and (6) 33.4% of the assessed value for 2030 Pay 2031 and each year thereafter.

Amount 2025– The amount deducted from your bill in 2025 for each benefit.

Amount 2026– The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or visit <https://beacon.schneidercorp.com>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (574) 535-6700.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2026, for mobile homes assessed under IC 6-1.1-7 and January 1, 2025, for real property).

TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)

TREASURER FORM TS-1A

APPROVED BY STATE BOARD OF ACCOUNTS, 2023

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY:20-Elkhart County**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-03-17-200-002.000-030	COUNTY PARCEL NUMBER 03-17-200-002-030	TAX YEAR 2025 Payable 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 after June 10, 2026
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION E1/2 NE SEC 17 80A		

PROPERTY ADDRESS COUNTY RD 2
--



POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

SPRING AMOUNT DUE
BY May 11, 2026 **\$0.00**

Pay By Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0317200002030 000000000000

COUNTY:20-Elkhart County**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-03-17-200-002.000-030	COUNTY PARCEL NUMBER 03-17-200-002-030	TAX YEAR 2025 Payable 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 after December 10, 2026
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION E1/2 NE SEC 17 80A		

PROPERTY ADDRESS COUNTY RD 2
--



POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

FALL AMOUNT DUE
BY November 10, 2026 **\$0.00**

Office Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

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ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0317200002030 000000000000

COUNTY:20-Elkhart County**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 20-03-17-200-002.000-030	COUNTY PARCEL NUMBER 03-17-200-002-030	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION E1/2 NE SEC 17 80A		SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT:9/1/2026

PROPERTY ADDRESS COUNTY RD 2		
PROPERTY TYPE Real Estate	TOWNSHIP 015-WASHINGTON	
ACRES 80.00	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

TOTAL DUE FOR 2025 Payable 2026: \$0.00

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$705.51	\$705.51
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$27.00	\$27.00
Amount Due	\$732.51	\$732.51
Payments Received	(\$732.51)	(\$732.51)
Balance Due	\$0.00	\$0.00

TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
POLK AND SONS INC AN IN CORP P O BOX 388	September 1, 2026	May 11, 2026 November 10, 2026	03-17-200-002-030 20-03-17-200-002.000-030	030/030 WASHINGTON

Spring installment due on or before May 11, 2026 and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$116,400	\$108,300
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals Total Gross Assessed Value of Property	\$116,400	\$108,300
2a. Minus deductions (see Table 5 below)	-	(\$6,498)
3. Equals Subtotal of Net Assessed Value of Property	\$116,400	\$101,802
3a. Multiplied by your local tax rate	1.482400	1.449800
4. Equals Gross Tax Liability (see Table 3 below)	\$1,725.50	\$1,475.94
4a. Minus local property tax credits	(\$78.80)	(\$64.92)
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit		0
4d. Minus savings due to Blind/Disabled Credit		0
4e. Minus savings due to Supplemental Homestead Credit		0
4f. Minus savings due to Over 65 Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit		\$0.00
5. Total Property Tax Liability due (see remittance coupon for total amount due)	\$1,646.70	\$1,411.02

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ²	\$2,328.00	\$2,166.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$26.66	\$21.48
Maximum Tax Under Property Tax Cap	\$2,354.66	\$2,187.48

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	DIFFERENCE 2025-2026	PERCENT DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.4001	0.3937	\$465.71	\$400.80	(\$64.91)	(13.94 %)	27.16 %
COUNTY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
TOWNSHIP	0.1227	0.1213	\$142.82	\$123.49	(\$19.33)	(13.53 %)	8.37 %
TOWNSHIP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
CITY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
SCHOOL	0.5488	0.5488	\$638.80	\$558.69	(\$80.11)	(12.54 %)	37.85 %
SCHOOL DEBT	0.3709	0.3473	\$431.72	\$353.56	(\$78.16)	(18.10 %)	23.95 %
LIBRARY	0.0399	0.0387	\$46.44	\$39.40	(\$7.04)	(15.16 %)	2.67 %
LIBRARY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
SPECIAL	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0
SPECIAL DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
TOTAL	1.4824	1.4498	\$1,725.50	\$1,475.94	(\$249.56)	(14.46 %)	

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
Storm Water	\$0.00	\$54.00	0.00 %
TOTAL ADJUSTMENTS	\$0.00	\$54.00	0.00 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ⁴

TYPE OF DEDUCTION	2025	2026
2% Deduction	\$0.00	\$6,498.00
TOTAL DEDUCTIONS	\$0.00	\$6,498.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.

TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer– The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice / Due Date– Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State / Local)– State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District– The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary– The amounts involved with calculating your real estate property taxes.

Taxes 2024 Pay 2025– The summary of calculations based on tax rates for taxes payable last year.

Taxes 2025 Pay 2026– The summary of calculations based on this year's tax rates.

Tax Relief Credits– Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits**– Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Credit**– \$150 credit for individuals over 65 years of age; subject to income limits. (IC 6-1.1-51.3-1)
- **Blind/Disabled Credit**– \$125 credit for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-51.3-2)
- **Supplemental Homestead Credit**– Credit for individuals that receive the Homestead Standard Deduction. Amount is the lesser of \$300 or 10% of the tax liability attributed to the homestead property. (IC 6-1.1-20.6-7.7)
- **Over 65 Circuit Breaker Credit**– Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit**– Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)
- **County Option Homestead Relief Credit**– Credit funded by a local option income tax rate adopted by the county fiscal body. The credit decreases the property tax liability on qualifying homesteads. (IC 6-3.6-6-3.1)

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap– Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority– The name of the unit levying the taxes.

Tax Rate 2025– The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2025.

Tax Rate 2026– The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2025– The amount of taxes for this property allocated to each taxing authority for 2025.

Tax Amount 2026– The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2025-2026– The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent of Total Tax Liability– The percentage of the total tax liability assigned to each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority– The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2025– The total amount of other charges added to your tax bill in 2025.

Amount 2026– The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction– No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at 574-535-6710 or visit <https://elkhartcounty.com/en/all-departments/auditor/>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement**– Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Homestead Standard Deduction**– Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction**– Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Veterans**– Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)
- **2% Property Deduction**– Deduction automatically applied to property subject to the 2% credit for excessive property taxes after the application of any other deduction in an amount equal to: (1) 6% of the assessed value for 2025 Pay 2026; (2) 12% of the assessed value for 2026 Pay 2027; (3) 19% of the assessed value for 2027 Pay 2028; (4) 25% of the assessed value for 2028 Pay 2029; (5) 30% of the assessed value for 2029 Pay 2030; and (6) 33.4% of the assessed value for 2030 Pay 2031 and each year thereafter.

Amount 2025– The amount deducted from your bill in 2025 for each benefit.

Amount 2026– The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or visit <https://beacon.schneidercorp.com>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (574) 535-6700.

TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)

TREASURER FORM TS-1A

APPROVED BY STATE BOARD OF ACCOUNTS, 2023

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY:20-Elkhart County**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-03-16-300-001.000-030	COUNTY PARCEL NUMBER 03-16-300-001-030	TAX YEAR 2025 Payable 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 after June 10, 2026
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION N1/2 SW SEC 16 80A		

PROPERTY ADDRESS COUNTY RD 21



POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

SPRING AMOUNT DUE
BY May 11, 2026 **\$0.00**

Pay By Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0316300001030 000000000000

COUNTY:20-Elkhart County**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-03-16-300-001.000-030	COUNTY PARCEL NUMBER 03-16-300-001-030	TAX YEAR 2025 Payable 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 after December 10, 2026
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION N1/2 SW SEC 16 80A		

PROPERTY ADDRESS COUNTY RD 21



POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

FALL AMOUNT DUE
BY November 10, 2026 **\$0.00**

Office Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0316300001030 000000000000

COUNTY:20-Elkhart County**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 20-03-16-300-001.000-030	COUNTY PARCEL NUMBER 03-16-300-001-030	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION N1/2 SW SEC 16 80A		SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT:9/1/2026

PROPERTY ADDRESS COUNTY RD 21		
PROPERTY TYPE Real Estate	TOWNSHIP 015-WASHINGTON	
ACRES 80.00	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

TOTAL DUE FOR 2025 Payable 2026: \$0.00

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$565.44	\$565.44
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$68.25	\$68.25
Amount Due	\$633.69	\$633.69
Payments Received	(\$633.69)	(\$633.69)
Balance Due	\$0.00	\$0.00

TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
POLK AND SONS INC AN IN CORP P O BOX 388	September 1, 2026	May 11, 2026 November 10, 2026	03-16-300-001-030 20-03-16-300-001.000-030	030/030 WASHINGTON

Spring installment due on or before May 11, 2026 and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$93,300	\$86,800
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals Total Gross Assessed Value of Property	\$93,300	\$86,800
2a. Minus deductions (see Table 5 below)	-	(\$5,208)
3. Equals Subtotal of Net Assessed Value of Property	\$93,300	\$81,592
3a. Multiplied by your local tax rate	1.482400	1.449800
4. Equals Gross Tax Liability (see Table 3 below)	\$1,383.08	\$1,182.92
4a. Minus local property tax credits	(\$63.16)	(\$52.04)
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit		0
4d. Minus savings due to Blind/Disabled Credit		0
4e. Minus savings due to Supplemental Homestead Credit		0
4f. Minus savings due to Over 65 Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit		\$0.00
5. Total Property Tax Liability due (see remittance coupon for total amount due)	\$1,319.92	\$1,130.88

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ²	\$1,866.00	\$1,736.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$21.37	\$17.22
Maximum Tax Under Property Tax Cap	\$1,887.37	\$1,753.22

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	DIFFERENCE 2025-2026	PERCENT DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.4001	0.3937	\$373.29	\$321.23	(\$52.06)	(13.95 %)	27.16 %
COUNTY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
TOWNSHIP	0.1227	0.1213	\$114.48	\$98.97	(\$15.51)	(13.55 %)	8.37 %
TOWNSHIP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
CITY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
SCHOOL	0.5488	0.5488	\$512.03	\$447.78	(\$64.25)	(12.55 %)	37.85 %
SCHOOL DEBT	0.3709	0.3473	\$346.05	\$283.37	(\$62.68)	(18.11 %)	23.96 %
LIBRARY	0.0399	0.0387	\$37.23	\$31.58	(\$5.65)	(15.18 %)	2.67 %
LIBRARY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
SPECIAL	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0
SPECIAL DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
TOTAL	1.4824	1.4498	\$1,383.08	\$1,182.92	(\$200.16)	(14.47 %)	

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change	TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ⁴	2025	2026
Storm Water	\$0.00	\$136.50	0.00 %	TYPE OF DEDUCTION		
				2% Deduction	\$0.00	\$5,208.00
TOTAL ADJUSTMENTS	\$0.00	\$136.50	0.00 %	TOTAL DEDUCTIONS	\$0.00	\$5,208.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.

TRACT 17 - TAX INFO

STATE FORM 53569 (R27/01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer– The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice / Due Date– Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State / Local)– State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District– The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary– The amounts involved with calculating your real estate property taxes.

Taxes 2024 Pay 2025– The summary of calculations based on tax rates for taxes payable last year.

Taxes 2025 Pay 2026– The summary of calculations based on this year's tax rates.

Tax Relief Credits– Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits**– Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Credit**– \$150 credit for individuals over 65 years of age; subject to income limits. (IC 6-1.1-51.3-1)
- **Blind/Disabled Credit**– \$125 credit for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-51.3-2)
- **Supplemental Homestead Credit**– Credit for individuals that receive the Homestead Standard Deduction. Amount is the lesser of \$300 or 10% of the tax liability attributed to the homestead property. (IC 6-1.1-20.6-7.7)
- **Over 65 Circuit Breaker Credit**– Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit**– Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)
- **County Option Homestead Relief Credit**– Credit funded by a local option income tax rate adopted by the county fiscal body. The credit decreases the property tax liability on qualifying homesteads. (IC 6-3.6-6-3.1)

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap– Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority– The name of the unit levying the taxes.

Tax Rate 2025– The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2025.

Tax Rate 2026– The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2025– The amount of taxes for this property allocated to each taxing authority for 2025.

Tax Amount 2026– The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2025-2026– The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent of Total Tax Liability– The percentage of the total tax liability assigned to each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority– The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2025– The total amount of other charges added to your tax bill in 2025.

Amount 2026– The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction– No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at 574-535-6710 or visit <https://elkhartcounty.com/en/all-departments/auditor/>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement**– Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Homestead Standard Deduction**– Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction**– Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Veterans**– Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)
- **2% Property Deduction**– Deduction automatically applied to property subject to the 2% credit for excessive property taxes after the application of any other deduction in an amount equal to: (1) 6% of the assessed value for 2025 Pay 2026; (2) 12% of the assessed value for 2026 Pay 2027; (3) 19% of the assessed value for 2027 Pay 2028; (4) 25% of the assessed value for 2028 Pay 2029; (5) 30% of the assessed value for 2029 Pay 2030; and (6) 33.4% of the assessed value for 2030 Pay 2031 and each year thereafter.

Amount 2025– The amount deducted from your bill in 2025 for each benefit.

Amount 2026– The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or visit <https://beacon.schneidercorp.com>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (574) 535-6700.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2026, for mobile homes assessed under IC 6-1.1-7 and January 1, 2025, for real property).

TRACT 18 - TAX INFO

STATE FORM 53569 (R27/01-26)

TREASURER FORM TS-1A

APPROVED BY STATE BOARD OF ACCOUNTS, 2023

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY:20-Elkhart County**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-03-16-200-002.000-030	COUNTY PARCEL NUMBER 03-16-200-002-030	TAX YEAR 2025 Payable 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 after June 10, 2026
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION S1/2 NE SEC 16 80A		

PROPERTY ADDRESS COUNTY RD 21



POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

SPRING AMOUNT DUE
BY May 11, 2026 **\$0.00**

Pay By Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0316200002030 000000000000

COUNTY:20-Elkhart County**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-03-16-200-002.000-030	COUNTY PARCEL NUMBER 03-16-200-002-030	TAX YEAR 2025 Payable 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 after December 10, 2026
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION S1/2 NE SEC 16 80A		

PROPERTY ADDRESS COUNTY RD 21



POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

FALL AMOUNT DUE
BY November 10, 2026 **\$0.00**

Office Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0316200002030 000000000000

COUNTY:20-Elkhart County**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 20-03-16-200-002.000-030	COUNTY PARCEL NUMBER 03-16-200-002-030	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME 030/030 WASHINGTON	LEGAL DESCRIPTION S1/2 NE SEC 16 80A		SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT:9/1/2026

PROPERTY ADDRESS COUNTY RD 21		
PROPERTY TYPE Real Estate	TOWNSHIP 015-WASHINGTON	
ACRES 80.00	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

POLK AND SONS INC
AN IN CORP
P O BOX 388
LEESBURG, IN

46538-0265

TOTAL DUE FOR 2025 Payable 2026: \$0.00

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$568.06	\$568.06
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$27.75	\$27.75
Amount Due	\$595.81	\$595.81
Payments Received	(\$595.81)	(\$595.81)
Balance Due	\$0.00	\$0.00

TRACT 18 - TAX INFO

STATE FORM 53569 (R27/01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
POLK AND SONS INC AN IN CORP P O BOX 388	September 1, 2026	May 11, 2026 November 10, 2026	03-16-200-002-030 20-03-16-200-002.000-030	030/030 WASHINGTON

Spring installment due on or before May 11, 2026 and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$93,800	\$87,200
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals Total Gross Assessed Value of Property	\$93,800	\$87,200
2a. Minus deductions (see Table 5 below)	-	(\$5,232)
3. Equals Subtotal of Net Assessed Value of Property	\$93,800	\$81,968
3a. Multiplied by your local tax rate	1.482400	1.449800
4. Equals Gross Tax Liability (see Table 3 below)	\$1,390.50	\$1,188.38
4a. Minus local property tax credits	(\$63.48)	(\$52.26)
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit		0
4d. Minus savings due to Blind/Disabled Credit		0
4e. Minus savings due to Supplemental Homestead Credit		0
4f. Minus savings due to Over 65 Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit		\$0.00
5. Total Property Tax Liability due (see remittance coupon for total amount due)	\$1,327.02	\$1,136.12

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ²	\$1,876.00	\$1,744.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$21.48	\$17.30
Maximum Tax Under Property Tax Cap	\$1,897.48	\$1,761.30

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	DIFFERENCE 2025-2026	PERCENT DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.4001	0.3937	\$375.30	\$322.71	(\$52.59)	(14.01 %)	27.16 %
COUNTY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
TOWNSHIP	0.1227	0.1213	\$115.09	\$99.43	(\$15.66)	(13.61 %)	8.37 %
TOWNSHIP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
CITY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
SCHOOL	0.5488	0.5488	\$514.78	\$449.84	(\$64.94)	(12.62 %)	37.85 %
SCHOOL DEBT	0.3709	0.3473	\$347.91	\$284.68	(\$63.23)	(18.17 %)	23.96 %
LIBRARY	0.0399	0.0387	\$37.43	\$31.72	(\$5.71)	(15.26 %)	2.67 %
LIBRARY DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
SPECIAL	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0
SPECIAL DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %	0.00 %
TOTAL	1.4824	1.4498	\$1,390.50	\$1,188.38	(\$202.12)	(14.54 %)	

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
Storm Water	\$0.00	\$55.50	0.00 %
TOTAL ADJUSTMENTS	\$0.00	\$55.50	0.00 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ⁴

TYPE OF DEDUCTION	2025	2026
2% Deduction	\$0.00	\$5,232.00
TOTAL DEDUCTIONS	\$0.00	\$5,232.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.

TRACT 18 - TAX INFO

STATE FORM 53569 (R27/01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer– The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice / Due Date– Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State / Local)– State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District– The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary– The amounts involved with calculating your real estate property taxes.

Taxes 2024 Pay 2025– The summary of calculations based on tax rates for taxes payable last year.

Taxes 2025 Pay 2026– The summary of calculations based on this year's tax rates.

Tax Relief Credits– Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits**– Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Credit**– \$150 credit for individuals over 65 years of age; subject to income limits. (IC 6-1.1-51.3-1)
- **Blind/Disabled Credit**– \$125 credit for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-51.3-2)
- **Supplemental Homestead Credit**– Credit for individuals that receive the Homestead Standard Deduction. Amount is the lesser of \$300 or 10% of the tax liability attributed to the homestead property. (IC 6-1.1-20.6-7.7)
- **Over 65 Circuit Breaker Credit**– Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit**– Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)
- **County Option Homestead Relief Credit**– Credit funded by a local option income tax rate adopted by the county fiscal body. The credit decreases the property tax liability on qualifying homesteads. (IC 6-3.6-6-3.1)

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap– Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority– The name of the unit levying the taxes.

Tax Rate 2025– The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2025.

Tax Rate 2026– The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2025– The amount of taxes for this property allocated to each taxing authority for 2025.

Tax Amount 2026– The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2025-2026– The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent of Total Tax Liability– The percentage of the total tax liability assigned to each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority– The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2025– The total amount of other charges added to your tax bill in 2025.

Amount 2026– The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction– No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at 574-535-6710 or visit <https://elkhartcounty.com/en/all-departments/auditor/>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement**– Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Homestead Standard Deduction**– Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction**– Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Veterans**– Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)
- **2% Property Deduction**– Deduction automatically applied to property subject to the 2% credit for excessive property taxes after the application of any other deduction in an amount equal to: (1) 6% of the assessed value for 2025 Pay 2026; (2) 12% of the assessed value for 2026 Pay 2027; (3) 19% of the assessed value for 2027 Pay 2028; (4) 25% of the assessed value for 2028 Pay 2029; (5) 30% of the assessed value for 2029 Pay 2030; and (6) 33.4% of the assessed value for 2030 Pay 2031 and each year thereafter.

Amount 2025– The amount deducted from your bill in 2025 for each benefit.

Amount 2026– The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or visit <https://beacon.schneidercorp.com>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (574) 535-6700.

TRACTS 17 & 18 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260355

Commitment No.: 260355

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 EXTRACTIONAL 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, Stewart Title Guaranty, a Texas company (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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

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Commitment for Title Insurance (07-01-2021)



260355

TRACTS 17 & 18 - PRELIMINARY TITLE

- 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.
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.

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

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Commitment for Title Insurance (07-01-2021)



260355

TRACTS 17 & 18 - PRELIMINARY TITLE

- 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.
- 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.

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>.

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

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Commitment for Title Insurance (07-01-2021)



260355

TRACTS 17 & 18 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260355

Commitment No.: 260355

Transaction Identification Data:

Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260355
Issuing Office File No.: 260355
Property Address: County Rd 21, Bristol, IN 46507
County Rd 2, Bristol, IN 46507
County Rd 21, Bristol, IN 46507
County Rd 21, Bristol, IN 46507

SCHEDULE A

1. Commitment Date: August 19, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
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:

Polk & Sons Inc., an Indiana Corporation
5. The Land is described as follows:

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

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Commitment for Title Insurance (07-01-2021)
Schedule A



260355

TRACTS 17 & 18 - PRELIMINARY TITLE

SCHEDULE A (Continued)

TRACT 1: PARCEL NO 20-03-17-400-002.000-030

All that part of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Thirty-eight (38) North, Range Six (6) East, lying East of the Washington Township Ditch.

ALSO, a small parcel of ground in said Section Seventeen (17), bounded on the South and East by said Washington Township Ditch, on the North by the North line of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of said Section and on the West by the land of Joseph R. Detwiler, containing Forty (40) acres, more or less.

TRACT 2: PARCEL NO. 20-03-17-200-002.000-030

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Thirty-eight (38) North, Range Six (6) East.

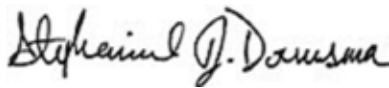
TRACT 3: PARCEL NO. 20-03-16-300-001.000-030

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Thirty-eight (38) North, Range Six (6) East.

TRACT 4: PARCEL NO. 20-03-16-200-002.000-030

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Thirty-eight (38) North, Range Six (6) East.

Heritage Parke Title, LLC



Stephanie J. Douwsma, Authorized
Signatory


Frederick H. Eppinger
President and CEO
David Hisey
Secretary

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Commitment for Title Insurance (07-01-2021)
Schedule A



260355

TRACTS 17 & 18 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260355

Commitment No.: 260355

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
 - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
 - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
 - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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260355

TRACTS 17 & 18 - PRELIMINARY TITLE

SCHEDULE B, PART I

(Continued)

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons, Inc., an Indiana Corporation stating that it is an established corporation in the State of Indiana.
12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



260355

TRACTS 17 & 18 - PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260355

Commitment No.: 260355

SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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TRACTS 17 & 18 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 20-03-17-400-002.000-030 (**TRACT 1**)
Township: Washington
Assessed in the name of: POLK AND SONS INC AN IN CORP
Legal: PT N1/2 SE SEC 17 40A
Spring Installment \$279.47 - PAID
Fall Installment \$279.47 - PAID
- Assessed Valuations: 2025-2026
Land \$42900
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (2%) \$2574
Net Valuations \$40326
Taxes for the year 2026 are now a lien but are not due and payable until 2027
8. Storm Drainage Separation Fee in the amount of \$10.50 each installment, Spring-PAID, Fall-PAID.
9. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 20-03-17-200-002.000-030 (**TRACT 2**)
Township: Washington
Assessed in the name of: POLK AND SONS INC AN IN CORP
Legal: E1/2 NE SEC 17 80A
Spring Installment \$705.51 - PAID
Fall Installment \$705.51 - PAID
- Assessed Valuations: 2025-2026
Land \$108300
Improvements \$0
- Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (2%) \$6498
Net Valuations \$101802
Taxes for the year 2026 are now a lien but are not due and payable until 2027
10. Storm Drainage Separation Fee in the amount of \$27.00 each installment, Spring-PAID, Fall-PAID.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260355

TRACTS 17 & 18 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

11. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 20-03-16-300-001.000-030 (**TRACT 3**)
Township: Washington
Assessed in the name of: POLK AND SONS INC AN IN CORP
Legal: N1/2 SW SEC 16 80A
Spring Installment \$565.44 - PAID
Fall Installment \$565.44 - PAID

Assessed Valuations: 2025-2026
Land \$86800
Improvements \$0

Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (2%) \$5208
Net Valuations \$81592
Taxes for the year 2026 are now a lien but are not due and payable until 2027
12. Storm Drainage Separation Fee in the amount of \$68.25 each installment, Spring-PAID, Fall-PAID.
13. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 20-03-16-200-002.000-030 (**TRACT 4**)
Township: Washington
Assessed in the name of: POLK AND SONS INC AN IN CORP
Legal: S1/2 NE SEC 16 80A
Spring Installment \$568.06 - PAID
Fall Installment \$568.06 - PAID

Assessed Valuations: 2025-2026
Land \$87200
Improvements \$0

Exemptions (Homeowners) \$0
Exemptions (Supp. HC) \$0
Exemptions (2%) \$5232
Net Valuations \$81968
Taxes for the year 2026 are now a lien but are not due and payable until 2027
14. Storm Drainage Separation Fee in the amount of \$27.75 each installment, Spring-PAID, Fall-PAID.
15. Right-of-way of County Road 2 along the North side of said tract 2.
16. Right-of-way of County Road 21 along the East side of said tract 3.
17. Right-of-way of Country Road 21 along the West side of said tract 4.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



260355

TRACTS 17 & 18 - PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

18. Lack of a right of access to and from the land as Tract 1.
19. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
20. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.
21. Rights of way for drainage tiles, feeders and laterals, if any.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



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