

WOODS – COUNTRY HOME – CROPLAND
CRP INCOME – BUILDING SITES

Land Auction

WAYNE COUNTY, IN - Southwest of CENTERVILLE, IN 47330

224[±]
acres

Offered in 8 Tracts
Or Any Combination

INFORMATION BOOKLET

- PICTURE PERFECT FARMSTEAD / PARK LIKE SETTING THROUGHOUT
 - 4 Miles South of **CENTERVILLE, IN** (7 miles to I-70 Access, Exit 145)
 - **Current Conservation Reserve Program Income (Expiring in 2027)**
 - Abundant Frontage on McConaha and Log Cabin Road
 - **59± IN Classified Forest & Wildland Program Acres**
- **Abundant Wildlife Presence** with mature trees • **Big BUCK Country** with Wild **TURKEY** Pressure
 - Potential Country Building Sites
- **Farmstead w/ 2,400 sf Home & Multiple Barns** • Western Wayne Schools

WEDNESDAY, OCTOBER 14TH @ 6:00 P.M.



TRACTS 1 & 2



TRACT 5

800-451-2709 | SchraderAuction.com

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

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.

OWNER: Gregory & Teresa Brewer

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

Andrew M. Walther, RB14024625, AU19400167

Schrader Real Estate and Auction Company, Inc., CO81291723, AC63001504



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 224+ acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide a Warranty Deed.

CLOSING: The targeted closing date will be approximately 40 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller to pay 2026 taxes payable 2027 by giving an estimated credit at closing or paying the county directly if current tax bills are determined prior to closing.

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

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A NEW PERIMETER survey will be made prior to the auction. In addition, a new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller

will share survey expense 50:50 (including the cost of the new perimeter survey if purchased as a whole). Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage.

FSA INFORMATION: See Agent.

EASEMENTS: Sale of the property is subject to any and all easements on record.

CONSERVATION RESERVE PROGRAM: Part of the farm is currently enrolled in the CRP program and expires in September 2027. (*SEE AGENT FOR SPECIFICS*)

INDIANA CLASSIFIED WOODS & WILDLANDS PROGRAM: 59.314 acres of the property are subject to the Woods & Wildlands Program. (*SEE AGENT for requirements and opt out process*)

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision 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 COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

STOCK PHOTOGRAPHY: Animal photos are for illustrative purposes only and are not of the auction property.

BOOKLET INDEX

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- **LOCATION MAP & EXHIBIT "A" TRACT MAP WITH TRACT DESCRIPTIONS**
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- **SOIL INFORMATION**
 - **Soils • Topo Contours • Flood Zone**
- **FSA INFORMATION**
- **CRP CONTRACTS**
- **PHOTOS**

**For Information Call Sales Manager:
Andy Walther: 765-969-0401 | andy@schraderauction.com**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, OCTOBER 14, 2026

224± ACRES – WAYNE 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, October 7, 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
224± Acres • Wayne County, Indiana
Wednesday, October 14, 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, October 14, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, October 7, 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 & EXHIBIT “A” TRACT MAP

LOCATION MAP



INSPECTION DATES: 10 AM – 12 Noon
Wednesday, September 16th
Wednesday, September 30th
Wednesday, October 7th
Meet Agent at Tract 5

AUCTION SITE: Wayne County Fairgrounds (First Bank Kuhlman Center), 861 N. Salisbury Rd., Richmond, IN 47374.

PROPERTY LOCATION: 3230 Log Cabin Rd., Centerville, IN 47330.

From the intersection of US 40 and Morton Avenue at the stoplight in Centerville, travel west $\frac{1}{4}$ mile to Willow Grove Rd. Turn left on Willow Grove Rd. and Continue 3 miles to McConaha Rd. Then right $\frac{3}{4}$ miles to Log Cabin Rd. Frontage also on McConaha Road.

TRACT MAP

EXHIBIT A

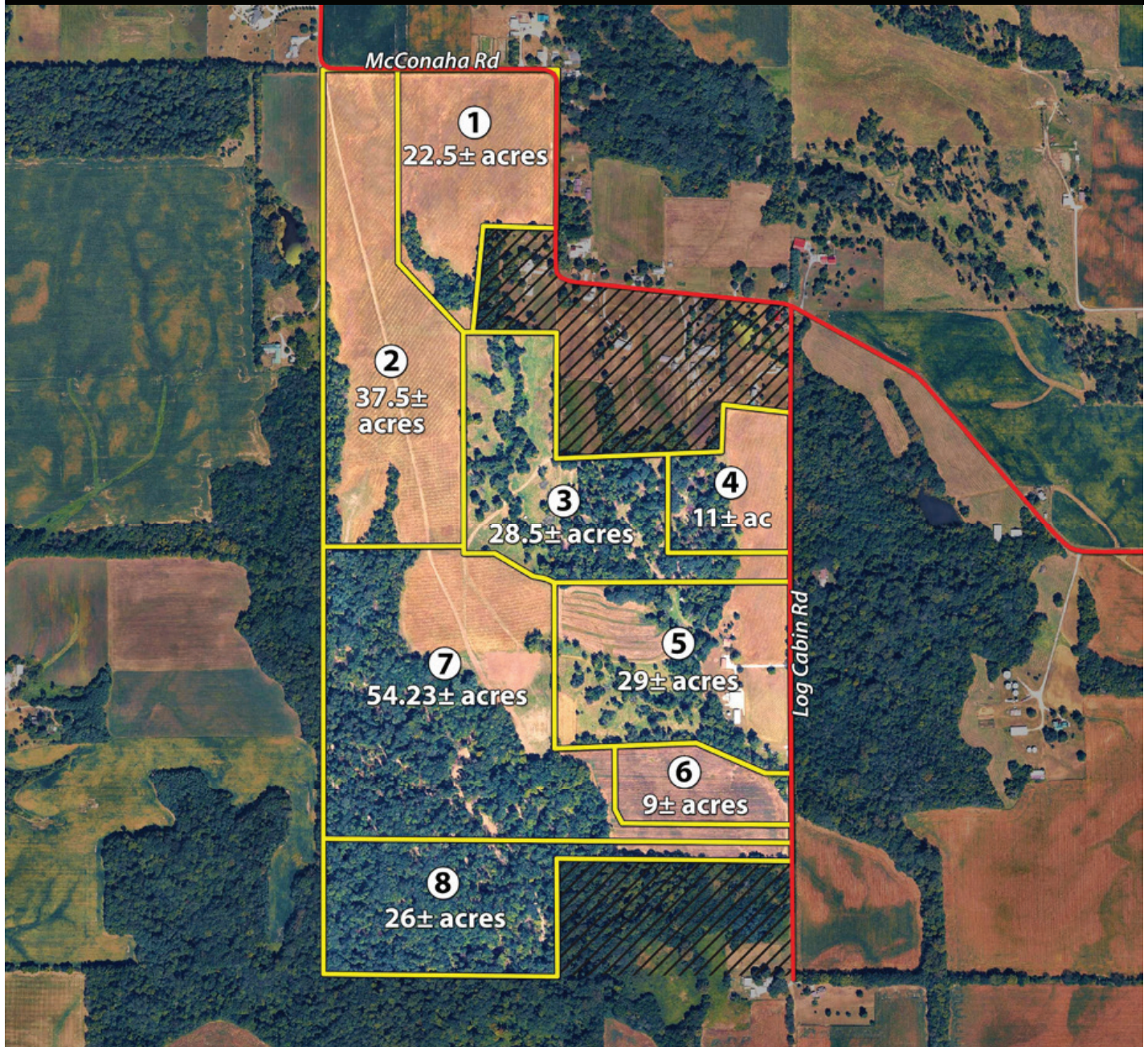
Buyer(s): _____

Sellers: _____

Revised Auction Tract Map & Survey Provisions

Auction Date: 10/14/2026

Pt. SE¼ Sec. 34-T16N-R13E & pt. NE¼ Sec. 3-T15N-R13E (Washington Twp.) in Wayne County, Indiana



Survey Provisions: If Tracts 1 - 8 are purchased together as a whole unit, the property shall be conveyed based on the pre-auction survey by River Valley Surveying dated September 29, 2026. A new post-auction survey shall be obtained if and only if Tracts 1 - 8 are not purchased together as a whole unit. In that case, a survey of the land to be conveyed at each closing shall be obtained as follows: (a) the survey shall be ordered by the Auction Company; (b) the survey shall be sufficient for the purpose of recording the conveyance, but the type of survey shall otherwise be determined solely by the Seller; and (c) any survey of adjacent tracts purchased in combination will show the perimeter boundary of the surveyed land but will not show interior tract divisions.

Boundary lines and acreages depicted in the marketing materials and this Exhibit A are approximations and are provided for identification and illustration purposes only. They are not provided or intended as survey products or as authoritative representations of property boundaries and/or acreages.

TRACT DESCRIPTIONS

TRACT DESCRIPTIONS:

All acreages are approximate Subject to New Survey. (Sec. 3 of Washington Twp.)

TRACT 1: 23± ACRES of mature grassland with substantial frontage on McConaha Road. Featuring gently rolling terrain, this tract could provide a future building site, productive cropland or recreational opportunity. The tract is currently in the Conservation Reserve program that expires September 30, 2027.

TRACT 2: 39± ACRES in mostly established grasses with 4± acres of woods. Frontage on McConaha Road. The grassland is currently in the CRP program and expires September 30, 2027. This shows tremendous wildlife pressure located in the heart of "Big Buck Country". Consider combining this with adjacent tracts or examine the possibility of this becoming an impressive estate building site.

TRACT 3: 29± ACRES offering an impressive mix of mature trees, a running stream, & beautiful rolling meadow that is mostly fenced. This is a great recreational tract or potential building site. Owned frontage on Log Cabin Road. Hunters and outdoor enthusiasts take note.

TRACT 4: 11± ACRES with a mix of open grassland and woods. Examine the possibility of building your estate home or mini-farm here. Tracts of this size are very hard to find in the marketplace. The grassland is currently in the Conservation Reserve Program and expires in September of 2027.

TRACT 5: 29± ACRES with **established FARMSTEAD, HOUSE, BUILDINGS and more.** This is a PICTURESQUE setting with a creek, meadow, and open land. Features include:

- 2,400 sf Brick, 2-story home with 3 bedrooms, 2 full baths and a 400 sf covered porch with impressive pillars
- 24' x 40' garage with concrete floor
- Metal-sided pole barn (32' x 48' with an additional 32' x 22' lean-to) with partial concrete floor
- 64' x 40' x 10' Metal sided pole barn with 12' x 40' lean-to

The land consists of a mix of grassland, tillable and wood land. Partially fenced. Excellent opportunity here. Take advantage of the open inspection times to see what this property has to offer.

TRACT 6: 9± ACRES nearly all tillable. Examine the possibility of building your dream home here. Western Wayne School District. Frontage on Log Cabin Rd. Smaller tracts like this are very hard to find. Consider combining with an adjacent tract

TRACT 7: 54± ACRES with a mix of Classified Forests and open grassland. A true Hunter's Paradise. Strong wildlife presence on this tract. 100' owned access on Log Cabin Road that opens up to meadow / grass that is currently in the CRP program expiring in September of 2027.

TRACT 8: 30± ACRES featuring a mature woods currently enrolled in the Indiana Classified Forest and Wildland Program. This offers a longterm timber investment with immediate recreational value. The wildlife pressure (Whitetail & Turkey) is overwhelming. Consider combining with Tract 7 to create an impressive 84 acres of forestland and mature grassland. 100' owned frontage and access lane off Log Cabin Road.

SURVEY

SURVEY

LAND DESCRIPTION 217.730 Acre Tract

Situated in the Northeast Quarter of Section 03, Township 15 North, Range 13 East, and in the Southeast Quarter of Section 34, Township 16 North, Range 13 East, all in Washington Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at a mag spike found at the northwest corner of the Southeast Quarter of said Section 34;

thence South 89° 58' 31" East 1317.78 feet along the north line of said quarter in McConaha Road to a point with the northward extension of the center line of said road;

thence South 00° 31' 58" West 888.50 feet along the center line of McConaha Road to a mag nail set at the northeast corner of a 6.0 acre tract described in Instrument Number 2017003913, passing a 5/8 inch rebar found 8.27 feet along said course;

thence North 88° 15' 26" West 409.57 feet along the north line of said 6.0 acre tract to a set rebar and cap;

thence South 05° 35' 24" West 602.43 feet along the west line of said tract to a set rebar and cap;

thence South 89° 43' 36" East 470.78 feet along the south line of said tract to an eight inch round wood fence post found in an established north and south wire fence line;

thence South 00° 17' 19" West 705.97 feet along said fence line to an eight inch round wood fence post found at an established wire fence line running eastward;

thence North 87° 38' 54" East 929.66 feet along said fence line to a set rebar and cap;

thence leaving said fence North 02° 14' 06" East 263.09 feet to a rebar and cap set at the southwest corner of a 4.134 acre tract described in Instrument Number 2019008088;

thence South 83° 18' 29" East 378.78 feet along the south line of said 4.134 acre tract to an iron rod found on the east line of the Southeast Quarter of said Section 34 in Log Cabin Road;

thence South 00° 09' 46" West 787.33 feet along the east line of said quarter in said road to a copperweld monument found at said quarters southeast corner, also being the northeast corner of the Northeast Quarter of said Section 03;

SURVEY

thence South 00° 20' 36" East 1729.86 feet along the east line of the Northeast Quarter of said Section 03 in said road to a mag nail set at the northeast corner of a 69.990 acre tract described in Instrument Number 2025008006;

thence North 89° 25' 01" West 1320.00 feet along the north line of said 69.990 acre tract to a set rebar and cap;

thence South 00° 20' 36" West 660.00 feet along a west line of said tract to a rebar and cap set on the south line of the Northeast Quarter of said Section 03;

thence North 89° 25' 01" West 1312.52 feet along the south line of said quarter to a 5/8 inch rebar and cap stamped Mullins RLS 20300011 found at said quarters southwest corner;

thence North 00° 01' 48" West 2354.93 feet along the west line of said quarter to a mark stone found at said quarters northwest corner, also being the southwest corner of the Southeast Quarter of said Section 34;

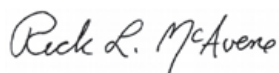
thence North 00° 03' 08" West 2722.87 feet along the west line of the Southeast Quarter of said Section 34 to the point of beginning, containing a total of 217.730 acres, more or less. There being 123.010 acres in the Northeast Quarter of Section 03, and 94.720 acres in the Southeast Quarter of Section 34.

SUBJECT TO: Classified forest land of 59.314 acres, more or less recorded on September 15, 1997 as Instrument Number 1997010433.

SUBJECT TO: The right-of-way for McConaha Road and Log Cabin Road, and all legal easements of record.

All rebar and caps set are 5/8 inch rebar with yellow plastic cap stamped "McAvene 20200050".

This is to certify that the above description was prepared this 29th day of September 2026 from a recent survey conducted under my direction and supervision and is true and correct to the best of my knowledge and belief.

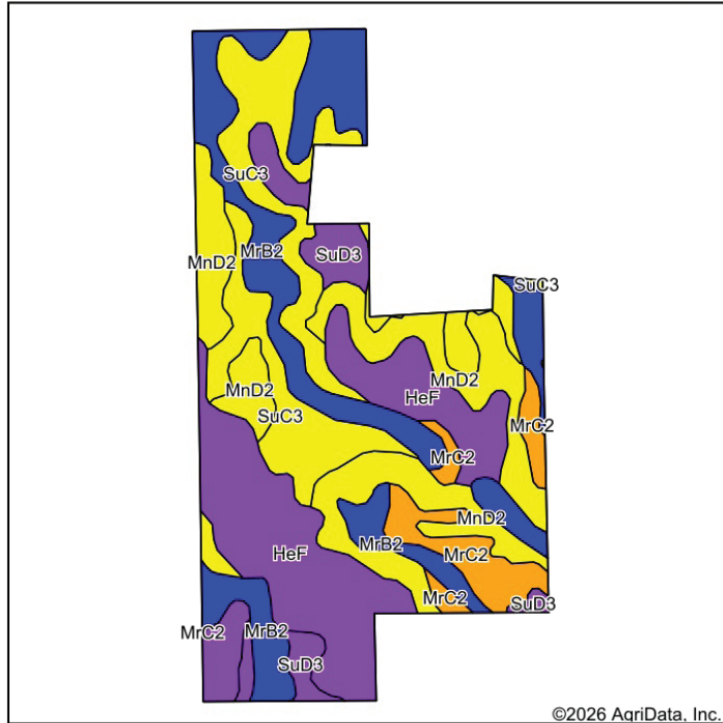


Rick L. McAvene
Professional Land Surveyor
License No. 20200050
State of Indiana

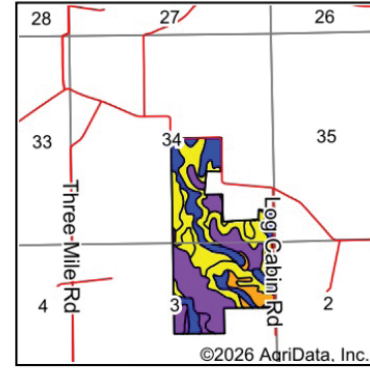


SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wayne**
 Location: **34-16N-13E**
 Township: **Washington**
 Acres: **217.29**
 Date: **7/28/2026**

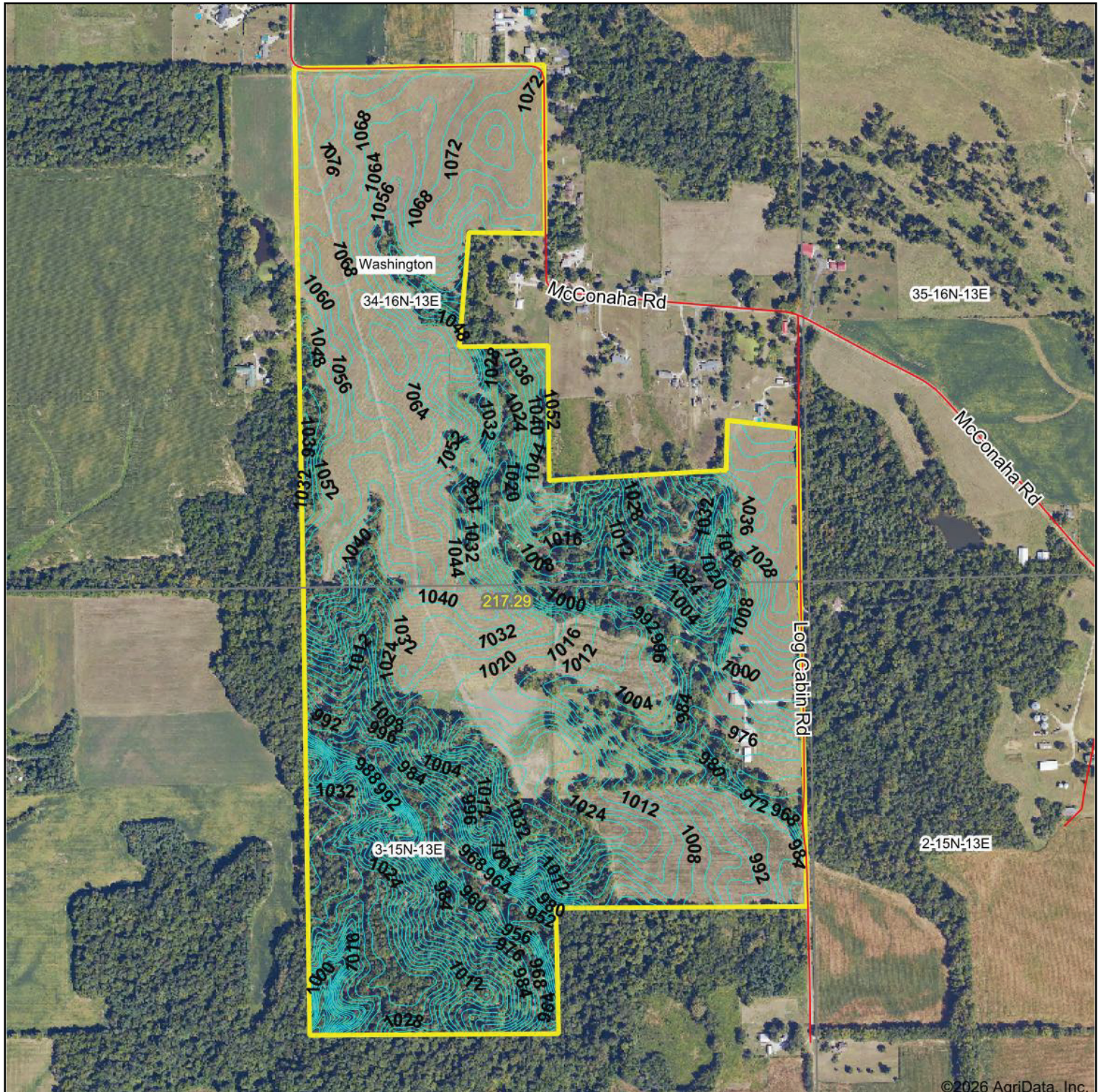
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Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN177, Soil Area Version: 28															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tobacco Lbs	Wheat Bu
HeF	Hennepin loam, 25 to 50 percent slopes	54.15	25.0%		Vlle		14	1			1	5			6
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	45.90	21.1%		Ile		157	5			10	55			69
MnD2	Miami silt loam, well drained, 12 to 18 percent slopes, eroded	44.83	20.6%		IVe		112	4			8	38			56
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	42.29	19.5%		IVe		121	4			8	43			54
MrC2	Miami silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	14.59	6.7%		IIle		124	4			8	44			49
SuD3	Strawn clay loam, 12 to 18 percent slopes, severely eroded	12.45	5.7%		Vle		106	4			7	38			53
Ge	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	3.08	1.4%		IIw	4	124	3	69	3	3	43	7	3315	35
Weighted Average					4.34	0.1	99.5	3.4	1	*	6.5	34.8	0.1	47	44.9

TOPO CONTOURS MAP



Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 937.3

Max: 1,083.4

Range: 146.1

Average: 1,024.8

Standard Deviation: 29.99 ft

0ft 819ft 1638ft



7/28/2026

34-16N-13E
Wayne County
Indiana

Boundary Center: 39° 47' 14.93, -85° 3' 25.6

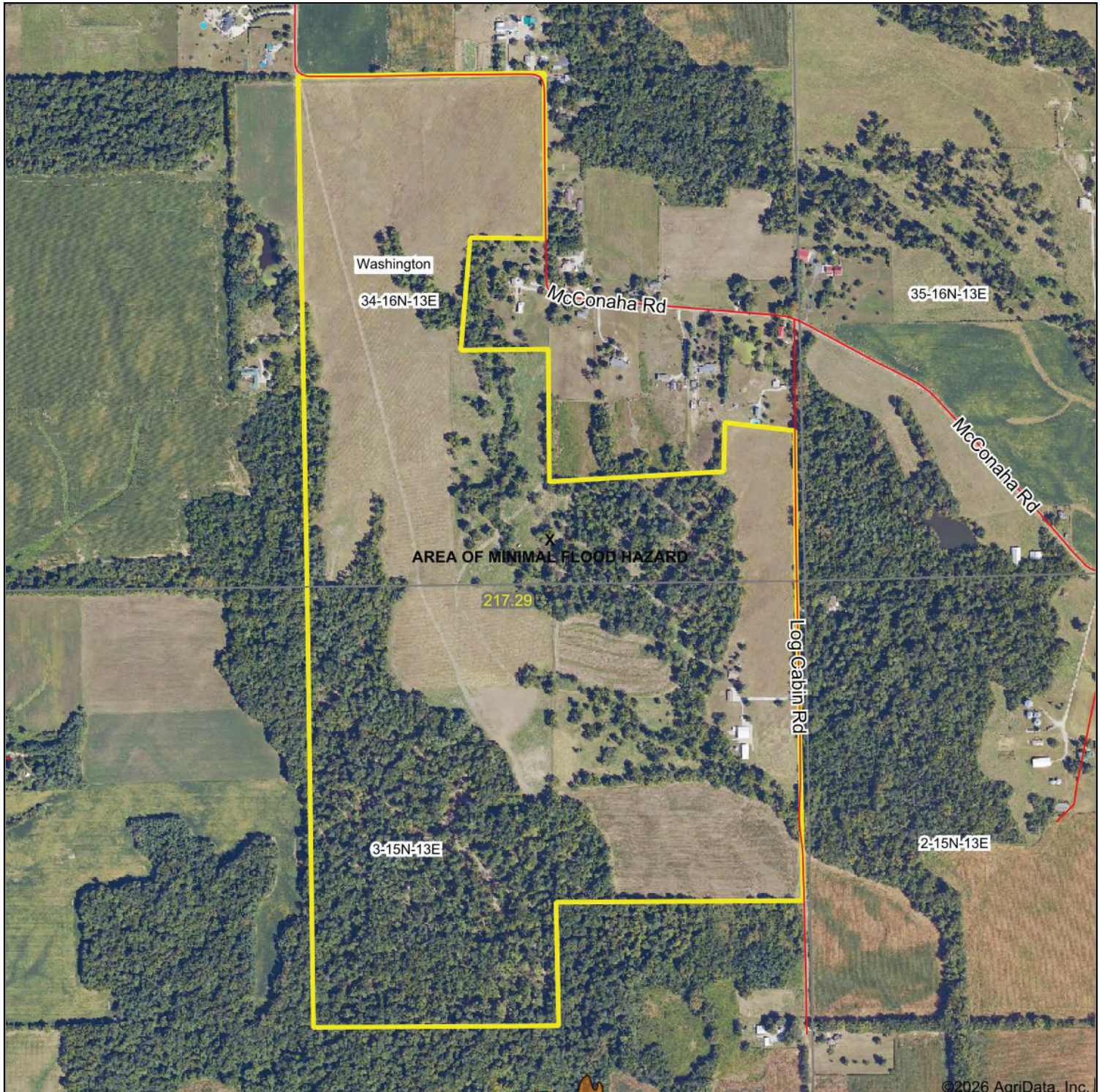
Maps Provided By:



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www.AgriDataInc.com

FLOOD ZONE MAP



Boundary Center: 39° 47' 14.93, -85° 3' 25.6

0ft 833ft 1665ft

34-16N-13E
Wayne County
Indiana



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7/28/2026

Flood related information provided by FEMA

FSA INFORMATION

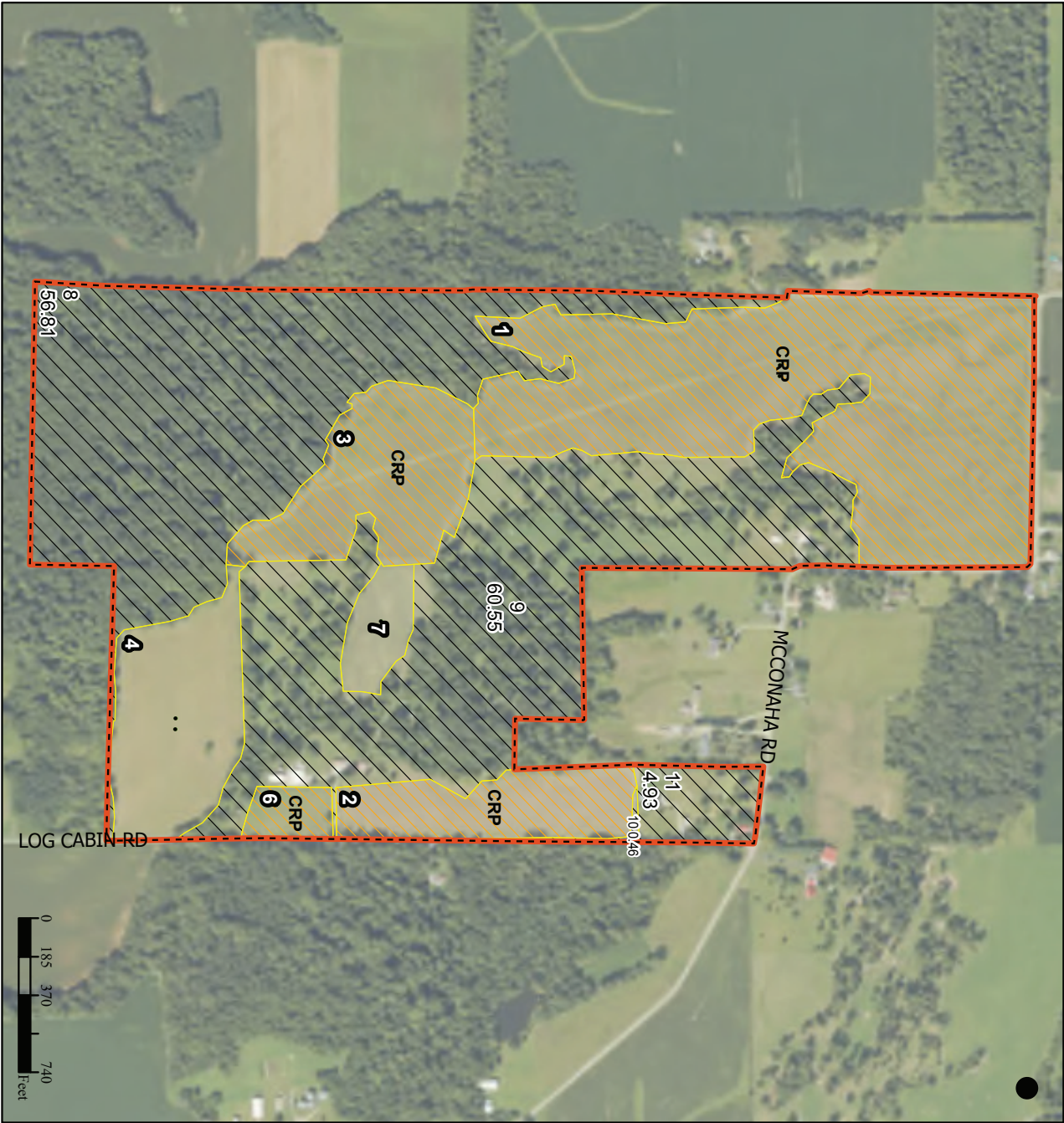
FSA INFORMATION

USDA Wayne County
Indiana

Farm 1457 Tract 810
2026 Program Year 2024 Imagery Phy. County: Wayne, IN

Map Created 03/26/2026

CLU	Acres	HEL	Crop
1	52.3	HEL	CRP
2	9.7	HEL	CRP
3	14.6	HEL	CRP
4	14.4	HEL	
6	2.3	HEL	CRP
7	3.6	HEL	
8	56.81	UHEL	NC
9	60.55	UHEL	NC
10	0.46	HEL	NC
11	4.93	UHEL	NC



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

Tract 810

Tract Cropland Total: 96.90 acres

Noncropland

Cropland

CRP

Wetland Determination Identifiers

• • •

Restricted Use

• • •

Unimproved Land

County_Street_Centerline

Exempt from Conservation Compliance Provisions

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

FSA INFORMATION

INDIANA
WAYNE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1457

Prepared : 7/17/26 2:22 PM CST

Crop Year : 2026

Operator Name : GREGORY BREWER
CRP Contract Number(s) : 11231B
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
219.65	96.90	96.90	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	18.00	0.00		78.90	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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	3.10	9.10	85	

TOTAL 3.10 9.10

NOTES

Tract Number : 810

Description : F9/C SEC34&33 TWP16N&15N R13E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
BIA Unit Range Number :
CRP Contract Number(s) : 11231B
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GREGORY BREWER, TERESA BREWER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
219.65	96.90	96.90	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1457
Prepared : 7/17/26 2:22 PM CST
Crop Year : 2026

Tract 810 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	18.00	0.00	78.90	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	3.10	9.10	85

TOTAL 3.10 9.10

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.

CRP CONTRACTS

CRP CONTRACTS

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CRP-1 (01-23-26)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 18 177	2. SIGN-UP NUMBER 50									
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11231B		4. ACRES FOR ENROLLMENT 78.90										
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WAYNE COUNTY FARM SERVICE AGENCY 823 S ROUND BARN RD RICHMOND, IN47374		6. TRACT NUMBER 810	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027											
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (765)966-0191		8. SIGNUP TYPE: HEL Indiana												
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	\$ 169.01	10. Identification of CRP Land (See Page 2 for additional space)												
9B. Annual Contract Payment	\$ 13,335.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres									
9C. First Year Payment	\$	810	0001	CP1	52.30									
(Item 9C is applicable only when the first year payment is prorated.)		810	0002	CP1	9.70									
		810	0003	CP1	14.60									
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)														
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) GREGORY BREWER 3230 LOG CABIN RD CENTERVILLE, IN47330-9660	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)										
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) TERESA BREWER 3230 LOG CABIN RD CENTERVILLE, IN47330-9660	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)										
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)										
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)									
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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Date Printed: 07/17/2026

CRP CONTRACTS

CRP-1 (01-23-26)

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CONTINUATION OF ITEM 10 – Identification of CRP Land

[illegible]

CLASSIFIED FORREST INFORMATION



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**For Information Call Auction Manager:
Andy Walther, 765-969-0401**



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