

269.6±
Acres

offered in 5 Tracts

EAST CENTRAL INDIANA – MADISON COUNTY

Stoney Creek Township

Great location between Anderson and Lapel

INFORMATION BOOKLET

Tracts 2-5

INVESTMENT QUALITY ACREAGE

****2027 Crop Rights to the Buyer****

***Highly productive, all tillable
open cropland***

***Excellent soils including Cyclone,
Brookston and Crosby***

***Stoney Creek Open Ditch &
24" County drain in place***

***Excellent access with
frontage on four roads***

Important **LAND AUCTION**

Wednesday, November 18th at 6:00 PM

Held at the Crystal Coop Reception & Event Center

800-451-2709 • SchraderAuction.com



DISCLAIMER:

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

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

SELLER: Elenor Talwar Estate

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

Mark Smithson, AU10100108, RB14036561

Richard Allen Williams, AU10000259, RB14048943

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



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 5 individual tracts, any combination of tracts and as a total 269.6± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

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

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

DEED: Seller shall provide a Personal Representative's Deed(s).

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

POSSESSION: Possession is at closing subject to the tenant's 2026 crop rights. The 2027 crop rights transfer to the new

owner(s).

REAL ESTATE TAXES: Real estate taxes will be estimated 2026 due 2027 RE taxes paid by seller via credit at closing. Buyer assumes all taxes thereafter. Real estate taxes estimated at approximately \$50/acre paid for 2025 due 2026.

FARM PROGRAM INFO: Please contact Sales Managers for Farm Service Agency Information.

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

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

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

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

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

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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**For Information Call Auction Managers:
Mark Smithson, 765-744-1846 and Rick Williams, 765-639-2394**

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 18, 2026

269.6± ACRES – MADISON 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 11, 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
269.6± Acres • Madison County, Indiana
Wednesday, November 18, 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 18, 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, November 11, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

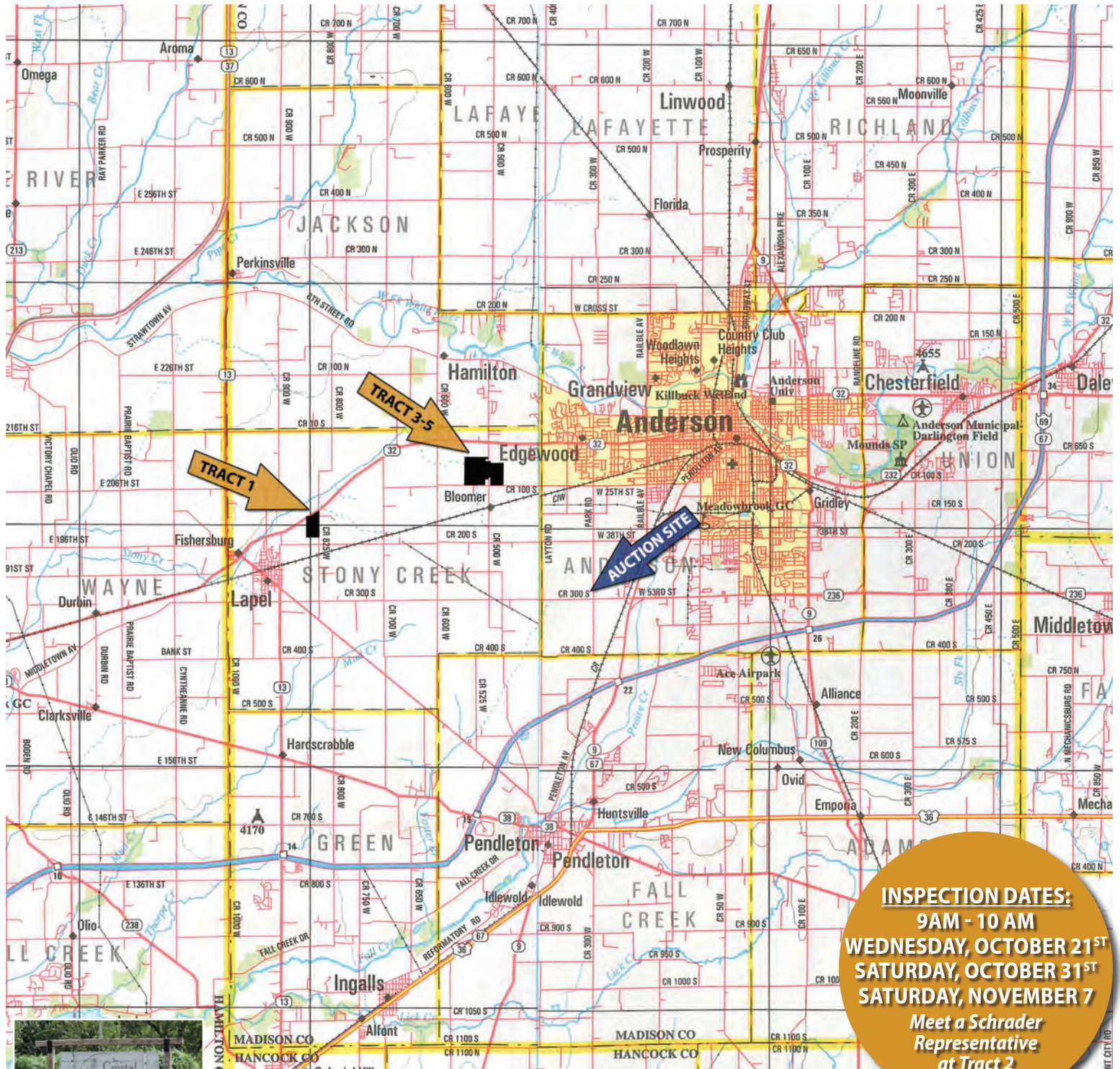
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

LOCATION MAP



AUCTION LOCATION: The Crystal Coop Reception and Event Center, 3400 W. 53rd St., Anderson, IN 46011. Approximately 1/8 mile west of the intersection of Park Rd. and 53rd St. (CR 300 S) on the SW side of Anderson.

PROPERTY LOCATION: Tract 1: From Anderson: Travel west on SR 32 approximately 4¼ miles to CR 825 West, then south. The farm lies at the intersection of SR 32 and S. CR 825 West. Tracts 2-5: From Anderson: Travel west on SR 32 1 mile to CR 500 West, then south ½ mile to the farm on both sides of S. CR 500 West.

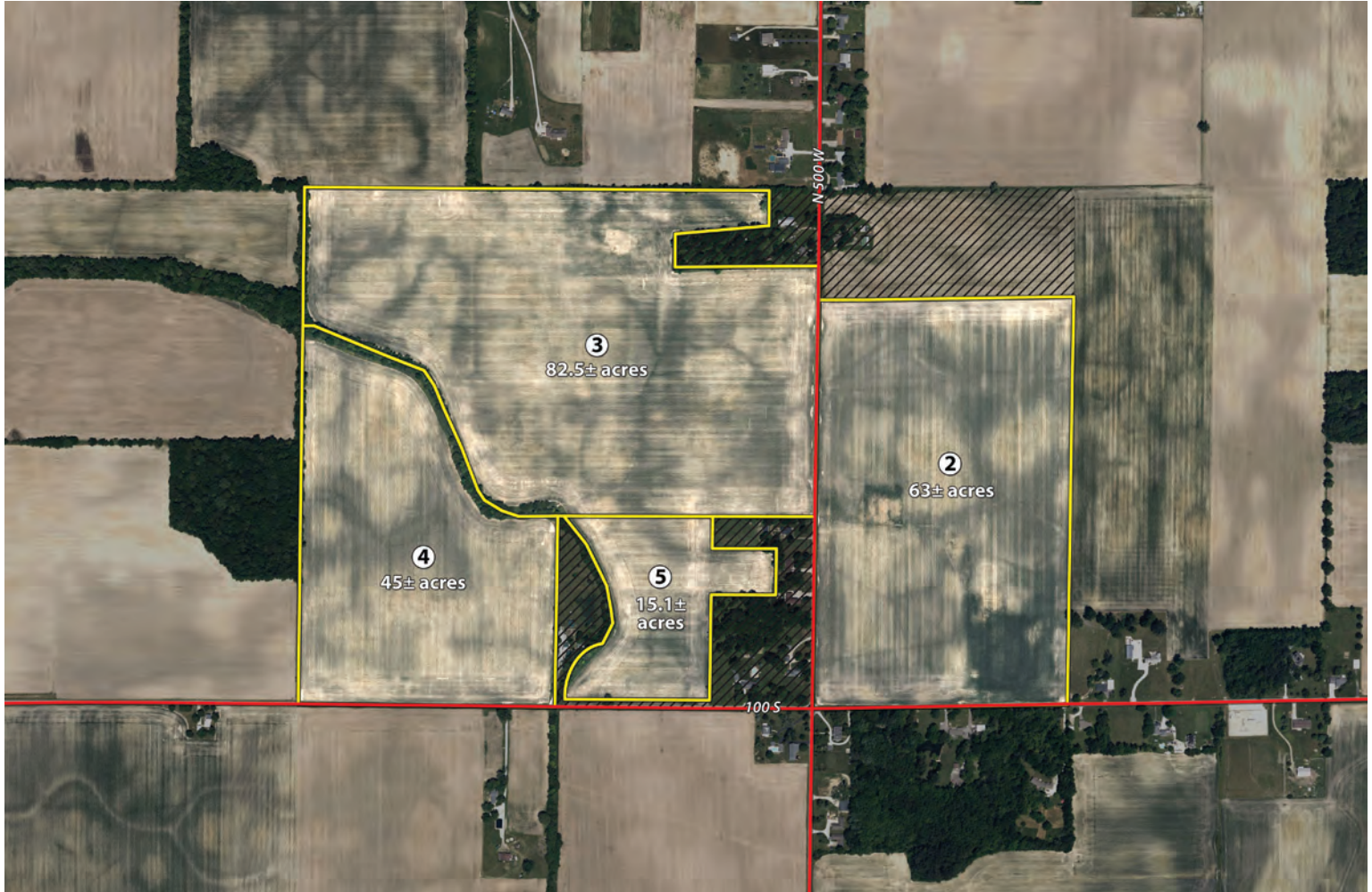
TRACT MAP - TRACT 1



TRACT DESCRIPTIONS: Sections 17, 18 and 22, Township 19 North, Ranges 6 & 7 East, Stoney Creek Twp, Madison County

TRACT 1: 64± ACRES. All tillable parcel with frontage along both CR 825W and SR 32. With Cyclone, Brookston and Crosby soils, this is prime, productive acreage with convenient road frontage. A versatile tract that would be an excellent addition to your land base.

TRACT MAP - TRACTS 2-5



TRACT DESCRIPTIONS: Sections 17, 18 and 22, Township 19 North, Ranges 6 & 7 East, Stoney Creek Twp, Madison County

TRACT 2: 63± ACRES. Highly productive, all tillable tract featuring an exceptional **170 Weighted Average Production Index** with primarily Cyclone and Brookston soils. The property provides excellent access with frontage along both CR 500W and CR 100S. A **24-inch county drain** crosses the property, offering an outstanding drainage outlet. **Very few parcels offer this combination of productivity, accessibility, and drainage. This is a rare opportunity to acquire a high-quality agricultural property.**

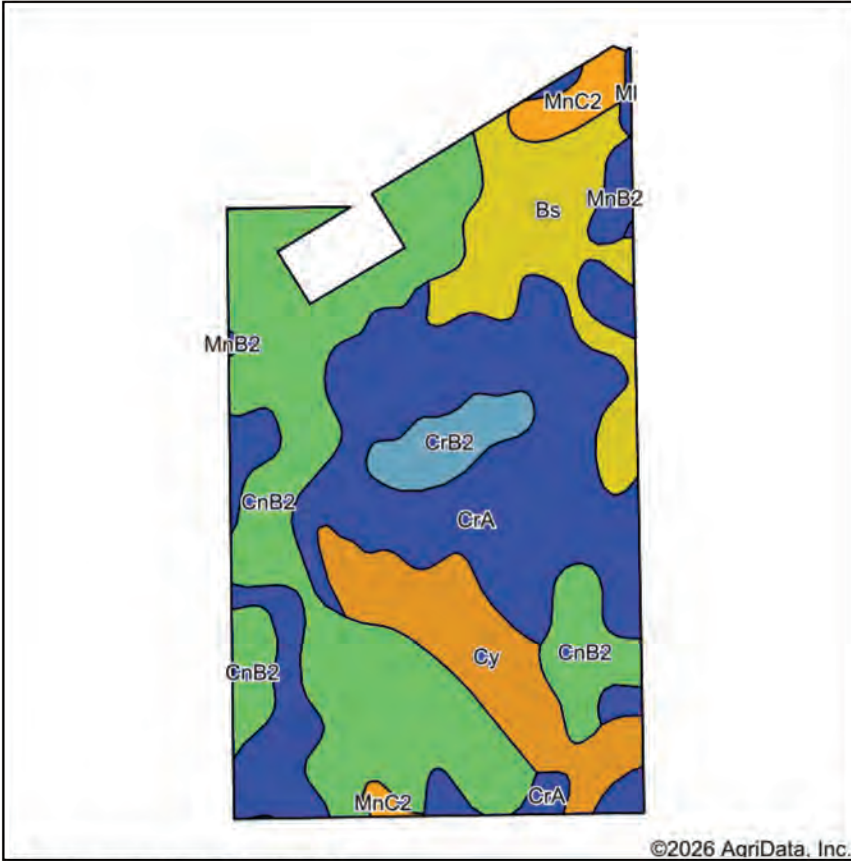
TRACT 3: 82.5± ACRES. Nearly all tillable tract with excellent Cyclone, Crosby and Miami soils. A **24-inch county drain** that crosses the tract and Stoney Creek along the west border provide an excellent drainage outlet. Approximately ¼ mile of frontage along CR 500W. This is an excellent tract to add to your land base.

TRACT 4: 45± ACRES. Highly productive, mostly tillable tract featuring an exceptional **171 Weighted Average Production Index** with primarily Cyclone and Brookston soils. Stoney Creek along the northern border provides for a good drainage outlet. Good access along CR 100S. Consider combining with Tract 3 for a larger holding.

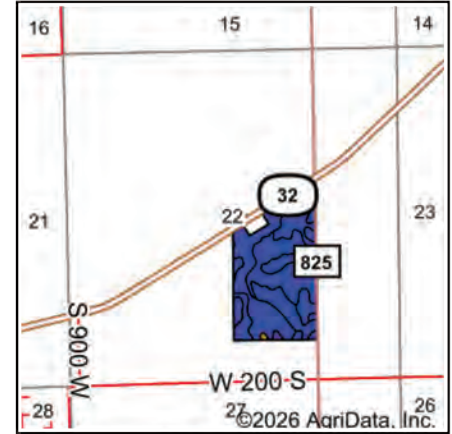
TRACT 5: 15.1± ACRES. Productive, mostly tillable tract with excellent Cyclone and Crosby soils and frontage along CR 100S. Stoney Creek borders the west side, offering an excellent drainage outlet. Consider combining with Tracts 3 and 4 for greater investment potential.

SOIL INFORMATION

SOIL MAP - TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Madison**
 Location: **22-19N-6E**
 Township: **Stony Creek**
 Acres: **64.92**
 Date: **4/30/2026**

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Area Symbol: IN095, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	22.04	34.0%		Ile	125	4	67	8	40	43	52
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	19.74	30.4%		Ilw	155	5		10	51		69
Cy	Cyclone silt loam, 0 to 2 percent slopes	10.70	16.5%		Ilw	185	6		13	65		75
Bs	Brookston silty clay loam, 0 to 2 percent slopes	7.60	11.7%		Ilw	173	6		12	51		70
CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded	2.27	3.5%		Ile	134	5		9	44		60
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.62	2.5%		Ille	133	4		9	47		58
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.79	1.2%		Ile	142	5		9	49		63
MI	Mahalasville silty clay loam, 0 to 2 percent slopes	0.16	0.2%		Ilw	175	6		12	61		58
Weighted Average					2.02	150.5	4.9	22.7	10	49.2	14.6	63.6

TOPO CONTOURS MAP - TRACT 1



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 843.8

Max: 862.5

Range: 18.7

Average: 853.6

Standard Deviation: 3.87 ft

0ft 442ft 884ft



4/30/2026

22-19N-6E
Madison County
Indiana

Boundary Center: 40° 4' 48.52, -85° 49' 55.57

FLOOD ZONE MAP - TRACT 1



©2026 AgriData, Inc.



Boundary Center: 40° 4' 48.52, -85° 49' 55.57

0ft 456ft 911ft

Maps Provided By:



22-19N-6E
Madison County
Indiana



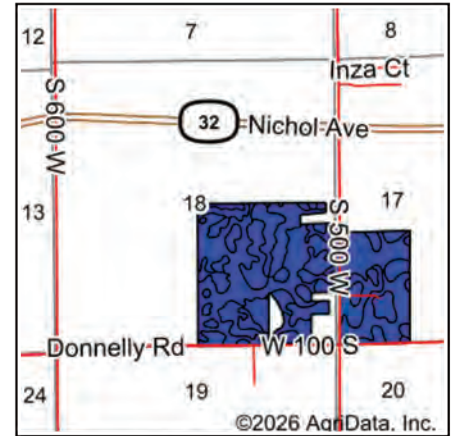
4/30/2026

Flood related information provided by FEMA

SOIL MAP - TRACTS 2-5



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Madison**
 Location: **18-19N-7E**
 Township: **Stony Creek**
 Acres: **206.07**
 Date: **4/30/2026**

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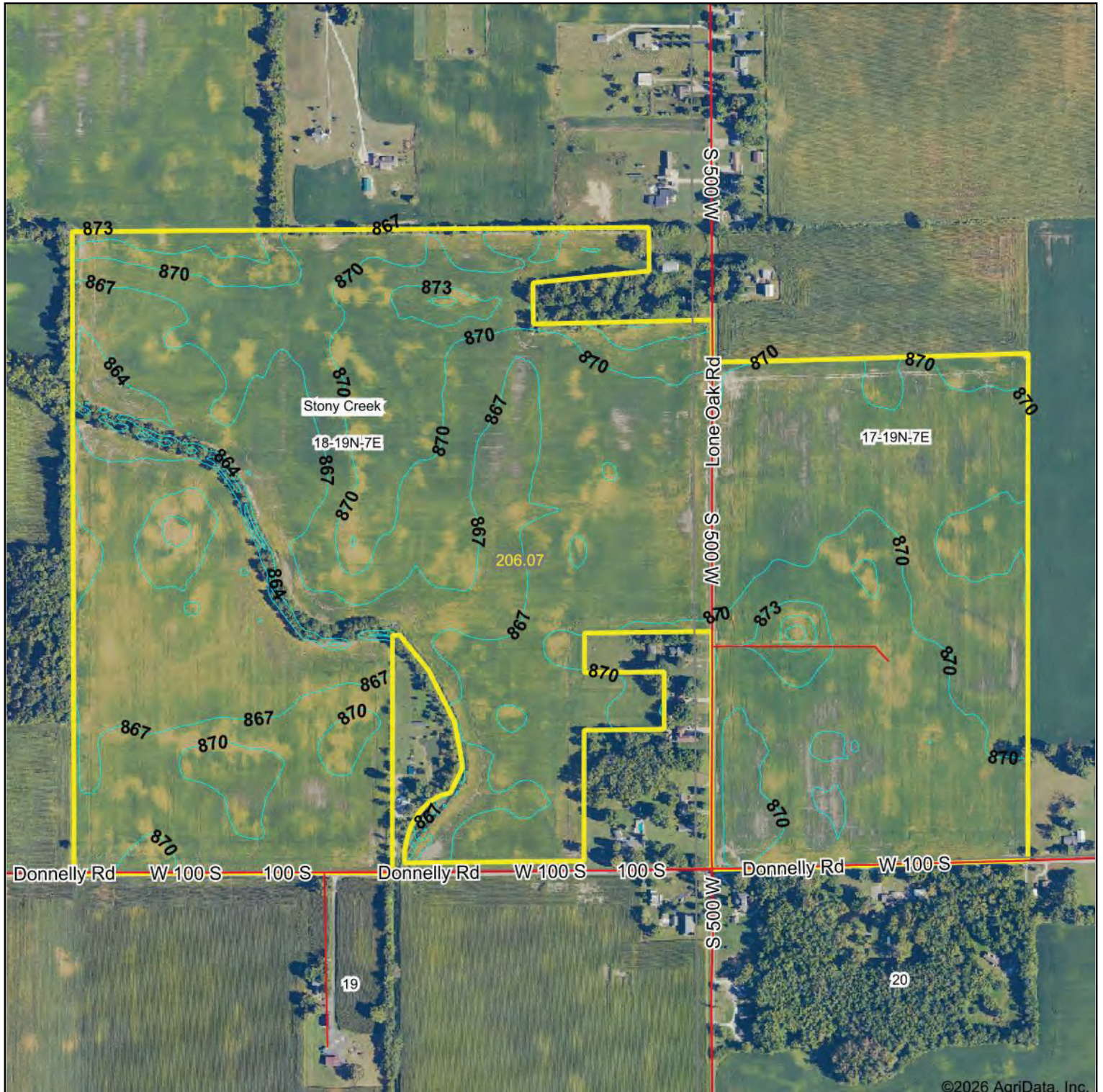
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Area Symbol: IN095, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu
Cy	Cyclone silt loam, 0 to 2 percent slopes	98.24	47.7%		Ilw	185	6		13	65		75
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	68.28	33.1%		Ilw	155	5		10	51		69
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	22.34	10.8%		Ile	125	4	67	8	40	43	52
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	17.21	8.4%		Ile	142	5		9	49		63
Weighted Average					2.00	165	5.4	7.3	11.1	56.3	4.7	69.5

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 2-5



©2026 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 857.7

Max: 878.6

Range: 20.9

Average: 869.1

Standard Deviation: 2.33 ft

0ft 646ft 1292ft



4/30/2026

18-19N-7E
Madison County
Indiana

Boundary Center: 40° 5' 37.95, -85° 46' 12.61

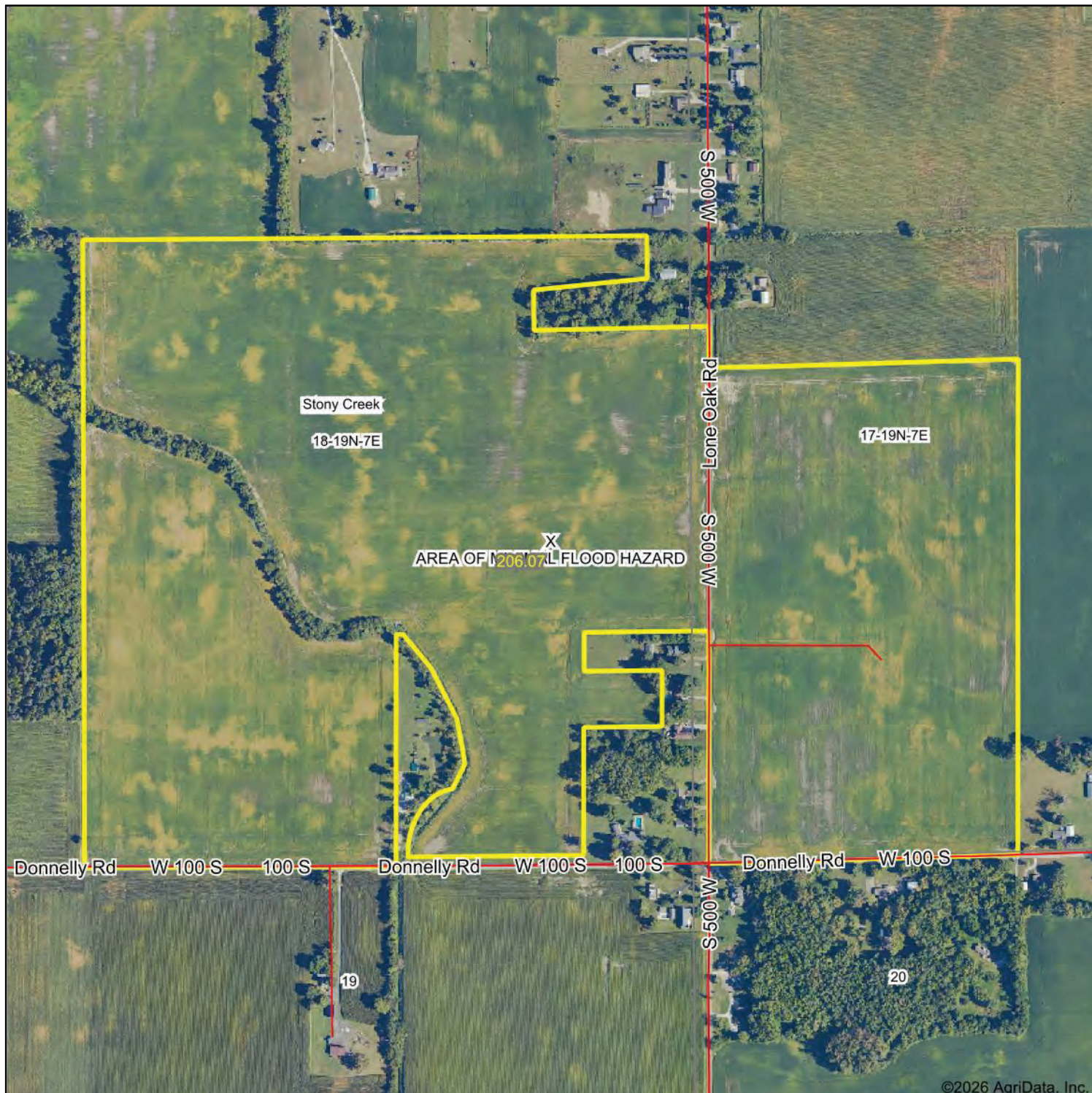
Maps Provided By:



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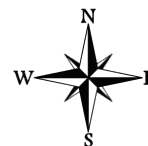
FLOOD ZONE MAP - TRACTS 2-5



Map Center: 40° 5' 37.95, -85° 46' 12.61

0ft 660ft 1319ft

18-19N-7E
Madison County
Indiana



Maps Provided By:



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4/30/2026

Flood related information provided by FEMA

PLAT OF DRAINAGE SURVEY

PLAT OF DRAINAGE SURVEY

Tract 2

PLAT OF SURVEY FOR TALWAR

SURVEYOR'S REPORT

Ordered By: Ravil R. Talwar
10098 Walnut Creek Drive
Carmel, Indiana 46032

Current Owner of Record: Charlotte McCord (Instrument # 2006014598)

Type of Survey: Re-Establishment

Purpose for Survey: The purpose of this survey is to retrace the lines and corners of a parcel of ground conveyed to Charlotte McCord in Instrument # 2006014598, being a part of the Southwest Quarter of Section 17, Township 19 North, Range 7 East.

Basis of Bearings:

The basis of bearings for this survey is assumed as North 00° 48' 55" East as being the West line of the Southwest Quarter of Section 17, Township 19 North, Range 7 East from monuments found at the Southwest and Northwest corners of said Southwest Quarter.

Theory of Location:

This survey is based on previous surveys and monuments found and detailed below in the Uncertainty in Location of Lines and Corners, Section (1). The South line of the parcel surveyed, also being the South line of the Southwest Quarter of Section 17, Township 19 North, Range 7 East, was established from a monument found at the Southwest and Southeast corners of said Southwest Quarter. The West line of said surveyed parcel, also being the West line of said Southwest Quarter, was established from said monument found at said Southwest corner of said Southwest Quarter, and from a tie established Northwest quarter. The East line of the West Half of said Southwest Quarter, also being the East line of the parcel surveyed, was established from a monument found at the Northeast and Southeast corners of said West Half of said Southwest Quarter, as explained below. The North line of the parcel surveyed was established as being a line parallel with the North line of said Southwest Quarter, and being a line certain as a parcel of ground of 17.00 Acres lying North of said North line of said parcel surveyed and lying South of the North line of said Southwest Quarter.

Plats, Notes, & Witnesses:

The following previous surveys and plats were referenced:
- Plat of Survey for Mar - Don Farms LLC, by Richard E. Ward & Associates, dated November 5, 2007, being Job No. 2750.
- Administrative Plat 08 - 298, by Precise Land Surveying, dated June 16, 2008 as recorded in Instrument # 2008019789 in the Office of the Recorder of Madison County, Indiana.
- Notes and Documents in the County Surveyor's Office and the Office of Precise Land Surveying.

Uncertainty in Location of Lines and Corners:

- (1) Availability and condition of reference monuments:
 - SECTION CORNERS - SOUTHWEST QUARTER OF SEC. 17-T. 19 N., R. 7 E.
 - Northwest corner of the Southwest Quarter (Held):
This corner was found as a Metal Casting, as located on a previous survey as noted above. Said monument checked with said previous survey, was county witnessed and checked with said witnesses.
 - Northeast corner of the Southwest Quarter (Held):
This corner was found / held as a Fence Post. Said Fence Post was found / held on previous surveys and was held as the best evidence of said corner.
 - Southeast corner of the Southwest Quarter (Held):
This corner was found as a Stone in a Metal Casting. Said monument was county witnessed, checked with said witnesses and was found / held on previous surveys as noted above.
 - Southwest corner of the Southwest Quarter (Held):
This corner was found / held as a Stone in a Metal Casting. Said monument was county witnessed, checked with said witnesses and was found / held on previous surveys as noted above.
 - Southeast corner of the West Half of the Southwest Quarter (Calculated / Held):
This corner was established as being a point mid way and on line between the Southeast and Southwest corner of the Southwest Quarter. A Railroad Spike at grade was found within 0.1' of the calculated location.
 - Northeast corner of the West Half of the Southwest Quarter (Calculated):
This corner was established as being a point mid way and on line between the Northwest and Northeast corners of the Southwest Quarter.

OTHER MONUMENTATION

- 5/8" Ø Rebars with "Van Wienen" I.D. Caps were found / held at the Southwest and Northwest corners of Lot 1 in Administrative Plat No. 08 - 298, as shown hereon.
- (2) Occupation of Possession along lines:
 - There is evidence of a Wire Fence along the East line of the parcel surveyed. Said fence is 0.5' East at the North end and 1.0' West at the South end, as shown hereon.
 - There is evidence of a Cultivation line along the North line of the parcel surveyed. Said cultivation line being up to 7.0' North at the West end and up to 7.0' South at the East end.
 - There were no other lines of Occupation or Possession at the time of this survey.

(3) Clarity or Ambiguity of record descriptions.

- There does not appear to be any ambiguities in the current legal descriptions.

(4) The Relative Positional Accuracy of the corners of the subject parcel established per this survey is within the requirements for a Suburban Survey (0.13 feet (40 millimeters) plus 100 parts per million) as defined by IAC 865.

Conclusion of Uncertainties:

The uncertainty for this survey relative to (1) availability and condition of reference monuments is negligible, as relative to (2) occupation or possession lines is up to 7.0', and relative to (3) clarity or ambiguity of record descriptions and / or subdivision is negligible.

Notes:

- 1) Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- 2) Survey monuments set for this survey are 5/8" Ø x 24" Iron Rebar set at grade with "VANWIENEN" PLS20050018 identification caps, unless noted on plat.
- 3) A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate, full current title search may disclose.
- 4) Some lines, as shown, are for informational purposes only. This survey does not warrant the replat of possession or ownership of that part of the within described real estate lying between said fence lines and boundaries.



SCALE: 1" = 200'

0' 100' 200' 400'

- - 5/8" Ø X 24" Rebar Set with "Van Wienen PLS # 20500018" I.D. Cap
- - Mag Nail Set
- - Monument found (see plat)
- - Section corner (see plat)
- (M) - Measured Dimension
- (C) - Calculated Dimension
- (D) - Deeded Dimension

CURRENT LAND DESCRIPTION

The West Half of the Southwest Quarter of Section Seventeen (17), Township Nineteen (19) North, Range Seven (7) East, except Seventeen (17) Acres of equal Width of the entire North end.

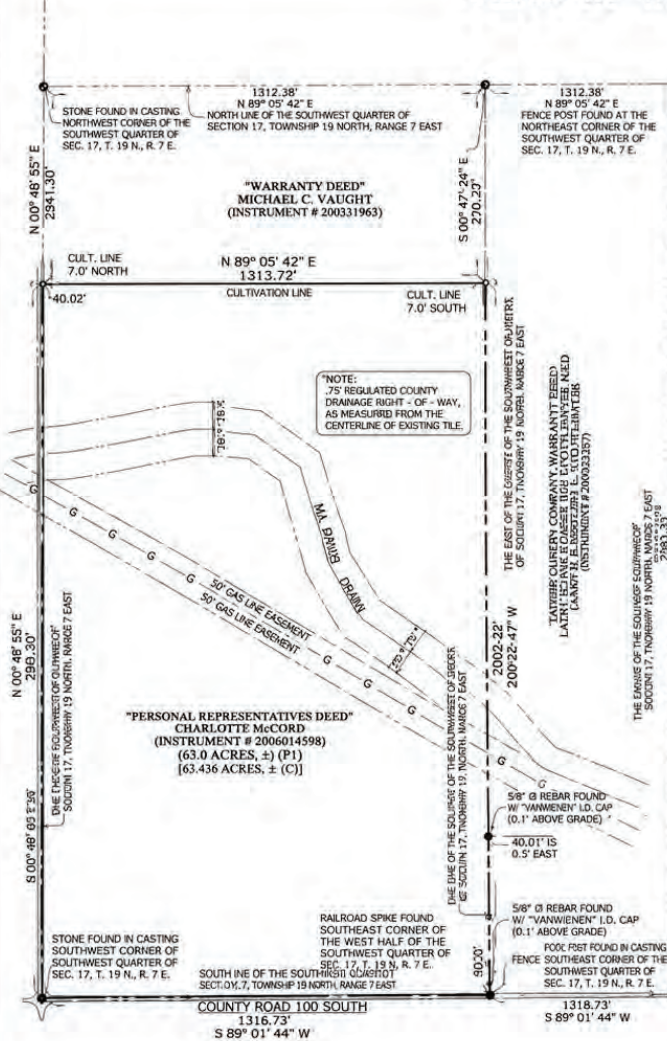
LAND SURVEYOR CERTIFICATE

I, Keith Van Wienen hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that to the best of my knowledge and belief, the plat within represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on February 8, 2013.

Keith Van Wienen
Keith Van Wienen, PLS
Indiana Reg. No. 20500018



PRECISE LAND SURVEYING FIRST MERCHANTS BANK TOWER 33 WEST 10TH STREET, SUITE 700 ANDERSON, IN 46016 www.PRECISELANDSURVEYING.COM		
PLAT OF SURVEY FOR TALWAR, BEING A PART OF THE SW 1/4 OF SEC. 17, T. 19 N., R. 7 E., STONY CREEK TOWNSHIP, MADISON COUNTY, INDIANA		SCALE: 1" = 200' JOB NUMBER: 2013-022 DRAWN BY: KBV DATE: 2/8/2013 CHECKED: KBV SHEET NUMBER: 1 OF 1



FSA INFORMATION

FSA INFORMATION

TRACT 1

INDIANA
MADISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9232
Prepared : 9/23/26 2:06 PM CST
Crop Year : 2026

Tract Land Data

Tract 295 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
64.72	63.31	63.31	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	63.31	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	31.72	0.00	183
Soybeans	31.58	0.00	51
TOTAL	63.30	0.00	

NOTES

TRACT 3

Tract Number : 11790

Description : C12/1A S13 T19N R6E
FSA Physical Location : INDIANA/MADISON
ANSI Physical Location : INDIANA/MADISON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ELEANOR C. TALWAR ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
87.62	80.41	80.41	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	80.41	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	39.90	0.00	183
Soybeans	40.39	0.00	56
TOTAL	80.29	0.00	

FSA INFORMATION

TRACTS 2-5

INDIANA
MADISON

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9232

Prepared : 9/23/26 2:06 PM CST

Crop Year : 2026

Operator Name : LIKENS FARMS
CRP Contract Number(s) : None
Recon ID : 18-095-2018-43
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
210.19	201.57	201.57	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	201.57		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	100.25	0.00	183	
Soybeans	101.08	0.00	54	0

TOTAL 201.33 0.00

NOTES

TRACT 1

Tract Number : 295

Description : A12/2B T19 NHEL
FSA Physical Location : INDIANA/MADISON
ANSI Physical Location : INDIANA/MADISON
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 : ELEANOR C. TALWAR ESTATE
Other Producers : None
Recon ID : None

FSA INFORMATION

Tract 2

INDIANA
MADISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8754

Prepared : 9/23/26 1:52 PM CST

Crop Year : 2026

Tract Number : 1160

Description : C12/2A S17 T19N R7E
FSA Physical Location : INDIANA/MADISON
ANSI Physical Location : INDIANA/MADISON
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 : ELEANOR C. TALWAR ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.50	61.50	61.50	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	61.50	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	25.88	0.00	110
Soybeans	35.31	0.00	48
TOTAL	61.19	0.00	

FSA INFORMATION

Tract 2

INDIANA
MADISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8754
Prepared : 9/23/26 1:52 PM CST
Crop Year : 2026

Tract 1160 Continued ...

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.

FSA INFORMATION

TRACT 3

INDIANA
MADISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9232
Prepared : 9/23/26 2:06 PM CST
Crop Year : 2026

Tract 11790 Continued ...

NOTES

TRACT 4

Tract Number : 11791

Description : C12/1A S13 T19N R6E
FSA Physical Location : INDIANA/MADISON
ANSI Physical Location : INDIANA/MADISON
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 : ELEANOR C. TALWAR ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.64	42.64	42.64	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	42.64	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	21.16	0.00	183
Soybeans	21.42	0.00	56

TOTAL 42.58 0.00

NOTES

Tract Number : 13043

Description :
FSA Physical Location : INDIANA/MADISON
ANSI Physical Location : INDIANA/MADISON
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 : ELEANOR C. TALWAR ESTATE

FSA INFORMATION

TRACT 5

INDIANA
MADISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9232
Prepared : 9/23/26 2:06 PM CST
Crop Year : 2026

Tract 13043 Continued ...

Other Producers : None
Recon ID : 18-095-2018-7

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
15.21	15.21	15.21	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	15.21	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	7.47	0.00	183
Soybeans	7.69	0.00	52

TOTAL **15.16** **0.00**

NOTES

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FSA INFORMATION

TRACT 1

USDA Madison County
Indiana

Farm 9232 Tract 295
2026 Program Year 2024 Imagery Phy. County: Madison, IN

Map Created 03/31/2026

CLU	Acres	HEL	Crop
1	63.31	NHEL	

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



Tract Cropland Total: 63.31 acres

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Tract Boundary

Noncropland

Cropland

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

County_Street_Cent

FSA INFORMATION

Tract 2

USDA Madison County
Indiana

Farm 8754 Tract 1160
2026 Program Year 2024 Imagery Phy. County: Madison, IN

Map Created 03/31/2026

CLU	Acres	HEL	Crop
3	61.5	NHEL	

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



Tract Cropland Total: 61.50 acres

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- Tract Boundary

Cropland

County_Street_Cent

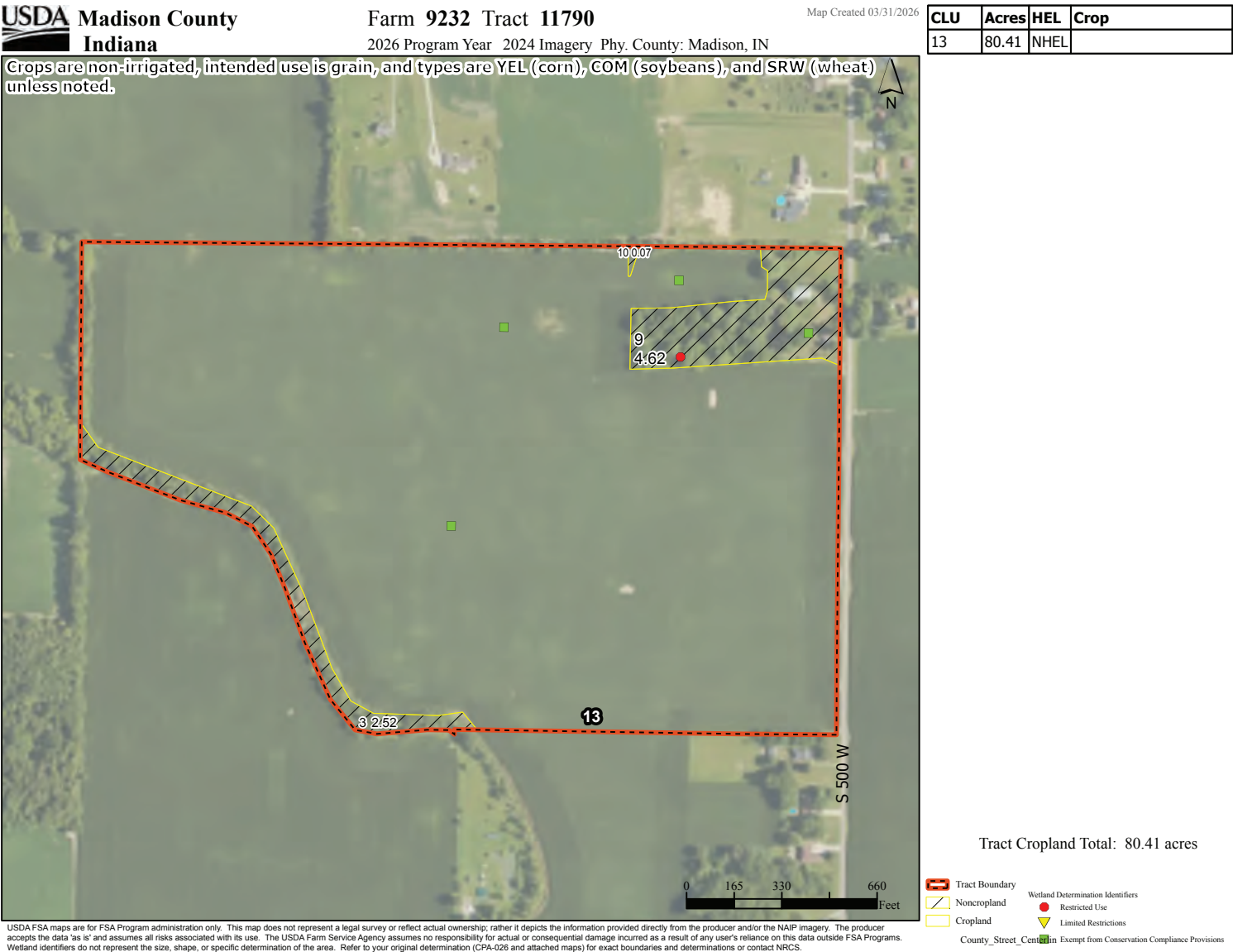
 Exempt from Conservation Compliance Provisions
- Wetland Determination Identifiers

Restricted Use

Limited Restrictions

FSA INFORMATION

TRACT 3



FSA INFORMATION

TRACT 4

USDA Madison County
Indiana

Farm 9232 Tract 11791
2026 Program Year 2024 Imagery Phy. County: Madison, IN

Map Created 03/31/2026

CLU	Acres	HEL	Crop
3	42.64	NHEL	



Tract Cropland Total: 42.64 acres

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Tract Boundary

Cropland

County_Street_Cent

Wetland Determination Identifiers
Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

TRACT 5

 Tract Boundary
 Cropland
 County Street Center
 Wetland Determination Identifiers
  Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACT 1

48-10-22-400-005,000-031

General Information

Parcel Number
48-10-22-400-005,000-031
Local Parcel Number
14-0006-1-013

Tax ID:
14-14-0006-1-013
Routing Number
J7-

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Madison
Township
STONY CREEK TOWNSHIP
District 031 (Local 014)
STONY CREEK TOWNSHIP
School Corp 5245
FRANKTON-LAPEL COMMUNITY
Neighborhood 140001-031
RURAL RES
Section/Plat
22
Location Address (1)
0 S 825 W
LAPEL, IN 46051

TALWAR RAVI & ELEANOR

Ownership

TALWAR RAVI & ELEANOR
10608 WALNUT CREEK DR W
CARMEL, IN 46032

0 S 825 W

100, Vacant Land

RURAL RES/140001-031

1/2

Legal
NW SE 38, 2860 Acres STR: 22196 SECTION: PLAT:
00 IN: OUT:



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	2026	2026	2025	2025	2025	2024	2023
WIP	Assessment Year	AA	AG Upd	AA	AA	AA	AA
04/18/2026	Reason For Change	04/20/2026	06/22/2025	05/04/2025	04/22/2024	04/18/2023	
Indiana Cost Mod	As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1,0000	Valuation Method	1,0000	1,0000	1,0000	1,0000	1,0000	
	Equalization Factor						
	Notice Required	☐	☒	☐	☐	☐	
\$122,000	Land	\$122,000	\$122,000	\$137,500	\$131,300	\$109,400	
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0	
\$122,000	Land Non Res (2)	\$122,000	\$122,000	\$137,500	\$131,300	\$109,400	
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$0	Improvement	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$122,000	Total	\$122,000	\$122,000	\$137,500	\$131,300	\$109,400	
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0	
\$122,000	Total Non Res (2)	\$122,000	\$122,000	\$137,500	\$131,300	\$109,400	
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 100, CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BS	0	15.086	1.28	\$2,120	\$2,714	0%	1.0000	0.00	100.00	0.00	\$40,940
4	A	CNB2	0	19.73	0.77	\$2,120	\$1,632	0%	1.0000	0.00	100.00	0.00	\$32,200
4	A	CRA	0	19.67	1.02	\$2,120	\$2,162	0%	1.0000	0.00	100.00	0.00	\$42,530
4	A	CRB2	0	2.27	0.98	\$2,120	\$2,078	0%	1.0000	0.00	100.00	0.00	\$4,720
4	A	MNB	0	.42	0.89	\$2,120	\$1,887	0%	1.0000	0.00	100.00	0.00	\$790
4	A	MNC	0	.25	0.81	\$2,120	\$1,717	0%	1.0000	0.00	100.00	0.00	\$430
5	A	CNB2	0	.63	0.77	\$2,120	\$1,632	-60%	1.0000	0.00	100.00	0.00	\$410
82	A	ROA	0	.23	1.00	\$2,120	\$2,120	-100%	1.0000	0.00	100.00	0.00	\$00

Market Model
140001-100-199
Characteristics
Topography Flood Hazard
Level ☐
Public Utilities ERA ☐
Water, Electricity ☐
Streets or Roads TIF ☐
Paved ☐
Neighborhood Life Cycle Stage
Static
Printed
Saturday, April 25, 2026
Review Group 2022

Data Source Aerial

Collector 05/19/2022 KI

Appraiser 05/19/2022 KI

Notes	Value
5/19/2022 Imported: NO CHG PER REASS 23P24 KL	
4/24/2018 Imported: SOILS DONE 18P19 KL	
12/19/2014 Imported: PER REASSESSMENT & ARCIS CHGD SOIL TYPES FOR 15P16 KR	
7/27/2011 : NO CHG PER REASS/PIC10 TN	
Calculated Acreage	58.29
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	58.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.23
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	58.06
Farmland Value	\$122,020
Measured Acreage	58.06
Avg Farmland Value/Acre	2102
Value of Farmland	\$122,030
Classified Total	\$0
Farm / Classified Value	\$122,000
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$122,000
CAP 3 Value	\$0
Total Value	\$122,000

COUNTY TAX INFORMATION

TRACT 1

48-10-22-100-005,000-031

General Information

Parcel Number
48-10-22-100-005,000-031
Local Parcel Number
14-0006-1-021

Tax ID:
14-14-0006-1-021
Routing Number
J7-

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Madison
Township
STONY CREEK TOWNSHIP
District 031 (Local 014)
STONY CREEK TOWNSHIP
School Corp 5245
FRANKTON-LAPEL COMMUNITY
Neighborhood 140001-031
RURAL RES
Section/Plat
22
Location Address (1)
0 W SR 32
LAPEL, IN 46051

TALWAR RAVI & ELEANOR

Ownership

TALWAR RAVI & ELEANOR
10608 WALNUT CREEK DR W
CARMEL, IN 46032

0 W SR 32

100, Vacant Land

RURAL RES/140001-031

1/2

Legal
SW NE 6.6960 Acres STR: 22196 SECTION: PLAT:
00 IN: OUT:



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	2026	2026	2025	2025	2024	2023
WIP	Assessment Year	AA	AG Upd	AA	AA	AA
04/18/2026	Reason For Change	04/20/2026	06/22/2025	05/04/2025	04/22/2024	04/18/2023
Indiana Cost Mod	As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1,0000	Valuation Method	1,0000	1,0000	1,0000	1,0000	1,0000
	Equalization Factor					
	Notice Required		☒			
\$10,900	Land	\$10,900	\$10,900	\$12,300	\$11,700	\$9,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$10,900	Land Non Res (2)	\$10,900	\$10,900	\$12,300	\$11,700	\$9,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$10,900	Total	\$10,900	\$10,900	\$12,300	\$11,700	\$9,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$10,900	Total Non Res (2)	\$10,900	\$10,900	\$12,300	\$11,700	\$9,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100, CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Pricing	Soil	Act	Size	Rate	Adj.	Ext.	Intl.	Market	Cap 1	Cap 2	Cap 3	Value
Type	ID	Front.	Factor		Rate	Value	%	Factor				
4 A	BS	0	1.906	1.28	\$2,120	\$2,714	0%	1.0000	0.00	100.00	0.00	\$5,170
4 A	CNB2	0	1.190	0.77	\$2,120	\$1,632	0%	1.0000	0.00	100.00	0.00	\$1,940
4 A	ML	0	0.150	1.28	\$2,120	\$2,714	0%	1.0000	0.00	100.00	0.00	\$410
4 A	MNB	0	0.360	0.89	\$2,120	\$1,887	0%	1.0000	0.00	100.00	0.00	\$680
4 A	MNC	0	1.580	0.81	\$2,120	\$1,717	0%	1.0000	0.00	100.00	0.00	\$2,710
82 A	ROA	0	0.510	1.00	\$2,120	\$2,120	-100%	1.0000	0.00	100.00	0.00	\$00

Characteristics

Topography **Flood Hazard**

Level

Public Utilities

Water, Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Static

Printed Saturday, April 25, 2026

Review Group 2022

Data Source Aerial

Collector 05/19/2022

KI

Appraiser 05/19/2022

KI

Notes

5/19/2022 Imported: NO CHG PER REASS 23P24 KL
4/24/2018 Imported: SOILS DONE 18P19 KL
10/9/2015 Imported: SP 623,805.00 10-8-2015 CC SOLD WITH PARCELS 48102210005000031 & 48102240005000031
12/18/2014 Imported: PER REASSESSMENT & ARCIS CHGD SOIL TYPES FOR 15P16 KR
7/27/2011 : NO CHG PER REASS/PICTO TN

Land Computations

Calculated Acreage	5.70
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.70
81 Legal Drain NV	0.00
82 Public Roads NV	0.51
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	5.19
Farmland Value	\$10,910
Measured Acreage	5.19
Avg Farmland Value/Acre	2104
Value of Farmland	\$10,910
Classified Total	\$0
Farm / Classified Value	\$10,900
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$10,900
CAP 3 Value	\$0
Total Value	\$10,900

COUNTY TAX INFORMATION

Tract 2

48-11-17-300-003.000-031

General Information

Parcel Number
48-11-17-300-003.000-031
Local Parcel Number
14-0022-1-068

Tax ID:
14-14-0022-1-068
Routing Number
K1-

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Madison
Township
STONY CREEK TOWNSHIP
District 031 (Local 014)
STONY CREEK TOWNSHIP
School Corp 5245
FRANKTON-LAPEL COMMUNITY
Neighborhood 140001-031
RURAL RES
Section/Plat
17
Location Address (1)
0 S 500 W
ANDERSON, IN 46011

TALWAR RAVI R & ELEANOR C 0 S 500 W

Ownership

TALWAR RAVI R & ELEANOR C
10608 WALNUT CREEK DR W
CARMEL, IN 46032

Date
02/27/2013
Owner
TALWAR RAVI R & EL
03/01/2009 MCCORD CHARLOTT

100, Vacant Land

RURAL RES/140001-031

1/2

Legal
W2 SW 17-19-7 00063.0000A



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	2026	2026	2025	2025	2024	2023
WIP	Assessment Year	AA	AG Upd	AA	AA	AA
04/18/2026	Reason For Change	04/20/2026	06/22/2025	05/04/2025	04/22/2024	04/18/2023
Indiana Cost Mod	As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Valuation Method	1.0000	1.0000	1.0000	1.0000	1.0000
	Equalization Factor					
	Notice Required	☐	☒	☐	☐	☐
\$153,500	Land	\$153,500	\$153,500	\$173,000	\$165,000	\$137,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$153,500	Land Non Res (2)	\$153,500	\$153,500	\$173,000	\$165,000	\$137,500
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$153,500	Total	\$153,500	\$153,500	\$173,000	\$165,000	\$137,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$153,500	Total Non Res (2)	\$153,500	\$153,500	\$173,000	\$165,000	\$137,500
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4 A	BS	0	35.11	1.28	\$2,120	\$2,714	0%	1.0000	0.00	100.00	0.00	\$95,290
4 A	CNB2	0	4.04	0.77	\$2,120	\$1,632	0%	1.0000	0.00	100.00	0.00	\$6,590
4 A	CRA	0	23.85	1.02	\$2,120	\$2,162	0%	1.0000	0.00	100.00	0.00	\$51,560

Market Model
140001-100-199

Characteristics

Topography
Flood Hazard
☐
Level
☐
Public Utilities
Water, Electricity
☐
Streets or Roads
Paved
☐
Neighborhood Life Cycle Stage
Static
Printed

Review Group
2022

Data Source
Aerial

Collector
05/19/2022 KI

Appraiser
05/19/2022 KI

Notes

5/19/2022 Imported: NO CHG PER REASS 23P24
4/30/2018 Imported: Checked/corrected soils 18p19
12/22/2014 Imported: PER REASSESSMENT & ARCIS CHGD SOIL TYPES FOR 15P16 KR
3/26/2014 Imported: REMOVED IMP PER PERMIT # 2013 - LLP -062 / RB
2/28/2013 Imported: SP 567,000.00 2-27-2013 CC
12/12/2011 : ADDED SIZE TO SHED & CORRECTED DRAWING OF HOUSE PER RE-ASSESS 2012

Land Computations

Calculated Acreage	63.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	63.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	63.00
Farmland Value	\$153,440
Measured Acreage	63.00
Avg Farmland Value/Acre	2436
Value of Farmland	\$153,470
Classified Total	\$0
Farm / Classified Value	\$153,500
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$153,500
CAP 3 Value	\$0
Total Value	\$153,500

COUNTY TAX INFORMATION

Tract 3

48-11-18-400-002.000-031

General Information

Parcel Number
48-11-18-400-002.000-031
Local Parcel Number
14-4018-1-003

Tax ID:
14-14-4018-1-003
Routing Number
J5-

Property Class 100

Vacant Land

Year: 2026

Location Information

County
Madison
Township
STONY CREEK TOWNSHIP
District 031 (Local 014)
STONY CREEK TOWNSHIP
School Corp 5245
FRANKTON/LAPEL COMMUNITY
Neighborhood 140001-031
RURAL RES

Section/Plat

Location Address (1)
0 S 500 W
ANDERSON, IN 46011

Zoning

Subdivision

Lot

Market Model
140001-100-199

Characteristics

Topography Flood Hazard

Level

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Static
Saturday, April 25, 2026
Printed

Review Group 2022

TALWAR RAVI R & ELEANOR C 0 S 500 W

Ownership

TALWAR RAVI R & ELEANOR C
10608 WALNUT CREEK DR.
CARMEL, IN 46032

Date 12/22/2010
Owner TALWAR RAVI R & EL
03/01/2009 MILLER ELEANOR A

100, Vacant Land

RURAL RES/140001-031

1/2

Legal

N2 NE 82.540 Acres STR-18197

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	2026	2026	2025	2025	2024	2023
WIP	Assessment Year	AA	AG Upd	AA	AA	AA
04/18/2026	Reason For Change	04/20/2026	06/22/2025	05/04/2025	04/22/2024	04/18/2023
As Of Date						
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☒	☐	☐	☐

\$183,100	Land	\$183,100	\$183,100	\$206,400	\$196,900	\$164,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$183,100	Land Non Res (2)	\$183,100	\$183,100	\$206,400	\$196,900	\$164,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$183,100	Total	\$183,100	\$183,100	\$206,400	\$196,900	\$164,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$183,100	Total Non Res (2)	\$183,100	\$183,100	\$206,400	\$196,900	\$164,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100, CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value	
4	A	MNB	0	16.14	0.89	\$2,120	\$1,887	\$30,456	0%	1.0000	0.00	100.00	0.00	\$30,460
4	A	CRA	0	18.71	1.02	\$2,120	\$2,162	\$40,451	0%	1.0000	0.00	100.00	0.00	\$40,450
4	A	BS	0	31.71	1.28	\$2,120	\$2,714	\$86,061	0%	1.0000	0.00	100.00	0.00	\$86,060
4	A	CNB2	0	15.98	0.77	\$2,120	\$1,632	\$26,079	0%	1.0000	0.00	100.00	0.00	\$26,080

Land Computations

Calculated Acreage 82.54
Actual Frontage 0
Developer Discount ☐

Parcel Acreage 82.54
81 Legal Drain NV 0.00
82 Public Roads NV 0.00
83 UT Towers NV 0.00
84 Solar Energy Land 0.00
9 Homestead 0.00
91/92 Acres 0.00

Total Acres Farmland 82.54
Farmland Value \$183,050
Measured Acreage 82.54
Avg Farmland Value/Acre 2218
Value of Farmland \$183,070
Classified Total \$0
Farm / Classified Value \$183,100
Homestead(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$183,100
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$183,100

COUNTY TAX INFORMATION

Tract 4

48-11-18-400-011.000-031

General Information

Parcel Number
48-11-18-400-011.000-031
Local Parcel Number
14-0021-9-045

Tax ID:
14-14-0021-9-045
Routing Number
J5-

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Madison
Township
STONY CREEK TOWNSHIP
District 031 (Local 014)
STONY CREEK TOWNSHIP
School Corp 5245
FRANKTON/LAPEL COMMUNITY
Neighborhood 140001-031
RURAL RES
Section/Plat
18
Location Address (1)
0 W 100 S
ANDERSON, IN 46011

TALWAR RAVI R & ELEANOR C 0 W 100 S

Ownership

TALWAR RAVI R & ELEANOR C
10608 WALNUT CREEK DR W
CARMEL, IN 46032

Date 12/23/2011
Owner TALWAR RAVI R & EL
03/01/2009 MILLER GERALD F &

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price VI
WD / / ND

RURAL RES/140001-031

Notes

6/2/2022 Imported: corr soils per reassessment
23p24-KB
10/17/2014 Imported: corrected soil types in 2015
for reassessment per pld & soil map
1/23/2012 : SP 314.650.00 12-23-2011 CC
7/27/2011 : NO CHG PER REASS/PIC/TO TN

Legal

N2 SE 44 9500 Acres STR: 18197 SECTION: PLAT:
00 IN: OUT:

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	2026	2026	2025	2025	2025	2024	2023
WIP	Assessment Year	AA	AG Upd	AA	AA	AA	AA
04/18/2026	Reason For Change	04/20/2026	06/22/2025	05/04/2025	04/22/2024	04/18/2023	
Indiana Cost Mod	As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	Valuation Method	1.0000	1.0000	1.0000	1.0000	1.0000	
	Equalization Factor						
	Notice Required	☐	☒	☐	☐	☐	
\$104,300	Land	\$104,300	\$104,300	\$117,600	\$112,200	\$93,500	
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0	
\$104,300	Land Non Res (2)	\$104,300	\$104,300	\$117,600	\$112,200	\$93,500	
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$0	Improvement	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$104,300	Total	\$104,300	\$104,300	\$117,600	\$112,200	\$93,500	
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0	
\$104,300	Total Non Res (2)	\$104,300	\$104,300	\$117,600	\$112,200	\$93,500	
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 100, CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	CRA	0	16.49	1.02	\$2,120	\$2,162	0%	1.0000	0.00	100.00	0.00	\$35,650
4	A	BS	0	25.25	1.28	\$2,120	\$2,714	0%	1.0000	0.00	100.00	0.00	\$68,530
4	A	MNB	0	0.063	0.89	\$2,120	\$1,887	0%	1.0000	0.00	100.00	0.00	\$120
81	A		0	1.93	1.00	\$2,120	\$2,120	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	ROA	0	1.2170	1.00	\$2,120	\$2,120	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	44.95
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	44.95
81 Legal Drain NV	1.93
82 Public Roads NV	1.22
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	41.80
Farmland Value	\$104,300
Measured Acreage	41.80
Avg Farmland Value/Acre	2495
Value of Farmland	\$104,300
Classified Total	\$0
Farm / Classified Value	\$104,300
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$104,300
CAP 3 Value	\$0
Total Value	\$104,300

Characteristics

Topography Flood Hazard
Level ☐
Public Utilities ERA ☐
Water, Electricity ☐
Streets or Roads TIF ☐
Paved ☐
Neighborhood Life Cycle Stage
Static
Saturday, April 25, 2026
Printed
Review Group 2022

Data Source Aerial

Collector 06/02/2022 KI

Appraiser 06/02/2022 KI

COUNTY TAX INFORMATION

Tract 5

48-11-18-400-013.000-031

General Information

Parcel Number
48-11-18-400-013.000-031

Local Parcel Number
NO CO #

Tax ID:

Routing Number
J5-

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Madison

Township
STONY CREEK TOWNSHIP

District 031 (Local 014)
STONY CREEK TOWNSHIP

School Corp 5245
FRANKTON-LAPEL COMMUNITY

Neighborhood 140001-031
RURAL RES

Section/Plat
18

Location Address (1)
0 W 100 S
ANDERSON, IN 46011

TALWAR RAVI R & ELEANOR C 0 W 100 S

Ownership

TALWAR RAVI R & ELEANOR C
10608 WALNUT CREEK DR W
CARMEL, IN 46032

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Value
10/16/2017	TALWAR RAVI R & EL	PR	/	/	\$157,560	1
04/25/2017	O CONNOR SUZANN	AS	/	/		1
03/01/2009	O CONNOR HARRY B	ND	/	/		1

Legal

ADMINISTRATIVE PLAT 2017-P-005 LOT 1
(15.072AC)

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	2026	2026	2025	2025	2024	2023
WIP	Assessment Year	AA	AG Upd	AA	AA	AA
04/18/2026	Reason For Change	04/20/2026	06/22/2025	05/04/2025	04/22/2024	04/18/2023
Indiana Cost Mod	As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Valuation Method	1.0000	1.0000	1.0000	1.0000	1.0000
	Equalization Factor					
	Notice Required		☒			
\$34,600	Land	\$34,600	\$34,600	\$39,000	\$37,200	\$31,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$34,600	Land Non Res (2)	\$34,600	\$34,600	\$39,000	\$37,200	\$31,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$34,600	Total	\$34,600	\$34,600	\$39,000	\$37,200	\$31,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$34,600	Total Non Res (2)	\$34,600	\$34,600	\$39,000	\$37,200	\$31,000
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Subdivision	Zoning	Pricing												
		Land Metho d	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BS	0	5.800	1.28	\$2,120	\$2,714	\$15,741	0%	1.0000	0.00	100.00	0.00	\$15,740
4	A	CNB2	0	2.202	0.77	\$2,120	\$1,632	\$3,594	0%	1.0000	0.00	100.00	0.00	\$3,590
4	A	CRA	0	7.070	1.02	\$2,120	\$2,162	\$15,285	0%	1.0000	0.00	100.00	0.00	\$15,290

Market Model
140001-100-199

Characteristics

Topography Flood Hazard ☐

Level ☐

Public Utilities ERA ☐

Water, Electricity ☐

Streets or Roads TIF ☐

Paved ☐

Neighborhood Life Cycle Stage

Static
Printed Saturday, April 25, 2026

Review Group 2022

Data Source External Only

Collector 06/02/2022 KI

Appraiser 06/02/2022 KI

RURAL RES/140001-031

1/2

Notes

6/2/2022 Imported: No change per reassessment 23p24-KB

10/18/2017 Imported: SP 157,560.00 SPLIT 10-16-2017 CC

9/6/2017 Imported: TRANSF 15.072A FROM 48-11-18-400-013.000-031 PER INST# 2017R006847 FOR 18P19 KL

Land Computations

Calculated Acreage 15.07

Actual Frontage 0

Developer Discount ☐

Parcel Acreage 15.07

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

84 Solar Energy Land 0.00

9 Homestead 0.00

91/92 Acres 0.00

Total Acres Farmland 15.07

Farmland Value \$34,620

Measured Acreage 15.07

Avg Farmland Value/Acre 2297

Value of Farmland \$34,620

Classified Total \$0

Farm / Classified Value \$34,600

Homestead(s) Value \$0

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$0

CAP 2 Value \$34,600

CAP 3 Value \$0

Total Value \$34,600

PRELIMINARY TITLE

PRELIMINARY TITLE



September 29, 2026

Property Address:

County:

File Number:

Vacant Land , IN

Madison

26-23451

Listing Agent:

Mark Smithson, Schrader Real Estate and Auction Company, Inc.

Enclosures:

Preliminary Title Report

Notes:

Corporate Office

202 S. Michigan Street

Suite 300

South Bend, IN 46601

574.232.5845 FAX 574.289.1514

***For a complete list of offices,
please visit our website***

www.meridiantitle.com/locations

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Commercial Division Central Indiana

3850 Priority Way South Drive, Ste. 120

Indianapolis, IN 46240

317.571.3330

317.566.9521 FAX

indy@meridiantitle.com

File No.: 26-23451

Effective Date: September 10, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: Vacant Land , IN

1. Policy or Policies to be issued:

(a) ☐ ALTA Owner's Policy 06/17/06

Amount: **TBD**

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

(b) ☐ ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

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

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

The Estate of Eleanor Talwar, surviving spouse of Ravi Talwar, as reflected by Estate Cause No. 18C01-2407-EU-000126, subject to the interests of Hrishi Talwar, Joseph Piganelli and Mischelle Scott as Personal Representatives of the Estate

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

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 26-23451

SCHEDULE A

EXHIBIT A

TRACT I

PARCEL I: Commencing at a point in Madison County, State of Indiana, on the East line of the West Half of the Southeast Quarter of Section 22, Township 19 North, Range 6 East, said point being 651.95 feet North of the Southeast corner of said West Half of the Southeast Quarter; thence North 1,303.9 feet along the East line of said West Half of the Southeast Quarter; thence West 1,336.3 feet parallel to the South line of said West Half of the Southeast Quarter; thence South 1,303.9 feet along the West line of said West Half of the Southeast Quarter; thence East 1,336.3 feet parallel to the South line of said West Half of the Southeast Quarter to the Place of Beginning, containing 40.0 acres, more or less. Subject to legal rights-of-way.

ALSO, Commencing at a point on the East line of the West Half of the Southeast Quarter of Section 22, Township 19 North, Range 6 East, said point being 1,955.85 feet North of the Southeast corner of said West Half of the Southeast Quarter; thence North 689.1 feet to the Northeast corner of said West Half of the Southeast Quarter; thence West 1,336.3 feet to the Northwest corner of said West Half of the Southeast Quarter; thence South 694.6 feet along the West line of said West Half of the Southeast Quarter to a point 1,955.85 feet North of the Southwest corner of said West Half of the Southeast Quarter; thence East 1,336.3 feet parallel to the South line of said West Half of the Southeast Quarter to the Place of Beginning, containing 21.2 acres, more or less. Subject to legal rights-of-way.

EXCEPT, Commencing at the Northeast corner of the West Half of the Southeast Quarter of Section 22, Township 19 North, Range 6 East and running thence South 89 degrees, 45 minutes West 885.56 feet along the North line of said West Half of the Southeast Quarter, thence North 30 degrees, 44 minutes, 52 seconds West 22.87 feet to the Southeasterly right-of-way line of State Road No. 32, and the Point of Beginning; thence South 59 degrees, 15 minutes, 08 seconds West 235.46 feet along said right-of-way line; thence South 30 degrees, 44 minutes, 52 seconds East 185.0 feet; thence North 59 degrees, 15 minutes, 08 seconds East 235.46 feet; thence North 30 degrees, 44 minutes, 52 seconds West 185.0 feet to the Place of Beginning. Being a part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 19 North, Range 6 East and containing 0.007 acres, more or less, and also part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 19 North, Range 6 East and containing 0.993 acres, more or less, and containing in all 1.00 acres, more or less. Subject to legal rights-of-way.

ALSO EXCEPT, Beginning at a point on the North line of the West Half of the Southeast Quarter of Section 22, Township 19 North, Range 6 East, said point being South 89 degrees 45 minutes 00 seconds West (assumed bearing) 885.56 feet from an existing iron pipe marking the Northeast corner of the West Half of the said Quarter Section; thence North 30 degrees 44 minutes 52 seconds West 22.87 feet to a point on the Southeasterly right-of-way line of State Road Numbered 32; thence North 59 degrees 15 minutes 08 seconds East along the said right-of-way line a distance of 50.00 feet; thence South 30 degrees 44 minutes 52 seconds East a distance of 210.00 feet; thence South 59 degrees 15 minutes 08 seconds West a distance of 360.46 feet; thence North 30 degrees 44 minutes 52 seconds West a distance of 210.00 feet to a point on the Southeasterly right-of-way line of said State Road; thence North 59 degrees 15 minutes 08 seconds East along the said Southeasterly right-of-way line a distance of 75.00 feet; thence South 30 degrees 44 minutes 52 seconds East a distance of 185.00 feet; thence North 59 degrees 15 minutes 08 seconds East a distance of 235.46 feet; thence North 30 degrees 44 minutes 52 seconds West a distance of 162.13 feet to the Point of Beginning. Being a part of the Southwest Quarter of the Northeast Quarter and containing 0.017 of an acre, more or less, and a part of the Northwest Quarter of the Southeast Quarter and containing 0.721 of an acre, more or less, and containing in all 0.738 of an acre, more or less, all in Section 22, Township 19 North, Range 6 East. Subject to legal rights-of-way. (PARCEL ID #48-10-22-400-005.000-031)

PARCEL II: Beginning at the Southeast corner of the West Half of the Northeast Quarter of Section 22, Township 19 North, Range 6 East and running thence South 89 degrees and 45 minutes West 920.60 feet along the South line of said West Half of the Northeast Quarter to the Southeasterly right-of-way line of State Road No. 32; thence North 59 degrees, 15 minutes, 08 seconds East 1,004.55 feet along said right-of-way line; thence South 69 degrees and 30 minutes East 44.7 feet along said right-of-way line; thence North 59 degrees, 15 minutes, 08 seconds East 17.8 feet to the East line of said West Half of the Northeast Quarter; thence South 00 degrees, 00 minutes, 00 seconds 503.35 feet to the Place of Beginning, containing 5.720 acres, more or less. Subject to legal rights-of-way.

PRELIMINARY TITLE

File No.: 26-23451

SCHEDULE A

(PARCEL ID #48-10-22-100-005.000-031)

TRACT II

A parcel of ground being in the Southeast Quarter of Section 18, Township 19 North, Range 7 East of the Second Principal Meridian, Stony Creek Township, Madison County, Indiana, being more particularly described as follows: COMMENCING at the Northeast corner of said Southeast Quarter; thence South 00 degrees 48 minutes 55 seconds West (assumed bearing) along the East line of said Southeast Quarter, a distance of 386.00 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 48 minutes 55 seconds West along said East line of said Southeast Quarter, a distance of 1292.80 feet; thence North 89 degrees 21 minutes 50 seconds West, a distance of 1324.50 feet; thence South 89 degrees 36 minutes 55 seconds West, a distance of 231.95 feet; thence North 76 degrees 16 minutes 35 seconds West, a distance of 88.20 feet; thence North 51 degrees 26 minutes 05 seconds West, a distance of 103.90 feet; thence North 29 degrees 45 minutes 35 seconds West, a distance of 63.50 feet; thence North 21 degrees 10 minutes 05 seconds West, a distance of 223.20 feet; thence North 24 degrees 02 minutes 29 seconds West, a distance of 228.50 feet; thence North 23 degrees 12 minutes 05 seconds West, a distance of 122.05 feet; thence North 39 degrees 51 minutes 05 seconds West, a distance of 93.15 feet; thence North 70 degrees 41 minutes 50 seconds West, a distance of 192.20 feet; thence North 68 degrees 15 minutes 05 seconds West, a distance of 419.60 feet; thence North 87 degrees 16 minutes 50 seconds West, a distance of 29.81 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 47 minutes 08 seconds East, a distance of 721.93 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 36 minutes 29 seconds East along the North line of said Southeast Quarter, a distance of 2392.12 feet; thence South 00 degrees 48 minutes 55 seconds West, a distance of 185.42 feet; thence South 86 degrees 52 minutes 01 seconds West, a distance of 484.00 feet; thence South 00 degrees 48 minutes 54 seconds West, a distance of 170.97 feet; thence South 89 degrees 37 minutes 09 seconds East, a distance of 741.96 feet to the POINT OF BEGINNING, said to contain 82.450 acres, more or less.

(Parcel ID #48-11-18-400-002.000-031)

TRACT III

The West half of the Southwest Quarter of Section 17, Township 19 North, Range 7 East, EXCEPT seventeen (17) acres of equal width off the entire North end.

(Parcel ID #48-11-17-300-003.000-031)

TRACT IV

Beginning at the southwest corner of the Southeast Quarter of Section 18, Township 19 North, Range 7 East, Madison County, State of Indiana, and running thence North 00 degrees, 02 minutes and 00 seconds West 1,932.3 feet along the west line of said Southeast Quarter, thence South 88 degrees, 05 minutes and 45 seconds East 30.1 feet, thence South 69 degrees and 04 minutes East 419.6 feet, thence South 71 degrees, 30 minutes and 45 seconds East 192.2 feet, thence South 40 degrees and 40 minutes East 93.15 feet, thence South 24 degrees and 01 minute East 122.05 feet, thence South 24 degrees, 51 minutes and 24 seconds East 228.5 feet, thence South 21 degrees and 59 minutes East 223.2 feet, thence South 30 degrees, 34 minutes and 30 seconds East 63.5 feet, thence South 52 degrees and 15 minutes East 103.9 feet, thence South 77 degrees, 05 minutes and 30 seconds East 88.2 feet, thence North 88 degrees and 48 minutes East 231.95 feet, thence South 00 degrees, 01 minute and 45 seconds West 986.7 feet to a MAG nail set marking the southeast corner of the Southwest Quarter of said Southeast Quarter, thence South 89 degrees, 49 minutes and 15 seconds West 1,325.0 feet to the place of beginning, said to contain 44.950 acres, more or less.

(Parcel ID #48-11-18-400-011.000-031)

TRACT V

Lot numbered 1 in the Final Plat Administrative Plat No. 2017-P-005 as per plat thereof recorded May 22, 2017, as [Instrument No. 2017R006847](#) in the Office of the Recorder of Madison County, Indiana.

(Parcel ID #48-11-18-400-013.000-031)

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

PRELIMINARY TITLE

File No.: 26-23451

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

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

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.

5. Personal Representative's Deed suitable for recording pursuant to authority vested by IC 29-2-1-6.

NOTE: Deed should recite that Ravi R. Talwar and Ravi Talwar are one and the same person and that Eleanor C. Talwar and Eleanor Talwar are one and the same person.

NOTE: The above required deed should contain language in which the Grantor attests to the fact that Eleanor Talwar was married continuously to Ravi Talwar from the date that they took title as husband and wife and as to the place and date of death of said deceased spouse.

6. There were no open mortgage liens found in the public record against the subject property.

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

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

PRELIMINARY TITLE

File No.: 26-23451

Part II, SCHEDULE B

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Taxes for the year 2025 Payable in 2026 and subsequent years, not yet due and payable.

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

Tract I - Parcel I - State ID No. 48-10-22-400-005.000-031 - Stony Creek Township (58.28A)

1st installment due May 10, 2026 \$1,220.00 - Paid

2nd installment due Nov. 10, 2026 \$1,220.00 - Unpaid

Assessed Valuations: 2025/2026

Land \$122,000.00

Improvements \$0.00

Exemption (None) \$0.00

Net Valuations \$122,000.00

Tract I - Parcel II - State ID No. 48-10-22-100-005.000-031 - Stony Creek Township (5.69A)

1st installment due May 10, 2026 \$109.00 - Paid

2nd installment due Nov. 10, 2026 \$109.00 - Unpaid

Assessed Valuations: 2025/2026

Land \$10,900.00

Improvements \$0.00

Exemption (None) \$0.00

Net Valuations \$0.00

Tract II - State ID No. 48-11-18-400-002.000-031 - Stony Creek Township (82.54A)

1st installment due May 10, 2026 \$1,831.00 - Paid

2nd installment due Nov. 10, 2026 \$1,831.00 - Unpaid

Assessed Valuations: 2025/2026

Land \$183,100.00

Improvements \$0.00

Exemption (None) \$0.00

Net Valuations \$183,100.00

PRELIMINARY TITLE

File No.: 26-23451

Part II, SCHEDULE B

Tract III - State ID No. 48-11-17-300-003.000-031 - Stoney Creek Township (63.0A)
1st installment due May 10, 2026 \$1,522.80 - Paid
2nd installment due Nov. 10, 2026 \$1,522.80 - Unpaid

Assessed Valuations: 2025/2026

Land \$153,500.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuations \$153,500.00

Tract IV - State ID No. 48-11-18-400-011.000-031 - Stony Creek Township (44.95A)
1st installment due May 10, 2026 \$1,043.00 - Paid
2nd installment due Nov. 10, 2026 \$1,043.00 - Unpaid

Assessed Valuations: 2025/2026

Land \$104,300.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuations \$104,300.00

Tract V - State ID No. 48-11-18-400-013.000-031 - Stony Creek Township (15.072A)
1st installment due May 10, 2026 \$346.00 - Paid
2nd installment due Nov. 10, 2026 \$346.00 - Unpaid

Assessed Valuations: 2025/2026

Land \$34,600.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuations \$34,600.00

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

8. Assessment for the Drain Maintenance for the Doc B Davis 65081 Ditch/Drain payable bi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2026 in the amount of \$82.95, principal (Tract II).
9. Assessment for the Drain Maintenance for the Doc B Davis 65081 Ditch/Drain payable bi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2026 in the amount of \$78.75, principal (Tract III).
10. Assessment for the Drain Maintenance for the Doc B Davis 65081 Ditch/Drain payable bi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2026 in the amount of \$12.50, principal (Tract IV).

Assessment for the Drain Maintenance for the JM Shaul 65020 Ditch/Drain payable bi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2026 in the amount of \$65.62, principal (Tract IV).

PRELIMINARY TITLE

File No.: 26-23451

Part II, SCHEDULE B

11. Assessment for the Drain Maintenance for the Doc B Davis 65081 Ditch/Drain payable bi-annually, until terminated or changed by order of the Drainage Board. Next installment due November 10, 2026 in the amount of \$18.84, principal (Tract V).
12. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
13. Subject to all legal highways and rights of way.
14. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A, if any. The Company does not insure the area, square footage, or acreage of the land.
15. Subject to parties in possession by virtue of unrecorded leases.
16. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
17. Easement and associated rights granted to Public Service Company of Indiana, Inc., in an instrument dated November 8, 1983 and recorded January 5, 1984 in [Book 615, page 409](#) in the Office of the Recorder of Madison County, Indiana (Tract I).
18. Easement and associated rights granted to Panhandle Eastern Pipe Line Company in an instrument dated September 23, 1955 and recorded November 9, 1955 in [Book 382, page 435](#) in the Office of the Recorder of Madison County, Indiana (Tracts II and IV).
19. Building lines and easements as evidenced in the recorded Plat of Administrative Plat No 2017-P-005 recorded May 22, 2017 [as \(instrument\) 2017R6847](#) in the Office of the Recorder of Madison County, Indiana (Tract V).

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

SEARCH AND LIMITATION OF LIABILITY

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

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

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

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

PRELIMINARY TITLE

File No.: 26-23451

Part II, SCHEDULE B

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

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

PRELIMINARY TITLE



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates (including insurance companies and insurance agents), from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of privacy policies and practices of Meridian Title Corporation.

We may collect nonpublic information about you from the following sources:

- Information we receive from you, such as on applications or other forms,
- information about your transaction that we secure from our files, from our affiliates or from third parties,
- information we receive from a consumer reporting agency and
- information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic information will be collected about you.

If you are concerned about the information we have collected, please write us.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

No response to this notice is required, but if you have questions, please write us:

Meridian Title Corporation
202 S. Michigan Street, Suite 701
South Bend, Indiana 46601

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