Quality Noble County

FARMLAND AUCTION



INFORMATION BOOK



77± acres

Held at Noble County Fairgrounds, Log Cabin - 580 N Fair St, Kendallville, IN 46755

Tuesday, December 1 • 6pm EST

Offered in 4 Tracts or Combinations

- 77± Acres of FSA Tillable Farmland
- Road Frontage Along State Road 3
- Farming Rights in 2028
- Excellent Potential Build Sites
- 2.5 Miles North of Kendallville
- Easy Road Access

In Cooperation With Hosler Realty, Inc.

ONLINE BIDDING AVAILABLE

SCHRADER Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

DISCLAIMER:

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

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

SELLER: Luanne Herendeen Crewse

SCHRADER
Real Estate and Auction Company, Inc.

SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts as a total 77± acres. There will be open bidding on each individual tract, as well as combination of tracts.

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

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

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

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

POSSESSION: Possession is at closing, subject to the 2026 Farming Rights.

FARMING RIGHTS: Buyer will have 2028 farming rights.

REAL ESTATE TAXES: Seller will be responsible for all 2026 real estate taxes due in 2027.

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

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

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

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

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

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

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 1, 2026

77± ACRES – NOBLE COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc., P.O. Box 508, Columbia City, IN, 46725, Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, November 24, 2026. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

Address_____

City/State/Zip _____

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

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name)_____

City, State, Zip: _____

Contact: _____ **Phone No:** _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

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

☐ **Other** _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

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

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

What states are you interested in?_____

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

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

Signature: _____ **Date:** _____

Online Auction Bidder Registration
77± Acres • Noble County, Indiana
Tuesday, December 1, 2026

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

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

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

1. My name and physical address is as follows:
   _____
   _____
   _____
   My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, December 1, 2026 at 6:00 PM (EST).

3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.

4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.

5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.

6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of $_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, November 24, 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

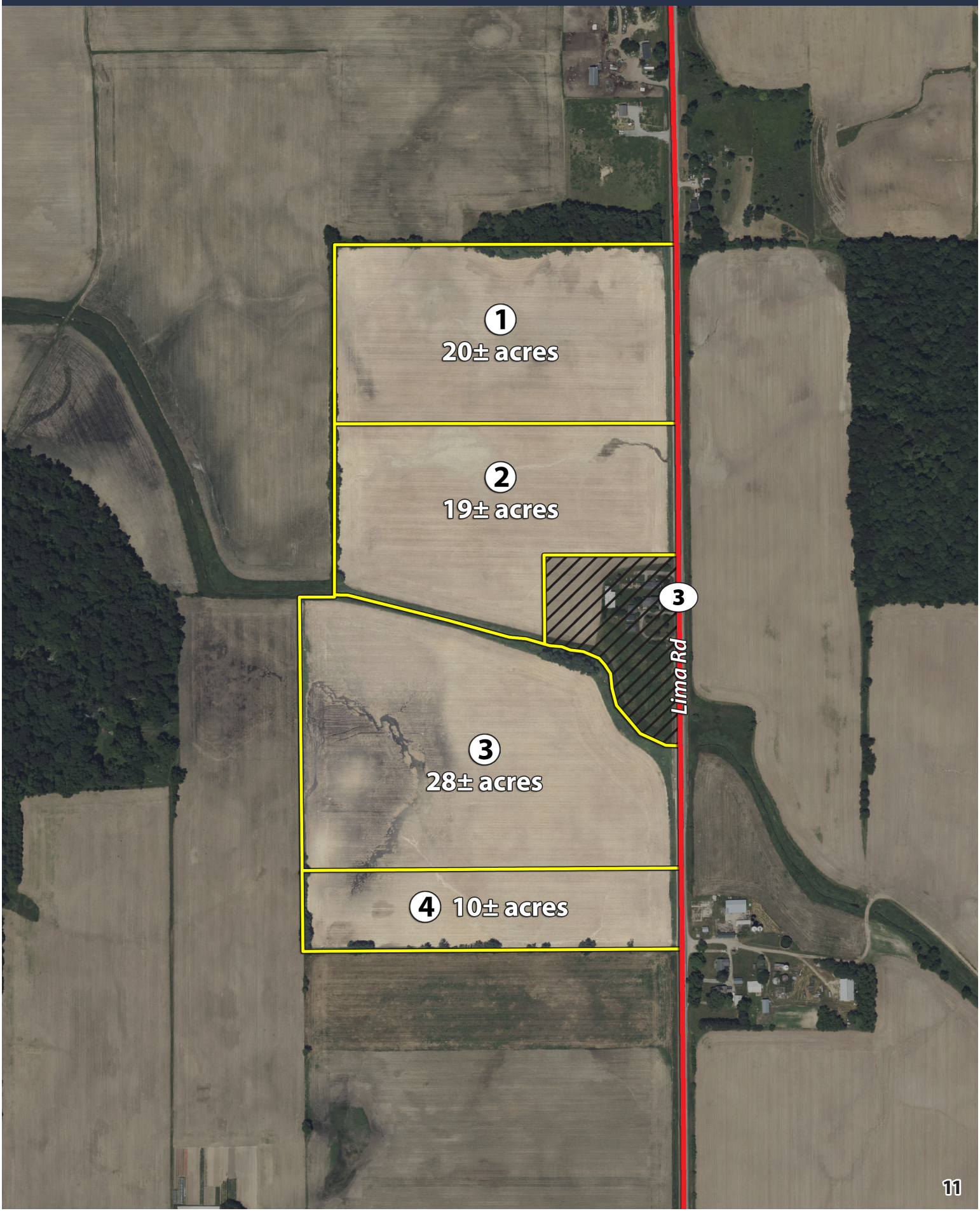
LOCATION MAP



Auction Location: Noble County Fairgrounds, Log Cabin - 580 N Fair St, Kendallville, IN 46755

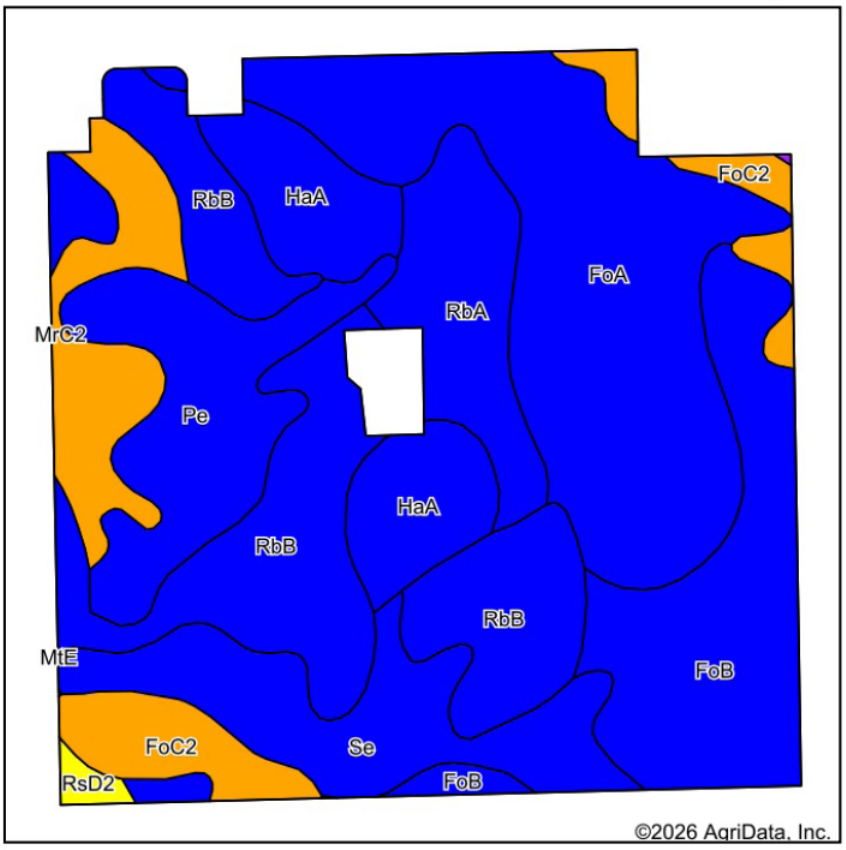
Property Location: Property is located along State Road 3 north of Kendallville, IN. You can take State Road 3 south out of South Milford for 3.25 miles past Cree Lake and the property is located on the west side of the road.

TRACT MAP

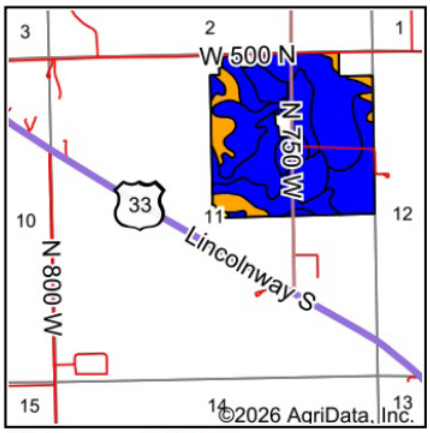


SOIL MAP

SOIL MAP - TRACTS 1-11



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Noble**
Location: **11-34N-8E**
Township: **Sparta**
Acres: **151.34**
Date: **9/23/2026**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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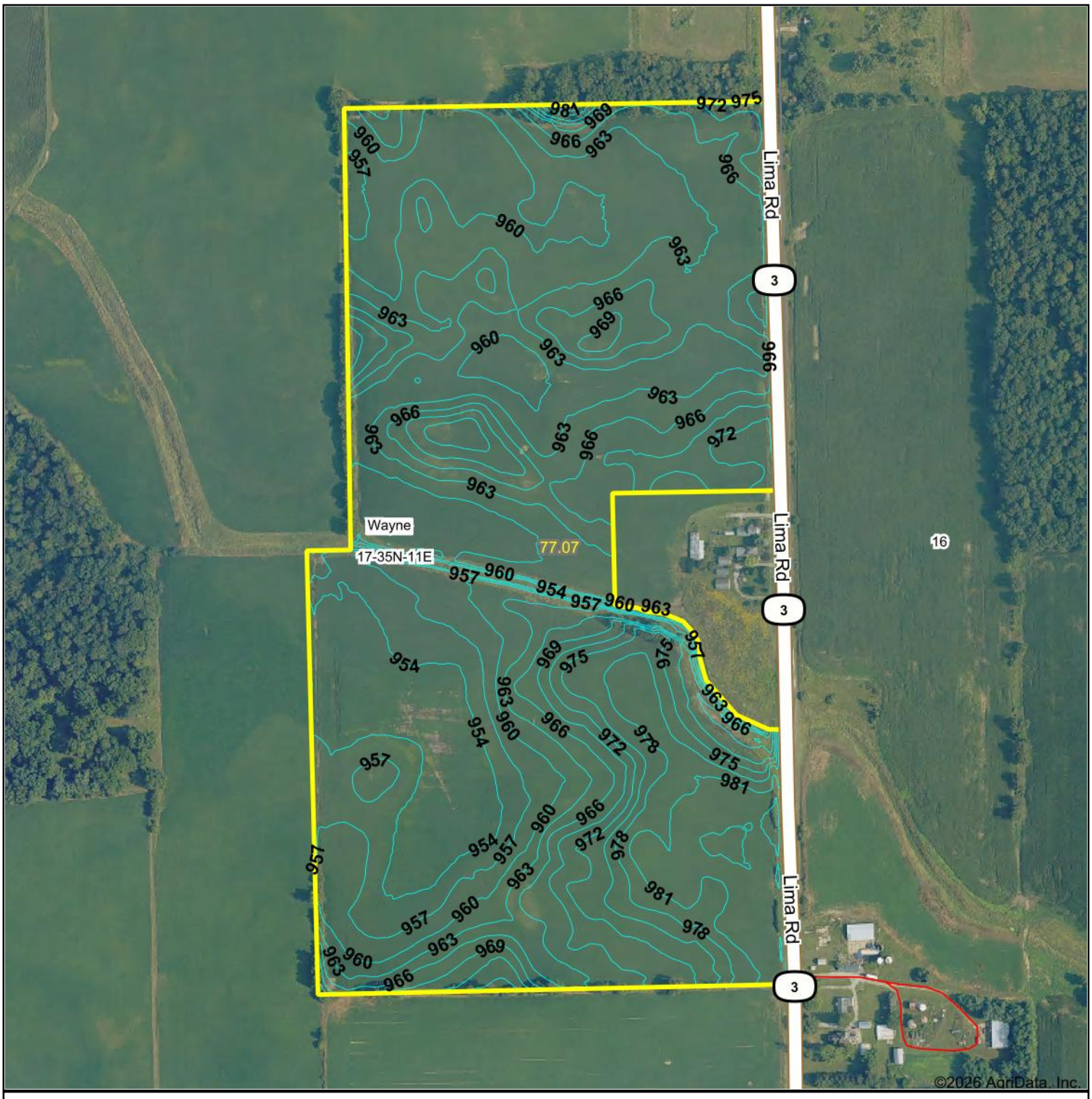
Area Symbol: IN113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfafa Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
FoA	Fox sandy loam, till plain, 0 to 2 percent slopes	34.66	23.0%		IIs	5	98	18	3	6		33	48
RbB	Rawson loam, 2 to 6 percent slopes	29.39	19.4%		IIe		143	20	5		10	50	65
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	20.29	13.4%		IIe	5	98	18	3	6		33	48
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	14.14	9.3%		IIw		157		5	11		47	64
Se	Sebewa loam, drained, 0 to 1 percent slopes	13.89	9.2%		IIw		133		4		9	37	65
HaA	Haskins loam, 0 to 3 percent slopes	11.87	7.8%		IIw		158		5	11		59	62
RbA	Rawson loam, 0 to 2 percent slopes	10.03	6.6%		IIs		135	19	5		9	48	61
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	8.44	5.6%		IIIe		118	16	4	8		41	53
FoC2	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes, eroded	7.86	5.2%		IIIe	4	89	14	3	6		29	43
RsD2	Riddles sandy loam, 12 to 18 percent slopes	0.77	0.5%		IVe		118		4	8		41	48
			Weighted Average		**2.12**	**2**	**123.4**	**13.3**	**4**	**4.9**	**3.4**	**41.3**	**56.3**

TOPOGRAPHY MAPS

TOPOGRAPHY CONTOURS MAP



SCHRADER
Real Estate and Auction Company, Inc.

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

Source:	USGS 1 meter dem
Interval(ft):	3.0
Min:	950.3
Max:	985.2
Range:	34.9
Average:	964.4
Standard Deviation:	7.87 ft

0ft 466ft 931ft

N W E S

10/1/2026

17-35N-11E
Noble County
Indiana

Boundary Center: 41° 29' 20.23, -85° 16' 22.27

FSA INFORMATION

FSA INFORMATION

INDIANA
NOBLE
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1938
Prepared : 10/21/26 3:22 PM CST
Crop Year : 2027

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.84	75.10	75.10	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	75.10	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	46.40	0.00	111	0
Soybeans	27.90	0.00	34	0
TOTAL	**74.30**	**0.00**		

NOTES

Tract Number : 1866

Description : K2/1B SEC 17, WAYNE TWP.
FSA Physical Location : INDIANA/NOBLE
ANSI Physical Location : INDIANA/NOBLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LUANNE HERENDEEN CREWSE
Other Producers : None
Recon ID : None

FSA INFORMATION

INDIANA
NOBLE
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1938
Prepared : 10/21/26 3:22 PM CST
Crop Year : 2027

Tract Land Data

Tract 1866 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.84	75.10	75.10	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	75.10	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	46.40	0.00	111
Soybeans	27.90	0.00	34
TOTAL	**74.30**	**0.00**	

NOTES

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

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

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

FSA INFORMATION

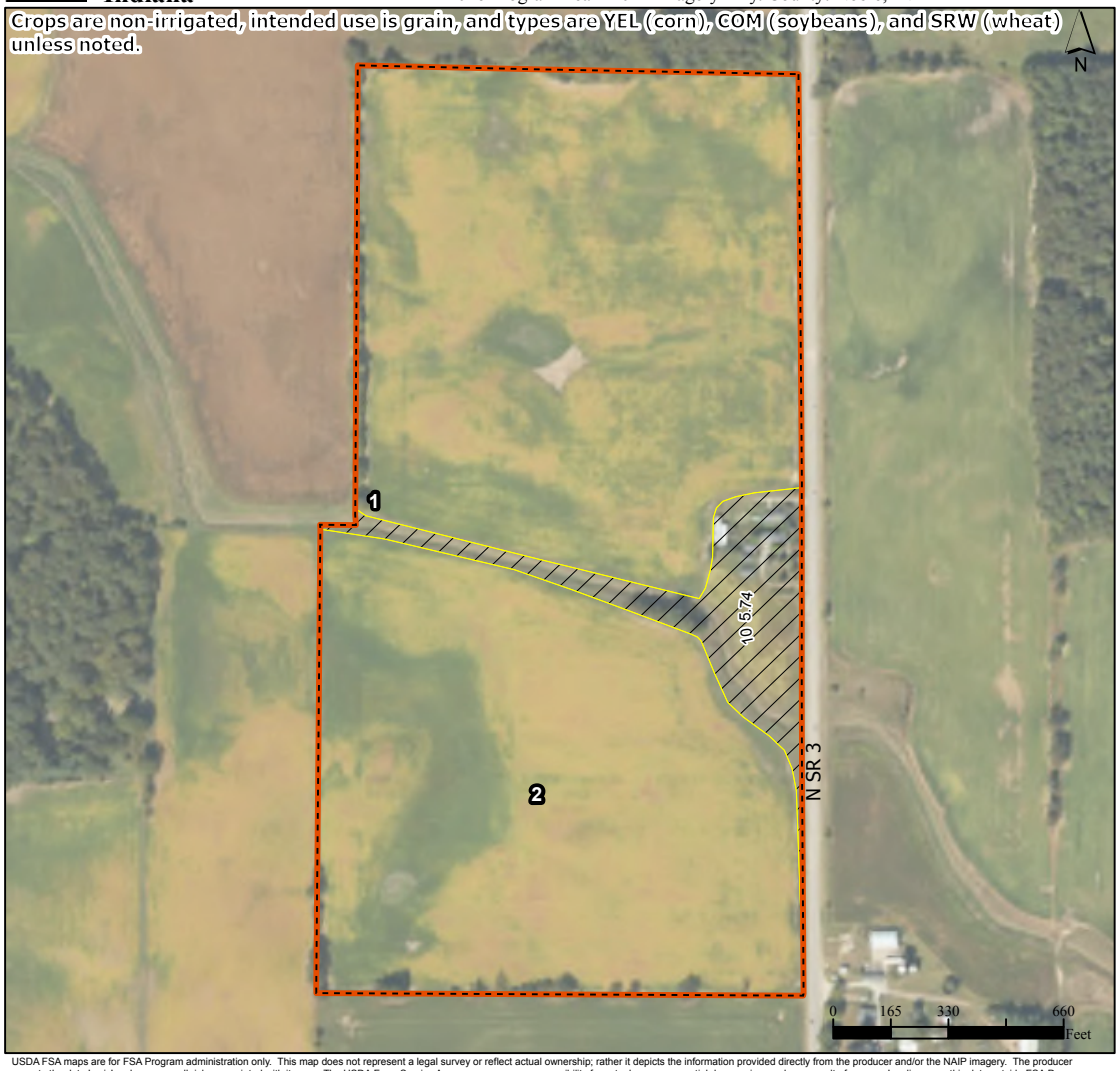
USDA Noble County Indiana

Farm **1938** Tract **1866**

Map Created 04/01/2026

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

CLU	Acres	HEL	Crop
1	39.7	HEL	
2	35.4	NHEL	



Tract Cropland Total: 75.10 acres

Tract Boundary
Noncropland
Cropland
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

County_Street_Centerlin

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

TAX INFORMATION

TAX INFORMATION

STATE FORM 53569 (R27 / 10-26)
APPROVED BY STATE BOARD OF ACCOUNTS 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 57-Noble

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR	
57-07-17-100-004.000-019	7250	2025 Payable 2026	**Late Payment Penalty:** 5% penalty after May 11, 2026, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after June 10, 2026
TAXING UNIT NAME	LEGAL DESCRIPTION		
Wayne Twp	Se1/4 Ne1/4 Ex 0.05 ac Sec 17 39.95 ac E Side N1/2 Se1/4 EX 3Ac Sec 17 41a (200-001)		
PROPERTY ADDRESS			
9519 N State Road 3, Kendallville IN 467			

SPRING AMOUNT DUE by May 11, 2026	**$0.00**

Crewse Luanne Herendeen
9505 N State Road 3
Kendallville IN 46755

Pay By Phone: 1- 260-908-9851
Pay Online at: payments.municipay.com/in_noble/search

Remit Payment and Make Check Payable to:
Noble County Treasurer
109 N York St
Albion IN 46701

0000007250 000000000000

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COUNTY: 57-Noble

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR	
57-07-17-100-004.000-019	7250	2025 Payable 2026	**Late Payment Penalty:** 5% penalty after November 10, 2026, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after December 10, 2026
TAXING UNIT NAME	LEGAL DESCRIPTION		
Wayne Twp	Se1/4 Ne1/4 Ex 0.05 ac Sec 17 39.95 ac E Side N1/2 Se1/4 EX 3Ac Sec 17 41a (200-001)		
PROPERTY ADDRESS			
9519 N State Road 3, Kendallville IN 467			

FALL AMOUNT DUE by November 10, 2026	**$1,508.94**

Crewse Luanne Herendeen
9505 N State Road 3
Kendallville IN 46755

Pay By Phone: 1- 260-908-9851
Pay Online at: payments.municipay.com/in_noble/search

Remit Payment and Make Check Payable to:
Noble County Treasurer
109 N York St
Albion IN 46701

0000007250 000000150894

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COUNTY: 57-Noble

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR	DUE DATES
57-07-17-100-004.000-019	7250	2025 Payable 2026	**SPRING - May 11, 2026**
TAXING UNIT NAME	LEGAL DESCRIPTION		**FALL - November 10, 2026**
Wayne Twp	Se1/4 Ne1/4 Ex 0.05 ac Sec 17 39.95 ac E Side N1/2 Se1/4 EX 3Ac Sec 17 41a (200-001)		

DATE OF STATEMENT: 10/20/2026

PROPERTY ADDRESS	
9519 N State Road 3, Kendallville IN 467	
PROPERTY TYPE: Real	TOWNSHIP: WAYNE TWP
ACRES: 80.9500	LIT 1% Rate: 16.049

Crewse Luanne Herendeen
9505 N State Road 3
Kendallville IN 46755

TOTAL DUE FOR 2025 PAY 2026: $1,508.94

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	$1,185.36	$1,185.36
Delinquent Tax	$0.00	$0.00
Delinquent Penalty	$0.00	$0.00
Other Assessment (OA)	$323.58	$323.58
Delinquent OA Tax	$0.00	$0.00
Delinquent OA Penalty	$0.00	$0.00
Fees	$0.00	$0.00
Adjustments	$0.00	$0.00
Amount Due	**$1,508.94**	**$1,508.94**
Payment Received	$1,508.94	$0.00
Balance Due	**$0.00**	**$1,508.94**

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Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (260)636-2658

TAX INFORMATION

Tax History

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

Columns

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	$1,185.36	$1,314.54	$1,176.02	$960.72	$1,550.16
+ Spring Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+ Spring Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fall Tax	$1,185.36	$1,314.54	$1,176.02	$960.72	$1,550.16
+ Fall Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fall Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq NTS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq NTS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq TS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq TS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+ Other Assess	$647.16	$647.16	$647.12	$647.12	$647.12
	618 Frey Gibson Oviatt - $647.16	618 Frey Gibson Oviatt - $647.16	618 Frey Gibson Oviatt - $647.12	618 Frey Gibson Oviatt - $647.12	618 Frey Gibson Oviatt - $647.12
+ Advert Fee	$0.00	$0.00	$0.00	$0.00	$0.00
+ Tax Sale Fee	$0.00	$0.00	$0.00	$0.00	$0.00
+ NSF Fee	$0.00	$0.00	$0.00	$0.00	$0.00
PTRC	$0.00	$0.00	$0.00	$0.00	$0.00
HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
LIT Credits	$0.00	$0.00	$0.00	$0.00	$0.00
Circuit Breaker	$0.00	$0.00	$0.00	$0.00	$0.00
Over 65 CB	$0.00	$0.00	$0.00	$0.00	$0.00
= Charges	**$3,017.88**	**$3,276.24**	**$2,999.16**	**$2,568.56**	**$3,747.44**
- Surplus Transfer	$0.00	$0.00	$0.00	$0.00	$0.00
- Credits	($1,508.94)	($3,276.24)	($2,999.16)	($2,568.56)	($3,747.44)
= Total Due	**$1,508.94**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

PRELIMINARY TITLE

PRELIMINARY TITLE

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TITLE CORPORATION
YOUR PEACE OF MIND

October 8, 2026

Property Address:	**Vacant Land , IN**
County:	Noble
File Number:	26-24884
Listing Agent:	Daniel Days, 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 Fort Wayne
5375 East Dupont Road, Ste. 102
Fort Wayne, IN 46825
260.490.1100
260. 490.1130 FAX
fortwayneoffice@meridiantitle.com

File No.: 26-24884	Effective Date: September 22, 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:

Luanne Herendeen Crewse

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

SEE ATTACHED EXHIBIT "A"

EXHIBIT A

The Southeast Quarter of the Northeast Quarter; Also, the Northeast Quarter of the Southeast Quarter all in Section 17 in Township 35 North, Range 11 East. Also the following real estate, to-wit: Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Said Section 17 in said Township 35 North, Range 11 East and running thence South to the center of said Quarter section; thence West eight rods; thence North on a line parallel with the East line to the North line of said Quarter Section; thence East eight rods to the place of beginning.

LESS AND EXCEPT:
Lot Numbered One (1) in Luanne Crewse Addition, an addition to Noble County, Indiana, according to the plat thereof, recorded as Instrument No. 211200322 in the Office of the Recorder of Noble County, Indiana.

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.

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. Warranty Deed suitable for recording.
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.

File No.: 26-24884 **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:

   Key No. 7250 - Wayne Township (80.95A)
   State ID No. 57-07-17-100-004.000-019
   1st installment due May 10, 2026 $1,185.36 - Paid
   2nd installment due Nov. 10, 2026 $1,185.36 - Unpaid

   Assessed Valuations: 2025/2026

   Land $180,200.00
   Improvements $140,200.00
   Exemptions:
   Standard Homestead $48,000.00
   Supplemental Homestead $48,600.00
   Homestead exemptions to be removed for future years.

   Net Valuations $223,800.00

   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 618 Frey Gibson Oviatt 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 $323.58, principal (Key No 7250).

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

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

11. 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.

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

Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)

13. 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.

14. Right of Way granted to the State of Indiana in an instrument dated February 13, 1954 and recorded May 4, 1954 in Book 130, page 649 in the Office of the Recorder of Noble County, Indiana.

15. Oil and Gas Lease granted to Black and Black Oil Company dated December 30, 1964 and recorded December 30, 1964 in Book 45, page 320 in the Office of the Recorder of Noble County, Indiana.

16. Note: Affidavit and Request to Cancel Oil and Gas Lease dated July 10, 2003 and recorded July 21, 2003 as Instrument No. 030700808, recorder request does not appear to have been granted.

17. Oil and Gas Lease granted to Blue Water Land Services, Inc. dated February 14, 1998 and recorded March 20, 1998 in Instrument No. 980300649 in the Office of the Recorder of Noble County, Indiana.

18. Note: Affidavit and Request to Cancel Oil and Gas Lease dated July 10, 2003 and recorded July 21, 2003 as Instrument No. 030700809, recorder request does not appear to have been granted.

19. Request for variance by and between Luanne Herendeen Crewse and the Noble County Drainage Board, dated August 10, 1999, recorded August 16, 1999, as Instrument No. 990800511, in the Office of the Recorder of Noble County, Indiana.

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

SEARCH AND LIMITATION OF LIABILITY

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

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

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

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

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

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

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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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