Allen County, Indiana

Land Auction

Held at Harlan Christian Community Center Tuesday, December 1 • 6pm

- Productive Tillable Land
- Excellent Soils
- Potential Building Sites

66± acres Offered in 3 Tracts



INFORMATION BOOK



SCHRADER REAL ESTATE & AUCTION of Fort Wayne

ONLINE BIDDING AVAILABLE

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
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.

SELLERS: Schlatter Farms LLC

SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC
7009 N River Rd, Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
www.SchraderFortWayne.com • www.SchraderAuction.com

TERMS & CONDITIONS

PROCEDURE: The property will be offered in THREE (3) individual tracts, any combination of tracts & as a total 66± acres. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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 Sellers' acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before January 7th, 2027.

POSSESSION: Buyer will receive possession at closing subject to the crop rights for the 2026 crops harvest.

REAL ESTATE TAXES: Real estate taxes for 2026 due in 2027 will be paid by the seller.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing. **PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed 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.

TRACT MAP(S) & ACREAGE: All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

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

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & 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.**

BOOKLET INDEX

- REGISTRATION FORMS PAGE 4
- LOCATION & TRACT MAPS PAGE 9
- SOILS & TOPOGRAPHY MAP PAGE 13
- SURVEY PAGE 17
- FSA INFORMATION MAP PAGE 19
- TAX INFORMATION PAGE 25
- PRELIMINARY TITLE PAGE 33
- PHOTOS PAGE 45



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 1, 2026

66± ACRES – ALLEN 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
66± Acres • Allen 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.

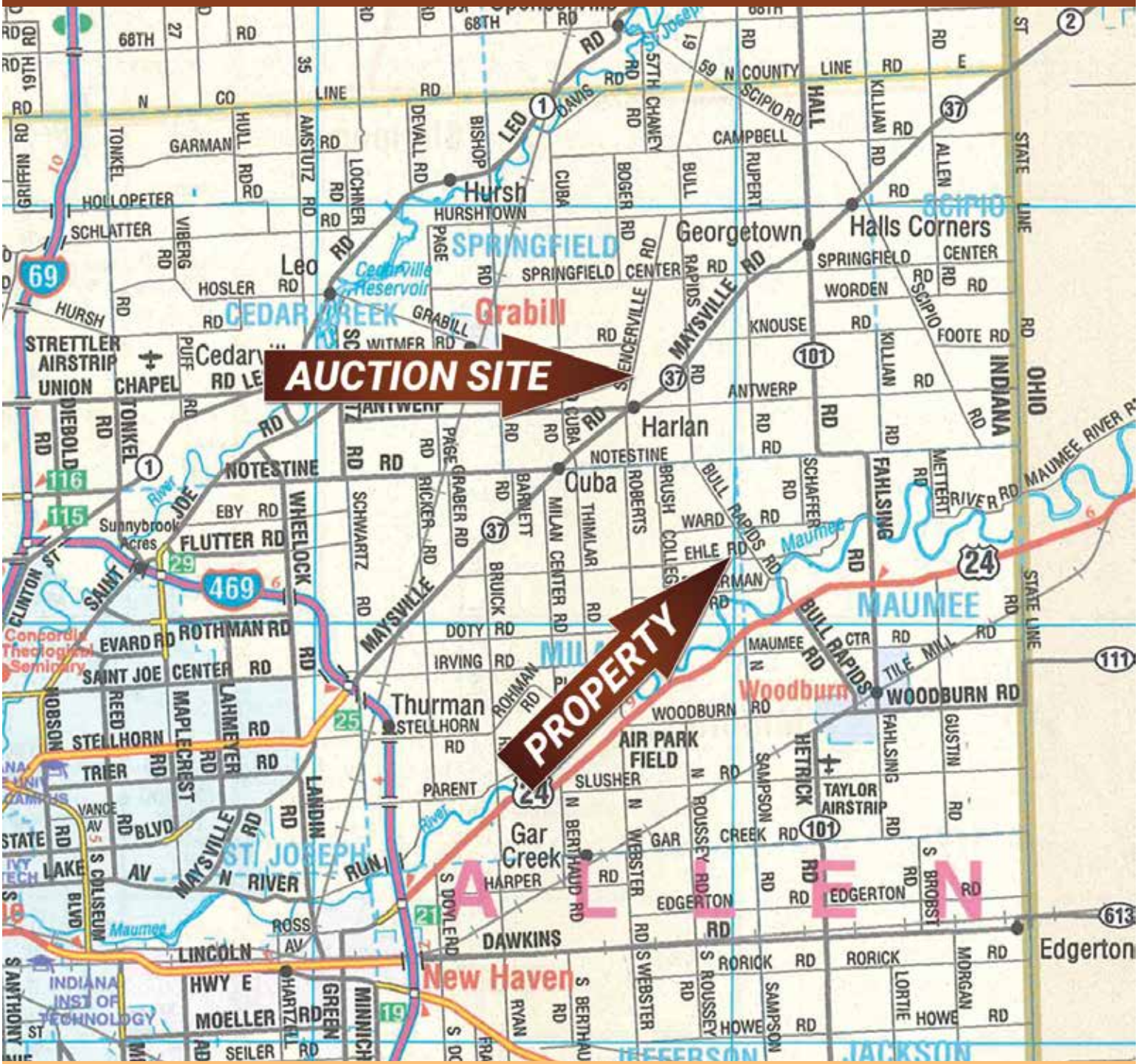
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



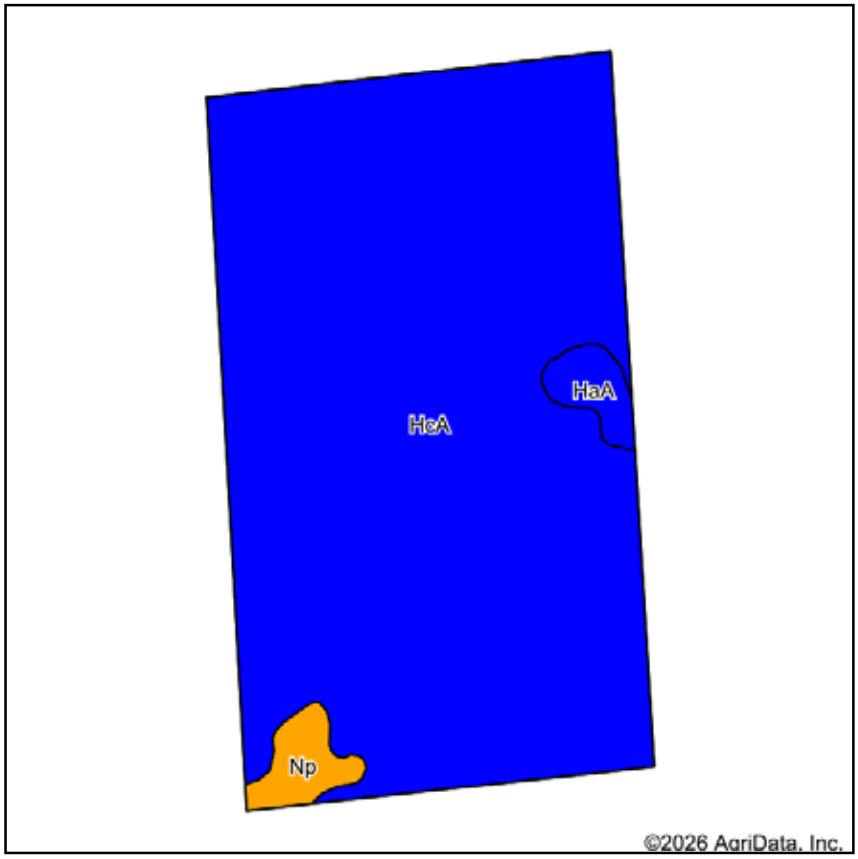
Auction Location: Harlan Christian Community Center, 12616 Spencerville, Harlan, IN 46743
Farm Location (Milan Township, Allen County): 19301 Ehle Rd, Woodburn, IN 46797

TRACT MAP



SOILS & TOPOGRAPHY MAPS

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Allen**
Location: **12-31N-14E**
Township: **Milan**
Acres: **66.26**
Date: **9/4/2026**

SCHRADER Real Estate and Auction Company, Inc.

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

N W E S

Area Symbol: IN003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	63.38	95.6%		IIw	167		5			52	72
Np	Nappanee silty clay loam	1.58	2.4%		IIIw	126	17	5		8	41	57
HaA	Haskins loam, 0 to 3 percent slopes	1.30	2.0%		IIw	158		5	11		59	62
			Weighted Average		**2.02**	**165.8**	**0.4**	**5**	**0.2**	**0.2**	**51.9**	**71.4**

Soils data provided by USDA and NRCS.

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: 748.6
Max: 752.9
Range: 4.3
Average: 751.0
Standard Deviation: 0.69 ft

0ft 423ft 846ft

N W E S

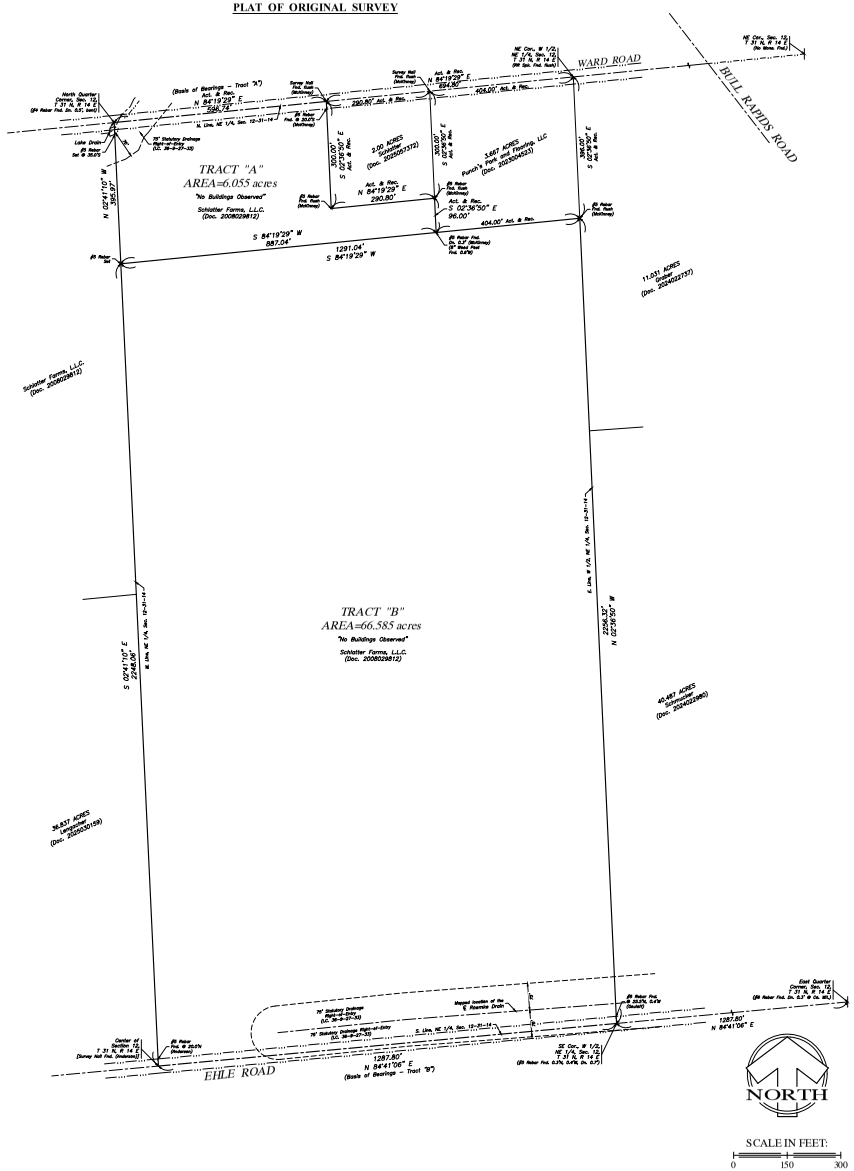
9/4/2026

12-31N-14E
Allen County
Indiana

Boundary Center: 41° 9' 49.37, -84° 53' 44.19

SURVEY

PLAT OF ORIGINAL SURVEY



NEW ORIGINAL DESCRIPTIONS:

TRACT "A": (part of a tract described in Document Number 2008029812)

Part of the West Half of the Northeast Quarter of Section 12, Township 31 North, Range 14 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 158-121, dated October 27, 2026, and being more particularly described as follows, to-wit:

Beginning at the North Quarter corner of said Section 12, being marked by a #4 rebar; thence North 84 degrees 19 minutes 29 seconds East (deed & GPS grid bearing and basis of all bearings in this description), on and along the North line of said Northeast Quarter, being within the right-of-way of Ward Road, a distance of 596.74 feet to a survey nail at the Northwest corner of a 2.00 acre tract of real estate described in a deed to Kenneth Schlatter and Cherie Schlatter in Document Number 2025057372 in the Office of the Recorder of Allen County, Indiana; thence South 02 degrees 36 minutes 50 seconds East, on and along the West line of said 2.00 acre tract, a distance of 300.00 feet to a #5 rebar at the Southwest corner thereof; thence North 84 degrees 19 minutes 29 seconds East, on and along the South line of said 2.00 acre tract, a distance of 290.80 feet to a #5 rebar at the Southeast corner thereof, being a point on the West line of a 3.667 acre tract of real estate described in a deed to Punch's Pork and Flooring, LLC., in Document Number 2023004523 in the Office of said Recorder; thence South 02 degrees 36 minutes 50 seconds East, on and along said West line, a distance of 96.00 feet to a #5 rebar at the Southwest corner thereof; thence South 84 degrees 19 minutes 29 seconds West and parallel with the North line of said Northeast Quarter, a distance of 887.04 feet to a #5 rebar on the West line of said Northeast Quarter; thence North 02 degrees 41 minutes 10 seconds West, on and along said West line, a distance of 39597 feet to the point of beginning, containing 6.055 acres of land, subject to legal right-of-way for Ward Road, and subject to all easements of record.

TRACT "B": (part of a tract described in Document Number 2008029812)

Part of the West Half of the Northeast Quarter of Section 12, Township 31 North, Range 14 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 158-121, dated October 27, 2026, and being more particularly described as follows, to-wit:

Beginning at the Center of said Section 12, being marked by a survey nail; thence North 84 degrees 41 minutes 06 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Northeast Quarter, being within the right-of-way of Ehle Road, a distance of 1287.80 feet to the Southeast corner of the West Half of said Northeast Quarter; thence North 02 degrees 36 minutes 50 seconds West, on and along the East line of the West Half of said Northeast Quarter, a distance of 2256.32 feet to a #5 rebar at the Southeast corner of a 3.667 acre tract of real estate described in a deed to Punch's Pork and Flooring, LLC, in Document Number 2023004523 in the Office of the Recorder of Allen County, Indiana; thence South 84 degrees 19 minutes 29 seconds West, on and along the South line of said 3.667 acre tract, and its Westerly projection, being parallel with the North line of said Northeast Quarter, a distance of 1291.04 feet to a #5 rebar on the West line of said Northeast Quarter; thence South 02 degrees 41 minutes 10 seconds East, on and along said West line, a distance of 2248.06 feet to the point of beginning, containing 66.585 acres of land, subject to legal right-of-way for Ehle Road, and subject to all easements of record.

Last Deed of Record: Doc. 2008029812
Last Date of Fieldwork: October 9, 2026

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Numbered 18003C 0220H, effective October 2, 2013.

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Indiana Professional Land Surveyor Date: 10/27/2026

JOSEPH R. HERENDEEN
LICENSED
NO. 20900190
STATE OF INDIANA
LAND SURVEYOR

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: Ward Road & Ehle Road, Woodburn, IN 46797

This survey is intended to retrace the remainder of the record boundaries of a tract of real estate described in a Warranty Deed from Kenneth W. Schlatter and Rosella L. Schlatter to Schlatter Farms, L.L.C., dated June 13, 2008, and recorded in Document Number 2008029812 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
- -The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
- -Allen County Surveyor's Section Corner Records.
- -A survey of the north adjoining tracts by McKinney Land Surveying, LLC, Document Number 2023004523.
- -A survey of an East adjoining tract by Abenmarche-Donovan, Document Number 2024022980.

(A) AVAILABILITY OF REFERENCE MONUMENTS:
The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:

- -The North Quarter corner of Section 12.....Deed-called #4 rebar found bent.
- -The Northeast corner of Section 12.....No monument evidence found.
- -The NE Cor., W 1/2, NE 1/4 of Section 12.....Deed-called railroad spike found.
- -The Center of Section 12.....Deed-called survey nail found with Anderson tag.
- -The East Quarter corner of Section 12.....County Witnessed #6 rebar found.

Due to no monument evidence being available at the Northeast corner of Section 12, the North line of the Northeast Quarter was established during this survey between the North Quarter corner and the Northeast corner of the West Half of the Northeast Quarter of Section 12. The descriptions of the East adjoining tract disagree with this location and instead of holding said railroad spike, a survey nail at the intersection of said North line and the centerline of Bull Rapids Road was used, resulting in an ambiguity of 0.8 feet in the North-South direction. The South and West lines of the Northeast Quarter were established using the above-referenced corners. The East line of the West Half of the Northeast Quarter was established between the above-reference railroad spike at the Northeast corner of the West Half of the Northeast Quarter and the midpoint of the South line of said Northeast Quarter. Uncertainties due to variances between all found monuments and record distances were determined to be 0.8 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. There are no observable uncertainties in occupation and/or possession lines.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoiners' descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY:

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Rural Survey (0.26 feet plus 200 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:

1. The most Northerly line of Tract "A" was established on and along the North line of the Northeast Quarter.
2. The West line of Tracts "A" and "B" was established on and along the West line of the Northeast Quarter.
3. The South line of Tract "B" was established on and along the South line of the Northeast Quarter.
4. The East line of Tract "B" was established on and along the East line of the West Half of the Northeast Quarter.
5. The lines of the 2.00 acre Schlatter tract and 3.667 acre Punch's Pork and Flooring tract were all established using record geometry, conforming with found original monuments.
6. The line dividing Tracts "A" and "B" was established on and along the Westerly projection of the South line of said 3.667 acre tract, at the direction of the client.

(F) NOTES:
1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review.
3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the theoretical uncertainty stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey, and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

IAC 865 Survey and Surveyor's Report
of
Part of the West Half of the Northeast Quarter of Section 12, Township 31 North, Range 14 East, Allen County, Indiana.

Revisions:

For: Schlatter Farms, L.L.C.

By:
Sauer Land Surveying, Inc.
7203 ENGLE ROAD
FORT WAYNE, IN 46804
TEL: 260/469-3300 / FAX: 260/469-3301

Drawn By: JRH
Checked By: KP/TN
Scale: 1" = 150'
Job No. 158-121
Date: October 27, 2026

FSA INFORMATION

FSA INFORMATION

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

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11330
Prepared : 10/21/26 7:26 AM CST
Crop Year : 2027

Operator Name : SCHLATTER FARMS LLC
CRP Contract Number(s) : None
Recon ID : 18-003-2016-201
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
113.72	108.45	108.45	0.00	0.00	0.00	0.00	0.0	Active	2

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	108.45	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	13.00	0.00	53	
Corn	46.50	0.00	111	
Soybeans	48.83	0.00	33	
TOTAL	**108.33**	**0.00**		

NOTES

Tract Number : **3595**

Description : M5/2A MILAN TWP SEC 12 S SIDE OF WARD ROAD
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
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 : SCHLATTER FARMS LLC
Other Producers : None
Recon ID : None

FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11330
Prepared : 10/21/26 7:26 AM CST
Crop Year : 2027

Tract Land Data

Tract 3595 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
112.39	107.23	107.23	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	107.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.90	0.00	53
Corn	46.00	0.00	111
Soybeans	48.33	0.00	33
TOTAL	**107.23**	**0.00**	

NOTES

Tract Number : 13761

Description : MR/1A SPRINGFLD T SEC 33 N SIDE OF NOTESTINE RD
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
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 : SCHLATTER FARMS LLC, XXXXXXXXXXXX
Other Producers : None
Recon ID : 18-003-2010-226

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1.33	1.22	1.22	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	1.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.10	0.00	53
Corn	0.50	0.00	111

FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11330
Prepared : 10/21/26 7:26 AM CST
Crop Year : 2027

Tract 13761 Continued ...

Soybeans	0.50	0.00	33
TOTAL	**1.10**	**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

GEAR MAP | Farm **11330** | Tract **3595** | PY **2027** Allen County, Indiana



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2027 Program Year

Phy Cnty: Allen

0 500 1000 Ft

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

Map Created October 21, 2026

TAX INFORMATION

02-09-12-200-001.000-054 | **SCHLATTER FARMS LLC** | **19301 EHLE RD** | **100, Vacant Land** | **AG/RURAL RES HOMESIT** 1/2

General Information

Parcel Number
02-09-12-200-001.000-054

Local Parcel Number
22-0012-0020

Tax ID:

Routing Number
- - -

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Allen

Township
MILAN TOWNSHIP

District 054 (Local 022)
054 MILAN (22)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 541005-054
AG/RURAL RES HOMESITES 01 (

Section/Plat
0123114

Location Address (1)
19301 EHLE RD
WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level, High	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Unpaved	☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 7, 2026
Review Group 2022

Ownership

SCHLATTER FARMS LLC
8228 BULL RAPIDS RD
WOODBURN, IN 46797-9786

Legal

W 1/2 Ne 1/4 Ex N 300 Of W 300 Ft Of E 1/2 Sec 12 & Ex trs

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/07/1999	SCHLATTER FARMS	0	WD	99/4888		I
01/01/1900	SCHLATTER KENNET		WD	/		I

Notes

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	Misc	AA	AA	AA
01/13/2026	As Of Date	03/30/2026	05/29/2025	03/28/2025	03/22/2024	04/07/2023
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	☑	☑	☐	☑	☐
$165,000	**Land**	**$165,000**	**$163,800**	**$184,600**	**$176,200**	**$147,400**
$0	Land Res (1)	$0	$0	$0	$0	$0
$165,000	Land Non Res (2)	$165,000	$163,800	$184,600	$176,200	$147,400
$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
$165,000	**Total**	**$165,000**	**$163,800**	**$184,600**	**$176,200**	**$147,400**
$0	Total Res (1)	$0	$0	$0	$0	$0
$165,000	Total Non Res (2)	$165,000	$163,800	$184,600	$176,200	$147,400
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 120', CI 120' 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	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	HAA	0	1.347	1.06	$2,120	$2,247	$3,027	0%	1.0000	0.00	100.00	0.00	$3,030
4	A	HS	0	70.447	1.06	$2,120	$2,247	$158,294	0%	1.0000	0.00	100.00	0.00	$158,290
4	A	NP	0	2.066	0.85	$2,120	$1,802	$3,723	0%	1.0000	0.00	100.00	0.00	$3,720
81	A		0	.12	1.00	$2,120	$2,120	$254	-100%	1.0000	0.00	100.00	0.00	$00
82	A		0	0.346	1.00	$2,120	$2,120	$734	-100%	1.0000	0.00	100.00	0.00	$00

Data Source N/A **Collector** 04/04/2022 mxreaa **Appraiser** 04/04/2022 mxreaa

Land Computations

Calculated Acreage	74.33
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	74.33
81 Legal Drain NV	0.12
82 Public Roads NV	0.35
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	73.86
Farmland Value	$165,040
Measured Acreage	73.86
Avg Farmland Value/Acre	2234
Value of Farmland	$165,000
Classified Total	$0
Farm / Classifed Value	$165,000
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$165,000
CAP 3 Value	$0
Total Value	**$165,000**

TAX INFORMATION

LowTaxInfo

Allen County

19301 Ehle Rd

Woodburn, IN 46797

Schlatter Farms LLC
10335 Bull Rapids Rd
Woodburn, IN 46797



Spring Due by 05/11/2026: $0.00

Fall Due by 11/10/2026: $1,359.61

$1,359.61
Total Due



Allen County

Powered by Esri

Property Information

Tax Year/Pay Year
2025 / 2026

Property Type
Real

Parcel Number
02-09-12-200-001.000-054

Tax Unit / Description
54 - Milan

Duplicate Number
1881751

Property Class
AGRICULTURAL - VACANT LAND

TAX INFORMATION

Mortgage Company
Automatic Debit (AD)

Mtg Company Last Changed
09/11/2026

TIF
None

Homestead Credit Filed?
No

Over 65 Circuit Breaker?
No

Legal Description
Note: Not to be used on legal documents
W 1/2 Ne 1/4 Ex N 300 Of W 300 Ft Of E 1/2 Sec 12 & Ex trs

Section-Township-Range
0012, 0031, 14

Parcel Acres
74.326

Lot Number
No Info

Block/Subdivision
No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	$1,347.06	$0.00	$1,347.06
Spring Penalty:	$0.00	$0.00	$0.00
Spring Annual:	$0.00	$0.00	$0.00
Fall Tax:	$1,347.06	$0.00	$1,347.06
Fall Penalty:	$0.00	$0.00	$0.00
Fall Annual:	$0.00	$0.00	$0.00
Delq NTS Tax:	$0.00	$0.00	$0.00
Delq NTS Pen:	$0.00	$0.00	$0.00
Delq TS Tax:	$0.00	$0.00	$0.00
Delq TS Pen:	$0.00	$0.00	$0.00
Other Assess:	$25.10	$0.00	$25.10
Late Fine:	$0.00	$0.00	$0.00
Late Penalty:	$0.00	$0.00	$0.00
Demand Fee:	$0.00	$0.00	$0.00
Jdg Tax/Pen/Int:	$0.00	$0.00	$0.00
Judgement Fee:	$0.00	$0.00	$0.00
Advert Fee:	$0.00	$0.00	$0.00
Tax Sale Fee:	$0.00	$0.00	$0.00
NSF Fee:	$0.00	$0.00	$0.00
Certified to Court:	$0.00	$0.00	$0.00

TAX INFORMATION

	Tax Bill	Adjustments	Balance
LIT Credits:	$180.24	$0.00	$180.24
PTRC:	$0.00	$0.00	$0.00
HMST Credit:	$0.00	$0.00	$0.00
Circuit Breaker Credit:	$0.00	$0.00	$0.00
Over 65 CB Credit:	$0.00	$0.00	$0.00
Tax and Penalty:			$2,694.12
Other Assess (+):			$25.10
Fees (+):			$0.00
Cert to Court (-):			$0.00
Subtotal:			$2,719.22
Receipts:			$1,359.61
Total Due:			$1,359.61
Surplus Transfer:			$0.00
Account Balance:			$1,359.61

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2026	05/12/2026	S	$1,359.61	Lock Box Payment 5/11/2026 Check Nbr 561521	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2026	$1,359.61	$1,359.61	$0.00	$2,719.22	$1,359.61
2025	$1,525.33	$1,525.33	$0.00	$3,050.66	$3,050.66
2024	$1,355.54	$1,355.54	$67.77	$2,778.85	$2,778.85
2023	$2,591.18	$2,591.18	$0.00	$5,182.36	$5,182.36
2022	$2,584.28	$2,584.28	$0.00	$5,168.56	$5,168.56
2021	$2,137.50	$2,137.50	$0.00	$4,275.00	$4,275.00
2020	$2,522.83	$2,522.83	$0.00	$5,045.66	$5,045.66
2019	$2,667.17	$2,667.17	$0.00	$5,334.34	$5,334.34
2018	$3,067.47	$3,067.47	$0.00	$6,134.94	$6,134.94
2017	$3,132.93	$3,132.93	$0.00	$6,265.86	$6,265.86

TAX INFORMATION

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2016	$3,211.41	$3,211.41	$0.00	$6,422.82	$6,422.82
2015	$3,395.84	$3,395.84	$0.00	$6,791.68	$6,791.68
2014	$3,348.10	$3,348.10	$4,177.37	$10,873.57	$10,873.57
2013	$3,978.45	$3,978.45	$397.84	$8,354.74	$4,177.37
2012	$4,157.73	$4,157.73	$0.00	$8,315.46	$8,315.46
2011	$3,937.88	$3,937.88	$0.00	$7,875.76	$7,875.76

Tax Overview

Current Tax Summary

Tax Summary Item	2025	2026
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	$0	$0
1b. Gross assessed value of all other residential property	$176,200	$163,800
1c. Gross assessed value of all other property	$0	$0
2. Equals total gross assessed value of property	$176,200	$163,800
2a. Minus deductions	$0	($9,828)
3. Equals subtotal of net assessed value of property	$176,200	$153,972
3a. Multiplied by your local tax rate	1.8604	1.8668
4. Equals gross tax liability	$3,278.02	$2,874.36
4a. Minus local property tax credits	($227.36)	($180.24)
4b. Minus savings due to property tax cap	$0.00	$0.00
4c. Minus savings due to Over 65 Credit	$0.00	$0.00
4d. Minus savings due to Blind/Disabled Credit	$0.00	$0.00
4e. Minus savings due to Supplemental Homestead Credit	$0.00	$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit	$0.00	$0.00
4g. Minus savings due to County Option Homestead Relief Credit	$0.00	$0.00
5. Total property tax liability	$3,050.66	$2,694.12

Assessed Values as of 05/29/2025

Land Value	$163,800
Improvements	$0

Exemptions / Deductions

TAX INFORMATION

Description	Amount
2% Deduction	$9,828.00
Count: 1	$9,828.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
1008100 Black Creek Drain	$25.10	$0.00	$25.10
0901900 - Lake Drain	$0.00	$0.00	$0.00

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
Split (Original)	06/26/2023	06/15/2023	2025	02-09-12-200-001.001-054	No Info	No Info	2023024371

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Schlatter Kenneth W & Rosella L	06/17/2008		2008029812		
Schlatter Farms Llc	10/13/2004	00004-6826			
Schlatter Kenneth W 50.5% &	06/07/1999	00099-4888			
Schlatter Stephen R Und 49.5%	06/23/1993	093-4149			
Ft Wayne Natl Bank & Schlatter	02/02/1982	0p8254			
Fort Wayne National Bank	02/02/1982	0p8253			
Prior To Tax System	06/04/1976	0j3268			

Copyright © 2026 Low Associates, Inc.

Last Updated October 29, 2026

PRELIMINARY TITLE

PRELIMINARY TITLE

ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Metropolitan Title of Indiana, LLC
Issuing Office: 9604 Coldwater Road, Suite 105, Fort Wayne, IN 46825
Issuing Office File Number: 4035-291162
Property Address: 19301 Ehle Rd., Woodburn, IN 46797
Revision Number:

METROPOLITAN TITLE

SCHEDULE A

1. Commitment Date: September 09, 2026 at 8:00 a.m.

2. Policy to be issued:
   a. ALTA® Homeowner's (Eagle) Policy
      Proposed Insured: To Be Determined
      Proposed Amount of Insurance: $500.00
      The estate or interest to be insured: See Item 3 below
   b. ALTA® Standard Loan Policy
      Proposed Insured: TBD - Lender, its successors and/or assigns that are defined as an insured in the Conditions of the policy, as their interests may appear
      Proposed Amount of Insurance: $500.00
      The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Schlatter Farms LLC, an Indiana limited liability company

5. The Land is described as follows:

   Situated in the County of Allen, State of Indiana, is described as follows:

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

The West Half of the Northeast Quarter of Section 12, Township 31 North, Range 14 East, in Allen County, Indiana, said in previous deed to contain 80 acres, more or less.

EXCEPTING THEREFROM:

THe North 300 feet of the West 300 feet in the East 1/2 of the West 1/4 of the Northeast Quarter of Section 12, Township 31 North, Range 14 East, said in a previous deed to contain 2.06 acres, more or less.

ALSO EXCEPTING:

Part of the Northeast Quarter of Section 12, Township 31 North, Range 14 East of the Second Principal Meridian, Milan Township in Allen County, Indiana, based on an original survey by Corey A. McKinney, Indiana Professional Surveyor Number 22100029 of McKinney Land Surveying, LLC, Survey No. 1002, dated May 19, 2022, and being more particularly described as follows:

Commencing at an Iron Bar marking the Northwest corner of said Northeast Quarter; thence North 84 degrees 19 minutes 29 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 887.54 feet along the North line of said Northeast Quarter and within the right-of-way of Ward Road to a Mag Nail with a "McKinney" identification ring at the POINT OF BEGINNING of the herein described tract; thence continuing North 84 degrees 19 minutes 29 seconds East, a distance of 404.00 feet along said North line and within said right of way to a Railroad Spike on the East line of the West half of said Northeast Quarter; thence South 02 degrees 36 minutes 50 seconds East, a distance of 396.00 feet along said East line to a 5/8" steel rebar with a "McKinney" identification cap; thence South 84 degrees 19 minutes 29 seconds West, a distance of 404.00 feet parallel with the North line of said Northeast Quarter to a 5/8" steel rebar with a "McKinney" identification cap; thence North 02 degrees 36 minutes 50 seconds West, a distance of 396.00 feet parallel with the East line of the West half of said Northeast Quarter to the Point of Beginning. Said in survey to contain 3.667 acres, more or less, more or less.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. 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 forms of an irrevocable wire transfer. Funds received from any party in an amount less than $10,000 may be in the form 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 or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.

6. Indiana state law, effective July 1, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.

   If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.

7. 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.

8. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.

9. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to $250.00 until you provide us with the Policy Amount(s).

10. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

11. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.

12. By virtue of I.C. 27-7-3.6, a fee of $5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

13. Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. Residential transactions, the closing protection letters are mandatory and must be issued to each party.

Note: A Public Records search of the record owner(s) was conducted in the county where the Land is located. Corresponding judgments disclosed in Schedule B will appear in the Policy unless cleared to the satisfaction of the Company.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART II—Exceptions

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

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties in possession not recorded in the Public Records.

3. Easements or claims of easements, not recorded in the Public Records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.

6. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or Board of Equalization.

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

8. All taxes for the year (year of closing) and subsequent years, which are liens, but are not yet due and payable.

9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

10. Real estate taxes assessed for the year 2025 are due in two installments payable May 10, 2026 and November 10, 2026:

Parcel No.: 02-09-12-200-001.000-054
May Installment of $1,347.06, shows paid
November Installment of $1,347.06, shows unpaid

Tax Year:	Current Year 2025 due 2026
Land:	$163,800.00
Improvements:	$0.00
Homeowners Exemption:	$0.00
Supplemental Homestead:	$0.00
Other Exemption:	$9,828.00 - 2% Deduction

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2026 due in May and November, 2027.

11. Drainage/Ditch Assessment: Parcel No.: 02-09-12-200-001.000-054 - 1008100 Black Creek Drain For the year: 2026; May installment of $12.55, shows paid; November installment of $12.55, shows unpaid.

12. Annual assessment for the maintenance of 0901900 - Lake Drain, shows none due at this time.
Note: Subsequent assessments as required.

13. Mortgage in the original amount of $2,088,750.00 executed by Schlatter Farms, LLC, an Indiana limited liability company to The Hicksville Bank, dated February 23, 2021, recorded March 24, 2021, in 2021019787.

NOTE: The above Mortgage includes caption premises and more land.

14. Submit to the Company the Operating Agreement, including any amendments thereto, of Schlatter Farms, LLC, an Indiana limited liability company, and the Certificate from the appropriate office in its state of domicile evidencing proper filing of the Articles of Organization.

The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.

15. If the Articles of Organization do not appoint a Manager, the Company requires a resolution signed by all members approving the execution of the Limited Liability Company Warranty Deed or Mortgage and appointing an individual to sign the Limited Liability Company Warranty Deed or Mortgage.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

16. Rights of tenants, if any, under any unrecorded leases, including the right to grow, harvest, cultivate, maintain, sell & store any and all crops, timber and /or feed that was or is being grown, withdrawn or harvested on the Land.

17. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.

18. Rights of drainage, unobstructed flow, access, and maintenance rights in and to any drainage tiles, ditches, feeders, and laterals, creeks, streams, and any legal drains as set forth in IC 36-9-27-33, including but not limited to the Roemke.

19. Exception is made to potential Barrett Law Assessments not yet confirmed as of the date of this search. The Barrett Law Office should be contacted for further information at (260) 427-1105.

Note: This commitment is for informational purposes only and no final title policy will be issued.

NOTE: For informational purposes only and same to be omitted from the final policy, when issued:

The following are the vesting deed of record and all of the deeds, if any, affecting the Land recorded within 36 months preceding the Commitment Date hereof:

VESTING DEED

Grantor:	Kenneth W. Schlatter and Resella L. Schlatter, husband and wife
Grantee:	Schlatter Farms LLC, an Indiana limited liability company
Date of Recording:	June 17, 2008
Recorded:	2008029812

NOTE: The final Loan Policy will include the following Endorsements upon compliance with the Company's issuing standard:
Restrictions, Encroachments, Minerals - Loan Policy Endorsement (ALTA 9)
Environmental Protection Lien Endorsement (ALTA 8.1)

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
Metropolitan Title of Indiana, LLC
as issuing Agent for
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

William J. Aulbert, Secretary

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

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I—Requirements;
f. Schedule B, Part II—Exceptions; and

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

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

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

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

PHOTOS

PHOTOS





PHOTOS





PHOTOS







SCHRADER REAL ESTATE & AUCTION of Fort Wayne

SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC
7009 N River Rd, Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
www.SchraderFortWayne.com • www.SchraderAuction.com