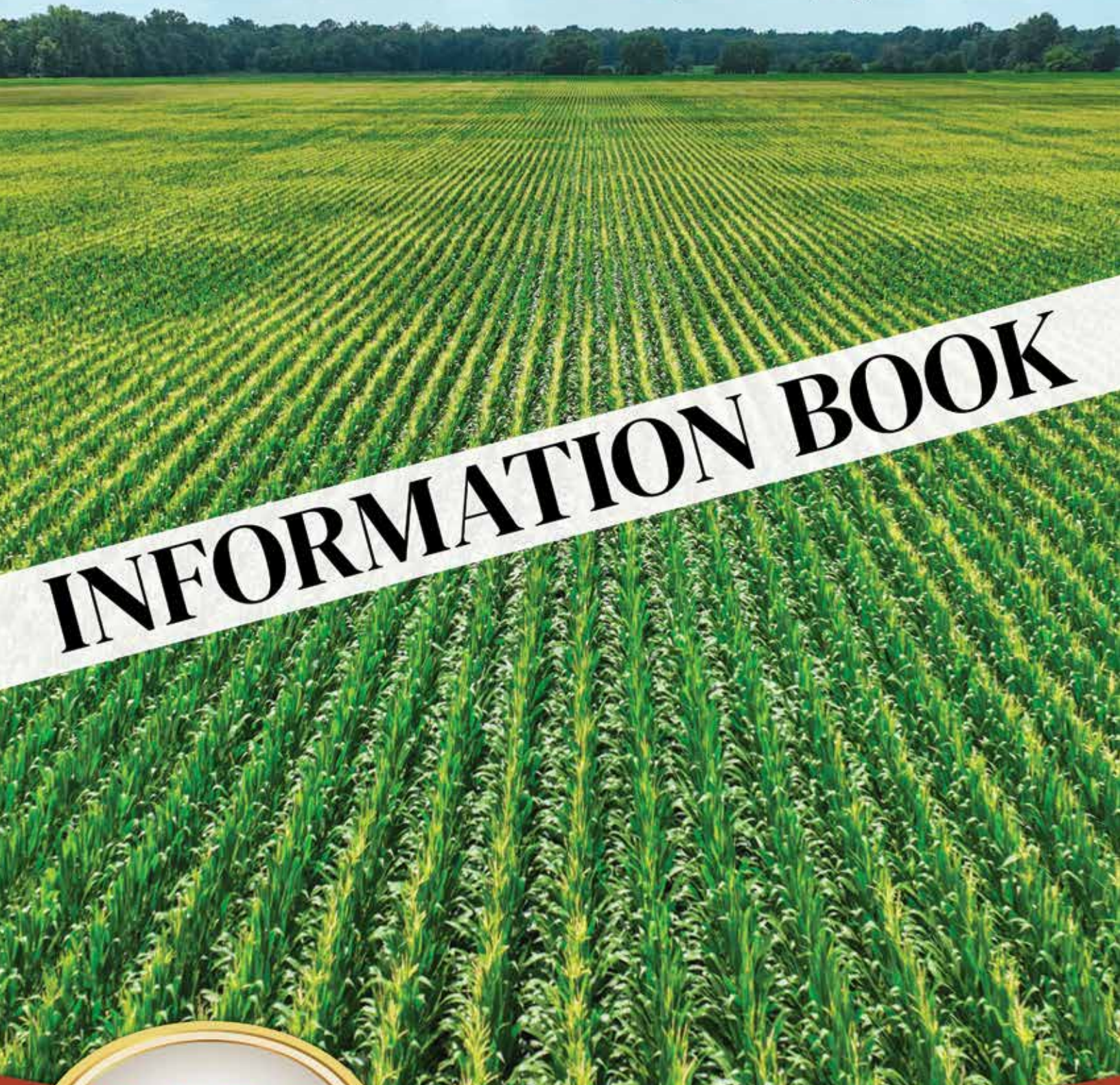
High Quality Farmland Auction

• 97% Cropland • Patton, Ragsdale & Reesville Soils



INFORMATION BOOK

245.7± acres

Offered in 4 Tracts or Combinations

Sullivan County, Indiana

Tuesday December 15 • 11am EST

ONLINE BIDDING AVAILABLE

800.451.2709
www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

DISCLAIMER:

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

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

SELLER: Hirsch Land Group LLC

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 241.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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

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

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction, but in any event no later than March 1, 2027.

POSSESSION: Possession is at Closing.

MINERAL RIGHTS: Seller shall convey all mineral rights they own.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2028 & thereafter.

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

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

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

AGENCY: Schrader Real Estate & 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.**

SALE MANAGER: Bradley R. Horrall • 812.890.8255 #AU01052618, #RB14019367
Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

BOOKLET INDEX

- **REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **SOIL MAP** PAGE 13
- **TOPOGRAPHY MAP** PAGE 15
- **FSA INFORMATION** PAGE 17
- **TAX INFORMATION** PAGE 21
- **PHOTOS** PAGE 25



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 15, 2026

241.5± ACRES – SULLIVAN 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, December 8, 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
241.5± Acres • Sullivan County, Indiana
Tuesday, December 15, 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 15, 2026 at 11:00 AM (EST).

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

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

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

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

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, December 8, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com.**

I understand and agree to the above statements.

_____ _____
Registered Bidder's signature Date

_____
Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

LOCATION MAP



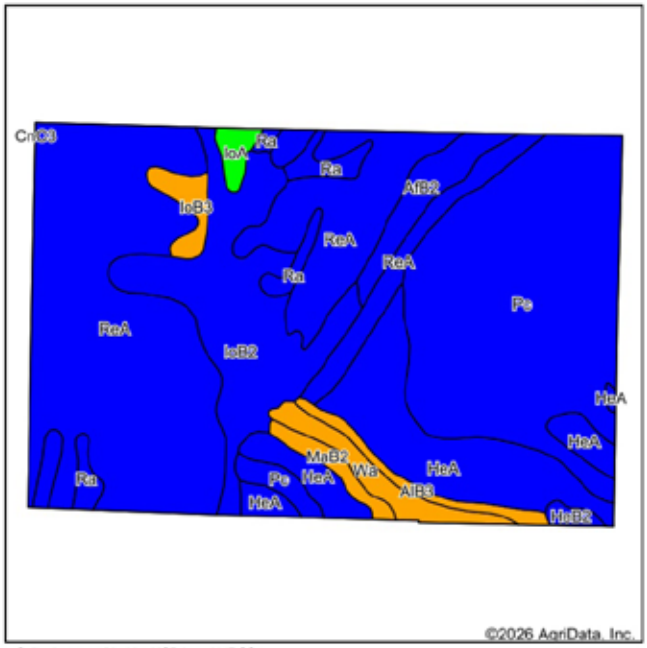
DIRECTIONS TO PROPERTY: From the intersection of US Hwy 41 & St Rt 154 at Sullivan, take US Hwy 41 south 4.6 miles to County Rd 300 S, turn west & proceed 3/10 of a mile to the property.

TRACT MAP

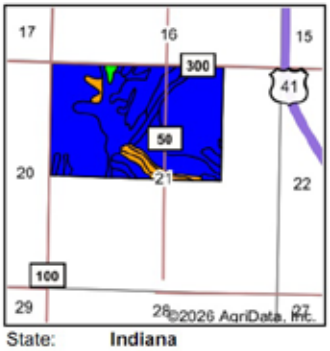

Revised Acres Survey Coming Soon
100
50
300
1
38± acres
2
38± acres
3
87.7± acres
4
82± acres

SOIL MAP

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Sullivan**
Location: **21-7N-9W**
Township: **Gill**
Acres: **240.77**
Date: **10/13/2026**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By surety
© AgriData, Inc. 2025 www.AgriDataInc.com

Area Symbol: IN153, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu
ReA	Reesville silt loam, 0 to 2 percent slopes	90.52	37.7%		IIw		137		4	7		44		53
Pc	Patton silty clay loam, 0 to 2 percent slopes	62.52	26.0%		IIw		141		4	7		45		53
IoB2	Iona silt loam, 2 to 6 percent slopes, eroded	29.14	12.1%		IIe		155		5		10	54		70
HeA	Hennshaw silt loam, 0 to 2 percent slopes	28.88	12.0%		IIw		140		5		9	46		63
Ra	Ragsdale silt loam	6.79	2.8%		IIw		190		6		13	54		76
AfB2	Alford silt loam, 2 to 5 percent slopes, eroded	6.11	2.5%		IIe		139	101	4	7		43		55
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	5.39	2.2%		IIIw		119		4	6		39		47
AfB3	Ava silt loam, 2 to 6 percent slopes, severely eroded	3.00	1.2%		IIIe		120		4		8	42		54
IoB3	Iona silt loam, 2 to 6 percent slopes, severely eroded	2.86	1.2%		IIIe		150		5		10	53		68
MaB2	Markland silt loam, 2 to 6 percent slopes, eroded	2.67	1.1%		IIIe		125		4		8	44		56
IoA	Iona silt loam, 0 to 2 percent slopes	1.85	0.8%		I		160		5		11	56		72
HeB2	Hennshaw silt loam, 2 to 4 percent slopes, eroded	1.04	0.4%		IIe		150		5		10	49		68
			Weighted Average		2.05	*-	141.8	2.6	4.3	4.8	3.1	46.1	*-	57.3

TOPOGRAPHY MAP

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 10 meter dem
Interval(ft): 3.0
Min: 445.0
Max: 475.4
Range: 30.4
Average: 460.2
Standard Deviation: 7.22 ft

0ft 659ft 1317ft

10/13/2026

21-7N-9W
Sullivan County
Indiana

Boundary Center: 39° 2' 10.71, -87° 25' 18.69

FSA INFORMATION

FSA INFORMATION

Tract Number	:	10750
Description	:	S16 Hamilton S/21 Gill N T7N R9W
FSA Physical Location	:	INDIANA/SULLIVAN
ANSI Physical Location	:	INDIANA/SULLIVAN
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	:	KENT A BROCKSMITH, BILL C BROCKSMITH
Other Producers	:	PATHWAY FAMILY FARMS
Recon ID	:	None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
395.72	390.94	390.94	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	390.94	8.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.01	0.00	47
Corn	208.76	0.00	191
Soybeans	182.13	0.00	57
TOTAL	**390.90**	**0.00**	

NOTES

FSA INFORMATION



CLU	Acres	HEL	Crop
1	156.52	NHEL	
2	154.56	NHEL	
3	79.86	NHEL	
4	4.78	UHEL	NC

Includes Some Land that is Not Included in the Auction

TAX INFORMATION

TAX INFORMATION

77-10-21-000-002.000-007 | **CO RD 300** | **100, Vacant Land** | **995007-007/995007-007** | 1/2

General Information

Parcel Number
77-10-21-000-002.000-007

Local Parcel Number
10-21-000-002.000-007

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2025

Location Information

County
Sullivan

Township
GILL TOWNSHIP

District 007 (Local 011)
GILL TOWNSHIP

School Corp 7715
SOUTHWEST

Neighborhood 995007-007
995007-007

Section/Plat
0021

Location Address (1)
CO RD 300 S
SULLIVAN, IN 47882

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Water, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, December 10, 2025

Review Group 3

Ownership

5756 S 325 W
Fort Branch, IN 47648

Legal

21-7-9 91.5AC NW NE 40AC, N1/2 SW NE 20AC, S1/2 SW NE 20A
C, PT SE NW 11.50AC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/17/2021			WA	/	$2,640,000	I
01/01/2013	Brocksmith, William C		ND	/		I

Notes

9/9/2024 00 GENERAL INFORMATION:
CORRECTED TILLABLE TO OCC FLOOD #41 25/26

Agricultural

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

2025		2025	2024	2023	2022	2021
WIP	**Reason For Change**	Annual Adj.	Annual Adj.	Annual Adj.	Misc	Annual Adj.
06/01/2025	**As Of Date**	06/08/2025	04/25/2024	07/05/2023	07/18/2022	08/02/2021
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	☑	☐	☑	☑	☑
$166,300	**Land**	**$166,300**	**$255,400**	**$212,800**	**$168,100**	**$144,600**
$0	Land Res (1)	$0	$0	$0	$0	$0
$166,300	Land Non Res (2)	$166,300	$255,400	$212,800	$168,100	$144,600
$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
$166,300	**Total**	**$166,300**	**$255,400**	**$212,800**	**$168,100**	**$144,600**
$0	Total Res (1)	$0	$0	$0	$0	$0
$166,300	Total Non Res (2)	$166,300	$255,400	$212,800	$168,100	$144,600
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 1' X 0', CI 0' X 1')

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
41	A	AFB2	0	2.5200	1.02	$2,120	$2,162	$5,448	-30%	1.0000	0.00	100.00	0.00	$3,810
41	A	AFB3	0	2.9000	0.98	$2,120	$2,078	$6,026	-30%	1.0000	0.00	100.00	0.00	$4,220
41	A	HEA	0	21.3500	1.15	$2,120	$2,438	$52,051	-30%	1.0000	0.00	100.00	0.00	$36,440
41	A	HEB2	0	1.0400	1.11	$2,120	$2,353	$2,447	-30%	1.0000	0.00	100.00	0.00	$1,710
41	A	IOB2	0	0.0100	1.02	$2,120	$2,162	$22	-30%	1.0000	0.00	100.00	0.00	$20
41	A	MAB	0	0.0300	0.68	$2,120	$1,442	$43	-30%	1.0000	0.00	100.00	0.00	$30
41	A	PC	0	59.9900	1.28	$2,120	$2,714	$162,813	-30%	1.0000	0.00	100.00	0.00	$113,970
41	A	REA	0	3.6100	1.15	$2,120	$2,438	$8,801	-30%	1.0000	0.00	100.00	0.00	$6,160
41	A	WA	0	1.5600	1.15	$2,120	$2,438	$3,803	-30%	1.0000	0.00	100.00	0.00	$2,660

Data Source External Only **Collector** **Appraiser** 09/16/2014 TYLER-JM

Land Computations

Calculated Acreage	93.01
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	91.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	91.50
Farmland Value	$169,020
Measured Acreage	93.01
Avg Farmland Value/Acre	1817
Value of Farmland	$166,260
Classified Total	$0
Farm / Classifed Value	$166,300
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$166,300
CAP 3 Value	$0
Total Value	**$166,300**

TAX INFORMATION

77-10-21-000-003.000-007 | **CO RD 300 S & CO RD 100 W** | **100, Vacant Land** | **995007-007/995007-007** | 1/2

General Information

Parcel Number
77-10-21-000-003.000-007

Local Parcel Number
10-21-000-003.000-007

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2025

Location Information

County
Sullivan

Township
GILL TOWNSHIP

District 007 (Local 011)
GILL TOWNSHIP

School Corp 7715
SOUTHWEST

Neighborhood 995007-007
995007-007

Section/Plat
0021

Location Address (1)
CO RD 300 S & CO RD 100 W
SULLIVAN, IN 47882

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Water, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, December 10, 2025

Review Group 3

Ownership

5756 S 325 W
Fort Branch, IN 47648

Legal

21-7-9 PT W SIDE NW 148.5AC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/17/2021			WA	/		I
01/01/2013	Brocksmith, William C		ND	/		I

Notes

9/9/2024 00 GENERAL INFORMATION:
CORRECTED TILLABLE TO OCC FLOOD #41 25/26

7/31/2024 00 GENERAL INFORMATION:
CORRECTED LAND TYPE RESOIL ID 25/26

Agricultural

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

2025		2025	2024	2023	2022	2021
WIP	**Reason For Change**	Annual Adj.	Annual Adj.	Annual Adj.	Misc	Annual Adj.
06/01/2025	**As Of Date**	06/08/2025	04/25/2024	07/05/2023	07/18/2022	08/02/2021
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	☑	☐	☑	☑	☑
$241,000	**Land**	**$241,000**	**$376,600**	**$313,900**	**$247,900**	**$213,100**
$0	Land Res (1)	$0	$0	$0	$0	$0
$241,000	Land Non Res (2)	$241,000	$376,600	$313,900	$247,900	$213,100
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$241,000	**Total**	**$241,000**	**$376,600**	**$313,900**	**$247,900**	**$213,100**
$0	Total Res (1)	$0	$0	$0	$0	$0
$241,000	Total Non Res (2)	$241,000	$376,600	$313,900	$247,900	$213,100
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 1' X 0', CI 0' X 1')

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
41	A	AFB2	0	3.1673	1.02	$2,120	$2,162	$6,848	-30%	1.0000	0.00	100.00	0.00	$4,790
41	A	ALB3	0	.9211	0.72	$2,120	$1,526	$1,406	-30%	1.0000	0.00	100.00	0.00	$980
41	A	HEA	0	6.9005	1.15	$2,120	$2,438	$16,823	-30%	1.0000	0.00	100.00	0.00	$11,780
41	A	IOA	0	1.6545	1.06	$2,120	$2,247	$3,718	-30%	1.0000	0.00	100.00	0.00	$2,600
41	A	IOB2	0	25.7378	1.02	$2,120	$2,162	$55,645	-30%	1.0000	0.00	100.00	0.00	$38,950
41	A	IOB3	0	2.8988	0.98	$2,120	$2,078	$6,024	-30%	1.0000	0.00	100.00	0.00	$4,220
41	A	MAB	0	2.7073	0.68	$2,120	$1,442	$3,904	-30%	1.0000	0.00	100.00	0.00	$2,730
41	A	PC	0	3.5372	1.28	$2,120	$2,714	$9,600	-30%	1.0000	0.00	100.00	0.00	$6,720
41	A	RA	0	6.9213	1.28	$2,120	$2,714	$18,784	-30%	1.0000	0.00	100.00	0.00	$13,150
41	A	REA	0	85.9523	1.15	$2,120	$2,438	$209,552	-30%	1.0000	0.00	100.00	0.00	$146,690
41	A	WA	0	1.1982	1.15	$2,120	$2,438	$2,921	-30%	1.0000	0.00	100.00	0.00	$2,040
5	A	ALB3	0	.0062	0.72	$2,120	$1,526	$09	-60%	1.0000	0.00	100.00	0.00	$00
5	A	CNC	0	.0045	0.64	$2,120	$1,357	$06	-60%	1.0000	0.00	100.00	0.00	$00
5	A	IOA	0	.2271	1.06	$2,120	$2,247	$510	-60%	1.0000	0.00	100.00	0.00	$200
5	A	IOB2	0	3.6382	1.02	$2,120	$2,162	$7,866	-60%	1.0000	0.00	100.00	0.00	$3,150

Data Source External Only **Collector** 07/31/2024 KIM **Appraiser** 09/16/2014 TYLER-JM

Land Computations

Calculated Acreage	148.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	148.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	148.50
Farmland Value	$240,950
Measured Acreage	148.50
Avg Farmland Value/Acre	1623
Value of Farmland	$241,020
Classified Total	$0
Farm / Classifed Value	$241,000
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$241,000
CAP 3 Value	$0
Total Value	**$241,000**

TAX INFORMATION

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 1' X 0', CI 0' X 1')

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
5	A	IOB3	0	.0079	0.98	$2,120	$2,078	$16	-60%	1.0000	0.00	100.00	0.00	$10
5	A	REA	0	1.3456	1.15	$2,120	$2,438	$3,281	-60%	1.0000	0.00	100.00	0.00	$1,310
5	A	WA	0	1.6744	1.15	$2,120	$2,438	$4,082	-60%	1.0000	0.00	100.00	0.00	$1,630

PHOTOS

PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS





PHOTOS







SCHRADER
Real Estate and Auction Company, Inc.

Schrader Real Estate and Auction Company, Inc.
950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
260.244.7606 or 800.451.2709
www.SchraderAuction.com