

WHITLEY COUNTY, INDIANA



Important
LAND AUCTION
141.5±
Acres

Offered in 6 Tracts Ranging from 2± to 60± Acres

- 118.2± FSA Tillable Acres
- Beautiful Potential Building Sites
- Wooded Land for Recreational Opportunities •
- 1,036 sq. ft. Home •

INFORMATION
Booklet

800.451.2709
SchraderAuction.com

THURSDAY, DECEMBER 8 • 6PM

held at Troy Presbyterian Church, Columbia City, IN • Online Bidding Available

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

*Auction
Manager*

Arden Schrader • 260.229.2442 • arden@schraderauction.com

Luke Schrader • 260.229.7089 • luke@schraderauction.com



SCHRADER

Real Estate and Auction Company, Inc.

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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

THURSDAY, DECEMBER 8, 2022

141.5± ACRES – WHITLEY 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 Thursday, December 1, 2022.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
141.5± Acres • Whitley County, Indiana
Thursday, December 8, 2022

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 Thursday, December 8, 2022 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, Thursday, December 1, 2022**. 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.

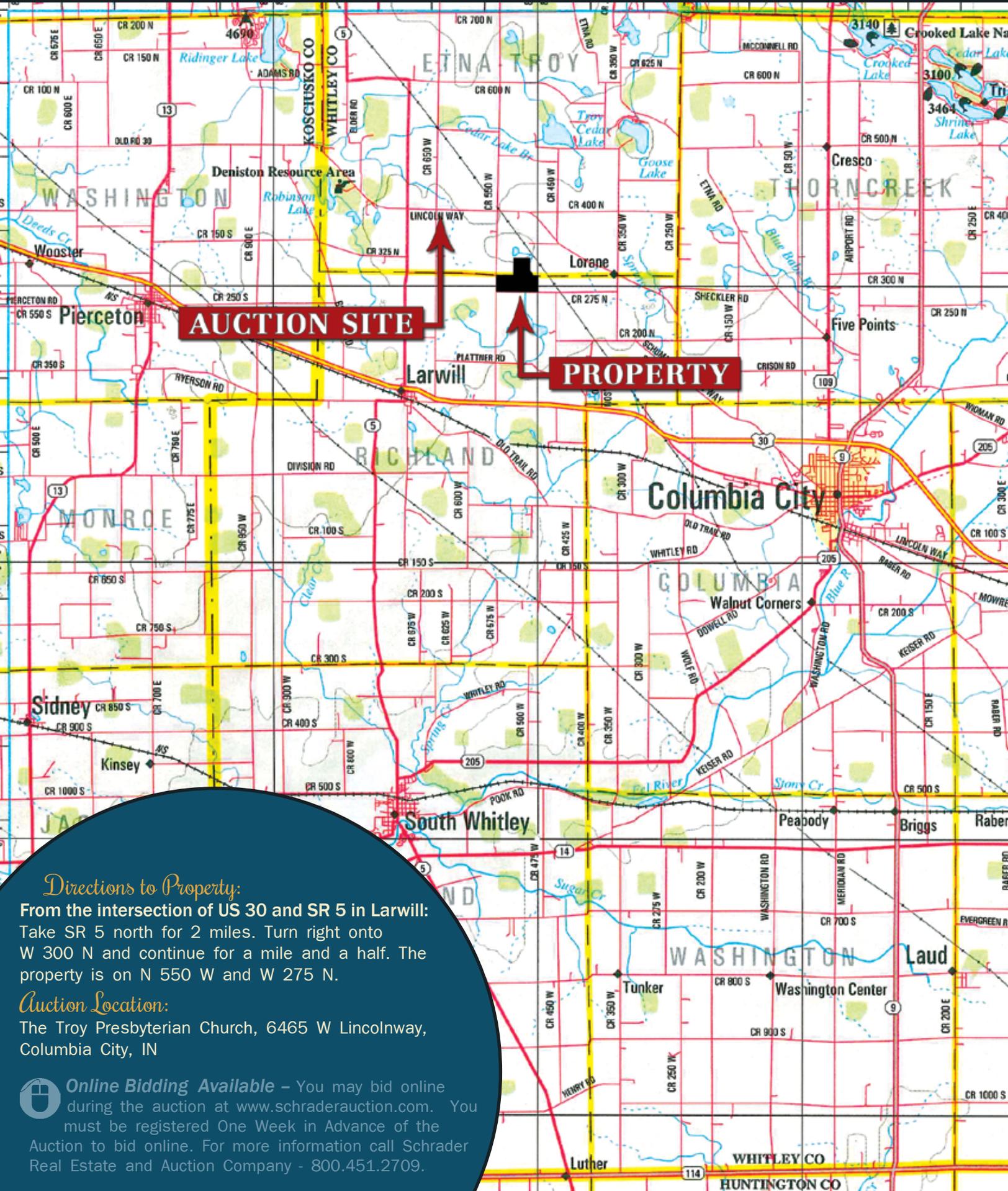
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 Map

LOCATION MAP



AUCTION SITE

PROPERTY

Directions to Property:
From the intersection of US 30 and SR 5 in Larwill: Take SR 5 north for 2 miles. Turn right onto W 300 N and continue for a mile and a half. The property is on N 550 W and W 275 N.

Auction Location:
The Troy Presbyterian Church, 6465 W Lincolnway, Columbia City, IN

Online Bidding Available – You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For more information call Schrader Real Estate and Auction Company - 800.451.2709.

Tract Map

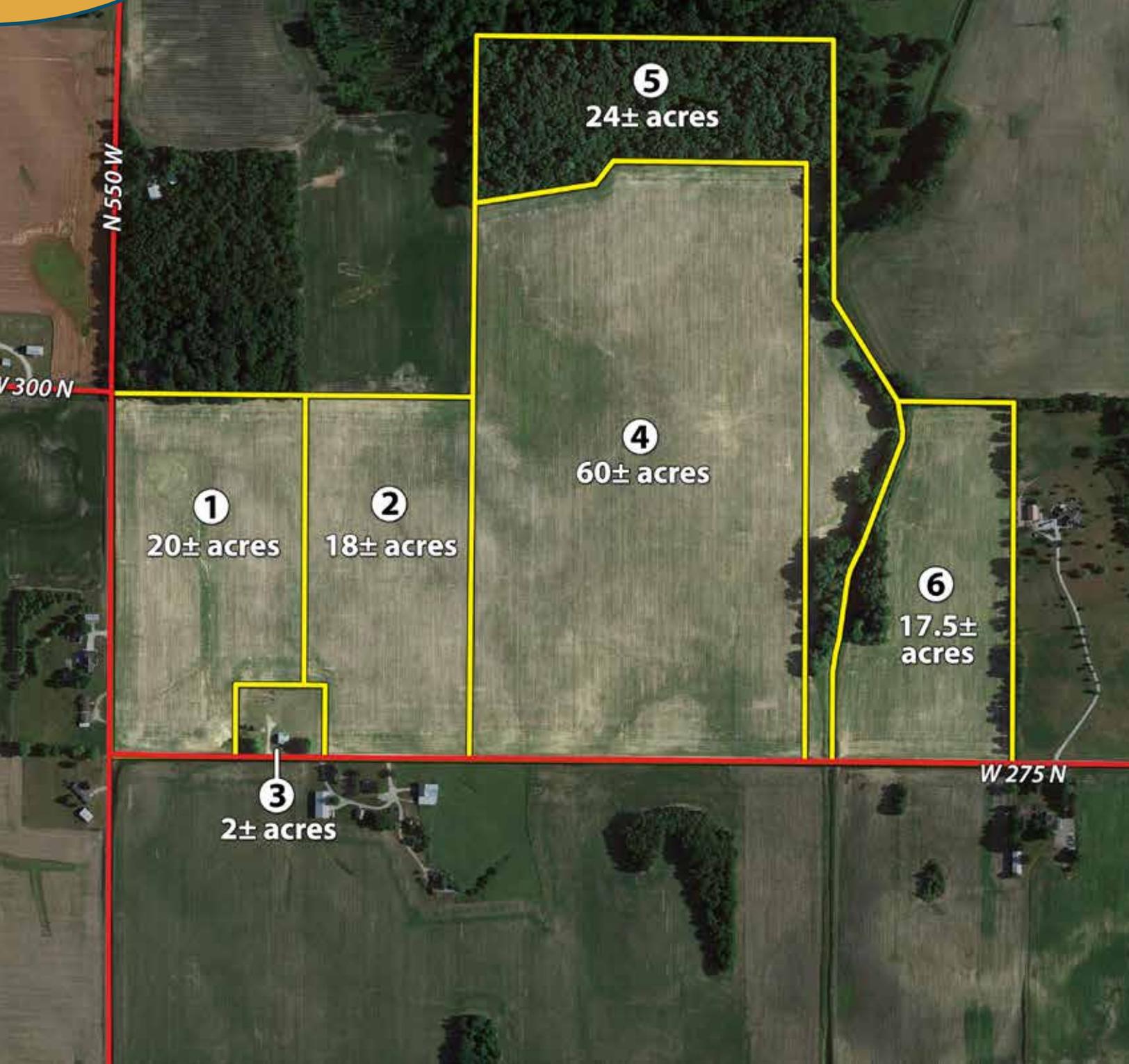
TRACT MAP

Inspection Dates

Saturday, November 19
9:00 - 11:00 am

Thursday, December 1
3:00 - 5:00 pm

Meet a Schrader
representative
at Tract 3.



Tract Descriptions

WHITLEY COUNTY, INDIANA

Important LAND AUCTION

THURSDAY, DECEMBER 8 • 6PM

141.5± Acres

- 118.2 FSA Tillable Acres
- Beautiful Potential Building Sites

Offered in 6 Tracts Ranging from 2± to 60± Acres

Glennwood Farms III, LLC presents the marketplace with a beautiful property to bid their price on tillable land, wooded land, and a 1,036 sq. ft. home. The vacant land is comprised primarily of Miami sandy loam soils and when purchased in combinations can create large contiguous fields. Several of the tracts contain a gentle rolling topography creating for beautiful potential building sites. Additionally, the ditch running through Tracts 5 & 6 offers a solid drainage outlet. Come investigate the opportunities for yourself!



TRACT 1: 20± acres of nearly 100% tillable farmland. Great access with frontage along N 550 W and W 275 N.

TRACT 2: 18± acres of nearly 100% tillable farmland. Access of W 275 N. Consider combing with tract 1 or 4 for additional tillable acres.

TRACT 3: 2± acres containing a 1,036 sq. ft. home that is 2 bed and 1 bath. A gorgeous setting with beautiful sunset and sunrise views!

TRACT 4: 60± acres of nearly 100% tillable farmland that would be a solid field to add to an operation.

Consider combining Tract 1, 2, and 4 for approximately 98± acres of tillable farmland.

TRACT 5: 24± acres

primarily comprised of woods with access off W 275 N. Tremendous recreational opportunities can be found on this tract as well as attractive potential building sites along the rolling topography.

TRACT 6: 17.5± acres of majority tillable farmland. This property also offers ditch access, a small portion of woods, and some highland that could create for a scenic homesite.

SELLER: Glennwood Farms III, LLC

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 6 tracts, combinations, or as a whole 141.5± acre unit.

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

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.

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

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Seller shall pay 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk,

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

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

SURVEY: Any need for a new survey shall be determined solely by the Seller.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are

approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Auction Managers:

Arden Schrader
260.229.2442

Luke Schrader
260.229.7089

800.451.2709

SchraderAuction.com





FSA Information

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



FARM : 3913
Prepared : 10/28/22 3:13 PM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
131.09	118.20	118.20	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	118.20	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	23.30	0.00	41	
Corn	28.70	0.00	149	
Soybeans	9.10	0.00	47	
TOTAL	61.10	0.00		

NOTES

Tract Number : 398

Description : C4/1B/T32N R8E/SEC22,27/ETNA TROY,RICHLAND TWP.
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GLENNWOOD III LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
131.09	118.20	118.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	118.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 3913
Prepared : 10/28/22 3:13 PM CST
Crop Year : 2023

Tract 398 Continued ...

Wheat	23.30	0.00	41
Corn	28.70	0.00	149
Soybeans	9.10	0.00	47
TOTAL	61.10	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, gender identity (including gender expression), sexual orientation, 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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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) e-mail program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

USDA Farm 3913 Tract 398

Administered by: Whitley County, Indiana

Map prepared on: 4/9/2020
 131.09 Tract acres
 118.2 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:

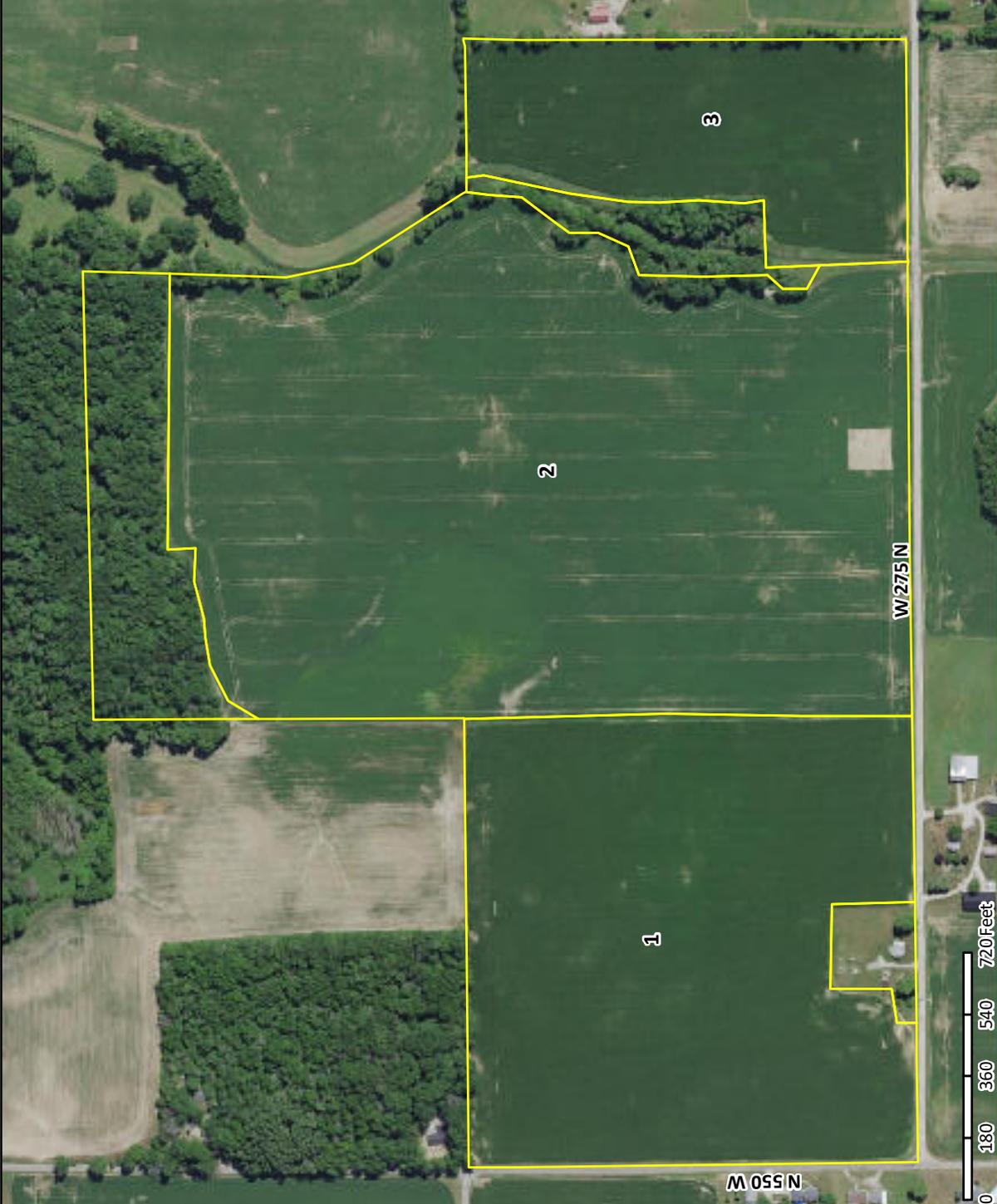
- Restricted Use **TRS: 32N8E27**
- ▼ Limited Restrictions **Whitley Co., IN**
- Exempt from Conservation Compliance Provisions

- CRP
- CLU



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02

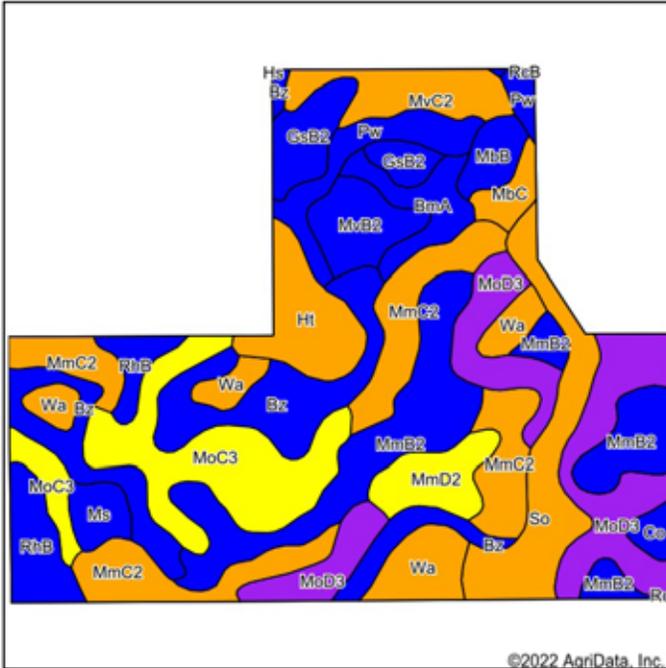
CLU	Acres	HEL	Contract	Prac	Yr	C I
1	37.63	H				Y
2	65.33	H				Y
3	15.24	H				Y



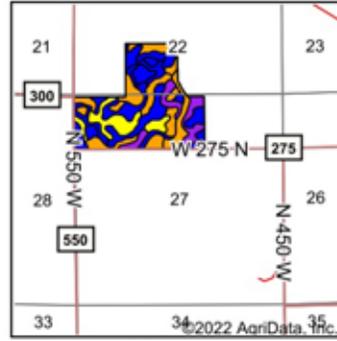
USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The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

Soils Map

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **27-32N-8E**
 Township: **Richland**
 Acres: **140.43**
 Date: **10/25/2022**

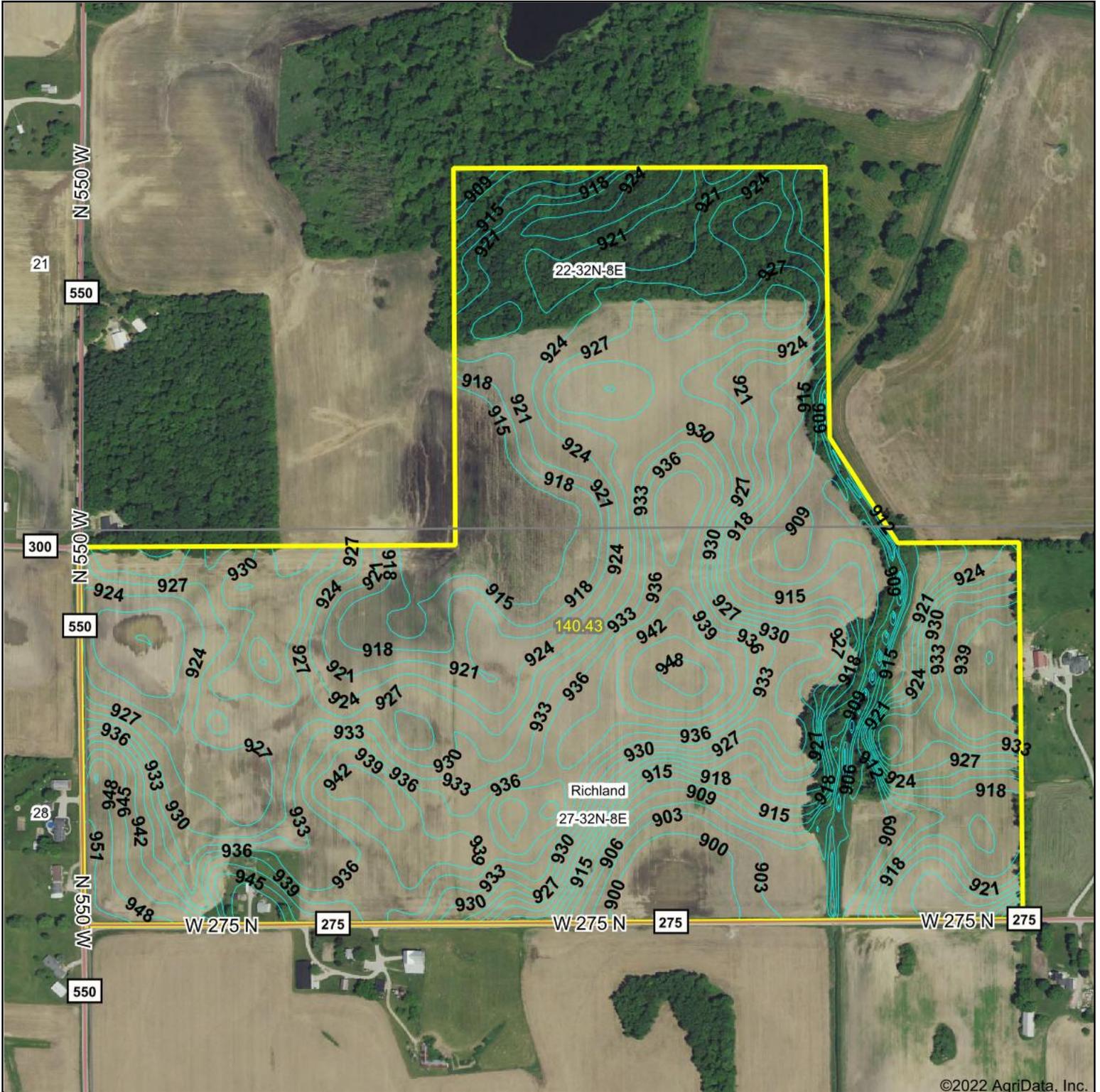
SCHRADER
 Real Estate and Auction Company, Inc.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
MmB2	Miami sandy loam, 2 to 6 percent slopes, eroded	17.45	12.4%		IIIe		122	6	5			8	42	55	
MmC2	Miami sandy loam, 6 to 12 percent slopes, eroded	16.80	12.0%		IIIe		125	18	4			8	44	56	
MoD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	16.28	11.6%		VIe		110	16	4	7			39	51	
Bz	Brookston loam	15.41	11.0%		IIW		172		6			12	49	70	
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	14.12	10.1%		IVe		121		4			8	41	54	
So	Sloan loam, sandy substratum, frequently flooded	9.11	6.5%		IIW		150	22					40		
Wa	Walkill silty clay loam	7.07	5.0%		IIW		165	23	5			11	49	66	
Ht	Houghton muck, drained	5.64	4.0%		IIW		159		5			11	42	64	
RhB	Riddles sandy loam, 1 to 6 percent slopes	5.37	3.8%		IIIe		143		5	9			49	58	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	5.12	3.6%		IIW		157		5	11			47	64	
MvC2	Morley loam, 6 to 12 percent slopes, eroded	4.93	3.5%		IIIe		115	18	4			8	40	52	
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	4.66	3.3%		IIIe		5	128	18	4	8	78	41	56	
MvB2	Morley loam, 3 to 6 percent slopes, eroded	4.09	2.9%		IIIe		119	17	4			8	42	53	
MmD2	Miami sandy loam, 12 to 18 percent slopes, eroded	3.88	2.8%		IVe		110	16	4			7	39	50	
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	3.49	2.5%		IIW		142	17	5			9	52	56	
MbB	Martinsville loam, 1 to 6 percent slopes	2.10	1.5%		IIIe		131	19	5			9	46	66	
Ms	Milford silty clay loam, 0 to 2 percent slopes	1.96	1.4%		IIW		154		5			11	43	62	
MbC	Martinsville loam, 6 to 15 percent slopes	1.65	1.2%		IIIe		135	20	5			9	47	68	
Co	Coesse silty clay loam	1.10	0.8%		IIW		150	22	5			10	44	60	
RcB	Rawson sandy loam, 2 to 6 percent slopes	0.20	0.1%		IIIe		126	18	5			8	44	57	
Weighted Average						3.04	0.2	134.9	10.6	4.3	1.8	2.6	6.5	43.4	54.2

Topography Map

TOPOGRAPHY MAP



©2022 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

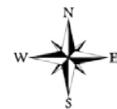
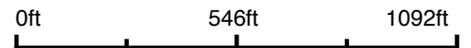
Min: 897.0

Max: 953.6

Range: 56.6

Average: 925.2

Standard Deviation: 11.09 ft



10/25/2022

27-32N-8E
Whitley County
Indiana

Map Center: 41° 12' 23.36, -85° 35' 26.25

Flood Zone Map

Tax Statements

TAX STATEMENTS

TRACTS 1, 2, 3, 4 & PART OF TRACT 5



Summary

Parcel ID 92-02-27-000-402.000-007
 Property Address 5390 W 275 N
 Columbia City, IN, 46725
 Brief Legal Description N2 NW4 S27 T32 R8 80A
 (Note: Not to be used on legal documents)
 Instrument Nbr N/A
 Doc Nbr N/A
 Tax District Richland Township
 Tax Rate Code 978343 - ADV TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Acreage 80

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Owners

Deeded Owner
[Glennwood Farms lli, Llc](#)
 Steve Western
 6400 W 525 N
 Columbia City, IN 46725

Taxing District

County: Whitley
 Township: RICHLAND TOWNSHIP
 State District 007 RICHLAND TOWNSHIP
 Local District: 050
 School Corp: WHITKO COMMUNITY
 Neighborhood: 920710-007 RICHLAND AG & RURAL

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 80
 Class: 101 - Cash Grain/General Farm

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$26,700.00	\$26,700.00	\$26,700.00	\$0.00	\$26,700.00
Legal Ditch	BMA	0	0	0.8560	\$1,500.00	\$1,335.00	\$1,142.76	(\$100.00)	\$0.00
Road Right of Way	BMA	0	0	2.5810	\$1,500.00	\$1,335.00	\$3,445.64	(\$100.00)	\$0.00
Tillable Cropland	BZ	0	0	13.3830	\$1,500.00	\$1,920.00	\$25,695.36	\$0.00	\$25,700.00
Tillable Cropland	HT	0	0	1.7390	\$1,500.00	\$1,665.00	\$2,895.44	\$0.00	\$2,900.00
Tillable Cropland	MMB2	0	0	9.8690	\$1,500.00	\$1,275.00	\$12,582.98	\$0.00	\$12,580.00
Tillable Cropland	MMC2	0	0	12.1050	\$1,500.00	\$1,155.00	\$13,981.28	\$0.00	\$13,980.00
Land Used by Farm Buildings	MMC2	0	0	0.2130	\$1,500.00	\$1,155.00	\$246.02	(\$40.00)	\$150.00
Tillable Cropland	MMD2	0	0	3.5140	\$1,500.00	\$960.00	\$3,373.44	\$0.00	\$3,370.00
Tillable Cropland	MOC3	0	0	12.9930	\$1,500.00	\$1,155.00	\$15,006.92	\$0.00	\$15,010.00
Tillable Cropland	MOD3	0	0	4.8630	\$1,500.00	\$960.00	\$4,668.48	\$0.00	\$4,670.00
Tillable Cropland	MS	0	0	1.9880	\$1,500.00	\$1,725.00	\$3,429.30	\$0.00	\$3,430.00
Tillable Cropland	RHB	0	0	5.1120	\$1,500.00	\$1,470.00	\$7,514.64	\$0.00	\$7,510.00
Woodland	SO	0	0	0.2130	\$1,500.00	\$1,530.00	\$325.89	(\$80.00)	\$70.00
Tillable Cropland	SO	0	0	2.3070	\$1,500.00	\$1,530.00	\$3,529.71	\$0.00	\$3,530.00

TAX STATEMENTS

TRACTS 1, 2, 3, 4 & PART OF TRACT 5

Tillable Cropland	W	0	0	1.584	\$1,500.00	\$750.00	\$1,188.00	\$0.00	\$1,190.00
Tillable Cropland	WA	0	0	5.6800	\$1,500.00	\$1,275.00	\$7,242.00	\$0.00	\$7,240.00

Residential Dwellings

Description	Single-Family R 01
Story Height	1
Style	19
Finished Area	1036
# Fireplaces	0
Heat Type	Heat Pump
Air Cond	0
Bedrooms	2
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	4
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1036	1036
B		1036	0

Features	Area
Porch, Open Frame	15

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	D	1945	1945	A	1.01	1036	1.48	0
Utility Shed (14x20)	100	D	1901	1901	P	1.01	280	1.48	0

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
5/6/2009	Glennwood Farms III, LLC	2009050115		\$0.00
2/5/1992	WESTERN FRANCES G		9202/57	\$0.00
	REMOVE GLENN			\$0.00

Valuation

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$107,600	\$104,400	\$123,400	\$127,600	\$143,800
+ Improvements Value	\$53,600	\$48,600	\$45,900	\$42,700	\$41,900
= Total Assessed Value	\$161,200	\$153,000	\$169,300	\$170,300	\$185,700

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$1,453.22	\$1,413.03	\$1,597.01	\$1,683.07	\$1,821.53
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,453.22	\$1,413.03	\$1,597.01	\$1,683.07	\$1,821.53
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENTS

TRACTS 1, 2, 3, 4 & PART OF TRACT 5

+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$58.00	\$58.00	\$58.00	\$142.13	\$103.00
	310-Whitley CO Solid Waste - \$53.00	310-Whitley CO Solid Waste - \$53.00			
	5681-000a-Elder A - \$5.00	5681-000a-Elder A - \$5.00	5681-000a-Elder A - \$5.00	5057-000a-Birch-King - \$34.13	5102-000a-Mcdonald-Cunningham - \$50.00
				5681-000a-Elder A - \$5.00	
				5102-000a-Mcdonald-Cunningham - \$50.00	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,964.44	\$2,884.06	\$3,252.02	\$3,508.27	\$3,746.06
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,964.44)	(\$2,884.06)	(\$3,252.02)	(\$3,508.27)	(\$3,746.06)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2021 Pay 2022 are certified.

First installment for 2021 Pay 2022 tax is due May 10th. The second installment is due November 10th.

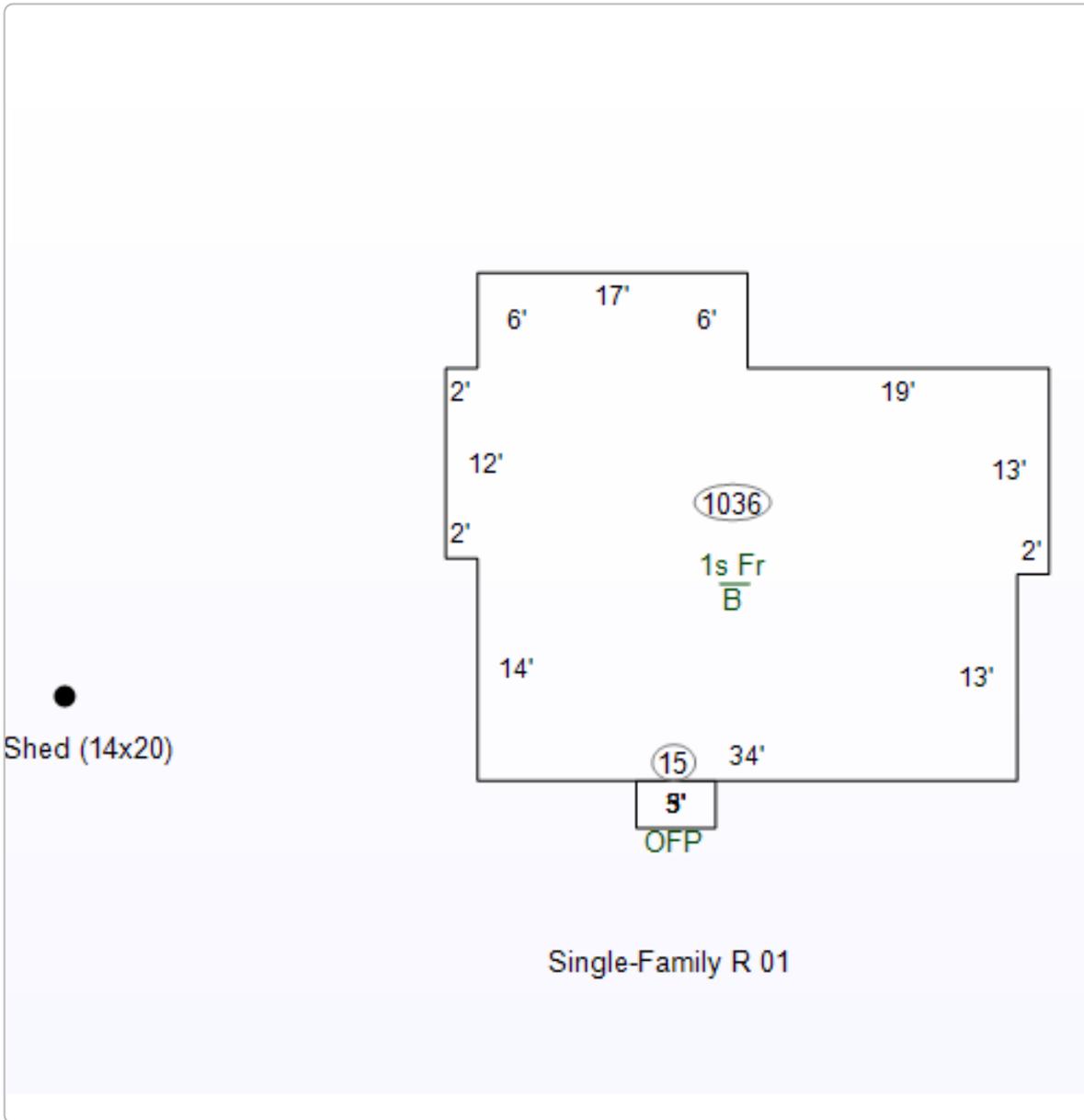
Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022	1182242	4/26/2022	\$2,964.44
2020 Pay 2021	1139956	4/15/2021	\$2,884.06
2019 Pay 2020	1121131	10/20/2020	\$1,597.01
2019 Pay 2020	1121543	5/5/2020	\$1,655.01
2018 Pay 2019	1072906	11/6/2019	\$1,725.13
2018 Pay 2019	1066628	5/6/2019	\$1,783.14
2017 Pay 2018	1058999	11/5/2018	\$1,846.53
2017 Pay 2018	1065917	5/7/2018	\$1,899.53

Sketches

TAX STATEMENTS

TRACTS 1, 2, 3, 4 & PART OF TRACT 5



Property Record Cards

[2022 Property Record Card \(PDF\)](#)
[2021 Property Record Card \(PDF\)](#)

No data available for the following modules: Transfer History, Deductions.

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TAX STATEMENTS

TRACT 4 & PART OF TRACT 5



Summary

Parcel ID 92-02-22-000-203.900-005
 Property Address W 350 N
 Columbia City, IN, 46725
 Brief Legal Description PT SW4 SE4 & PT SE4 SW4 S22 T32 R8 41.5A
 (Note: Not to be used on legal documents)
 Instrument Nbr N/A
 Doc Nbr N/A
 Tax District Etna Troy Township
 Tax Rate Code 978339 - ADV TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Acreage 41.5

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Owners

Deeded Owner
[Glennwood Farms lli, Llc](#)
 Steve Western
 6400 W 525 N
 Columbia City, IN 46725

Taxing District

County: Whitley
 Township: ETNA TROY TOWNSHIP
 State District: 005 ETNA TROY TOWNSHIP
 Local District: 030
 School Corp: WHITLEY COUNTY CONSOLIDATED
 Neighborhood: 920510-005 ETNA AG & RURAL

Site Description

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 41.5
 Class: 100 - Vacant Land

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BMA	0	0	2.9380	\$1,500.00	\$1,335.00	\$3,922.23	\$0.00	\$3,920.00
Legal Ditch	BMA	0	0	1.1570	\$1,500.00	\$1,335.00	\$1,544.60	(\$100.00)	\$0.00
Woodland	BMA	0	0	0.3310	\$1,500.00	\$1,335.00	\$441.89	(\$80.00)	\$90.00
Tillable Cropland	BZ	0	0	0.9920	\$1,500.00	\$1,920.00	\$1,904.64	\$0.00	\$1,900.00
Woodland	BZ	0	0	0.3310	\$1,500.00	\$1,920.00	\$635.52	(\$80.00)	\$130.00
Tillable Cropland	GSB2	0	0	0.9180	\$1,500.00	\$1,155.00	\$1,060.29	\$0.00	\$1,060.00
Woodland	GSB2	0	0	4.0400	\$1,500.00	\$1,155.00	\$4,666.20	(\$80.00)	\$930.00
Woodland	MBB	0	0	1.2490	\$1,500.00	\$1,530.00	\$1,910.97	(\$80.00)	\$380.00
Tillable Cropland	MBB	0	0	1.1020	\$1,500.00	\$1,530.00	\$1,686.06	\$0.00	\$1,690.00
Tillable Cropland	MBC	0	0	1.5060	\$1,500.00	\$1,410.00	\$2,123.46	\$0.00	\$2,120.00
Woodland	MBC	0	0	0.0370	\$1,500.00	\$1,410.00	\$52.17	(\$80.00)	\$10.00
Tillable Cropland	MMB2	0	0	1.4690	\$1,500.00	\$1,275.00	\$1,872.98	\$0.00	\$1,870.00
Tillable Cropland	MMC2	0	0	3.3430	\$1,500.00	\$1,155.00	\$3,861.17	\$0.00	\$3,860.00
Tillable Cropland	MOD3	0	0	1.7260	\$1,500.00	\$960.00	\$1,656.96	\$0.00	\$1,660.00
Tillable Cropland	MVB2	0	0	3.7470	\$1,500.00	\$1,155.00	\$4,327.79	\$0.00	\$4,330.00

TAX STATEMENTS

TRACT 4 & PART OF TRACT 5

Woodland	MVC2	0	0	4.5550	\$1,500.00	\$1,020.00	\$4,646.10	(\$80.00)	\$930.00
Woodland	MXC3	0	0	0.0730	\$1,500.00	\$900.00	\$65.70	(\$80.00)	\$10.00
Tillable Cropland	MXC3	0	0	6.697	\$1,500.00	\$900.00	\$6,027.30	\$0.00	\$6,030.00
Tillable Cropland	PW	0	0	1.5060	\$1,500.00	\$1,665.00	\$2,507.49	\$0.00	\$2,510.00
Woodland	PW	0	0	3.0120	\$1,500.00	\$1,665.00	\$5,014.98	(\$80.00)	\$1,000.00
Woodland	RCB	0	0	0.0730	\$1,500.00	\$1,410.00	\$102.93	(\$80.00)	\$20.00
Tillable Cropland	SO	0	0	0.2940	\$1,500.00	\$1,530.00	\$449.82	\$0.00	\$450.00
Tillable Cropland	WA	0	0	0.4040	\$1,500.00	\$1,275.00	\$515.10	\$0.00	\$520.00

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
5/6/2009	Glennwood Farms III, LLC	2009050115		\$0.00
10/10/2000	WESTERN FRANCES G			\$0.00
2/5/1992	COMBINED 203 & 304		9202/57	\$0.00
	REMOVE GLENN A			\$0.00

Valuation

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$30,500	\$30,300	\$36,800	\$37,900	\$43,600
+ Improvements Value	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$30,500	\$30,300	\$36,800	\$37,900	\$43,600

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$226.02	\$230.49	\$273.07	\$288.19	\$334.87
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$226.02	\$230.49	\$273.07	\$288.19	\$334.87
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$20.75	\$0.00
				5057-000a-Birch-King	
				- \$20.75	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$452.04	\$460.98	\$546.14	\$597.13	\$669.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$452.04)	(\$460.98)	(\$546.14)	(\$597.13)	(\$669.74)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2021 Pay 2022 are certified.

First installment for 2021 Pay 2022 tax is due May 10th. The second installment is due November 10th.

TAX STATEMENTS

TRACT 4 & PART OF TRACT 5

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022	1182244	4/26/2022	\$452.04
2020 Pay 2021	1139958	4/15/2021	\$460.98
2019 Pay 2020	1121402	10/20/2020	\$273.07
2019 Pay 2020	1130097	5/5/2020	\$273.07
2018 Pay 2019	1090409	11/6/2019	\$288.19
2018 Pay 2019	1066732	5/6/2019	\$308.94
2017 Pay 2018	1045425	11/5/2018	\$334.87
2017 Pay 2018	1041494	5/7/2018	\$334.87

Property Record Cards

[2022 Property Record Card \(PDF\)](#)
[2021 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Sketches.

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TAX STATEMENTS

PART OF TRACT 5 & TRACT 6



Summary

Parcel ID 92-02-27-000-101.000-007
 Property Address W 275 N
 Columbia City, IN, 46725
 Brief Legal Description W END N2 NE4 S27 T32 R8 20.32A
 (Note: Not to be used on legal documents)
 Instrument Nbr N/A
 Doc Nbr N/A
 Tax District Richland Township
 Tax Rate Code 978343 - ADV TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Acreage 20.32

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Owners

Deeded Owner
[Glennwood Farms lli, Llc](#)
 Steve Western
 6400 W 525 N
 Columbia City, IN 46725

Taxing District

County: Whitley
 Township: RICHLAND TOWNSHIP
 State District: 007 RICHLAND TOWNSHIP
 Local District: 050
 School Corp: WHITKO COMMUNITY
 Neighborhood: 920710-007 RICHLAND AG & RURAL

Site Description

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 20.32
 Class: 100 - Vacant Land

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.4550	\$1,500.00	\$1,275.00	\$580.13	(\$100.00)	\$0.00
Legal Ditch	BMA	0	0	3.6620	\$1,500.00	\$1,335.00	\$4,888.77	(\$100.00)	\$0.00
Tillable Cropland	CO	0	0	1.3200	\$1,500.00	\$1,590.00	\$2,098.80	\$0.00	\$2,100.00
Woodland	MMB2	0	0	0.1430	\$1,500.00	\$1,275.00	\$182.33	(\$80.00)	\$40.00
Tillable Cropland	MMB2	0	0	4.9250	\$1,500.00	\$1,275.00	\$6,279.38	\$0.00	\$6,280.00
Tillable Cropland	MOD3	0	0	8.245	\$1,500.00	\$960.00	\$7,915.20	\$0.00	\$7,920.00
Woodland	MOD3	0	0	0.2500	\$1,500.00	\$960.00	\$240.00	(\$80.00)	\$50.00
Tillable Cropland	RCB	0	0	0.0710	\$1,500.00	\$1,410.00	\$100.11	\$0.00	\$100.00
Woodland	SO	0	0	0.1070	\$1,500.00	\$1,530.00	\$163.71	(\$80.00)	\$30.00
Tillable Cropland	SO	0	0	1.1420	\$1,500.00	\$1,530.00	\$1,747.26	\$0.00	\$1,750.00

TAX STATEMENTS

PART OF TRACT 5 & TRACT 6

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
5/6/2009	Glennwood Farms III, LLC	2009050115		\$0.00
2/5/1992	WESTERN FRANCES G REMOVE GLENN		9202/57	\$0.00
				\$0.00

Valuation

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$15,700	\$15,600	\$19,000	\$19,700	\$22,600
+ Improvements Value	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$15,700	\$15,600	\$19,000	\$19,700	\$22,600

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$141.54	\$144.08	\$179.23	\$194.70	\$221.68
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$141.54	\$144.08	\$179.23	\$194.70	\$221.68
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$10.16	\$0.00
				5057-000a-Birch-King - \$10.16	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$283.08	\$288.16	\$358.46	\$399.56	\$443.36
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$283.08)	(\$288.16)	(\$358.46)	(\$399.56)	(\$443.36)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2021 Pay 2022 are certified.

First installment for 2021 Pay 2022 tax is due May 10th. The second installment is due November 10th.

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022	1182243	4/26/2022	\$283.08
2020 Pay 2021	1139957	4/15/2021	\$288.16
2019 Pay 2020	1112694	10/20/2020	\$179.23
2019 Pay 2020	1118437	5/5/2020	\$179.23
2018 Pay 2019	1068166	11/6/2019	\$194.70
2018 Pay 2019	1098814	5/6/2019	\$204.86
2017 Pay 2018	1058310	11/5/2018	\$221.68
2017 Pay 2018	1064942	5/7/2018	\$221.68

TAX STATEMENTS

PART OF TRACT 5 & TRACT 6

Property Record Cards

[2022 Property Record Card \(PDF\)](#)

[2021 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Sketches.

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Developed by



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Preliminary Title

PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016

COMMITMENT FOR TITLE INSURANCE

Issued By

DOMA TITLE INSURANCE, INC.

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, Doma Title Insurance, Inc., a(n) South Carolina 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 Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

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PRELIMINARY TITLE

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- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "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.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in 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; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (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 shall not be 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

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- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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.
- (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 HAS BEEN 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 the purpose of providing closing or settlement services.

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. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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>.

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Transaction Identification Data for reference only:

Issuing Agent: Doma Insurance Agency of Indiana, LLC
Issuing Office: 236 Frontage Road, Columbia City, IN 46725
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 15701-22-07119-IN
Issuing Office File No.: 15701-22-07119-IN
Property Address: W 350 N, Columbia City, IN 46725
W 275 N, Columbia City, IN 46725
5390 W 275 N, Columbia City, IN 46725

SCHEDULE A

1. Commitment Date: October 20, 2022 at 08:00 AM
2. Policy to be issued:
 - a. ALTA 2006 Owner's Policy of Title Insurance
Proposed Insured: Buyer TBD
Proposed Policy Amount: \$0.00
 - b. ALTA Loan Policy of Title Insurance
Proposed Insured: Lender TBD, its successors and/or assigns as their respective interests may appear.
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Glennwood Farms III, LLC
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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Authorized Countersignature:



By: Laura Ormsby
Doma Insurance Agency of Indiana, LLC

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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. The Company has no liability under this commitment until an amendment is issued stating the names of the proposed Insured. Once the proper names are provided, The Company reserves the right to make additional requirements and/or exceptions.
6. Warranty Deed from Glennwood Farms III, LLC to Buyer TBD.

Said deed must contain a recital that Frances G. Western died on August 21, 2008 thus terminating his/her life estate interest reserved in deed recorded May 6, 2009 as Document No. 2009050115.

7. Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditors Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
8. We must be provided copies of the Articles of Organization, Operating Agreement (including any addendums thereto) and evidence of good standing for the following LLC(s), and this report is subject to any further findings contained therein.

Name of LLC entity: Glenwood Farms III

Note: In addition to the above, if there are more multiple members of the LLC we must be provided with a current properly executed LLC Resolution authorizing the proposed conveyance and/or mortgage and appointing a signer(s).

9. A search and examination of the insured real estate reveals no open and unpaid mortgage on this land. Due to underwriter requirements, we require the execution of a specific affidavit of the current owners, confirming that there are no open mortgages on the land at the present time.
10. Vendors Affidavit satisfactory to Company and to the underwriter to be furnished.
11. Mortgagors Affidavit(s) to be furnished.

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NOTE: If Doma Insurance Agency of Indiana, LLC will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.

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SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

General Exceptions

2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
3. Easements or claims of easements, not shown by public records.
4. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown of public record.
5. Taxes or Special Assessments which are not shown as existing liens in the public records.

Special Exceptions

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6. Property Taxes are as follows: PARCEL 1

Tax Year 2021
Due and Payable: 2022
May installment \$226.02 Penalty: \$0.00 Status: PAID
November installment \$226.02 Penalty: \$0.00 Status: PAID
Name of Taxpayer: Glennwood Farms III, LLC
Total Assessments: \$30,500.00
Mortgage Exemption \$0.00;
Homestead Exemption \$0.00;
Supplemental Homestead Exemption \$0.00
Taxing Unit: 5-Etna Troy Township
State Parcel No. 92-02-22-000-203.900-005
Description: PT SW4 SE4 & PT SE4 SW4 S22 T32 R8 41.5A

Taxes for 2022 payable in 2023 are a lien, but not yet due and payable.
Taxes for 2023 due and payable in 2024 are a lien, but not yet due and payable and taxes for all subsequent installments, which are not yet a lien.

7. Property Taxes are as follows: PARCEL 2

Tax Year 2021
Due and Payable: 2022
May installment \$141.54 Penalty: \$0.00 Status: PAID
November installment \$141.54 Penalty: \$0.00 Status: PAID
Name of Taxpayer: Glennwood Farms III, LLC
Total Assessments: \$15,700.00
Mortgage Exemption \$0.00;
Homestead Exemption \$0.00;
Supplemental Homestead Exemption \$0.00
Taxing Unit: 7-Richland Township
State Parcel No. 92-02-27-000-101.000-007
Description: W END N2 NE4 S27 T32 R8 20.32A

Taxes for 2022 payable in 2023 are a lien, but not yet due and payable.
Taxes for 2023 due and payable in 2024 are a lien, but not yet due and payable and taxes for all subsequent installments, which are not yet a lien.

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8. Property Taxes are as follows: PARCEL 3

Tax Year 2021
Due and Payable: 2022
May installment \$1,453.22 Penalty: \$0.00 Status: PAID
November installment \$1,453.22 Penalty: \$0.00 Status: PAID
Name of Taxpayer: Glennwood Farms III, LLC
Total Assessments: \$160,900.00
Mortgage Exemption \$0.00;
Homestead Exemption \$0.00;
Supplemental Homestead Exemption \$0.00
Taxing Unit: 7-Richland Township
State Parcel No. 92-02-27-000-402.000-007
Description: N2 NW4 S27 T32 R8 80A

Taxes for 2022 payable in 2023 are a lien, but not yet due and payable.
Taxes for 2023 due and payable in 2024 are a lien, but not yet due and payable and taxes for all subsequent installments, which are not yet a lien.

9. Special Assessment as set forth below: PARCEL 3

Type of Assessment: 5681-000A-ELDER A
May Installment: \$5.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.

10. Special Assessment as set forth below: PARCEL 3

Type of Assessment: 310-WHITLEY CO SOLID WASTE
May Installment: \$53.00, PAID
All assessments for subsequent years due and payable, which are not yet a lien.

11. 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 rights of way.

12. Seventy-five (75) foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the, a legal drain established in accordance with IC 36-9-27-33.

13. Oil and Lease by and between Glenn A. Western and Frances G. Western, husband and wife and UMEX Oil, Inc. dated April 26, 1977 and recorded July 6, 1977 as Document No. 77-7-116; subsequently assigned to TRIO PETRO INC. by Assignment of Oil and Gas Leased recorded May 30, 1979 as Document No. 79-5-286.

14. The acreage stated in the legal description of the land is for description purposes only. The Company does not insure the quantity of land.

NOTE: Judgment search has been made against Glenwood Farms III, LLC for ten years last past. (FIND NONE).

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The Land is described as follows:

All of that part of the Southwest quarter of the Southeast quarter of Section twenty-two (22), in Township thirty-two (32) North, Range eight (8) East, which lies west of what is known as the Scott-Sattison Ditch, also known as the Pritchard Ditch, containing 1.5 acres.

ALSO: The North half of the northwest quarter of Section twenty-seven (27), Township thirty-two (32) North, Range eight (8) East, also the Southeast quarter of the southwest quarter of Section twenty-two (22), Township and Range aforesaid, containing 120 acres.

ALSO: Twenty and Thirty-two hundredths (20.32) acres off of the west end of the North half of the northeast quarter of Section twenty-seven (27), in Township thirty-two (32) North, Range eight (8) East.

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Property Photos

TRACTS 1-4 LOOKING NORTHEAST



TRACTS 1-4



TRACTS 1-4



TRACTS 1-4



TRACTS 1-5



TRACTS 1-5



TRACTS 2, 4 & 5



TRACT 3



TRACT 3



TRACT 4 LOOKING NORTH



TRACT 4



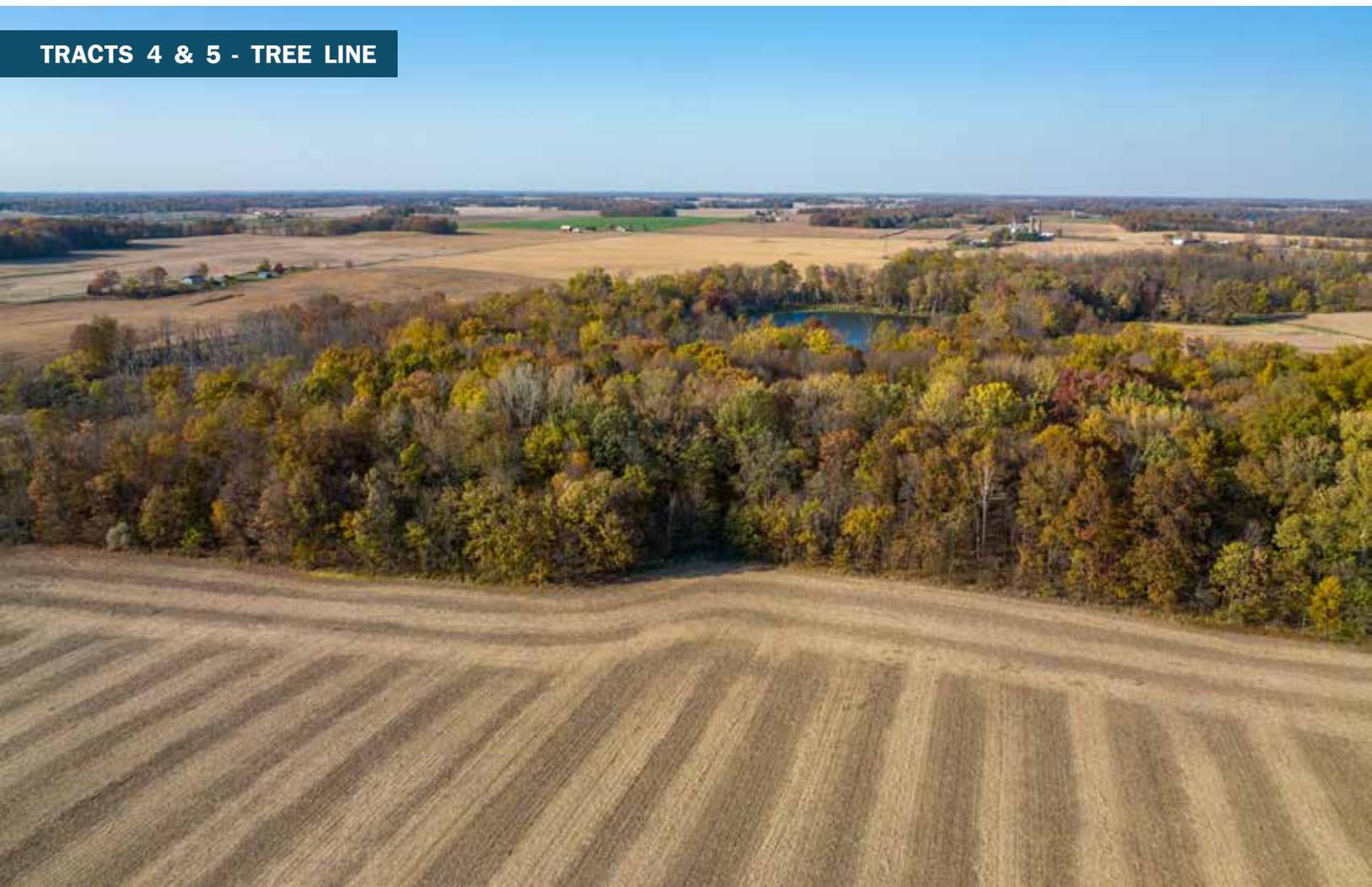
TRACTS 4 & 5



TRACTS 4 & 5



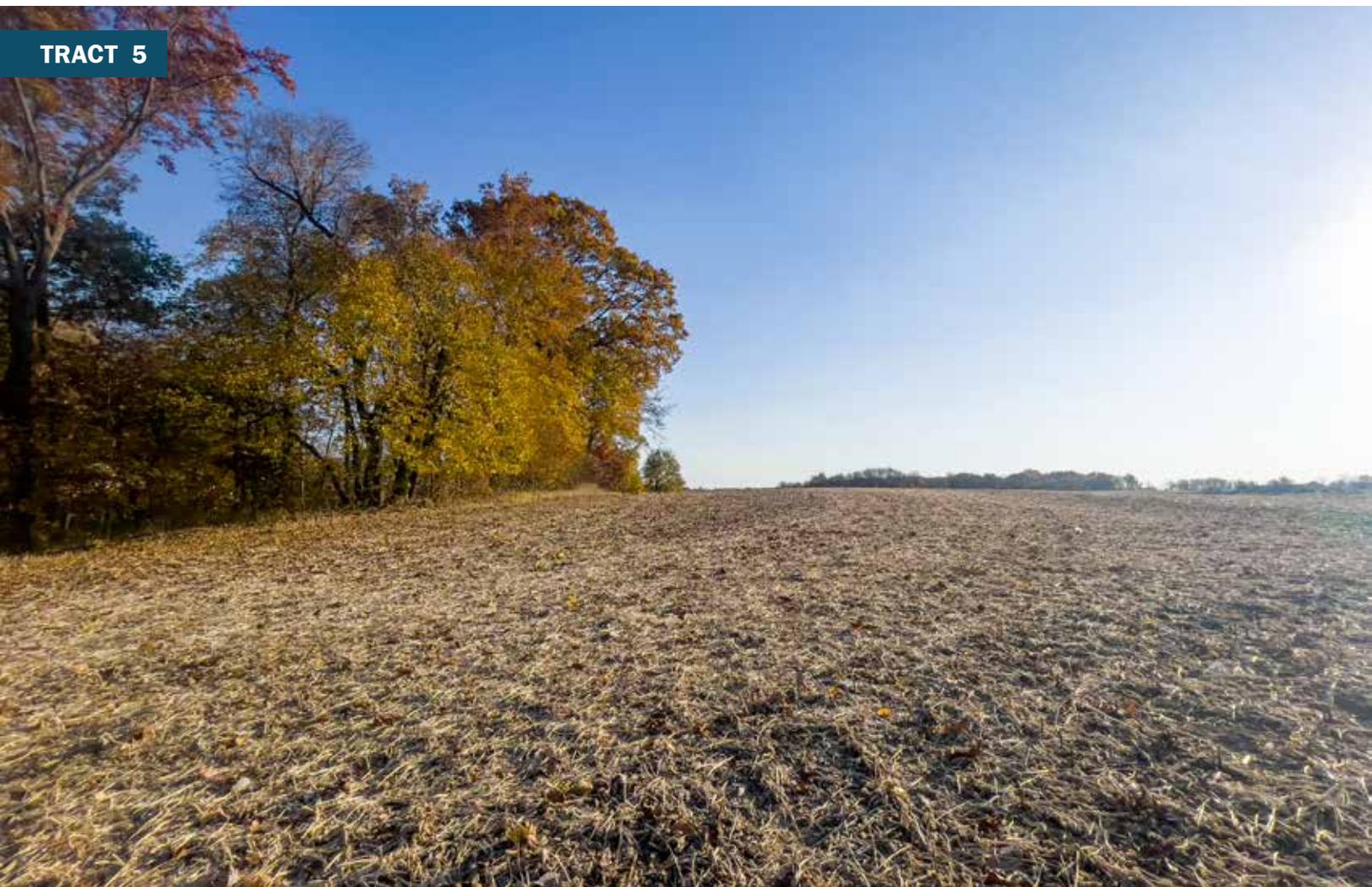
TRACTS 4 & 5 - TREE LINE



TRACTS 4 & 5



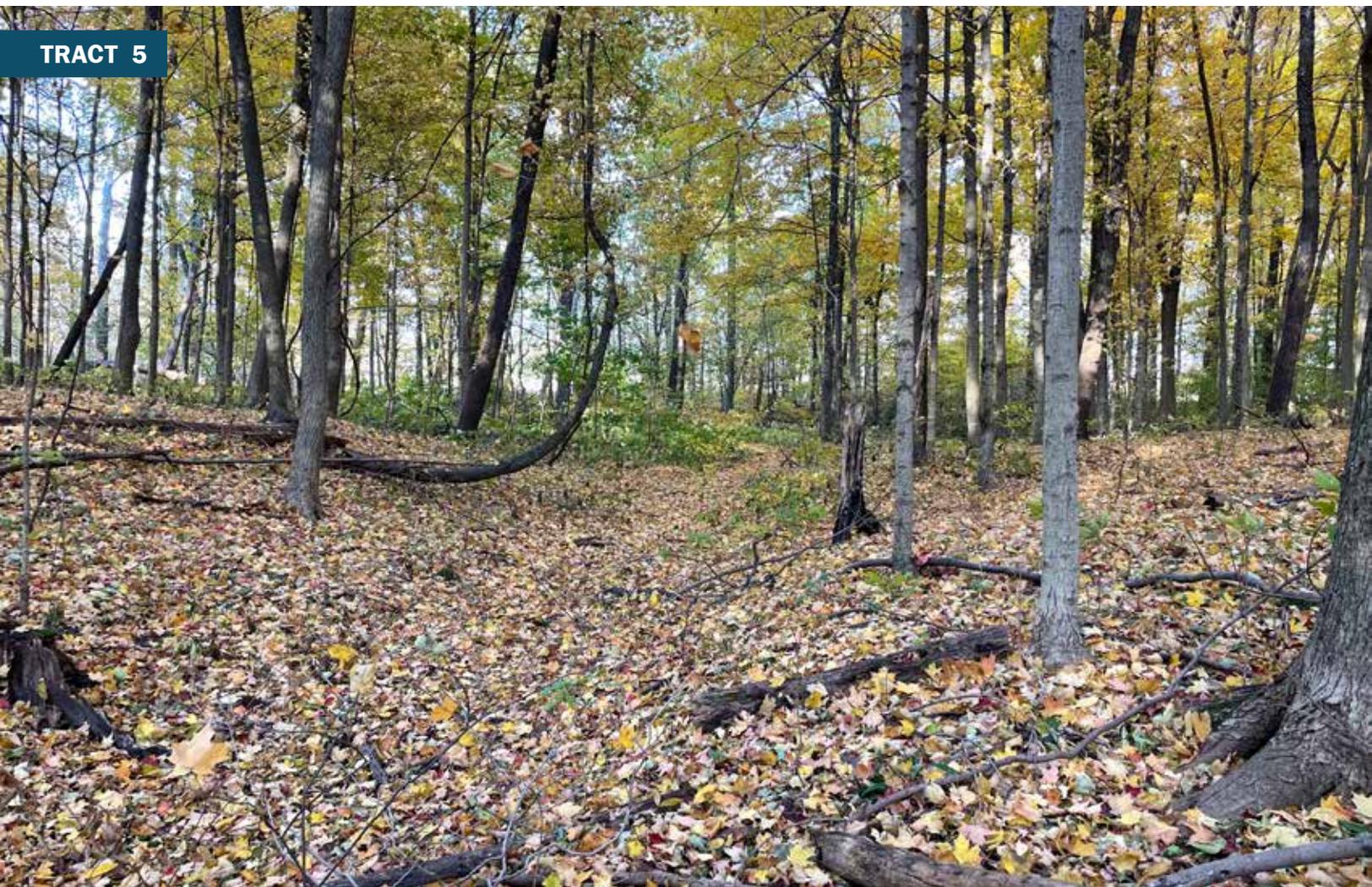
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TRACT 5



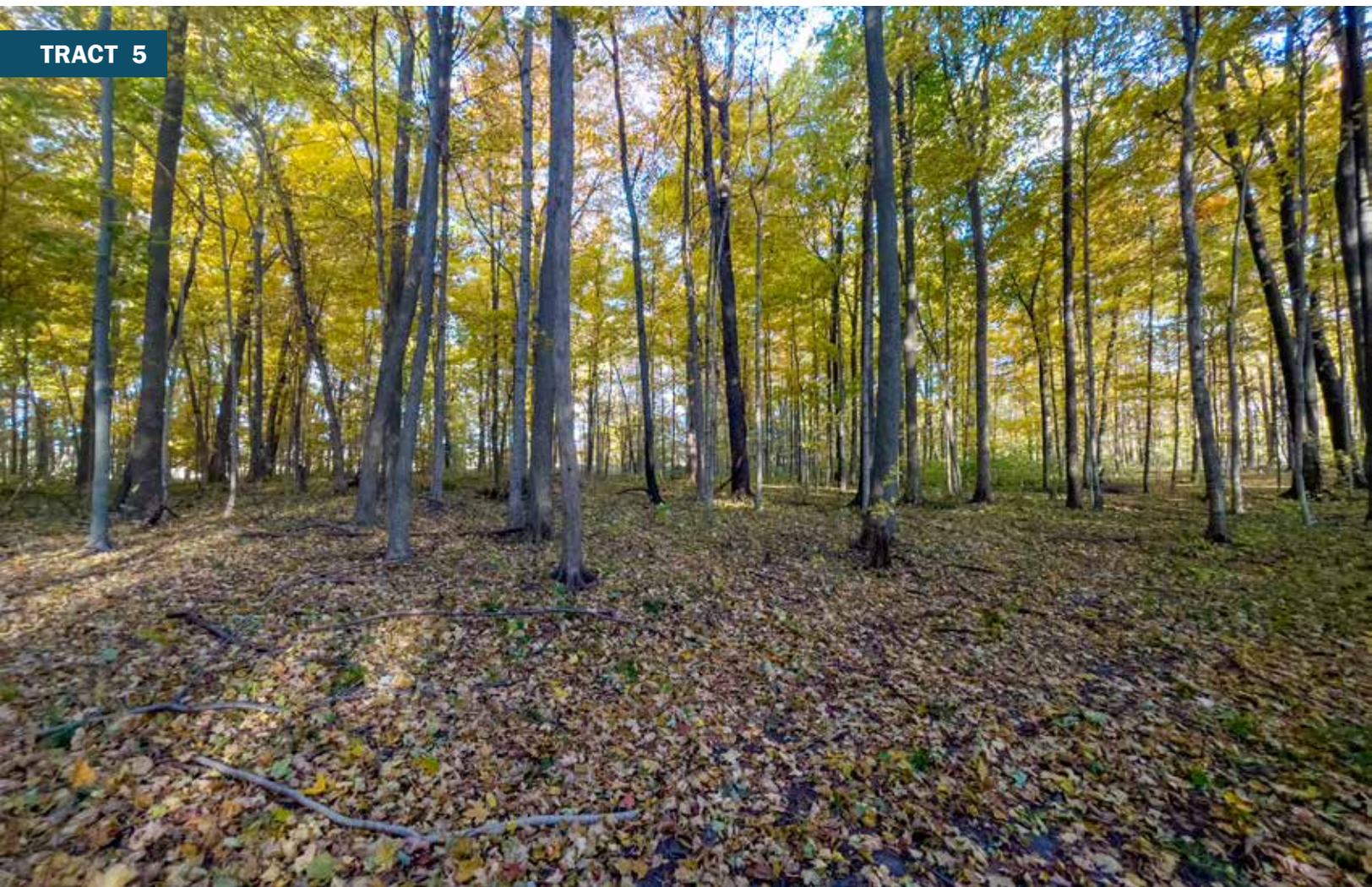
TRACT 5



TRACT 5



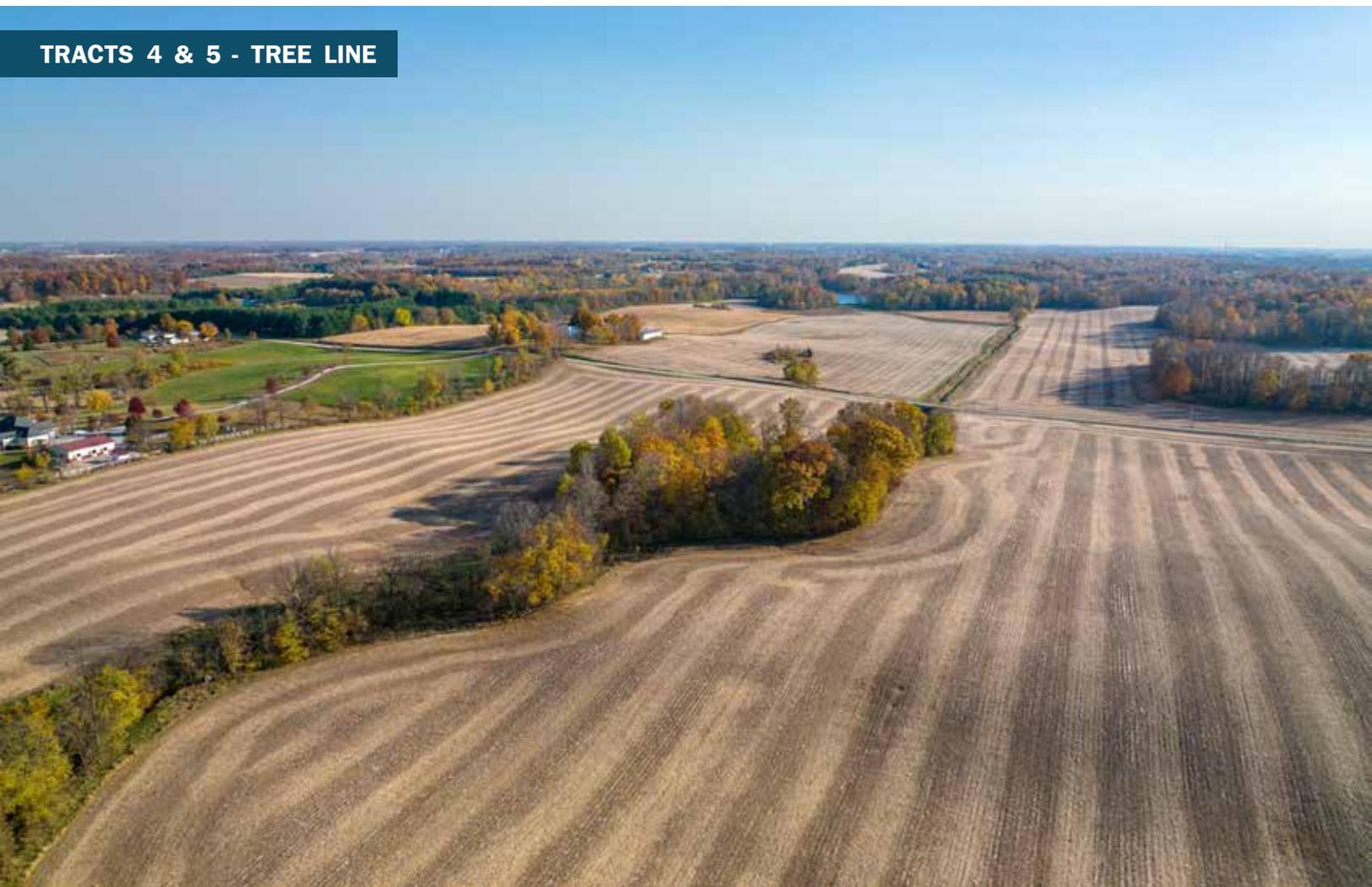
TRACT 5



TRACTS 4, 5 & 6 - LOOKING NORTH



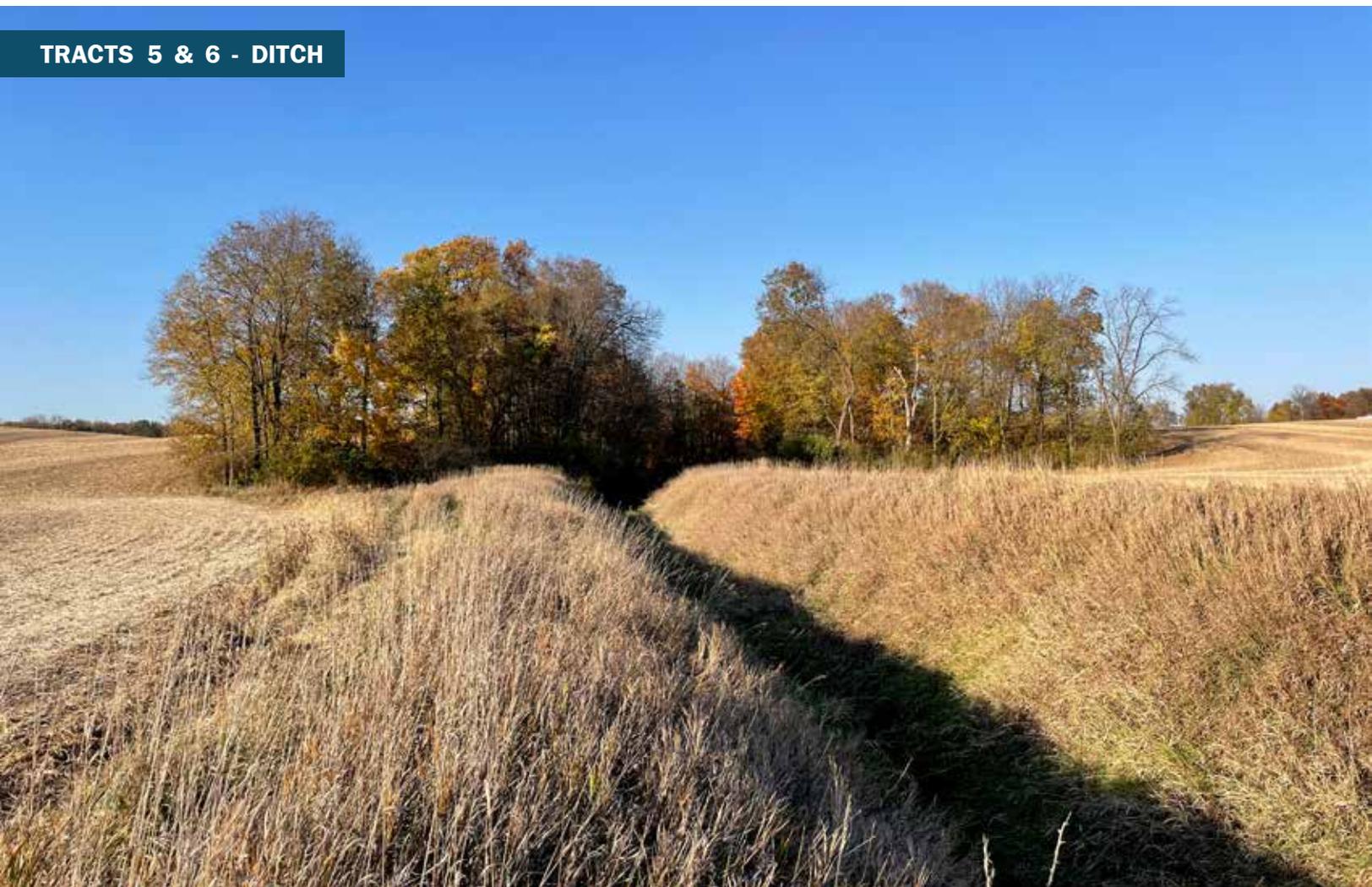
TRACTS 4 & 5 - TREE LINE



TRACTS 5 & 6 - LOOKING SOUTH



TRACTS 5 & 6 - DITCH





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