

Tuesday, April 11 • 6pm

Auction Held at the Wabash County Fairgrounds, Wabash, IN

Wabash County **LAND AUCTION**

INFORMATION BOOK

Wabash County, IN

99±
acres

Offered in 3 Tracts

 ONLINE BIDDING AVAILABLE

- Productive Tillable Farmland
- Outstanding Hunting Opportunities
- Scenic Property Containing Winding Streams & Attractive Views



**2023 Farming
Rights 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: Andrew Lynch, Personal Representative for the Richard Lynch Estate



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The Wabash County property will be offered in 3 individual tracts, any combination of tracts, & as a total 99± 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, & 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 a Personal Representative's Deed.

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Possession is at closing, with immediate possession available for farming purposes.

REAL ESTATE TAXES: Seller shall pay 2022 real estate taxes due & payable

in 2023. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage 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 has 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.

INDIANA CLASSIFIED FOREST PROGRAM: 10.7 acres on the far east end of the farm are enrolled in the Indiana Classified Forest Program. Please refer to the information book for more details.

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

TRACT 2 & 3 BOUNDARY LINES: If tract 2 or 3 is sold separately the county requires the minimum acres to be at least 20 for the split parcel. Auction company reserves the right to adjust boundary lines accordingly to ensure the county minimum is met.

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

Seller.

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

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

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, APRIL 11, 2023

99± ACRES – WABASH 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, April 4, 2023.

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
99± Acres • Wabash County, Indiana
Tuesday, April 11, 2023

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, April 11, 2023 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, April 4, 2023**. 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.

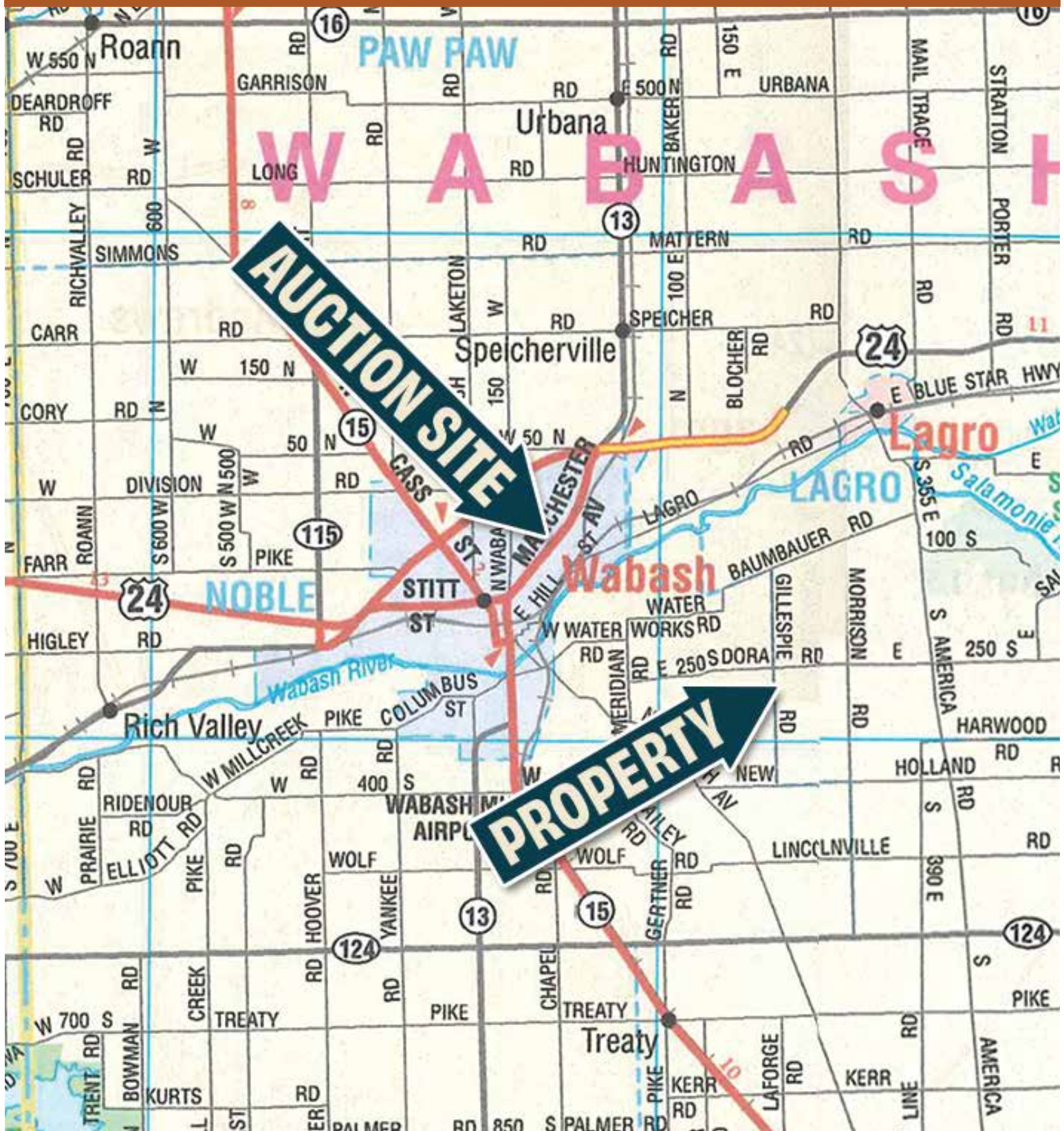
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

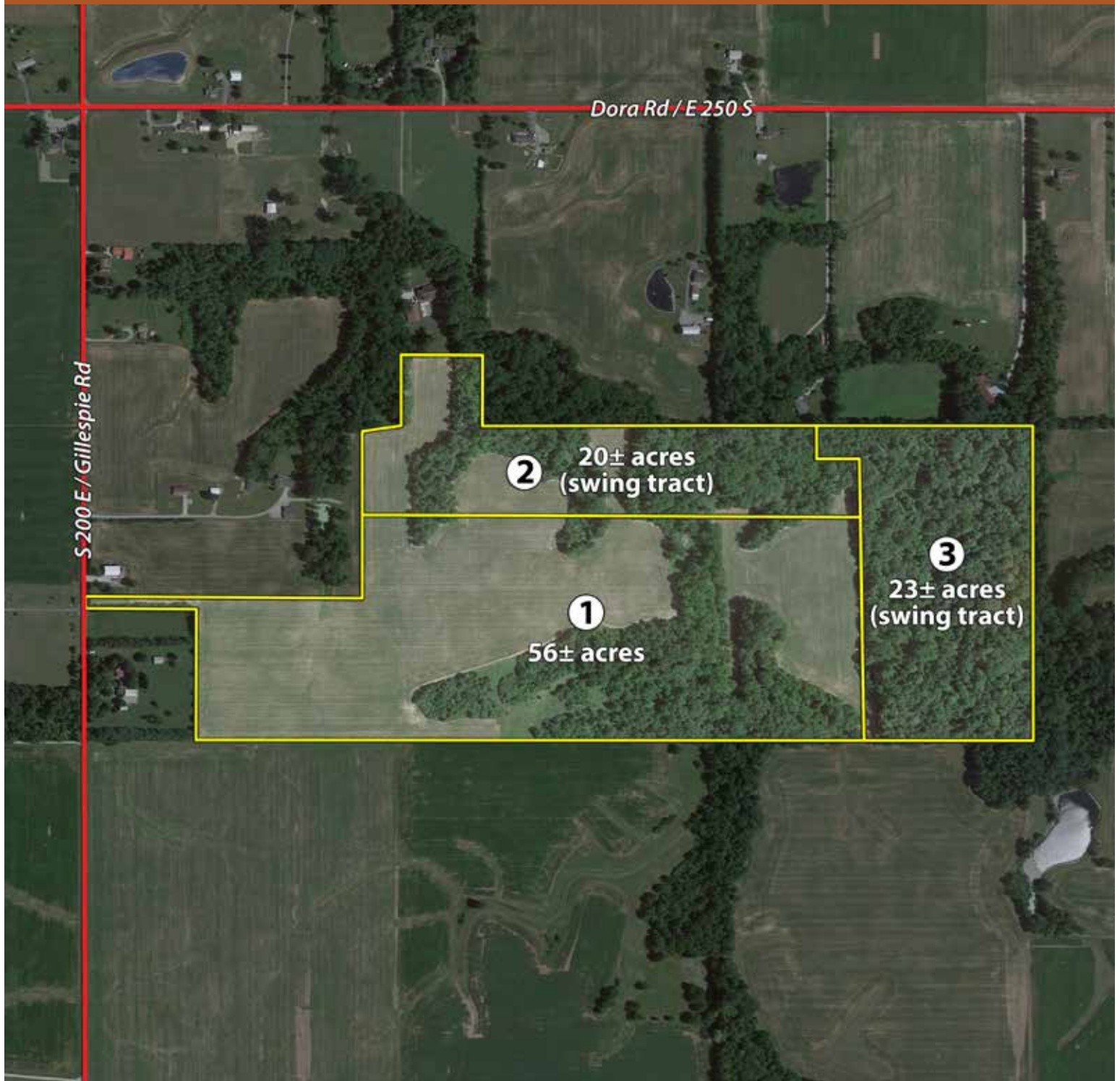
LOCATION & TRACT MAPS



AUCTION LOCATION: Wabash County Fairgrounds - 660 Gillen Ave, Wabash, IN 46992 • From the intersection of US 24 & SR 13, head south on SR 13 for a mile and a half, then turn right onto Gillen Ave

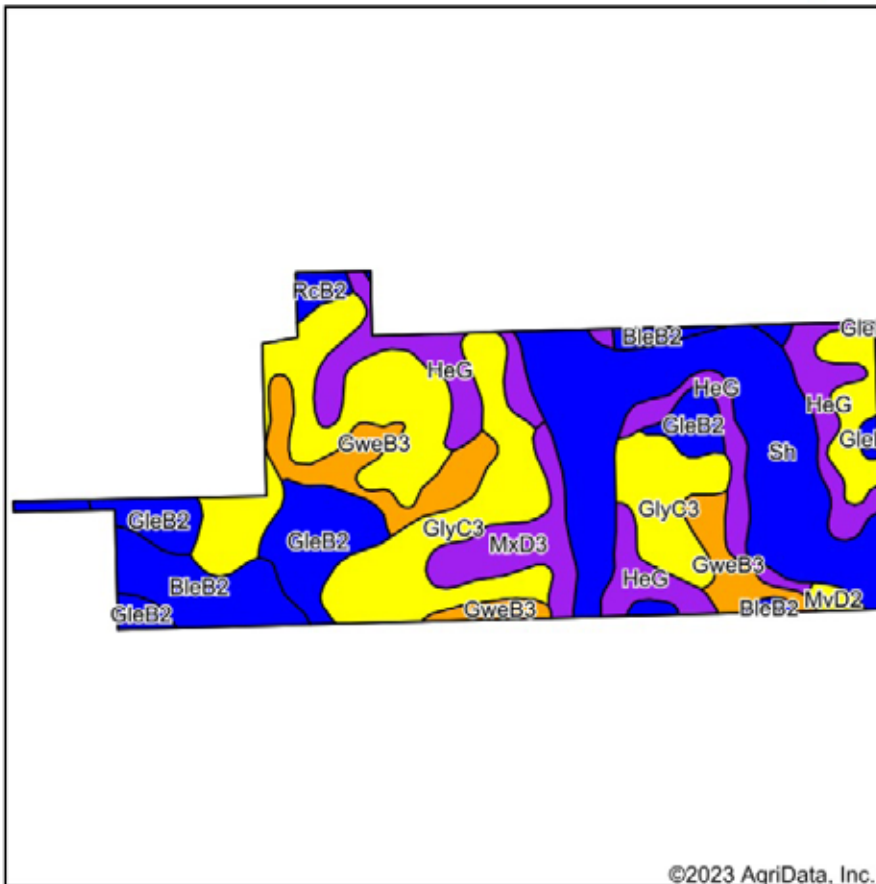
PROPERTY LOCATION: Near 2825 S 200 E, Wabash, IN 46992 • From SR 13 in Wabash, head east on S Huntington St. After a half mile take a slight left onto W 250 S. Continue on for 3 miles, then right onto S 200 E. After a ¼ of a mile the property will be on your left.

LOCATION & TRACT MAPS



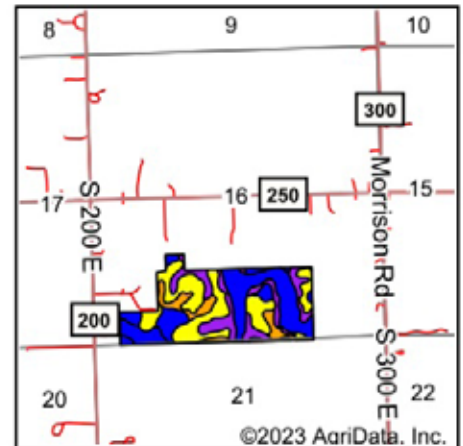
SOIL MAPS

SURETY SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Indiana**
 County: **Wabash**
 Location: **16-27N-7E**
 Township: **Lagro**
 Acres: **98.77**
 Date: **3/2/2023**

SCHRADER
 Real Estate and Auction Company, Inc.

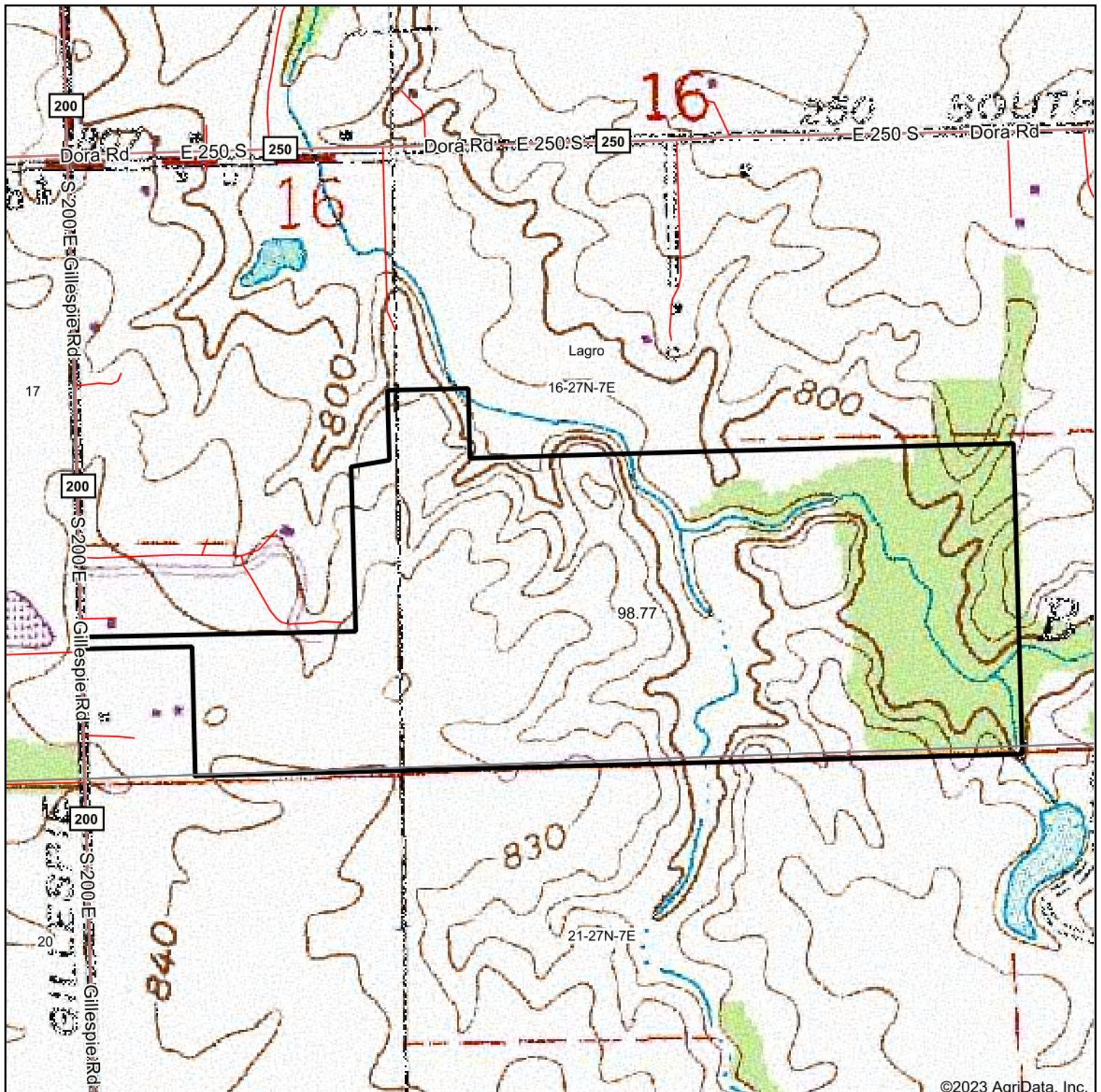
Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



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
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	31.26	31.6%		IVe	105		4	7		27	47
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	21.60	21.9%		IIw	131		4	9		38	
HeG	Hennepin loam, 25 to 50 percent slopes	14.03	14.2%		Vlle	85		3		6	30	43
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	9.68	9.8%		Ile	123		4	8		42	55
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	8.70	8.8%		IIle	120		4	8		40	54
BleB2	Blount silt loam, end moraine, 1 to 4 percent slopes, eroded	7.23	7.3%		Ile	136		5	9		44	61
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	4.85	4.9%		Vle	92	15	3	7		32	42
Rcb2	Rawson sandy loam, 2 to 6 percent slopes, eroded	0.88	0.9%		Ile	126	17	5		8	44	57
MvD2	Morley silt loam, 12 to 18 percent slopes, eroded	0.54	0.5%		IVe	105	16	3	8		37	47
Weighted Average					3.64	112.7	1	3.9	6.7	0.9	34.1	38.4

TOPOGRAPHY MAP



map center: 40° 47' 7.99, -85° 44' 51.51

0ft 665ft 1330ft

16-27N-7E
Wabash County
Indiana

Maps Provided By:



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www.AgriDataInc.com



3/2/2023

FSA INFORMATION

FSA INFORMATION

INDIANA
WABASH



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 5540

Prepared : 3/8/23 11:14 AM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : 18-169-2018-13
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
131.58	64.00	64.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	64.00	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	10.30	0.00	52	
Corn	32.60	0.00	119	
Soybeans	19.70	0.00	41	0
TOTAL	62.60	0.00		

NOTES

Tract Number : 3534

Description :
FSA Physical Location : INDIANA/WABASH
ANSI Physical Location : INDIANA/WABASH
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 : RICHARD LYNCH
Other Producers : None
Recon ID : 18-169-2018-14

**Some Property Included
in this Information is NOT
a Part of the Auction.**

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
131.58	64.00	64.00	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
WABASH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5540
Prepared : 3/8/23 11:14 AM CST
Crop Year : 2023

Tract 3534 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.00	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	10.30	0.00	52
Corn	32.60	0.00	119
Soybeans	19.70	0.00	41

TOTAL 62.60 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



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-034.000-003

3/8/23, 3:33 PM



Summary

Parcel ID 85-15-16-300-034.000-003
Alternate ID
Property Address E 250 S
WABASH, IN 46992
Sec/Twp/Rng 16/27/07
Tax Set LAGRO TWP
Subdivision N/A
Brief Tax Description PT SW1/4 SE1/4 (11.70 FOREST LAND) 16-27-7 100.03AC
(Note: Not to be used on legal documents)
Book/Page N/A
Acres 100.030
Class 100 - Ag - Vacant lot

**Some Property Included
in this Information is NOT
a Part of the Auction.**

Owners

Deeded Owner
[Lynch Richard L](#)
2825 S 200 E
WABASH, IN 46992

Taxing District

County: Wabash
Township: LAGRO TOWNSHIP
State District 003 LAGRO TOWNSHIP
Local District: 003
School Corp: M.S.D. WABASH COUNTY
Neighborhood: 8503510-003 LAGRO TWP

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 100.03

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
NONTILLABLE LAND	BAB2	0	0	0.010000	\$1,900.00	\$1,615.00	\$16.15	(\$60.00)	\$10.00
TILLABLE LAND	BAB2	0	0	0.610000	\$1,900.00	\$1,615.00	\$985.15	\$0.00	\$990.00
WOODLAND	BAB2	0	0	1.630000	\$1,900.00	\$1,615.00	\$2,632.45	(\$80.00)	\$530.00
WOODLAND	GNB2	0	0	1.920000	\$1,900.00	\$1,463.00	\$2,808.96	(\$80.00)	\$560.00
TILLABLE LAND	GNB2	0	0	14.790000	\$1,900.00	\$1,463.00	\$21,637.77	\$0.00	\$21,640.00
CLASSIFIED FOREST	GNB2	0	0	0.490000	\$1,900.00	\$1,463.00	\$716.87	(\$100.00)	\$0.00
NONTILLABLE LAND	GNB2	0	0	0.430000	\$1,900.00	\$1,463.00	\$629.09	(\$60.00)	\$250.00
NONTILLABLE LAND	GOC3	0	0	4.140000	\$1,900.00	\$1,140.00	\$4,719.60	(\$60.00)	\$1,890.00
CLASSIFIED FOREST	GOC3	0	0	3.100000	\$1,900.00	\$1,140.00	\$3,534.00	(\$100.00)	\$0.00
TILLABLE LAND	GOC3	0	0	20.440000	\$1,900.00	\$1,140.00	\$23,301.60	\$0.00	\$23,300.00
WOODLAND	GOC3	0	0	6.170000	\$1,900.00	\$1,140.00	\$7,033.80	(\$80.00)	\$1,410.00
WOODLAND	HEG	0	0	12.570000	\$1,900.00	\$950.00	\$11,941.50	(\$80.00)	\$2,390.00
FARM POND	HEG	0	0	0.760000	\$1,900.00	\$950.00	\$722.00	(\$40.00)	\$430.00
TILLABLE LAND	HEG	0	0	0.580000	\$1,900.00	\$950.00	\$551.00	\$0.00	\$550.00
CLASSIFIED FOREST	HEG	0	0	3.430000	\$1,900.00	\$950.00	\$3,258.50	(\$100.00)	\$0.00
NONTILLABLE LAND	HEG	0	0	0.680000	\$1,900.00	\$950.00	\$646.00	(\$60.00)	\$260.00
CLASSIFIED FOREST	MVD2	0	0	0.540000	\$1,900.00	\$1,045.00	\$564.30	(\$100.00)	\$0.00
NONTILLABLE LAND	MXD3	0	0	0.700000	\$1,900.00	\$950.00	\$665.00	(\$60.00)	\$270.00
TILLABLE LAND	MXD3	0	0	0.450000	\$1,900.00	\$950.00	\$427.50	\$0.00	\$430.00
WOODLAND	MXD3	0	0	3.740000	\$1,900.00	\$950.00	\$3,553.00	(\$80.00)	\$710.00
WOODLAND	RCB2	0	0	0.290000	\$1,900.00	\$1,691.00	\$490.39	(\$80.00)	\$100.00
TILLABLE LAND	RCB2	0	0	0.800000	\$1,900.00	\$1,691.00	\$1,352.80	\$0.00	\$1,350.00
TILLABLE LAND	SH	0	0	2.160000	\$1,900.00	\$2,109.00	\$4,555.44	\$0.00	\$4,560.00
CLASSIFIED FOREST	SH	0	0	4.140000	\$1,900.00	\$2,109.00	\$8,731.26	(\$100.00)	\$0.00

COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-034.000-003

3/8/23, 3:33 PM

WOODLAND	SH	0	0	15.460000	\$1,900.00	\$2,109.00	\$32,605.14	(\$80.00)	\$6,520.00
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Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
11/9/2006	LYNCH RICHARD L			\$120,000.00
11/10/2003	LENGEL MICHAEL LEON			\$0.00
11/7/2003	LENGEL MICHAEL & MARY			\$0.00
10/3/2000	LENGEL MARY JANE, MICHAEL LEON			\$0.00
10/15/1991	LENGEL WALTER & MARY JANE	0		\$0.00
	PIRATES COVE MARINA % R DAVID FRED I			\$0.00

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	GENERAL REVALUATION	Annual Adjustment
As Of Date	1/1/2021	1/1/2020	1/1/2019	1/1/2018	1/1/2017
Land	\$46,500	\$46,100	\$56,200	\$58,000	\$67,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$46,500	\$46,100	\$56,200	\$58,000	\$67,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$46,500	\$46,100	\$56,200	\$58,000	\$67,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$46,500	\$46,100	\$56,200	\$58,000	\$67,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$337.22	\$337.22
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$337.22	\$337.22
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$328.96	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$328.96	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$333.84	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$333.84	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$392.29	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$392.29	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$396.83	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$396.83	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$440.49	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$440.49	\$0.00

Total:

Tax Year	Amount	Bal Due
2022 Pay 2023	\$674.44	\$674.44
2021 Pay 2022	\$657.92	\$0.00
2020 Pay 2021	\$667.68	\$0.00
2019 Pay 2020	\$784.58	\$0.00
2018 Pay 2019	\$793.66	\$0.00
2017 Pay 2018	\$880.98	\$0.00

**Some Property Included
in this Information is NOT
a Part of the Auction.**

Note: The calculated taxes for 2022 pay 2023 are not yet certified and are subject to change.

Payments

Detail:

COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-034.000-003

3/8/23, 3:33 PM

Tax Year	Payment Date	Paid By	Amount
2021 Pay 2022	10/7/2022	LYNCH RICHARD L CK # 8207	\$328.96
2021 Pay 2022	4/14/2022	LYNCH RICHARD L /ck 8156	\$328.96
2020 Pay 2021	8/2/2021	LYNCH RICHARD L ck # 8068	\$333.84
2020 Pay 2021	5/3/2021	LYNCH RICHARD L /CK 8042	\$333.84
2019 Pay 2020	10/14/2020	LYNCH RICHARD L CK # 7980	\$392.29
2019 Pay 2020	5/4/2020	LYNCH RICHARD L	\$392.29
2018 Pay 2019	11/6/2019	LYNCH RICHARD L /ck 7862	\$396.83
2018 Pay 2019	5/1/2019	LYNCH RICHARD L	\$396.83
2017 Pay 2018	11/1/2018	LYNCH RICHARD L CK # 7705	\$440.49
2017 Pay 2018	1/17/2018	LYNCH RICHARD L ck # 7620	\$440.49
2016 Pay 2017	11/9/2017	LYNCH RICHARD L CK400058	\$457.68
2016 Pay 2017	5/8/2017	LYNCH RICHARD L /CK 7461	\$457.68
2015 Pay 2016	11/9/2016	LYNCH RICHARD L /ck7390	\$488.53
2015 Pay 2016	5/5/2016	LYNCH RICHARD L ck # 7313	\$488.53

Total:

Tax Year	Amount
2021 Pay 2022	\$657.92
2020 Pay 2021	\$667.68
2019 Pay 2020	\$784.58
2018 Pay 2019	\$793.66
2017 Pay 2018	\$880.98
2016 Pay 2017	\$915.36
2015 Pay 2016	\$977.06

**Some Property Included
in this Information is NOT
a Part of the Auction.**

Notes

2/6/2007	TRANSFER	Transfer from: LENGEL MICHAEL LEON Date of Transfer: 11/09/06
2/6/2007	TRANSFER	Transfer from: LENGEL MARY JANE, MICHAEL LEON Date of Transfer: 11/10/03

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Deductions, Photos, Sketches.

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COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-054.000-003

3/8/23, 3:34 PM



Summary

Parcel ID 85-15-16-300-054.000-003
Alternate ID
Property Address 200 E
WABASH, IN 46992
Sec/Twp/Rng 16/27/07
Tax Set LAGRO TWP
Subdivision N/A
Brief Tax Description PT SW1/4 SW1/4 16-27-7 11.055AC
(Note: Not to be used on legal documents)
Book/Page N/A
Acres 11.055
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
[Lynch Richard L](#)
2825 S 200 E
WABASH, IN 46992

Taxing District

County: Wabash
Township: LAGRO TOWNSHIP
State District: 003 LAGRO TOWNSHIP
Local District: 003
School Corp: M.S.D. WABASH COUNTY
Neighborhood: 8503510-003 LAGRO TWP

Site Description

Topography: Rolling
Public Utilities: Electricity
Street or Road: Unpaved
Area Quality: Static
Parcel Acreage: 11.055

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	BAB2	0	0	5.215000	\$1,900.00	\$1,615.00	\$8,422.23	\$0.00	\$8,420.00
TILLABLE LAND	GNB2	0	0	3.740000	\$1,900.00	\$1,463.00	\$5,471.62	\$0.00	\$5,470.00
TILLABLE LAND	GOC3	0	0	2.100000	\$1,900.00	\$1,140.00	\$2,394.00	\$0.00	\$2,390.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
6/1/2017	LYNCH RICHARD L			\$57,486.00

Valuation

Assessment Year	2021	2020	2019	2018
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	GENERAL REVALUATION
As Of Date	1/1/2021	1/1/2020	1/1/2019	1/1/2018
Land	\$11,100	\$11,000	\$13,400	\$13,800
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$11,100	\$11,000	\$13,400	\$13,800
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$11,100	\$11,000	\$13,400	\$13,800

COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-054.000-003

3/8/23, 3:34 PM

Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$11,100	\$11,000	\$13,400	\$13,800
Total Non Res (3)	\$0	\$0	\$0	\$0

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$80.55	\$80.55
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$80.55	\$80.55
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$78.52	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$78.52	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$79.66	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$79.66	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$93.54	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$93.54	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$94.42	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$94.42	\$0.00

Total:

Tax Year	Amount	Bal Due
2022 Pay 2023	\$161.10	\$161.10
2021 Pay 2022	\$157.04	\$0.00
2020 Pay 2021	\$159.32	\$0.00
2019 Pay 2020	\$187.08	\$0.00
2018 Pay 2019	\$188.84	\$0.00

Note: The calculated taxes for 2022 pay 2023 are not yet certified and are subject to change.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2021 Pay 2022	10/7/2022	LYNCH RICHARD L CK # 8207	\$78.52
2021 Pay 2022	4/14/2022	LYNCH RICHARD L /ck 8156	\$78.52
2020 Pay 2021	8/2/2021	LYNCH RICHARD L ck # 8068	\$79.66
2020 Pay 2021	5/3/2021	LYNCH RICHARD L /CK 8042	\$79.66
2019 Pay 2020	10/14/2020	LYNCH RICHARD L CK # 7980	\$93.54
2019 Pay 2020	5/4/2020	LYNCH RICHARD L CK # 7926 ML	\$93.54
2018 Pay 2019	11/6/2019	LYNCH RICHARD L /ck 7862	\$94.42
2018 Pay 2019	5/1/2019	LYNCH RICHARD L	\$94.42

Total:

Tax Year	Amount
2021 Pay 2022	\$157.04
2020 Pay 2021	\$159.32
2019 Pay 2020	\$187.08
2018 Pay 2019	\$188.84

Notes

6/6/2017 SURVEY 4/20/2017 11.055AC SURVEY

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Deductions, Photos, Sketches.

COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-054.000-003

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COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-029.000-003

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Summary

Parcel ID 85-15-16-300-029.000-003
 Alternate ID
 Property Address 2873 S 200 E
 WABASH, IN 46992
 Sec/Twp/Rng 16/27/07
 Tax Set LAGRO TWP
 Subdivision N/A
 Brief Tax Description S PT W1/2 SW 16-27-7 3.97AC
 (Note: Not to be used on legal documents)
 Book/Page N/A
 Acres 3.970
 Class 101 - Cash grain/general farm

Owners

Deeded Owner
[Lynch Richard L](#)
 2825 S 200 E
 WABASH, IN 46992

**Some Property Included
 in this Information is NOT
 a Part of the Auction.**

Taxing District

County: Wabash
 Township: LAGRO TOWNSHIP
 State District: 003 LAGRO TOWNSHIP
 Local District: 003
 School Corp: M.S.D. WABASH COUNTY
 Neighborhood: 8503541-003 LAGRO TWP MH'S 3-1

Site Description

Topography:
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 3.97

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	BAB2	0	0	1.470000	\$1,900.00	\$1,615.00	\$2,374.05	\$0.00	\$2,370.00
PUBLIC ROAD/ROW	BAB2	0	0	0.170000	\$1,900.00	\$1,615.00	\$274.55	(\$100.00)	\$0.00
HOMESITE	BAB2	0	0	1.000000	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00
TILLABLE LAND	GNB2	0	0	1.330000	\$1,900.00	\$1,463.00	\$1,945.79	\$0.00	\$1,950.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Barn, Pole (T3) R 01	100	C	1977	1977	A	1.01	2560	1.25	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
3/28/1995	LYNCH RICHARD L	0		\$0.00
10/3/1989	NEAL CHARLES E & NORA M PAVLICK MADELYN	0		\$0.00

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	GENERAL REVALUATION	Annual Adjustment
As Of Date	1/1/2021	1/1/2020	1/1/2019	1/1/2018	1/1/2017
Land	\$16,400	\$16,400	\$17,100	\$17,200	\$25,400

COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-029.000-003

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Land Res (1)	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
Land Non Res (2)	\$2,900	\$2,900	\$3,600	\$3,700	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$11,900
Improvement	\$12,000	\$12,000	\$12,000	\$13,500	\$13,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$12,000	\$12,000	\$12,000	\$13,500	\$13,200
Total	\$28,400	\$28,400	\$29,100	\$30,700	\$38,600
Total Res (1)	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
Total Non Res (2)	\$2,900	\$2,900	\$3,600	\$3,700	\$0
Total Non Res (3)	\$12,000	\$12,000	\$12,000	\$13,500	\$25,100

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$195.76	\$195.76
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$195.76	\$195.76
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$191.61	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$191.61	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$193.29	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$193.29	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$190.64	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$190.64	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$198.13	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$198.13	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$239.35	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	SOLID WASTE RECYCLING FEE 1st Installment Tax	\$24.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$239.35	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	SOLID WASTE RECYCLING FEE 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2022 Pay 2023	\$391.52	\$391.52
2021 Pay 2022	\$383.22	\$0.00
2020 Pay 2021	\$386.58	\$0.00
2019 Pay 2020	\$381.28	\$0.00
2018 Pay 2019	\$396.26	\$0.00
2017 Pay 2018	\$502.70	\$0.00

**Some Property Included
in this Information is NOT
a Part of the Auction.**

Note: The calculated taxes for 2022 pay 2023 are not yet certified and are subject to change.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2021 Pay 2022	10/7/2022	LYNCH RICHARD L CK # 8207	\$191.61
2021 Pay 2022	4/14/2022	LYNCH RICHARD L /ck 8156	\$191.61
2020 Pay 2021	8/2/2021	LYNCH RICHARD L ck # 8068	\$193.29
2020 Pay 2021	5/3/2021	LYNCH RICHARD L /CK 8042	\$193.29
2019 Pay 2020	10/14/2020	LYNCH RICHARD L CK # 7980	\$190.64
2019 Pay 2020	5/4/2020	LYNCH RICHARD L	\$190.64
2018 Pay 2019	11/6/2019	LYNCH RICHARD L /ck 7862	\$198.13
2018 Pay 2019	5/1/2019	LYNCH RICHARD L	\$198.13
2017 Pay 2018	11/1/2018	LYNCH RICHARD L CK # 7705	\$239.35
2017 Pay 2018	1/17/2018	LYNCH RICHARD L ck # 7620	\$263.35
2016 Pay 2017	11/9/2017	LYNCH RICHARD L CK400058	\$219.67
2016 Pay 2017	5/8/2017	LYNCH RICHARD L /CK 7461	\$243.67
2015 Pay 2016	11/9/2016	LYNCH RICHARD L /ck7390	\$222.08
2015 Pay 2016	5/5/2016	LYNCH RICHARD L ck # 7313	\$246.08

Total:

COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-029.000-003

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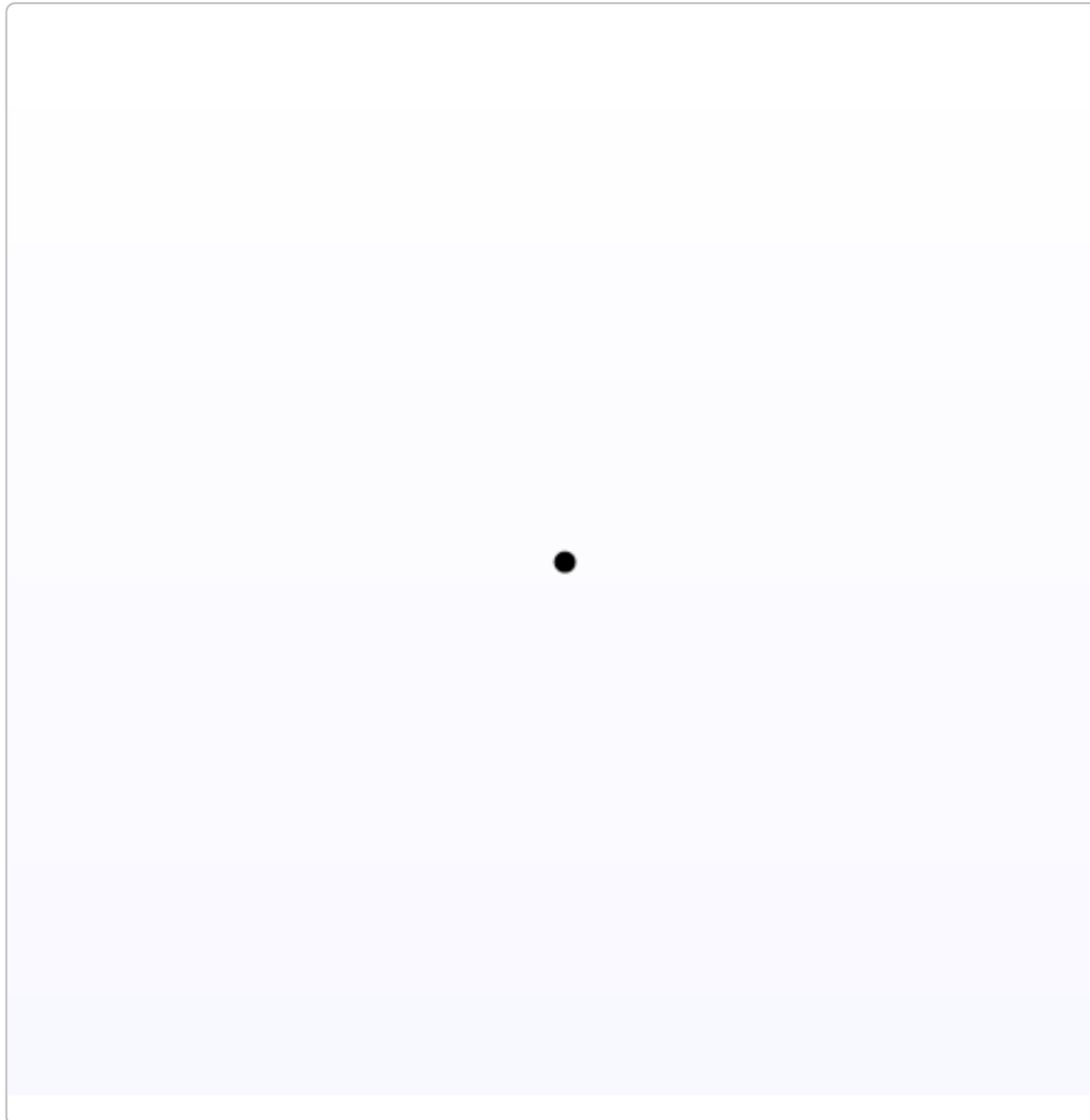
Tax Year	Amount
2021 Pay 2022	\$383.22
2020 Pay 2021	\$386.58
2019 Pay 2020	\$381.28
2018 Pay 2019	\$396.26
2017 Pay 2018	\$502.70
2016 Pay 2017	\$463.34
2015 Pay 2016	\$468.16

**Some Property Included
in this Information is NOT
a Part of the Auction.**

Notes

2/13/2008	HMSTDREF	Name: LYNCH RICHARD L Homestead credit refund amount: \$29.69
2/6/2007	TRANSFER	Transfer from: NEAL CHARLES E & NORA M Date of Transfer: 03/28/95

Sketches



No data available for the following modules: Residential Dwellings, Commercial Buildings, Deductions, Photos.

COUNTY TAX INFORMATION

Beacon - Wabash County, IN - Parcel Report: 85-15-16-300-029.000-003

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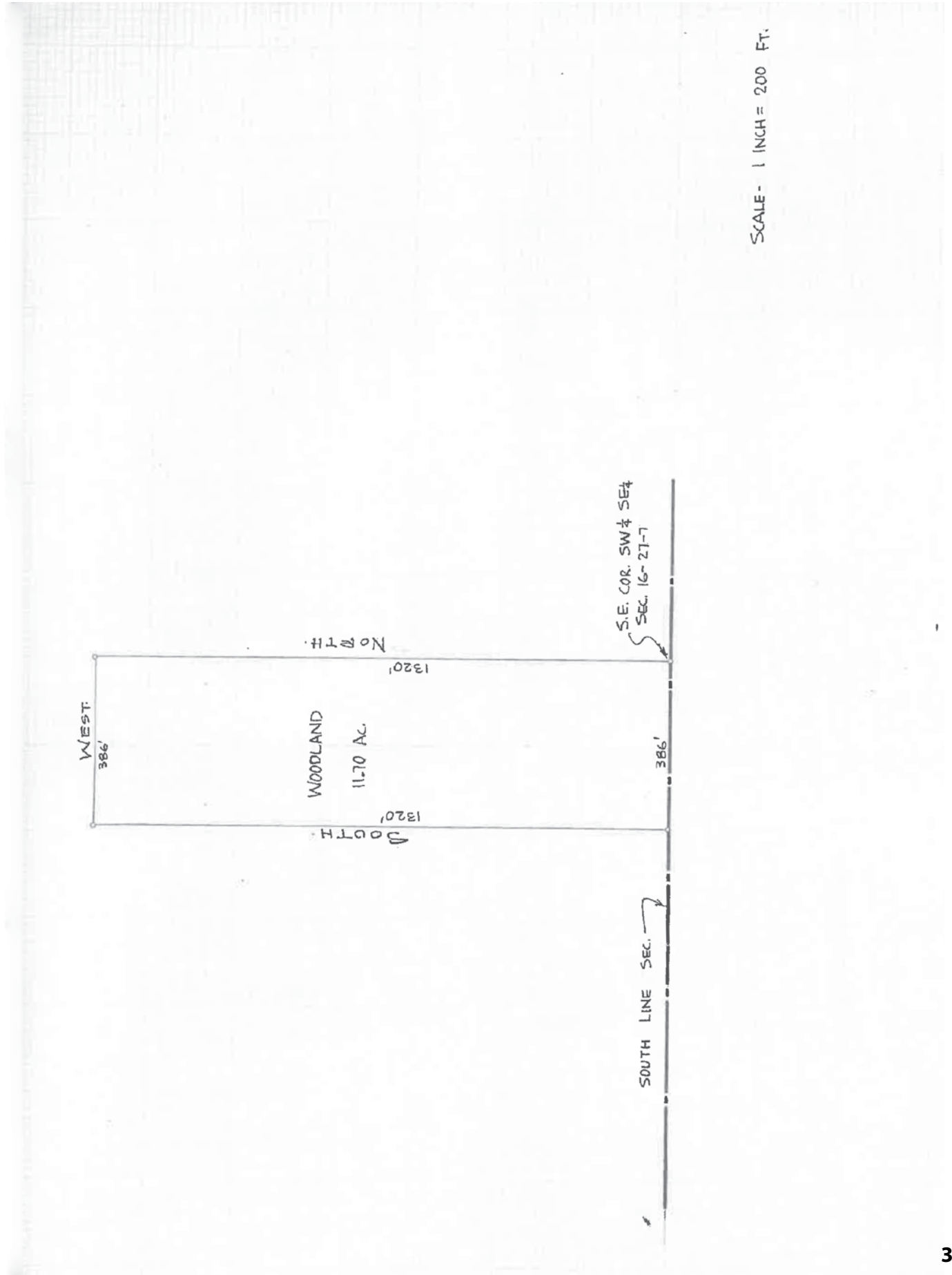


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a Part of the Auction.**

INDIANA CLASSIFIED FOREST PROGRAM

INDIANA CLASSIFIED FOREST PROGRAM



PRELIMINARY TITLE

PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

First American Title Insurance Company

Commitment Number: MTC0712246

SCHEDULE A

1. Effective Date: March 1, 2023 at 08:00 AM
2. Policy or Policies to be issued: Amount
 - (a) X Owner's Policy (ALTA Own. Policy 06/17/06) \$ 1,000.00
Proposed Insured:
TBD
 - (b) _____ Loan Policy (ALTA Loan Policy 06/17/06)
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Richard L. Lynch
5. The land referred to in the Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO

First American Title Insurance Company

By: 
Metz Title Company, Inc., Gregory A. Metz, Agent

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PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

First American Title Insurance Company

Commitment Number: MTC0712246

SCHEDULE B

1. Requirements:

- a. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

A Personal Representative's Deed must be executed from The Estate of Richard L. Lynch to TBD.
- b. TRACT II: Pay and have released of record the mortgage executed by Richard L. Lynch to Frances Slocum Bank, dated April 15, 1999, and recorded April 20, 1999, as Instrument Number in Mortgage Record 440, page 698, securing the original principal sum of [REDACTED].
- c. TRACT III: Pay and have released of record the mortgage executed by Richard L. Lynch to First Merchants Bank, dated June 18, 2013, and recorded June 21, 2013, as Instrument Number 2013R429081, securing the original principal sum of [REDACTED].
- d. 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 1100 series of the HUD form as TIEFF (Title Insurance Enforcement Fund Fee) charge.
- e. 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 the amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.
- f. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation 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.
- g. Vendor's (sale) or Mortgagor's (refinance) Affidavit to be executed at the closing.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- a. Any discrepancies or conflicts in boundary lines, any shortages in area, or encroachment or overlapping of improvements.
- b. Any facts, rights, interest or claims not shown by the public record which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
- c. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
- d. Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.
- e. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal),

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PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form

Adopted 6-17-06

Commitment Number: MTC0712246

SCHEDULE B

(Continued)

and all rights incident thereto, now or previously leased, granted, excepted or reserved.

- f. 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.

- g. TRACT I: Taxes for the year 2021 payable 2022 assessed in the name of The Estate of Richard L. Lynch
TAXING UNIT: Lagro Township
PARCEL KEY NO: 85-15-16-300-054.000-003 - 11.055 acres
ASSESSED VALUATION: Land - \$11,100.00
Improvements - \$0.00
Deductions - \$0.00
Exemptions - \$0.00
May 10 - \$78.52 - Paid
Nov 10 - \$78.52 - Paid

Taxes for the year 2021 payable 2022 assessed in the name of The Estate of Richard L. Lynch
TAXING UNIT: Lagro Township
PARCEL KEY NO: 85-15-16-300-029.000-003 - 3.97 acres
ASSESSED VALUATION: Land - \$16,400.00
Improvements - \$12,000.00
Deductions - \$0.00
Exemptions - \$0.00
May 10 - \$191.61 - Paid
Nov 10 - \$191.61 - Paid

Taxes for the year 2021 payable 2022 assessed in the name of The Estate of Richard L. Lynch
TAXING UNIT: Lagro Township
PARCEL KEY NO: 85-15-16-300-034.000-003 - 100.03 acres
ASSESSED VALUATION: Land - \$46,500.00
Improvements - \$0.00
Deductions - \$0.00
Exemptions - \$0.00
May 10 - \$328.96 - Paid
Nov 10 - \$328.96 - Paid

- h. Taxes for the years 2022 payable 2023 and 2023 payable 2024 are now a lien, but are not currently due and payable; and taxes for subsequent years.
- i. Subject to taxes or special assessments which are not shown as existing liens by the public record.
- j. A ten (10) year judgment search was performed -vs- The Estate of Richard L. Lynch and none found.
- k. Subject to possible future assessment and easements for drainage ditches or tile drains.
- l. Right of way for drainage, flow and maintenance of Legal Ditch (or Legal Drain) as set forth in IC 36-9-27-33.

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PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Commitment Number: MTC0712246

SCHEDULE B (Continued)

- m. 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.
- n. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
- o. Subject to the zoning and planning ordinances and regulations of Wabash County and the Wabash County Plan Commission.
- p. Rights or claims of parties in possession under unrecorded leases, to include crops.
- q. Subject to the terms and conditions of a timber contract evidenced by an Affidavit of Timber Contract between Richard L. Lynch as Seller and Pike Lumber Company, Inc as Buyer dated January 20, 2022 and recorded January 24, 2022 as Instrument Number 2022R472554.

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(MTC0712246.PFD/MTC0712246/6)

PRELIMINARY TITLE

FirstAmerican Title Insurance Company

Commitment Number: MTC0712246

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

The following described real estate situated in Wabash County, State of Indiana:

TRACT I: A tract of land, being a part of the southwest quarter of the southwest quarter of Section sixteen (16), in Township twenty-seven (27) North, Range Seven (7) East of the second principal meridian, Wabash County, Indiana being more particularly described as follows:

COMMENCING at the southwest corner of the southwest quarter of said Section sixteen (16), marked by a Wabash County section corner monument; thence North 00°12'00" West (assumed bearing), along the west line of said southwest quarter, 555.09 feet to a magnail with a marker stamped Bunnell LS marking the northwest corner of a 17.03 acre tract of land described in Deed Record 277 on Page 392 and found on file in the Wabash County Recorder's Office; thence North 89°43'00" East along the north line of said 17.03 acre tract, 467.91 feet to a steel rebar stake with a marker stamped Bunnell LS and the POINT OF BEGINNING of the herein described tract; thence continuing North 89°43'00" East, along the north line of said 17.03 acre tract 867.54 feet to a steel rebar stake with a marker stamped Bunnell LS on the east line of the southwest quarter of said southwest quarter; thence South 00°13'13" East along the east line of said 17.03 acre tract and along the east line of the southwest quarter of said southwest quarter, 555.02 feet to Stone 12 of record; thence South 89°42'49" West, along said south line 867.74 feet to a steel rebar stake with a marker stamped Bunnell LS, thence North 00°12'00" west, parallel with the west line of said southwest quarter, 555.07 feet to the POINT OF BEGINNING containing 11.055 acres more or less.

ALSO: An Easement For Ingress and Egress:

A tract of land, 50.00 feet in width being a part of the southwest quarter of the southwest quarter of Section sixteen (16), in Township twenty-seven (27) North, Range Seven (7) East of the second principal meridian, Wabash County, Indiana being more particularly described as follows:

COMMENCING at the southwest corner of the southwest quarter of said Section sixteen (16), marked by a Wabash County section corner monument; thence North 00°12'00" West (assumed bearing), along the west line of said southwest quarter, 555.09 feet to a magnail with a marker stamped Bunnell LS marking the northwest corner of a 17.03 acre tract of land described in Deed Record 277 on Page 392 and found on file in the Wabash County Recorder's Office and the POINT OF BEGINNING of the herein described tract; thence North 89°43'00" East, along the north line of said 17.03 acre tract, 467.91 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 00°12'00" East, parallel with the west line of said southwest quarter, 50.00 feet; thence South 89°43'00" West, 467.91 feet to the west line of said southwest quarter; thence North 00°12'00" West, along the west line of said southwest quarter, 50.00 feet to POINT OF BEGINNING containing 0.537 acres more or less.

TRACT II: A parcel of land being a part of the Southwest Quarter of Section 16, Township 27 North, Range 7 East, in Lagro Township, Wabash County, State of Indiana, and more particularly described as follows:

Starting at a Railroad Spike at the Northwest Corner of the Southwest Quarter of Section 16, Township 27 North, Range 7 East, thence South 0 degrees 05 minutes East 1740.49 feet along the center line of County Road 200 East, to a Railroad Spike in the road and the PLACE OF BEGINNING; thence North 89 degrees, 59 minutes East 467.91 feet to a square wood stake; thence South 0 degrees 05 minutes East 370.51 feet to an 8 inch diameter wood post; thence South 89 degrees 50 minutes West 467.91 feet to a Railroad Spike in the center of County Road 200 East; thence North 0 degrees 05 minutes West 370.51 feet along the center line of road 200 East to the place of beginning. Containing 3.97 acres of land, D.M.D. calculated.

TRACT III: A parcel of land being a part of the Southwest Quarter of Section 16, Township 27 North, Range 7 East, in Lagro Township, Wabash County, State of Indiana, and more particularly described as follows: Starting at a R.R. Spike at the Northwest corner of the Southwest Quarter of Section 16, Township 27 North, Range 7 East; thence South 00 degrees 05 minutes 790.5 feet to a nail in the road, and the PLACE OF BEGINNING; thence North 89 degrees 50 minutes East 1339.7 feet to a corner post tree; thence South 1328.28 feet to a square wood stake; thence North 89 degrees 50 minutes West 870.08 feet to a 8 inch diameter wood post; thence North 00 degrees 05 minutes West 370.51 feet to a square wood stake;

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EXHIBIT A (Continued)

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thence North 89 degrees 50 minutes West 467.91 feet to a R.R. Spike in the road; thence North 00 degrees 05 minutes West 949.99 feet to the place of beginning, containing 36.74 acres, more or less.

ALSO: The Southwest Quarter of the Southeast Quarter Section Sixteen (16), Township Twenty-seven (27) North, Range Seven (7) East, containing Forty (40) acres, more or less.

ALSO: The East Half of the Southwest Quarter Section Sixteen (16) Township Twenty-seven (27) North, Range Seven (7) East, containing Eighty (80) acres, more or less.

EXCEPT THEREFROM, The East Thirty (30) acres of the Northeast Quarter of the Southwest Quarter of Section Sixteen (16), Township Twenty-seven (27) North, Range Seven (7) East.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana, being described as follows: Considering the North line of the Southwest Quarter as bearing South 89 degrees 47 minutes 50 seconds East with all other bearings herein contained relative thereto: Beginning at a found monument at the Northwest corner of the Southwest Quarter; thence on the North line of said quarter South 89 degrees 47 minutes 50 seconds East 1535.44 feet to a set PK nail at the true place of beginning; thence continuing on said North line South 89 degrees 47 minutes 50 seconds East 150.00 feet to a set PK nail on the East line of the land described in Deed Record Book 257, page 284; thence on said east line South 00 degrees 10 minutes 36 seconds West 290.40 feet to a set rebar; thence North 89 degrees 47 minutes 50 seconds West 150.00 feet to a set rebar; thence North 00 degrees 10 minutes 36 seconds East 290.40 feet to the true place of beginning containing 1.00 acres.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East, of the Second Principal Meridian in Wabash County, Indiana, being described as follows: Considering the North line of the Southwest Quarter as bearing South 89 degrees 47 minutes 50 seconds East with all other bearings herein contained relative thereto: Beginning at a found monument at the Northwest Corner of the Southwest Quarter; thence on the North line of said Quarter South 89 degrees 47 minutes 50 seconds East 1334.73 feet to a set PK nail at the true place of beginning; thence on said North line North 89 degrees 47 minutes 50 seconds East 200.71 feet to a set PK nail; thence South 00 degrees 10 minutes 36 seconds West 290.40 feet to a set rebar; thence South 89 degrees 47 minutes 50 seconds East 150.00 feet to a set rebar on the East line of the land described in Deed Record Book 257, page 284; thence on said East line South 00 degrees 10 minutes 36 seconds West 485.62 feet to a set rebar; thence South 89 degrees 42 minutes 36 seconds West 339.63 feet to a set rebar; thence North 00 degrees 38 minutes 21 seconds West 779.03 feet to the true place of beginning containing 5.16 acres.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana, being described as follows: Considering the North line of the Southwest Quarter as bearing South 89 degrees 47 minutes 50 seconds East with all other bearings herein contained relative thereto; beginning at a found monument at the Northwest corner of the Southwest Quarter; thence on the North line of said Quarter South 89 degrees 47 minutes 50 seconds East 1334.73 feet to a set PK nail; thence South 00 degrees 38 minutes 21 seconds East 779.03 feet to a found rebar at the true place of beginning; thence North 89 degrees 42 minutes 36 seconds East 339.63 feet to a found rebar; thence South 00 degrees 10 minutes 36 seconds West 257.56 feet to a set rebar; thence South 89 degrees 37 minutes 16 seconds West 335.96 feet to a set rebar; thence North 00 degrees 38 minutes 21 seconds West 258.07 feet to the true place of beginning, containing 2.00 acres.

ALSO EXCEPT THEREFROM: The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 16, Township 27 North, Range 7 East, of the Second Principal Meridian in Wabash County, Indiana, containing 80 acres more or less.

EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7

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EXHIBIT A (Continued)

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East of the Second Principal Meridian in Wabash County, Indiana, and being described as follows: Considering the West line of said Quarter as bearing South 00 degrees 05 minutes East with all other bearings herein contained relative thereto; Beginning at a found spike at the Northwest corner of the Southwest Quarter; thence on and along the West line of said Quarter South 00 degrees 05 minutes 00 seconds East 790.50 feet to a found nail at the North line of the land described in Deed Record 240 page 92 at the True Place of Beginning; thence on and along said North line North 89 degrees 50 minutes 00 seconds East 417.42 feet to a set rebar; thence South 00 degrees 05 minutes 00 seconds East 208.71 feet to a set rebar; thence South 89 degrees 50 minutes 00 seconds West 417.42 feet to a set pk nail on the West line of said Quarter; thence on and along said West line North 00 degrees 05 minutes 00 seconds West 208.71 feet to the True Place of Beginning, containing 2.00 acres.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana being described as follows: Considering the West line of said Quarter as bearing South 00 degrees 05 minutes 00 seconds East with all other bearings herein contained relative thereto: Beginning at a found monument at the Northwest corner of said Quarter; thence on and along the West line of said Quarter South 00 degrees 05 minutes 00 seconds East 1740.49 feet to a found PK nail on the South line of the land described in Deed Record 240, page 92; thence on said South line North 89 degrees 45 minutes 00 seconds East 666.61 feet to the true place of beginning, North 00 degrees 13 minutes 55 seconds West 950.45 feet to the North line of the land described in said Deed; thence on said North line North 89 degrees 42 minutes 36 seconds East 229.19 feet; thence South 00 degrees 13 minutes 55 seconds East 950.62 feet; thence South 89 degrees 45 minutes 00 seconds West 229.19 feet to the true place of beginning, containing 5.00 acres, more or less.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana, being described as follows: Considering the West line of the Southwest Quarter as bearing South 00 degrees 05 minutes 00 seconds East with all other bearings herein contained relative thereto; commencing at a found section corner monument at the Northwest corner of said Southwest Quarter; thence South 00 degrees 05 minutes 00 seconds East 790.50 feet on the West line of said Quarter to the North line of the land described in Deed Record 269 page 528; thence North 89 degrees 42 minutes 36 seconds East 417.42 feet on the North line of said Deed Record to a set rebar being the place of beginning; thence continuing North 89 degrees 42 minutes 36 seconds East 17.54 feet on the easterly prolongation of the North line of said Deed Record also being on the South line of the land described in Deed Record 256 page 157 to a set rebar; thence South 00 degrees 05 minutes 00 seconds East 400.59 feet and parallel with the West line of said Southwest Quarter to a set rebar; thence South 89 degrees 42 minutes 36 seconds West 434.96 feet and parallel with the North line of said Deed Record 269 page 528 to a set mag nail on the West line of said Southwest Quarter; thence North 00 degrees 05 minutes 00 seconds West 191.88 feet on the West line of said Quarter to a set mag nail on the South line of the land described in said Deed Record 269 page 528; thence North 89 degrees 42 minutes 36 seconds East 417.42 feet on said South line to a set rebar on the East line of said Deed Record; thence North 00 degrees 05 minutes 00 seconds West 208.71 feet on said East line to the place of beginning, containing 2.00 acres, more or less.

ALSO: The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 16, Township 27 North, Range 7 East, of the Second Principal Meridian in Wabash County, Indiana.

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