

Premier Warsaw Recreational LAND AUCTION

Kosciusko County, Indiana

30.54[±] acres

Offered in 1 Tract

CARR LAKE

INFORMATION BOOKLET

Wednesday

July 30

Online Bidding
Available

6:00pm

held at Zimmer Biomet Center Lake Pavillion, Warsaw IN



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

THE ORIGINAL
MULTI-TRACT
AUCTIONS

800.451.2709

SchraderAuction.com

- Secluded, Beautiful Building Site
- Rolling Land with Woods, Wetlands and Abundant Wildlife
- Deeded Access to Carr Lake
- Unlimited Hunting and Recreational Opportunities
- Outstanding Income - \$383.07/Acre Payments

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.



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

800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our Schrader iOS app



YouTube



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding on the single tract until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.

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

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

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

DEED: Seller shall provide Warranty Deed(s).

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

POSSESSION: Possession shall be at closing

REAL ESTATE TAXES: Real Estate taxes shall be prorated on a calendar year basis to the date of closing.

CREP PROGRAM INCOME: The payments for the USDA fiscal year Oct 1, 2024 to Sept 30, 2025 shall be retained by the seller.

Buyer shall have the rights to all payments allocated to the period Oct 1, 2025 and forward. Buyer agrees to comply with all USDA requirements in transitioning the CREP program into their own name.

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

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

AGENCY: Schrader Real Estate & 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.

Owner Kevin L. Deardorff

Auction Managers

Joe Kessie • 260.609.4640

Luke Schrader • 260.229.7089

800.451.2709 • SchraderAuction.com



BOOKLET INDEX



<i>Auction Registration Forms.....</i>	<i>5,7-8</i>
<i>Location Map.....</i>	<i>9-10</i>
<i>Tract Map & Description.....</i>	<i>11-12</i>
<i>County Tax Information</i>	<i>13-19</i>
<i>FSA Information.....</i>	<i>21-26</i>
<i>CREP Transfer of Ownership Template.....</i>	<i>27-28</i>
<i>CREP Outline.....</i>	<i>29-33</i>
<i>Carr Lake Information.....</i>	<i>35-36</i>
<i>Preliminary Title</i>	<i>37-50</i>
<i>Property Photos.....</i>	<i>51-58</i>



BIDDER PRE-REGISTRATION FORM

WEDNESDAY, JULY 30, 2025

30.54± ACRES – KOSCIUSKO 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 Wednesday, July 23, 2025.
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
30.54± Acres • Kosciusko County, Indiana
Wednesday, July 30, 2025

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 Wednesday, July 30, 2025 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, Wednesday, July 23, 2025**. 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.

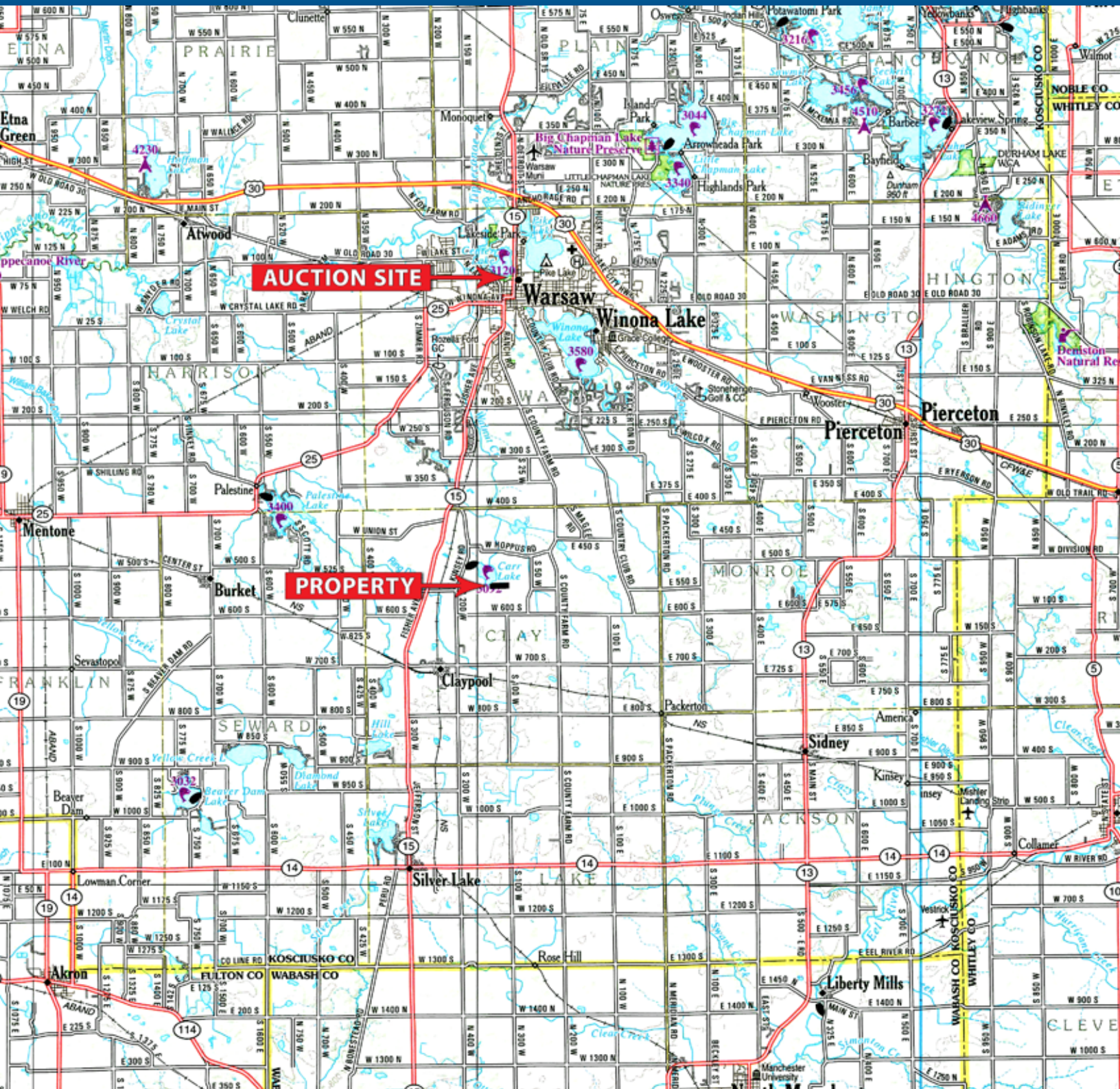
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



DIRECTIONS TO PROPERTY: From Warsaw, go south 4 miles on St. Rd 15, turn left onto 400 S. Continue east for 0.25 miles and turn right onto Kinsey Rd. Continue south .6 miles and turn left onto Hoppus Rd. Continue east 1.25 miles and turn right onto 50 W. Continue south 0.6 miles. The property's access road will be on the right. **(Near 5527 S 50 W, Claypool, IN 46510)**

AUCTION LOCATION: Zimmer Biomet Center Lake Pavilion
119 East Canal St., Warsaw, IN 46580



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 online bidding information, call Schrader Auction Company.

TRACT MAP & DESCRIPTION

TRACT MAP & DESCRIPTION

Kosciusko County, Indiana

30.54[±]
acres
Offered in 1 Tract

Premier Warsaw Recreational LAND AUCTION

The Deardorff Farm is a rare find located approximately 5.5 miles south of Warsaw.

30.54[±] acres of secluded, rolling recreational, wetlands, and woods with deeded access to 79 acre Carr Lake. Unlimited hunting and recreational opportunities with acreage to build your dream home. 25.6[±] acres of the farm are enrolled in the Conservation Reserve Enhancement Program (CREP) **with an annual payment of \$9,807 / year!** Rarely will you find the opportunity to acquire a unique recreational property that produces a very attractive income stream. Inspect this property yourself and be prepared to bid your price on July 30th.

INSPECTION DATES

Wednesday, July 2 • 4:00-6:00pm

Monday, July 14 • 4:00- 6:00pm

Wednesday, July 23 • 5:00-7:00pm

Tract 1- 30.54[±] acres. Rolling property with woods, wetlands, and private access to Carr Lake. CR 550 S provides access to this hidden gem. Soils consist of Edwards and Houghton muck, Gilford Sandy Loam, and Wawasee fine sandy loam. Great potential for recreation or secluded building site. **One of the highest quality waterfowl properties we have ever offered in Northeast Indiana!**



Wednesday July 30
Online Bidding Available



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2024 Pay 2025 Tax Statements (Treasurer)

[43-15-09-100-065.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 001-033-005
Tax Bill ID 001-725000-60
State ID 43-15-09-100-065.000-001
Property Address 550 S Claypool
Acres 25.00
Brief Legal Description 001-033-005 Pt S 1/2 SE NE-Stp 40 Rds N & S 9-31-6 25.00A Per Deed
(Note: Not to be used on legal documents)
Tax District Clay
Total Tax Rate 1.2165
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Deardorff Kevin L](#)
 5583 S 50 W
 Claypool, IN 46510

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/16/2012	Deardorff Kevin L	Quit Claim Deed	201204	0589	N/T INFO
2/25/2011	Yant Wayne D Living Trust Wayne D Yant Trustee	Trustee's Deed	201102	1174	
7/16/2002	Yant Wayne Dewight	Wd			
5/4/1998	Yant Wayne D & Betty L	Aff Of Surv			SEE NOTE
1/1/1900	Conversion Record				

Notes

7.7.14 address changed per taxpayer/treas.cl 9.13.10 Wayne D Yant died on 8/29/10 (81).cl

Homestead Assessments (Auditor)

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Land	\$29,800.00	\$30,600.00	\$24,200.00	\$20,800.00	\$20,600.00	\$25,200.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$1,900.00	\$1,800.00	\$1,600.00	\$1,400.00	\$1,300.00	\$1,300.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2024 Pay 2025	617	Walnut Creek (617)	25	Z - Rate	3.13	6.25	78.24
2023 Pay 2024	617	Walnut Creek (617)	25	Z - Rate	3.13	6.25	78.24
2022 Pay 2023	617	Walnut Creek (617)	25	Z - Rate	3.13	6.25	78.24
2021 Pay 2022	617	Walnut Creek (617)	25	Z - Rate	3.13	6.25	78.24
2020 Pay 2021	617	Walnut Creek (617)	25	Z - Rate	3.13	6.25	78.24
2019 Pay 2020	617	Walnut Creek (617)	25	Z - Rate	3.13	6.25	78.24

COUNTY TAX INFORMATION

Circuit Breaker Allocations for 2025 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	1,900	1,900
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	29,800	0	29,800
	Total	29,800	1,900	31,700

Billing Information (Treasurer)

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$192.82	\$200.51	\$160.74	\$138.10	\$127.82
+ 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	\$192.82	\$200.51	\$160.74	\$138.10	\$127.82
+ 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	\$78.24	\$78.24	\$78.24	\$78.24	\$78.24
	Walnut Creek - \$78.24	Walnut Creek - \$78.24	Walnut Creek - \$78.24	Walnut Creek - \$78.24	Walnut Creek - \$78.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$463.88	\$479.26	\$399.72	\$354.44	\$333.88
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$231.94)	(\$479.26)	(\$399.72)	(\$354.44)	(\$333.88)
= Total Due	\$231.94	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. 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 when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2024 Pay 2025	3305063	5/12/2025	5/14/25 OnTimeLCBLoc	5/14/2025	\$231.94
2023 Pay 2024	3240485	11/12/2024	11/12/24 LCB	11/12/2024	\$239.63
2023 Pay 2024	3206554	5/10/2024	5/14/24	5/15/2024	\$239.63
2022 Pay 2023	3138886	11/13/2023	11/7,11/8,11/9LCBOTC	11/13/2023	\$199.86
2022 Pay 2023	3104153	5/10/2023	LCB Lockbox	5/12/2023	\$199.86
2021 Pay 2022	3048288	11/10/2022	LCB 11/16/2022	11/17/2022	\$177.22
2021 Pay 2022	3008372	5/10/2022	LCB 5/12/2022	5/16/2022	\$177.22
2020 Pay 2021	2944189	11/10/2021	LCB 11/12/21	11/15/2021	\$166.94
2020 Pay 2021	2908431	5/10/2021	LCB 5/13/2021	5/14/2021	\$166.94
2019 Pay 2020	2836585	11/10/2020	LCB 11-9-2020	11/10/2020	\$200.76
2019 Pay 2020	2788479	5/11/2020	LCB 5/11/2020	5/12/2020	\$200.76
2018 Pay 2019	2738692	11/12/2019	LCB 11/14/19	11/15/2019	\$208.84
2018 Pay 2019	2696472	5/10/2019	LCB5-13-19	5/14/2019	\$208.84
2017 Pay 2018	2637538	11/13/2018	LCB11/15/18	11/16/2018	\$221.88
2017 Pay 2018	2594217	5/10/2018	LCB 5/14/18	5/15/2018	\$221.88
2016 Pay 2017	2533562	11/13/2017	LCB11-14-17	11/15/2017	\$245.01
2016 Pay 2017	2488642	5/10/2017	LCB5-12-17	5/15/2017	\$245.01
2015 Pay 2016	2428112	11/10/2016	LCB 11-10-16	11/14/2016	\$320.85
2015 Pay 2016	2386243	5/10/2016	LCB 5/12/16	5/13/2016	\$320.85

COUNTY TAX INFORMATION

2023 Pay 2024 Tax Statements (Treasurer)

[43-15-09-100-065.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-15-09-100-065.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-15-09-100-065.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-15-09-100-065.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-15-09-100-065.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-15-09-100-065.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-15-09-100-065.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Exemptions (Auditor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 6/23/2025, 3:07:58 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

COUNTY TAX INFORMATION

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)

2024 Pay 2025 Tax Statements (Treasurer)

[43-15-10-400-030.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 001-038-004
 Tax Bill ID 001-725000-80
 State ID 43-15-10-400-030.000-001
 Property Address 50 W Claypool
 Acres 5.54
 Brief Legal Description 001-038-004 S 1/2 S 1/2 NW 10-31-6 5.54A
 (Note: Not to be used on legal documents)
 Tax District Clay
 Total Tax Rate 1.2165
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owner (Auditor)

Deeded Owner
[Deardorff Kevin L](#)
 5583 S 50 W
 Claypool, IN 46510

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/16/2012	Deardorff Kevin L	Quit Claim Deed	201204	0589	N/T INFO
7/15/2011			201107	0625	SPLIT
2/25/2011	Yant Wayne D Living Trust Wayne D Yant Trustee	Trustee's Deed	201102	1174	
7/16/2002	Yant Wayne Dewight	Wd			
5/4/1998	Yant Wayne D & Betty L	Aff Of Surv			SEE NOTE
1/1/1900	Conversion Record				

Notes

7.7.14 address changed per taxpayer/treas.cl 9.13.10 Wayne D Yant died on 8/29/10 (81).cl

Homestead Assessments (Auditor)

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Land	\$7,300.00	\$7,000.00	\$5,500.00	\$4,800.00	\$4,700.00	\$3,300.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2024 Pay 2025	617	Walnut Creek (617)	5.54	Z - Rate	3.13	6.25	17.34
2023 Pay 2024	617	Walnut Creek (617)	5.54	Z - Rate	3.13	6.25	17.34
2022 Pay 2023	617	Walnut Creek (617)	5.54	Z - Rate	3.13	6.25	17.34
2021 Pay 2022	617	Walnut Creek (617)	5.54	Z - Rate	3.13	6.25	17.34
2020 Pay 2021	617	Walnut Creek (617)	5.54	Z - Rate	3.13	6.25	17.34
2019 Pay 2020	617	Walnut Creek (617)	5.54	Z - Rate	3.13	6.25	17.34

COUNTY TAX INFORMATION

Circuit Breaker Allocations for 2025 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	7,300	0	7,300
	Total	7,300	0	7,300

Billing Information (Treasurer)

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$44.40	\$43.32	\$34.26	\$29.86	\$27.43
+ 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	\$44.40	\$43.32	\$34.26	\$29.86	\$27.43
+ 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	\$17.34	\$17.34	\$17.34	\$17.34	\$17.34
	Walnut Creek - \$17.34	Walnut Creek - \$17.34	Walnut Creek - \$17.34	Walnut Creek - \$17.34	Walnut Creek - \$17.34
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$106.14	\$103.98	\$85.86	\$77.06	\$72.20
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$61.74)	(\$103.98)	(\$85.86)	(\$77.06)	(\$72.20)
= Total Due	\$44.40	\$0.00	\$0.00	\$0.00	\$0.00

Total due amount rolls forward to the most current year. 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 when available.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2024 Pay 2025	3305065	5/12/2025	5/14/25 OnTimeLCBLoc	5/14/2025	\$61.74
2023 Pay 2024	3240488	11/12/2024	11/12/24 LCB	11/12/2024	\$43.32
2023 Pay 2024	3206556	5/10/2024	5/14/24	5/15/2024	\$60.66
2022 Pay 2023	3138883	11/13/2023	11/7,11/8,11/9LCBOTC	11/13/2023	\$34.26
2022 Pay 2023	3104156	5/10/2023	LCB Lockbox	5/12/2023	\$51.60
2021 Pay 2022	3048289	11/10/2022	LCB 11/16/2022	11/17/2022	\$29.86
2021 Pay 2022	3008371	5/10/2022	LCB 5/12/2022	5/16/2022	\$47.20
2020 Pay 2021	2944187	11/10/2021	LCB 11/12/21	11/15/2021	\$27.43
2020 Pay 2021	2908433	5/10/2021	LCB 5/13/2021	5/14/2021	\$44.77
2019 Pay 2020	2836586	11/10/2020	LCB 11-9-2020	11/10/2020	\$20.13
2019 Pay 2020	2788481	5/11/2020	LCB 5/11/2020	5/12/2020	\$37.47
2018 Pay 2019	2738691	11/12/2019	LCB 11/14/19	11/15/2019	\$21.14
2018 Pay 2019	2696470	5/10/2019	LCB5-13-19	5/14/2019	\$38.48
2017 Pay 2018	2542514	2/27/2018	4696 Kevin	2/27/2018	\$63.18
2016 Pay 2017	2533563	11/13/2017	LCB11-14-17	11/15/2017	\$25.66
2016 Pay 2017	2488640	5/10/2017	LCB5-12-17	5/15/2017	\$43.00
2015 Pay 2016	2428109	11/10/2016	LCB 11-10-16	11/14/2016	\$26.68
2015 Pay 2016	2386244	5/10/2016	LCB 5/12/16	5/13/2016	\$44.02

COUNTY TAX INFORMATION

2023 Pay 2024 Tax Statements (Treasurer)

[43-15-10-400-030.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

[43-15-10-400-030.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

[43-15-10-400-030.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

[43-15-10-400-030.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

[43-15-10-400-030.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-15-10-400-030.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-15-10-400-030.000-001 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Exemptions (Auditor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 6/23/2025, 3:07:58 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL



FSA INFORMATION

Crop Year : 2025

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10452
Prepared : 6/12/25 12:48 PM CST
Crop Year : 2025

Tract 20009 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.00	25.31	0
TOTAL	0.00	25.31	

NOTES

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

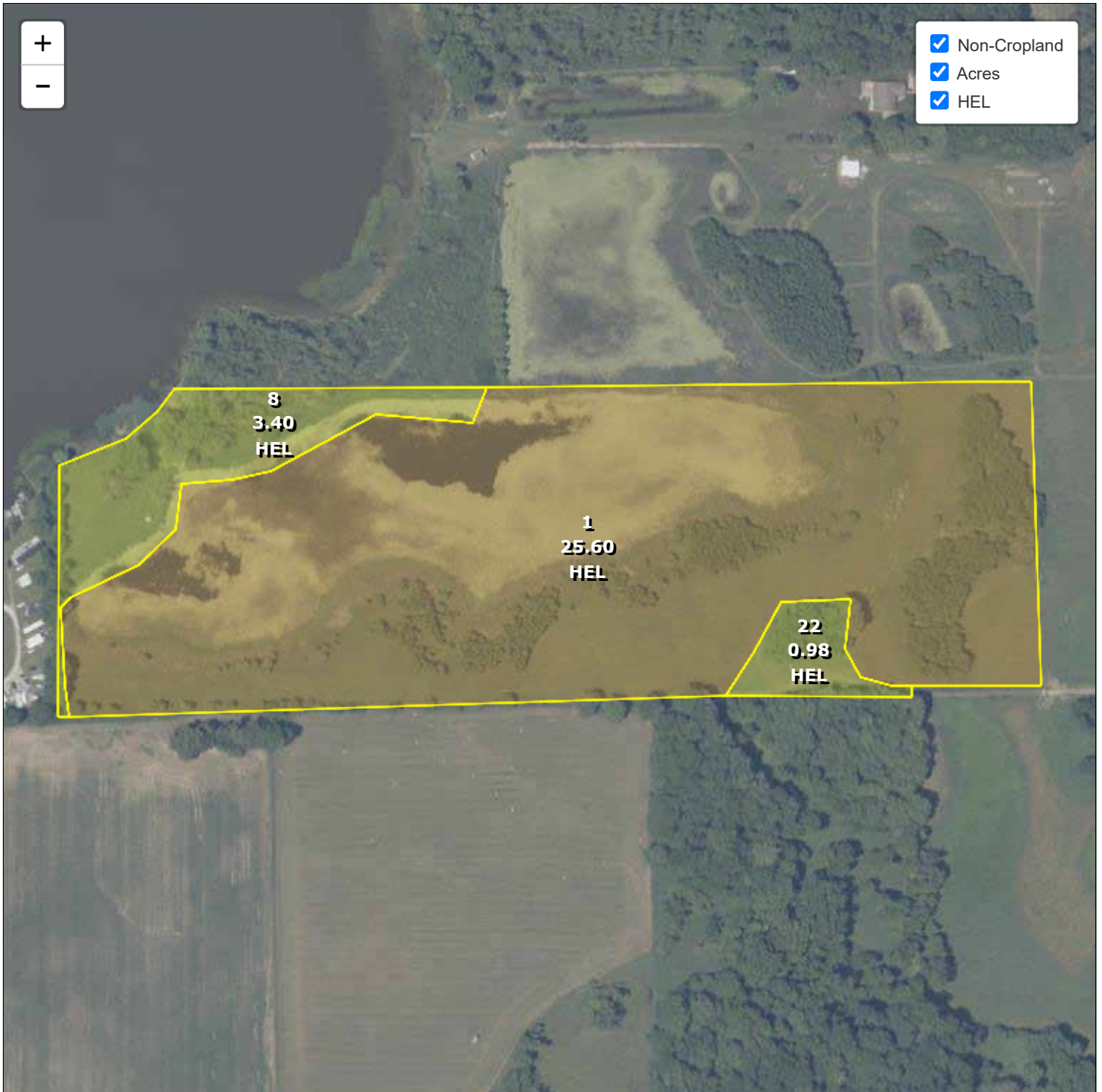
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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 [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



Kosciusko County, Indiana



Common Land Unit

□ Cropland ■ Non-cropland ■ CRP

Farm **10452**
Tract **20009**

Wetland Determination Identifiers

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

2025 Crop Year



Tract 1 of 1

FSA INFORMATION

Page 1 of 1

CRP-1 (05-05-25) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 18 085	2. SIGN-UP NUMBER 57
	3. CONTRACT NUMBER 11437	4. ACRES FOR ENROLLMENT 25.60
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) KOSCIUSKO COUNTY FARM SERVICE AGENCY 217 E. BELL DRIVE WARSAW, IN46582-9350	6. TRACT NUMBER 20009	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2022 TO: (MM-DD-YYYY) 09-30-2037
	8. SIGNUP TYPE: CREP - Indiana	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (574) 267-7445		

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 383.07	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 9,807.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$	20009	0001	CP23A	25.60	\$ 1,920.00
(Item 9C is applicable only when the first year payment is prorated.)					

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KEVIN DEARDORFF 5527 S 50 W CLAYPOOL, IN46510-9662	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
------------------	------------------------------------	----------------------

NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

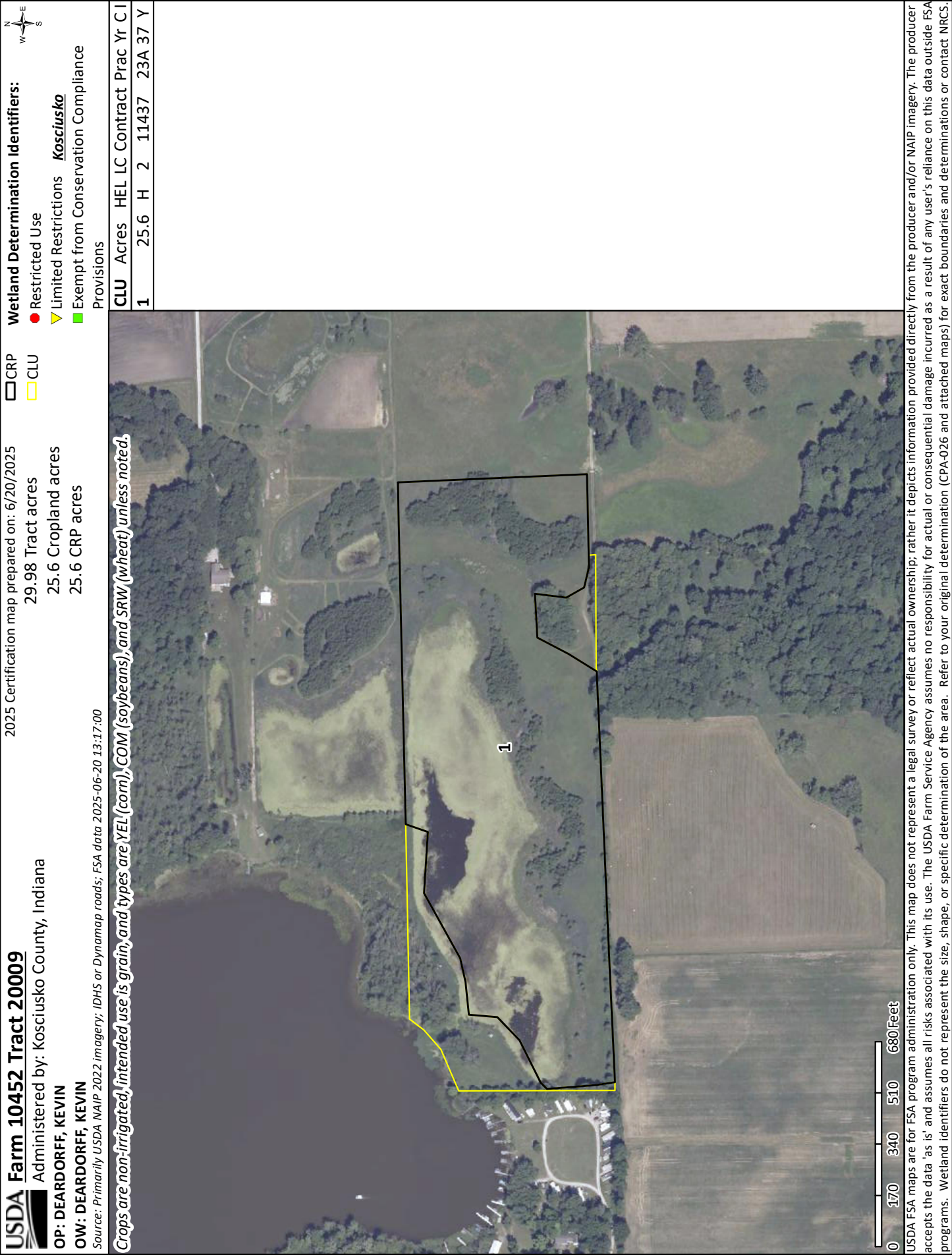
Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating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


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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION





CREP TRANSFER OF OWNERSHIP

TEMPLATE

CREP TRANSFER OF OWNERSHIP TEMPLATE



Conservation Reserve Enhancement Program (CREP)



TRANSFER OF OWNERSHIP AGREEMENT

Watershed _____
Agreement Number: _____

County: _____

A. Transfer of Ownership

FSA Contract # _____

Old Tract # _____ New Tract # _____

I, the undersigned, am the new owner of part or all of FSA Tract # _____
and I acknowledge and understand that part or all of the tract is enrolled in the
CREP for which the original participant was paid. I agree to honor and maintain
this/these practice(s) as described in the attached CREP contract on Forms 1, 2, and 3.

New Owner's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

New Owner's Signature: _____

B. Adminstrating SWCD Recommendation for Approval

County: _____

SWCD Representative

Date

C. ISDA or Designated Technical Representative

ISDA or Technical Representative Designated by ISDA

Date



CREP OUTLINE

CREP TRANSFER OF OWNERSHIP



United States
Department of
Agriculture

Natural Resources Conservation Service



The Nature
Conservancy



DNR

Indiana Department of
Natural Resources

INDIANA ASSOCIATION OF
soil and water conservation
DISTRICTS



PURDUE
UNIVERSITY



Extension



Federal

- Cost Share of Practice Implementation: Based on a current FSA cost-share plan of 50% of eligible cost (not to exceed) as determined by FSA for eligible reimbursable practice establishment costs.
Practice Incentive Payment (PIP): A one-time payment equal to 50% of the eligible reimbursement cost for CP-21, CP-22, CP-23, CP-23A, CP-31, and CP-9.
- Signing Incentive Payment (SIP): A one-time payment according to FSA National CRP Directives for newly enrolled land for CP-21, CP-22, CP-23, CP-23A, CP-31 and CP-9.
- Annual Rent Payment:
 - Payment for normal maximum CRP weighted average soil rental rate for the three predominant soil types using the current posted applicable local soil rental rates for cropland offers. Marginal pasture land rates are calculated using applicable local marginal pasture land rental rates in accordance with FSA national CRP directives.
 - Incentive payment of 40% of the base rental rate without regard to other incentive payments ("infeasible to farm" acres are not eligible for incentive payments).
 - A maintenance fee equal to the terms of FSA national CRP directives, if applicable.

State

- A one-time State of Indiana Incentive payment of \$100/acre for CP-2, CP-4D and CP-21.
- A one-time State of Indiana Incentive payment of \$400/acre for CP-3A, CP-22, and CP-31.
- A one time State of Indiana Incentive payment of \$950/acre for newly enrolled CP-23, CP-23A, and CP-9.
- A one time State of Indiana Incentive payment of \$400/acre for re-enrolled CP-23, CP-23A, and CP-9.



"It kind of rounds out our whole approach to farming as a way to both benefit the environment and produce quality food."

Rodney Rulon
Hamilton County

"We look at CREP as being another one of the tools available to help us conserve the land"

Darci Zolman
Kosciusko County



For More Information
Contact your local FSA office or local Soil and Water Conservation District office. Additional information is also found on FSA's Website: www.fsa.usda.gov and ISDA's website: www.in.gov/isda

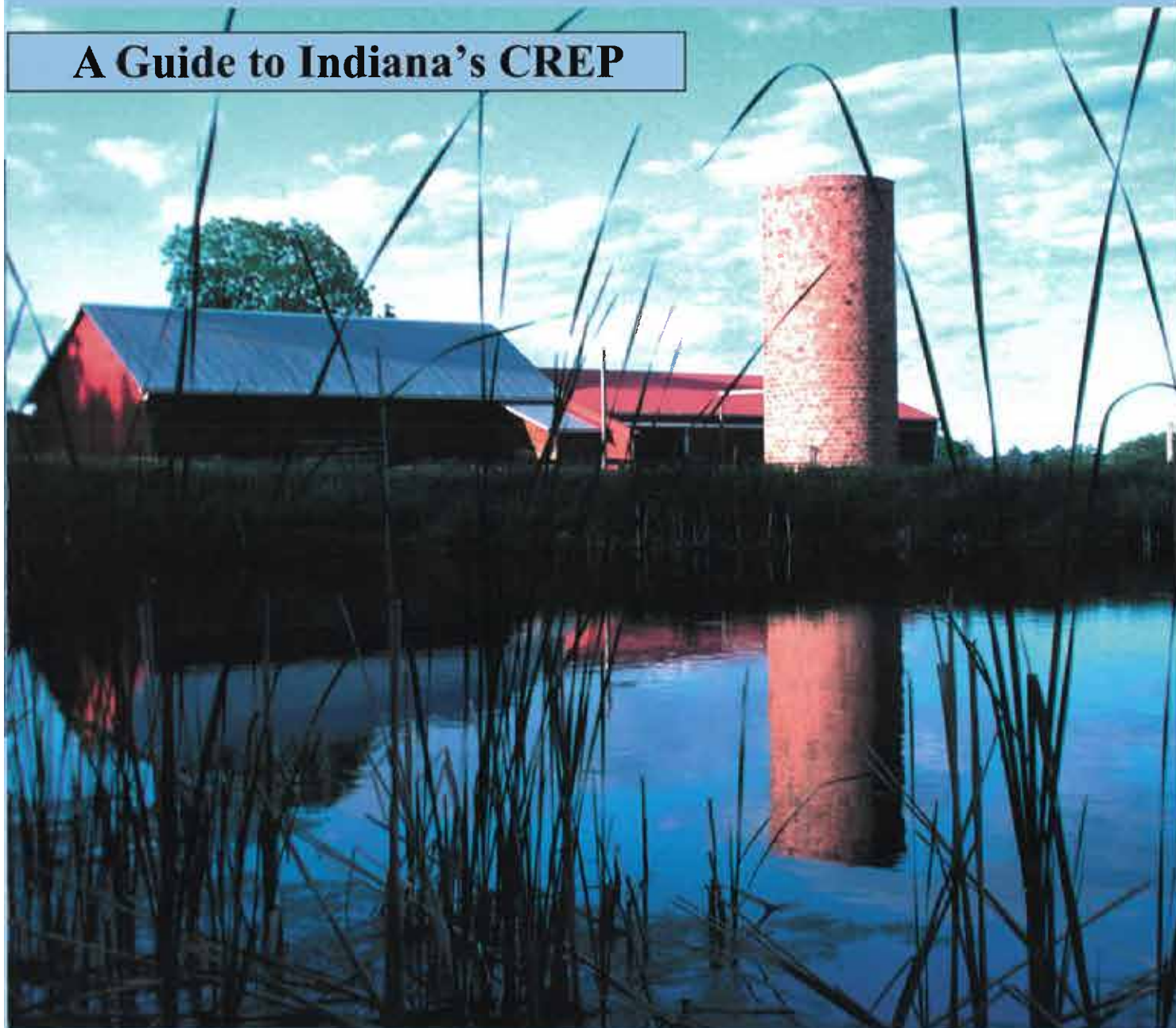
The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W. Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

CREP TRANSFER OF OWNERSHIP



Indiana's Conservation Reserve Enhancement Program (CREP)

A Guide to Indiana's CREP



Farm Service Agency
U.S. DEPARTMENT OF AGRICULTURE



CREP TRANSFER OF OWNERSHIP

What is CREP?

The Conservation Reserve Enhancement Program (CREP) is a federal-state natural resources conservation program that addresses agricultural-related environmental concerns at the state and national level. The program is aimed at addressing water quality and wildlife issues by reducing sediment and nutrient runoff in watersheds and enhancing wildlife habitats for State and Federally listed threatened and endangered species and other wildlife.

What is the Indiana CREP?

The Indiana CREP is a partnership between USDA and the State of Indiana. The Program, first announced in 2005, was originally slated to enroll 7,000 acres of eligible land within three watersheds touching 29 counties. In 2010, the program expanded into 11 total watersheds touching 65 counties, with a total acreage goal of 26,250 acres. In October of 2024, the program was expanded further and is now available in every county and watershed in the state.

What are the Potential Benefits of the Indiana CREP?

CREP is designed to help alleviate some of the concerns of high nonpoint source sediment, nutrient, pesticide and herbicide losses from agricultural lands by restoring buffers and wetlands to improve water quality. The program works with landowners and farmers to set-aside environmentally sensitive agricultural land and frequently flooded croplands. Through CREP, program participants receive financial incentives from USDA and the State of Indiana to voluntarily enroll in the program for 14 to 15 years.

Photos courtesy of USDA

Wetlands Restoration CP23, CP23A



- Restores the functions and values of wetlands
- Removes nutrients and sediments, allows for denitrification
- Attracts waterfowl species native to Indiana

- Buffer area filters out sediments and nutrients prior to entering waterway
- Attracts species native to Indiana

Native Grasses CP2



- Enhances wildlife for hunting or enjoyment
- Buffer area filters out sediments and nutrients prior to entering waterway
- Attracts species native to Indiana

Wildlife Habitat CP4D



- Removes nutrients, sediments, organic matter, and other pollutants
- Provides a buffer area around waterways
- Protects water quality while enhancing the ecosystem of the water body

Hardwood Trees CP3A



- Creates a shady area around a waterway, allowing for cooler water temperatures to improve aquatic habitat
- Removes nutrients, sediments, organic matter and other pollutants

Bottomland Timber CP31



- Provides habitat for water-dependent species
- Can restore wet, hard-to-farm areas on farmland to a natural wetland habitat
- Filters nutrients, sediments, and other pollutants

CREP TRANSFER OF OWNERSHIP

CREP Watersheds



What CREP Means for You

- Landowner maintains ownership rights to enrolled land
- Enrolling in CREP does not allow the general public access to your property
- Landowners may use the land for recreational activities such as hunting and fishing, and may charge guests for these activities providing the activity does not interfere with the Conservation Plan of Operation.
- Once the Federal contract expires, trees can be harvested under the state contract if a Forest Stewardship Plan/Reforestation Plan has been written.

Filter Strips CP21



- Roots help control surface erosion
- Reduce water, air, and land pollution
- Promotes carbon sequestration
- Provides buffer area along waterways

Riparian Buffer CP22



- Restores the functions and values of a forested wetland
- Roots help control surface erosion
- Promotes carbon sequestration
-

Shallow Water Areas for Wildlife CP9





CARR LAKE INFORMATION

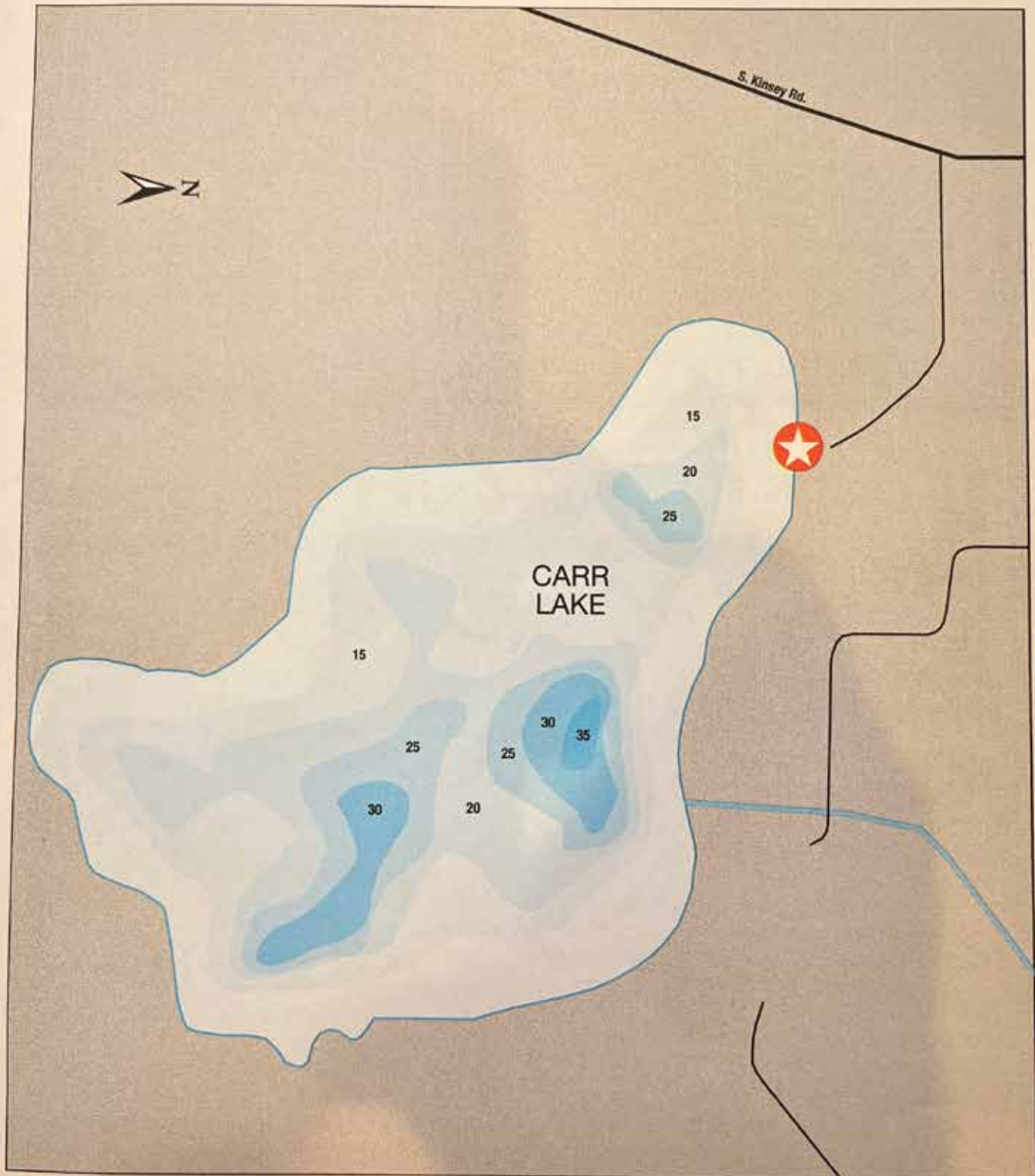
CARR LAKE INFORMATION

CARR LAKE

D6

- **Approximate Acres of Water** — 79
- **Best Fishing** — Bluegill, Catfish, Crappie, Largemouth Bass, Yellow Perch
- **Lake Bottom** — Clay, gravel, marl, muck & sand

For more information about this and other county lakes, visit lakes.grace.edu.



STATE CENTER FOR
**LAKES
& STREAMS**



**PUBLIC
ACCESS SITE**



MARINA



**PAY
ACCESS SITE**



**GAS
STATION**



**STREAM
SENSOR**

Kosciusko
County
Lakes

7

PRELIMINARY TITLE

PRELIMINARY TITLE

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Title Center of Indiana, LLC
Commitment No.:	202510723IND/RC
Issuing Office File No.:	202510723IND/RC
Property Address:	CR 50 W, Claypool, IN 46510 CR 550 S, Claypool, IN 46510
Revision No.:	1

REVISED COMMITMENT DATED JUNE 26, 2025 NO. 202510723IND

SCHEDULE A

1. Commitment Date: June 5, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA 2021 Owner's Policy
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA 2021 Loan Policy
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in:

Kevin L. Deardorff

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

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

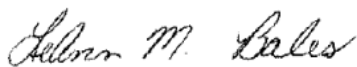
Commitment No.: 202510723IND/RC

SCHEDULE A (Continued)

5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Issued through the Office of:
Title Center of Indiana, LLC
331 Franklin St, Suite A
Columbus, IN 47201
Tel. 812-372-1170 Fax 812-372-1066
Email Info@titlecenterofindiana.com



Authorized Countersignature

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

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. Duly authorized and executed deed from Kevin L. Deardorff, vesting fee simple title in To Be Determined.
6. Duly authorized and executed Mortgage by TBD in favor of TBD in the amount of \$TBD.
7. Receipt of satisfactory, notarized Seller/Borrower Affidavit ([Form SB-1], copy attached).
8. In order to issue final policy(ies) (a) Agency must obtain final title update; and (b) settlement agent must provide all required documentation as noted in Commitment.
9. In order to insure the accuracy of this commitment, an update on title must be performed prior to closing if more than thirty (30) days elapse between the Commitment Date shown in Schedule A and the date of closing. Please advise as to the scheduled closing date as soon as possible to insure that all necessary updates are obtained in a timely manner.
10. Payment of any homeowner association dues, if any are now due and payable.
11. Judgment search done and none found.
12. Note: Effective July 1, 2013, SEA 370 requires title companies to issue a closing protection letter, for a

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

fee, to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued. The closing protection letter provides coverage against loss of settlement funds (under the terms and provisions of the closing protection letter) that results from: 1) theft or misappropriation of settlement funds; and 2) failure to comply with written closing instructions agreed to by the title company to the extent that items (1) and (2) relate to the status of title to or the validity, enforceability and priority of the lien of the mortgage on the party's interest in the land.

13. If this transaction meets the following criteria, you may qualify for a reduced premium:

(a) Refinance transactions: Title insurance has been issued on the same property and the same owner within the last 10 years.

(b) Purchase/ Sale transactions: Title Insurance has been issued on the same property within the last 10 years.

If you meet these criteria, please contact the issuing Agent.

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

SCHEDULE B, PART II - Exceptions

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

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

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

2. Parcel 1:
 Taxes for the year 2024/2025
 Name(s) Assessed: Deardorff, Kevin L
 Taxing Authority: Clay Twp
 Key No. 43-15-10-400-030.000-001
 Legal: S 1/2 S 1/2 NW 10-31-6; 5.54A
 Assessed Values:
 Land: \$7,300.00
 Improvements \$0
 Exemptions \$0

 Spring Installment: \$44.40 PAID
 Fall Installment: \$44.40 UNPAID

 Assessment: Walnut Creek
 Annual Installment: \$17.34 PAID

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

3. Parcel 2:
Taxes for the year 2024/2025
Name(s) Assessed: Deardorff, Kevin L
Taxing Authority: Clay Twp
Key No. 43-15-09-100-065.000-001
Legal: Pt S 1/2 SE NE - Stp 40 Rds N & S 9-31-6; 25.00A per deed
Assessed Values:
Land: \$29,800.00
Improvements \$1,900.00
Exemptions \$0

Spring Installment: \$192.82 PAID
Fall Installment: \$192.82 UNPAID

Assessment: Walnut Creek
Spring Installment: \$39.12 PAID
Fall Installment: \$39.12 UNPAID
4. Taxes for the year 2025, due and payable in 2026, are now a lien, but not yet due and payable.
5. Municipal liens and assessments not recorded in the County Recorder's Office.
6. Rights of the public, United States of America and the State, if any, to (1) lands lying below the high water mark of any body of water located on or abutting the Land; (2) to any portion of the Land which is or has been under water, is or may be filled in or has been created by artificial means, including title thereto; (3) riparian; and the rights of the federal government or State to control any navigable waters or land filled in formerly within navigable waters, including any terms or conditions of any permits authorizing the filling in of such land. (Parcel 2)
7. Rights of others thereto entitled in and to the continued uninterrupted flow of water through ditch(es), stream(s), creek(s) or gully(ies) crossing the Land, or an abutting pond incident to the Land, without diminution.
8. Rights or claims of parties in possession not shown by the Public Records.

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

THE FOLLOWING EXCEPTIONS WILL BE SHOWN ON THE OWNERS POLICY ONLY:

9. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land. Paragraph 2 (c) of the Covered Risks is hereby deleted.

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

SCHEDULE C

LOCATED IN KOSCIUSKO COUNTY, STATE OF INDIANA:

PARCEL 1:

THE SOUTH 40 ACRES OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST.

ALSO:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, AND RUNNING THENCE SOUTH 80 RODS; THENCE EAST 53 RODS; THENCE NORTH 20 RODS; THENCE EAST 107 RODS TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 60 RODS TO THE CENTER OF SAID SECTION; THENCE WEST 160 RODS TO THE PLACE OF BEGINNING.

ALSO:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, KOSCIUSKO COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A 5/8-INCH IRON PIN CAPPED "WALKER" AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING AND USED AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION), ON AND

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

SCHEDULE C

(Continued)

ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 50 WEST, A DISTANCE OF 23.00 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS WEST, A DISTANCE OF 2310.96 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 00 SECONDS WEST, ON AND ALONG AN EXISTING FENCE LINE, A DISTANCE OF 23.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID POINT BEING SITUATED 1.9 FEET SOUTH OF A RAIL IRON POST FOUND, SAID POINT ALSO BEING SITUATED 19.4 FEET SOUTH OF ANOTHER RAIL IRON POST FOUND; THENCE SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST, ON AND ALONG SAID SOUTH LINE, A DISTANCE OF 2311.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF THE NORTHWEST QUARTER, TOGETHER WITH PART OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, KOSCIUSKO COUNTY, INDIANA, AND ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8-INCH IRON PIN CAPPED "WALKER" AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING AND USED AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION), ON AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 50 WEST, A DISTANCE OF 664.00 FEET TO A P.K. NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTH 40 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, ON AND ALONG THE NORTH LINE OF THE SOUTH 40 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 2302.42 FEET TO A POINT SITUATED 0.8 FEET NORTH OF A RAIL IRON POST FOUND;

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

SCHEDULE C

(Continued)

THENCE SOUTH 00 DEGREES 46 MINUTES 00 SECONDS WEST, ON AND ALONG AN EXISTING FENCE LINE, A DISTANCE OF 658.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID POINT BEING SITUATED 1.9 FEET SOUTH OF A RAIL IRON POST FOUND, SAID POINT ALSO BEING SITUATED 19.4 FEET SOUTH OF ANOTHER RAIL IRON POST FOUND; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS WEST, ON AND ALONG SAID SOUTH LINE, ALSO BEING ON AND ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 288.09 FEET TO A RAIL IRON POST FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID RAIL IRON POST ALSO BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, ON AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1313.73 FEET (RECORDED 80 RODS WHICH EQUALS 1320 FEET), TO A POINT SITUATED 5.3 FEET WEST OF A RAIL IRON POST FOUND, SAID POINT BEING SITUATED NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 1321.20 FEET (RECORDED 80 RODS WHICH EQUALS 1320 FEET), FROM A BRONZE MARKER FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 15 MINUTES 18 SECONDS EAST, ON AND ALONG AN EXISTING LINE FENCE, A DISTANCE OF 870.14 FEET (RECORDED 53 RODS WHICH EQUALS 874.5 FEET), TO A POINT SITUATED 0.6 FEET EAST OF AN ANGLE IRON POST FOUND, SAID POINT BEING SITUATED NORTH 00 DEGREES 07 MINUTES 04 SECONDS EAST, A DISTANCE OF 1323.10 FEET (RECORDED 80 RODS WHICH EQUALS 1320 FEET), FROM A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS EAST, ON AND ALONG AN EXISTING FENCE LINE, A DISTANCE OF 319.90 FEET (RECORDED 20 RODS WHICH EQUALS 330 FEET), TO A RAIL IRON POST FOUND; THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, ON AND ALONG AN EXISTING LINE FENCE, A DISTANCE OF 1319.70 FEET (RECORDED 80 RODS WHICH EQUALS 1320 FEET), TO A RAILROAD SPIKE FOUND, SAID RAILROAD SPIKE BEING SITUATED NORTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 413.89 FEET FROM A 5/8-INCH IRON PIN CAPPED "WALKER" ON THE EAST LINE OF THE SOUTHWEST

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

SCHEDULE C

(Continued)

QUARTER OF SAID SECTION 10; THENCE NORTH 23 DEGREES 52 MINUTES 42 SECONDS EAST, ON AND ALONG THE CENTERLINE OF COUNTY ROAD 50 WEST, A DISTANCE OF 54.52 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 72.89 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER", SAID IRON PIN BEING SITUATED 50.0 FEET NORTH OF A RAIL IRON POST FOUND; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 946.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID POINT BEING SITUATED 0.7 FEET SOUTH OF A RAIL IRON POST FOUND; THENCE SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST, ON AND ALONG SAID NORTH LINE, ALSO BEING ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 464.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, KOSCIUSKO COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8-INCH IRON PIN CAPPED "WALKER" AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S00°-06'-29"W (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING OF S00°-00'-00"W FOR THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10), ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 50W, A DISTANCE OF 50.00 FEET TO A MAG NAIL; THENCE S23°-33'-20"W, ON AND ALONG THE CENTERLINE OF COUNTY ROAD 50W, A DISTANCE OF 297.87 FEET TO A MAG NAIL; THENCE N89°-32'-19"W, A DISTANCE OF 345.75 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER"; THENCE N00°-09'-25"E, A DISTANCE OF 324.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING SITUATED 0.7 FEET SOUTH OF A RAIL IRON POST

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

SCHEDULE C

(Continued)

FOUND; THENCE S89°-32'-19"E, ON AND ALONG SAID NORTH LINE, A DISTANCE OF 464.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.079 ACRES OF LAND, MORE OR LESS,

LESS AND EXCEPT:

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, KOSCIUSKO COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A 5/8-INCH IRON PIN CAPPED "WALKER" AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S00°-06'-29"W (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING OF S00°-00'-00"W FOR THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10), ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO A MAG NAIL; THENCE S23°-33'-20"W, ON AND ALONG THE CENTERLINE OF COUNTY ROAD 50W, A DISTANCE OF 163.00 FEET TO A MAG NAIL AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING S23°-33'-20"W, ON AND ALONG SAID CENTERLINE, A DISTANCE OF 134.87 FEET TO A MAG NAIL; THENCE N89°-32'-19"W, A DISTANCE OF 345.75 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER"; THENCE S00°-09'-25"W, A DISTANCE OF 622.49 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER", SAID IRON PIN BEING SITUATED 50.0 FEET NORTH OF A RAIL IRON POST FOUND; THENCE S89°-36'-49"E, A DISTANCE OF 72.89 FEET TO A MAG NAIL ON THE CENTERLINE OF COUNTY ROAD 50W; THENCE S23°-52'-42"W, ON AND ALONG SAID CENTERLINE, A DISTANCE OF 54.52 FEET TO A RAILROAD SPIKE FOUND; THENCE S89°-36'-49"E, A DISTANCE OF 413.89 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER" ON THE EAST LINE OF SAID SOUTHWEST QUARTER, SAID IRON PIN BEING SITUATED N00°-06'-29"E, A DISTANCE OF 1657.54 FEET FROM A P.K. NAIL FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE N00°-06'-29"E, ON AND ALONG SAID EAST LINE, A DISTANCE OF

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SECTION HEADER

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Commitment No.: 202510723IND/RC

SCHEDULE C

(Continued)

795.89 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER"; THENCE N89°-29'-03"W, A DISTANCE OF 64.86 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 7.359 ACRES OF LAND, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION NINE (9), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE SIX (6) EAST, AND RUNNING THENCE NORTH ON THE SECTION LINE FORTY (40) RODS; THENCE WEST TO THE LOW WATER MARK OF CARR LAKE; THENCE SOUTH AND WEST FOLLOWING THE LOW WATER MARK OF CARR LAKE TO THE PUBLIC DITCH KNOWN AS THE JOSHUA DENTZER DITCH NO. 270 IN THE COMMISSIONERS COURT OF SAID COUNTY; THENCE SOUTH ALONG THE SAID DITCH TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION; THENCE EAST TO THE PLACE OF BEGINNING, CONTAINING TWENTY-FIVE (25) ACRES MORE OR LESS.

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS TO AND FROM SAID REAL ESTATE ALONG, ACROSS AND OVER A STRIP OF GROUND ONE (1) ROD WIDE (NORTH AND SOUTH) ACROSS THE SOUTH END OF THE NORTHWEST QUARTER (1/4) OF SECTION TEN (10), SAID TOWNSHIP AND RANGE TO THE PUBLIC HIGHWAY AT THE CENTER OF SAID SECTION TEN (10), ALL AS IS DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE RECORDER OF KOSCIUSKO COUNTY IN DEED RECORD 221 PAGE 618 ON NOVEMBER 22, 1967.

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

Copyright 2021 American Land Title Association. All rights reserved.

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

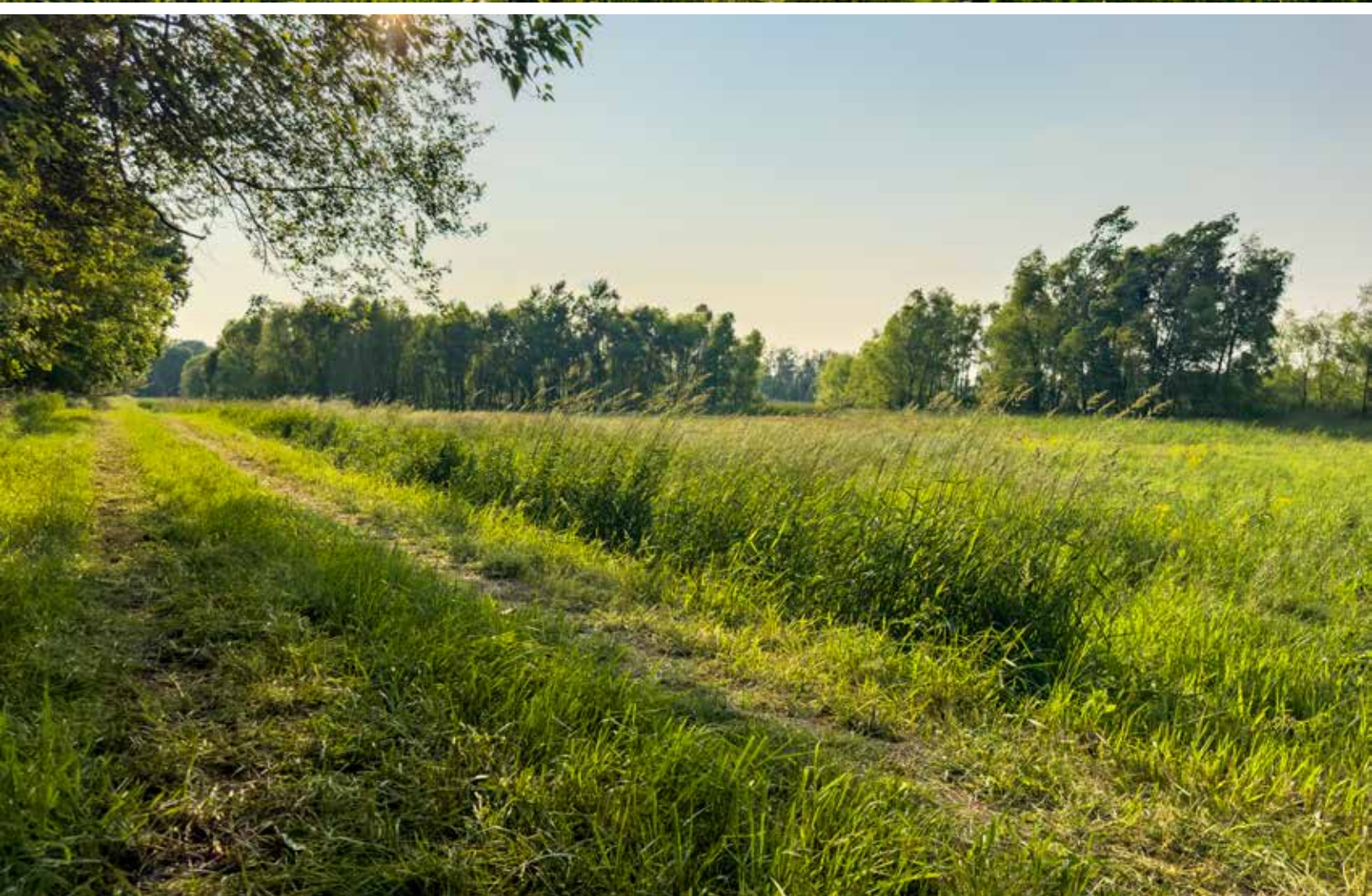


PROPERTY PHOTOS















CARR LAKE

Auction Managers

Joe Kessie • 260.609.4640

RB23001983

Luke Schrader • 260.229.7089

AU12100009, RB20001312



SCHRADER

Real Estate and Auction Company, Inc.

AC63001504
BO090900079

950 North Liberty Drive, Columbia City, IN 46725

800.451.2709 • 260.244.7606 • www.schraderauction.com



YouTube