

48[±] Acres

OFFERED IN 4 TRACTS

Ranging from 6[±] to 17[±] acres

- Tillable Acreage
- Beautiful Rural Build Sites Near Warsaw and Big Chapman Lake
- High Quality Soils
- Excellent Potential Home and Mini Farm Building Sites
- Great Habitat for Waterfowl, Deer, And Turkey



THURSDAY, JUNE 19 AT 6PM
held at the Kosciusko County Fairgrounds

Warsaw, Indiana • Online Bidding Available

Quality KOSCIUSKO COUNTY
LAND AUCTION



800.451.2709 • SchraderAuction.com

INFORMATION BOOKLET

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.

AUCTION MANAGER

Luke Schrader • 260.229.7089 AU12100009, RB20001312

Joe Kessie • 260.609.4640 RB23001983



SCHRADER

Real Estate and Auction Company, Inc.

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

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BIDDER PRE-REGISTRATION FORM

THURSDAY, JUNE 19, 2025

48± 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 Thursday, June 12, 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
48± Acres • Kosciusko County, Indiana
Thursday, June 19, 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 Thursday, June 19, 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, Thursday, June 12, 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.

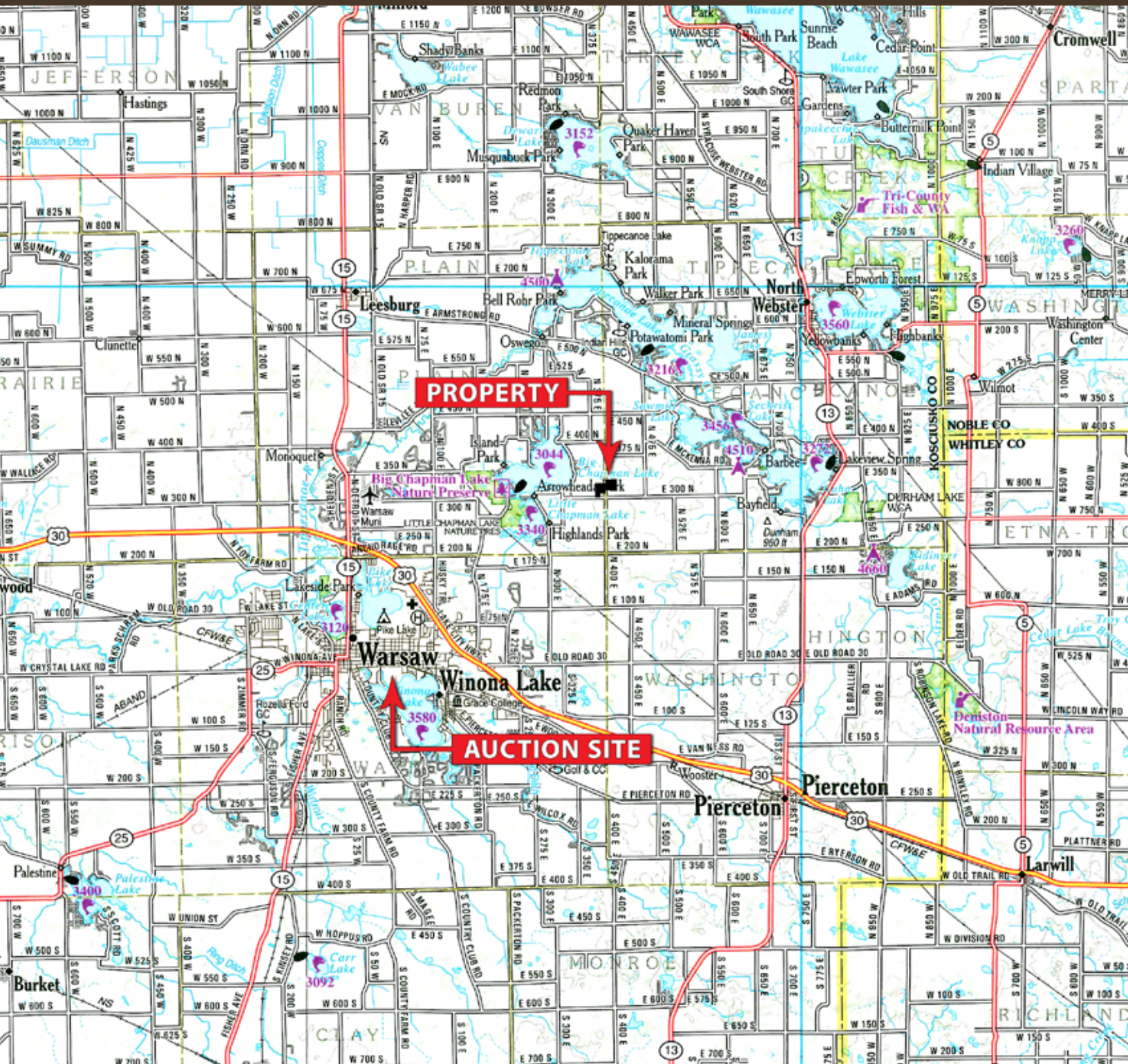
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



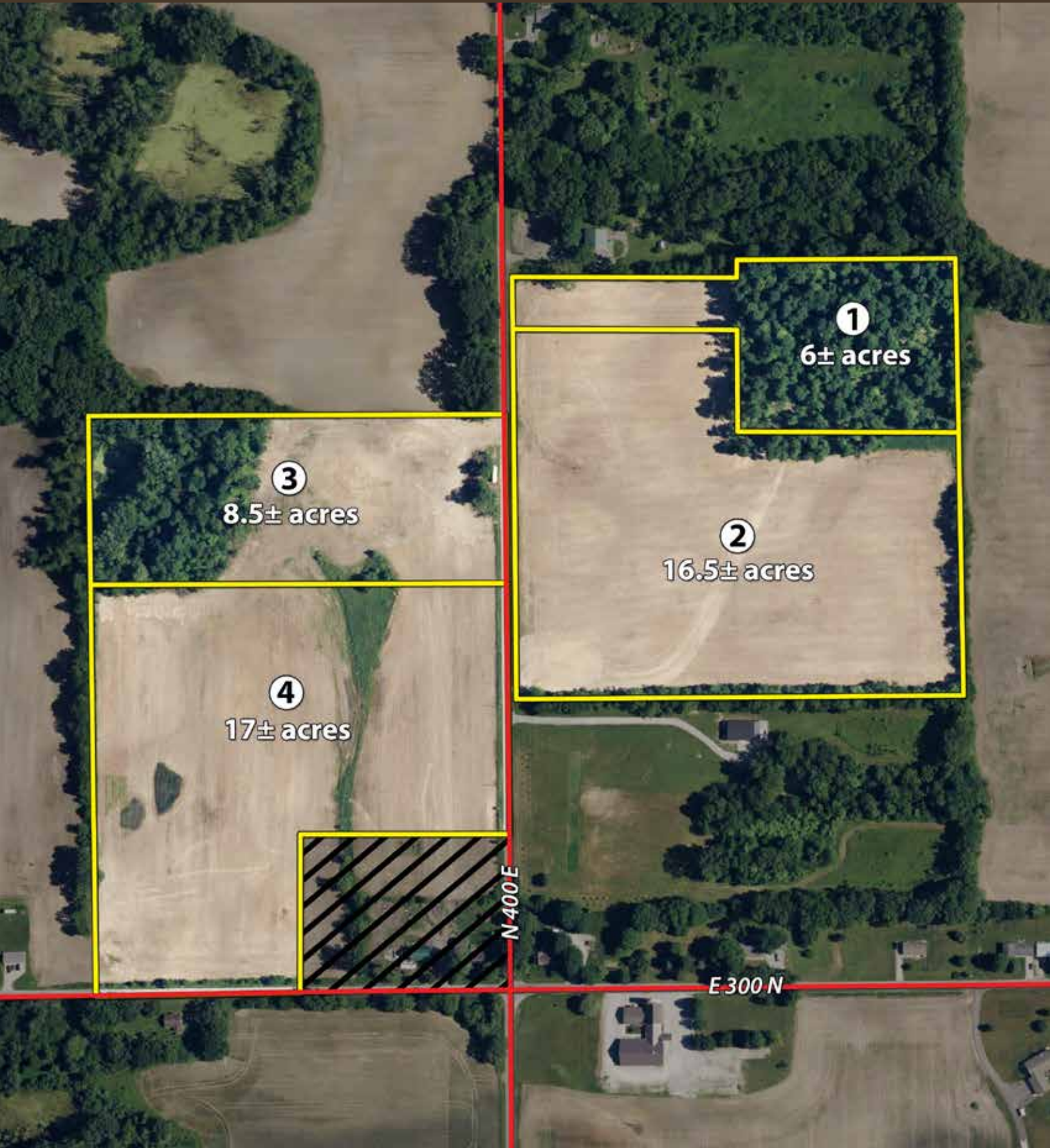
PROPERTY LOCATION: From Warsaw, go east on Old Rd 30 1 mile, then turn left onto 300 E. Continue for 2 miles and turn right on 200 N. Continue 1 mile and turn left on 400 E. Continue 1 mile. The property will start at 300 N with one tract being on the left and one on the right of road 400 E. **(Near 3966 E 300 N, Warsaw, IN 46582)**

AUCTION LOCATION: Shrine Building located on the Kosciusko County Fairgrounds, 1400 E. Smith 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

TRACT MAP



INSPECTION DATES: Wednesday, May 28 & Thursday, June 12 • 4:00 - 6:00 pm

TRACT DESCRIPTIONS

The Goon Farm is a rare find located approximately 3 miles northeast of Warsaw. 48± acres of productive farmland and scenic woods with a large amount of road frontage. Attractive for both farming or locating country homes or mini farm sites. The properties also possess excellent recreational potential for hunting. The farm is leased through the 2025 crop season. Inspect this property yourself and be prepared to bid your price on June 19th.

TRACT 1 - 6± acres. Great potential building site with woods in back for recreation or secluded building site. Approximately 120' of road frontage on 400 E. The soils are mostly Riddles fine sandy loam, Whitaker loam, and Wawasee fine sandy loam.

TRACT 2 - 16.5± acres of tillable and productive cropland. Approx. 850 ft. of road frontage on 400 E. Soils are a mixture of Whitaker loam, Rensselaer loam, and Riddles fine sandy loam. A great piece for a farming operation or as a larger build site.

TRACT 3 - 8.5± acres. Beautiful potential premium building site with woods and cropland. The wetland on this tract has commonly held geese and ducks. Close proximity to the lakes makes for an outstanding waterfowl set up with heavy bird traffic. Approx. 400 ft. of road frontage on 400 E. Soils are Barry loam and Wawasee fine sandy loam.

TRACT 4 - 17± acres. Almost all tillable cropland with frontage on 400 E and 300 N. Soils are a mixture of Riddles fine sandy loam, Rensselaer loam, Barry loam, and Whitaker loam. A great tract to add onto an existing farming operation or utilize as a larger build site.

Combine Tracts 2 and 4 for approximately 31± acres of productive farmland.

48± Acres

OFFERED IN 4 TRACTS

± Ranging from 6± to 17± acres

Quality KOSCIUSKO COUNTY LAND AUCTION

THURSDAY, JUNE 19 AT 6PM

held at the Kosciusko County Fairgrounds

Warsaw, Indiana • Online Bidding Available

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 48± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, 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 subject to the harvest of 2025 crop.

REAL ESTATE TAXES: The 2025 real estate taxes due and payable in 2026 will be the responsibility of the seller. All following taxes will be the responsibility of the buyer.

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. Combination purchases will receive a perimeter survey only.

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: Scot E and Misty Goon

Auction Managers:

Luke Schrader • 260.229.7089

Joe Kessie • 260.609.4640

800.451.2709

SchraderAuction.com



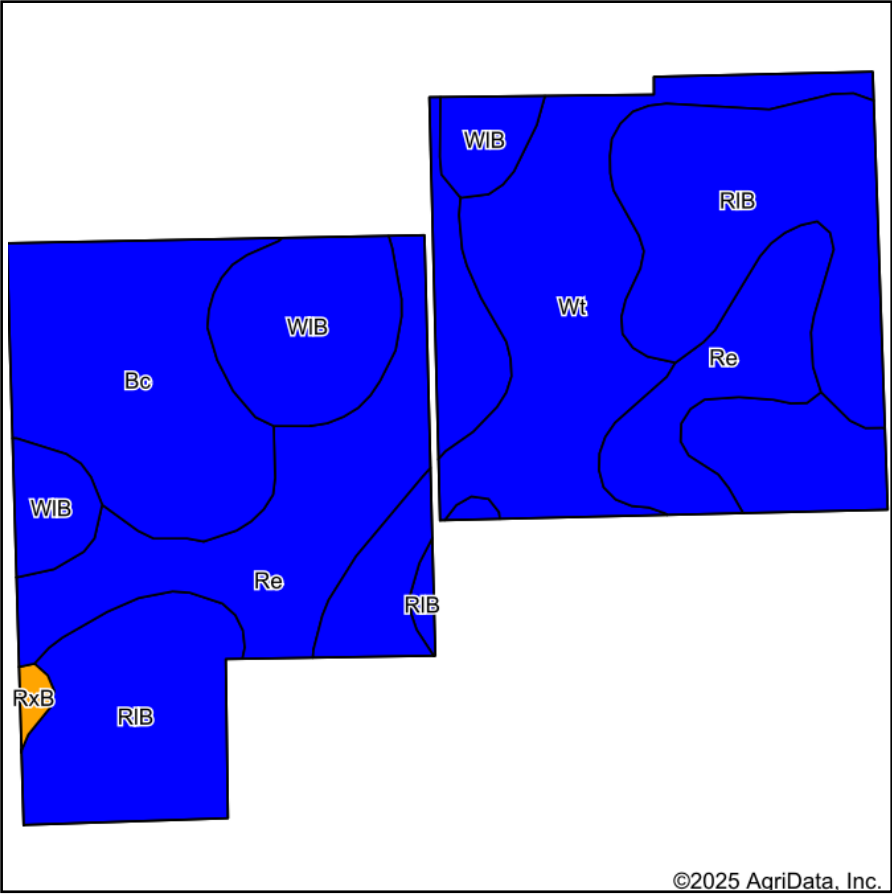
TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

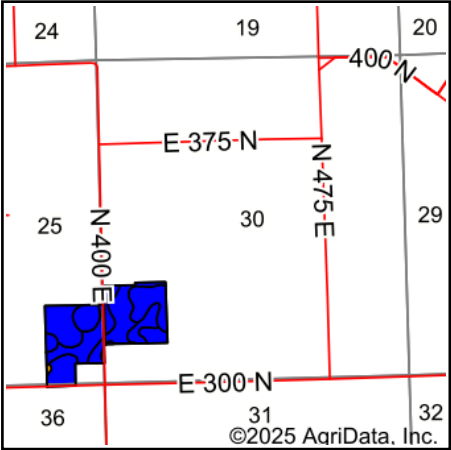
SOILS MAP

SOILS MAP



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Indiana**
County: **Kosciusko**
Location: **30-33N-7E**
Township: **Tippecanoe**
Acres: **48.08**
Date: **4/23/2025**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Area Symbol: IN085, Soil Area Version: 27													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	12.15	25.3%		Ile	141	1	5	8	8	1	49	58
Wt	Whitaker loam	11.61	24.1%		Ilw	154		5			10	50	69
Re	Rensselaer loam, 0 to 1 percent slopes	11.13	23.1%		Ilw	167		6			11	49	68
Bc	Barry loam	7.31	15.2%		Ilw	175	23	6			12	49	70
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	5.66	11.8%		Ile	145		5			9	51	58
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	0.22	0.5%		Ille	113	17	4			7	39	57
Weighted Average					2.00	155.7	3.8	5.4	2	2	8.1	49.4	64.8

FSA INFORMATION

FSA INFORMATION

TRACTS 1 & 2

INDIANA
KOSCIUSKO



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 10419

Prepared : 3/25/25 9:06 AM CST

Crop Year : 2025

Operator Name : MISTY M GOON
CRP Contract Number(s) : None
Recon ID : 18-085-2025-152
Transferred From : None
ARCPLC G//F Eligibility : Eligible

**INFORMATION INCLUDES SOME
LAND NOT BEING SOLD**

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
23.49	17.75	17.75	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	17.75		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	8.73	0.00	124	0
Soybeans	7.53	0.00	45	0
TOTAL	16.26	0.00		

NOTES

Tract Number : 21750

Description :
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MISTY M GOON, SCOT E GOON
Other Producers : None
Recon ID : 18-085-2025-151

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
23.49	17.75	17.75	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

TRACTS 1 & 2

19

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10419
Prepared : 3/25/25 9:06 AM CST
Crop Year : 2025

Tract 21750 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	17.75	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	8.73	0.00	124
Soybeans	7.53	0.00	45
TOTAL	16.26	0.00	

NOTES

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the 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.

INFORMATION INCLUDES SOME LAND NOT BEING SOLD

USDA Farm 10419 Tract 21750
Administered by: Kosciusko County, Indiana

Map prepared on: 3/31/2025
23.49 Tract acres
17.75 Cropland acres
0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-31 11:56:25

Wetland Determination Identifiers:
☐ CRP
☒ CLU
☐ Limited Restrictions
☐ Exempt from Conservation Compliance Provisions

INFORMATION IN-CLUDES SOME LAND NOT BEING SOLD

Scale: 0 170 340 510 680 Feet
Hexagon

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

FSA INFORMATION

TRACTS 3 & 4

INDIANA
KOSCIUSKO



United States Department of Agriculture
Farm Service Agency

FARM : 10420

Prepared : 3/25/25 9:06 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MISTY M GOON
CRP Contract Number(s) : None
Recon ID : 18-085-2025-152
Transferred From : None
ARCPLC G//F Eligibility : Eligible

**INFORMATION INCLUDES SOME
LAND NOT BEING SOLD**

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
27.99	22.09	22.09	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	22.09		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	10.87	0.00	124	0
Soybeans	9.37	0.00	45	0
TOTAL	20.24	0.00		

NOTES

Tract Number	: 21751
Description	:
FSA Physical Location	: INDIANA/KOSCIUSKO
ANSI Physical Location	: INDIANA/KOSCIUSKO
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: MISTY M GOON, SCOT E GOON
Other Producers	: None
Recon ID	: 18-085-2025-151

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
27.99	22.09	22.09	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

TRACTS 3 & 4

INDIANA
KOSCIUSKO

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10420
Prepared : 3/25/25 9:06 AM CST
Crop Year : 2025

Tract 21751 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	22.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	10.87	0.00	124
Soybeans	9.37	0.00	45
TOTAL	20.24	0.00	

NOTES

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the 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.

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INFORMATION INCLUDES SOME LAND NOT BEING SOLD

FSA INFORMATION

TRACTS 3 & 4

USDA Farm 10420 Tract 21751

Map prepared on: 3/31/2025

Administered by: Kosciusko County, Indiana

27.99 Tract acres
22.09 Cropland acres
0 CRP acres

CRP

CLU

Kosciusko

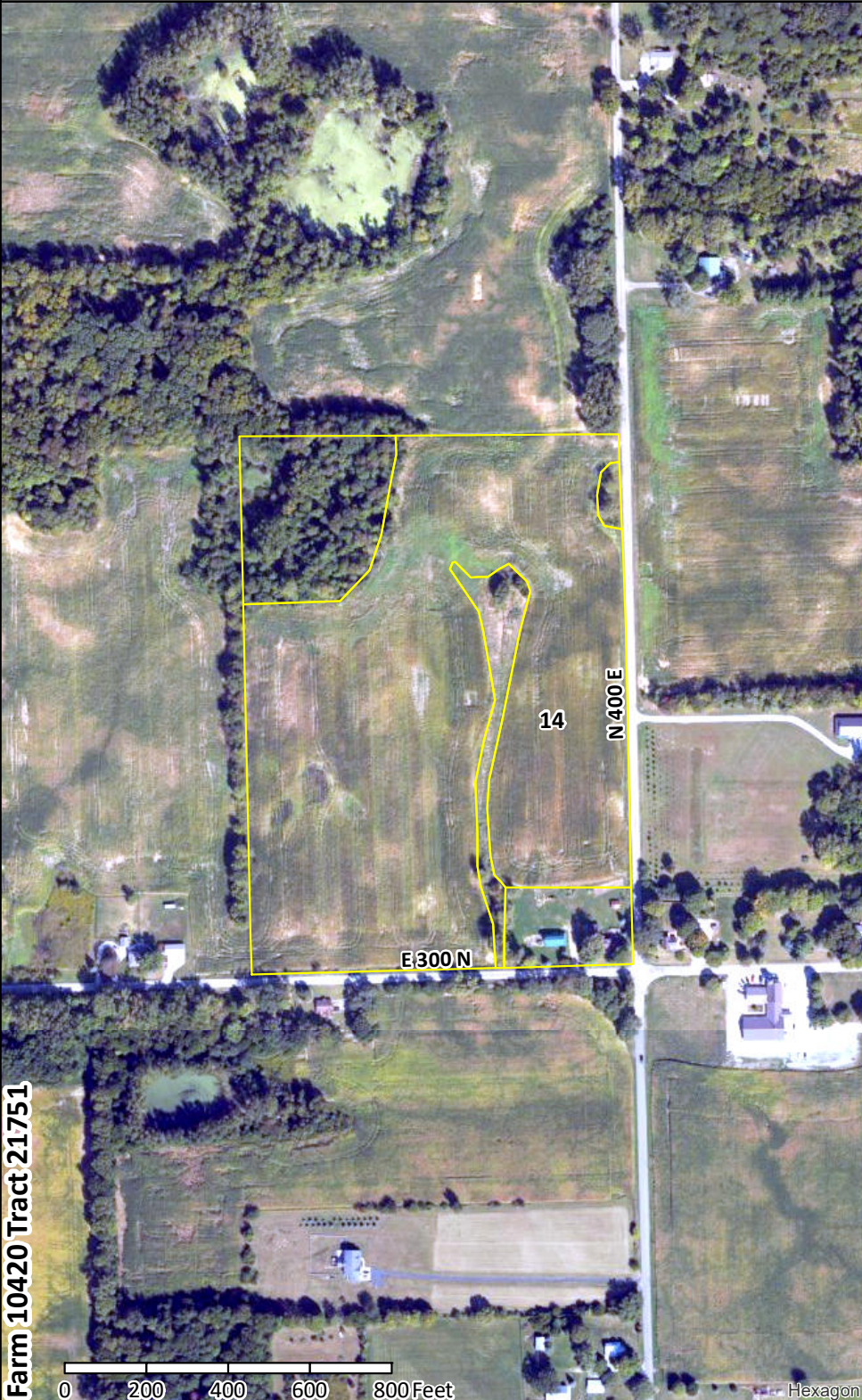
Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-31 11:56:25



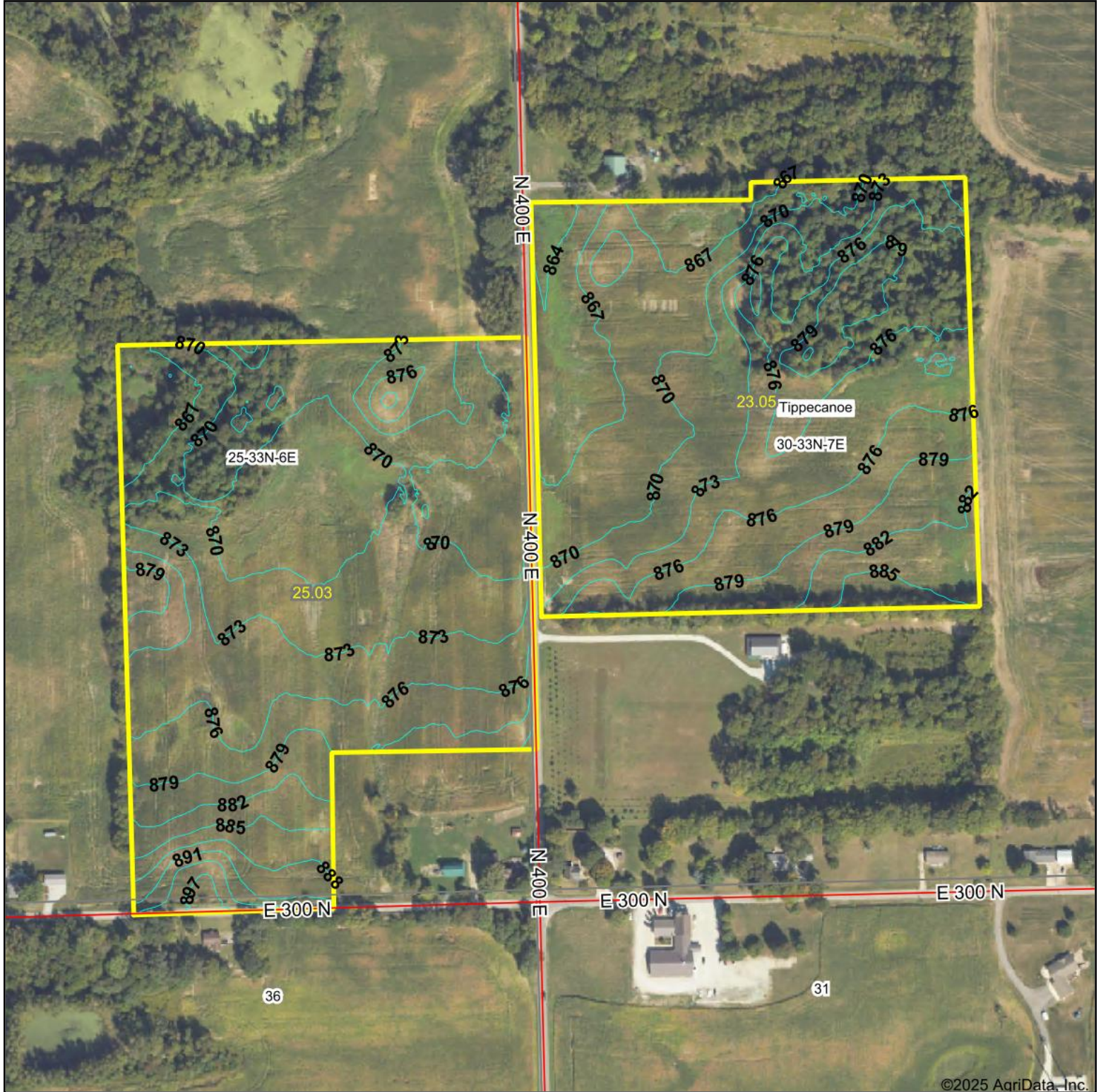
CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
14	22.09	N	2					Y

**INFORMATION IN-
CLUDES SOME LAND
NOT BEING SOLD**

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

TOPOGRAPHY MAP

TOPOGRAPHY MAP



SCHRADER
Real Estate and Auction Company, Inc.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 862.9

Max: 899.6

Range: 36.7

Average: 874.1

Standard Deviation: 5.84 ft

0ft 364ft 729ft



4/23/2025

30-33N-7E
Kosciusko County
Indiana

Boundary Center: 41° 16' 50.9, -85° 45' 56.92

Maps Provided By:



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COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACTS 1 & 2

4/7/25, 1:32 PM

Beacon - Kosciusko County, IN - Report: 005-119-004.A

Kosciusko County, IN

INFORMATION INCLUDES SOME LAND NOT BEING SOLD

Pay Taxes Online

[Pay Taxes Online](#)

2024 Pay 2025 Tax Statements (Treasurer)

[43-08-30-300-067.000-023 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 005-119-004.A
Tax Bill ID 005-720017-48
State ID 43-08-30-300-067.000-023
Property Address 400 E Warsaw
Acres 24.21
Brief Legal Description 005-119-004.A Pt W 1/2 SE 30-33-7 24.21A Per Calc
(Note: Not to be used on legal documents)
Tax District Tippecanoe
Total Tax Rate 0.9806
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owner (Auditor)

Deeded Owner
[Goon Scot E & Misty](#)
 6550 W 250 N
 Warsaw, IN 46580

Sales (Assessor)

Sale Date	Sale Price	Parcel Count
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Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
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Homestead Assessments (Auditor)

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Land	\$50,800.00	\$42,300.00	\$33,400.00	\$28,800.00	\$28,500.00	\$34,800.00
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	625	Deeds Creek (625)	24.21	Z - Rate	0.31	6.25	7.51
2023 Pay 2024	625	Deeds Creek (625)	24.21	Z - Rate	0.31	6.25	7.51
2022 Pay 2023	625	Deeds Creek (625)	24.21	Z - Rate	0.31	6.25	7.51
2021 Pay 2022	625	Deeds Creek (625)	24.21	Z - Rate	0.31	6.25	7.51
2020 Pay 2021	625	Deeds Creek (625)	24.21	Z - Rate	0.31	6.25	0
2019 Pay 2020	625	Deeds Creek (625)	24.21	Z - Rate	0.31	6.25	7.51

COUNTY TAX INFORMATION

TRACTS 1 & 2

29

4/7/25, 1:32 PM

Beacon - Kosciusko County, IN - Report: 005-119-004.A

Circuit Breaker Allocations for 2025 (Auditor)

INFORMATION INCLUDES SOME LAND NOT BEING SOLD

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	50,800	0	50,800
	Total	50,800	0	50,800

Billing Information (Treasurer)

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$249.07	\$212.90	\$168.96	\$150.60	\$142.44
+ 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	\$249.07	\$212.90	\$168.96	\$150.60	\$142.44
+ 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	\$7.51	\$7.51	\$7.51	\$7.51	\$0.00
	Deeds Creek - \$7.51	Deeds Creek - \$7.51	Deeds Creek - \$7.51	Deeds Creek - \$7.51	
+ 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	\$505.65	\$433.31	\$345.43	\$308.71	\$284.88
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$433.31)	(\$345.43)	(\$308.71)	(\$284.88)
= Total Due	\$505.65	\$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					\$0.00
2023 Pay 2024	3242185	11/12/2024	1460/GoonMisty	11/13/2024	\$212.90
2023 Pay 2024	3186376	5/8/2024	1431/GoonMisty	5/8/2024	\$220.41
2022 Pay 2023	3146142	11/13/2023	11/14/23 VPS	11/15/2023	\$168.96
2022 Pay 2023	3070048	5/3/2023	1371 Goon Misty	5/3/2023	\$176.47
2021 Pay 2022	3025652	11/2/2022	5415MarthaMayer	11/2/2022	\$150.60
2021 Pay 2022	2964779	4/25/2022	5388/MarthaMayer	4/25/2022	\$158.11
2020 Pay 2021	2926197	11/4/2021	5371/MarthaTMayer	11/4/2021	\$142.44
2020 Pay 2021	2857321	4/19/2021	5351 Martha Mayer	4/19/2021	\$142.44
2019 Pay 2020	2835579	11/9/2020	5333 MarthaMayer	11/9/2020	\$171.27
2019 Pay 2020	2780980	5/8/2020	LCB 5/7/2020a	5/8/2020	\$178.78
2018 Pay 2019	2729550	11/7/2019	5287 martha mayer	11/7/2019	\$161.60
2018 Pay 2019	2670836	5/2/2019	5271 Martha Mayer	5/2/2019	\$161.60
2017 Pay 2018	2616619	11/2/2018	5253 Martha Mayer	11/2/2018	\$189.38
2017 Pay 2018	2565765	5/1/2018	5227 Martha Mayer	5/1/2018	\$196.89
2016 Pay 2017	2515685	11/6/2017	5192 Martha Mayer	11/6/2017	\$173.97
2016 Pay 2017	2450497	5/1/2017	5157Martha Mayer	5/1/2017	\$181.48
2015 Pay 2016	2417959	11/4/2016	5113 martha mayer	11/4/2016	\$195.52
2015 Pay 2016	2354244	5/2/2016	5075 M Tusing Mayer	5/2/2016	\$203.03

COUNTY TAX INFORMATION

TRACTS 1 & 2

4/7/25, 1:32 PM

Beacon - Kosciusko County, IN - Report: 005-119-004.A

2023 Pay 2024 Tax Statements (Treasurer)[43-08-30-300-067.000-023 \(PDF\)](#)

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)[43-08-30-300-067.000-023 \(PDF\)](#)

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2021 Pay 2022 Tax Statements (Treasurer)[43-08-30-300-067.000-023 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)[43-08-30-300-067.000-023 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)[43-08-30-300-067.000-023 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)[43-08-30-300-067.000-023 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)[43-08-30-300-067.000-023 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

INFORMATION INCLUDES SOME LAND NOT BEING SOLD

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

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COUNTY TAX INFORMATION

TRACTS 3 & 4

31

4/7/25, 1:31 PM

Beacon - Kosciusko County, IN - Report: 029-100-004

Kosciusko County, IN

Pay Taxes Online

[Pay Taxes Online](#)**INFORMATION INCLUDES SOME LAND NOT BEING SOLD**

2024 Pay 2025 Tax Statements (Treasurer)

[43-07-25-200-161.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.

This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID 029-100-004
Tax Bill ID 029-720007-17
State ID 43-07-25-200-161.000-016
Property Address 3966 E 300 N
Warsaw
Acres 29.00
Brief Legal Description 029-100-004 Pt Se Se 25-33-6 29.00A
(Note: Not to be used on legal documents)
Tax District Plain
Total Tax Rate 1.1685
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Owner (Auditor)

Deeded Owner
[Goon Scot E & Misty](#)
6550 W 250 N
Warsaw, IN 46580

Sales (Assessor)

Sale Date	Sale Price	Parcel Count
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Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
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Homestead Assessments (Auditor)

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Land	\$80,000.00	\$70,400.00	\$60,200.00	\$54,900.00	\$52,700.00	\$59,800.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$178,300.00	\$165,800.00	\$150,000.00	\$125,900.00	\$107,100.00	\$107,800.00
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	625	Deeds Creek (625)	29	Z - Rate	0.31	6.25	8.99
2023 Pay 2024	625	Deeds Creek (625)	29	Z - Rate	0.31	6.25	8.99
2022 Pay 2023	625	Deeds Creek (625)	29	Z - Rate	0.31	6.25	8.99
2021 Pay 2022	625	Deeds Creek (625)	29	Z - Rate	0.31	6.25	8.99
2020 Pay 2021	625	Deeds Creek (625)	29	Z - Rate	0.31	6.25	0
2019 Pay 2020	625	Deeds Creek (625)	29	Z - Rate	0.31	6.25	8.99

COUNTY TAX INFORMATION

TRACTS 3 & 4

4/7/25, 1:31 PM

Beacon - Kosciusko County, IN - Report: 029-100-004

Circuit Breaker Allocations for 2025 (Auditor)

INFORMATION INCLUDES SOME LAND NOT BEING SOLD

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	22000	161,600	183,600
3%	Non-Residential	0	16,700	16,700
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	58,000	0	58,000
	Total	80,000	178,300	258,300

Billing Information (Treasurer)

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,509.12	\$1,399.36	\$1,227.04	\$1,071.69	\$969.34
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,509.12	\$1,399.36	\$1,227.04	\$1,071.69	\$969.34
+ 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	\$8.99	\$8.99	\$8.99	\$8.99	\$0.00
	Deeds Creek - \$8.99	Deeds Creek - \$8.99	Deeds Creek - \$8.99	Deeds Creek - \$8.99	
+ 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	\$3,027.23	\$2,807.71	\$2,463.07	\$2,152.37	\$1,938.68
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$2,807.71)	(\$2,463.07)	(\$2,152.37)	(\$1,938.68)
= Total Due	\$3,027.23	\$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					\$0.00
2023 Pay 2024	3242184	11/12/2024	1460/GoonMisty	11/13/2024	\$1,399.36
2023 Pay 2024	3186375	5/8/2024	1431/GoonMisty	5/8/2024	\$1,408.35
2022 Pay 2023	3146148	11/13/2023	11/14/23 VPS	11/15/2023	\$1,227.04
2022 Pay 2023	3070041	5/3/2023	1371 Goon Misty	5/3/2023	\$1,236.03
2021 Pay 2022	3025651	11/2/2022	5415MarthaMayer	11/2/2022	\$1,071.69
2021 Pay 2022	2964780	4/25/2022	5388/MarthaMayer	4/25/2022	\$1,080.68
2020 Pay 2021	2926198	11/4/2021	5371/MarthaTMayer	11/4/2021	\$969.34
2020 Pay 2021	2857320	4/19/2021	5351 Martha Mayer	4/19/2021	\$969.34
2019 Pay 2020	2835578	11/9/2020	5333 MarthaMayer	11/9/2020	\$984.06
2019 Pay 2020	2782778	5/8/2020	LCB 5/7/2020a	5/8/2020	\$993.05
2018 Pay 2019	2729549	11/7/2019	5287 martha mayer	11/7/2019	\$957.72
2018 Pay 2019	2670834	5/2/2019	5271 Martha Mayer	5/2/2019	\$957.72
2017 Pay 2018	2616616	11/2/2018	5253 Martha Mayer	11/2/2018	\$906.16
2017 Pay 2018	2565764	5/1/2018	5227 Martha Mayer	5/1/2018	\$915.15
2016 Pay 2017	2515686	11/6/2017	5192 Martha Mayer	11/6/2017	\$1,005.30
2016 Pay 2017	2450494	5/1/2017	5157Martha Mayer	5/1/2017	\$1,014.29
2015 Pay 2016	2417958	11/4/2016	5113 martha mayer	11/4/2016	\$987.70
2015 Pay 2016	2354243	5/2/2016	5075 M Tusing Mayer	5/2/2016	\$996.69

COUNTY TAX INFORMATION

TRACTS 3 & 4

33

4/7/25, 1:31 PM

Beacon - Kosciusko County, IN - Report: 029-100-004

2023 Pay 2024 Tax Statements (Treasurer)

[43-07-25-200-161.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.
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2022 Pay 2023 Tax Statements (Treasurer)

[43-07-25-200-161.000-016 \(PDF\)](#)

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2021 Pay 2022 Tax Statements (Treasurer)

[43-07-25-200-161.000-016 \(PDF\)](#)

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2020 Pay 2021 Tax Statements (Treasurer)

[43-07-25-200-161.000-016 \(PDF\)](#)

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2019 Pay 2020 Tax Statements (Treasurer)

[43-07-25-200-161.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-07-25-200-161.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-07-25-200-161.000-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Photos (Assessor)



INFORMATION INCLUDES SOME LAND NOT BEING SOLD

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

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.

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PRELIMINARY TITLE

PRELIMINARY TITLE



First American Title™

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE issued by FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

FIRST AMERICAN TITLE INSURANCE COMPANY

By:

Kenneth D. DeGiorgio, President

By:

Lisa W. Cornehl, Secretary

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

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Form 50115218 (8-11-22)



Page 1 of 9

PRELIMINARY TITLE



First American Title™

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

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

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

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

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

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Form 50115218 (8-11-22)



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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment **unless** all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

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

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9. CLAIMS PROCEDURES

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

10. CLASS ACTION

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

11. ARBITRATION

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

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

Issuing Agent: **Center Title Services**
 Issuing Office: **Center Title Services**
 Issuing Office's ALTA® Registry ID:
 Loan ID Number:
 Commitment Number: **28209-C**
 Issuing Office File Number: **28209-C**
 Property Address: **3966 E 300 N, Warsaw, IN 46580**
 Revision Number:

SCHEDULE A

1. Commitment Date: **March 6, 2025**
2. Policy to be issued:
 - a. 2021 ALTA® Owners Policy
 Proposed Insured: **Prospective Purchaser**
 Proposed Amount of Insurance: \$
 The estate or interest to be insured:
 - b. 2021 ALTA® Loan Policy
 Proposed Insured:
 Proposed Amount of Insurance: \$
 The estate or interest to be insured:
 - c. 2021 ALTA® Loan Policy
 Proposed Insured:
 Proposed Amount of Insurance: \$
 The estate or interest to be insured:
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 **Scot E. Goon and Misty Goon, husband and wife**
5. The Land is described as follows:

Tract I:

The East 29 acres of the Southeast Quarter of the Southeast Quarter of Section 25, Township 33 North, Range 6 East, Kosciusko County, Indiana.

Tract II:

The North 25 acres of the South 40 acres of the West fractional half of the Southwest Quarter of Section 30, Township 33 North, Range 7 East, Kosciusko County, Indiana.

Also, commencing 101 and 37/63 rods North of the Southwest corner of the Southwest Quarter of Section 30, Township 33 North, Range 7 East; and running thence North 8 rods; thence East 10 rods to what is known as the Puntenny Ditch; thence following said ditch in a Southeasterly direction to the East line of said West fractional half of said Quarter Section; thence South 2 rods to a point due East of the Place of Beginning; thence West 63 rods to the Place of Beginning, containing 2 acres, more or less.

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LESS AND EXCEPTING therefrom the above Tract II, to wit:

A tract of land in the Southwest Quarter of Section 30, Township 33 North, Range 7 East, in Kosciusko County, Indiana, more accurately described as follows:

Beginning at a point 1633.4 feet North of the Southwest corner of said Section 30; thence North 174.8 feet along the centerline of County Road 400 East to a point; thence East 165 feet to a point on the centerline of the Puntenney Ditch; thence Easterly following said centerline of the Puntenney Ditch to the West line of the East half of the Southwest Quarter of said Section 30; thence South 27 feet to the center of a railroad tie post; thence West 507.9 feet to an iron pipe; thence South 36.5 feet to an iron pipe; thence West 535 feet to the Place of Beginning, containing 3.3 acres, more or less.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Liza Arnold
Authorized Signatory

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. You must file a Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording. The filing fee is \$5.00 exempt and \$ 15.00 non-exempt.
6. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments.
7. NOTE: By virtue of IC 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 closing occurring on or AFTER July 1, 2006. The fee should be designated as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
8. Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000.00 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 \$500.00.
9. NOTE: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or its authorized agent acts as the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request, but are not mandatory. First American Title Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter, and \$25 for a lender's letter.
10. NOTE: Effective July 1, 2023, Indiana State Law prohibits ownership of real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy. If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.
11. Partial Release of Mortgage in a total principal amount not to exceed _____ executed by [Tracts I – IV: Scot E. Goon and Jonathan J. Goon, as Co-Trustees of the Scot E. Goon Family Trust Dated November 24, 2020; Tract V and VI: Scot E. Goon and Misty Goon, husband and wife, to Beacon Credit Union, by an instrument dated March 8, 2023, and recorded on March 9, 2023, as Document No. 2023030293, in the Office of the Recorder of Kosciusko County, Indiana. \(contains additional real estate\)](#)

PRELIMINARY TITLE

12. Warranty Deed from **Scot E. Goon and Misty Goon, husband and wife**, to **Prospective Purchaser**.

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. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Scot E. & Misty Goon
Property Address: 3966 E. 300 N., Warsaw, IN 46582
Parcel No.: 029-720007-17
Key No.: 029-100-004
State Tax ID No.: 430725200161.000016
Taxing Unit and Code: Plain
Land: 80,000.00
Improvements: 178,300.00
Exemptions: -0-
May installment of \$ 1,509.12 UNPAID
November installment of \$ 1,509.12 UNPAID
8. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025
Assessed in the name of: Scot E. & Misty Goon
Property Address: **** 400 E., Warsaw, IN 46582
Parcel No.: 005-720017-48
Key No.: 005-119-004.A
State Tax ID No.: 430830300067.000-023
Taxing Unit and Code: Tippecanoe

PRELIMINARY TITLE

Land: 50,800.00
 Improvements: -0-
 Exemptions: -0-
 May installment of \$ 249.07 UNPAID
 November installment of \$ 249.07 UNPAID

NOTE: The foregoing tax information is limited to the date of the most current computer input and does not insure accuracy of property tax information.

9. Real estate taxes assessed for the year 2025 due and payable 2026 are a lien in an undetermined amount, but are not yet due and payable.
10. Any reference to acreage in the legal description is for description purposes only and is not an assurance of the quantity of land.
11. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
12. Rights of way for drainage tiles, ditches, feeders and laterals.
13. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.
14. Annual upkeep assessment for the [Deeds Creek](#) Ditch, in the amount of \$[8.99](#), [UNPAID](#) for 2025. (Parcel ID 029-100-004)
15. Annual upkeep assessment for the [Deeds Creek](#) Ditch, in the amount of \$[7.51](#), [UNPAID](#) for 2025. (Parcel ID 005-119-004.A)
16. Easement in favor of Kosciusko County Rural Electric Membership Corporation for electric transmission, together with associated rights, dated August 17, 1938, recorded June 10, 1940, in Miscellaneous Record 25, page 603, in the Office of the Recorder of Kosciusko County, Indiana.

PROPERTY PHOTOS

TRACTS 1-4



TRACTS 1 & 2





TRACTS 3 & 4



TRACT 3



TRACT 3



TRACT 4





Auction Managers

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