

Property Type	RESIDENTIAL	Status	Active	CDOM	6	DOM	6	Auction	Yes
MLS #	202602553	8169 NW Winchester Road	Decatur	IN	46733	LP \$0			
Area	Adams County	Parcel ID	01-02-20-401-004.003-013	Type	Site-Built Home	Waterfront	No		
Sub	None	Cross Street		Bedrms	3	F Baths	2	H Baths	2
Township	Root	Style	Two Story	REO	No	Short Sale	No		
School District	NAC	Elem	Bellmont	JrH	Bellmont	SrH	Bellmont		
Legal Description	THE PRESERVE AT ST MARY'S LOT 3 SEC 20								
Directions	Located On NW Winchester Road North of Decatur 2-3 Miles.								

Remarks PUBLIC AUCTION Thursday February 26th | @ 6:00PM EST Custom Built Home, Outbuilding, Wooded & Tillable Land, Prime Building Lots To be sold in multiple tract combination! Open House: Tuesday February 3rd | 4PM-6PM Tract 1 – Custom Brick Home on 24.0± Acres Experience country living at its finest in this 3,796 sq ft custom-built, 3 Bed, Full, 2 Half Bath, all-brick home set on approximately 24 acres of tillable and wooded land with scenic nature trails along the St. Mary's River! Tract 2 – 7.0± Acres | Riverfront Building Site Build your dream home on this prime riverfront location along the St. Mary's River. The lot is partially wooded, offering natural privacy and scenic beauty, Sewer Access Tract 3 – 3.5± Acres | Corner Frontage Building Site An appealing mix of tillable and wooded acreage featuring an excellent building site with prominent frontage along Winchester Road and St. Mary's Court, Sewer Access Tract 4 – 3.5± Acres | Corner Frontage Building Lot A tillable, corner acreage offering another prime building opportunity with frontage along Winchester

gent Remarks Auction Terms & Conditions Real Estate: Tract 1: \$40,000 Tract 2: \$10,000 Tract 3: \$15,000 Tract 4: \$10,000 Nonrefundable down payment due at close of auction. Possession of House & Barn at closing. Possession of tillable land upon harvest of 2026 winter wheat, closing to be within 45 Days from date of auction. Taxes Prorated to date of closing, Estimated annual taxes: Tract 1: \$4,526.46 W/ Exemptions, Tract 2:\$168.88, Tract 3: \$63.36, Tract 4: \$116.12 No Survey Provided unless tracts are split in the event tract sell

ec	Lot	Lot Ac/SF/Dir	44.0000	/	1,916,640	/	407x910	Lot Desc	Cul-De-Sac, Partially Wooded		
bove Gd Fin SqFt	3,796	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	3,796		
ge	20	New Const	No	Date Complete	Ext	Brick	Bsmt	Slab	# Room: 13		
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material				
RM DIM	LVL	B-Main	1	2	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes	
R	16 x 28	M	B-Upper	1	0	Sewer	Regional	Dryer Hookup Elec	Yes	Guest Qtrs	No
IR	x	B-Blw G	0	0	Fuel /	Geothermal	Dryer Hookup G/E	No	Split FlrPln	No	
R	10 x 13	M	Laundry Rm	Main	Heating		Disposal	Yes	Ceiling Fan	Yes	
IT	20 x 13	M	Laundry L/W	8 x 8	Cooling	Central Air	Water Soft-Owned	No	Skylight	No	
IK	x	AMENITIES Built-In Speaker System, Built-In Bookcase, Built-in Desk, Ceiling-9+, Ceiling-Cathedral, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Detector-Smoke,					Water Soft-Rented	No	ADA Features	No	
IN	x						Alarm Sys-Sec	No	Fence	None	
B	13 x 24	M						Alarm Sys-Rent	No	Golf Course	No
B	14 x 12	U						Garden Tub	No	Nr Wlkng Trails	No
B	16 x 13	U	Garage	2.0	/ Attached	/ 30 x 33 / 990.00	Jet Tub	No	Garage Y/N	Yes	
B	x						Pool	Yes	Off Street Pk		
B	x	Outbuilding 1	Barn			40 x 60	Pool Type	Below Ground			
B	x						SALE INCLUDES	Dishwasher, Water Filtration System, Water Heater			
IR	32 x 17	U	Assn Dues		Frequency	Not Applicable	Electric				
F	12 x 20	U	Other Fees					FIREPLACE	Living/Great Rm		
X	10 x 13	M	Restrictions								

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water Features		Water Type	Lake Type
Auctioneer Name	Trevor Gray	Auction Date	2/26/2026
Financing:	Existing	Time	6:0...
Annual Taxes	\$4,526.46	Exemption	Homestead
Possession	Closing	Year Taxes Payable	2024

1st Office	Krueckeberg Auction And Realty - Off: 260-724-7402	List Agent	Trevor Gray - Cell: 260-223-7503
Agent E-mail	trevor@kjauction.com	List Agent - User Code	UP388053697
Co-List Office		List Team	
Co-List Agent			

Showing Instr		Exp Date	2/28/2026	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
Offer Concessions	Y/N	Seller Concession Amount \$					
Contract Type	Exclusive Right to Sell						
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	None	Lockbox Location	None	Special List Cond.	None
Concessions Paid		Closing Date		Selling Price		Type of Sale	

Sell Office	Sell Agent	How Sold
Co-Sell Office	Co-Sell Agent	Conc Paid By
Presented by	Kate Brickley	Sell Team
	/	Krueckeberg Auction And Realty - Off: 260-724-7402

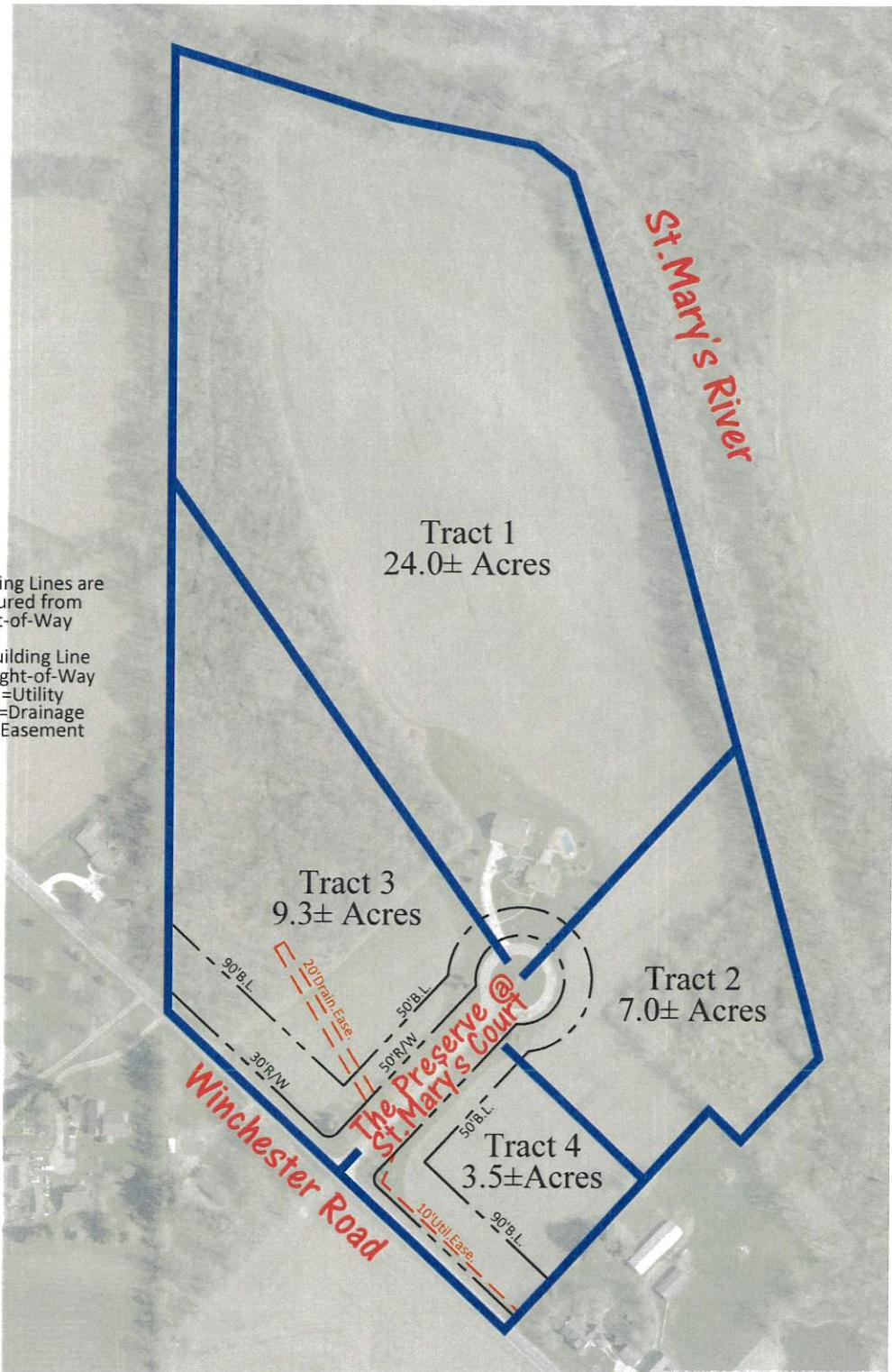
Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

The Preserves @ St. Mary's

NW. Winchester Road, Decatur, IN 46733

All Building Lines are
measured from
Right-of-Way

B.L.=Building Line
R/W=Right-of-Way
Util.=Utility
Drain.=Drainage
Ease.=Easement



Krueckeberg
AUCTION & REALTY

MLS

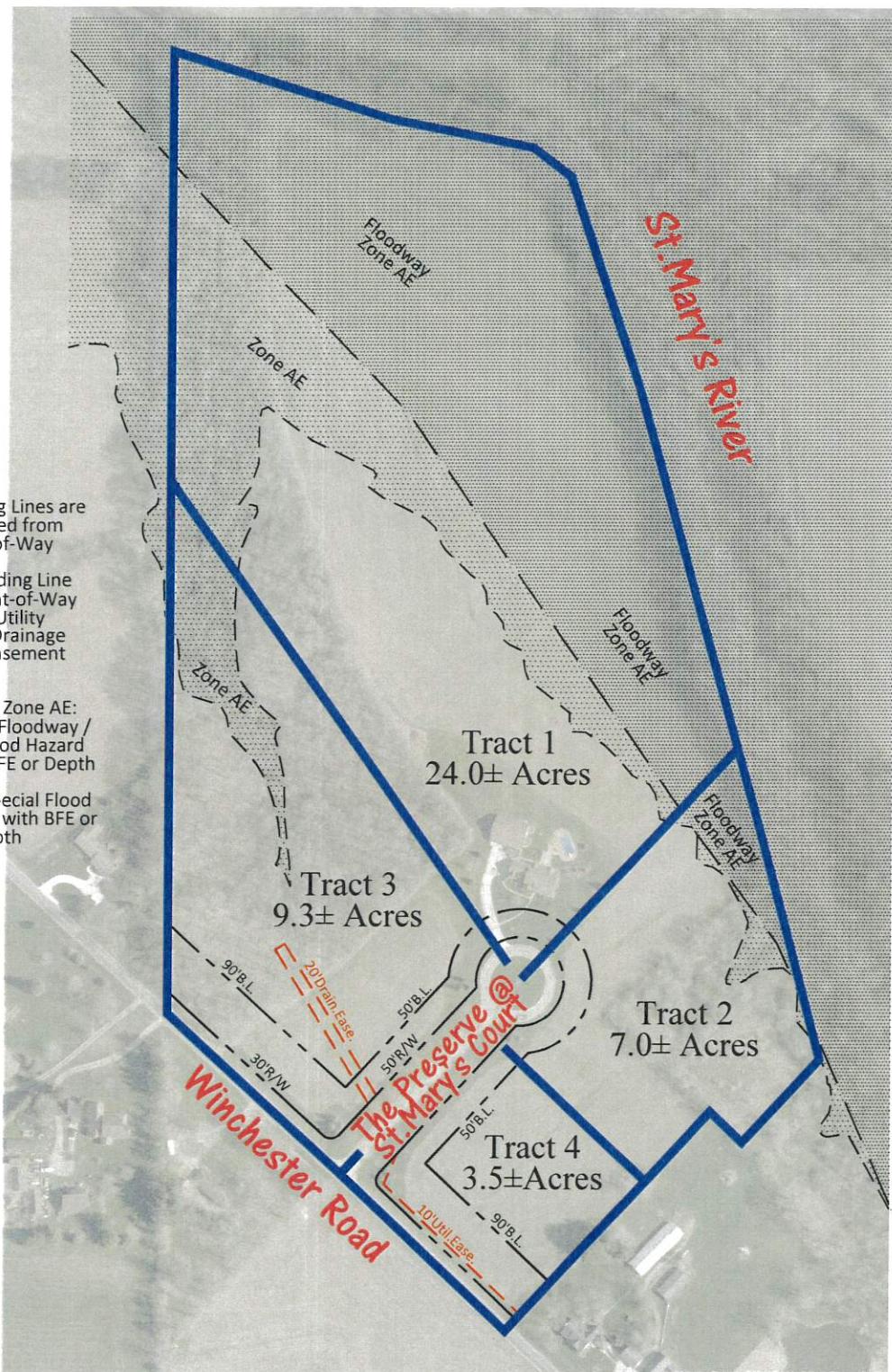
Miller Land Surveying, Inc.
221 Tower Drive, Monroe, Ill 61477
Phone: (260) 692-6166

DATE: 01/20/2026

DRAWING NAME: Preserve at St. Mary's.dwg

The Preserves @ St. Mary's

NW. Winchester Road, Decatur, IN 46733



Miller Land Surveying, Inc.
221 Tower Drive, Monroe, IN 46772
Phone: (260) 692-6166

Krueckeberg
AUCTION & REALTY

DATE: 01/20/2026
DRAWING NAME: Preserve at St Marys.dwg



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

1/5/26

Property address (number and street, city, state, and ZIP code)
8169 NW Winchester Road, Decatur, IN 46733

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 1-5-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 1/5/26	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

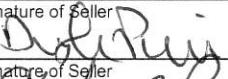
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)
8169 NW Winchester Road, Decatur, In 46733

1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System			X	
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	2024		X	
Disposal			X	
Freezer				
Gas Grill				
Hood			X	
Microwave Oven			X	
Oven			X	
Range				
Refrigerator			X	
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)				
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks			X	
Light Fixtures			X	
Sauna- Hot tub			X	
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors				
Switches and Outlets			X	
Vent Fan(s)			X	
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service				
Generator				

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				
Septic Field / Bed				
Septic & Holding Tank / Septic Mound				
Hot Tub			X	
Plumbing				X
Aerator System				
Sump Pump				
Irrigation Systems				X
Water Heater / Electric 2025				X
Water Heater / Gas				
Water Heater / Solar				
Water Purifier 2024				X
Water Softener 2024				X
Well				X
Geothermal and Heat Pump 2023+2024				X
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				X
		Yes	No	Unknown
Are the structures connected to a public water system?				X
Are the structures connected to a public sewer system?			X	
Are there any additions that may require improvements to the sewage disposal system?				X
If yes, have the improvements been completed on the sewage disposal system?				
Are the structure(s) connected to a private / community water system?			X	
Are the structure(s) connected to a private / community sewer system?				

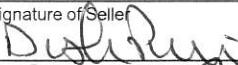
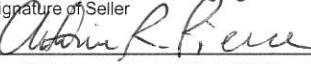
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 1-5-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 1/5/24	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)
8169 NW Winchester Road, Decatur, In 46733

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				
Boiler / Radiator				
Central Air Conditioning			X	
Electric Heat Pump				
Furnace Heat / Gas				
Furnace Heat / Electric				
Geothermal 2023 + 2024			X	
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert GAS			X	
Air Cleaner			X	
Humidifier				
Propane Tank				
Other Heating Source				
2. ROOF		Yes	No	Unknown
Age, if known: 20 Years.				
Does the roof leak?			X	
Is there present damage to the roof?			X	
Is there more than one layer of shingles on the house?			X	
If yes, how many layers? _____				
3. WATER HEATER				
Age, if known: 1 Years.				
4. FURNACE				
Age, if known: 60 Years. 2023 + 2024				
5. CENTRAL AIR CONDITIONING				
Age, if known: _____ Years.				
6. HAZARDOUS CONDITIONS		Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X	
Explain:				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 1-5-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 1/5/26	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

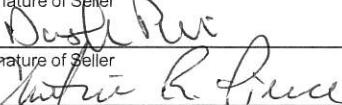
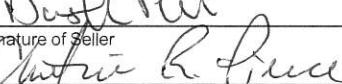
8169 NW Winchester Road, Decatur, In 46733

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to <u>covenants, conditions and / or restrictions of a homeowner's association?</u>	X		
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .	X		lower field
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in <u>IC 36-7-30.2-6</u>) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 1-5-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 1/5/26	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

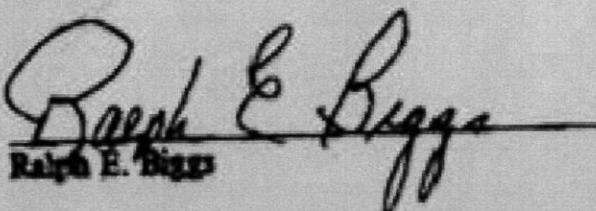
PROPOSED

PROTECTIVE COVENANTS FOR
THE PRESERVE at ST. MARY'S
FOR LOT'S 1 THROUGH 4
A SUBDIVISION IN ADAMS COUNTY, INDIANA

The undersigned hereby declares to be the Owner and Developer of THE PRESERVE at ST. MARY'S and wishes to improve the lot's with the following in addition to the easements on the plat.

1. It shall be the obligation of the Developer and future lot owners to maintain the area to be landscaped in the cul-de-sac at the end of The Preserve at St. Mary's Court.
2. Each home on each lot shall have a minimum of 2,000 sq. ft. for the 1st floor of a one floor dwelling and 1,200 sq. ft. for the 1st floor of a two story dwelling exclusive of garages and porches.
3. Each dwelling shall have a minimum two-car attached garage of 400 sq. ft.
4. Each dwelling shall have a minimum of two trees and fifteen shrubs within one year of the issuance of an occupancy permit.
5. Any improvements to a lot including home, outbuildings and fences shall be approved by the architectural control committee. The developer shall act as the architectural control committee.
6. Mailboxes shall be of like design and shall be designated by the architectural control committee.
7. Outbuildings shall be permitted on the above said lots and shall have exteriors that are complementary to the exterior of the home on the same lot.
8. Rotorcraft operations shall be permitted. Landings shall be permitted with the lot owner's permission.

IN WITNESS WHEREOF, the undersigned Ralph E. Biggs as owner has subscribed to this
24 day of June 2005.


Ralph E. Biggs

Instrument Book Page
200500004344 08 20 477

STATE OF INDIANA, COUNTY OF ADAMS, SS:

Before me, the undersigned Notary Public, in and for said County and State, this 24th day of June, 2005, personally appeared Ralph E. Biggs, being over the age of eighteen (18) years, and acknowledged the execution of the foregoing Protective Covenants for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Regina L. Glover

Regina L. Glover, Notary Public
Resident of Adams County, Indiana

My Commission Expires: 8/23/08

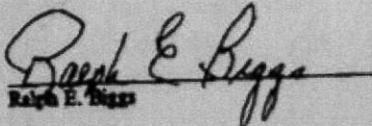
PROPOSED

PROTECTIVE COVENANTS FOR
THE PRESERVE at ST. MARY'S
FOR LOT'S 1 THROUGH 4
A SUBDIVISION IN ADAMS COUNTY, INDIANA

The undersigned hereby declares to be the Owner and Developer of THE PRESERVE at ST. MARY'S and wishes to improve the lot's with the following in addition to the easements on the plat.

1. It shall be the obligation of the Developer and future lot owners to maintain the area to be landscaped in the cul-de-sac at the end of The Preserve at St. Mary's Court.
2. Each home on each lot shall have a minimum of 2,000 sq. ft. for the 1st floor of a one floor dwelling and 1,200 sq. ft. for the 1st floor of a two story dwelling exclusive of garages and porches.
3. Each dwelling shall have a minimum two-car attached garage of 400 sq. ft.
4. Each dwelling shall have a minimum of two trees and fifteen shrubs within one year of the issuance of an occupancy permit.
5. Any improvements to a lot including home, outbuildings and fences shall be approved by the architectural control committee. The developer shall act as the architectural control committee.
6. Mailboxes shall be of like design and shall be designated by the architectural control committee.
7. Outbuildings shall be permitted on the above said lots and shall have exteriors that are complementary to the exterior of the home on the same lot.
8. Rotorcraft operations shall be permitted. Landings shall be permitted with the lot owner's permission.

IN WITNESS WHEREOF, the undersigned Ralph E. Biggs as owner has subscribed to this
24 day of June 2005.


Ralph E. Biggs

Instrument Book Page
200500004544 OR 20 477

STATE OF INDIANA, COUNTY OF ADAMS, SS:

Before me, the undersigned Notary Public, in and for said County and State, this 24th day of June, 2005, personally appeared Ralph E. Biggs, being over the age of eighteen (18) years, and acknowledged the execution of the foregoing Protective Covenants for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



A handwritten signature of Reginald L. Glover.

Reginald L. Glover, Notary Public
Resident of Adams County, Indiana

My Commission Expires: 8/23/08

INDIANA
ADAMS

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

FARM : 8714

Prepared : 1/28/26 8:31 AM CST

Crop Year : 2026

Operator Name

CRP Contract Number(s) : None

Recon ID : 18-001-2018-52

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
42.41	23.39	23.39	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	23.39		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.83	0.00	48	
Corn	10.77	0.00	99	
Soybeans	7.06	0.00	28	
TOTAL	22.66	0.00		

NOTES

Tract Number : 6689

Description : D2/B1 SE SEC 20 T28N-R14E ROOT
 FSA Physical Location : INDIANA/ADAMS
 ANSI Physical Location : INDIANA/ADAMS
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : HEL field on tract. Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : DWIGHT PIERCE, CHRISTINE PIERCE
 Other Producers : None
 Recon ID : 18-001-2011-82

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
4.69	2.58	2.58	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 6689 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	2.58	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.60	0.00	48
Corn	1.19	0.00	99
Soybeans	0.79	0.00	28
TOTAL	2.58	0.00	

NOTES

Tract Number : 6700

Description : D2/B1 SE SEC 20 T28N-R14E ROOT
 FSA Physical Location : INDIANA/ADAMS
 ANSI Physical Location : INDIANA/ADAMS
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : HEL field on tract. Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : CHRISTINE BIGGS
 Other Producers : None
 Recon ID : 18-001-2011-94

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
21.65	18.27	18.27	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	18.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.70	0.00	48
Corn	8.40	0.00	99
Soybeans	5.50	0.00	28
TOTAL	17.60	0.00	

Tract 6700 Continued ...

NOTES

Tract Number : 7746

Description : D2/B1 SE SEC 20 T28N-R14E ROOT
 FSA Physical Location : INDIANA/ADAMS
 ANSI Physical Location : INDIANA/ADAMS
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : HEL field on tract. Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : CHRISTINE BIGGS
 Other Producers : None
 Recon ID : 18-001-2018-23

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
16.07	2.54	2.54	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	2.54	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.53	0.00	48
Corn	1.18	0.00	99
Soybeans	0.77	0.00	28
TOTAL	2.48	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 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 [How to File a Program Discrimination Complaint](https://www.usda.gov/foia/foia-complaint-form) 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.

USDA Farm 8714 Tract 6689

2025 Certification map prepared on: 3/18/2025



Administered by: Adams County, Indiana

OP:

OW: PIERCE, CHRISTINE

4.69 Tract acres

2.58 Cropland acres

0 CRP acres

TRS: 28N14E20

Adams

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance

Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-18 09:57:38

Intended use is grain unless noted.



CLU	Acres	HEL	Contract	Prac	Yr
20	2.58	H			

Crop:
IUse:
Date:
Shares:

Farm 8714 Tract 6689

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.

USDA Farm 8714 Tract 6700

2025 Certification map prepared on: 3/18/2025

CRP TRS: 28N14E20



Administered by: Adams County, Indiana

OP:**OW: BIGGS, CHRISTINE**

21.65 Tract acres

18.27 Cropland acres

0 CRP acres

CLU

Adams

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance

Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-18 09:57:38

Intended use is grain unless noted.



CLU	Acres	HEL	Contract	Prac	Yr
25	5.61	H			
Crop:					
IUse:					
Date:					
Shares:					
29	0.99	N			
Crop:					
IUse:					
Date:					
Shares:					
30	11.67	N			
Crop:					
IUse:					
Date:					
Shares:					

Farm 8714 Tract 6700

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.

USDA Farm 8714 Tract 7746

2025 Certification map prepared on: 3/18/2025

Administered by: Adams County, Indiana

OP:**OW: BIGGS, CHRISTINE**

CRP

TRS: 28N14E20

CLU

Adams**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance

Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-18 09:57:38

Intended use is grain unless noted.



CLU	Acres	HEL	Contract	Prac	Yr
21	2.54	H			

Crop:
IUse:
Date:
Shares:

Farm 8714 Tract 7746

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.

MAP LEGEND

Area of Interest (AOI)		Spoil Area
Soils		Stony Spot
		Very Stony Spot
		Wet Spot
		Other
Special Point Features		Special Line Features
Blowout		Water Features
Borrow Pit		Streams and Canals
Clay Spot		
Closed Depression		
Gravel Pit		Transportation
Gravelly Spot		Rails
Landfill		Interstate Highways
Lava Flow		US Routes
Marsh or swamp		Major Roads
Mine or Quarry		Local Roads
Miscellaneous Water		Background
Perennial Water		Aerial Photography
Rock Outcrop		
Saline Spot		
Sandy Spot		
Severely Eroded Spot		
Sinkhole		
Slide or Slip		
Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County, Indiana
Survey Area Data: Version 29, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2023—Jun 18, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Am	Armiesburg silty clay loam, 0 to 2 percent slopes, frequently flooded	6.5	14.6%
BgmB	Blount silt loam, ground moraine, 2 to 4 percent slopes	3.5	7.8%
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	6.6	14.7%
GlsB	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	18.2	40.8%
MoD2	Morley silty clay loam, 12 to 18 percent slopes, eroded	2.0	4.5%
TfsA	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded	7.9	17.6%
Totals for Area of Interest		44.7	100.0%