

LAND Auction



Thursday, September 8th @ 6PM

Auction will be held at: Liberty Center Community Church 2905 S Main Street Liberty Center, IN

Liberty Center, IN // Wells County // Liberty Township, Section 8

Offering
50 ± Acres



Farm Located on the NW Corner of 200 S & 400 W

- Tract 1: 40.14 +/- Tillable Acres
- Tract 2: 9.93 +/- Tillable Acres
- Tract 3: Combination Tract 1 & 2

Heather Martinez, Owner

Sam Haiflich, Auction Manager || 260-740-7299

Auction Terms & Conditions: \$15,000.00 nonrefundable downpayment due at close of auction with balance due upon delivery of deed and title policy. Closing to be within 45 days of auction. Title search and title policy in the amount of the purchase price will be split 50/50 between buyer & Seller. A staked survey will be provided with the cost split 50/50 between buyer and seller. Taxes are prorated to the date of closing. Possession upon harvest of 2022 Crops. Property Sold AS-IS And Not Sold Subject to Inspections, Please have inspections done prior to day of auction. Sold subject to confirmation of sellers. Not responsible for accidents. Auctioneers Note: Any statements made day of sale takes precedence over any written or oral statements. Auctioneers License: Sam Haiflich (AU19800029 AC31500055)

 kjauction.com

 260.724.7402

 @kjauction

USDA Farm 7151 Tract 7612

Map prepared on: 2/24/2022

CRP TRS: 26N11E8
 CLU Wells



Administered by: Wells County, Indiana

48.17 Tract acres
 48.17 Cropland acres
 0 CRP acres

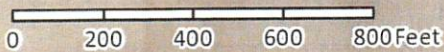
Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-02-24 08:10:34

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	48.17	N	2					Y



Farm 7151 Tract 7612



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

Indiana

Wells

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7151

Prepared: 8/11/22 1:40 PM

Crop Year: 2022

Page: 2 of 3

Other Producers: None

Tract Number: 7812 Description D8/2A SE1/4 NE1/4 SEC8 T26NR11E LIBERTY TWP

FSA Physical Location: Wells, IN ANSI Physical Location: Wells, IN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Recon Number
2010- 12

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
48.17	48.17	48.17	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	48.17	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	20.96	132	0.00
SOYBEANS	26.7	39	0.00
Total Base Acres:	47.66		

Owners: MARTINEZ, HEATHER

Other Producers: None

Tract Number: 7812 Description: D8/2A SE1/4 NE1/4 SEC8 T26NR11E Liberty Twp

USDA Farm 7151 Tract 575

Map prepared on: 3/4/2022

□ CRP

□ CLU *Wells*



Administered by: Wells County, Indiana

10.13 Tract acres

8.59 Cropland acres

0 CRP acres

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-03-04 10:35:51

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	8.59	N	2					Y



Farm 7151 Tract 575

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Tract Number: 575 Description D9/2B NW1/4 SEC29 T26N-R11E Liberty twp
 FSA Physical Location : Wells, IN ANSI Physical Location: Wells, IN
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
10.13	8.59	8.59	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	8.59	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	3.74	132	0.00				
SOYBEANS	4.76	39	0.00				
Total Base Acres:	8.5						

Owners: MARTINEZ, HEATHER



CERTIFICATE OF SURVEY
IAC Title 865 Boundary Survey

5233 East 900 South, Keystone, IN 46759
Phone: (765) 499-0601
mckinneylandsurveying@gmail.com
www.mckinneysurveying.com

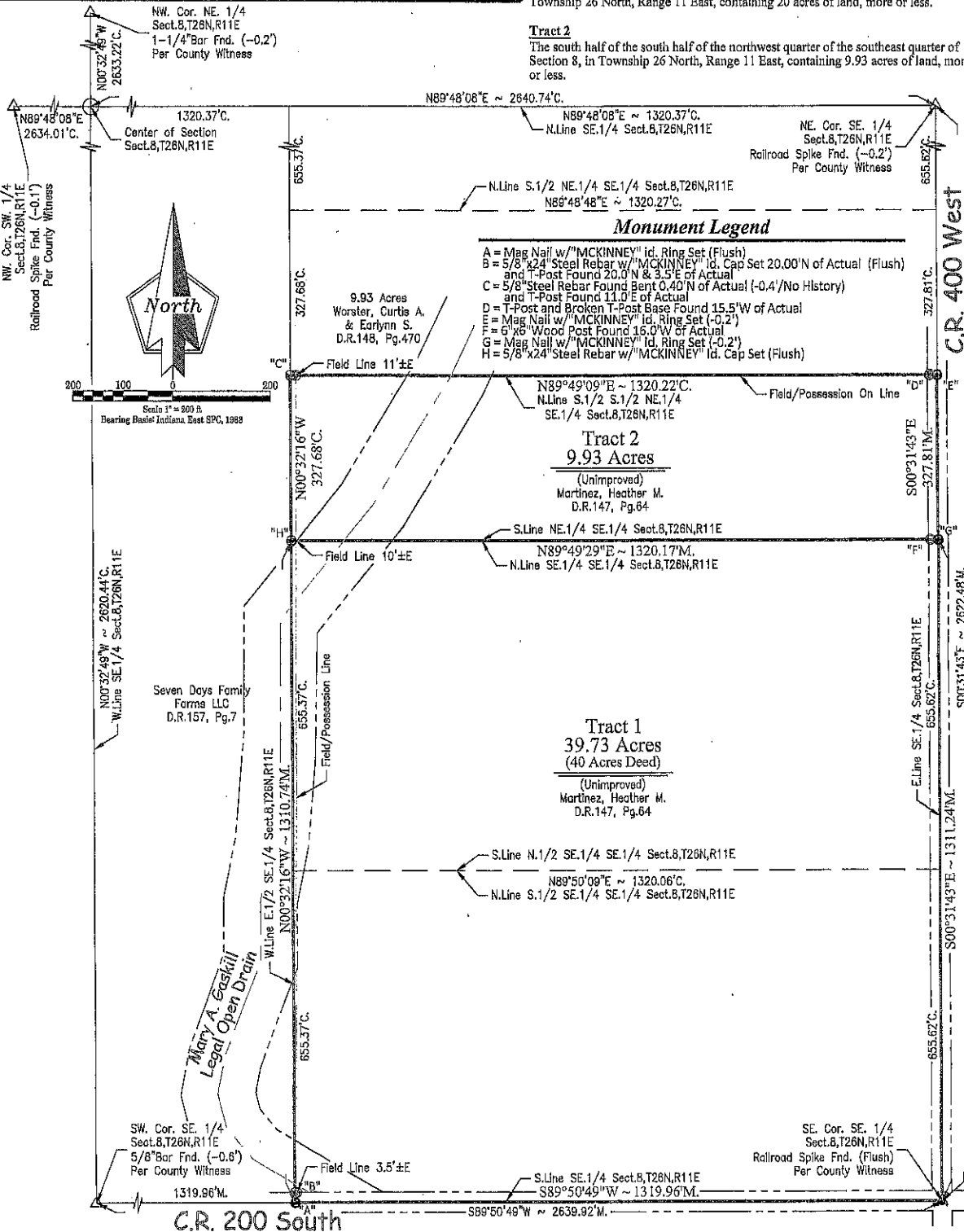
Record Description - Deed Record 147, Page 64

Tract 1

The south half of the southeast quarter of the southeast quarter of Section 8, in Township 26 North, Range 11 East, containing 20 acres of land, more or less, ALSO, The north half of the southeast quarter of the southeast quarter of Section 8, in Township 26 North, Range 11 East, containing 20 acres of land, more or less.

Tract 2

The south half of the south half of the northwest quarter of the southeast quarter of Section 8, in Township 26 North, Range 11 East, containing 9.93 acres of land, more or less.



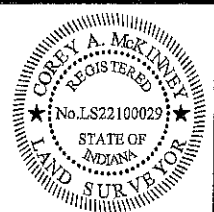
Legend

- POB - Point of Beginning
- M - Measured
- C - Calculated
- D - Deed
- P - Plat
- R - Recorded

Project # 1042 County: Wells Township: Liberty
Sect./Twp./Rng.: Sect. 8, T26N, R11E
For: Martinez Drawn by: CAM Field Crew: CAM
Fieldwork Completed: July 25, 2022
IN WITNESS WHEREOF, I hereunto place my hand and seal
this 29th day of July, 2022.
Revised:

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the Survey requirements of 865 IAC 1-12-1 thru 30.

[Signature]
Corey A. McKinney, P.S. No. LS22100029





Surveyor's Report

PURPOSE OF SURVEY:

The purpose of this survey was to retrace existing tracts described in Deed Record 147, Page 64 in the Office of the Recorder of Wells County, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based up the following opinions and observations a result of uncertainties in lines and corners because of the following:

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

Monuments that were recovered and/or set are shown on the survey drawing and listed on the survey on the monument legend.

The following monuments were accepted as the location of the Public Land Survey corners.

- ❖ Northeast corner Southeast Quarter: Section 8, T26N, R11E: Railroad Spike (-0.2)
➤ This corner is witnessed in the Wells County Surveyor's Office
- ❖ Southeast corner Southeast Quarter: Section 8, T26N, R11E: Railroad Spike (-0.0)
➤ This corner is witnessed in the Wells County Surveyor's Office
- ❖ Southwest corner Southeast Quarter: Section 8, T26N, R11E: 5/8" Bar (-0.6)
➤ This corner is witnessed in the Wells County Surveyor's Office
- ❖ Northwest corner Southwest Quarter: Section 8, T26N, R11E: Railroad Spike (-0.1)
➤ This corner is witnessed in the Wells County Surveyor's Office
- ❖ Northwest corner Northeast Quarter: Section 8, T26N, R11E: 1-1/4" Bar (-0.2)
➤ This corner is witnessed in the Wells County Surveyor's Office

BASIS OF BEARING:

The basis of bearing for this survey is a geodetic grid bearing based on the Indiana East State Plane Coordinate System of 1983.

OCCUPATION OR POSSESSION LINES

There was uncertainty created by visible occupation lines (fences, hedge rows, etc.) that was evident at the time of the survey.
- The existing field line near the West line of the subject tracts lies 3.5 feet East, more or less, of said West line at its South end, and 11.0 feet East, more or less, of said West line at its North end. It is unclear why this field line diverges so drastically from the deed line, which is the West line of the East half of the Southeast Quarter of Section 8, T26N, R11E. A 5/8" steel rebar was found at the North end of this West line (shown on the survey drawing as monument "C") which appears to verify the deed location of the line. This bar lies approximately 11.0 feet, more or less, West of the field possession line, and is bent.

CLARITY OR AMBIGUITY OF DESCRIPTIONS

There were no ambiguities found within the legal descriptions used for the survey. Documents used include:

- 1) Deed Record 147, Page 64
- 2) Deed Record 157, Page 7
- 3) Deed Record 148, Page 470

RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS

Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

THEORY OF LOCATION:

Tract 1 - The East line was established per the East line of the Southeast Quarter of Section 8, T26N, R11E, which was established by the above referenced Public Land Survey Corners. The South line was established per the South line of said Southeast Quarter, which was also established by the above referenced Public Land Survey Corners. The West line was established per the West line of the East half of said Southeast Quarter, which was established by an even split of said Southeast Quarter. The North line was established per the North line of the Southeast Quarter of said Southeast Quarter, and was also established by an even split of the Southeast Quarter.
Tract 2 - The East line was established per the East line of the Southeast Quarter of Section 8, T26N, R11E, which was established by the above referenced Public Land Survey Corners. The West line was established per the West line of the East half of said Southeast Quarter, which was established by an even split of said Southeast Quarter. The South line was established per the South line of the Northeast Quarter of said Southeast Quarter, and was also established by an even split of the Southeast Quarter. The North line was established per the North line of the South half of the South half of the Northeast Quarter of said Southeast Quarter, which was also established by an even split of the Southeast Quarter.

NOTES:

- Survey monuments set this survey are 5/8" steel rebar stakes with a "McKinney LS22100029" identification caps in unpaved areas and Mag Nails with "McKinney LS22100029" identification rings in paved areas. All survey monuments are within 0.34' of the ground surface, unless otherwise noted.
- The significant digits shown on this survey is used only to minimize ambiguities and errors based on rounding. No dimension shown on the survey should be interpreted to be of greater accuracy than either the Relative Positional Accuracy as stated within this report or uncertainties/ambiguities from the original survey of the subject parcel.
- The commitment for title insurance or a title search was not provided or completed at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the Certificate of Survey and this report. McKinney Land Surveying, LLC has made no independent search of facts that an accurate and current title search may disclose.
- Since the last date of field work of this survey, conditions beyond the knowledge or control of McKinney Land Surveying, LLC may have altered the validity and circumstances shown or noted hereon.
- This survey is the opinion of a licensed land survey in the State of Indiana as to the true location of the boundary lines of the subject tract. This opinion is based on a careful evaluation of the subject tract's and surrounding tract's legal descriptions, deeds, physical evidence recovered during the survey field work, prior recorded and recovered surveys, land surveying principals, logic, experience, and other information available from public records. Because of all this, it is possible another surveyor may arrive at a differing conclusion, resulting in them having a different opinion of the location of the boundary lines.
- A survey cannot resolve uncertainties in the position of the original boundary lines, but simply show where the location of said boundary lines are located based upon the land surveyor's opinion. Only courts of law may established property lines.
- Unwritten rights affecting the subject parcel may be present, including unwritten rights associated with uncertainties in occupation or possession. This survey and report does not investigate the possibility of unwritten rights.
- No statement made by any employee or agent of McKinney Land Surveying, LLC is valid unless written herein.
- This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents.
- Certification is made to the original purchaser of the survey and is not transferable to additional parties or subsequent owners
- Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.
- I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Corey A. McKinney.

Legend
POB - Point of Beginning
M - Measured
C - Calculated
D - Deed
P - Plat
R - Recorded

Project # 1042 County: Wells Township: Liberty
Sect./Twp./Rng.: Sect. 8, T26N, R11E
For: Martinez Drawn by: CAM Field Crew: CAM
Fieldwork Completed: July 25, 2022
IN WITNESS WHEREOF, I hereunto place my hand and seal
this 29th day of July, 2022.
Revised:
(CAD File Name: 1042.dwg)

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the Survey requirements of 865 IAC 1-12-1 thru 30.

Corey A. McKinney, P.S. No. LS22100029

