

WHITLEY COUNTY, INDIANA

# Land **94<sup>±</sup>** in 4 tracts **ACRES** **AUCTION**

2<sup>±</sup> MILES NORTHEAST OF COLUMBIA CITY • 15<sup>±</sup> MILES WEST OF FORT WAYNE/I-69 • 23<sup>±</sup> MILES EAST OF WARSAW

*2024 Farming Rights*

ROLLING POTENTIAL BUILDING SITES

PRODUCTIVE TILLABLE FARMLAND

WOODS FOR HUNTING

3-BEDROOM HOME

GREAT LOCATION ON SR 205

NEAR COLUMBIA CITY



800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)

# INFORMATION *Booklet*

**WEDNESDAY, APRIL 24 • 6PM EST**

held at Whitley County Fair Grounds, Columbia City, IN • Online Bidding Available

## *Disclaimer*

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

*Auction  
Managers*

ARDEN SCHRADER • 260.229.2442 *AU01050022*

KEVIN JORDAN • 800.451.2709 *AU10600023*



950 N. LIBERTY DR., COLUMBIA CITY, IN 46725

800.451.2709 | 260.244.7606

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# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, APRIL 24, 2024**

**94± ACRES – WHITLEY 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, April 17, 2024.  
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**  
**94± Acres • Whitley County, Indiana**  
**Wednesday, April 24, 2024**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, April 24, 2024 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](http://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](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, April 17, 2024**. 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:**

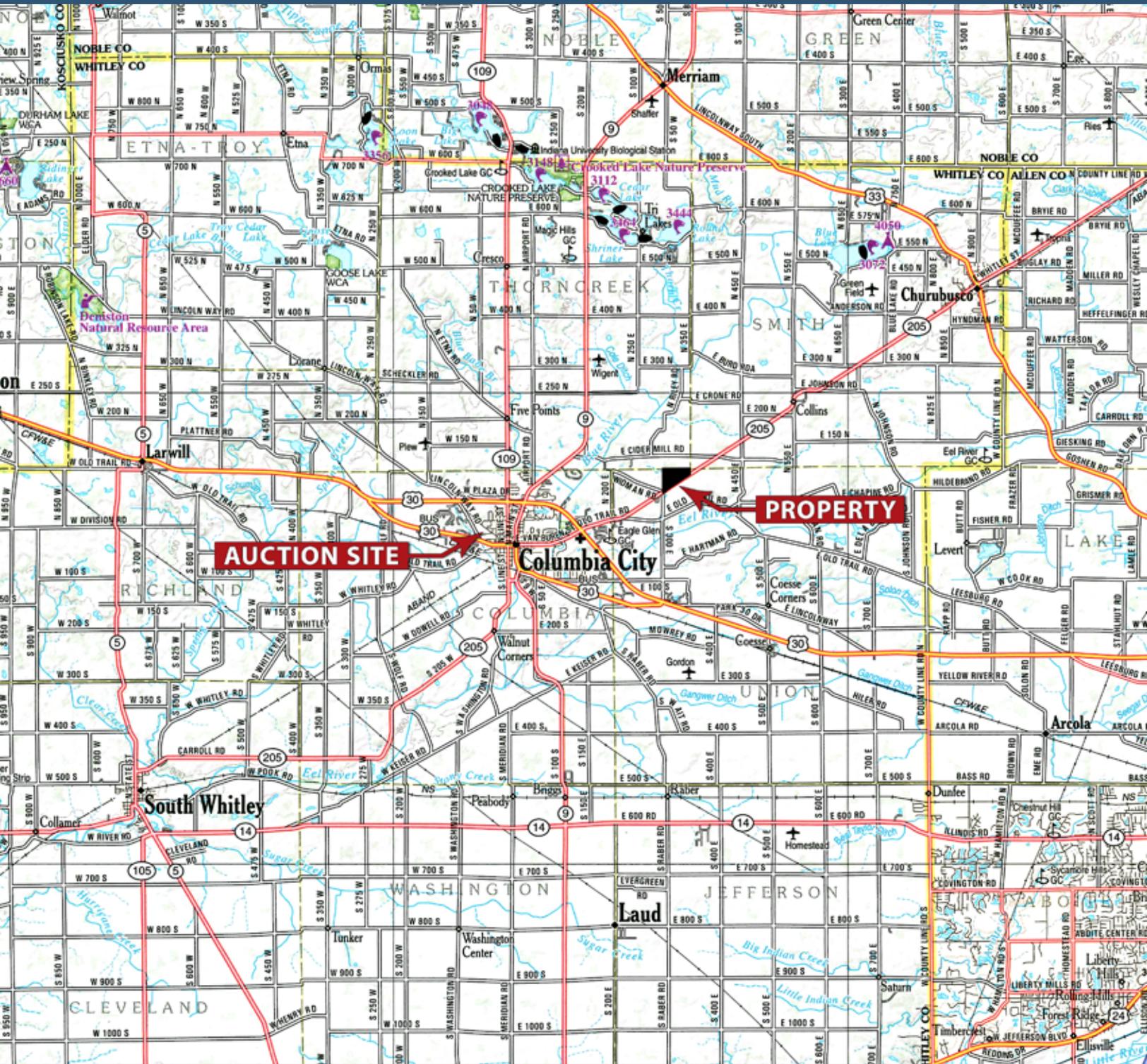
E-mail address of registered bidder: \_\_\_\_\_

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

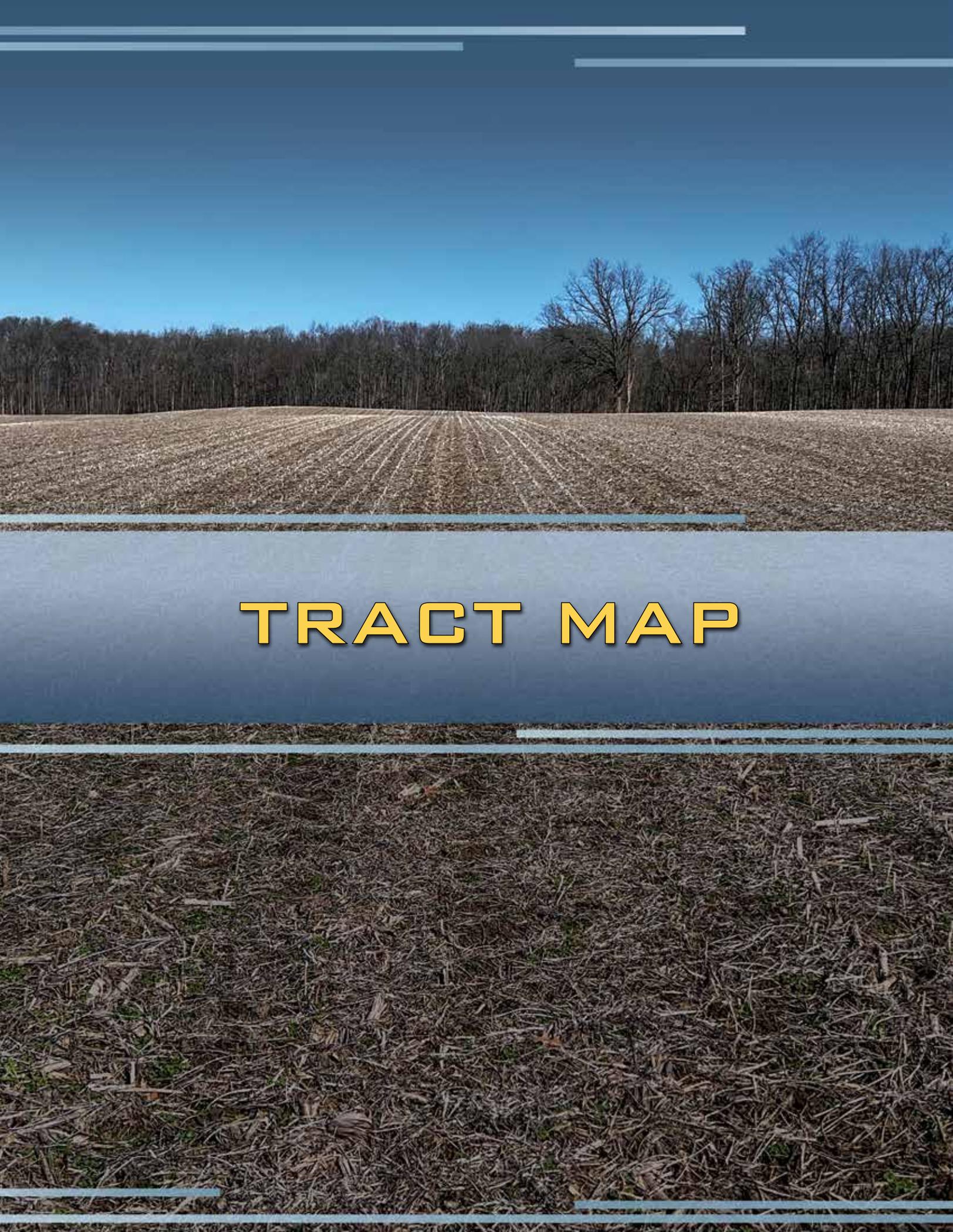
From the intersection US 30 & SR 205 (near Parkview Whitley) travel northeast 2 miles on SR 205 to the property on the left. 3025 E State Rd 205, Columbia City, IN, 46725

## AUCTION LOCATION

Whitley County 4-H Community Center, 680 W Squawbuck Rd, Columbia City, IN 46725



**ONLINE BIDDING AVAILABLE** – You may bid online during the auction at [schraderauction.com](http://schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.



**TRACT MAP**

# TRACT MAP

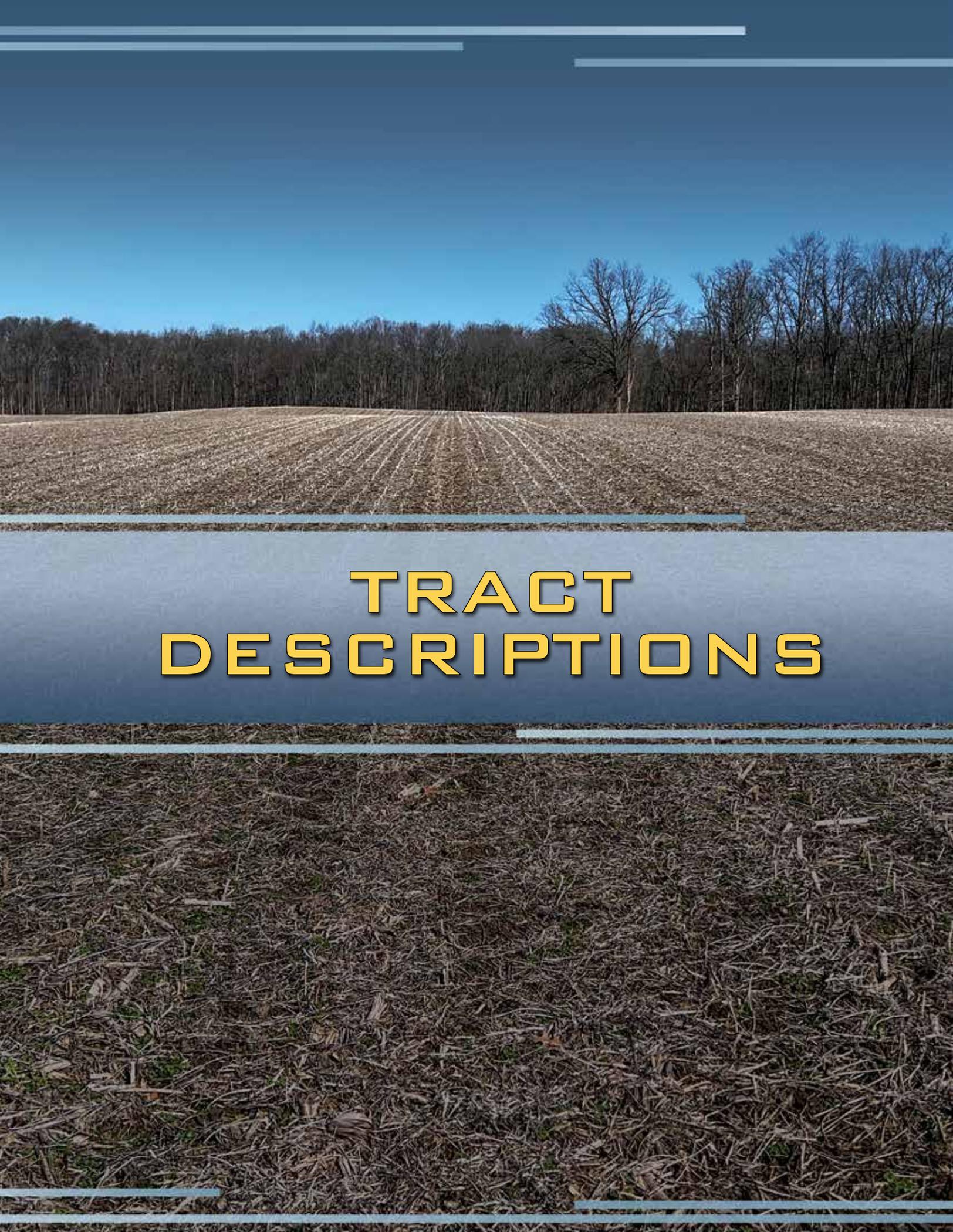


*Open House/Inspection Dates:*

**TUESDAY, MARCH 26 FROM 4-6PM**

**WEDNESDAY, APRIL 3 FROM 12-2PM**

*Meet a Schrader Representative at the home (Tract 3) for more information about the auction.*

A landscape photograph showing a field with a blue overlay for text. The field is divided into two sections by a horizontal line. The top section is a tilled field with rows of furrows, and the bottom section is a field covered in dry, brown grass or straw. In the background, there is a line of bare trees under a clear blue sky. The text "TRACT DESCRIPTIONS" is centered in the blue overlay area.

**TRACT  
DESCRIPTIONS**

# Land AUCTION

2± MILES NORTHEAST OF COLUMBIA CITY • 15± MILES WEST OF FORT WAYNE/I-69 • 23± MILES EAST OF WARSAW

## 94± in 4 tracts ACRES

### 2024 Farming Rights

ROLLING POTENTIAL BUILDING SITES

PRODUCTIVE TILLABLE FARMLAND

WOODS FOR HUNTING

3-BEDROOM HOME

GREAT LOCATION ON SR 205

NEAR COLUMBIA CITY

**TRACT 1:** 30± ACRES mostly tillable land with rolling topography. Morley and Pewamo soils.

**TRACT 2:** 33± ACRES mostly tillable with 6± acres of woods. Morley and Pewamo soils.

**TRACT 3:** 5± ACRES including the older 3 bedroom home with 3-car garage. Consider renovating this home close to Fort Wayne and Columbia City. Imagine the possibilities! Address: 3025 E State Rd 205, Columbia City, IN, 46725

**TRACT 4:** 26± ACRES "SWING TRACT" including a great mixture of tillable and 15± acres woods. Consider the recreational value of this property! This tract must be combined together with another tract in the auction or by a neighbor providing road frontage.

Owner:

MARY ADKINS ESTATE

## WEDNESDAY, APRIL 24 • 6PM EST

held at Whitley County Fair Grounds, Columbia City, IN • Online Bidding Available

### Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 94± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & 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, & 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 30 days after the auction.

**POSSESSION:** Possession is at closing. Immediate possession for spring farming purposes is available. Please contact auction company for details.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2024 taxes due in 2025 & thereafter.

**PROPERTY INSPECTION:** Each potential Bidder

is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:**

All information contained in this brochure & all related materials are subject to the terms & conditions

outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

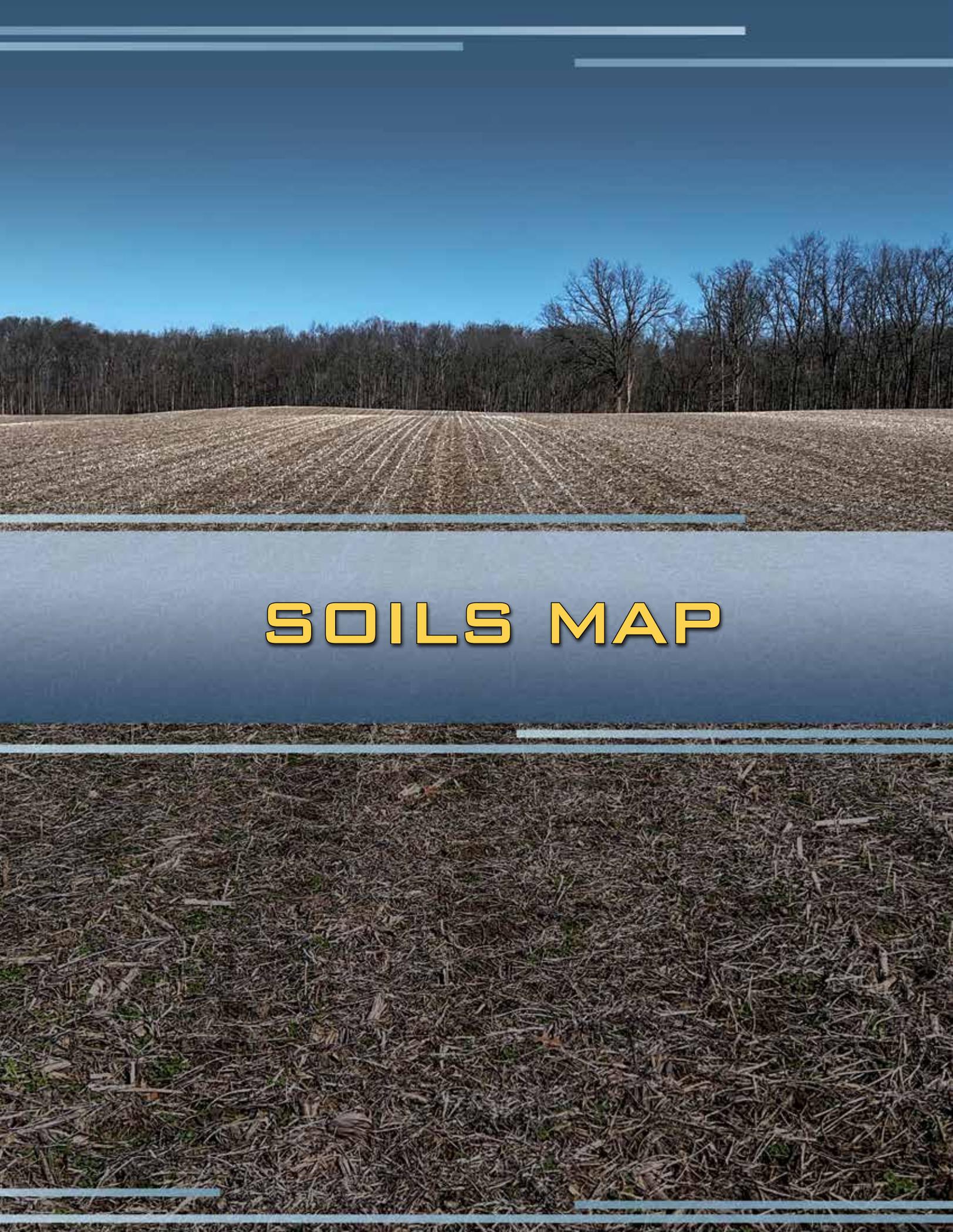
Auction Managers:

ARDEN SCHRADER • 260.229.2442

KEVIN JORDAN • 800.451.2709

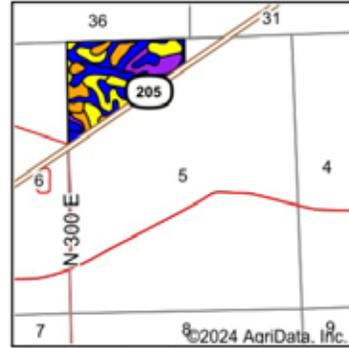
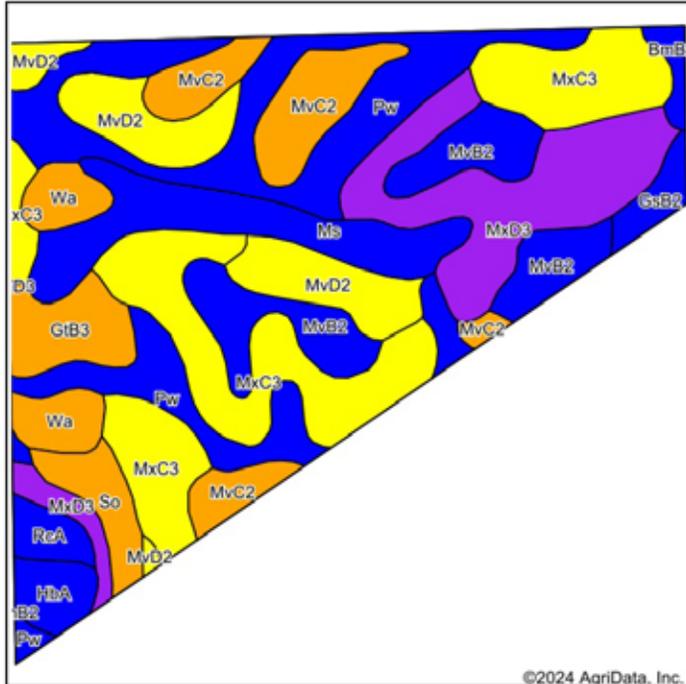
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A landscape photograph showing a field with a blue overlay. The field is divided into two sections: the top section is a tilled field with visible furrows, and the bottom section is a field covered in dry, brown crop residue. A solid blue horizontal band runs across the middle of the image, containing the text "SOILS MAP" in a bold, yellow, sans-serif font. The background consists of a line of bare trees under a clear blue sky. Several light blue horizontal lines are positioned at the top and bottom of the image, framing the central scene.

# SOILS MAP

# SOILS MAP



State: **Indiana**  
 County: **Whitley**  
 Location: **5-31N-10E**  
 Township: **Union**  
 Acres: **95**  
 Date: **3/7/2024**

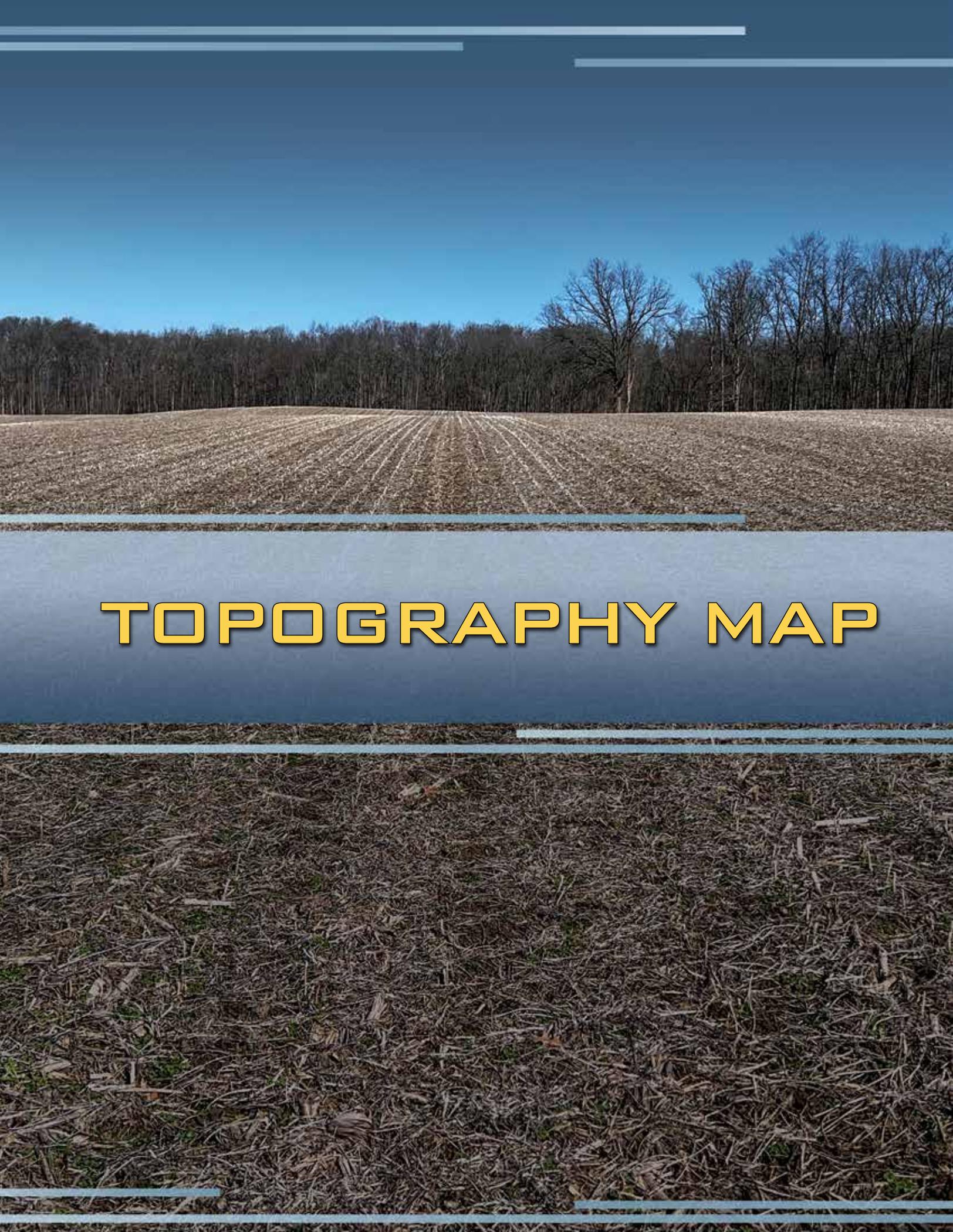
**SCHRADER**  
 Real Estate and Auction Company, Inc.

Maps Provided by:  
  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Soils data provided by USDA and NRCS.

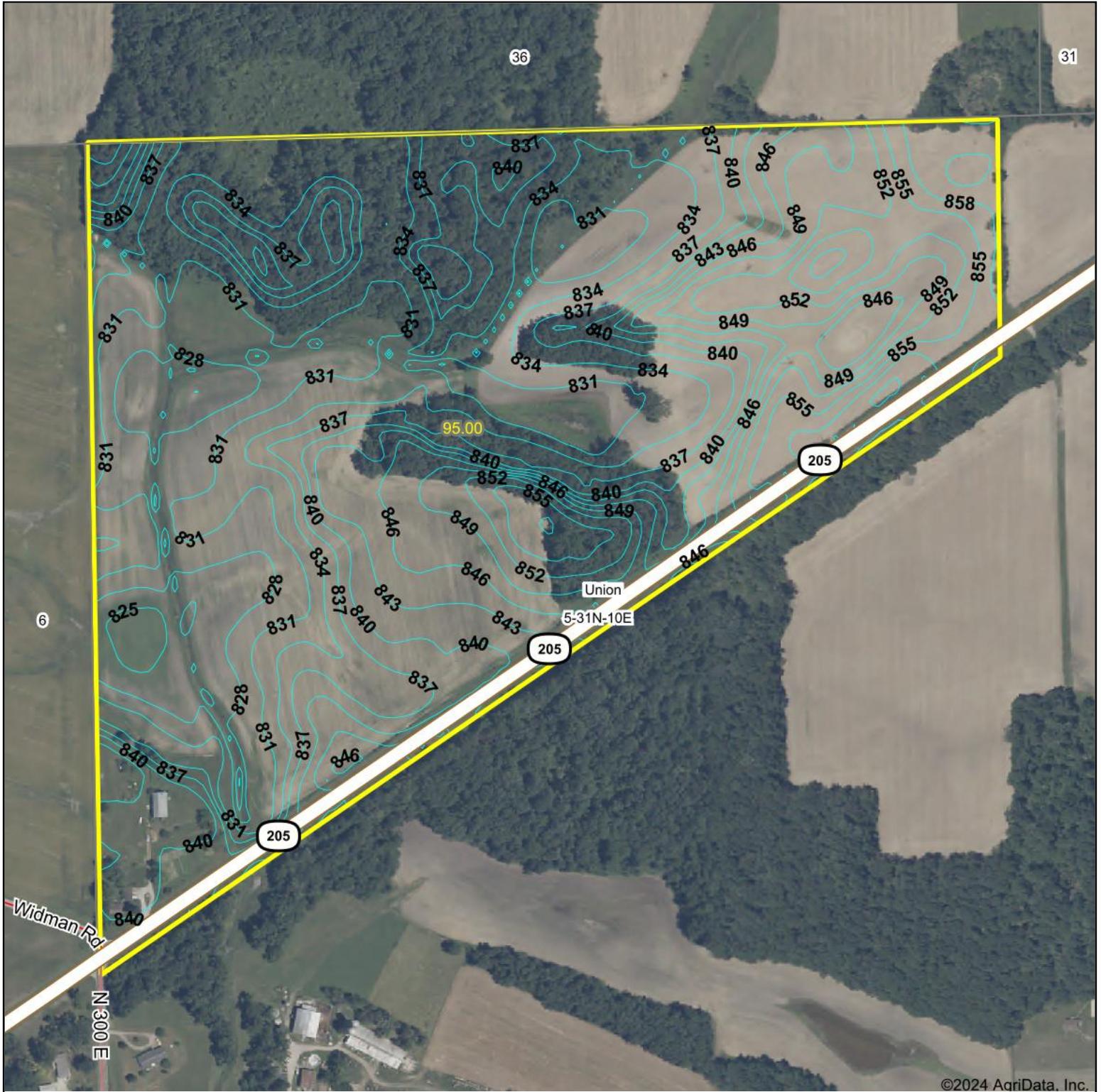
©2024 AgriData, Inc.

Area Symbol: IN183, Soil Area Version: 26															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	19.31	20.3%		Ive		105	15	4	7			37	47	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	17.34	18.3%		Ilw		157		5	11			47	64	
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	12.10	12.7%		Vie		92	15	3	7			32	42	
MvB2	Morley loam, 3 to 6 percent slopes, eroded	8.82	9.3%		Ile		119	17	4			8	42	53	
MvD2	Morley loam, 12 to 20 percent slopes, eroded	8.14	8.6%		Ive		100	15	3			7	35	45	
Ms	Milford silty clay loam, 0 to 2 percent slopes	7.47	7.9%		Ilw		154		5			11	43	62	
MvC2	Morley loam, 6 to 12 percent slopes, eroded	7.40	7.8%		Ile		115	18	4			8	40	52	
Wa	Walkill silty clay loam	3.38	3.6%		Illw		165	23	5			11	49	66	
GtB3	Glynwood clay loam, 2 to 6 percent slopes, severely eroded	3.30	3.5%		Ile	5	119	17	4	8	70		41	53	
So	Sloan loam, sandy substratum, frequently flooded	2.43	2.6%		Illw		150	22					40		
HbA	Haskins loam, 0 to 3 percent slopes	1.80	1.9%		Ilw		158		5	11			59	62	
RxA	Rawson sandy loam, 0 to 2 percent slopes	1.38	1.5%		Ils		126	18	5			8	44	57	
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	1.34	1.4%		Ile	5	128	18	4	8	78		41	56	
BrnB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	0.79	0.8%		Ile		137	17	5			9	50	54	
<b>Weighted Average</b>						<b>3.26</b>	<b>0.2</b>	<b>124</b>	<b>11.9</b>	<b>4</b>	<b>4.9</b>	<b>3.5</b>	<b>3.4</b>	<b>40.5</b>	<b>51.7</b>



# TOPOGRAPHY MAP

# TOPOGRAPHY MAP



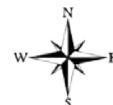
©2024 AgriData, Inc.



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Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 821.4  
Max: 862.0  
Range: 40.6  
Average: 839.0  
Standard Deviation: 9.06 ft

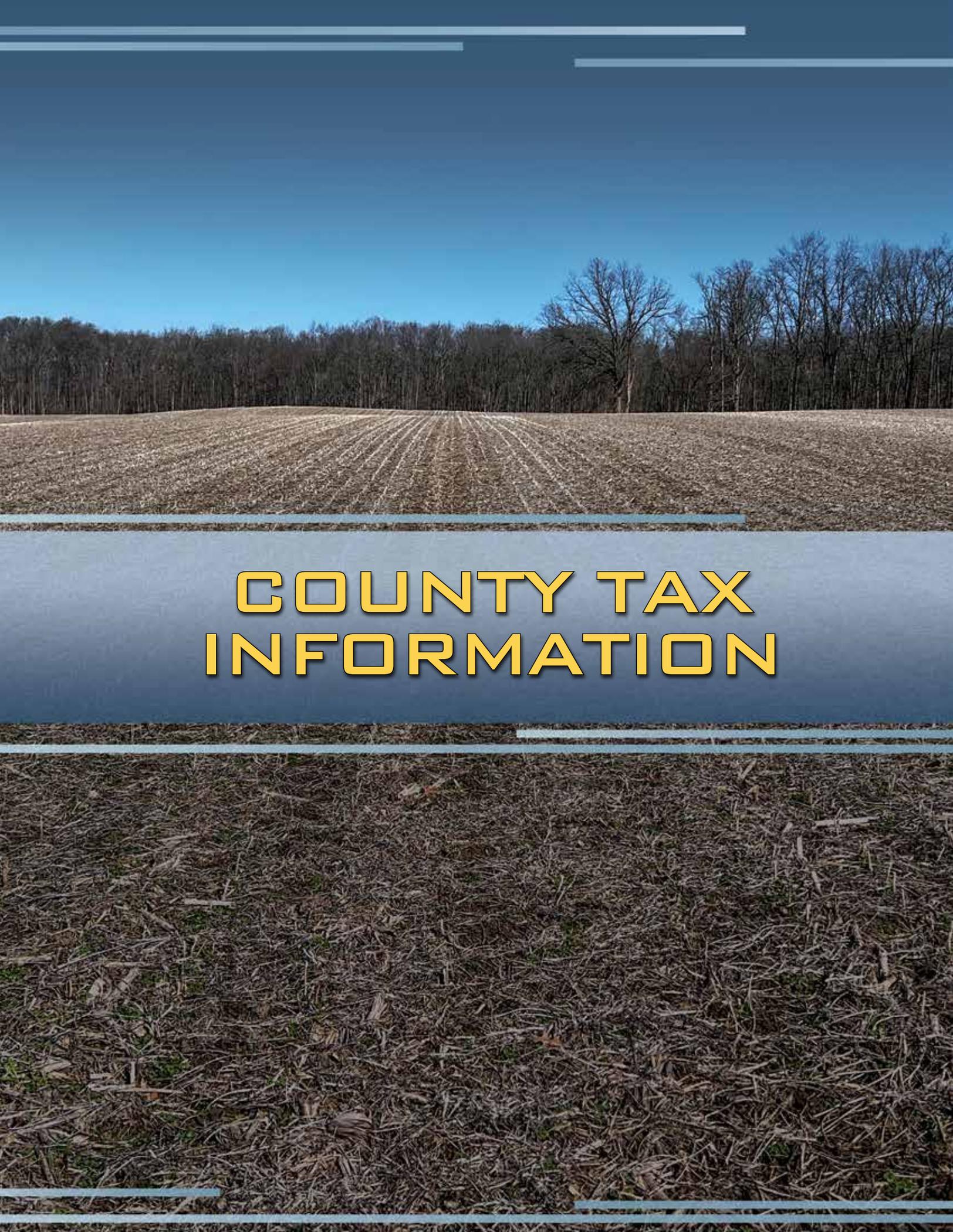
0ft 454ft 909ft



3/7/2024

5-31N-10E  
Whitley County  
Indiana

Boundary Center: 41° 10' 30.51, -85° 25' 47.19



**COUNTY TAX  
INFORMATION**

# COUNTY TAX INFORMATION

## Whitley County, IN

### Summary

**Parcel ID** 92-05-05-000-402.000-012  
**Property Address** 3025 E State Rd 205  
 Columbia City, IN, 46725  
**Brief Legal Description** N2 NW4 Ex 10.22A S RR S5 T31 R10 94.08A  
 (Note: Not to be used on legal documents)  
**Instrument Nbr** N/A  
**Doc Nbr** N/A  
**Tax District** Union Township  
**Tax Rate Code** 978353 - ADV TAX RATE  
**Property Type** 65 - Agricultural  
**Acreage** 94.08

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

### Owners

**Deeded Owner**  
 Adkins, Mary Marjorie  
 % Sarah Lopez  
 P O Box 987  
 Columbia City, IN 46725

### Taxing District

**County:** Whitley  
**Township:** UNION TOWNSHIP  
**State District** 012 UNION TOWNSHIP  
**Local District:** 080  
**School Corp:** WHITLEY COUNTY CONSOLIDATED  
**Neighborhood:** 921210-012 UNION AG & RURAL

### Site Description

**Topography:** Flat  
**Public Utilities:** Electricity  
**Street or Road:** Paved  
**Area Quality:** Static  
**Parcel Acreage:** 94.08  
**Class:** 101 - Cash Grain/General Farm

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BMB2	0	0	0.770000	\$1,900.00	\$1,615.00	\$1,243.55	0%	\$1,240.00
Tillable Cropland	GSB2	0	0	0.640000	\$1,900.00	\$1,463.00	\$936.32	0%	\$940.00
Tillable Cropland	GTB3	0	0	2.410000	\$1,900.00	\$1,292.00	\$3,113.72	0%	\$3,110.00
Tillable Cropland	MS	0	0	3.870000	\$1,900.00	\$2,185.00	\$8,455.95	0%	\$8,460.00
Woodland	MS	0	0	0.120000	\$1,900.00	\$2,185.00	\$262.20	(80%)	\$50.00
Non-tillable Land	MS	0	0	0.370000	\$1,900.00	\$2,185.00	\$808.45	(60%)	\$320.00
Woodland	MVB2	0	0	0.860000	\$1,900.00	\$1,463.00	\$1,258.18	(80%)	\$250.00
Tillable Cropland	MVB2	0	0	6.890000	\$1,900.00	\$1,463.00	\$10,080.07	0%	\$10,080.00
Tillable Cropland	MVC2	0	0	0.680000	\$1,900.00	\$1,292.00	\$878.56	0%	\$880.00
Woodland	MVC2	0	0	5.180000	\$1,900.00	\$1,292.00	\$6,692.56	(80%)	\$1,340.00
Woodland	MVD2	0	0	7.460000	\$1,900.00	\$1,615.00	\$12,047.90	(80%)	\$2,410.00
Tillable Cropland	MVD2	0	0	0.440000	\$1,900.00	\$1,615.00	\$710.60	0%	\$710.00
Non-tillable Land	MVD2	0	0	0.010000	\$1,900.00	\$1,615.00	\$16.15	(60%)	\$10.00
Tillable Cropland	MXC3	0	0	16.800000	\$1,900.00	\$1,140.00	\$19,152.00	0%	\$19,150.00
Woodland	MXC3	0	0	0.900000	\$1,900.00	\$1,140.00	\$1,026.00	(80%)	\$210.00
Woodland	MXD3	0	0	0.620000	\$1,900.00	\$950.00	\$589.00	(80%)	\$120.00
Tillable Cropland	MXD3	0	0	10.200000	\$1,900.00	\$950.00	\$9,690.00	0%	\$9,690.00
Tillable Cropland	PW	0	0	5.810000	\$1,900.00	\$2,109.00	\$12,253.29	0%	\$12,250.00
Woodland	PW	0	0	4.550000	\$1,900.00	\$2,109.00	\$9,595.95	(80%)	\$1,920.00
Non-tillable Land	PW	0	0	0.300000	\$1,900.00	\$2,109.00	\$632.70	(60%)	\$250.00
Homesite	PW	0	0	1.000000	\$31,000.00	\$31,000.00	\$31,000.00	0%	\$31,000.00
Road Right of Way	SO	0	0	5.72	\$1,900.00	\$1,938.00	\$11,085.36	(100%)	\$0.00
Land Used by Farm Buildings	SO	0	0	3.00	\$1,900.00	\$1,938.00	\$5,814.00	(40%)	\$3,490.00



# COUNTY TAX INFORMATION

## Tax History

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$1,066.58	\$966.70	\$822.98	\$763.40	\$826.30	\$832.77	\$917.44
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$38.17	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,066.58	\$966.70	\$822.98	\$763.40	\$826.30	\$832.77	\$917.44
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$1.14	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$22.80	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$2.28	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$639.44	\$482.42	\$184.75	\$167.26	\$138.00	\$432.45	\$432.45
	310-Whitley CO Solid Waste - \$70.00 5449-000a-Miller-Widman - \$344.44 5570-000b-Riley H B - \$175.00 5570-000a-Riley H A - \$50.00	310-Whitley CO Solid Waste - \$53.00 5449-000a-Miller-Widman - \$344.42 5570-000b-Riley H B - \$35.00 5570-000a-Riley H A - \$50.00	310-Whitley CO Solid Waste - \$53.00 5570-000b-Riley H B - \$54.25 5570-000a-Riley H A - \$77.50	310-Whitley CO Solid Waste - \$80.65 310-Whitley CO Solid Waste - \$53.00 5570-000b-Riley H B - \$36.76 5570-000a-Riley H A - \$52.50	310-Whitley CO Solid Waste - \$53.00 5570-000b-Riley H B - \$35.00 5570-000a-Riley H A - \$50.00	310-Whitley CO Solid Waste - \$53.00 5449-000a-Miller-Widman - \$344.45 5570-000b-Riley H B - \$35.00	310-Whitley CO Solid Waste - \$53.00 5449-000a-Miller-Widman - \$344.45 5570-000b-Riley H B - \$35.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$2,772.60</b>	<b>\$2,415.82</b>	<b>\$1,855.79</b>	<b>\$1,733.37</b>	<b>\$1,790.60</b>	<b>\$2,097.99</b>	<b>\$2,267.33</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$2,415.82)	(\$1,855.79)	(\$1,664.80)	(\$1,790.60)	(\$2,097.99)	(\$2,267.33)
<b>= Total Due</b>	<b>\$2,772.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$68.57</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

*Property taxes for 2023 Pay 2024 are certified.*

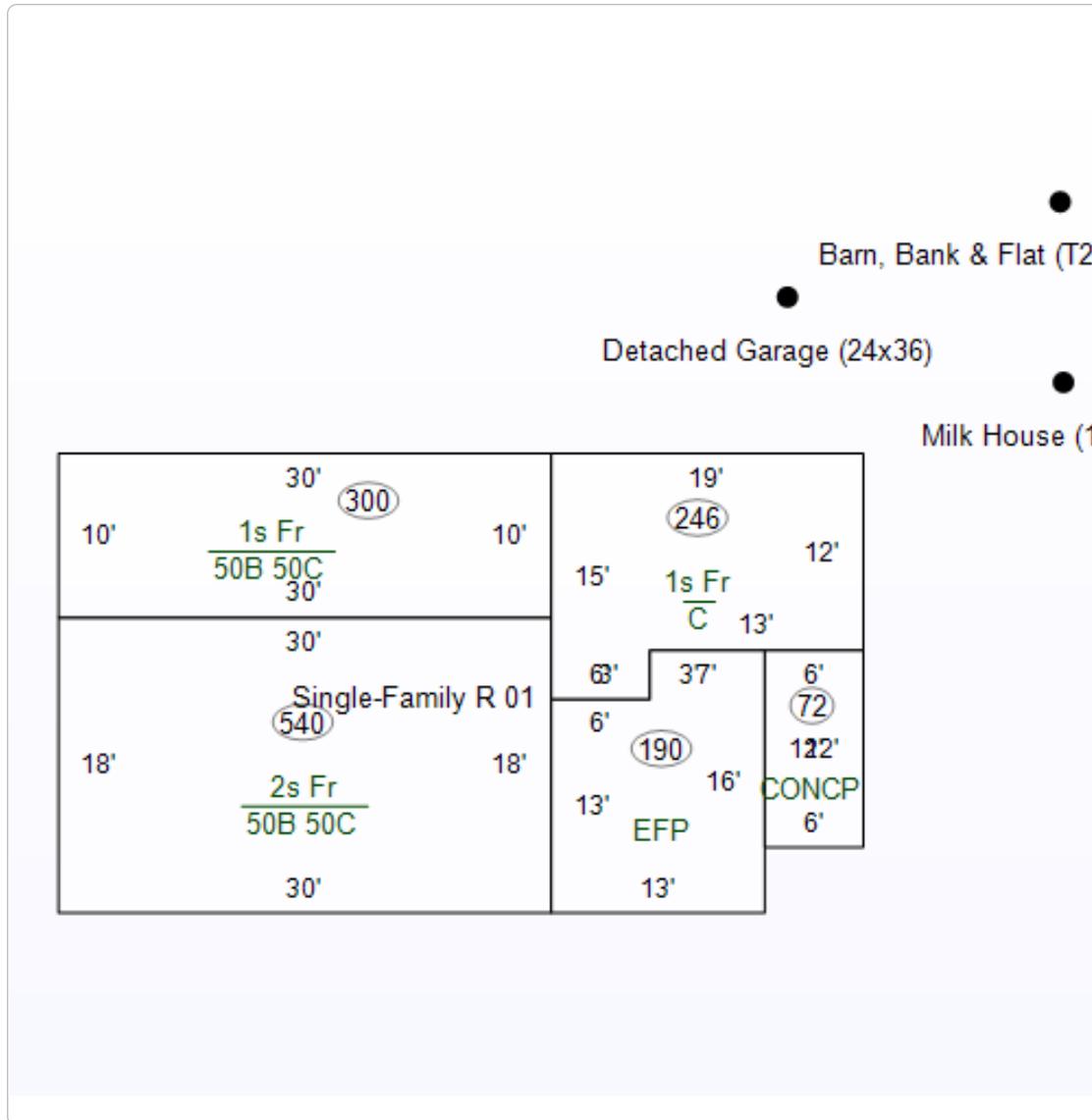
*First installment for 2023 Pay 2024 tax is due May 10th. The second installment is due November 12th.*

## Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024			\$0.00
2022 Pay 2023	1234982	5/10/2023	\$2,415.82
2021 Pay 2022	1180618	4/20/2022	\$1,783.96
2021 Pay 2022	1176973	2/9/2022	\$71.83
2020 Pay 2021	1159247	5/10/2021	\$1,664.80
2019 Pay 2020	1111242	4/27/2020	\$1,790.60
2018 Pay 2019	1083048	4/30/2019	\$2,097.99
2017 Pay 2018	1057411	4/25/2018	\$2,267.33

# COUNTY TAX INFORMATION

## Sketches



## Property Record Cards

[2021 Property Record Card \(PDF\)](#)

[2022 Property Record Card \(PDF\)](#)

[2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Transfer History.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

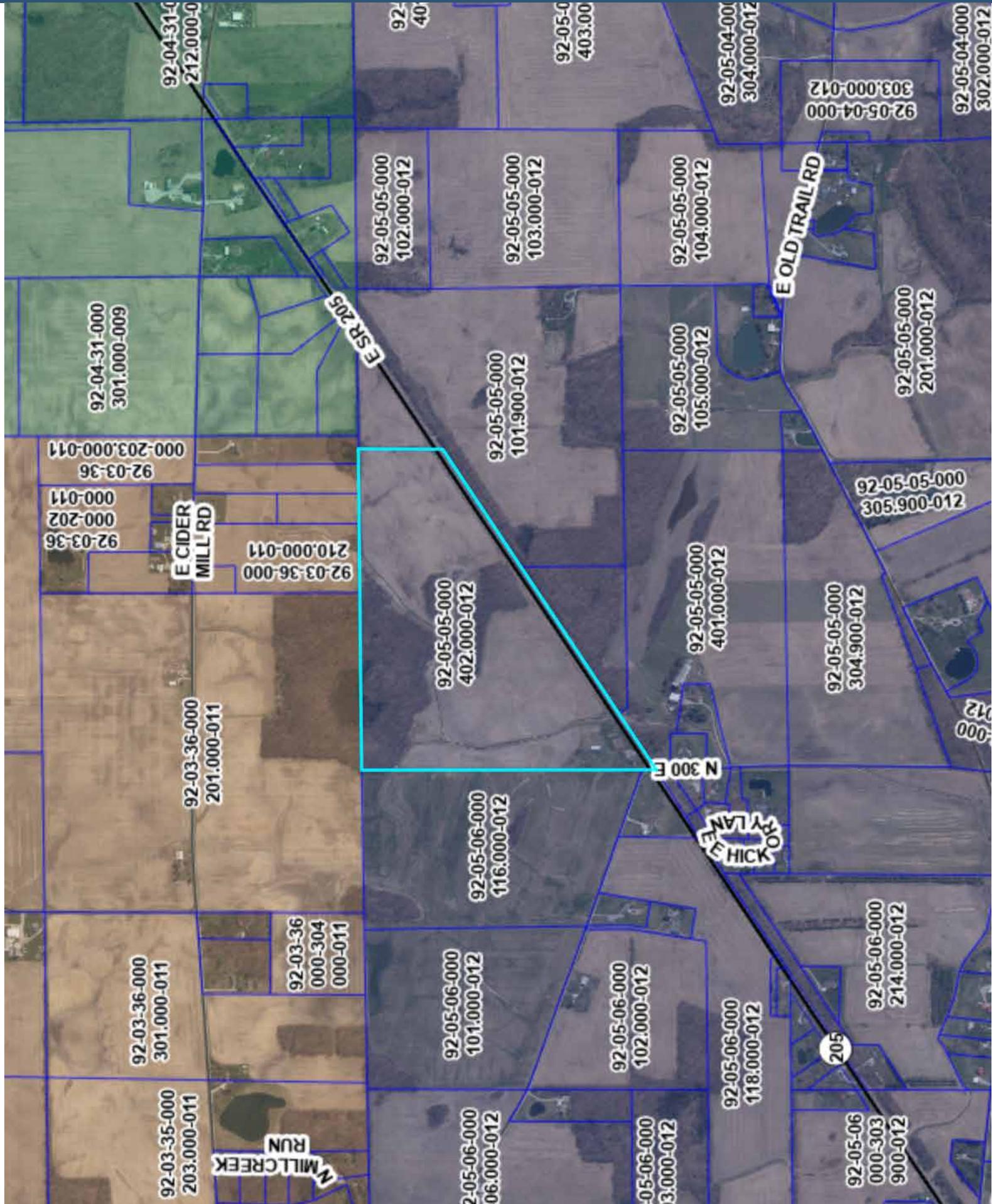
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 3/6/2024, 7:24:42 AM

Contact Us

Developed by  
 Schneider  
GEOSPATIAL

# COUNTY TAX INFORMATION



A landscape photograph showing a field with rows of crops, possibly corn, in the foreground. The field is partially covered with a blue gradient overlay. In the background, there is a line of trees under a clear blue sky. The text "PROPERTY PHOTOS" is overlaid in the center of the image in a yellow, bold, sans-serif font.

# PROPERTY PHOTOS

**TRACT 1**



**TRACT 1**



**TRACTS 1-2**



**TRACTS 1, 2 & 4**



**TRACT 2**



**TRACTS 2-4**



**TRACTS 2 & 4**



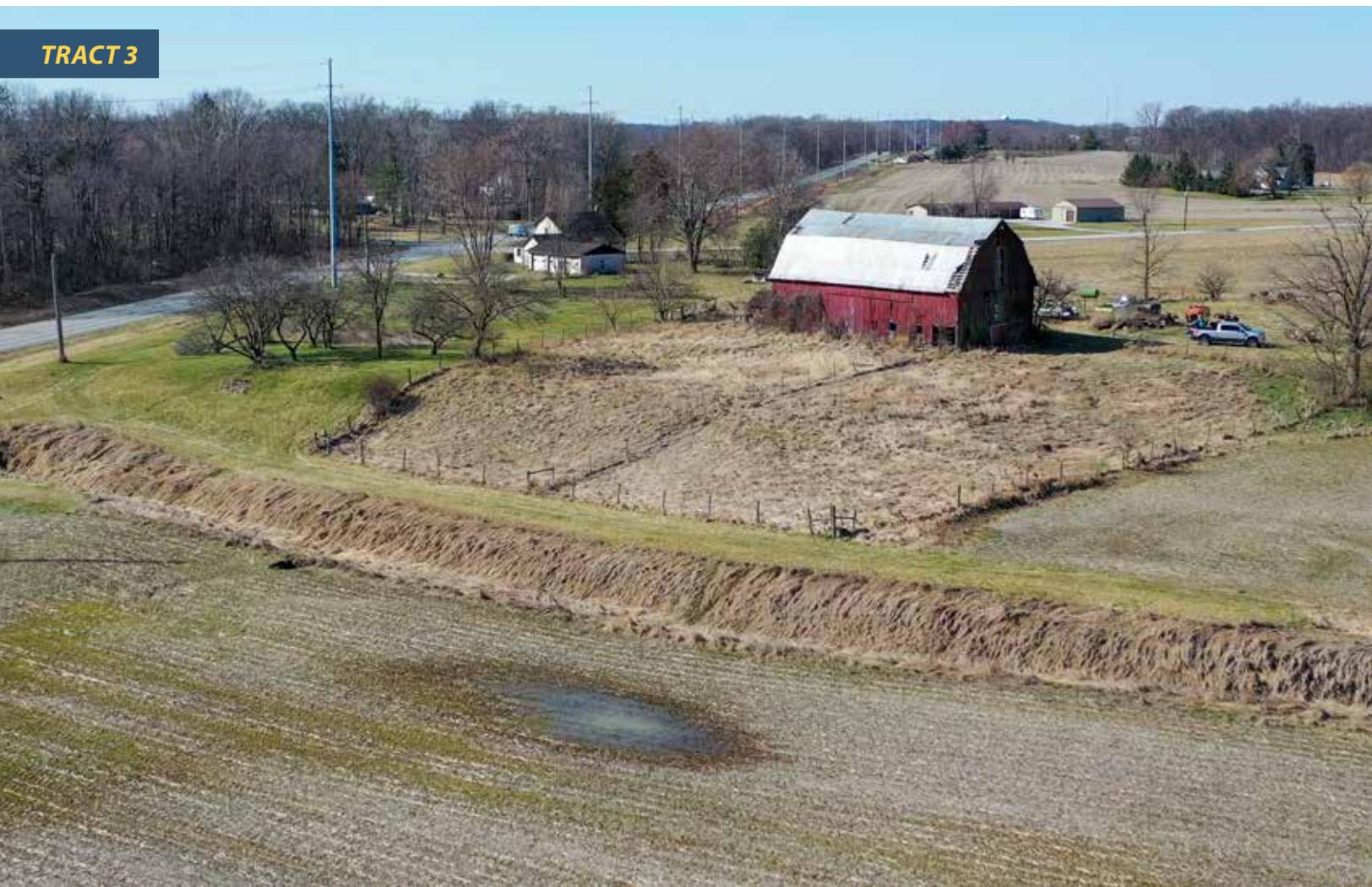
**TRACTS 2 & 4**



**TRACTS 3-4**



**TRACT 3**





**TRACTS 1 & 4**



**TRACT 1 & 4**



**TRACTS 1 & 4**



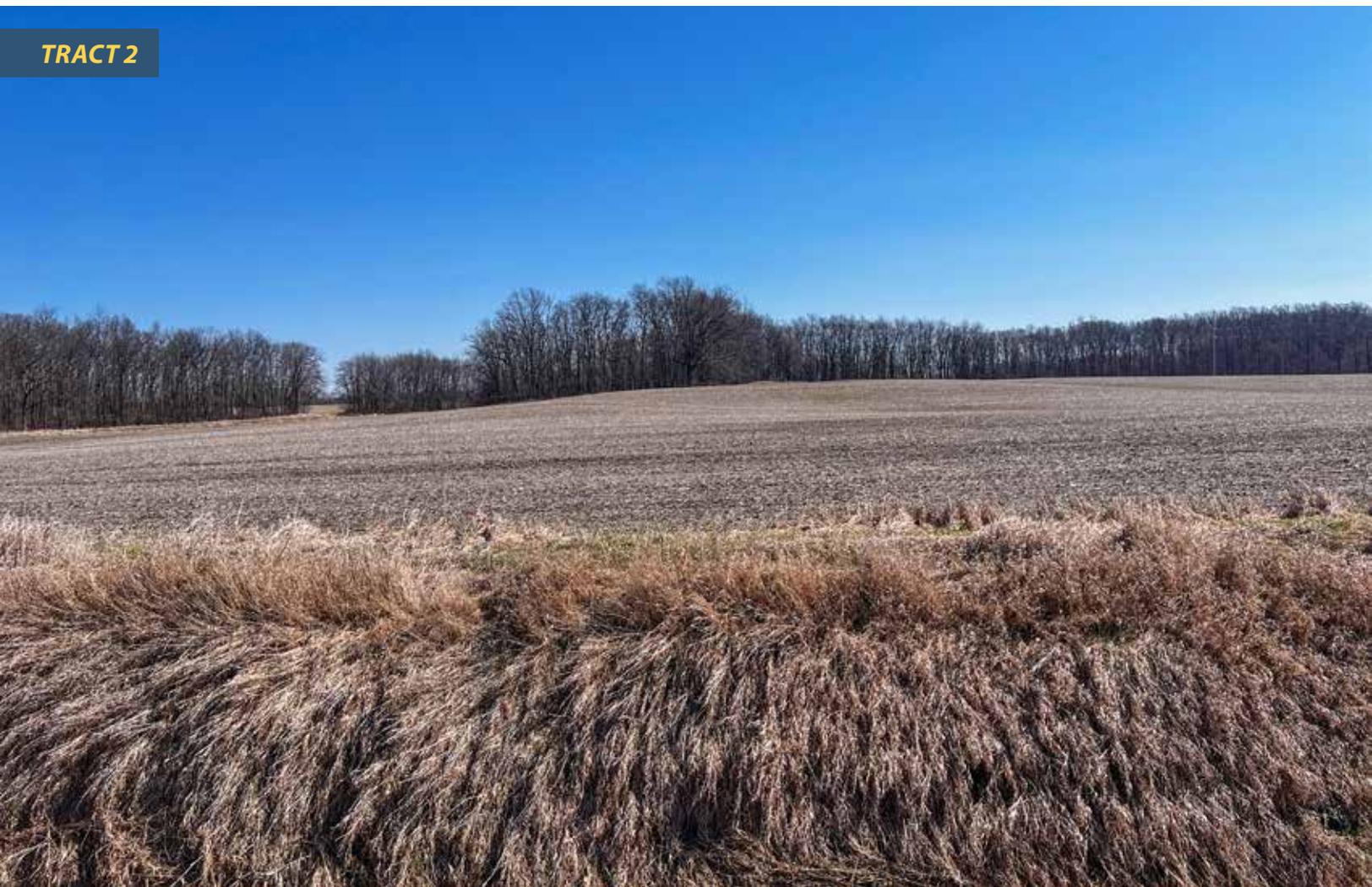
**TRACTS 1, 2 & 4**



**TRACTS 1, 2 & 4**



**TRACT 2**





**TRACT 2**



**TRACT 2**



**TRACT 2**



**TRACT 2**



**TRACT 2**



**TRACTS 2 & 4**



**DITCH BETWEEN TRACTS 2 & 4**



**TRACT 3**



**OLD CROSSING**



**TRACT 4**



**TRACT 4**



**TRACT 4**



**TRACT 4**



**TRACT 4**



**TRACT 4**



**TRACT 4**





**PRELIMINARY TITLE**

# PRELIMINARY TITLE



**Doma Title Insurance, Inc.**  
760 NW 10 Ave., Suite 401, Miami, FL 33172 (800)374-8475 or (800)374-8475

## COMMITMENT FOR TITLE INSURANCE

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

Issuing Agent: Near North Title Group  
Issuing Office: 236 Frontage Rd, Columbia City, IN 46725  
Issuing Office 's ALTA® Registry ID: 1044726  
Loan ID No.:  
Commitment No.: IN2404337  
Issuing Office File No.: IN2404337  
Property Address: 3025 E State Rd 205, Columbia City, IN 46725

### SCHEDULE A

1. Commitment Date: March 4, 2024 at 12:00 AM
2. Policy to be issued:
  - a. 2021 ALTA Homeowner's Policy (07/01/21)

Proposed Insured: To be determined  
Proposed Amount of Insurance: \$10,000.00  
The estate or interest to be insured: fee simple
  - b. 2021 ALTA Loan Policy (07/01/21)

Proposed Insured: Lender with a contractual obligation under a loan agreement with the proposed insured for an Owner's, its successors and/or assigns, as their interests may appear  
Proposed Amount of Insurance: \$10,000.00  
The estate or interest to be insured: fee simple
3. The estate or interest in the Land at the Commitment Date is: fee simple.
4. The Title is, at the Commitment Date, vested in:

Estate of Mary Marjorie Adkins
5. The Land is described as follows:

All that part of the Northwest Quarter of Section Five (5), Township Thirty-one (31) North, Range Ten (10) East, Whitley County, Indiana, which lies North of the right of way of the Pittsburg, Cincinnati & St. Louis Railway, formerly known as the Vandalia Railroad, containing Ninety-four (94) acres, more or less.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Doma Title Insurance, Inc.. 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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ALTA Commitment for Title Insurance (07-01-2021)



IN2404337

# PRELIMINARY TITLE

Near North Title Group



Allison Rabin, Chief Operating Officer

DOMA TITLE INSURANCE, INC.

BY   
Emilio Fernandez, PRESIDENT

ATTEST   
Valerie Jahn-Grandin, SECRETARY



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ALTA Commitment for Title Insurance (07-01-2021)



IN2404337

# PRELIMINARY TITLE



**Doma Title Insurance, Inc.**  
760 NW 10 Ave., Suite 401, Miami, FL 33172 (800)374-8475 or (800)374-8475

## COMMITMENT FOR TITLE INSURANCE

### 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. Deed from Sarah L. Lopez and Edna T. Kindig as Personal Representatives of the Estate of Mary Marjorie Adkins, in the Whitley Circuit Court, Cause No. 92C01-2307-EU-000053, filed on July 12, 2023 to Buyer.

The Company should be furnished the following:

- a. Order Authorizing Unsupervised Administration.
- b. Letters Testamentary or of Administration issued to the Personal Representative.
- c. The conveyance from the Personal Representative should recite that it is being executed by virtue of their power under Indiana Law.

The Company reserves the right to amend the title finding (vesting) and/or add additional items or make further requirements after review of the requested documentation.

6. Indiana Sales Disclosure Form completed, executed and filed, all as required by IC 6-1.1-5.5.
7. Mortgage to be executed by the borrower to the proposed insured lender as shown on Schedule A.
8. Vendor's affidavit satisfactory to the Company, duly executed.
9. Mortgagor's affidavit satisfactory to the Company, duly executed.
10. 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.

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ALTA Commitment for Title Insurance (07-01-2021)



IN2404337

# PRELIMINARY TITLE

11. Effective July 1, 2009 IC 27-7-3.7 et seq. requires any funds in the amount of \$10,000 or more received, from any party to the transaction, to be in the form of an irrevocable wire transfer.
12. A search and examination of the insured real estate reveals no open and unpaid mortgage on this land. Due to underwriter requirements, we require the execution of a specific affidavit of the current owners, confirming that there are no open mortgages on the land at the present time.

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ALTA Commitment for Title Insurance (07-01-2021)



IN2404337

# PRELIMINARY TITLE



## Doma Title Insurance, Inc.

760 NW 10 Ave., Suite 401, Miami, FL 33172 (800)374-8475 or (800)374-8475

### COMMITMENT FOR TITLE INSURANCE

#### 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. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, 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.

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ALTA Commitment for Title Insurance (07-01-2021)



IN2404337

# PRELIMINARY TITLE

7. Taxes for the year 2023 payable in 2024 in the name of Mary Marjorie Adkins

Brief Legal: N2 NW4 Ex 10.22A S RR S5 T31 R10 94.08A  
Taxing Unit: Union Township Parcel No: 92-05-05-000-402.000-012  
State ID No.: 92-05-05-000-402.000-012

1st installment: \$1,066.58 UNPAID  
2nd installment: \$1,066.58 UNPAID

Assessed valuation as of Effective Date (for information only):  
Land: \$111,700.00 Improvements: \$152,500.00  
Homestead Exemption \$48,000.00;  
Supplemental Homestead Exemption \$51,240.00;  
Heritage Barn Exemption \$7,000.00

8. Special Assessment as set forth below:  
Type of Assessment: 310-Whitley Co Solid Waste  
May Installment: \$70.00, UNPAID  
All assessments for subsequent years due and payable, which are not yet a lien.
9. Special Assessment as set forth below:  
Type of Assessment: 5449-000A-Miller-Widman  
May Installment: \$172.22, UNPAID;  
November installment: \$172.22, UNPAID  
All assessments for subsequent years due and payable, which are not yet a lien.
10. Special Assessment as set forth below:  
Type of Assessment: 5570-000A-Riley H A  
May Installment: \$25.00, UNPAID;  
November installment: \$25.00, UNPAID  
All assessments for subsequent years due and payable, which are not yet a lien.
11. Special Assessment as set forth below:  
Type of Assessment: 5570-000B-Riley H B  
May Installment: \$87.50, UNPAID;  
November installment: \$87.50, UNPAID  
All assessments for subsequent years due and payable, which are not yet a lien.
12. Taxes for 2024 payable 2025, now a lien, not yet due and payable.
13. Note: The real estate tax information set out above is all that is currently available in Whitley County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, Near North Title Group, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of, the present unavailability, or accuracy of tax information.

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ALTA Commitment for Title Insurance (07-01-2021)



IN2404337

# PRELIMINARY TITLE

14. Possible municipal assessments, code enforcement fines, sewer use charges, and/or impact fees levied by Columbia City.
15. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
16. Rights of the public, the State of Indiana, and County of Whitley and the municipality in and to that part of the Land taken or used for road purposes.
17. Possible easements for drainage ditches, feeders, laterals and tile drains.
18. Supplemental/Corrective Easement and Right of Way dated October 24, 2022 from Mary Marjorie Adkins to Indiana Michigan Power Company, a unit of American Electric Power, recorded December 20, 2022 as Instrument No. 2022120344.
19. Easement and Right of Way dated July 15, 2022 from Mary Marjorie Adkins, by Sarah L. Lopez, Power of Attorney to Indiana Michigan Power Company, a unit of American Electric Power, recorded July 19, 2022 as Instrument No. 2022070315.
20. Deed of Easement dated July 19, 1982 from Mary Marjorie Adkins to Whitley County Rural Electric Membership Corporation, recorded August 9, 1982 as Instrument No. 82-8-47.
21. Oil and Gas Lease dated January 28, 1985 between Mary M. Adkins, as lessor, and Ralph G. Dodds, as lessee, recorded May 30, 1985 as Instrument No. 85-5-332.
22. Near North Title Group, made a judgment search against Mary Marjorie Adkins and found none.
23. NOTE: Near North Title Group has not conducted a state court judgment search against the purchaser, as any state court judgment against the purchaser is subordinate to the insured mortgage herein pursuant to Indiana Code 32-29-1-4 which states: PURCHASE MONEY MORTGAGE Sec. 4. A Mortgage granted by a purchaser to secure purchase money has priority over a prior judgment against the Purchaser.
24. NOTE: The following contains a 36 month Chain of Title  
  
Instrument: Order of Distribution of Real Estate & Vesting Title  
Grantor(s): Kenneth J. Rock, Executor of the Estate of Helen T. Rock, deceased  
Grantee(s): Mary Marjorie Adkins  
Recorded: November 18, 1981  
Document: 81-11-130

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ALTA Commitment for Title Insurance (07-01-2021)



IN2404337



**FSA INFORMATION**

# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1721  
Prepared : 3/19/24 3:03 PM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
89.56	57.91	57.91	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	57.91	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.50	0.00	48	
Oats	2.50	0.00	53	
Corn	3.00	0.00	94	
Soybeans	23.70	0.00	34	
<b>TOTAL</b>	<b>34.70</b>	<b>0.00</b>		

### NOTES

**Tract Number : 1816**

**Description :** J5/1B/T31N R10E/SEC5/UNION TWP WHITLEY CO.  
**FSA Physical Location :** INDIANA/WHITLEY  
**ANSI Physical Location :** INDIANA/WHITLEY  
**BIA Unit Range Number :**  
**HEL Status :** HEL field on tract.Conservation system being actively applied  
**Wetland Status :** Tract contains a wetland or farmed wetland  
**WL Violations :** None  
**Owners :** MARY M ADKINS  
**Other Producers :** None  
**Recon ID :** None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
89.56	57.91	57.91	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1721  
Prepared : 3/19/24 3:03 PM CST  
Crop Year : 2024

**Tract 1816 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	57.91	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	5.50	0.00	48
Oats	2.50	0.00	53
Corn	3.00	0.00	94
Soybeans	23.70	0.00	34
<b>TOTAL</b>	<b>34.70</b>	<b>0.00</b>	

**NOTES**

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FSA INFORMATION

**USDA Farm 1721 Tract 1816**  
 Administered by: **Whitley County, Indiana**

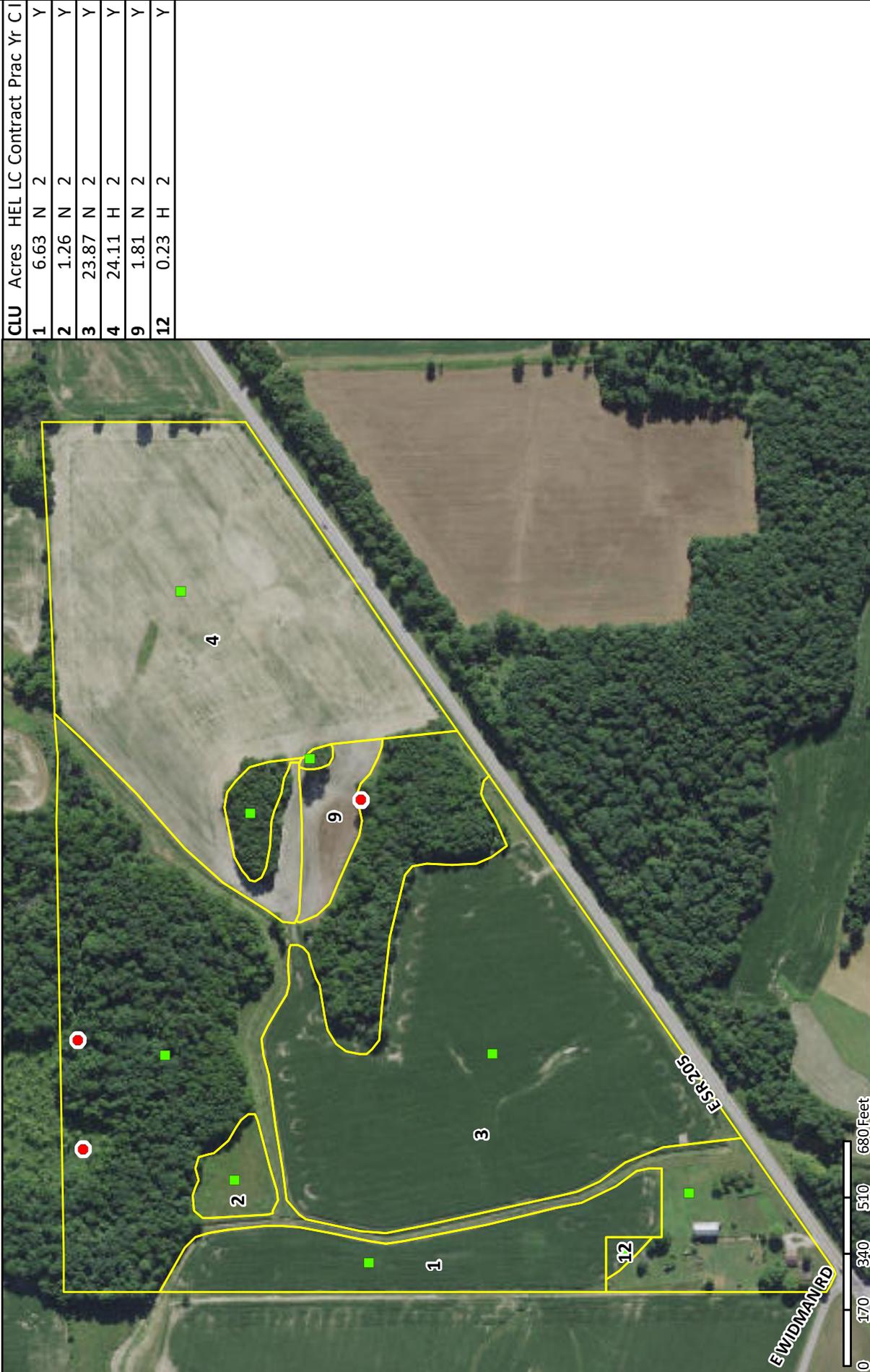
Map prepared on: 8/5/2020  
 89.56 Tract acres  
 57.91 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**  
 Restricted Use  
 Limited Restrictions **Whitley Co., IN**  
 Exempt from Conservation Compliance Provisions

CRP  
 CLU



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-08-05 11:54:06



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	6.63	N	2				Y
2	1.26	N	2				Y
3	23.87	N	2				Y
4	24.11	H	2				Y
9	1.81	N	2				Y
12	0.23	H	2				Y

0 170 340 510 680 Feet

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.



**HOME INFORMATION**

# HOME INFORMATION

## TRACT 3

Property address: 3025 E State Road 205, Columbia City, IN 46725

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

#### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

#### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Purchaser's Acknowledgment (initial)

(c)  Purchaser has received copies of all information listed above.

(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

#### Agent's Acknowledgment (initial)

(f) KRJ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

#### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Sarah S. Lopez</u> Seller	<u>3/6/24</u> Date	<u>Edna T. Kindig</u> Seller	<u>3/6/24</u> Date
<u>[Signature]</u> Purchaser	<u>3/6/24</u> Date	<u>[Signature]</u> Purchaser	<u>          </u> Date
<u>[Signature]</u> Agent	<u>          </u> Date	<u>          </u> Agent	<u>          </u> Date

# HOME INFORMATION



## INCLUDED WITH THE HOME:

- Refrigerator
- Stove
- Washer
- Dryer
- Water Softener
- Wood Burner (*Garage*)





*Auction Managers*

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