



INFORMATION BOOKLET

AUCTION

THURSDAY, JANUARY 16 • 1:00 PM EASTERN TIME



241 ACRES

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

OFFERED IN 4 TRACTS

- EXCELLENT QUALITY SOILS • EXCELLENT LOCATION
- 15 MILES NORTHEAST OF FOWLER, IN

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 MANAGER:
Jim Hayworth
888-808-8680 or 765-427-1913



SCHRADER REAL ESTATE AND AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

BOOKLET INDEX

- **LOCATION MAPS**
- **PLAT MAP**
- **AERIAL & TRACT MAPS**
- **SOIL MAPS AND INDEXES**
- **FSA INFORMATION**
- **HOME INFORMATION**
- **PROPERTY PHOTOS**



LOCATION MAPS

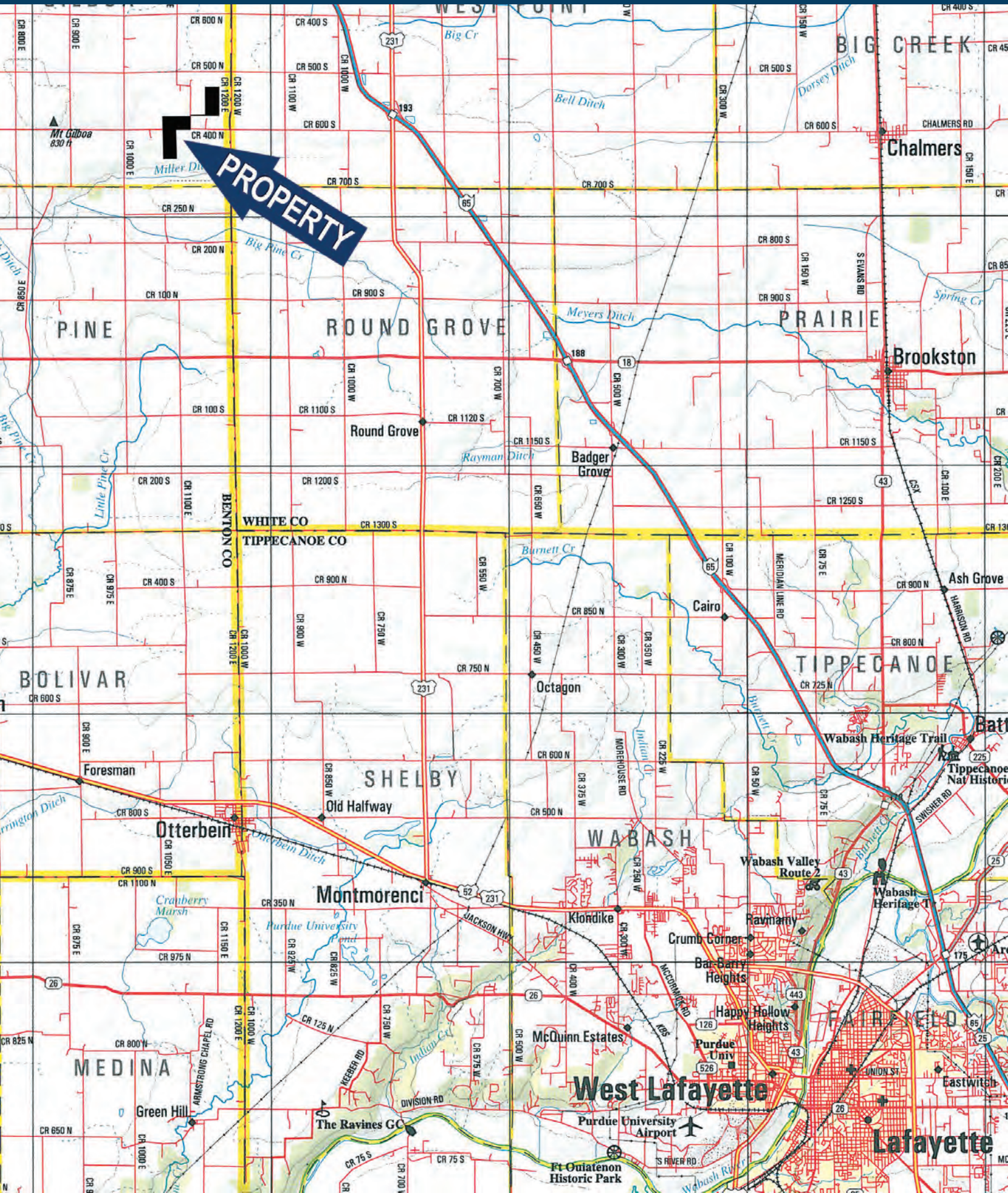
LOCATION MAP



AUCTION LOCATION: Benton County Annex, 410 S. Adeway Rd., Fowler, IN.

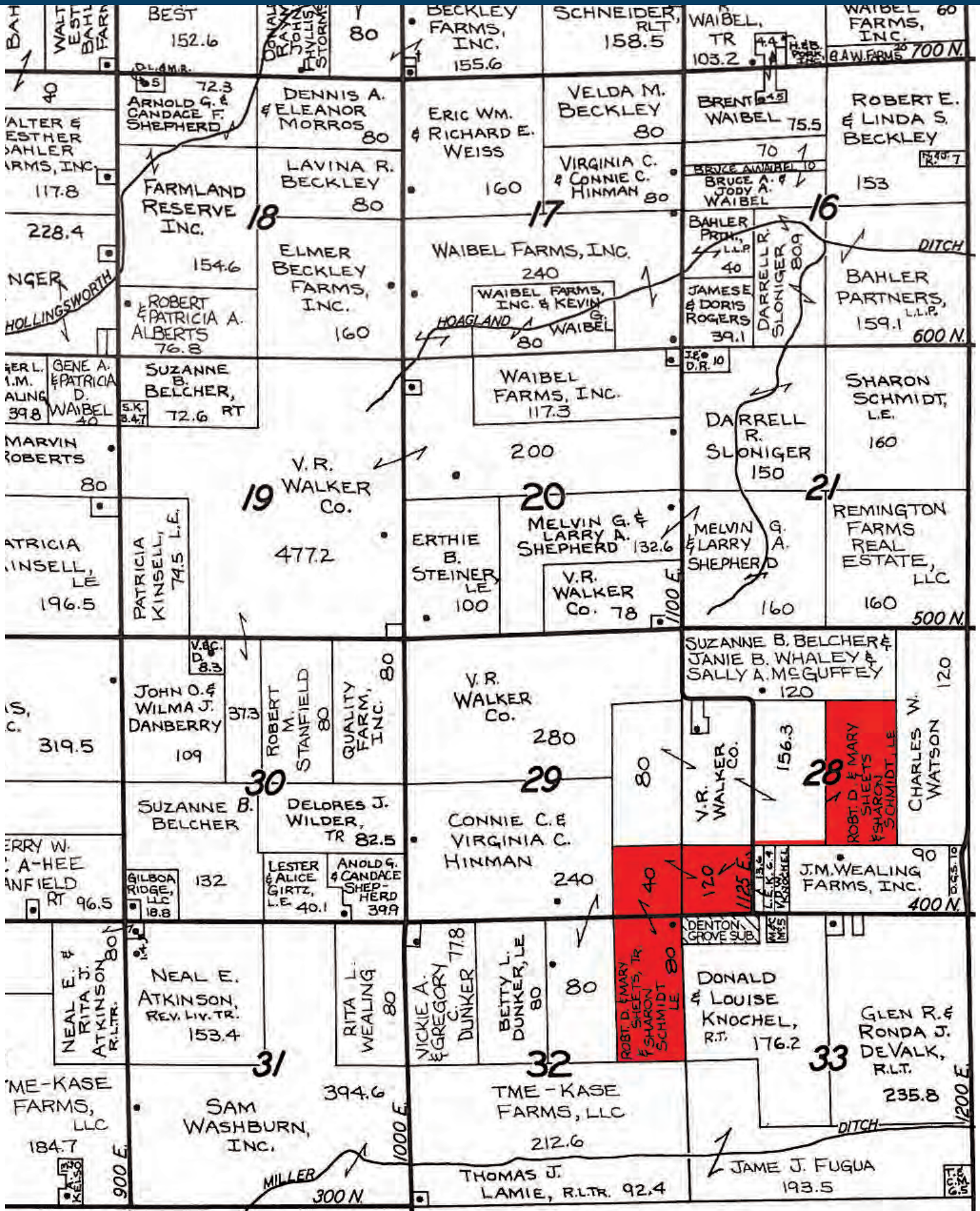
PROPERTY LOCATION: From Fowler, IN, at intersection of US 52 & SR 18, take SR 18 - 11 miles east to CR 1200 E (county line) then take CR 1200 E 4 miles north to CR 400 N, then go $\frac{3}{4}$ mile west to CR 1125 E, then go $\frac{1}{4}$ mile north to Tract 1. Tracts 2, 3 & 4 are 1 mile west of CR 1200 E on CR 400 N.

LOCATION MAP



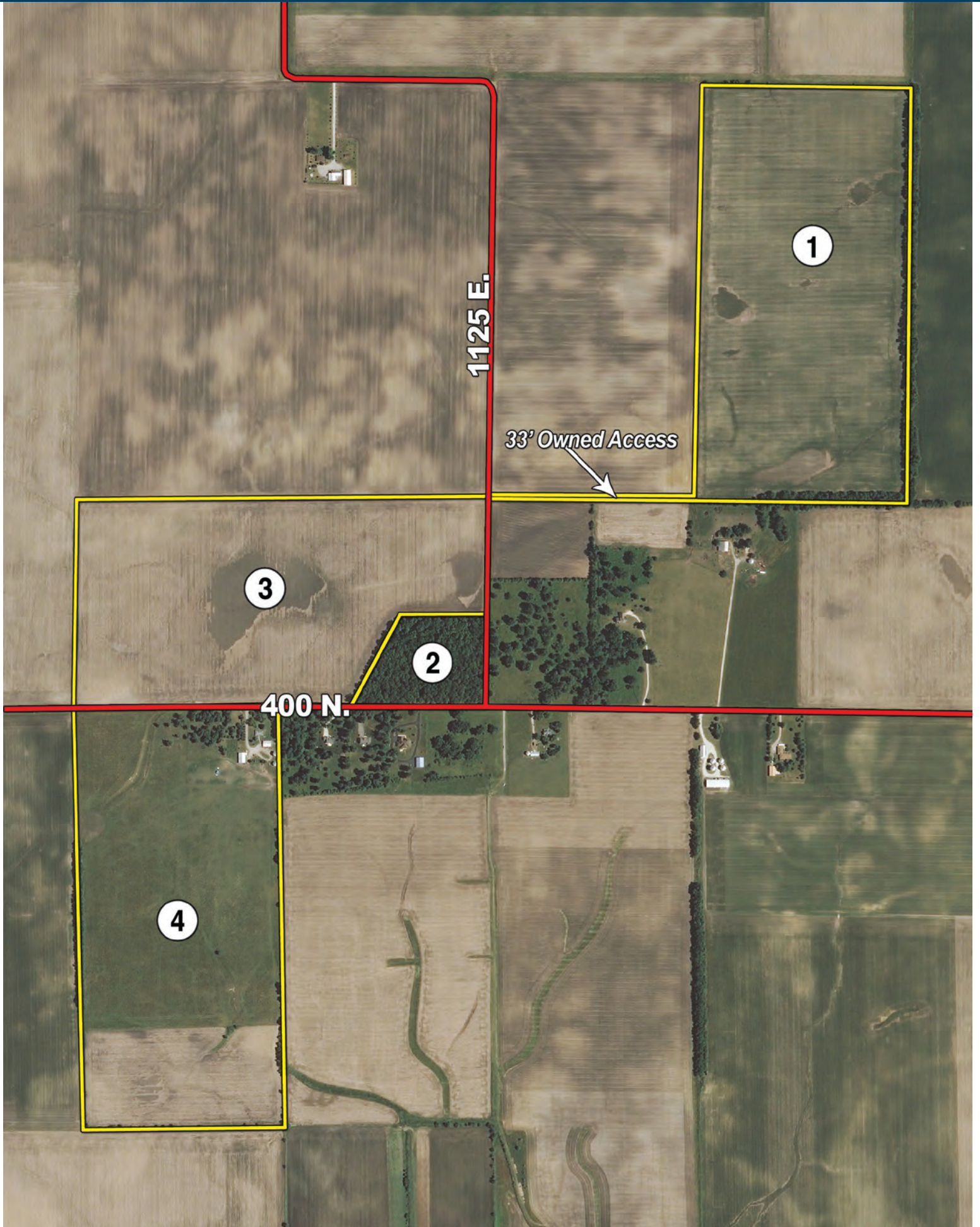
PLAT MAP

PLAT MAP



AERIAL & TRACT MAPS

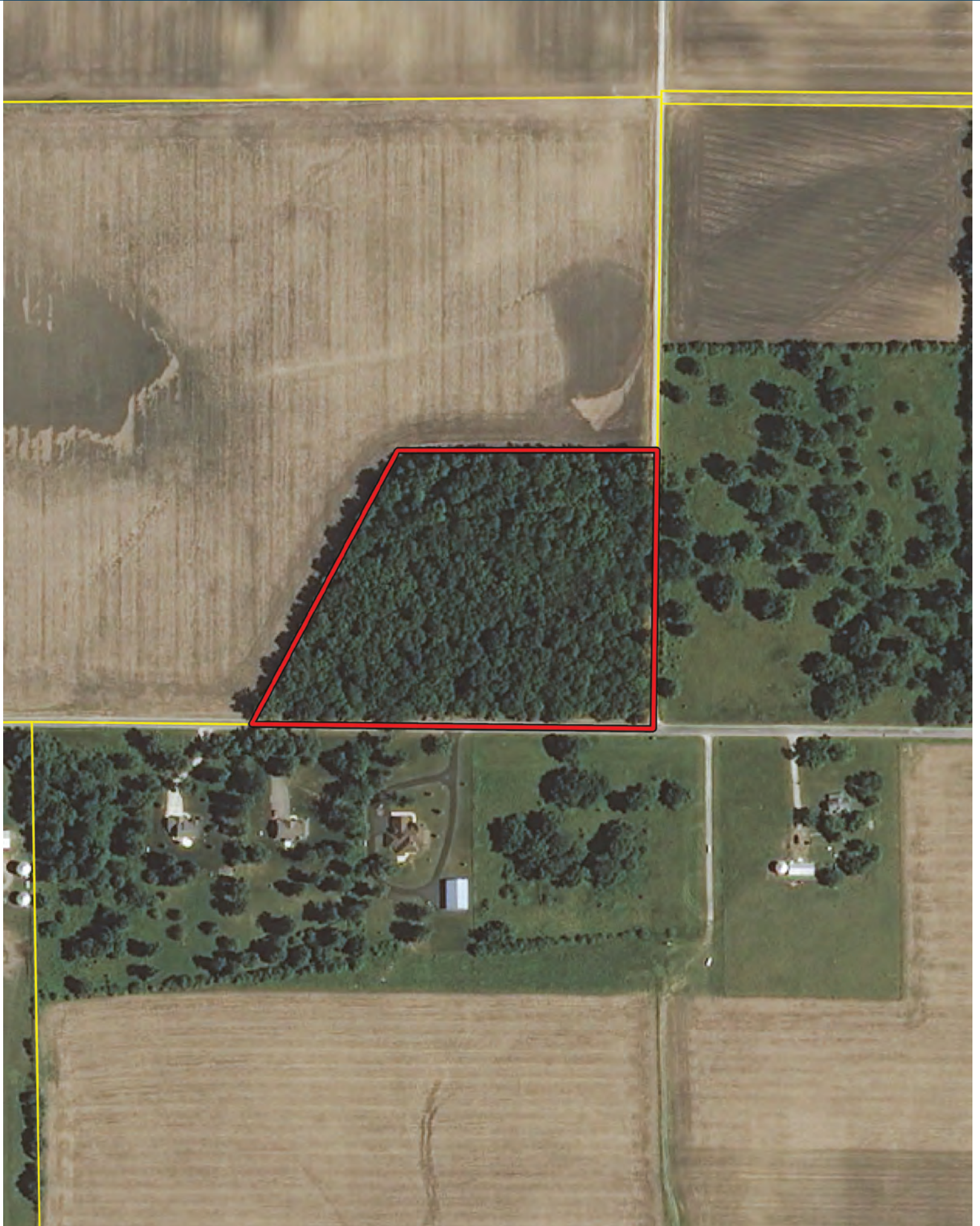
AERIAL MAP



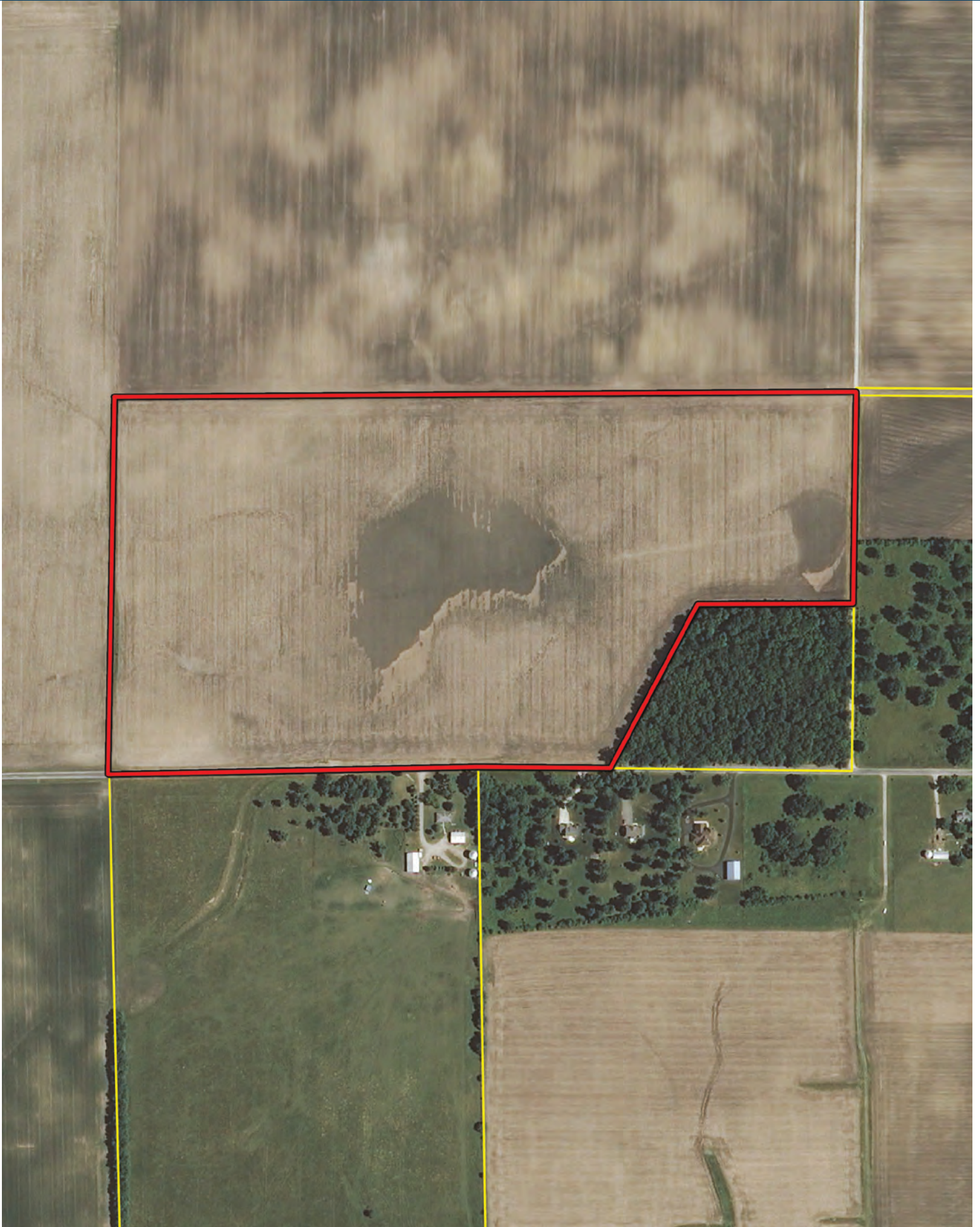
TRACT 1



TRACT 2



TRACT 3

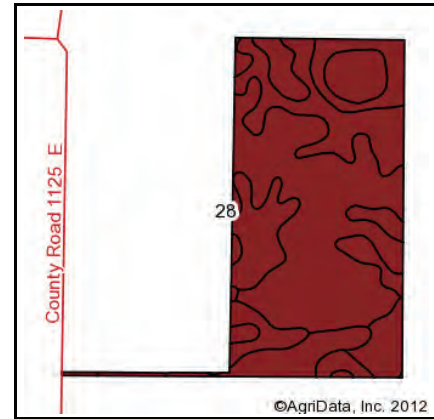
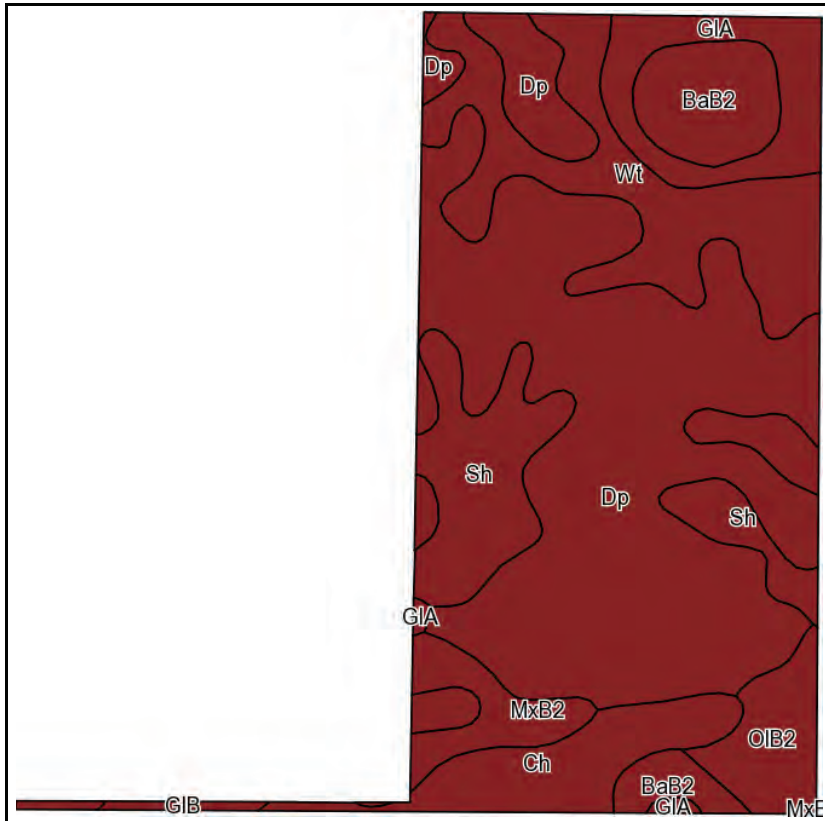


TRACT 4



SOIL MAPS

SOIL MAP - TRACT 1



State: **Indiana**
 County: **Benton**
 Location: **28-26N-6W**
 Township: **Gilboa**
 Acres: **81.4**
 Date: **5/28/2013**

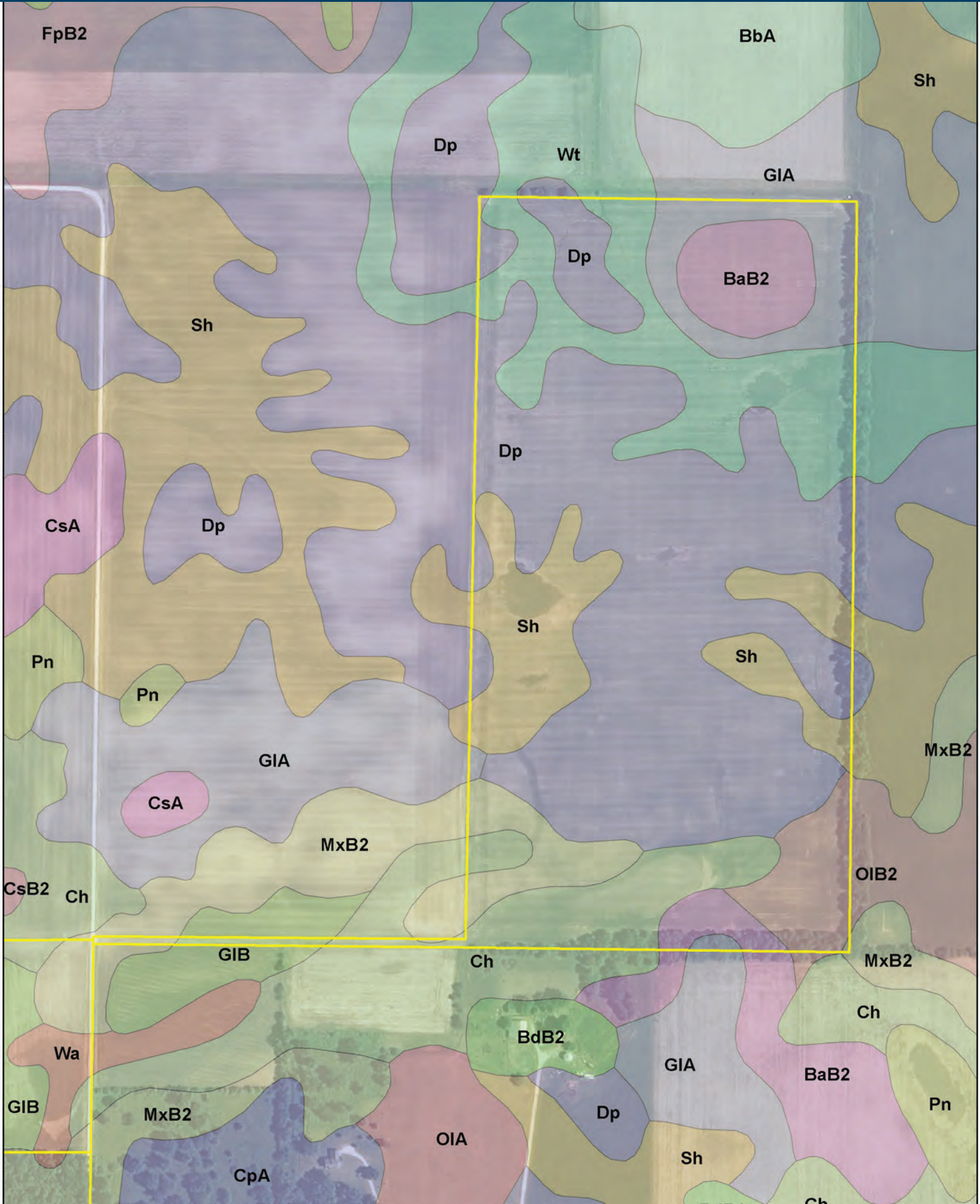


Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

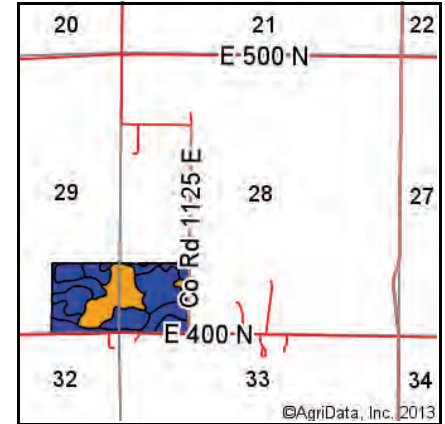
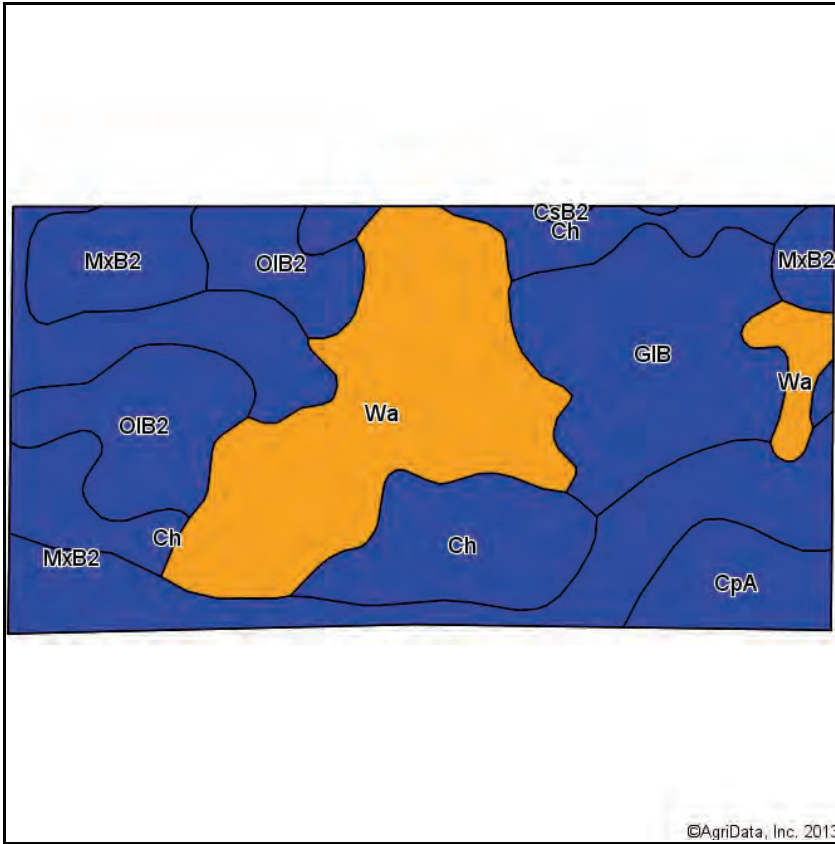


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Dp	Darroch silt loam, till substratum	37.9	46.8%		Ilw	165	5.4	10.9	51	74
Wt	Wolcott loam	11.1	13.6%		Ilw	175	5.8	11.6	49	70
Sh	Selma silty clay loam, till substratum	9.4	11.5%		Ilw	175	5.8	11.6	49	70
Ch	Chalmers silty clay loam	5.9	7.3%		Ilw	190	6.3	12.5	54	76
BaB2	Barce loam, 2 to 6 percent slopes, eroded	5.2	6.3%		Ile	150	5	9.9	49	68
GIA	Gilboa silt loam, 0 to 2 percent slopes	5	6.1%		Ilw	165	5.4	10.9	51	74
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	3.4	4.2%		Ile	160	5.3	10.6	49	72
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	3.1	3.8%		Ile	145	4.8	9.6	49	65
GIB	Gilboa silt loam, 2 to 4 percent slopes	0.4	0.4%		Ile	165	5.4	10.9	51	74
Weighted Average						167.4	5.5	11.1	50.4	72.3

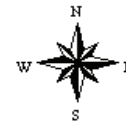
SOIL MAP - TRACT 1



SOIL MAP - TRACT 2 & 3



State: **Indiana**
 County: **Benton**
 Location: **28-26N-6W**
 Township: **Gilboa**
 Acres: **79.28**
 Date: **12/11/2013**



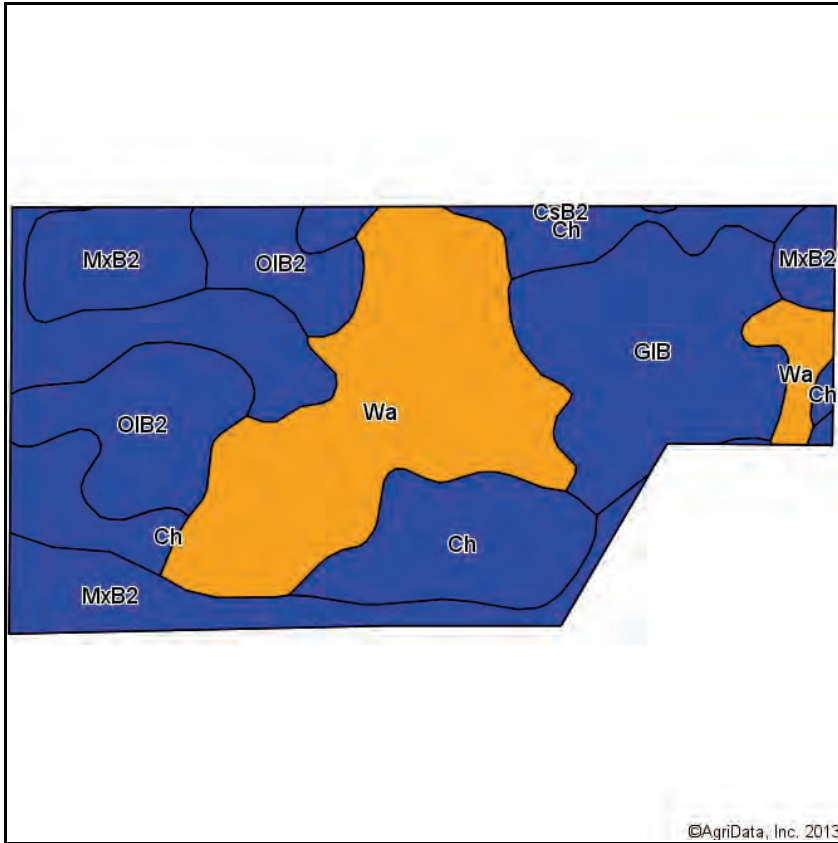
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Wa	Walkkill variant silty clay loam	19.41	24.5%		Illw	150	5	9.9	44	60
Ch	Chalmers silty clay loam	18.61	23.5%		llw	190	6.3	12.5	54	76
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	16.05	20.2%		lle	145	4.8	9.6	49	65
GIB	Gilboa silt loam, 2 to 4 percent slopes	11.95	15.1%		lle	165	5.4	10.9	51	74
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	9.16	11.6%		lle	160	5.3	10.6	49	72
CpA	Conover silt loam, 0 to 3 percent slopes	3.89	4.9%		llw	160	5.3	10.6	51	72
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	0.21	0.3%		lle	150	5	9.9	49	68
Weighted Average						162.3	5.4	10.7	49.3	68.9

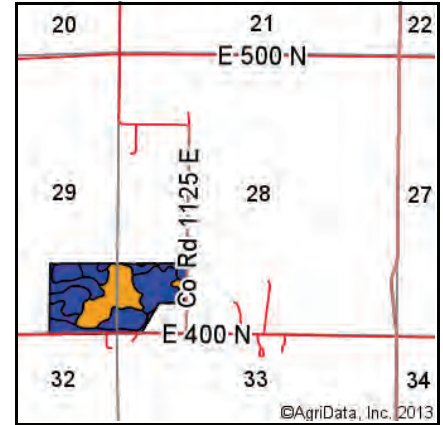
SOIL MAP - TRACT 2



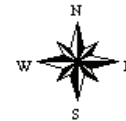
SOIL MAP - TRACT 3



Soils data provided by USDA and NRCS.









State: **Indiana**
 County: **Benton**
 Location: **28-26N-6W**
 Township: **Gilboa**
 Acres: **69.74**
 Date: **12/11/2013**

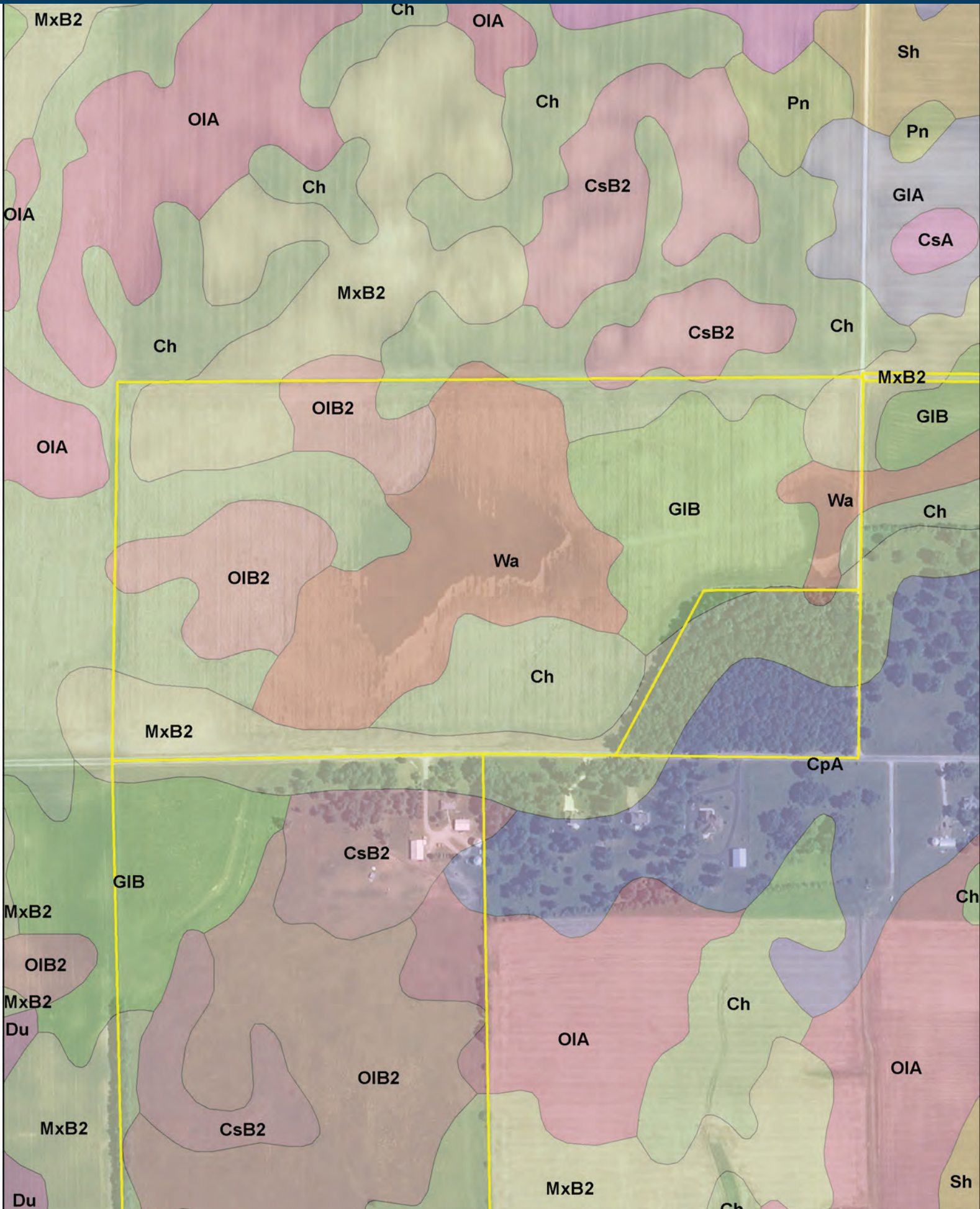


Maps Provided By:

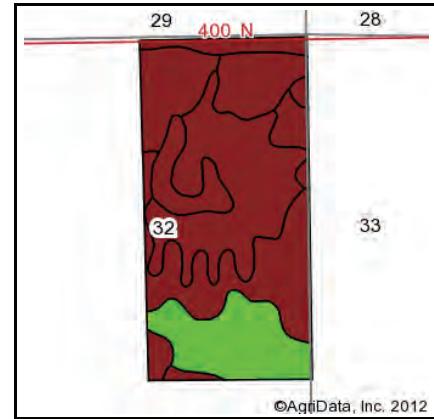
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2013 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Wa	Walkkill variant silty clay loam	19.29	27.7%		Illw	150	5	9.9	44	60
Ch	Chalmers silty clay loam	18.31	26.3%		Ilw	190	6.3	12.5	54	76
GIB	Gilboa silt loam, 2 to 4 percent slopes	11.79	16.9%		Ile	165	5.4	10.9	51	74
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	11.11	15.9%		Ile	145	4.8	9.6	49	65
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	9.08	13.0%		Ile	160	5.3	10.6	49	72
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	0.16	0.2%		Ile	150	5	9.9	49	68
Weighted Average						163.5	5.4	10.8	49.3	68.9

SOIL MAP - TRACT 3



SOIL MAP - TRACT 4



State: **Indiana**
 County: **Benton**
 Location: **32-26N-6W**
 Township: **Gilboa**
 Acres: **78.6**
 Date: **5/28/2013**

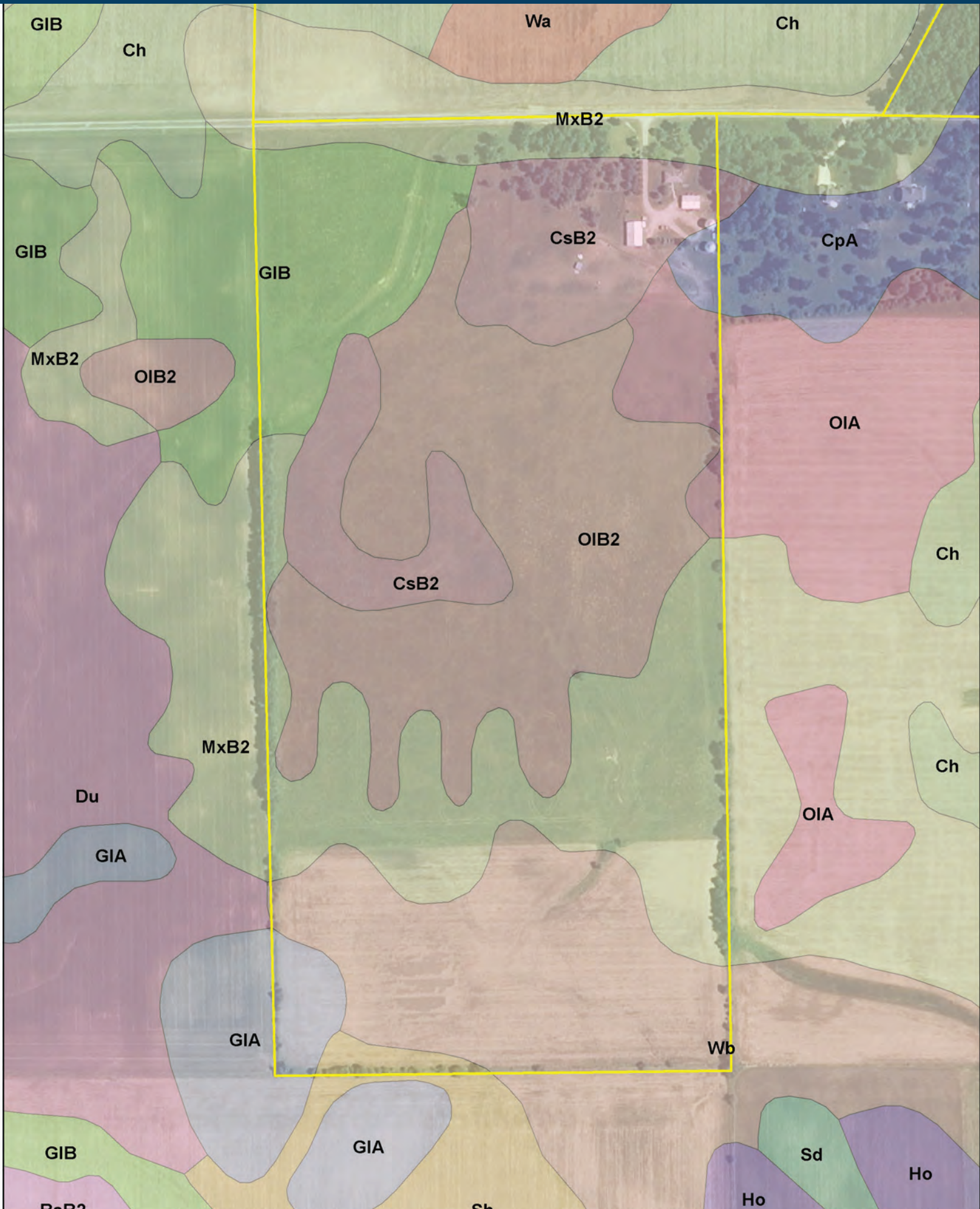


Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	22.6	28.8%		Ile	160	5.3	10.6	49	72
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	18.3	23.4%		Ile	145	4.8	9.6	49	65
Wb	Warners variant silty clay, undrained	13.5	17.2%		Vw					
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	11.4	14.5%		Ile	150	5	9.9	49	68
GIB	Gilboa silt loam, 2 to 4 percent slopes	7.3	9.3%		Ile	165	5.4	10.9	51	74
OIA	Odell silt loam, 0 to 2 percent slopes	2.7	3.4%		Ilw	165	5.4	10.9	51	74
GIA	Gilboa silt loam, 0 to 2 percent slopes	1.4	1.8%		Ilw	165	5.4	10.9	51	74
Sh	Selma silty clay loam, till substratum	0.7	0.9%		Ilw	175	5.8	11.6	49	70
CpA	Conover silt loam, 0 to 3 percent slopes	0.6	0.7%		Ilw	160	5.3	10.6	51	72
Weighted Average						128.4	4.2	8.5	40.9	57.7

SOIL MAP - TRACT 4



FSA INFORMATION

FARM: 2234

Indiana

U.S. Department of Agriculture

Prepared: 5/31/13 10:57 AM

Benton

Farm Service Agency

Crop Year: 2013

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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.

Operator Name JACK M WEALING Farm Identifier WAS 353 & 1213 Recon Number

Farms Associated with Operator: 379, 2221, 3822, 4011

CRP Contract Number(s): None

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Includes sub-rows for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, FAV/WR History, and ACRE Contract.

Table with 7 columns: Crop, Base Acreage, Direct Yield, CC Yield, CCC-505 CRP Reduction, PTPP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Tract Number: 1247 Description: J2/2B SEC 9 T26N-R7W UNION

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History N

Summary table with 7 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP. Includes sub-rows for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP.

Summary table with 7 columns: Crop, Base Acreage, Direct Yield, CC Yield, CCC-505 CRP Reduction, PTPP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Owners: MARY M SHEETZ TRUST

Other Producers: JOAN M WEALING

Indiana
Benton

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

FARM: 2234
Prepared: 5/31/13 10:57 AM
Crop Year: 2013
Page: 2 of 2

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.

Tract Number: 1763 Description: M4/2A SEC 28 T26N-R6W GILBOA

FAV/WR
History
N

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
81.23	81.23	81.23	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	81.23	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	39.2	106	145	0.0	0.0
SOYBEANS	39.2	37	44	0.0	0.0
Total Base Acres:	78.4				

Owners: NIGHTENGALE FARMS

MARY M SHEETZ TRUST

Other Producers: JOAN M WEALING

Tract Number: 1764 Description: M4/2B SEC28 T26N-R6W GILBOA

FAV/WR
History
N

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
153.16	139.38	139.38	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	139.38	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	41.8	106	145	0.0	0.0
SOYBEANS	41.8	37	44	0.0	0.0
Total Base Acres:	83.6				

Owners: NIGHTENGALE FARMS

MARY M SHEETZ TRUST

Other Producers: JOAN M WEALING

TRACT 1



©AgriData, Inc. 2012

map center: 40° 40' 15.99, 87° 6' 25.55
scale: 5474

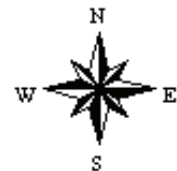


Maps provided by:



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www.AgriDataInc.com

28-26N-6W
Benton County
Indiana



5/28/2013

TRACT 1

100

0 NO ACCESS

Sheetz Robert D & Mary M Trust

04-01-28-800-002.000-005

Printed 05/30/2013 Card No. 1 of 1

Tax ID 0050022400

OWNERSHIP - Deeded Owner

Sheetz Robert D & Mary M Trust

10/09/2000 und 1/2 int Joan Wealing

11449 E 400 N

REMINGTON, IN 47977

SW1/4 NE1/4-NW1/4 SE1/4

28-26-06 80.00A

06/17/2009 DEREK A & MEGAN A G SCHMIDT \$0

06/17/2009 ASSIGNMENT \$0

03/07/2008 ROBERT D SHEETZ ESTATE 1/2 INT \$0

10/14/2005 NORMA TOLENO LIFE ESTATE INT \$0

01/05/2001 SHARON SCHMIDT \$0

MISC 37/1080-1082 \$0

ADMINISTRATIVE INFORMATION
 PARCEL NUMBER 04-01-28-800-002.000-005
 Parent Parcel Number
 Property Address 0 NO ACCESS
 Neighborhood 5301 Gilboa Twp Homesites
 Property Class 100 Agri Vacant land
 TAXING DISTRICT INFORMATION
 Jurisdiction 4
 Area 005 GILBOA
 Corporation N
 District 005
 Section & Plat 28
 Routing Number 28.000 6.00

AGRICULTURAL

Assessment Year	03/01/2008	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013
Reason for Change	Annual	Allocations	trending	trending	trending	4Y Reval	Annual
VALIDATION	L 106600	106600	111100	114700	133400	144900	156500
TRUE TAX VALUE	B 0	0	0	0	0	0	0
VALUATION	T 106600	106600	111100	114700	133400	144900	156500
ASSESSED VALUE	L 106600	106600	111100	114700	133400	144900	156500
	B 0	0	0	0	0	0	0
	T 106600	106600	111100	114700	133400	144900	156500

Reason for Change	Annual	Allocations	trending	trending	trending	4Y Reval	Annual
VALIDATION	L 106600	106600	111100	114700	133400	144900	156500
TRUE TAX VALUE	B 0	0	0	0	0	0	0
VALUATION	T 106600	106600	111100	114700	133400	144900	156500
ASSESSED VALUE	L 106600	106600	111100	114700	133400	144900	156500
	B 0	0	0	0	0	0	0
	T 106600	106600	111100	114700	133400	144900	156500

Rating	Measured	Table	Prod. Factor	Soil ID	Acres	Depth	Effective	Actual	Effective	Depth	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
BAB2	5.1110											1760.00	1795.00	9170		9170
Ch	5.2270											1760.00	2253.00	11780		11780
Dp	38.3030											1760.00	1795.00	58750		58750
GLA	5.2360											1760.00	2024.00	10600		10600
MXB2	3.3530											1760.00	1654.00	5550		5550
OIB2	3.2720											1760.00	1866.00	6110		6110
Sh	10.0850											1760.00	2253.00	32720		32720
Wt	11.3340											1760.00	2253.00	25540		25540

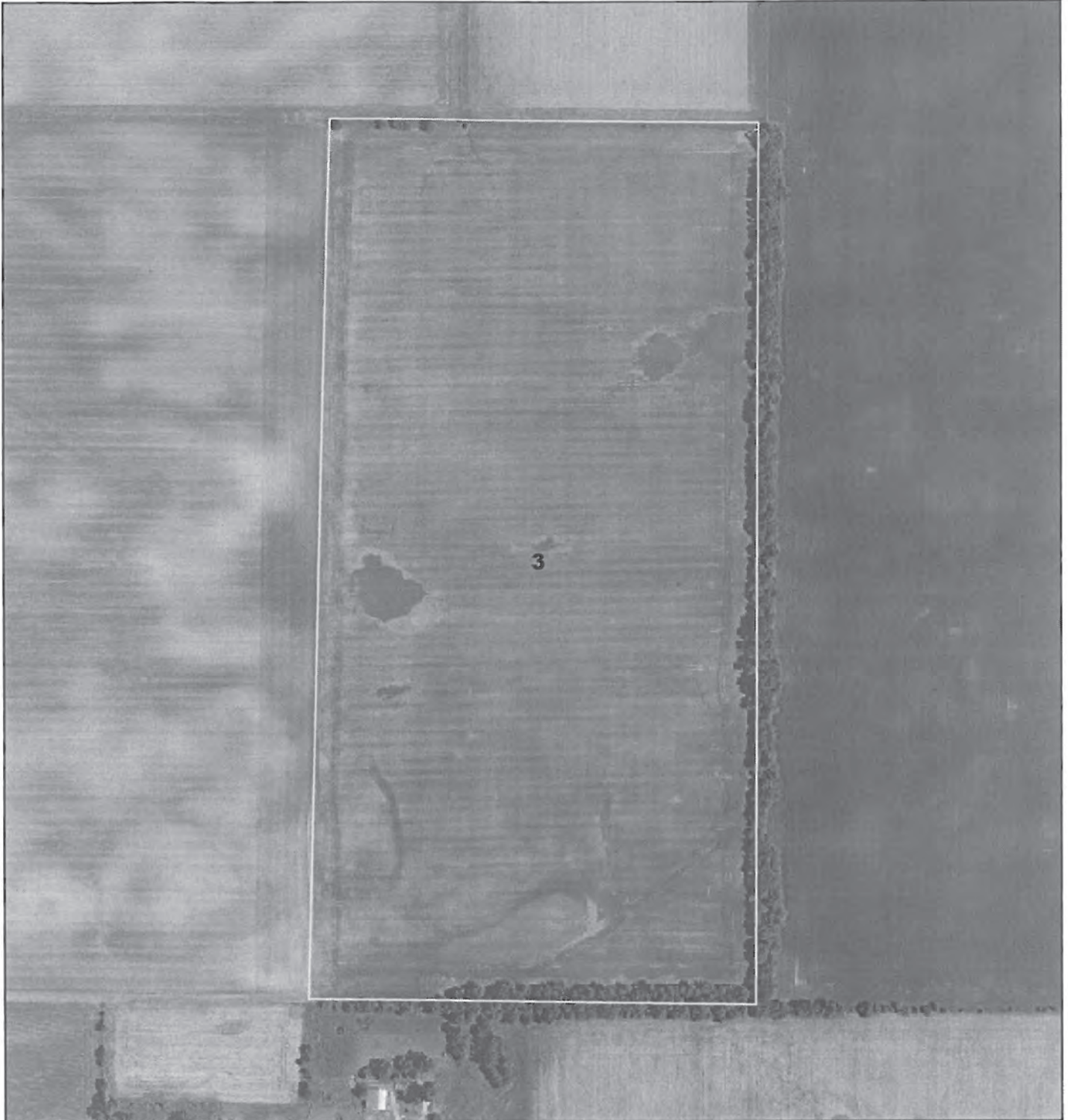
Reason for Change	Annual	Allocations	trending	trending	trending	4Y Reval	Annual
VALIDATION	L 106600	106600	111100	114700	133400	144900	156500
TRUE TAX VALUE	B 0	0	0	0	0	0	0
VALUATION	T 106600	106600	111100	114700	133400	144900	156500
ASSESSED VALUE	L 106600	106600	111100	114700	133400	144900	156500
	B 0	0	0	0	0	0	0
	T 106600	106600	111100	114700	133400	144900	156500

Reason for Change	Annual	Allocations	trending	trending	trending	4Y Reval	Annual
VALIDATION	L 106600	106600	111100	114700	133400	144900	156500
TRUE TAX VALUE	B 0	0	0	0	0	0	0
VALUATION	T 106600	106600	111100	114700	133400	144900	156500
ASSESSED VALUE	L 106600	106600	111100	114700	133400	144900	156500
	B 0	0	0	0	0	0	0
	T 106600	106600	111100	114700	133400	144900	156500

Reason for Change	Annual	Allocations	trending	trending	trending	4Y Reval	Annual
VALIDATION	L 106600	106600	111100	114700	133400	144900	156500
TRUE TAX VALUE	B 0	0	0	0	0	0	0
VALUATION	T 106600	106600	111100	114700	133400	144900	156500
ASSESSED VALUE	L 106600	106600	111100	114700	133400	144900	156500
	B 0	0	0	0	0	0	0
	T 106600	106600	111100	114700	133400	144900	156500

Supplemental Cards	MEASURED ACREAGE	81.9210	Supplemental Cards	TRUE TAX VALUE	160220
FARMLAND COMPUTATIONS	Parcel Acreage	81.9210	Measured Acreage	81.9210	156480
	81 Legal Drain NV [-]		Average True Tax Value/Acre	1956	
	82 Public Roads NV [-]		TRUE TAX VALUE FARMLAND	156480	
	93 UT Towers NV [-]		Classified Land Total		
	9 Homesite(s) [-]		Homesite(s) Value		
	91/92 Excess Acreage [-]		Excess Acreage Value		
TOTAL ACRES FARMLAND	TRUE TAX VALUE	160220	Supplemental Cards	156500	
			TOTAL LAND VALUE	156500	

TRACT 1



USDA FSA Farm 2234 Tract 1763

2012 Imagery

Tract Ac: 81.23 Crop Ac: 81.23 CRP Ac: 0

United States Department of Agriculture 1/16/2013
Farm Service Agency Benton County, IN

0 170 340 680 1,020 1,360 Feet

CLU: AC HEL-CRP
3: 81.23 N

 CLU Boundary

 CRP Boundary

Wetland Determination Identifiers

● *Restricted Use*

▽ *Limited Restrictions*

■ *Exempt from Conservation Compliance Provisions*

Tr # 1

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS. Roads layer provided by Dynamap/2000 Tele Atlas.

TRACT 2 & 3



©AgriData, Inc. 2013



Maps Provided By:



28-26N-6W
Benton County
Indiana

map center: 40° 39' 56.49, 87° 6' 58.43

scale: 5088



12/11/2013

TRACT 2 & 3

100

400 N & 1125 E

Sheetz Robert D & Mary M Trust

04-01-28-300-006.000-005

of 1

Printed 05/30/2013 Card No. 1

TRANSFER OF OWNERSHIP

OWNERSHIP - Deeded Owner
 Sheetz Robert D & Mary M Trust
 10/09/2000 und 1/2 int Joan Wealing
 11449 E 400 N
 REMINGTON, IN 47977

Tax ID 0050022000
 Tax ID 0050022000

DEED OF OWNERSHIP
 06/17/2009 DEREK A & MEGAN A G SCHMIDT
 06/17/2009 ASSIGNMENT
 03/07/2008 ROBERT D SHEETZ ESTATE 1/2 INT
 10/14/2005 NORMA TOLENO LIFE ESTATE INT
 01/05/2001 SHARON SCHMIDT
 MISC 37/1080-1082

SW1/4 S41/4 28-26-06 40.00A

Property Address
 400 N & 1125 E
 Neighborhood
 5301 Gilboa Twp Homesites
 Property Class
 100 Agri Vacant land

TAKING DISTRICT INFORMATION
 Jurisdiction 4
 Area 005 GILBOA
 Corporation N
 District 005
 Section & Plat 28
 Routing Number 28.000 8.00

AGRICULTURAL

Assessment Year	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013
Reason for Change	Annual	trending	trending	trending	4Y Reval	Annual
VALUATION	L 39100	40800	42100	48900	53100	57400
TRUE TAX VALUE	B 0	0	0	0	0	0
VALUATION	T 39100	40800	42100	48900	53100	57400
ASSESSED VALUE	L 39100	40800	42100	48900	53100	57400
	B 0	0	0	0	0	0
	T 39100	40800	42100	48900	53100	57400

VALUATION RECORD

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Land Type	Value
Soil Id	-or- Acres	Depth	Factor		
Actual	Effective	Effective	Depth	Base	Adjusted
Frontage	Frontage	Depth	Square feet	Rate	Rate
ELA	1.5110	1.00	1760.00	1760.00	1760.00
Ch	5.3980	1.28	1760.00	2253.00	12160
Ch	0.1680	1.28	1760.00	2253.00	80
CpA	0.3790	1.06	1760.00	1866.00	710
CpA	4.1430	1.06	1760.00	1866.00	7730
CsB2	0.0940	0.98	1760.00	1725.00	160
GLB	11.1950	1.15	1760.00	2024.00	22660
GLB	0.3960	1.15	1760.00	2024.00	160
KXB2	2.9170	0.94	1760.00	1654.00	800
KXB2	4.6770	0.94	1760.00	1654.00	4820
Wa	8.7720	0.85	1760.00	1496.00	7740
Wa	0.0960	0.85	1760.00	1496.00	13120
					140
					0
					2660
					0
					-100%
					12160
					80
					710
					1550
					160
					22660
					160
					4820
					1550
					13120
					30

Supplemental Cards

MEASURED ACREAGE

FARMLAND COMPUTATIONS

Parcel Acreage

Supplemental Cards

MEASURED ACREAGE

FARMLAND COMPUTATIONS

Parcel Acreage

Supplemental Cards

MEASURED ACREAGE

FARMLAND COMPUTATIONS

Parcel Acreage

Supplemental Cards

MEASURED ACREAGE

FARMLAND COMPUTATIONS

Parcel Acreage

TRACT 3

100

TR # 3

Sheetz Robert D & Mary M Trust 0 400 N

04-01-29-400-006,000-005

Printed 05/30/2013 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Tax ID 0050023200

OWNERSHIP - Deeded Owner

Sheetz Robert D & Mary M Trust
 10/09/2000 und 1/2 int Joan Wealing
 11449 E 400 N
 REMINGTON, IN 47977

06/17/2009 DEREK A & MEGAN A G SCHMIDT \$0 Bk/Pg: 197, 2348-1
 06/17/2009 ASSIGNMENT \$0 Bk/Pg: 197, 2345-7
 03/07/2008 ROBERT D SHEETZ ESTATE 1/2 INT \$0 Bk/Pg: 193, 259-61
 10/14/2005 NORMA TOLENO LIFE ESTATE INT \$0 Bk/Pg: 183, 2445
 12/14/2000 CAUSE NO. 91C01-000005-ES-057 \$0 Bk/Pg: 113, 966
 DR 113/966-967 \$0

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
 04-01-29-400-006,000-005

Parent Parcel Number

Property Address
 0 400 N

Neighborhood
 5301 Gilboa Twp Homesites

Property Class
 100 Agri Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 4

Area 005 GILBOA

Corporation N

District 005

Section & Plat 29

Routing Number 29.000 6.00

Site Description

Topography:
 Level

Public Utilities:
 Electric

Street or Road:
 Paved

Neighborhood:
 Static

Zoning:
 1 PUBLIC ROAD/ROW
 2 TILLABLE LAND
 4 TILLABLE LAND
 5 TILLABLE LAND
 7 TILLABLE LAND

VALUATION RECORD

Assessment Year	03/01/2008	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013
Reason for Change	Annual	Allocations	trending	trending	trending	4Y Reval	Annual
VALUATION	L 41800	41800	43500	44900	52200	65000	70200
TRUE TAX VALUE	B 0	0	0	0	0	0	0
VALUATION	T 41800	41800	43500	44900	52200	65000	70200
ASSESSED VALUE	L 41800	41800	43500	44900	52200	65000	70200
	B 0	0	0	0	0	0	0
	T 41800	41800	43500	44900	52200	65000	70200

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Acreage	Effective	-or- Depth	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Square Feet					
ELA	0.7260			1760.00	1760.00	1280.00	-100%	0
Ch	8.7021			1760.00	2253.00	19610		19610
N8E2	7.9548			1760.00	1654.00	13160		13160
O1E2	8.3931			1760.00	1866.00	15660		15660
Wa	12.5803			1760.00	1496.00	18820		18820

RESS: REASSESSMENT 3/1/12
 10/5/2011: CHANGED LAND TYPE 5-NONTILLABLE TO
 TILLABLE. PER NEW AERIALS.

Supplemental Cards	Supplemental Cards
MEASURED ACREAGE	TRUE TAX VALUE
37.6303	67250
FARMLAND COMPUTATIONS	Supplemental Cards
Parcel Acreage	TRUE TAX VALUE
81 Legal Drain NV (-)	37.6303
82 Public Roads NV (-)	1787
83 UT Towers NV (-)	70180
9 Homesite(s) (-)	
91/92 Excess Acreage (-)	
TOTAL ACRES FARMLAND	
39.2740	
TRUE TAX VALUE	
67250	
Measured Acreage	Supplemental Cards
40.0000	TRUE TAX VALUE
Average True Tax Value/Acre	67250
0.7260	
TRUE TAX VALUE FARMLAND	
Classified Land Total	
Homesite(s) Value (+)	
Excess Acreage Value (+)	
Supplemental Cards	
TOTAL LAND VALUE	
67250	

TRACT 4



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map center: 40° 39' 37.01, 87° 7' 7.5
scale: 5468



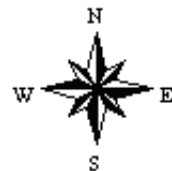
Maps provided by:



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32-26N-6W
Benton County
Indiana



5/28/2013

TRACT 4

101

10924 E 400 N

Sheetz Robert D & Mary M Trust

04-01-32-100-001-000-005

Printed 05/30/2013 Card No. 1 of 1

TRANSFEE OF OWNERSHIP

Tax ID 0050024700

OWNERSHIP - Deeded Owner

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
04-01-32-100-001-000-005

Sheetz Robert D & Mary M Trust
10/9/00 Joan Wealing Trustee/2int &
11449 E 400 N

DEREK A & MEAGAN A G SCHMIDT

ASSIGNMENT

Parent Parcel Number

REMINGTON, IN 47977

DEREK A & MEAGAN A G SCHMIDT

ASSIGNMENT

Property Address
10924 E 400 N

E1/2 NE1/4 32-26-06 80.00A

Bk/Pg: 197, 2340-1

Neighborhood
5301 Gilboa Twp Homesites

06/17/2009

Bk/Pg: 197, 2345-7

Property Class
101 Agri Cash grain/general farm

03/07/2008

Bk/Pg: 193, 259-61

TAXING DISTRICT INFORMATION
Jurisdiction 4

10/14/2005

Bk/Pg: 183, 2446

Area 005 GILBOA

01/05/2001

Bk/Pg: 183, 2446

Corporation N

MISC 37/1080-10B2

District 005

SHARON SCHMIDT

Section & Plat 32

03/01/2010

03/01/2012

Routing Number 32.000 1.00

03/01/2009

03/01/2013

Reason for Change

trending

trending

VALUATION

99500

117400

TRUE TAX VALUE

79100

77000

VALUATION

171800

194600

ASSESSED VALUE

99500

102000

Level

79100

77000

Public Utilities:

171800

194600

Electric

171800

194600

Paved

171800

194600

Neighborhood:

171800

194600

Street or Road:

171800

194600

Static

171800

194600

Zoning:

171800

194600

Legal Acres:

171800

194600

Admin Legal

171800

194600

80.0000

171800

194600

1 HOMESITE

1.00

23000.00

2 PUBLIC ROAD/ROW

1.00

1760.00

22080

3 TILLABLE LAND

1.06

1866.00

2030

4 FARM BUILDINGS

0.98

1725.00

770

5 TILLABLE LAND

0.98

1725.00

14090

6 FARM BUILDINGS

1.15

2024.00

280

7 TILLABLE LAND

1.15

2024.00

1550

8 TILLABLE LAND

0.94

1654.00

8460

9 TILLABLE LAND

1.11

1954.00

29200

10 TILLABLE LAND

1.06

1866.00

8580

11 TILLABLE LAND

1.28

2253.00

39260

12 TILLABLE LAND

0.50

880.00

1410

13 TILLABLE LAND

1.06

1866.00

12130

14 WOODLAND

0.98

1725.00

0

15 WOODLAND

0.94

1654.00

840

16 WOODLAND

0.94

1654.00

160

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2008	03/01/2008	03/01/2010	03/01/2011	03/01/2012	03/01/2013
Reason for Change	Annual	Allocations	trending	trending	4Y Reval	Annual
VALUATION	95500	95500	102000	117400	134800	145100
TRUE TAX VALUE	76300	76300	75600	77000	64600	71100
VALUATION	171800	171800	177600	194600	199400	216200
ASSESSED VALUE	95500	95500	102000	117400	134800	145100
	76300	76300	75600	77000	64600	71100
	171800	171800	177600	194600	199400	216200

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Depth	Depth	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Square Feet	Rate	Rate	Value		
Frontage	Frontage	Frontage						
ELA	1.0000	1.00	1.00	23000.00	23000.00	23000.00	-4%	22080
Cpa	0.7330	1.00	1.00	1760.00	1760.00	1760.00	-100%	0
Cpa	1.0855	1.06	1.06	1760.00	1866.00	2030		2030
Csb2	0.6867	1.06	1.06	1760.00	1866.00	1280	-40%	770
Csb2	8.1695	0.98	0.98	1760.00	1725.00	14090		14090
Csb2	0.2655	0.98	0.98	1760.00	1725.00	460	-40%	280
GLA	0.7636	1.15	1.15	1760.00	2024.00	1550		1550
GLB	4.1820	1.15	1.15	1760.00	2024.00	8460		8460
Mxb2	17.6570	0.94	0.94	1760.00	1654.00	29200		29200
OLA	4.3904	1.11	1.11	1760.00	1954.00	8580		8580
OJr2	21.0423	1.06	1.06	1760.00	1866.00	39260		39260
Sh	0.6271	1.28	1.28	1760.00	2253.00	1410		1410
Wb	13.7832	0.50	0.50	1760.00	880.00	12130		12130
Cpa	0.0068	1.06	1.06	1760.00	1866.00	10	-80%	0
Csb2	2.4267	0.98	0.98	1760.00	1725.00	4190	-80%	840
Mxb2	0.4785	0.94	0.94	1760.00	1654.00	790	-80%	160

MEMO: B/R 1980 REMOVED BARN & SHED.
THIS HSE HAS TILE FLOORING IN IT.
RESS: REASSESSMENT 3/1/11
FIELD REVIEW - NO CHANGES TO BE MADE ASSESSMENT
APPEARS CORRECT 07/16/10.
REASSESSMENT 3/1/12
10/10/2011: ADDED LAND TYPE 6-WOODLAND. PER
NEW AERIALS.

Supplemental Cards

MEASURED ACRES

75.5648

Supplemental Cards

118760

FARMLAND COMPUTATIONS

Parcel Acres

80.0000

Supplemental Cards

118760

81 Legal Drain NW

[-]

Measured Acres

75.5648

82 Public Roads NW

[-]

Average True Tax Value/Acre

1572

83 UT Towers NW

[-]

TRUE TAX VALUE/FARMLAND

123040

9 Homesite(s)

[-]

Classified Land Total

22080

91/92 Excess Acreage

[-]

Homesite(s) Value

22080

TOTAL ACRES FARMLAND

78.2670

Supplemental Cards

145100

TRUE TAX VALUE

118760

TOTAL LAND VALUE

145100

TRACT 2, 3 & 4



USDA FSA Farm 2234 Tract 1764

2012 Imagery

Tract Ac: 153.16 Crop Ac: 139.38 CRP Ac: 0

United States Department of Agriculture 1/16/2013
Farm Service Agency Benton County, IN



- CLU Boundary
- CRP Boundary
- Wetland Determination Identifiers**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

CLU: AC HEL-CRP

- 1: 67.05 N
- 2: 53.63 N
- 3: 18.7 N

TR # 2, 3, & 4

Disclaimer: Wetland indentifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. Roads layer provided by Dynamap/2000 Tele Atlas.

IMPROVEMENT DATA

02

PHYSICAL CHARACTERISTICS

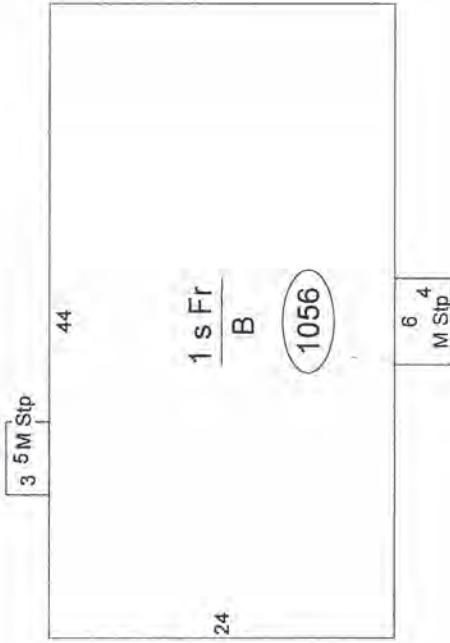
Occupancy: Single family
Story Height: 1.0
Finished Area: 1056
Attic: None
Basement: Full

03

ROOFING

Material: Asphalt shingles

01



04

FLOORING

Sub and joists: 1.0
Wood: 1.0
Carpet: 1.0

EXTERIOR COVER

Alum siding: 1.0

INTERIOR FINISH

Drywall: 1.0
Paneling: 1.0

ACCOMMODATIONS

Finished Rooms: 6
Bedrooms: 3
Rec Type: 4
Room Area: 576

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1056 0 0

PLUMBING

3 Fixt. Baths: 2 6
Kit Sink: 1 1
Water Heat: 1 1
TOTAL: 8

REMODELING AND MODERNIZATION

Amount Date

SPECIAL FEATURES

Description	Value
01 :D	-3

SUMMARY OF IMPROVEMENTS

ID	Use	Sty Hgt	Const Year	Grade	Const	Year Eff	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %
D	DWELL	1.00	1953	D+2	1953	1953	AV	0.00	N	0.00	2112	91850	45
01	T3AW	12.00	1963	D	1963	1963	AV	13.00	Y	6.87	40x 64	17590	65
02	GRBIN	18.00	1970	C	1970	1970	AV	14.700	N	13083	08 27	13080	65
03	GRBIN	24.00	1970	C	1970	1970	AV	18900	N	16821	08 27	16820	65
04	T3AW	12.00	1980	D	1980	1980	AV	13.52	N	9.34	34x 48	15240	55
											96	100	48500
											96	100	5900
											96	100	4400
											96	100	5700
											96	100	6600

Data Collector/Date

PS 07/16/2010

Appraiser/Date

KR 08/27/2010

Neighborhood

Neigh 5301 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE 71100

TOTAL BASE 97930

Row Type Adjustment 1.00%
SUB-TOTAL 97930

0 Interior Finish 0
0 Ext Lvg Units 0
576 Basement Finish 9640
0 Fireplace(s) 0
0 Heating 0
Air Condition 2670
Frame/Siding/Roof 0
Plumbing Fixt: 8 2400

Sub-TOTAL ONE UNIT 112640
SUB-TOTAL 0 UNITS 112640

Exterior Features Value
Description Value
MSTP 1250
MSTP 780
0 Integral 0
0 Att Garage 0
0 Att Carports 0
0 Bsmt Garage 0
Ext Features 2030

Quality Class/Grade 114670
D+2

GRADE ADJUSTED VALUE 91850

(LCM: 89.00)

HOME INFORMATION

HOME INFORMATION

Kitchen..... 11' x 12'

Dining 9' x 12'

Living..... 12' x 22'

Bedroom 8' x 12'

Bath 5' x 9'

Bedroom 9 ½' x 14' with Closet

Bedroom 12' x 12'

Basement ½ Finish and has a Shower



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/1293)

Date (month, day, year)
10.28.2013

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 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 a part of any contract between the buyer and the owner. 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. An owner 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 real estate.

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

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer	✓			✓
Clothes Washer	✓			
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven	✓			
Oven	✓			
Range	✓			
Refrigerator	✓			
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna/Dish	✓			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)	✓			
Garage Door Opener Controls	✓			
Inside Telephone Wiring and Blocks/Jacks				✓
Intercom	✓			
Light Fixtures				✓
Sauna	✓			
Smoke/Fire Alarm(s)	✓			
Switches and Outlets	✓			✓
Vent Fan(s)	✓			
60/100/200 Amp Service (Circle one)				✓

C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Cistern	✓				
Septic Field/Bed				✓	
Hot Tub	✓			✓	
Plumbing				✓	
Aerator System				✓	
Sump Pump				✓	
Irrigation Systems	✓			✓	
Water Heater/Electric				✓	
Water Heater/Gas	✓				
Water Heater/Solar	✓				
Water Purifier	✓				
Water Softener				✓	
Well				✓	
Septic and Holding Tank/Septic Mound				✓	
Geothermal and Heat Pump				✓	
Other Sewer System (Explain)				✓	
			Yes	No	Do Not Know
Are the improvements connected to a public water system?			✓		
Are the improvements connected to a public sewer system?			✓		
Are there any additions that may require improvements to the sewage disposal system?					✓
If yes, have the improvements been completed on the sewage disposal system?					
Are the improvements connected to a private/community water system?					
Are the improvements connected to a private/community sewer system?					

D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning				✓
Hot Water Heat	✓			
Furnace Heat/Gas	✓			✓
Furnace Heat/Electric	✓			✓
Solar House-Heating				✓
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner				✓
Humidifier				✓
Propane Tank				✓
Other Heating Source:				✓

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 agent, 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: <u>[Signature]</u>	Date: <u>10.28.13</u>	Signature of Buyer:	Date:
Signature of Seller: <u>[Signature]</u>	Date: <u>10.28.13</u>	Signature of Buyer:	Date:

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:	Date:	Signature of Seller:	Date:
----------------------	-------	----------------------	-------

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) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) 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>Joan Duling</u>	<u>10.28.2013</u>	<u>Martha Braker</u>	<u>10-28-13</u>
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

PHOTOGRAPHY

PROPERTY PHOTOS



PROPERTY PHOTOS - TRACT 4





950 North Liberty Drive, Columbia City, IN 46725

800.451.2709 / 260.244.7606

www.schraderauction.com