

VAN WERT COUNTY, OHIO

# AUCTION

Tuesday, July 12 • 6 PM

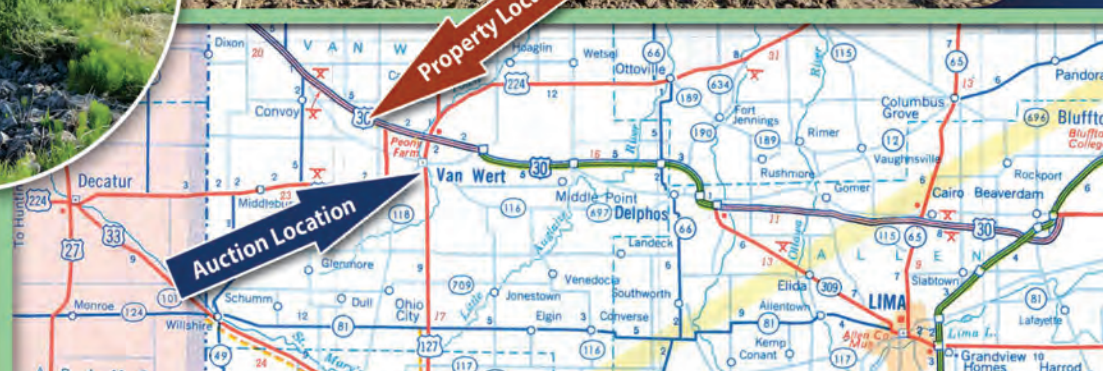
Auction held at the Van Wert County Fairgrounds

**215<sup>±</sup>**  
*Acres*

OFFERED IN 6 TRACTS

# INFORMATION BOOKLET

- *PRODUCTIVE, TILLABLE LAND*
- *RECREATIONAL LAND & WOODS*
- *POND*



## **DISCLAIMER:**

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Bruce and Christina Buchan  
Auction Company: Schrader Real Estate and Auction Company, Inc.



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

# BOOKLET INDEX

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**VAN WERT, OHIO**

**215± ACRES**

**TUESDAY, JULY 12, 2016**

Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725  
Phone # 800-451-2709 / Fax # 260-244-4431

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Property or Properties # \_\_\_\_\_

## **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**  
**215± Acres • Van Wert, Ohio**  
**Tuesday, July 12, 2016**

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 Tuesday, July 12, 2016.
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 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

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

7. My bank routing number and bank account number is: \_\_\_\_\_ . (This for return of your deposit money). My bank name and address 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, Tuesday, July 5, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

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: \_\_\_\_\_

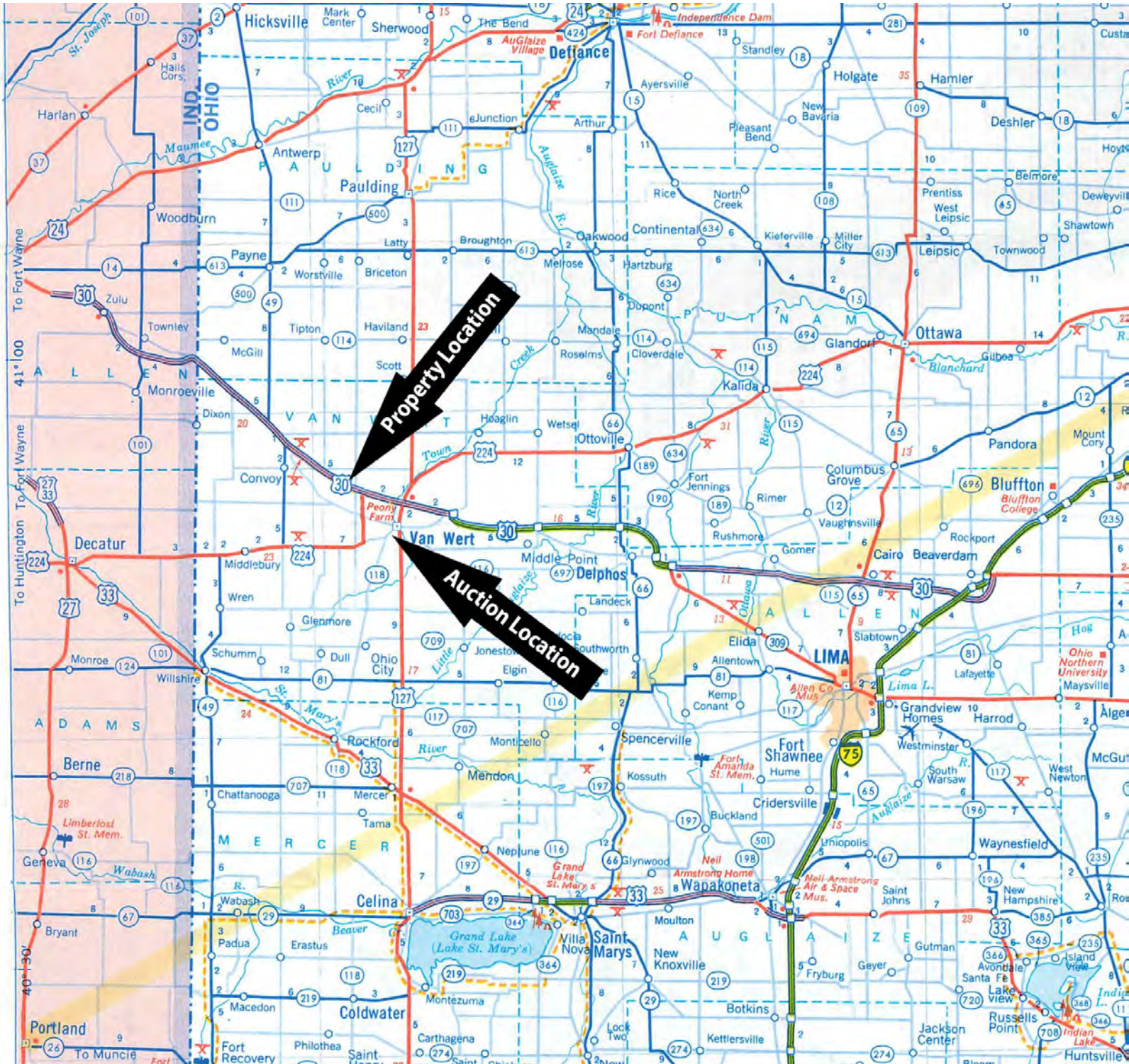
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



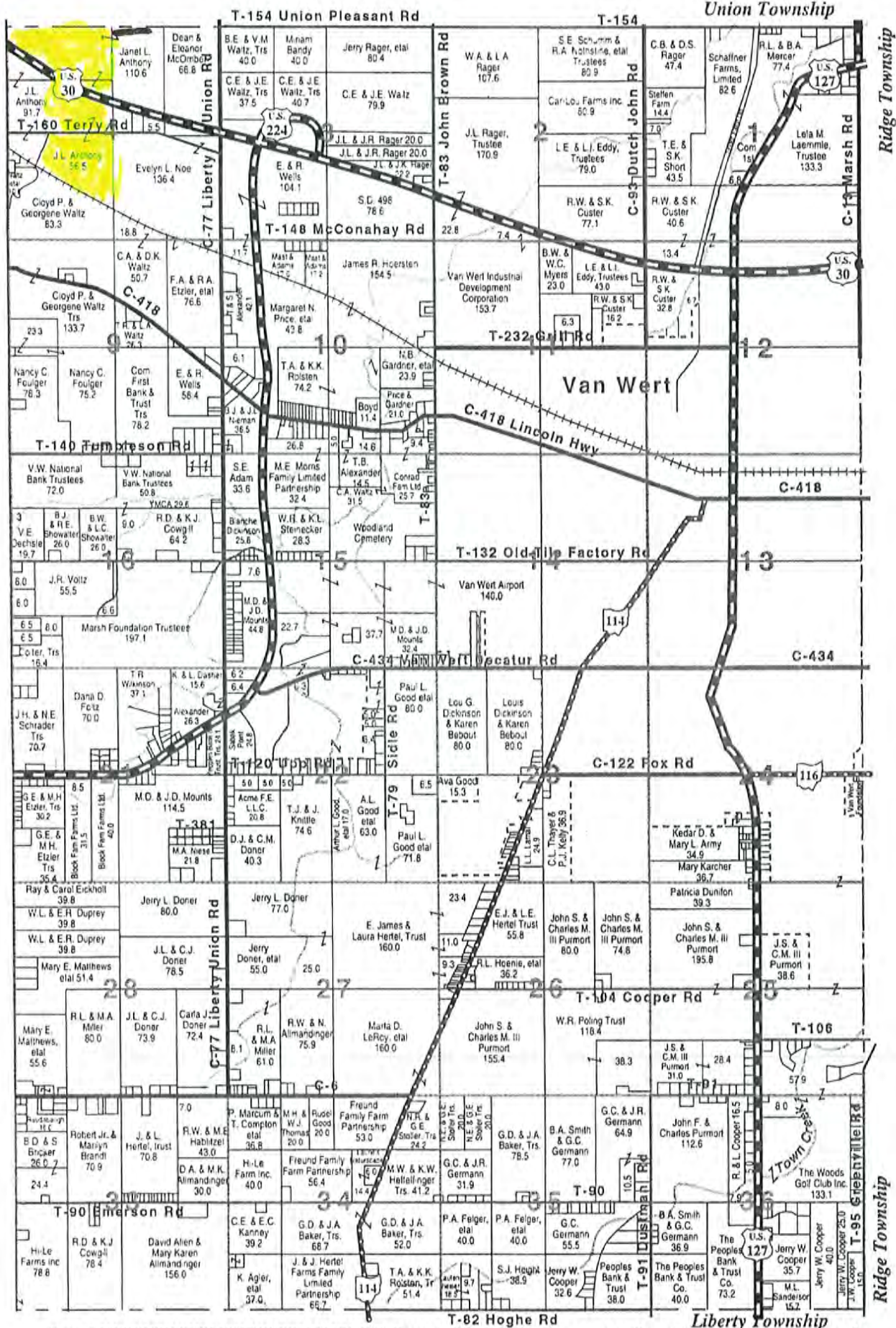
# MAPS



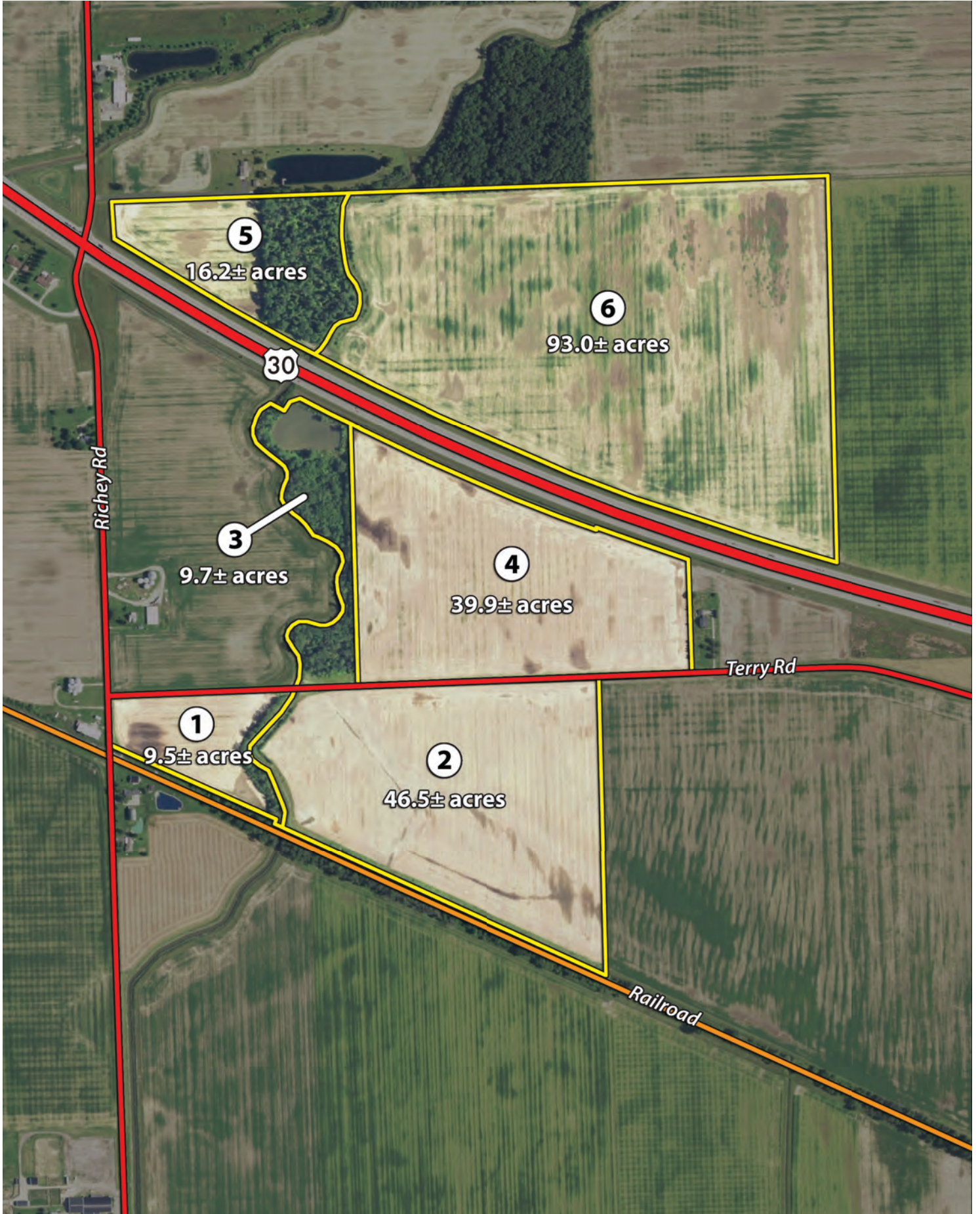
# LOCATION MAP



# PLAT MAP



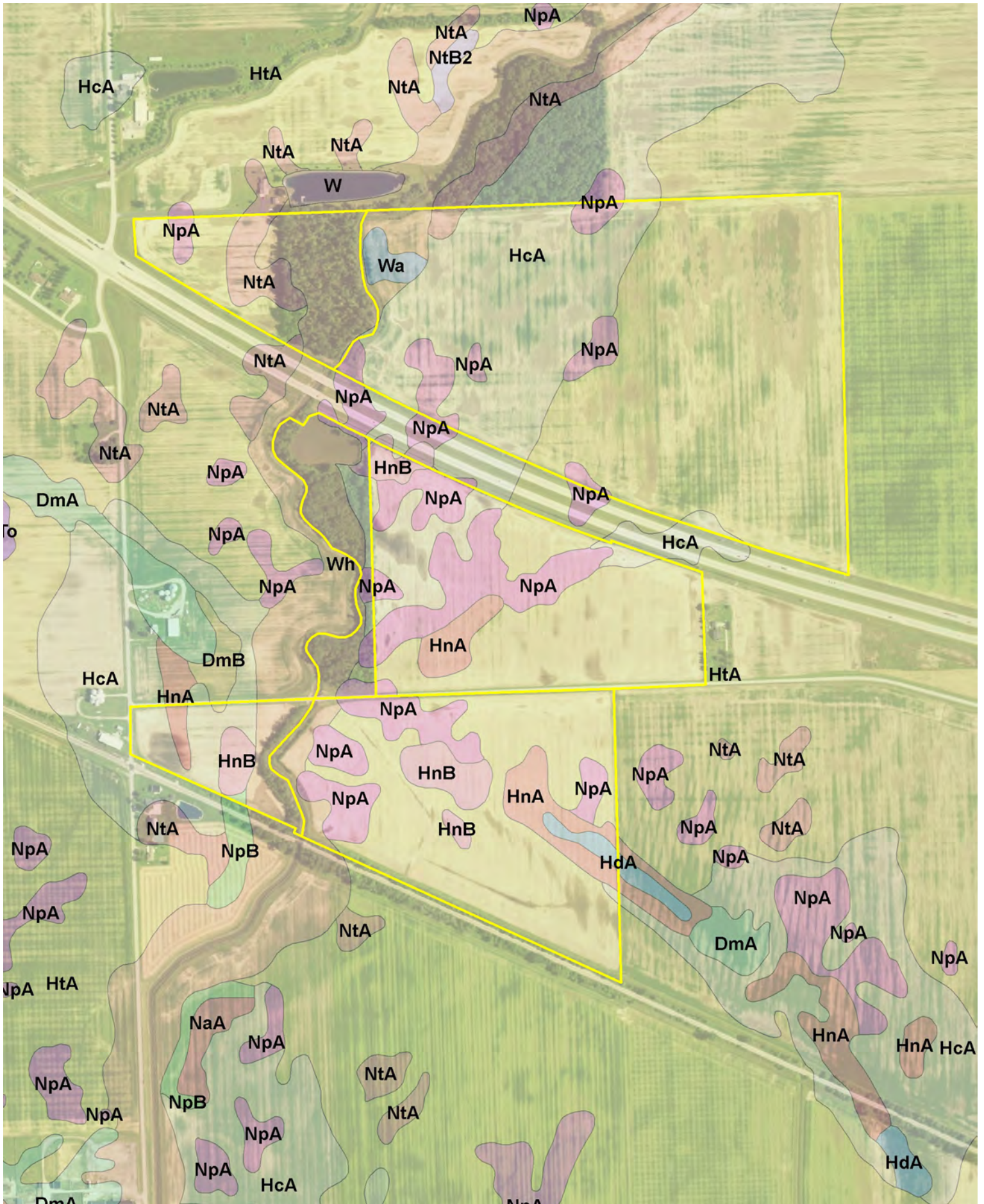
# AERIAL MAP



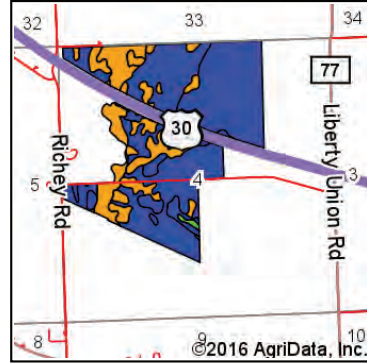
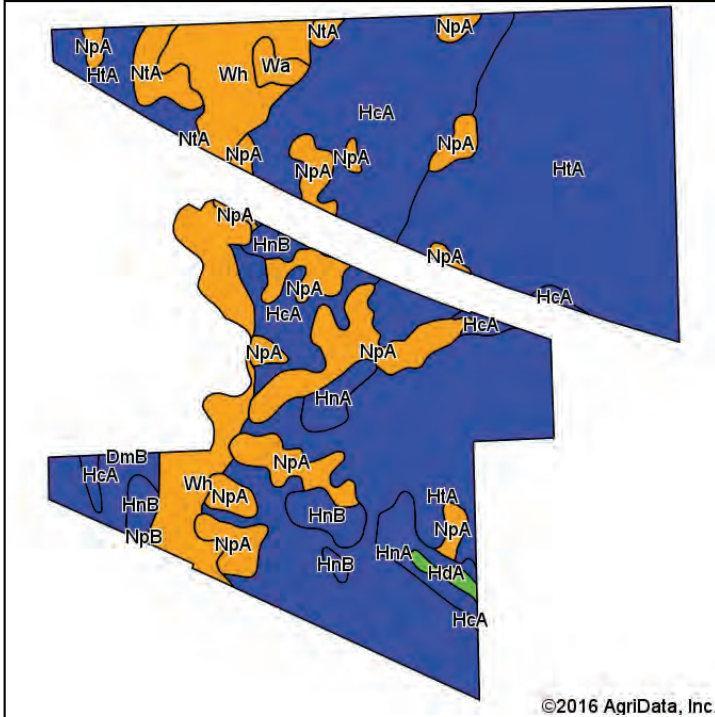


# SOIL INFORMATION

# SOIL MAP



# SOIL MAP



State: **Ohio**  
 County: **Van Wert**  
 Location: **4-2S-2E**  
 Township: **Pleasant**  
 Acres: **214.86**  
 Date: **3/9/2016**



Soils data provided by USDA and NRCS.

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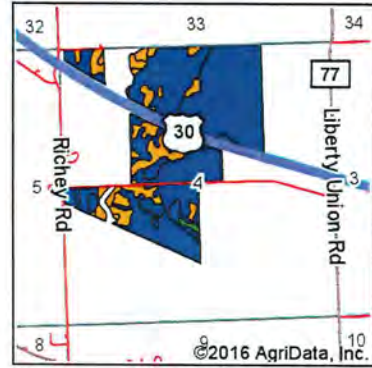
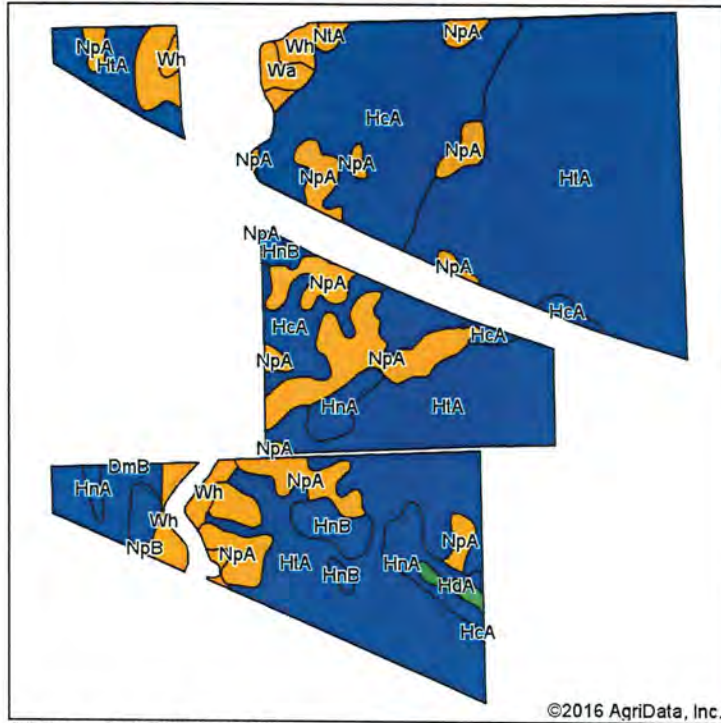
Area Symbol: OH161, Soil Area Version: 14																
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Pasture	Soybeans	Sugar beets	Tomatoes	Winter wheat	*eFOTG PI
HtA	Hoytville silty clay, 0 to 1 percent slopes	110.30	51.3%		IIw		145		5		9.9	40			58	81
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	39.40	18.3%		IIw		150		5		9.9	42			60	83
NpA	Nappanee silt loam, 0 to 2 percent slopes	24.92	11.6%		IIIw	5.5	127	19		90		40			60	73
Wh	Wabasha silty clay	22.15	10.3%		IIIw		137		4.5			43				72
HnA	Haskins loam, 0 to 2 percent slopes	6.48	3.0%		IIw		146			99		46	12.4	19.4	69	76
HnB	Haskins loam, 2 to 6 percent slopes	5.47	2.5%		Ile		143			98		45	12	19.2	68	76
NtA	Nappanee silty clay loam, 0 to 2 percent slopes	3.64	1.7%		IIIw	5.5	120	19		87		38			57	70
Wa	Wabasha silty clay loam	1.45	0.7%		IIIw		141		4.5			45				77
HdA	Haney loam, 0 to 2 percent slopes	0.86	0.4%		I		143		4.4	98		45	13	19	68	74
NpB	Nappanee silt loam, 2 to 6 percent slopes	0.11	0.1%		IIle	5.5	124	17		89		39			59	70
DmB	Digby loam, 2 to 6 percent slopes	0.08	0.0%		Ile		144			98		46	11.6	18.2	68	74
<b>Weighted Average</b>						<b>0.7</b>	<b>142.5</b>	<b>2.5</b>	<b>4</b>	<b>17.9</b>	<b>6.9</b>	<b>41</b>	<b>0.7</b>	<b>1.2</b>	<b>52.8</b>	<b>79</b>

Area Symbol: OH161, Soil Area Version: 14

\*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

# SOIL MAP



State: Ohio  
 County: Van Wert  
 Location: 4-2S-2E  
 Township: Pleasant  
 Acres: 190.24  
 Date: 3/9/2016

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: OH161, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Pasture	Soybeans	Sugar beets	Tomatoes	Winter wheat	*eFOTG PI
HtA	Hoytville silty clay, 0 to 1 percent slopes	106.16	55.8%		IIw		145			5		9.9	40		58	81
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	38.57	20.3%		IIw		150			5		9.9	42		60	83
NpA	Nappanee silt loam, 0 to 2 percent slopes	23.35	12.3%		IIIw	5.5	127	19			90		40		60	73
HnA	Haskins loam, 0 to 2 percent slopes	6.40	3.4%		IIw		146				99		46	12.4	19.4	69
HnB	Haskins loam, 2 to 6 percent slopes	5.30	2.8%		IIe		143				98		45	12	19.2	68
Wh	Wabasha silty clay	5.09	2.7%		IIIw		137			4.5			43			72
NtA	Nappanee silty clay loam, 0 to 2 percent slopes	2.98	1.6%		IIIw	5.5	120	19			87		38		57	70
Wa	Wabasha silty clay loam	1.36	0.7%		IIIw		141			4.5			45			77
HdA	Haney loam, 0 to 2 percent slopes	0.84	0.4%		I		143			4.4	98		45	13	19	68
NpB	Nappanee silt loam, 2 to 6 percent slopes	0.19	0.1%		IIIe	5.5	124	17			89		39		59	70
<b>Weighted Average</b>						<b>0.8</b>	<b>143.1</b>	<b>2.6</b>	<b>4</b>	<b>19</b>	<b>7.5</b>	<b>40.9</b>	<b>0.8</b>	<b>1.3</b>	<b>57.4</b>	<b>79.6</b>

Area Symbol: OH161, Soil Area Version: 14

\*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.





**SURVEY**

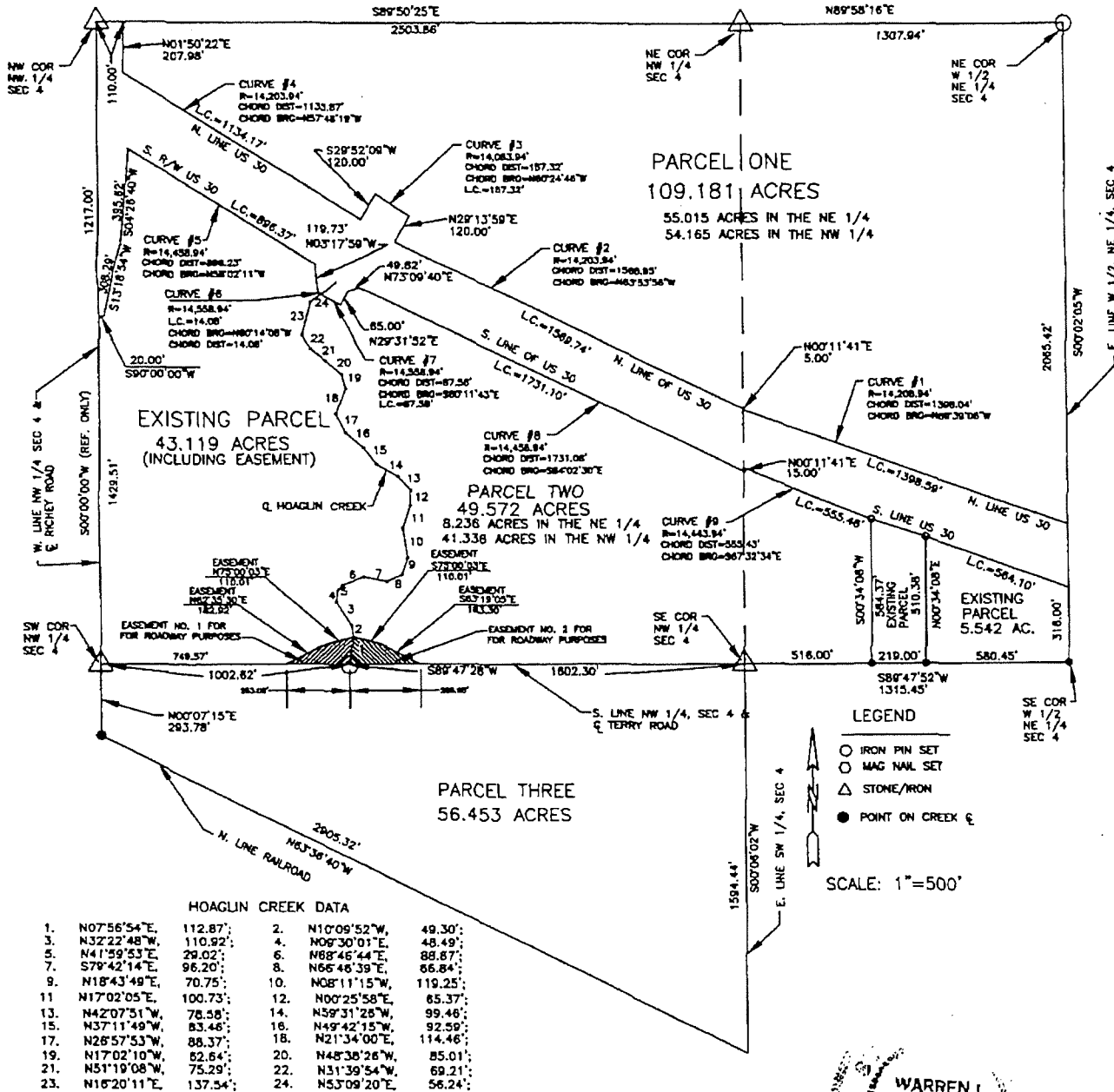
# SURVEY

## PLAT OF SURVEY

PART OF THE NORTHWEST, NORTHEAST & SOUTHWEST QUARTERS OF SECTION 4

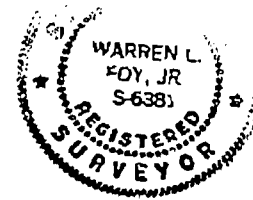
PLEASANT TOWNSHIP, T-2-S, R-2-E,

VAN WERT COUNTY, OHIO



CERTIFIED THIS 23rd DAY OF JANUARY, 2007

*Warren L. Foy*  
WARREN L. FOY  
REGISTERED SURVEYOR S-6381

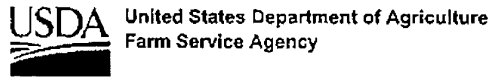


A wide-angle photograph of a vast, flat, brown field, likely a plowed agricultural field or a dry lake bed. The ground is textured and uneven, with some small green plants scattered across it. In the background, a dense line of green trees stretches across the horizon under a clear, light blue sky. The overall scene is bright and open.

# FSA INFORMATION

# FSA INFORMATION

INDIANA  
ALLEN  
Form: FSA-156EZ



FARM : 9875  
Prepared : Mar 18, 2016  
Crop Year : 2016

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : 1831

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
192.22	192.22	192.22	0.00	0.00	2.02	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	190.20	0.00	0.00	No	No	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	103.77	0.00	0	97	
Soybeans	84.63	0.00	0	32	
<b>TOTAL</b>	<b>188.40</b>	<b>0.00</b>			

### NOTES

Tract Number : 13810  
 Description : VAN WERT CO, PLEASANT TWP SEC 4 FAV/WR History : No  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : CHRISTINA M BUCHAN, BRUCE E BUCHAN  
 Other Producers : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
192.22	192.22	192.22	0.00	0.00	2.02	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	190.20	0.00	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	103.77	0.00	0	97
Soybeans	84.63	0.00	0	32
<b>TOTAL</b>	<b>188.40</b>	<b>0.00</b>		

### NOTES

# FSA INFORMATION

**USDA Farm 9875 Tract 13810**

2015 Certification map prepared on: 4/2/2015

Administered by: Allen County, Indiana

OP: 192.22 Tract acres  
 OW: BUCHAN, BRUCE E 192.22 Cropland acres  
 Shares: 2.02 CRP acres

CRP

CLU

Wetland Determination Identifiers:

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: USDA Farm Service Agency - 2014 or 2013 (Ohio) NAIP imagery; IDHS Nov 2013 or Dynamap 2008 road names

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	8.02	N					Y
Crop: Type: Date:							
3	91.78	N					Y
Crop: Type: Date:							
4	38.64	N					Y
Crop: Type: Date:							
5	8.15	N					Y
Crop: Type: Date:							
6	43.61	N					Y
Crop: Type: Date:							
8	0.44	N	1831	21	23		Y
9	0.36	N	1831	21	23		Y
10	1.22	N	1831	21	23		Y

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.

# CRP CONTRACT

06/18/16 11:53:03 18553736988

->

2687498913 USDA

Page 002

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE  
(03-26-04) Commodity Credit Corporation

1. ST. & CO CODE & ADMIN. LOCATION  
10-003

2. SIGN-UP NUMBER  
36

## CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

3. CONTRACT NUMBER  
1831

4. ACRES FOR ENROLLMENT  
2.0

7. COUNTY OFFICE ADDRESS (Include Zip Code)  
Allen County Farm Service Agency  
3718 New Vision Drive  
Fort Wayne, IN 46845-1703

5. FARM NUMBER  
5875

6. TRACT NUMBER(S)  
13810

8. OFFER (Select one)  
GENERAL   
ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD  
FROM: (MM-DD-YYYY) 10/1/2008  
TO: (MM-DD-YYYY) 9/30/2023

8. TELEPHONE NUMBER (Include Area Code): 260-484-5848

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable, and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 160.10  
B. Annual Contract Payment \$ 320.00  
C. First Year Payment \$

11. Identification of CRP Land (See Page 2 for additional space)

	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimate Cost-Share
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	13810	8	CP-21	0.4	0
	13810	9	CP-21	0.4	0
	13810	10	CP-21	1.2	0

## 12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
Bruce E. Buchan 3718 Adams Center Road Fort Wayne, IN 46805 2102 Forest Park Blvd	1.00 %	(4) SIGNATURE: Bruce Buchan DATE (MM-DD-YYYY): 4/22/11 <i>(If more than three individuals are signing, continue on attachment.)</i>
Christina M. Buchan 3718 Adams Center Road Fort Wayne, IN 46805	0 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: Christina M. Buchan DATE (MM-DD-YYYY): 4/22/11 <i>(If more than three individuals are signing, continue on attachment.)</i>
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: _____ DATE (MM-DD-YYYY): _____ <i>(If more than three individuals are signing, continue on attachment.)</i>

13. CCC USE ONLY -- Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE: *Nilma Hiller*  
B. DATE (MM-DD-YYYY): 4-25-11

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 661, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy       Owner's Copy       Operator's Copy

RECEIVED  
APR 25 2011  
ALLEN COUNTY  
FARM SERVICE AGENCY

# CRP CONTRACT



**USDA FSA Farm 9875 Tract 13810**

3/8/2011

**CLU: AC HEL-CRP**

CLU Boundary

1: 8.02 N

CRP Boundary

3: 91.82 N

Tract Ac: 192.26 Crop Ac: 192.26 CRP Ac: 1.6

Wetland Determination Identifiers

4: 38.64 N

United States Department of Agriculture  
Farm Service Agency Allen County, IN

● Restricted Use

5: 8.15 N

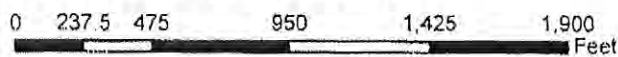
∇ Limited Restrictions

8: 0.4 N-21/23

□ Exempt from Conservation Compliance Provisions

9: 0.4 N-21/23

10: 1.2 N-21/23



Disclaimer: Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-016 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. Roads by or provided by Dynagis/2000 Tele Atlas.

2023



# DEED AND LEGAL DESCRIPTION



# DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, **James L. Dutton and Patricia**

**A. Dutton**, husband and wife, the Grantors, who claim title by or through instrument recorded in Volume ~~326~~ Page ~~1747~~ Van Wert County Recorder's Office, for the consideration of One and 00/100 Dollars (\$1.00) and other good and valuable consideration received to their full satisfaction of

**Bruce E. Buchan and Christina M. Buchan**, husband and wife, for their joint lives, remainder to the survivor of them, the Grantees, whose TAX MAILING ADDRESS will be **3518 Adams Center Road, Ft. Wayne, Indiana 46806**, do GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, their heirs and assigns, the following described premises, situated in the Township of Pleasant, County of Van Wert and State of Ohio:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

The above-described premises are being conveyed subject to all legal highways, easements, right-of-ways, restrictions, reservations, covenants, set-back lines, platting and zoning regulations and conditions of record or in use on said premises.

The above-described premises, including, but not limited to, any and all improvements thereon and therein, are being conveyed by Grantors and accepted by Grantees in its present physical condition "AS IS" and "WHERE IS", and no warranties of any nature, express, implied or otherwise, are given by Grantors to Grantees with respect to the above-described premises, its condition, value, character, use, size or any other matters, except as otherwise set forth in this Deed.

It is agreed by and between Grantors and Grantees that all real property taxes, assessments and charges with respect to the above-described premises shall be prorated to the date of closing, and that in prorating said real property taxes, assessments and charges, the latest available rates and valuations shall be used, and Grantees herein assume and agree to pay all real property taxes, assessments and charges thereafter with respect to the above-described premises.

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And, we, **James L. Dutton and Patricia A. Dutton**, husband and wife, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, we are well seized of the above-described premises, as a good and indefeasible estate in FEE SIMPLE, and

NUMBER

62

PAGE

200700000415  
Filed for Record in  
VAN WERT COUNTY OHIO  
NANCY A HARTING RECORDER  
01-30-2007 At 11:37 am.  
SURVIVOR D 52.00

# DEED

same are free from all encumbrances whatsoever, except as hereinbefore noted and except for taxes, assessments and charges that are a lien on said described premises but are not yet due and payable, and that we will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF we have hereunto set our hands the 20th day of January, in the year of our Lord two thousand and seven.

Signed and acknowledged in the presence of:

James L. Dutton  
James L. Dutton

Patricia A. Dutton  
Patricia A. Dutton

STATE OF OHIO :  
: SS  
COUNTY OF VAN WERT :

Before me, a Notary Public in and for said County and State, personally appeared the above-named James L. Dutton and Patricia A. Dutton, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Van Wert County, Ohio this 20th day of January, 2007.



CHARLES F. KENNEDY, III  
NOTARY PUBLIC - State of Ohio  
My Commission Has No Expiration Date  
Section 147 03 R.C.

Notary Public

THIS INSTRUMENT PREPARED BY:  
James F. Blair  
Attorney at Law  
212 N. Elizabeth St.  
Lima, OH 45801  
(419) 224-1353

**TRANSFERRED**

JAN 30 2007

Janiebrata  
VAN WERT COUNTY OHIO  
DEP. AUDITOR

# LEGAL DESCRIPTION

## PARCEL ONE:

Situate in the Township of Pleasant, County of Van Wert, State of Ohio, to-wit:

Commencing at a monument box at the Northwest corner of the Northwest Quarter of Section 4, T-2-S, R-2-E, Pleasant Township, Van Wert County, Ohio.

Thence South 89 degrees 50 minutes 25 seconds East, along the North line of said Quarter, One Hundred ten and 00/100 (110.00) feet to a point on the East Right of Way (ROW) of Richey Road for the Place of Beginning;

Thence continuing South 89 degrees 50 minutes 25 seconds East, along said North line, Two Thousand Five Hundred Three and 86/100 (2503.86) feet to a stone/iron rod at the Northeast corner of said Northwest Quarter;

Thence North 89 degrees 58 minutes 16 seconds East, along the North line of the Northeast Quarter of Section 4, One Thousand Three Hundred Seven and 94/100 (1307.94) feet to an iron rod at the Northeast corner of the West Half of said Northeast Quarter,

Thence South 00 degrees 02 minutes 05 seconds West, along the East line of said West Half, Two Thousand Sixty-five and 42/100 (2065.42) feet to an iron rod on the North ROW of US 30;

Thence along said North ROW and along a curve to the right with a radius of 14,208.94 feet, a chord distance of 1398.04 feet and a chord bearing of North 69 degrees 39 minutes 06 seconds West, a distance of One Thousand Three Hundred Ninety-eight and 59/100 (1398.59) feet to a point;

Thence North 00 degrees 11 minutes 41 seconds East, along said North ROW, Five and 00/100 (5.00) feet to a point;

Thence along said North ROW and along a curve to the right with a radius of 14,203.94 feet, a chord distance of 1568.95 feet and a chord bearing of North 63 degrees 53 minutes 56 seconds West, a distance of One Thousand Five Hundred Sixty-nine and 74/100 (1569.74) feet to a point;

Thence North 29 degrees 13 minutes 59 seconds East, along said North ROW, One Hundred Twenty and 00/100 (120.00) feet to a point;

The along said North ROW and along a curve to the right with a radius of 14,083.94 feet, a chord distance of 157.32 feet and a chord bearing of North 60 degrees 24 minutes 46 seconds West, a distance of One Hundred Fifty-seven and 32/100 (157.32) feet to a point;

Thence South 29 degrees 52 minutes 09 seconds West, along said North ROW, One Hundred Twenty and 00/100 (120.00) feet to a point;

Thence along said North ROW and along a curve to the right with a radius of 14,203.94 feet, a chord distance of 1133.87 feet and a chord bearing of North 57 degrees 48 minutes 19 seconds West, a distance of One Thousand One Hundred Thirty-four and 17/100 (1134.17) feet to a point on the East ROW of Richey Road; Thence North 01 degrees 50 minutes 22 seconds East, along said East ROW, Two Hundred Seven and 98/100 (207.98) feet to the Place of Beginning.

Containing 109.181 acres more or less and being 55.015 acres in the Northeast and 54.165 acres in the Northwest Quarters of Section 4, Pleasant Township, Van Wert County, Ohio.

## PARCEL TWO:

Situate in the Township of Pleasant, County of Van Wert, and State of Ohio, to-wit:

Commencing at a monument box at the Southwest corner of the Northwest Quarter of Section 4, T-2-S, R-2-E, Pleasant Township, Van Wert County, Ohio;

Thence North 89 degrees 47 minutes 28 seconds East, along the South line of said Quarter, One Thousand Two and 62/100 (1002.62) feet to a mag nail on the centerline of Hoaglin Creek for the Place of Beginning.

Thence the following courses and distance along said centerline:

# LEGAL DESCRIPTION

8. North 66 degrees 46 minutes 39 seconds East, 66.84 feet;
9. North 18 degrees 43 minutes 49 seconds East, 70.75 feet;
10. North 08 degrees 11 minutes 15 seconds West, 119.25 feet;
11. North 17 degrees 02 minutes 05 seconds East, 100.73 feet;
12. North 00 degrees 25 minutes 58 seconds East, 65.37 feet;
13. North 42 degrees 07 minutes 51 seconds West, 78.58 feet;
14. North 59 degrees 31 minutes 26 seconds West, 99.46 feet;
15. North 37 degrees 11 minutes 49 seconds West, 83.46 feet;
16. North 49 degrees 42 minutes 15 seconds West, 92.59 feet;
17. North 26 degrees 57 minutes 53 seconds West, 88.37 feet;
18. North 21 degrees 34 minutes 00 seconds East, 114.46 feet;
19. North 17 degrees 02 minutes 10 seconds West, 62.64 feet;
20. North 48 degrees 38 minutes 26 seconds West, 85.01 feet;
21. North 51 degrees 19 minutes 08 seconds West, 75.29 feet;
22. North 31 degrees 39 minutes 54 seconds West, 69.21 feet;
23. North 16 degrees 20 minutes 11 seconds East, 137.54 feet;
24. North 53 degrees 09 minutes 20 seconds East, 56.24 feet;

to a point on the South Right of Way (ROW) of US 30;

Thence along said South ROW and along a curve to the left with a radius of 14,558.94 feet, a chord distance of 87.58 feet and a chord bearing of South 60 degrees 11 minutes 43 seconds East, a distance of Eighty-seven and 58/100 (87.58) feet to a point;

Thence North 29 degrees 31 minutes 52 seconds East, along said South ROW, Sixty-five and 00/100 (65.00) feet to a point;

Thence North 73 degrees 09 minutes 40 seconds East, along said ROW, Forty-nine and 82/100 (49.82) feet to a point;

Thence along said South ROW and along a curve to the left with a radius of 14,458.94 feet, a chord distance of 1731.08 feet and a chord bearing of South 64 degrees 02 minutes 30 seconds East, a distance of One Thousand Seven Hundred Thirty-one and 10/100 (1731.10) feet to a point;

Thence North 00 degrees 11 minutes 41 seconds East, along said South ROW, Fifteen and 00/100 (15.00) to a point;

Thence along said South ROW and along a curve to the left with a radius of 14,444.94 feet, a chord distance of 555.43 feet and a chord bearing of South 67 degrees 32 minutes 34 seconds East, a distance of Five Hundred Fifty-five and 46/100 (555.46) feet to a point;

Thence South 00 degrees 34 minutes 08 seconds West, Five Hundred Eighty-four and 37/100 (584.37) feet to a railroad spike on the South line of the Northeast Quarter of Section 4;

Thence South 89 degrees 47 minutes 52 seconds West, along said South line, Five Hundred Sixteen and 00/100 (516.00) feet to an iron rod at the Southwest corner of the Northeast Quarter of Section 4;

Thence South 89 degrees 47 minutes 28 seconds West, along the South line of the Northwest Quarter of Section 4, One Thousand Six Hundred Two and 30/100 (1602.30) feet to the Place of Beginning.

Containing 49.572 acres and being 8.236 acres in the Northeast and 41.336 acres Northwest Quarters of Section 4, Pleasant Township, Van Wert County, Ohio.

## PARCEL THREE:

Beginning at an iron rod at the Northwest corner of the Southwest Quarter of Section 4, T-2-S, R-2-E, Pleasant Township, Van Wert County, Ohio; Thence North 89 degrees 47 minutes 28 seconds East, along the North line of said Quarter, Two Thousand Six Hundred Four and 92/100 (2604.92) feet to an iron rod at the Northeast corner of said Quarter; Thence South 00 degrees 06 minutes 02 seconds West, along the East line of said Quarter, One Thousand Five Hundred Ninety-four and 44/100 (1594.44) feet to a point on the North line of the railroad; Thence North 63 degrees 36 minutes 40 seconds West, along said North line, Two Thousand Nine Hundred Five and 32/100 (2905.32) feet to a PK nail on the West line of said Quarter; Thence North 00 degrees 07 minutes 15 seconds East, along said West line, Two Hundred Ninety-three and 78/100 (293.78) feet to the Place of Beginning.

A photograph of a dense thicket of green trees and bushes. The scene is filled with various shades of green, from bright lime to deep forest green. The trees are thin and vertical, with some branches extending across the frame. The overall impression is of a lush, overgrown natural area. The text 'PRELIMINARY TITLE' is overlaid in the center in a bold, white, sans-serif font.

**PRELIMINARY TITLE**

# PRELIMINARY TITLE

## DILLON W. STAAS IV CO., L.P.A.

A LEGAL PROFESSIONAL ASSOCIATION  
ATTORNEY AT LAW

101 EAST MAIN STREET  
VAN WERT, OHIO 45891  
PHONE: 419-238-0180 or 419-238-6553  
FAX: 419-238-2743

DILLON W. STAAS IV, Attorney at Law  
E-MAIL: [dstaas@bright.net](mailto:dstaas@bright.net)

CHARLES F. KENNEDY, III, Title Insurance Agent  
E-MAIL: [cfkiico@bright.net](mailto:cfkiico@bright.net)

### REPORT OF RECORD TITLE

CLIENT: BRUCE E. BUCHAN AND CHRISTINA M. BUCHAN

DATE: May 18, 2016

PROPERTY ADDRESS/LOCATION: **PARCEL ONE:** NPT W ½ NE ¼ & NPT N ½  
NW ¼ & NE CORNER S ½ NW ¼ SECTION 4,  
PLEASANT TWP. -- 109.181 ACRES

**PARCEL TWO:** PT S ½ NW ¼ & SPT NW ¼  
NW ¼ SECTION 4 PLEASANT TWP.—49.572  
ACRES

**PARCEL THREE:** PT N ½ SW ¼ SECTION 4  
PLEASANT TWP. -- 56.45 ACRES

NOTE: COPY OF LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**PARCEL ONE:**

EFFECTIVE DATE: May 18, 2016 AT 8:00 A.M.

The last document in the chain of title to said land as disclosed by the Official Records of the Recorder of County, Ohio purporting to convey the fee title to said land is:

GRANTEE: BRUCE E. BUCHAN AND CHRISTINA M. BUCHAN

GRANTOR: JAMES L. DUTTON AND PATRICIA A. DUTTON, Husband and Wife

DATE AND TIME RECORDED: January 30, 2007 at 11:37 a.m.

VOLUME: 326 PAGE: 2455 -- OFFICIAL RECORDS

The latest available County Treasurer's tax duplicate of said County discloses the following with respect to said land:

STREET ADDRESS: NOT APPLICABLE

TAX PARCEL NO.: 10-013152-0000

ASSESSED VALUATION:

LAND:	\$136,710
BUILDINGS:	\$ -0-
TOTAL:	\$136,710

FULL VALUATION:

LAND:	\$660,660
BUILDINGS:	\$ -0-
TOTAL:	\$660,660

CAUV \$390,600

TAXES DUE:

1ST HALF:	\$ 2127.75	-- Paid
2ND HALF:	\$ 2127.75	-- Paid

ASSESSMENTS DUE:

1ST HALF:	\$75.85	-- Paid
2ND HALF:	\$75.85	-- Paid

# PRELIMINARY TITLE

## DELINQUENT TAXES AND ASSESSMENTS: NONE

That an examination of said Official Records reveals no mortgages purporting to affect said land or liens recorded in the name of the Grantee, other than those set out below under exceptions; provided however, that no liability is assumed with respect to the identity of any party named or referred to in this Schedule, nor with respect to the validity, legal effect or priority of any matter shown as an Exception.

## EXCEPTIONS:

### MORTGAGES:

1. Assignment of Rents & Leases from Bruce E. Buchan and Christina Buchan, Husband and Wife to Lake City Bank, dated August 7, 2014 and filed for record on August 14, 2014 at 11:41 a.m. in Volume 384 Page 1621 of the Official Record of Van Wert County, Ohio.

### LIENS: NONE

2. Easement for Channel Construction, Maintenance and Conservation to Maumee Watershed Conservancy District from Alice R. Young, A Widow and James C. Young and Alyce Jane Young, Husband and Wife dated June 7, 1994 and filed for record on June 21, 1994 @ 3:27 p.m. in Volume 121 Page 512 of the Official Records of Van Wert County, Ohio. Copy attached as Exhibit "B".
3. Right of Way by Judgment Easement to the State of Ohio for highway purposes dated October 6, 1965 and filed for record on October 8, 1965 @ 3:05 p.m. in Volume 176 Page 877 of the Deed Records of Van Wert, Ohio. Copy attached as Exhibit "C".
4. Oil and Gas Lease to Beldon & Blake Corporation from Sylvester J. Young and Alice Young, Husband and Wife, dated September 22, 1981 and filed for record on October 5, 1981 @ 1:22 p.m. in Volume 34 Page 70 of the Lease Records of Van Wert County, Ohio. Copy attached as Exhibit "D".
5. Right-of-way easement from Bruce E. Buchan and Christina M. Buchan, Husband and Wife to the Van Wert County Commissioners, dated March 27, 2009 and filed for record on April 3, 2009 at 12:06 p.m. in Volume 343 Page 505 of the Official Records of Van Wert County, Ohio. Copy attached as Exhibit "E".

### PARCEL TWO:

EFFECTIVE DATE: May 18, 2016 AT 8:00 A.M.

The last document in the chain of title to said land as disclosed by the Official Records of the Recorder of County, Ohio purporting to convey the fee title to said land is:

GRANTEE: BRUCE E. BUCHAN AND CHRISTINA M. BUCHAN

GRANTOR: JAMES L. DUTTON AND PATRICIA A. DUTTON, Husband and Wife

DATE AND TIME RECORDED: January 30, 2007 at 11:37 a.m.

VOLUME: 326 PAGE: 2455 -- OFFICIAL RECORDS

The latest available County Treasurer's tax duplicate of said County discloses the following with respect to said land:

STREET ADDRESS: NOT APPLICABLE

TAX PARCEL NO.: 10-013164.0000

ASSESSED VALUATION:

LAND: \$ 53,180

BUILDINGS: \$ 0

A landscape photograph showing a field in the foreground with a line of trees in the background under a blue sky with light clouds. The field is divided into a grassy area in the lower half and a tilled, brownish field in the upper half. The text "COUNTY INFORMATION" is overlaid in the center of the image.

# COUNTY INFORMATION



# COUNTY INFORMATION

TOTAL: \$ 53,180  
FULL VALUATION:  
LAND: \$268,460  
BUILDINGS: \$ 0  
TOTAL: \$268,460

CAUV -- \$151,940

**TAXES DUE:**

1ST HALF: \$ 964.86 -- February 14, 2007  
2ND HALF: \$ 964.86 -- July 11, 2007

**ASSESSMENTS DUE:**

1ST HALF: \$827.69 -- Paid  
2ND HALF: \$827.69 -- Paid

**DELINQUENT TAXES AND ASSESSMENTS: NONE**

That an examination of said Official Records reveals no mortgages purporting to affect said land or liens recorded in the name of the Grantee, other than those set out below under exceptions; provided however, that no liability is assumed with respect to the identity of any party named or referred to in this Schedule, nor with respect to the validity, legal effect or priority of any matter shown as an Exception.

**EXCEPTIONS:**

**MORTGAGES:**

1. Assignment of Rents & Leases from Bruce E. Buchan and Christina Buchan, Husband and Wife to Lake City Bank, dated August 7, 2014 and filed for record on August 14, 2014 at 11:41 a.m. in Volume 384 Page 1621 of the Official Record of Van Wert County, Ohio.

**LIENS: NONE**

2. Easement for ingress and egress for agricultural purposes from Robert J. Anthony and Janet L. Anthony, Husband and Wife to Daniel J. Bauer and Beth S. Bauer, dated October 16, 2006 and filed for record on October 20, 2006 at 1:33 p.m. in Volume 324 Page 1954 of the Official Records of Van Wert County, Ohio. Copy attached as Exhibit "F".

3. Easement for ingress and egress for agricultural purposes from Robert J. Anthony and Janet L. Anthony, Husband and Wife to LTC Farms, Inc., dated October 16, 2006 and filed for record on October 20, 2006 at 1:33 p.m. in Volume 324 Page 1948 of the Official Records of Van Wert County, Ohio. Copy attached as Exhibit "G".

**DISCLAIMER: THIS TITLE SEARCH/REPORT IN NO WAY CERTIFIES THAT THE RECORD HOLDERS OF SAID REAL ESTATE HAVE GOOD AND MARKETABLE TITLE. THIS REPORT MERELY STATES WHAT THE PUBLIC RECORDS REFLECT.**

**PARCEL THREE:**

**EFFECTIVE DATE: May 18, 2016 AT 8:00 A.M.**

The last document in the chain of title to said land as disclosed by the Official Records of the Recorder of County, Ohio purporting to convey the fee title to said land is:

**GRANTEE: BRUCE E. BUCHAN AND CHRISTINA M. BUCHAN  
GRANTOR: JAMES L. DUTTON AND PATRICIA A. DUTTON, Husband and Wife  
DATE AND TIME RECORDED: January 30, 2007 at 11:37 a.m.  
VOLUME: 326 PAGE: 2455 -- OFFICIAL RECORDS**

# COUNTY INFORMATION

The latest available County Treasurer's tax duplicate of said County discloses the following with respect to said land:

STREET ADDRESS: NOT APPLICABLE

TAX PARCEL NO.: 10-013152-0200

ASSESSED VALUATION:

LAND:	\$63,480
BUILDINGS:	\$ -0-
TOTAL:	\$63,480

FULL VALUATION:

LAND:	\$319,090
BUILDINGS:	\$ -0-
TOTAL:	\$319,090

CAUV – 181,370

TAXES DUE:

1ST HALF:	\$ 988.00	-- Paid
2ND HALF:	\$ 988.00	-- Paid

ASSESSMENTS DUE:

1ST HALF:	\$36.63	-- Paid
2ND HALF:	\$36.63	-- Paid

DELINQUENT TAXES AND ASSESSMENTS: NONE

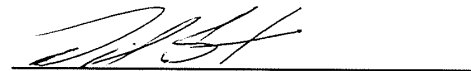
That an examination of said Official Records reveals no mortgages purporting to affect said land or liens recorded in the name of the Grantee, other than those set out below under exceptions; provided however, that no liability is assumed with respect to the identity of any party named or referred to in this Schedule, nor with respect to the validity, legal effect or priority of any matter shown as an Exception.

EXCEPTIONS:

LIENS: NONE

1. Right-of-way easement from Bruce E. Buchan and Christina M. Buchan, Husband and Wife to the Van Wert County Commissioners, dated March 27, 2009 and filed for record on April 3, 2009 at 12:06 p.m. in Volume 343 Page 505 of the Official Records of Van Wert County, Ohio. Copy attached as Exhibit "E".

DISCLAIMER: THIS TITLE SEARCH/REPORT IN NO WAY CERTIFIES THAT THE RECORD HOLDERS OF SAID REAL ESTATE HAVE GOOD AND MARKETABLE TITLE. THIS REPORT MERELY STATES WHAT THE PUBLIC RECORDS REFLECT.

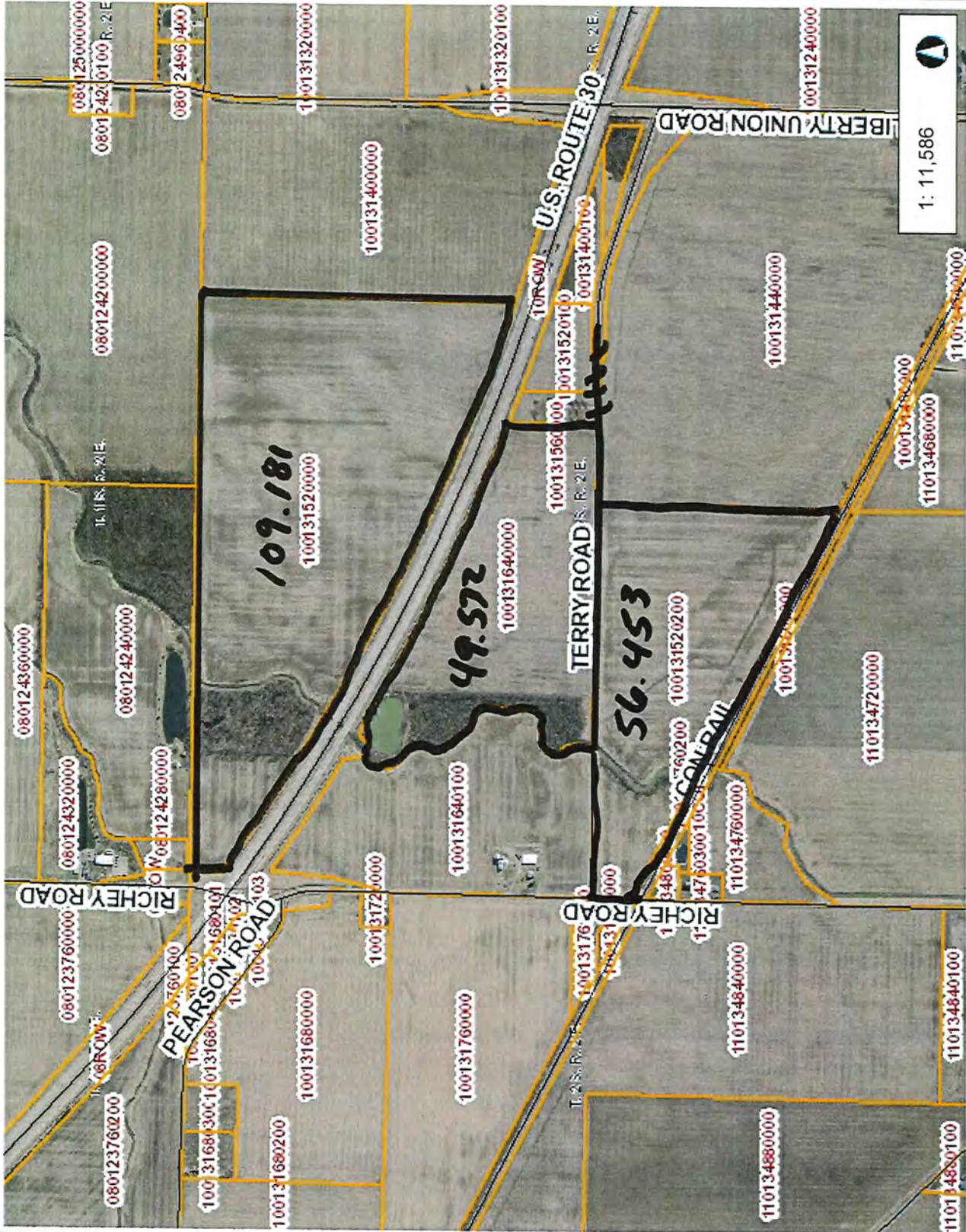


Dillon W. Staas IV  
Attorney at Law  
DILLON W. STAAS IV CO. L.P.A.

# COUNTY INFORMATION

Van Wert County, Ohio 2/15/206

- Legend**
- Roads
  - Parcels
  - Parcel Text
  - Sections



Notes

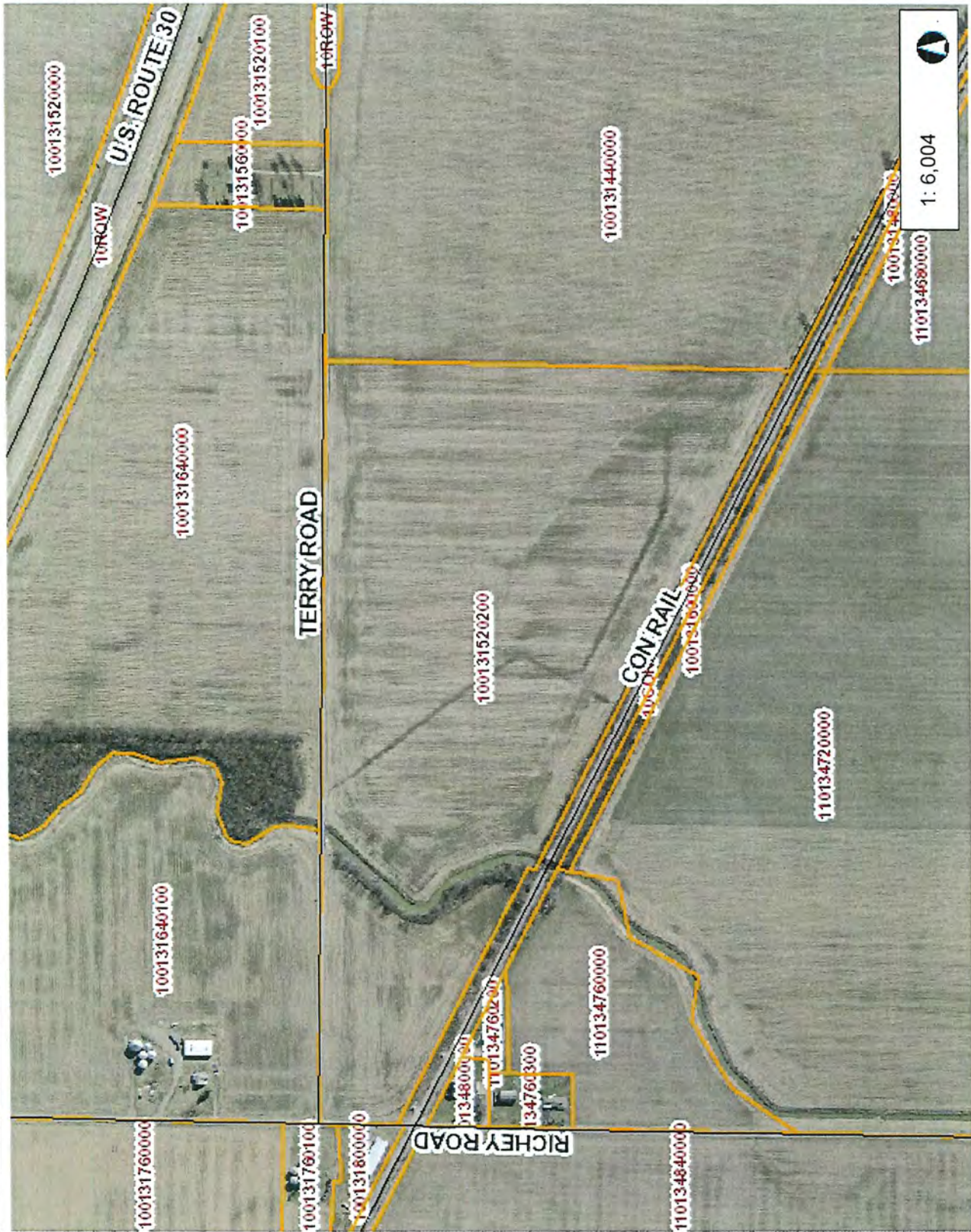
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

# COUNTY INFORMATION

## Van Wert County, Ohio

### Legend

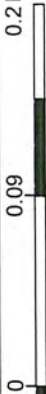
- Roads
- Parcels
- Parcel Text



### Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.2 Miles



0.2

NAD\_1983\_StatePlane\_Ohio\_North\_FIPS\_3401\_Feet

# COUNTY INFORMATION

Van Wert County Real Estate Search

Auditor's Office



<b>OWNER:</b>	BUCHAN BRUCE E& CHRISTINA M JTS	Parcel 1 of 3	>> >	<b>PARCEL NO.</b>	10-013152.0000
---------------	---------------------------------	---------------	------	-------------------	----------------

[New Search](#)  
 [Search Results](#)  
 [Property Card](#)  
 [View Map](#)

[Charge / Payments](#)  
 [Owner / Values](#)  
 [Charge Basis](#)  
 [History](#)  
 [Dwelling](#)  
 [Land / Building](#)  
 [Sketch](#)  
 [Sales History](#)  
 [Levies](#)

Owner / Tax Lien Date	Transfer / Current Tax Year	Transfer / Following Tax Year
BUCHAN BRUCE E& CHRISTINA M JTS		
2102 FOREST PARK BLVD		
FORT WAYNE IN 46805		
Date / Type / Amount	Date / Type / Amount	Date / Type / Amount
01-30-07		
3SS		
839303	0	0
Legal Description	Mail to Address	
NPT W1/2 NE1/4 & NPT N1/2		
NW1/4 & NECOR S1/2 NW1/4		
PLEASANT		
OR 326P2455		
Property Class	110 / Agricultural Vacant Land "Qualified for CAUV"	
	Class	Acres
<b>Current Tax Year</b>	110	109.1810

Current Year 35% Taxable Values		Not receiving the owner occupancy credit		Enrolled in the CAUV program	
Land	136710			CAUV Application #	248
Building	0			Last 3 Yr's CAUV Savings	\$8789.28
<b>Total</b>	<b>136710</b>			Land Market	231230

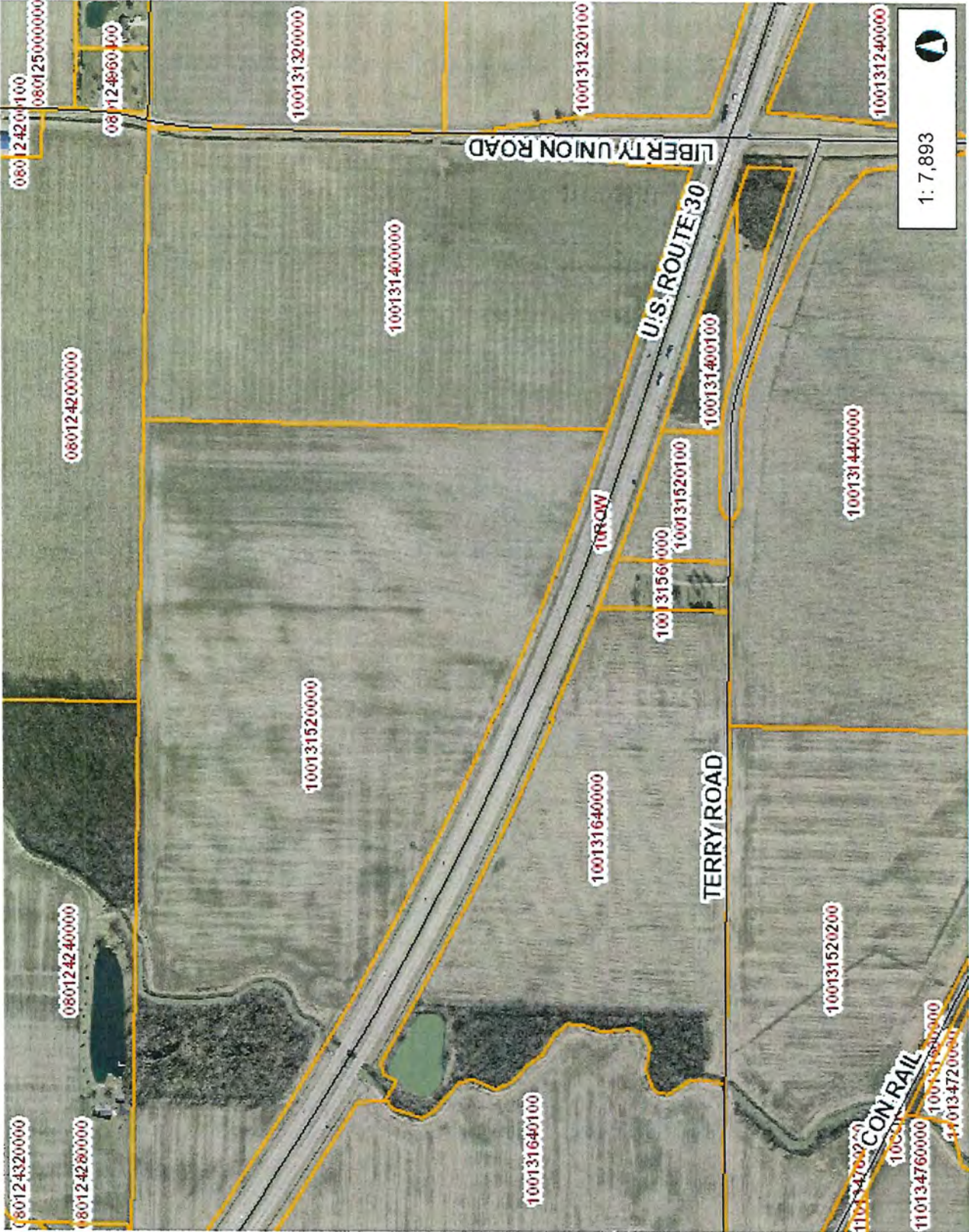
Possible Lein on parcel:									
Project Code	Benefited Acres / Front Foot	Benefit %	Use Factor	Estimated Assessment	Amended Assessment	Payment	Interest	Additional Assessment	Maintenance Cost
30001000/PRAIRIE CREEK IMPROVEMENT NT	5.0000			100.00					
100000/MAUMEE WATERSHED CONS DIST					151.70				
30000000/PRAIRIE CREEK IMPROVEMENT NT				-25.52					

# COUNTY INFORMATION

## Van Wert County, Ohio

### Legend

- Roads
- Parcels
- Parcel Text



1: 7,893

### Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.2 Miles

0 0.12

0

NAD\_1983\_StatePlane\_Ohio\_North\_FIPS\_3401\_Feet

# COUNTY INFORMATION

Van Wert County Real Estate Search

Auditor's Office



<b>OWNER:</b>	BUCHAN BRUCE E& CHRISTINA M JTS	<< Parcel 3 of 3	<b>PARCEL NO.</b>	10-013164.0000
---------------	---------------------------------	------------------	-------------------	----------------

[New Search](#)  
 [Search Results](#)  
 [Property Card](#)  
 [View Map](#)

[Charge / Payments](#)  
 [Owner / Values](#)  
 [Charge Basis](#)  
 [History](#)  
 [Dwelling](#)  
 [Land / Building](#)  
 [Sketch](#)  
 [Sales History](#)  
 [Levies](#)

Owner / Tax Lien Date	Transfer / Current Tax Year	Transfer / Following Tax Year
BUCHAN BRUCE E& CHRISTINA M JTS		
2102 FOREST PARK BLVD		
FORT WAYNE IN 46805		
Date / Type / Amount	Date / Type / Amount	Date / Type / Amount
01-30-07		
3SU		
839303	0	0
Legal Description	Mail to Address	
PT S1/2 NW1/4 &		
SPT NW1/4 NW1/4		
PLEASANT		
OR 326P2455		
Property Class	110 / Agricultural Vacant Land "Qualified for CAUV"	
	Class	Acres
Current Tax Year	110	49.5720

Current Year 35% Taxable Values		Not receiving the owner occupancy credit		Enrolled in the CAUV program	
Land	53180			CAUV Application #	248
Building	0			Last 3 Yr's CAUV Savings	\$3738.36
Total	53180			Land Market	93950

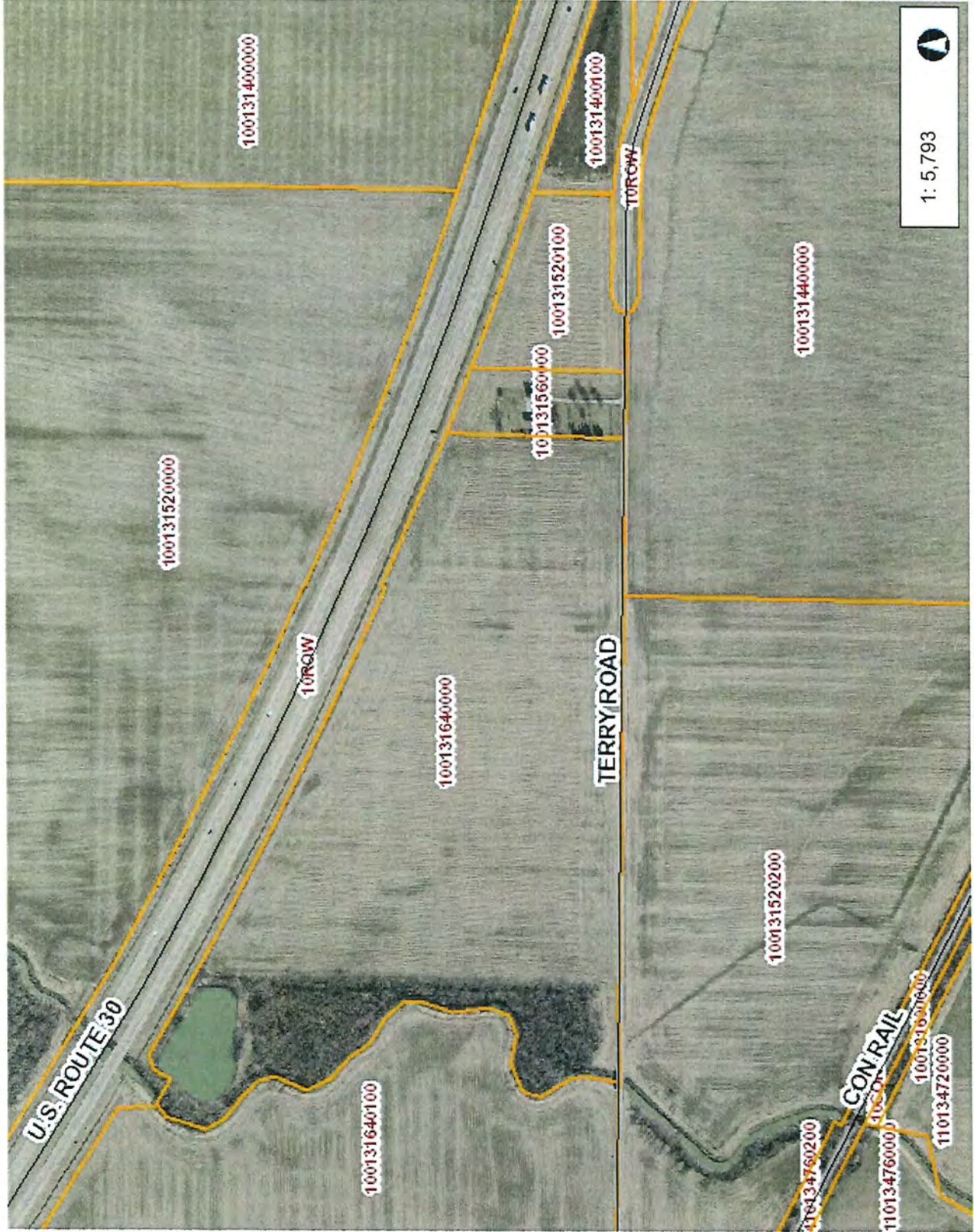
Possible Lein on parcel:									
Project Code	Benefited Acres / Front Foot	Benefit %	Use Factor	Estimated Assessment	Amended Assessment	Payment	Interest	Additional Assessment	Maintenance Cost
100000/MAUMEE WATERSHED CONS DIST					61.64				
30000000/PRAIRIE CREEK IMPROVEMENT NT				-25.52					

**Notes:**  
2006 bldgs moved from 10-013152-0000

# COUNTY INFORMATION

## Van Wert County, Ohio

- Legend**
- Roads
  - Parcels
  - Parcel Text



1: 5,793

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION



NAD\_1983\_StatePlane\_Ohio\_North\_FIPS\_3401\_Feet



# COUNTY INFORMATION

Van Wert County Real Estate Search

Auditor's Office



<b>OWNER:</b> BUCHAN BRUCE E& CHRISTINA M JTS	<< Parcel 2 of 3 >>	<b>PARCEL NO.</b> 10-013152.0200
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New Search Search Results Property Card View Map

Charge / Payments Owner / Values Charge Basis History Dwelling Land / Building Sketch Sales History Levies

Owner / Tax Lien Date	Transfer / Current Tax Year	Transfer / Following Tax Year
BUCHAN BRUCE E& CHRISTINA M JTS		
2102 FOREST PARK BLVD		
FORT WAYNE IN 46805		
<b>Date / Type / Amount</b>	<b>Date / Type / Amount</b>	<b>Date / Type / Amount</b>
01-30-07		
3SS		
839303	0	0
<b>Legal Description</b>		<b>Mail to Address</b>
PT N1/2 SW1/4		
PLEASANT CV		
OR 326P2455		
<b>Property Class</b>	110 / Agricultural Vacant Land "Qualified for CAUV"	
	<b>Class</b>	<b>Acres</b>
<b>Current Tax Year</b>	110	56.4530

Current Year 35% Taxable Values		Not receiving the owner occupancy credit		Enrolled in the CAUV program	
Land	63480			CAUV Application #	248
Building	0			Last 3 Yr's CAUV Savings	\$4486.04
Total	63480			Land Market	111680
Original Parcel	100131520000	First Tax Year	2001		

Possible Lein on parcel:									
Project Code	Benefited Acres / Front Foot	Benefit %	Use Factor	Estimated Assessment	Amended Assessment	Payment	Interest	Additional Assessment	Maintenance Cost
100000/MAUMEE WATERSHED CONS DIST					73.26				

**Notes:**  
2009 .164 easement to county commissioners

# COUNTY INFORMATION

## Van Wert County, Ohio

### Legend

- Roads
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- Parcel Text



1: 5,793

### Notes

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0.2 Miles

0.09

0

NAD\_1983\_StatePlane\_Ohio\_North\_FIPS\_3401\_Feet

# PHOTOS



# PHOTOS



# PHOTOS





**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

