

Mostly Tillable
Highly Productive Soils
Hunting Woods
Farm Sites & Building Sites



East Allen County Land

AUCTION

215[±] Acres

OFFERED IN 7 TRACTS
OR COMBINATIONS

INFORMATION BOOKLET

W. Point, IN 46797



866-340-0445 • SchraderFortWayne.com

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: Cathy R. Wolf

Auction Company: Schrader Real Estate and Auction Company, Inc.



7009 N. River Road Fort Wayne, IN 46815

CORPORATE HEADQUARTERS
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

TUESDAY, NOVEMBER 29, 2016
214 ACRES - ALLEN COUNTY, INDIANA

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Tuesday, November 22, 2016.

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
214± Acres • Allen County, Indiana
Tuesday, November 29, 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, November 29, 2016 at 6:00 PM.
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) 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

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, November 22, 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.

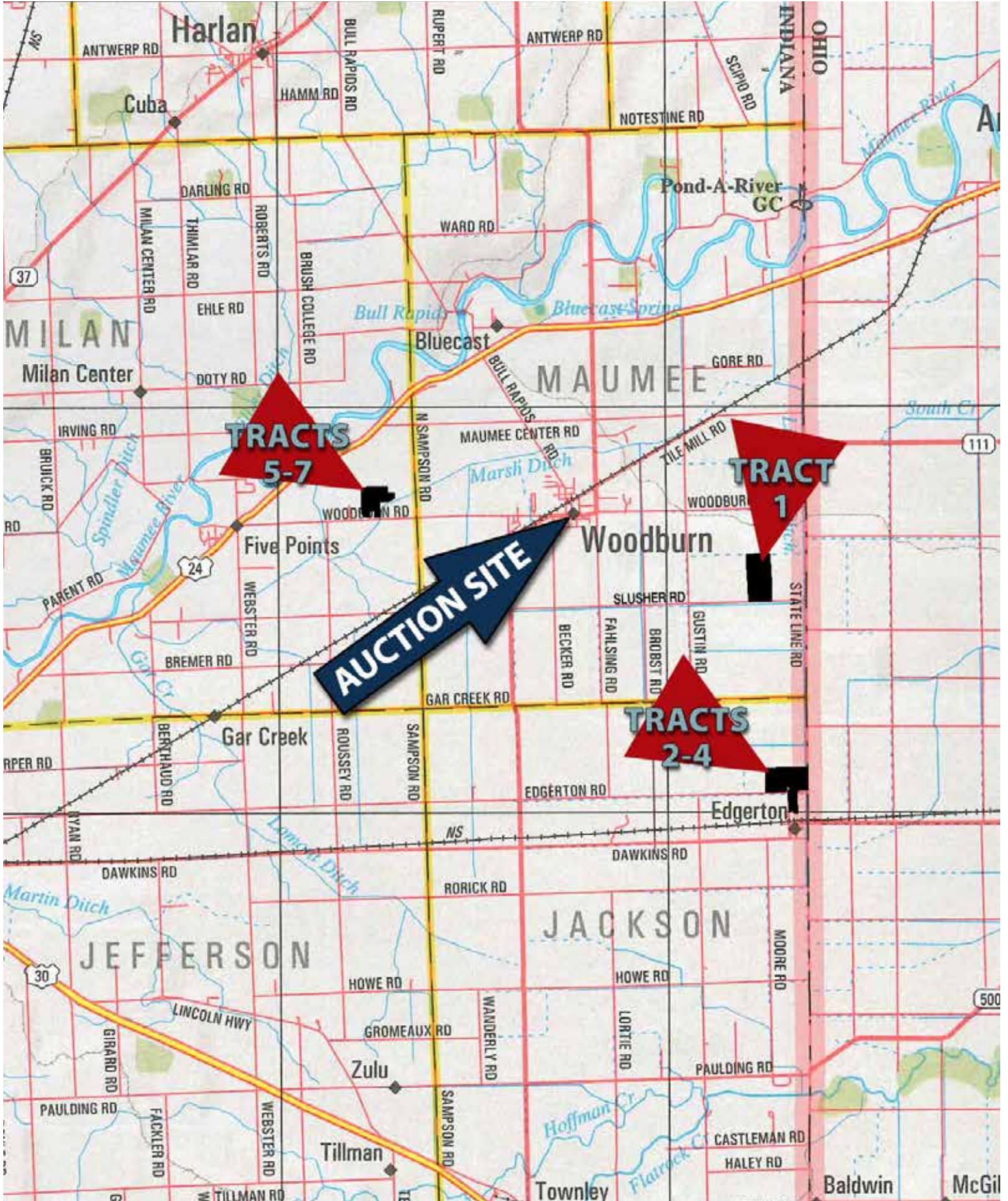
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

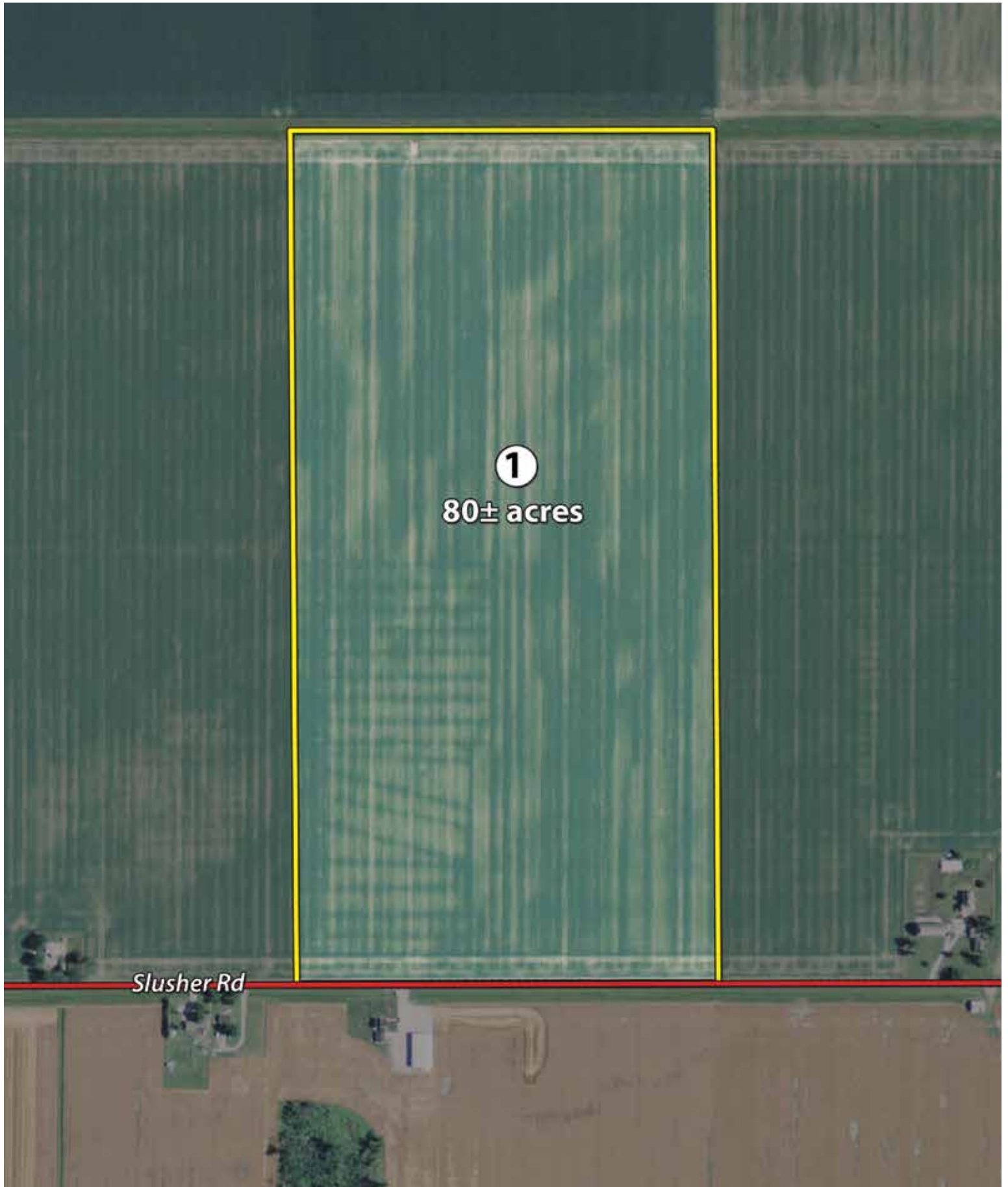
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

LOCATION MAP



AERIAL MAP - TRACT 1



1

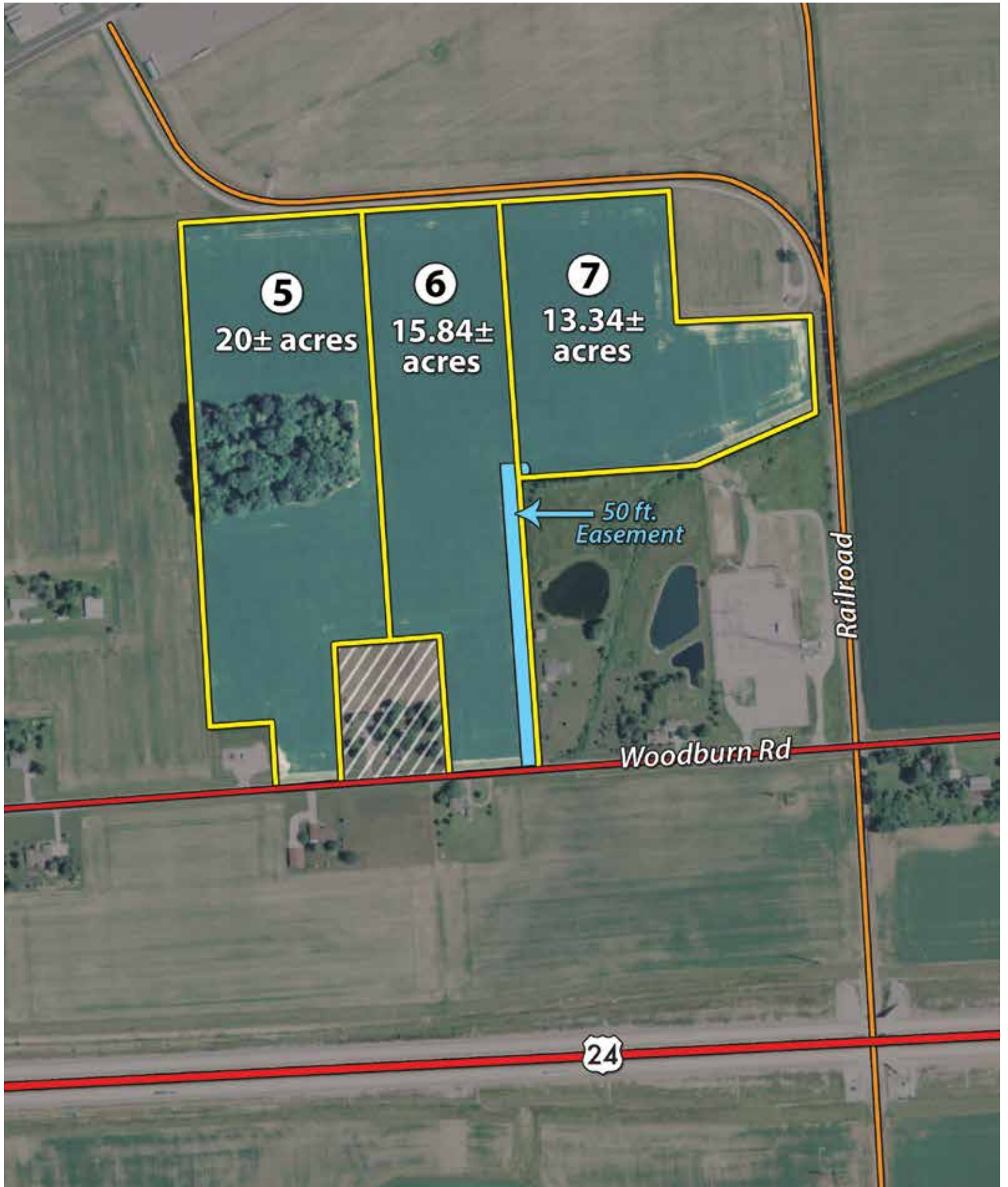
80± acres

Slusher Rd

AERIAL MAP - TRACTS 2-4



AERIAL MAP - TRACTS 5-7





SURETY MAPS

SURETY AERIAL MAP



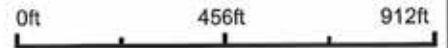
SURETY AERIAL MAP



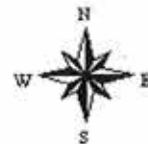
©2015 AgriData, Inc.



map center: 41° 7' 34.81, 84° 53' 43.58



24-31N-14E
Allen County
Indiana



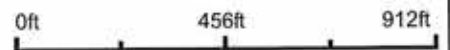
11/18/2015

SURETY AERIAL MAP



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

map center: 41° 7' 34.81", 84° 53' 43.58"



Maps Provided By:

© AgriData, Inc. 2015 www.AgriDataInc.com

24-31N-14E
Allen County
Indiana



11/18/2015

SURETY AERIAL MAP



© 2015 AgriData, Inc.



map center: 41° 4' 55.99, 84° 48' 28.55



10-30N-15E
Allen County
Indiana

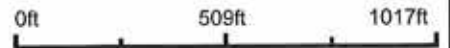


11/18/2015

SURETY AERIAL MAP



map center: 41° 4' 55.99, 84° 48' 28.55



10-30N-15E
Allen County
Indiana



11/18/2015

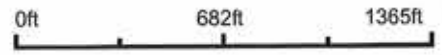
SURETY AERIAL MAP



©2015 AgriData, Inc.



map center: 41° 6' 53.13, 84° 48' 40.7



27-31N-15E
Allen County
Indiana



11/18/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

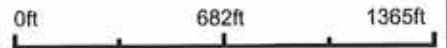
SURETY AERIAL MAP



©2015 AgriData, Inc.



map center: 41° 6' 53.13, 84° 48' 40.7



27-31N-15E
Allen County
Indiana

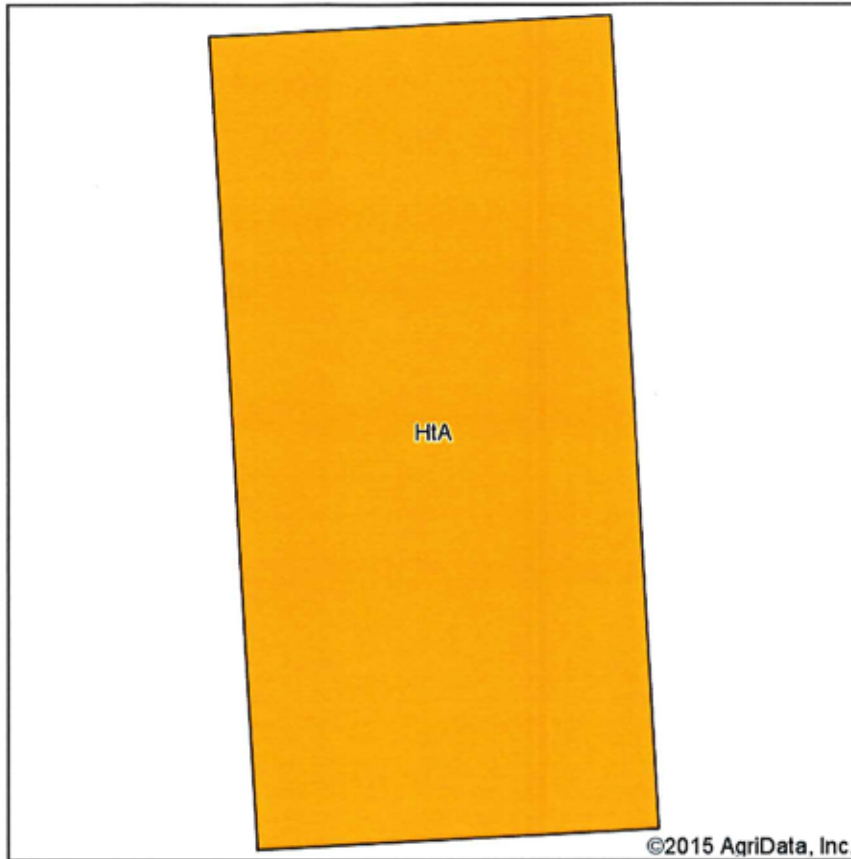


11/18/2015

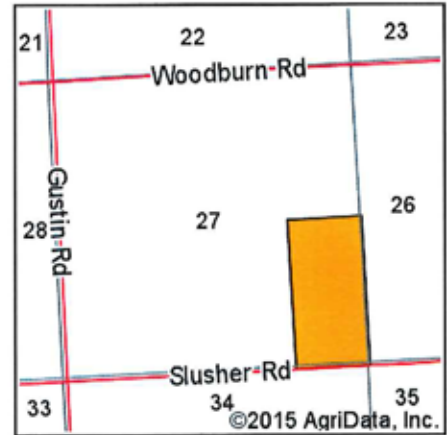
SOIL INFORMATION

SOIL MAP - TRACT 1

Soil Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **27-31N-15E**
 Township: **Maumee**
 Acres: **80**
 Date: **11/18/2015**



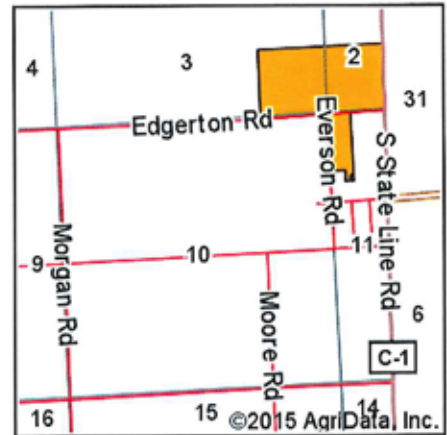
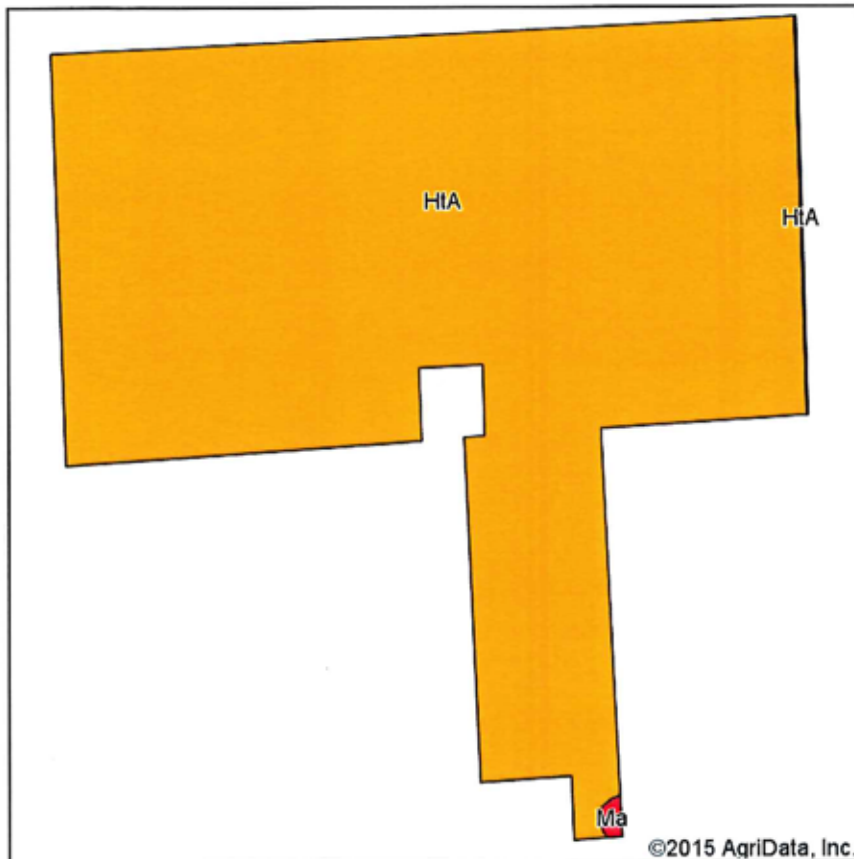
Area Symbol: IN003, Soil Area Version: 15											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture
HtA	Hoytville silty clay, 0 to 1 percent slopes	80.00	100.0%		llw	79	145	5	40	59	9
Weighted Average						79	145	5	40	59	9

Area Symbol: IN003, Soil Area Version: 15

Soils data provided by USDA and NRCS.

SOIL MAP - TRACTS 2-4

Soil Map



State: **Indiana**
 County: **Allen**
 Location: **10-30N-15E**
 Township: **Jackson**
 Acres: **85.71**
 Date: **11/18/2015**



Area Symbol: IN003, Soil Area Version: 15
 Area Symbol: OH125, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*eFOTG PI
HtA	Hoytville silty clay, 0 to 1 percent slopes	85.37	99.6%		llw	79	145	5	9	40	59	
Ma	Made land	0.18	0.2%			0						
HtA	Hoytville silty clay, 0 to 1 percent slopes	0.16	0.2%		llw	79	145	5	9	40	59	81
Weighted Average						78.8	144.7	5	9	39.9	58.9	0.2

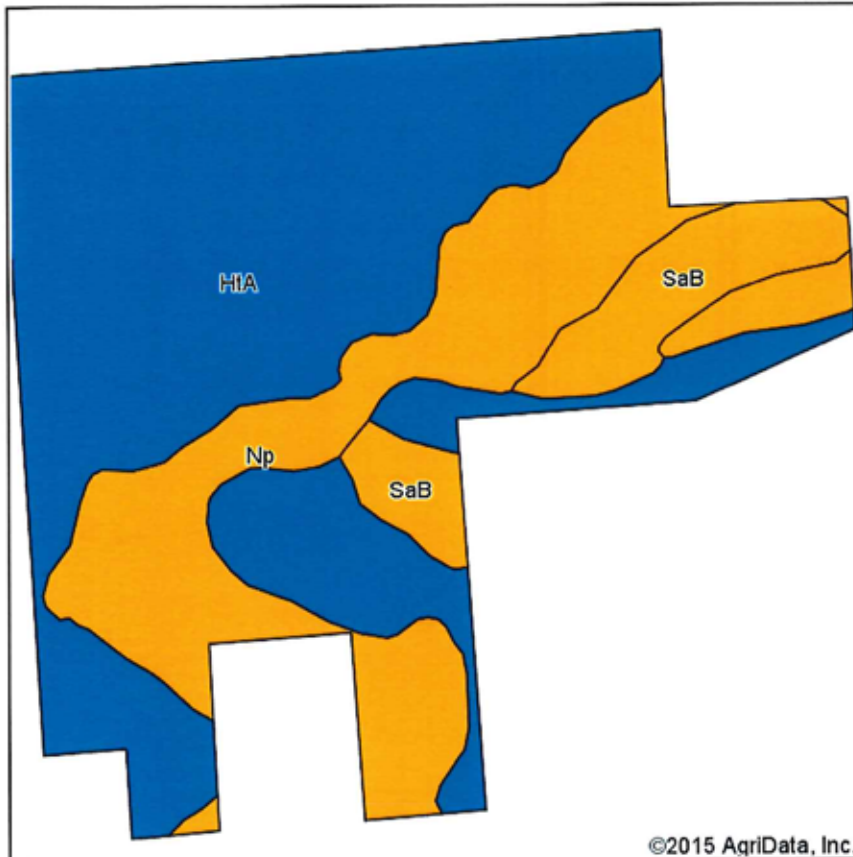
Area Symbol: IN003, Soil Area Version: 15
 Area Symbol: OH125, Soil Area Version: 13

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

Soils data provided by USDA and NRCS.

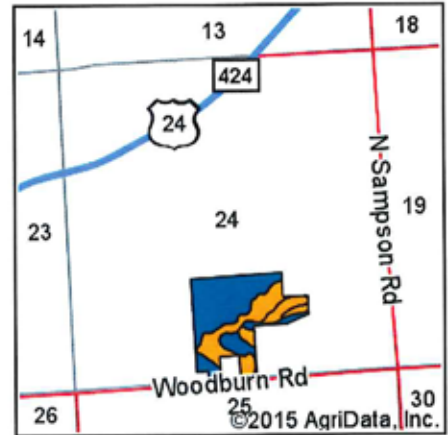
SOIL MAP - TRACTS 5-7

Soil Map



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: **Indiana**
 County: **Allen**
 Location: **24-31N-14E**
 Township: **Milan**
 Acres: **49.18**
 Date: **11/18/2015**



Maps Provided By:



© Agridata, Inc. 2015 www.AgridataInc.com



Area Symbol: IN003, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
HIA	Hoytville silty clay, 0 to 1 percent slopes	30.27	61.5%		llw		145	5	9	40	59
Np	Nappanee silty clay loam	14.39	29.3%		lllw	18	135	5	9	45	61
SaB	St. Clair silt loam, 2 to 6 percent slopes	4.52	9.2%		llle	17	124	4	9	44	56
Weighted Average						6.8	140.1	4.9	9	41.8	59.3

Area Symbol: IN003, Soil Area Version: 15

Soils data provided by USDA and NRCS.

**UTILITY &
INFRASTRUCTURE
LAND SERVICES**

UTILITY & INFRASTRUCTURE



October 21, 2016

Cathy Renee Wolf
3411 W. 200 N
Albion, IN 46701

Re: Milan- South Hicksville

Dear: Cathy Renee Wolf

AEP Indiana Michigan Transmission Company Inc. (AEP) is planning to replace and upgrade company communications wire on an existing transmission/distribution line in your area. As a property owner in the area, we wanted you to know about the upcoming construction activities and provide you with additional information about the project.

The Milan- South Hicksville Includes plans to replace the existing fiber wire on the transmission/distribution poles with new wire. This work will improve the communications network that allows us to identify and respond to outages.

ORC Utility and Infrastructure Land Services (ORC), a contractor for AEP, will begin work November 2016. Construction is expected to be completed Winter 2017. Most of the work will take place in or along road right-of-way. In some instances, easements may need to be acquired.

ORC is serving as AEP's right-of-way representative for this project and will be working with landowners throughout construction.

We would like to ask you for some help in this process. Please let us know about any special conditions that crews should know about before accessing your property. Examples of special conditions include gates that need to be closed for livestock or pets, children who need to be kept clear of the work area, nearby septic systems, or any other conditions that should be considered. Please contact the right-of-way representative at the phone number provided below to notify us of any special conditions on your property.

During construction, the contractors will use heavy equipment to access the project area. While we make every effort to minimize disturbance, as with any construction project, damage can occur. If this should happen, the contractor will be required to return the property to as close to its pre-construction condition as possible.

Upgrades such as the Milan- South Hicksville keeps the electric system safe and reliable. AEP realizes that construction projects may inconvenience landowners and the public, and we are committed to working with our stakeholders to minimize impacts.

If you have any questions or concerns, please don't hesitate to call my office at (614) 340-8233 ext. 7016.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Beebe'.

Vincent Beebe, Right-of-Way Agent
ORC Utility and Infrastructure Land Services
Representing AEP Indiana Michigan Transmission Company Inc.

CRP CONTRACT

CRP CONTRACT

This form is available electronically.

CRP-1 (10-22-15) CONSERVATION RESERVE PROGRAM CONTRACT	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 18 003	2. SIGN-UP NUMBER 40
		3. CONTRACT NUMBER 1877A	4. ACRES FOR ENROLLMENT 0.30
7A. COUNTY OFFICE ADDRESS (Include Zip Code) ALLEN COUNTY FARM SERVICE AGENCY 3718 NEW VISION DR FORT WAYNE, IN 46845-1703		5. FARM NUMBER 8434	6. TRACT NUMBER(S)
7B. TELEPHONE NUMBER (Include Area Code): (260) 484-5848		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2011 TO: (MM-DD-YYYY) 09-30-2021

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (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; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre \$ 208.80	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 63	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment \$			CP21	0.30	\$ 0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
CATHY R WOLF 3411 W 200 N ALBION, IN 46701-9315	0.00%		
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): REX E COOMER 24828 SLUSHER RD WOODBURN, IN 46797-9505	100.00%		
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	%		

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
-------------------------	------------------------------------	----------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy

Owner's Copy

Operator's Copy

CRP CONTRACT

USDA Farm 8434 Tract 3153
Administered by: Allen County, Indiana

Map prepared on: 6/14/2016
53.03 Tract acres
47.17 Cropland acres
0.3 CRP acres

CRP
 CLU

Wetland Determination Identifiers:
● Restricted Use **TRS: 31N14E24**
▼ Limited Restrictions **Allen Co., IN**
■ Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	46.87	N	2				Y
2	0.3	N	2	1877A	21	21	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

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 18 003	2. SIGN-UP NUMBER 35
		3. CONTRACT NUMBER 1457B	4. ACRES FOR ENROLLMENT 0.20
CONSERVATION RESERVE PROGRAM CONTRACT		5. FARM NUMBER 8434	6. TRACT NUMBER(S)
		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 03-01-2007 TO: (MM-DD-YYYY) 09-30-2017
7A. COUNTY OFFICE ADDRESS (Include Zip Code) ALLEN COUNTY FARM SERVICE AGENCY 3718 NEW VISION DR FORT WAYNE, IN 46845-1703		7B. 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 (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; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 131.20	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 26	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$			CP21	0.20	\$ 12
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): CATHY R WOLF 3411 W 200 N ALBION, IN 46701-9315	(2) SHARE 0.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): REX E COOMER 24828 SLUSHER RD WOODBURN, IN 46797-9505	(2) SHARE 100.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
	NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.	

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes 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

CRP CONTRACT

USDA Farm 8434 Tract 10150

Map prepared on: 6/14/2016

Administered by: Allen County, Indiana

CRP TRS: 30N15E11
 CLU Allen Co., IN



11.12 Tract acres
 10.93 Cropland acres
 0.2 CRP acres

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

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	10.73	N	2					Y
2	0.2	N	2	1457B	21	17		Y



Farm 8434 Tract 10150

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CRP CONTRACT

USDA Farm 8434 Tract 10562 Map prepared on: 6/14/2016
 Administered by: Allen County, Indiana

80.36 Tract acres
 80.36 Cropland acres
 0.6 CRP acres

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP Imagery; IDHS June 2015 or Dynamap 2008 road names

CRP TRS: 31N15E27
 CLU Allen Co., IN

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



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	79.76	N	2					Y
2	0.6	N	2	1274B	21	16		Y

Farm 8434 Tract 10562

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

USDA Farm 8434 Tract 10149
Administered by: Allen County, Indiana

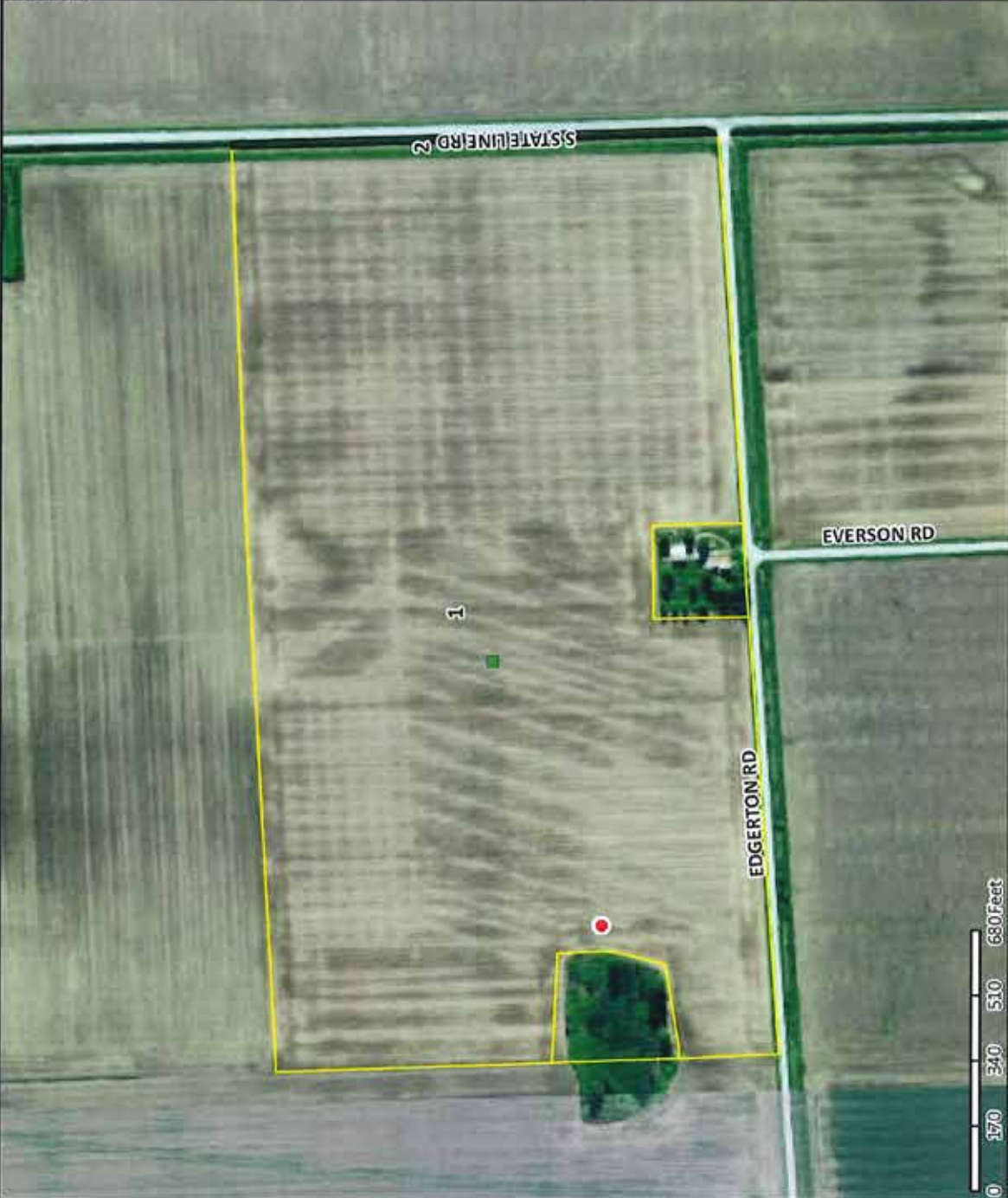
Map prepared on: 6/14/2016
72.37 Tract acres
69.07 Cropland acres
0.6 CRP acres

Wetland Determination Identifiers:
● Restricted Use **TRS: 30N15E3**
▼ Limited Restrictions **Allen Co., IN**
■ Exempt from Conservation Compliance Provisions

CRP
 CLU

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP Imagery; IDHS June 2015 or Dynamap 2008 road names

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	68.47	N	2				Y
2	0.6	N	2	1273B	21	16	Y



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COUNTY INFORMATION

Tax Bills

COUNTY INFORMATION - TRACT 1



Search
Owner Name
Enter Address for Search:
1 E Main
2016
Search
Tax ID Number
Duplicate Number

Property found at this location

Taxpayer Name: Wolf Cathy Renee
3411 W 200 N
Albion, IN 46701 -
Property Address: Slusher Rd
Woodburn, IN 46797 -
Tax Year / Pay Year: 2015 Payable 2016
Homestead Deduction: No
Parcel Number: 02-10-27-400-003.000-052
Duplicate Number: 1884042
Taxing District: Maumee
Property Type: Real
Billed Mortgage Company:
Legal Description
E 1/2 Sec 1/4 Sec 27
(Note: Not to be used on legal documents)

Total Net Property Tax:	\$2,774.40
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$2,774.40
Current Account Balance:	\$0.00

Streets Imagery Hybrid

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

A map view of the property location, showing a red rectangular highlight over a parcel. The map includes a toolbar with navigation icons and a legend for map styles (Streets, Imagery, Hybrid).

All imagery is vintage March 2012 - Google Chrome is not supported for using the GIS Map Viewers.

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COUNTY INFORMATION-TRACT 1

02-10-27-400-003.000-052
 Miller Betty Jean
 25621 SLUSHER RD
 100, Vacant Land
 Ag/Rural Res Homesites 01 1/2

General Information
 Parcel Number 02-10-27-400-003.000-052
 Local Parcel Number 21-0027-0005
 Tax ID: E 1/2 SE 1/4 SEC 27

Ownership
 Miller Betty Jean
 Wolf Cathy Renee
 3411 W 200 N
 Albion, IN 46701

Transfer of Ownership
 Date 02/23/2011
 Owner Wolf Cathy Renee
 Doc ID Code 2011008204
 Book/Page PR /
 Sale Price \$0
 02/23/2011 Miller Betty Jean
 WD / /
 \$0
 01/01/1900 MILLER BETTY JEAN
 WD / /
 \$0

Notes
 Ag/Rural Res Homesites 01 1/2

Routing Number

Property Class 100
 Vacant Land

Year: 2016

Location Information

County Allen

Township MAUMEE TOWNSHIP

District 052 (Local 021)

052 MAUMEE (21)

School Corp 0255

EAST ALLEN COUNTY

Neighborhood 521008-052

Ag/Rural Res Homesites 01-052

Section/Plat 0027

Location Address (1)
 25621 SLUSHER RD
 . IN

Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	2016	2015	2014	2013	2012
Reason For Change	WIP	AA	AA	AA	GenReval
As Of Date	02/15/2016	05/20/2015	05/16/2014	05/09/2013	05/23/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$171,300	\$167,200	\$167,200	\$146,300	\$135,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$171,300	\$167,200	\$167,200	\$146,300	\$135,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$171,300	\$167,200	\$167,200	\$146,300	\$135,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$171,300	\$167,200	\$167,200	\$146,300	\$135,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Pricing Soil Type	Method ID	Act Frontl.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4	A	HS	0	76.947	1.06	\$1,960	\$2,078	0%	0%	1.0000	\$159,900
81	A	ROB2	0	2.29	1.00	\$1,960	\$4,488	-100%	0%	1.0000	\$0
82	A	ROB2	0	.763	1.00	\$1,960	\$1,495	-100%	0%	1.0000	\$0

Market Model N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, May 09, 2016

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	80.00
81 Legal Drain NV	2.29
82 Public Roads NV	0.76
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	76.95
Farmland Value	\$159,900
Measured Acreage	76.95
Avg Farmland Value/Acre	2078
Value of Farmland	\$159,900
Classified Total	\$0
Farm / Classified Value	\$159,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$159,900
CAP 2 Value	\$0
CAP 3 Value	\$159,900
Total Value	\$159,900

Data Source N/A Collector Appraiser

COUNTY INFORMATION - TRACT 2



Search

Owner Name: Enter Address for Search:

1 E Main 2016 **Search**

Tax ID Number: Duplicate Number:

Property found at this location

Taxpayer Name: Wolf Cathy Renee
3411 W 200 N

Property Address: Albion, IN 46701 -
25601 Edgerton Rd
Woodburn, IN 46797 -

Tax Year / Pay Year: 2015 Payable 2016

Homestead Deduction: No

Parcel Number: 02-15-03-400-002.000-045

Duplicate Number: 1954873

Taxing District: Jackson

Property Type: Real

Billed Mortgage Company:

Legal Description:
Se1/4 Se1/4 Ex Fri E 137.85 Of S 239 Ft Sec 3

(Note: Not to be used on legal documents)

Total Net Property Tax:	\$1,302.68
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments:	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,302.68
Current Account Balance:	\$0.00

Streets Imagery Hybrid

Map Scale: 1:10000

[Details](#) |
 [Deductions](#) |
 [Other Charges](#) |
 [Tax Distribution](#) |
 [Tax Summary](#) |
 [Bill Details](#) |
 [Property Summary](#)

All imagery is vintage March 2012 - Google Chrome is not supported for using the GIS Map Viewers.

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COUNTY INFORMATION - TRACT 2

02-15-03-400-002.000-045
 Parcel Number
 02-15-03-400-002.000-045
 Local Parcel Number
 15-0003-0005
 Tax ID:

Wolf Cathy Renee
 3411 W 200 N
 Albion, IN 46701

25601 EDGERTON RD
 100, Vacant Land

Wolf Cathy Renee
 3411 W 200 N
 Albion, IN 46701

Ag/Rural Res Homesites W 1/2

General Information
 Parcel Number
 02-15-03-400-002.000-045
 Local Parcel Number
 15-0003-0005
 Tax ID:

Ownership
 Date
 02/23/2011
 Owner
 Wolf Cathy Renee
 Doc ID Code
 WD
 Book/Page
 /
 Sale Price
 \$0

Transfer of Ownership
 Date
 01/01/1900
 Owner
 MILLER BETTY JEAN
 Doc ID Code
 WD
 Book/Page
 /
 Sale Price
 \$0

Routing Number

Notes

Legal
 SE1/4 SE1/4 EX
 FRL E 137.85 OF S 239 FT
 SEC 3

Property Class 100
 Vacant Land

Year: 2016

Location Information
 County
 Allen
 Township
 JACKSON TOWNSHIP
 District 045 (Local 015)
 045 JACKSON (15)
 School Corp 0255
 EAST ALLEN COUNTY
 Neighborhood 451003-045
 Ag/Rural Res Homesites Woodlan-0

Section/Plat
 0033015
 Location Address (1)
 25601 EDGERTON RD
 . IN 46797

Routing Number

Property Class 100
 Vacant Land

Year: 2016

Location Information
 County
 Allen
 Township
 JACKSON TOWNSHIP
 District 045 (Local 015)
 045 JACKSON (15)
 School Corp 0255
 EAST ALLEN COUNTY
 Neighborhood 451003-045
 Ag/Rural Res Homesites Woodlan-0

Section/Plat
 0033015
 Location Address (1)
 25601 EDGERTON RD
 . IN 46797

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2016	2015	2014	2013	2012
Reason For Change	WIP	AA	AA	AA	GenReval
As Of Date	02/11/2016	04/30/2016	05/16/2014	05/09/2013	05/23/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$82,900	\$77,400	\$80,900	\$68,400	\$63,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$82,900	\$77,400	\$80,900	\$68,400	\$63,300
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$82,900	\$77,400	\$80,900	\$68,400	\$63,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$82,900	\$77,400	\$80,900	\$68,400	\$63,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4 A HS	0	36.89	1.06	\$1,960	\$2,078	\$76,657	0%	0%	1.0000	\$76,660
5 A WA	0	1.12	0.85	\$1,960	\$1,666	\$1,866	-60%	0%	1.0000	\$750
81 A	0	.69	1.00	\$1,960	\$1,960	\$1,352	-100%	0%	1.0000	\$00
82 A R0B2	0	.54	1.00	\$1,960	\$1,960	\$1,058	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	39.24
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	39.24
81 Legal Drain NV	0.69
82 Public Roads NV	0.54
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	38.01
Farmland Value	\$77,410
Measured Acreage	38.01
Avg Farmland Value/Acre	2037
Value of Farmland	\$77,430
Classified Total	\$0
Farm / Classified Value	\$77,400
Home(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$77,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$77,400

Land Data (Standard Depth: Res 120', CI 120')

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4 A HS	0	36.89	1.06	\$1,960	\$2,078	\$76,657	0%	0%	1.0000	\$76,660
5 A WA	0	1.12	0.85	\$1,960	\$1,666	\$1,866	-60%	0%	1.0000	\$750
81 A	0	.69	1.00	\$1,960	\$1,960	\$1,352	-100%	0%	1.0000	\$00
82 A R0B2	0	.54	1.00	\$1,960	\$1,960	\$1,058	-100%	0%	1.0000	\$00

Market Model

Market Model	N/A
--------------	-----

Characteristics

Topography Level	<input type="checkbox"/>
Flood Hazard	<input type="checkbox"/>
Public Utilities	ERA <input type="checkbox"/>
Streets or Roads	Unpaved <input type="checkbox"/>
Neighborhood Life Cycle Stage	Other <input type="checkbox"/>

Data Source

Data Source	N/A
-------------	-----

Collector

Collector	Appraiser
-----------	-----------

Printed

Monday, May 09, 2016

Printed

Monday, May 09, 2016

COUNTY INFORMATION - TRACT 3



Search

Owner Name: Enter Address for Search:
 2016 **Search**

Tax ID Number
Duplicate Number

Property found at this location

Taxpayer Name:	Wolf Cathy Renee 3411 W 200 N
Property Address:	Albion, IN 46701 - 800 State Line Road Woodburn, IN 46797 -
Tax Year / Pay Year:	2015 Payable 2016
Homestead Deduction:	No
Parcel Number	02-15-02-300-002.000-045
Duplicate Number:	1954864
Taxing District:	Jackson
Property Type:	Real
Billed Mortgage Company:	
Legal Description	S1/2 Frl S1/2 Ex W 74 Of S 239 Ft Sec 2
(Note: Not to be used on legal documents)	
Total Net Property Tax:	\$1,048.26
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,048.26
Current Account Balance:	\$0.00

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

Streets Imagery Hybrid

All imagery is vintage March 2012 - Google Chrome is not supported for using the GIS Map Viewers.
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COUNTY INFORMATION - TRACT 3

02-15-02-300-002.000-045
 Wolf Cathy Renee
 3411 W 200 N
 Albion, IN 46701
 Local Parcel Number
 15-0002-0003
 Tax ID:
 Routing Number

800 STATE LINE RD
 100, Vacant Land
 Transfer of Ownership

Wolf Cathy Renee
 02/23/2011
 01/01/1900
 Doc ID Code
 2011008206
 Book/Page
 PR /96577
 Sale Price
 \$0

800 STATE LINE RD
 100, Vacant Land
 Transfer of Ownership

Wolf Cathy Renee
 02/23/2011
 01/01/1900
 Doc ID Code
 2011008206
 Book/Page
 PR /96577
 Sale Price
 \$0

Ag/Rural Res Homesites W 1/2

Notes

Notes

Notes

Notes

Legal
 S1/2 PRL S1/2 EX
 W 74 OF S 239 FT SEC 2

Legal

Legal

Legal

Legal

Property Class 100
 Vacant Land

Property Class 100
 Vacant Land

Property Class 100
 Vacant Land

Property Class 100
 Vacant Land

Property Class 100
 Vacant Land

Valuation Records (Work In Progress: values are not certified values and are subject to change)

Year: 2016	2015	2014	2013	2012
Assessment Year	AA	AA	AA	GenReval
Reason For Change	AA	AA	AA	AA
As Of Date	04/30/2016	05/19/2014	05/09/2013	05/23/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agricultural

Land	2015	2014	2013	2012
Land Res (1)	\$62,300	\$65,100	\$58,500	\$54,200
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$62,300	\$65,100	\$58,500	\$54,200
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$62,300	\$65,100	\$58,500	\$54,200
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Pricing Soil Type	Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Value
4	A	HS	0	1.06	\$1,960	\$2,078	\$62,278	0%	0%	\$62,280
81	A	ROB2	0	1.00	\$1,960	\$1,960	\$5,890	-100%	0%	\$00
82	A	ROB2	0	1.00	\$1,960	\$1,960	\$2,705	-100%	0%	\$00

Land Computations

Calculated Acreage	34.35
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	34.35
81 Legal Drain NV	3.00
82 Public Roads NV	1.38
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	29.97
Farmland Value	\$62,280
Measured Acreage	29.97
Avg Farmland Value/Acre	2078
Value of Farmland	\$62,280
Classified Total	\$0
Farm / Classified Value	\$62,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$62,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$62,300

Land Data (Standard Depth: Res 120', CI 120')

Land Pricing Soil Type	Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Value
4	A	HS	0	1.06	\$1,960	\$2,078	\$62,278	0%	0%	\$62,280
81	A	ROB2	0	1.00	\$1,960	\$1,960	\$5,890	-100%	0%	\$00
82	A	ROB2	0	1.00	\$1,960	\$1,960	\$2,705	-100%	0%	\$00

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Topography
 Flood Hazard

Topography
 Flood Hazard

Topography
 Flood Hazard

Topography
 Flood Hazard

Topography
 Flood Hazard

Public Utilities
 ERA

Public Utilities
 ERA

Public Utilities
 ERA

Public Utilities
 ERA

Public Utilities
 ERA

Streets or Roads
 Unpaved
 TIF

Streets or Roads
 Unpaved
 TIF

Streets or Roads
 Unpaved
 TIF

Streets or Roads
 Unpaved
 TIF

Streets or Roads
 Unpaved
 TIF

Neighborhood Life Cycle Stage
 Other
 Printed Monday, May 09, 2016

Neighborhood Life Cycle Stage
 Other
 Printed Monday, May 09, 2016

Neighborhood Life Cycle Stage
 Other
 Printed Monday, May 09, 2016

Neighborhood Life Cycle Stage
 Other
 Printed Monday, May 09, 2016

Neighborhood Life Cycle Stage
 Other
 Printed Monday, May 09, 2016

COUNTY INFORMATION - TRACT 4



Search

Owner Name: Enter Address for Search:

1 E Main 2016

Tax ID Number

Duplicate Number

Property found at this location

Taxpayer Name:	Wolf Cathy Renee 3411 W 200 N
Property Address:	Albion, IN 46701 - 1 S Everson Rd Woodburn, IN 46797 -
Tax Year / Pay Year:	2015 Payable 2016
Homestead Deduction:	No
Parcel Number:	02-15-11-101-001.000-045
Duplicate Number:	1955010
Taxing District:	Jackson
Property Type:	Real
Billed Mortgage Company:	
Legal Description	N1/2 Fr 1 N Of Rr Prop Ex S 278.65 Of Fr E 664.12 Ft & Ex E 694.5 Of N 1285.5 Ft & Exs 245.91 Ft & (Note: Not to be used on legal documents)
Total Net Property Tax:	\$380.02
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$380.02
Current Account Balance:	\$0.00

Details

Deductions

Other Charges

Tax Distribution

Tax Summary

Bill Details

Property Summary

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COUNTY INFORMATION - TRACT 4

02-15-11-101-001.000-045
General Information
Parcel Number
 02-15-11-101-001.000-045
Local Parcel Number
 15-0011-0001
Tax ID:

Routing Number

Property Class 100
 Vacant Land

Year: 2016
Location Information

County
 Allen
Township
 JACKSON TOWNSHIP
District 045 (Local 015)
 045 JACKSON (15)
School Corp 0255
 EAST ALLEN COUNTY
Neighborhood 451003-045
 Ag/Rural Res Homesites Woodlan-0
Section/Plat
 0113015
Location Address (1)
 1401 S EVERSON RD
 WOODBURN, IN 46797

Wolf Cathy Renee
Ownership
 Wolf Cathy Renee
 3411 W 200 N
 Albion, IN 46701

Legal
 N1/2 FRL N OF RR PROP EX
 S 278.65 OF FRL E 654.12 FT &
 EX E 694.5 OF N 1285.5 FT & EX



Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2016	2015	2014	2013	2012
Reason For Change	AA	AA	AA	AA	GenReval
As Of Date	04/30/2016	05/20/2015	05/16/2014	05/09/2013	05/23/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$24,200	\$22,600	\$23,600	\$21,800	\$20,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$24,200	\$22,600	\$23,600	\$21,800	\$20,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$24,200	\$22,600	\$23,600	\$21,800	\$20,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$24,200	\$22,600	\$23,600	\$21,800	\$20,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Value
4	A	HS	0	10.85	1.06	\$1,960	\$2,078	\$22,546	0%	0%	\$22,550
81	A	ROB2	0	.81	1.00	\$1,960	\$1,960	\$1,588	-100%	0%	\$00
82	A	ROB2	0	.71	1.00	\$1,960	\$1,960	\$1,392	-100%	0%	\$00

Market Model
 N/A

Topography
 Flood Hazard
 ERA

Public Utilities
 TIF

Streets or Roads
 Neighborhood Life Cycle Stage

Other
 Printed Monday, May 09, 2016

1401 S EVERSON RD
Transfer of Ownership
Date
 02/23/2011
Owner
 Wolf Cathy Renee
 01/01/1900 MILLER BETTY JEAN

100, Vacant Land
Doc ID Code
 2011008205
Book/Page
 PR /36575
WD
 /

Ag/Rural Res Homesites W
Notes
 1/2

Land Computations

Calculated Acreage	12.37
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	12.37
81 Legal Drain NV	0.81
82 Public Roads NV	0.71
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	10.85
Farmland Value	\$22,550
Measured Acreage	10.85
Avg Farmland Value/Acre	2078
Value of Farmland	\$22,550
Classified Total	\$0
Farm / Classified Value	\$22,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$22,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,600

Appraiser

Collector

Data Source N/A

COUNTY INFORMATION - TRACTS 5 & 6



Search **Owner Name** Enter Address for Search: 2016 Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name:	Wolf Cathy Renee 3411 W 200 N
Property Address:	Albion, IN 46701 - Woodburn Rd Woodburn, IN 46797 -
Tax Year / Pay Year:	2015 Payable 2016
Homestead Deduction:	No
Parcel Number	02-09-24-300-010.000-054
Duplicate Number:	1882371
Taxing District:	Milan
Property Type:	Real
Billed Mortgage Company:	
Legal Description	60a E Of W120a S1/2 Ex S225 Of W200 & Ex N885.74 Sec 24 & Ex trs <i>(Note: Not to be used on legal documents)</i>
Total Net Property Tax:	\$1,097.96
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,097.96
Current Account Balance:	\$0.00

Map navigation: Streets Imagery Hybrid

Map navigation: Details Deductions Other Charges Tax Distribution Tax Summary Bill Details Property Summary

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COUNTY INFORMATION - TRACTS 5 & 6

02-09-24-300-010.000-054
 Parcel Number
 02-09-24-300-010.000-054
 Local Parcel Number
 22-0024-0010

Wolf Cathy Renee
 Owner
 02/23/2011
 Date
 3411 W 200 N
 Albion, IN 46701

WOODBURN RD
 100, Vacant Land
 Transfer of Ownership

Ag/Rural Res Homesites 01
 1/2

Notes

Wolf Cathy Renee
 Owner
 01/01/1900
 Date
 MILLER HOMER E & BETT
 WD

Doc ID Code
 2011008202
 Book/Page
 PR /#6571

Book/Page
 /#6571

WD

Notes

Legal
 803 E Of W1200 S1/2 Ex S225 Of W200 & Ex
 N885.74 Sec 24 & Ex trs

Property Class 100
 Vacant Land

Year: 2016

Routing Number

Location Information

Year: 2016

County
 Allen

Township
 MILAN TOWNSHIP

District 054 (Local 022)
 054 MILAN (22)

School Corp 0255
 EAST ALLEN COUNTY

Neighborhood 541005-054
 Ag/Rural Res Homesites 01 (054)

Section/Plat
 0243114

Location Address (1)
 WOODBURN RD
 WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model
 N/A

Characteristics
 Topography Level, High
 Flood Hazard
 Public Utilities
 Electricity
 Streets or Roads Paved
 Neighborhood Life Cycle Stage
 Other

Printed Monday, May 09, 2016

Data Source N/A

Collector

Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	2016	2015	2014	2013	2012
Reason For Change	WIP	AA	AA	AA	GenReval
As Of Date	02/11/2016	05/20/2015	05/16/2014	05/09/2013	05/23/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$67,400	\$62,900	\$65,800	\$56,500	\$94,700
Land Res (1)	\$0	\$0	\$0	\$0	\$37,500
Land Non Res (2)	\$67,400	\$62,900	\$65,800	\$56,500	\$57,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$77,400
Imp Res (1)	\$0	\$0	\$0	\$0	\$64,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$12,500
Total	\$67,400	\$62,900	\$65,800	\$56,500	\$172,100
Total Res (1)	\$0	\$0	\$0	\$0	\$102,400
Total Non Res (2)	\$67,400	\$62,900	\$65,800	\$56,500	\$57,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$12,500

Land Pricing Soil Method ID

Land Pricing Soil Type	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Value
4 A HS	0	21.74	\$1,960	\$2,078	\$45,176	0%	0%	\$45,180
4 A NP	0	8.39	\$1,960	\$1,666	\$13,978	0%	0%	\$13,980
4 A SAB	0	1.35	\$1,960	\$1,509	\$2,037	0%	0%	\$2,040
6 A SH	0	3.9	\$1,960	\$2,176	\$8,486	-80%	0%	\$1,700
82 A R0B2	0	0.4600	\$1,960	\$1,960	\$902	-100%	0%	\$00

Land Computations

Calculated Acreage	35.84
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	35.84
81 Legal Drain NV	0.00
82 Public Roads NV	0.46
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	35.38
Farmland Value	\$62,900
Measured Acreage	35.38
Avg Farmland Value/Acre	1778
Value of Farmland	\$62,910
Classified Total	\$0
Farm / Classified Value	\$62,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$62,900
CAP 2 Value	\$0
CAP 3 Value	\$62,900
Total Value	\$62,900

Appraiser

Appraiser

COUNTY INFORMATION - TRACT 7



Search Owner Name Enter Address for Search: 1 E Main 2016 Search Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name: Wolf Cathy Renee
3411 W 200 N

Property Address: Albion, IN 46701 -
Woodburn Rd
Woodburn, IN 46797 -

Tax Year / Pay Year: 2015 Payable 2016

Homestead Deduction: No

Parcel Number: 02-09-24-400-001.000-054

Duplicate Number: 1882372

Taxing District: Milan

Property Type: Real

Billed Mortgage Company:

Legal Description
Fr1 N Of S900 Of E555.0 Sw1/4 Se1/4 Sec 24

(Note: Not to be used on legal documents)

Total Net Property Tax:	\$422.16
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00

Less Payments Received: \$422.16

Current Account Balance: \$0.00

Streets Imagery Hybrid

Details Deductions Other Charges Tax Distribution Tax Summary Bill Details Property Summary

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COUNTY INFORMATION - TRACT 7

02-09-24-400-001.000-054
Parcel Number
02-09-24-400-001.000-054
Local Parcel Number
22-0024-0023
Tax ID:

Wolf Cathy Renee
Ownership
 Wolf Cathy Renee
 3411 W 200 N
 Albion, IN 46701

WOODBURN RD
Transfer of Ownership
100, Vacant Land

Wolf Cathy Renee
Owner
 02/23/2011 Wolf Cathy Renee
 01/01/1900 MILLER HOMER E & BETT

Ag/Rural Res Homesites 01
Notes
 1/2

Routing Number

Legal
 ERL N OF S900 OF
 E355.0 S/W1/4 SE1/4
 SEC 24

Property Class 100
Vacant Land

Year: 2016

Location Information

County
 Allen

Township
 MILAN TOWNSHIP

District 054 (Local 022)
 054 MILAN (22)

School Corp 0255
 EAST ALLEN COUNTY

Neighborhood 541005-054
 Ag/Rural Res Homesites 01 (054)

Section/Plat
 0243114

Location Address (1)
 WOODBURN RD
 WOODBURN, IN 46797

Valuation Records (Work In Progress: values are not certified values and are subject to change)

Assessment Year	2016	2015	2014	2013	2012
Reason For Change	WIP	AA	AA	AA	GenReval
As Of Date	02/11/2016	05/20/2015	05/16/2014	05/09/2013	05/23/2012
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$25,900	\$25,300	\$25,300	\$21,700	\$20,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$25,900	\$25,300	\$25,300	\$21,700	\$20,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$25,900	\$25,300	\$25,300	\$21,700	\$20,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$25,900	\$25,300	\$25,300	\$21,700	\$20,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4	A	NP	0	5,3000	0.85	\$1,960	\$1,666	\$8,830	0%	0%	1.0000	\$8,830
4	A	HS	0	5,6000	1.06	\$1,960	\$2,078	\$11,637	0%	0%	1.0000	\$11,640
4	A	SAB	0	2,4400	0.77	\$1,960	\$1,509	\$3,682	0%	0%	1.0000	\$3,680

Lot

Market Model
 N/A

Characteristics
Topography
 Level, High
Flood Hazard
Public Utilities
 ERA
Streets or Roads
 TIF

Neighborhood Life Cycle Stage
 Other
 Printed Monday, May 08, 2016

Data Source N/A
Collector
Appraiser

Calculated Acreage 13.34
Actual Frontage 0
Developer Discount
Parcel Acreage 13.34
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 0.00
 91/92 Acres 0.00
Total Acres Farmland 13.34
Farmland Value \$24,150
Measured Acreage 13.34
Avg Farmland Value/Acre 1810
Value of Farmland \$24,150
Classified Total \$0
Farm / Classified Value \$24,200
Homesite(s) Value \$0
 91/92 Value \$0
Supp. Page Land Value
 CAP 1 Value \$0
 CAP 2 Value \$24,200
 CAP 3 Value \$0
Total Value \$24,200



PHOTOS

PHOTOS



PHOTOS



PHOTOS



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