

Wednesday, January 30 • 6pm

# 230<sup>±</sup> Acres IN 5 TRACTS

- Frontage on 2 Good Roads • Tract Sizes for All Types of Buyers • Combine Tracts 1, 2, & 4 for 143<sup>±</sup> Acres All Cropland & Good Ease of Operation • Tracts 3 & 5 Could be Mostly Fenced Cattle Operation w/ House & Barn (87<sup>±</sup> Acres) • Just South of Centerville w/ Centerville Schools • Drainage Outlets Available



- Attractive Cropland Tracts
- Fenced Cattle Tract(s) w/ House & Barn

## INFORMATION BOOK

# LAND Auction

South of Centerville • Wayne Co, IN

877-747-0212 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



ONLINE BIDDING AVAILABLE

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

**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.

SELLER: Linda Rowe, Michael Baumer, Lisa Davidson, Patricia Watko, Cathy Alexander



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

**AUCTION MANAGERS:**

Steve Slonaker • 877-747-0212 • 765-855-2045 & Mark Smithson • 765-744-1846

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**Wednesday, January 30, 2019**  
**230 Acres – Wayne County, Indiana**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Fax # 260-244-4431, no later than Wednesday, January 23, 2019.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

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

Address \_\_\_\_\_

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

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

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure    Newspaper    Signs    Internet    Radio    TV    Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail    E-Mail   E-Mail address: \_\_\_\_\_

Tillable    Pasture    Ranch    Timber    Recreational    Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**230± Acres • Wayne County, Indiana**  
**Wednesday, January 30, 2019**

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

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

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

1. My name and physical address is as follows:

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

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

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, January 30, 2019, 6:00p.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, January 23, 2019**. 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:**

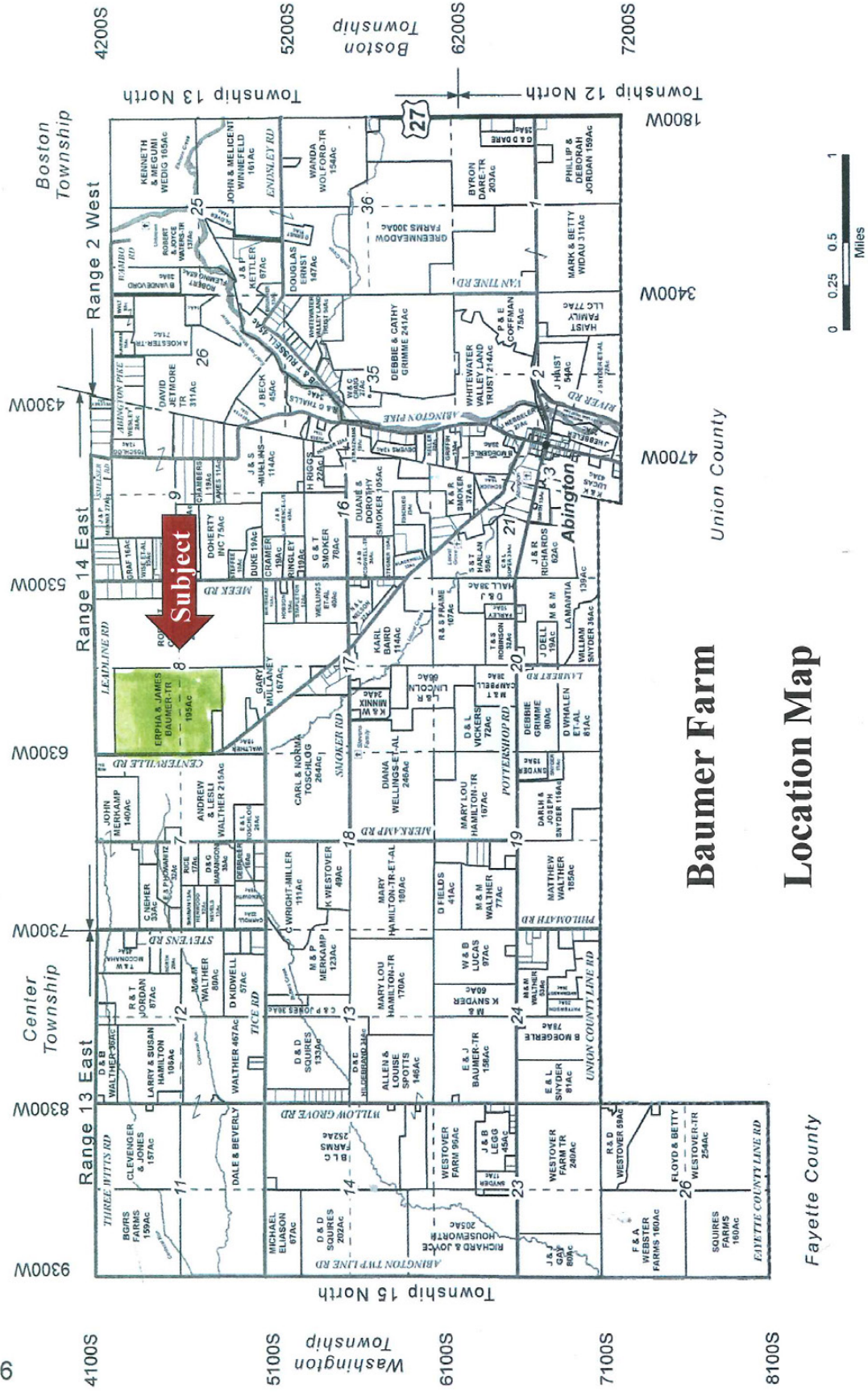
E-mail address of registered bidder: \_\_\_\_\_

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.



# LOCATION MAP

# LOCATION MAP

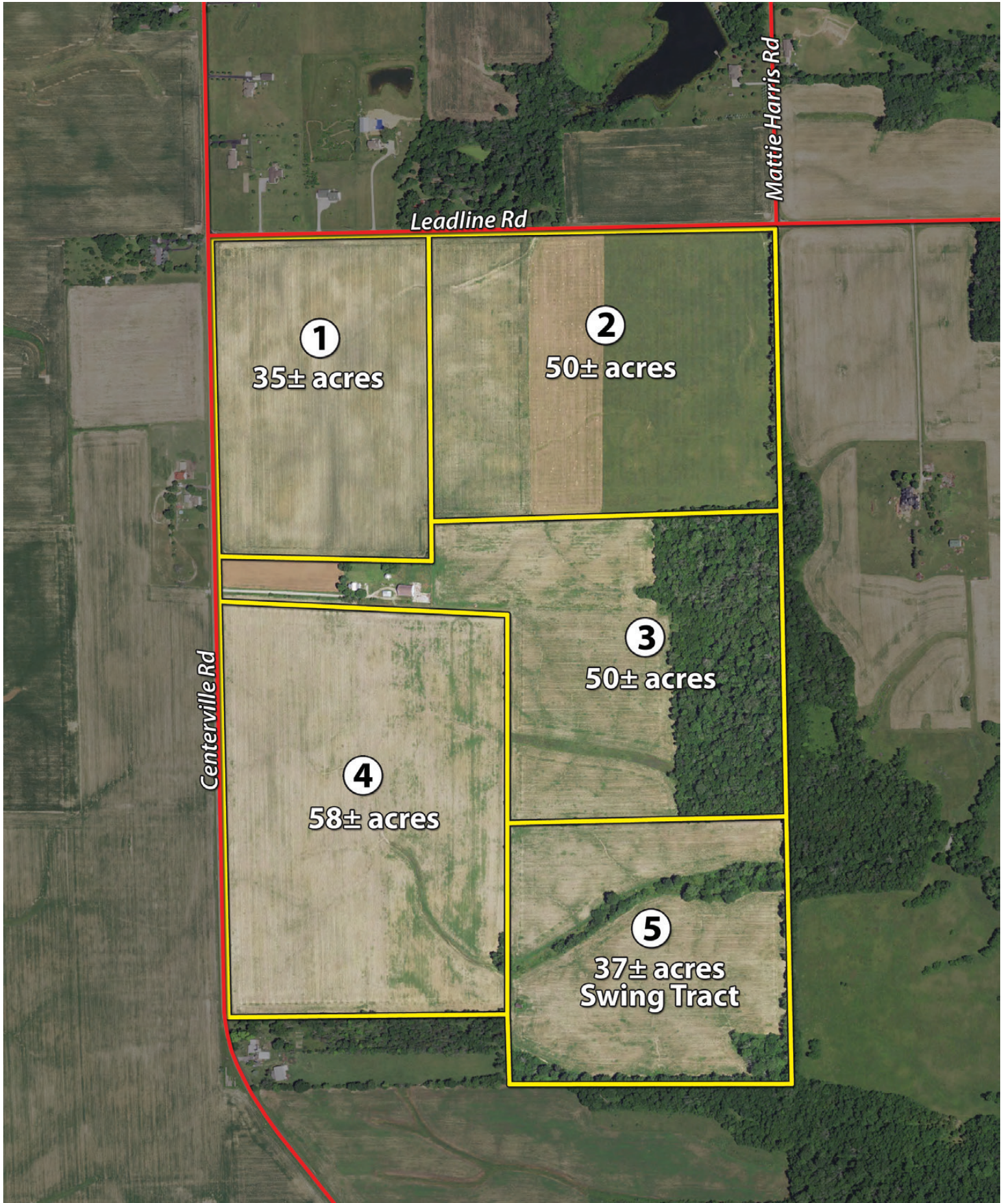


**Baumer Farm**  
**Location Map**

**Abington Township**  
Wayne County, Indiana

# **AERIAL/TRACT MAP**

# AERIAL/TRACT MAP



# **PRELIMINARY TITLE COMMITMENT**

# PRELIMINARY TITLE AGREEMENT



File No.: 2018-0745

**COMMITMENT FOR TITLE INSURANCE**  
Issued by  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

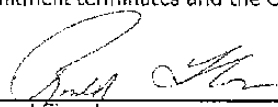
THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

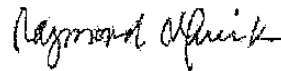
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida company, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

By:   
Authorized Signatory  
see above  
Abstracts of Richmond, Inc.  
25 N 8th St  
Richmond, IN 47374  
Tel: 765-935-7020  
Fax: 765-935-0589

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

By:



President

Attest:



Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



# PRELIMINARY TITLE AGREEMENT

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
  - b. "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - c. "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
  - d. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - e. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - f. "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
  - g. "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
  - h. "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I—Requirements; and
  - f. Schedule B, Part II—Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



# PRELIMINARY TITLE AGREEMENT

incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

- e. The Company shall not be liable for the content of the Transaction Identification Data, if any.
- f. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. In any event, the Company's liability is limited by the terms and provisions of the Policy.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- a. Only a Proposed Insured Identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- c. Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

## 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

## 9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.

This page is only a part of a 2016 ALTA<sup>®</sup> Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.





# PRELIMINARY TITLE AGREEMENT

ALTA Commitment for Title Insurance 6-17-06 Revised (08-01-16)

## COMMITMENT FOR TITLE INSURANCE

ISSUED BY

FIDELITY NATIONAL TITLE INSURANCE COMPANY

## NOTICE

**IMPORTANT – READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, , a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within six (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

# PRELIMINARY TITLE AGREEMENT

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) “Knowledge” or “Known”: Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) “Land”: The land described in Schedule A and affixed improvements that by law constitute real property. The term “Land” does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) “Mortgage”: A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) “Proposed Policy Amount”: Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) “Public Records”: Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) “Title”: The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I – Requirements; [and]
- (f) Schedule B, Part II – Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

### 4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by . This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE AGREEMENT

shall not be liable for any other amendment to this Commitment.

## 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I – Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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ALTA Commitment for Title Insurance 8-1-16



# PRELIMINARY TITLE AGREEMENT

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.]

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ALTA Commitment for Title Insurance 8-1-16


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# PRELIMINARY TITLE AGREEMENT

Issuing Agent: **Abstracts of Richmond, Inc.**  
Issuing Office: **25 North 8th Street, Richmond, IN 47374**  
ALTA® Universal ID:  
Loan ID Number:  
Commitment Number: **2018-0945**  
Issuing Office File Number: **2018-0945**  
Property Address: **4415 N. Centerville Rd./0 Lead Line Rd/0 N. Centerville Rd., Centerville, IN 47330**

## SCHEDULE A

1. Commitment Date: **November 15, 2018 at 8:00 a.m.**
  2. Policy to be issued:
    - (a) 2006 ALTA® Owner's Policy  
Proposed Insured: **To Be Determined**  
Proposed Policy Amount: **To Be Determined**
    - [(b) 2006 ALTA® Loan Policy  
Proposed Insured: **To Be Determined**  
Proposed Policy Amount: **To Be Determined**
  3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
  4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
**Tracts I, II, and III: Michael L. Baumer, Linda Sue Rowe, Patricia Diane Watko, Cathy E. Alexander and Lisa A. Davidson, as tenants in common, and not as joint tenants with rights of survivorship, each owning an undivided one-fifth (1/5) interest with a life estate reserved to Mildred Merkamp, (Tract I only)**
  5. The Land is described as follows:  
(See Exhibit A attached)  
**Wayne County**  
**Taxing Unit – Abington**
- By:   
Authorized Signatory

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by . This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE AGREEMENT

## EXHIBIT "A"

### TRACT I:

Map No. 36-08-000-101.010-01  
State Parcel No. 89-13-08-000-101.001-001

Being a part of the Northwest Quarter of Section 8, Township 15 North, Range 14 East, in Abington Township, Wayne County, Indiana, and being more particularly described as follows: Beginning at a railroad spike found at the Northwest corner of the Northwest Quarter of said Section 8, and running thence, from said beginning point, North 89 degrees, 51 minutes and 30 seconds East, along the north line of said Northwest Quarter 2650.12 feet, to a railroad spike found at the northeast corner of the northwest quarter of said Section 8; thence South 0 degrees, 05 minutes, and 00 seconds East, along the east line of said Northwest Quarter, 605.00 feet, to an iron rod set; thence South 89 degrees, 51 minutes and 30 seconds West, parallel to the north line of said Northwest Quarter 2650.99 feet, to an iron rod set in the west line of said Northwest Quarter; thence North (assuming that the west line of the Northwest Quarter of Section 8 runs North and South) 605.00 feet, to the place of beginning, containing an area of 36.813 acres.

### TRACT II:

Map No. 36-08-000-101.000-01  
State Parcel No. 89-13-08-000-101000-001

The Northwest quarter of Section Eight (8), Township Fifteen (15), Range Fourteen (14) East, containing 160 acres. EXCEPTING THEREFROM, being a part of the Northwest Quarter of Section 8, Township 15 North, Range 14 East, in Abington Township, Wayne County, Indiana, and being more particularly described as follows: Beginning at a railroad spike found at the Northwest corner of the Northwest Quarter of said Section 8, and running thence, from said beginning point, North 89 degrees, 51 minutes and 30 seconds east, along the north line of said Northwest Quarter of said Section 8; thence South 0 degrees, 05 minutes and 00 seconds East, along the east line of said Northwest Quarter 2650.12 feet to a railroad spike found at the Northeast Corner of the Northwest Quarter of Said Section 8, thence South 0 degrees, 05 minutes and 00 seconds East, along the east line of said

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ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE AGREEMENT

Northwest Quarter, 605.00 feet, to an iron rod set; thence South 89 degrees, 51 minutes and 30 seconds West, parallel to the north line of said Northwest Quarter 2650.99 feet, to an iron rod set in the west line of said Northwest Quarter, thence North (assuming that the west line of the Northwest Quarter of Section 8 runs North and South) 605.00 feet, to the place of beginning, containing an area of 36.813 acres.

## TRACT III:

Map No. 36-08-000-304.000-01  
State Parcel No. 89-13-08-000-304.000-001

Thirty (30) acres off the entire north end of the northwest quarter of the southwest quarter of Section Eight (8), Township Fifteen (15), Range Fourteen (14) East.

ALSO: The northeast quarter of the southwest quarter of Section Eight (8), Township Fifteen (15), Range Fourteen (14) East, containing forty (40) acres.

(Commonly known as: 4415 N. Centerville Rd./0 Lead Line Rd/0 N. Centerville Rd.,  
Centerville, IN 47330)

"Note: The street address is shown for identification purposes and for convenience only. It should not be construed as insuring the accuracy of the street address as it relates to the insured premises."

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ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE AGREEMENT

## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. DEED: (Tracts I, II and III)  
  
FROM: Michael L. Baumer, Linda Sue Rowe, Patricia Diane Watko, Cathy E. Alexander and Lisa A. Davidson, each an undivided one-fifth (1/5) interest, as tenants in common  
  
TO: To Be Determined
2. MORTGAGE:  
  
FROM: To Be Determined  
TO: To Be Determined
3. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
4. Pay the agreed amount for the estate or interest to be insured.
5. Pay the premiums, fees, and charges for the Policy to the Company.
6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
7. Filing of Disclosure of Sales Information Form with the Wayne County Auditor.
8. Deed to contain satisfactory evidence of the death of Mildred Merkamp, and a recital stating that her life estate is to be extinguished on Tract I of the above-described real estate.

**\*\*Note\*\*** Indiana Code 27-7-3.7-1 et seq. concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1. Personal checks exceeding \$500.00 will not be accepted.

**\*\*Note\*\*** By virtue of I.C. 27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

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ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE AGREEMENT

## SCHEDULE B, PART II

### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.]
2. Real estate taxes assessed for the year 2017 are a lien and are due in two installments payable May 10 and November 10, 2019
3. Assessed in the name of: Tracts I, II, and III: Michael L. Baumer, Linda Sue Rowe, Patricia Diane Watko, Cathy F. Alexander and Lisa A. Davidson, as tenants in common, and not as joint tenants with rights of survivorship, an undivided one-tenth (1/10) interest with a life estate reserved to Mildred Merkamp, (Tract I only)

**Parcel No.: 001-00255-01 (Tract I) (36.713A)**

Taxing Unit and Code: Abington

Land: 59,900

Improvements: None

Exemptions: None

May installment of \$ 599.00, Paid

November installment of \$ 599.00, Paid

**Parcel No.: 001-00255-00 (Tract II) (123.187 A)**

Taxing Unit and Code: Abington

Land: 191,300

Improvements: 93,300

Exemptions: None

May installment of \$ 2,878.58 Paid

November installment of \$ 2,878.58, Paid

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ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE AGREEMENT

**Parcel No.: 001-00254-00 (Tract III) (70 A)**

Taxing Unit and Code: Abington

Land: 94,600

Improvements: None

Exemptions: None

May installment of \$ 946.00 Paid

November installment of \$ 946.00, Paid

3. Real estate taxes assessed for the year 2018 are a lien but are not yet due and payable.
4. Right-of-way of Lead Line Road and Centerville Road South as shown on the survey by John E. Beals, Registered Surveyor No. 7955, dated July 18, 1990.
5. Right-of-Way Grant to Sinclair Refining Company, dated January 17, 1944 and recorded April 10, 1944 in Deed Record 207, page 163 in the office of the Recorder of Wayne County, Indiana.

**NOTE: ANY POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:**

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties other than Insured in actual possession of any or all of the property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land Survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. Unfiled mechanic's or materialmen's liens.
5. Easements or claims of easements, not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public record.

Note: The Policy(s) of Insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

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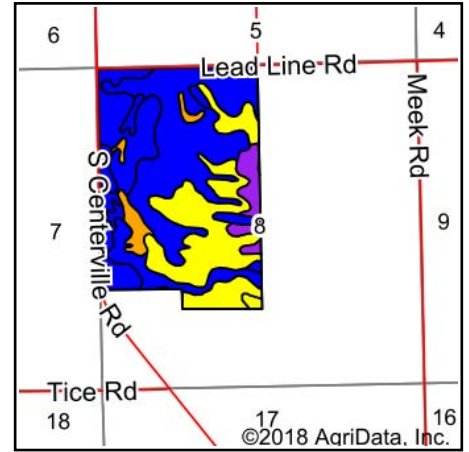
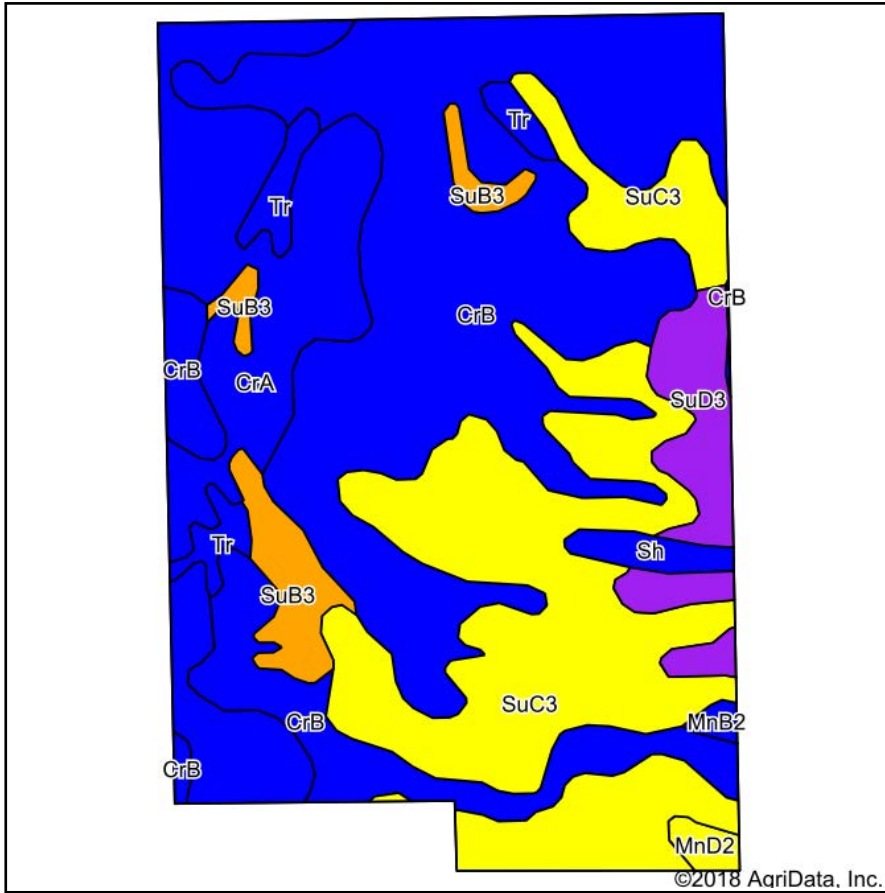
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# **SOIL MAPS & TOPOGRAPHY MAPS**

# SOIL MAPS & TYPOGRAPHY MAPS

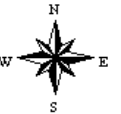
## Soils Map



State: **Indiana**  
 County: **Wayne**  
 Location: **8-15N-14E**  
 Township: **Abington**  
 Acres: **230**  
 Date: **12/6/2018**



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

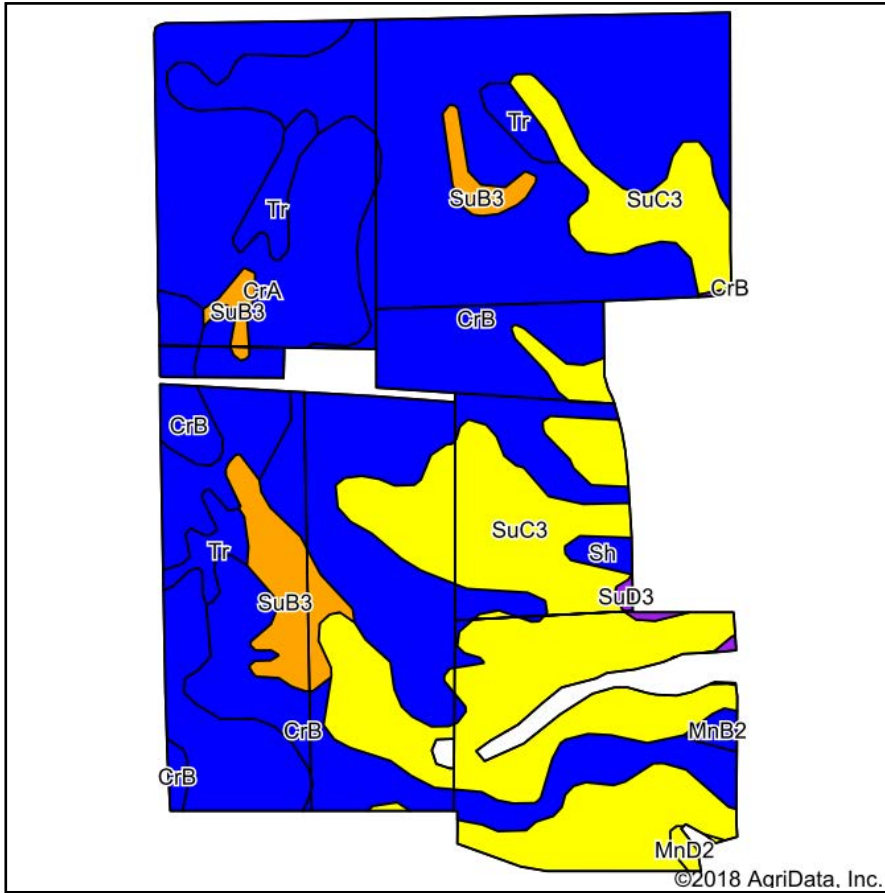
### Area Symbol: IN177, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Oats	Winter wheat	Tall fescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture	
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	99.32	43.2%		Ilw		61		46			5	138	9
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	63.30	27.5%		IVe		54		43			4	121	8
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	38.06	16.5%		Ilw	59	49	6	41		3	5	123	1
SuD3	Strawn clay loam, 12 to 18 percent slopes, severely eroded	10.76	4.7%		Vle		53		38			4	106	7
SuB3	Strawn clay loam, 2 to 6 percent slopes, severely eroded	8.46	3.7%		Ille		40		45			5	131	9
Tr	Treaty silty clay loam, 0 to 1 percent slopes	5.41	2.4%		Ilw		69		51			6	173	12
Sh	Shoals silt loam, occasionally flooded	2.53	1.1%		Ilw		59		43			5	131	9
MnD2	Miami silt loam, well drained, 12 to 18 percent slopes, eroded	1.42	0.6%		IVe		56		38			4	112	8
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.74	0.3%		Ille		63		49			5	142	9
<b>Weighted Average</b>						<b>9.8</b>	<b>56.1</b>	<b>1</b>	<b>44</b>	<b>0.5</b>	<b>4.7</b>	<b>129.7</b>	<b>7.4</b>	

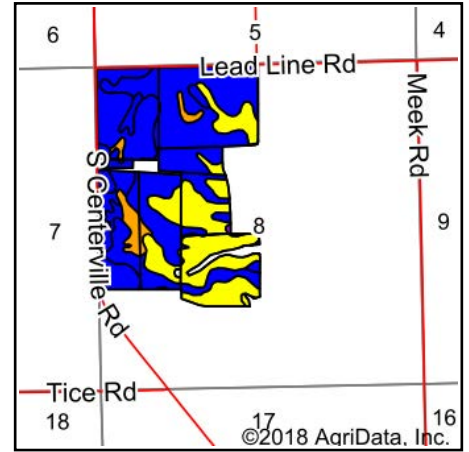
Soils data provided by USDA and NRCS.

# SOIL MAPS & TYPOGRAPHY MAPS

## Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Wayne**  
 Location: **8-15N-14E**  
 Township: **Abington**  
 Acres: **204**  
 Date: **12/6/2018**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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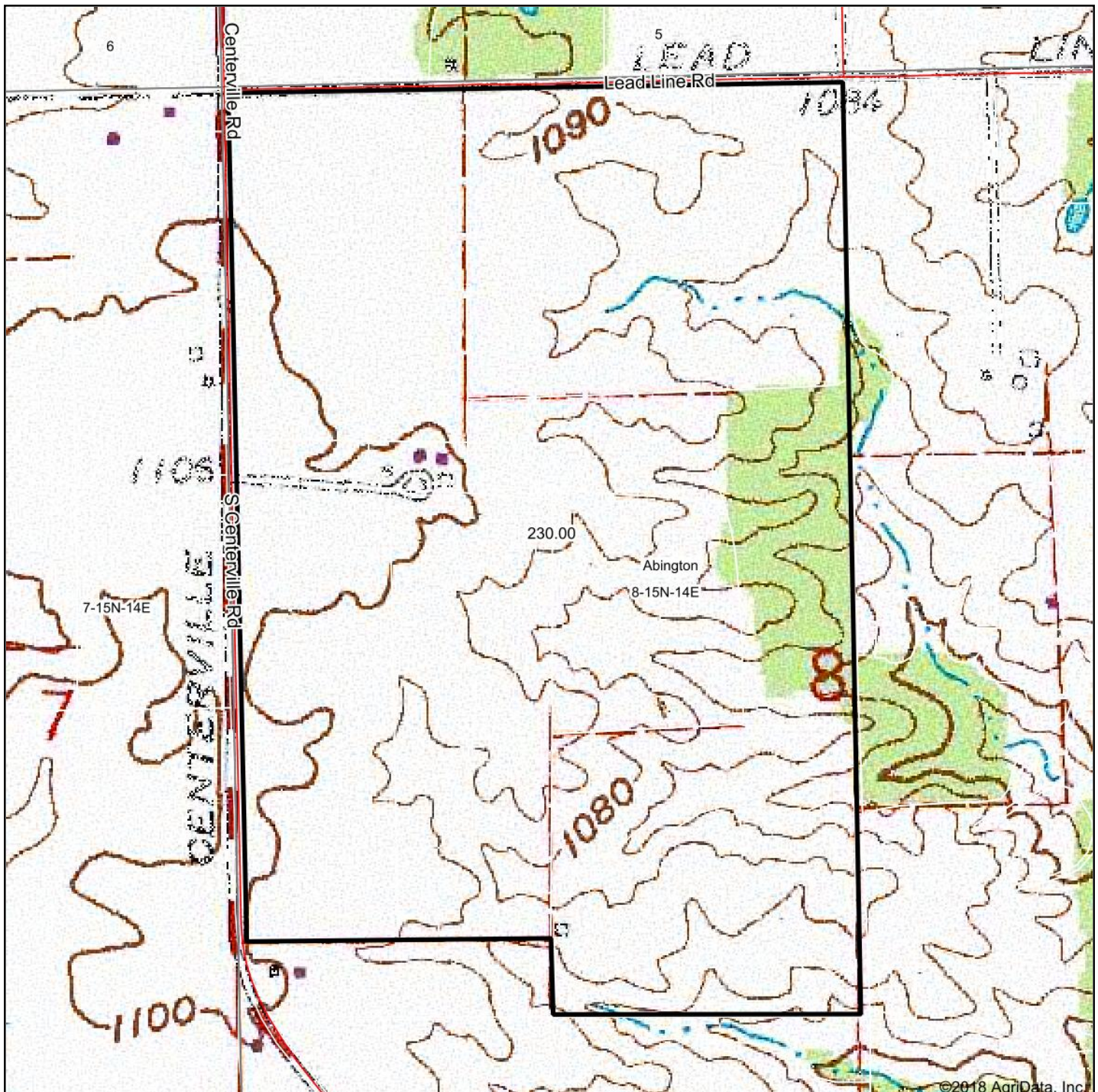
### Area Symbol: IN177, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Oats	Winter wheat	Tall fescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	95.05	46.6%		IIw		61		46		5	138	9
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	54.80	26.9%		IVe		54		43		4	121	8
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	37.62	18.4%		IIw	59	49	6	41	3	5	123	1
SuB3	Strawn clay loam, 2 to 6 percent slopes, severely eroded	8.46	4.1%		IIIe		40		45		5	131	9
Tr	Treaty silty clay loam, 0 to 1 percent slopes	5.43	2.7%		IIw		69		51		6	173	12
Sh	Shoals silt loam, occasionally flooded	0.95	0.5%		IIw		59		43		5	131	9
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.69	0.3%		IIe		63		49		5	142	9
SuD3	Strawn clay loam, 12 to 18 percent slopes, severely eroded	0.56	0.3%		VIe		53		38		4	106	7
MnD2	Miami silt loam, well drained, 12 to 18 percent slopes, eroded	0.44	0.2%		IVe		56		38		4	112	8
<b>Weighted Average</b>						<b>10.9</b>	<b>56.2</b>	<b>1.1</b>	<b>44.3</b>	<b>0.6</b>	<b>4.8</b>	<b>131.1</b>	<b>7.3</b>

Soils data provided by USDA and NRCS.

# SOIL MAPS & TOPOGRAPHY MAPS

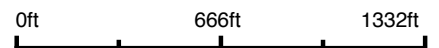
## Topography Map



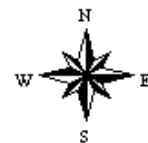
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map center: 39° 46' 1.54, -84° 59' 29.18



**8-15N-14E**  
**Wayne County**  
**Indiana**



12/6/2018



# **USDA INFORMATION & MAPS**

# USDA INFORMATION & MAPS

## USDA Farm 2289 Tract 1246

2018 Certification map prepared on: 3/8/2018

Administered by: Wayne County, Indiana

CRP TRS: 15N14E8  
 CLU Wayne Co., IN



232.19 Tract acres  
 204.0 Cropland acres  
 0 CRP acres

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

### All NIRR / Shares:

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-03-08 08:09:56

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

CLU	Acres	HEL	LC	Contract	Prac	Yr
1	34.7	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
2	49.42	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
3	10.06	H	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
5	58.89	H	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
6	18.27	H	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
9	0.26	U	10			
<b>IUse:</b>						
<b>NI or IRR</b>						
10	1.86	N	2			
<b>IUse:</b>						
<b>NI or IRR</b>						
11	2.98	U	10			
<b>IUse:</b>						
<b>NI or IRR</b>						
12	24.95	U	10			
<b>IUse:</b>						
<b>NI or IRR</b>						
13	30.8	H	2			
<b>IUse:</b>						
<b>NI or IRR</b>						

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



# USDA INFORMATION & MAPS

INDIANA  
WAYNE



United States Department of Agriculture  
Farm Service Agency

FARM : 2289

Prepared : Nov 20, 2018

Crop Year : 2019

Form: FSA-156EZ

## Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : DENNIS BAUMER  
Farms Associated with Operator : 18-177-2, 18-177-2289  
CRP Contract Number(s) : None  
Recon ID : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
232.19	204.00	204.00	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	204.00	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	20.10	0.00	0	38	
Corn	74.70	0.00	0	104	
Soybeans	56.50	0.00	0	30	
<b>TOTAL</b>	<b>151.30</b>	<b>0.00</b>			

### NOTES

--

Tract Number : 1246

Description : H10/2B SEC8 TWP15N R14E

FSA Physical Location : INDIANA/WAYNE

ANSI Physical Location : INDIANA/WAYNE

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MICHAEL LEE BAUMER, LINDA S ROWE, PATRICIA DIANE WATKO, CATHY E ALEXANDER, LISA A DAVIDSON

Other Producers : JAMES C BAUMER

Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
232.19	204.00	204.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	204.00	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	20.10	0.00	0	38

# USDA INFORMATION & MAPS

INDIANA  
WAYNE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 2289  
Prepared : Nov 20, 2018  
Crop Year : 2019

### Tract 1246 Continued ...

Corn	74.70	0.00	0	104
Soybeans	56.50	0.00	0	30
<b>TOTAL</b>	<b>151.30</b>	<b>0.00</b>		

### NOTES

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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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

**WAYNE COUNTY  
PROPERTY RECORDS &  
TAX AMOUNTS**

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

**Wayne County Map  
Provided by GIS. To be used as a Planning Tool Only, Not for Design.**



*70 Acres*

SCALE 1 : 5,977



Wednesday, December 05, 2018 8:38 AM

<http://gis.co.wayne.in.us/maps/wayneco.mwf>

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

ABINGTON-915001 (001)91 1/2

100, Vacant Land

CENTERVILLE RD

BAUMER, MICHAEL L 1/5, LINDA

**Owner**  
 BAUMER, MICHAEL L 2014001159 TD / \$0  
 DIANE WATKO 1/5, LINDA SUE 02/21/2014 BAUMER, MICHAEL L 2014001159 TD / \$0  
 DAVIDSON 1/5 02/21/2014 BAUMER, JAMES C T 2014001158 PR / \$0  
 9004 BLACK RD 12/24/2008 BAUMER, ERPHA L & 2008011506 PR / \$0  
 CENTERVILLE, IN 47330 01/01/1900 BAUMER, CLEMENT 2008011506 PR / \$0

**Parcel Number**  
 89-13-08-000-304.000-001  
**Local Parcel Number**  
 36-08-000-304.000-01  
**Tax ID:**  
 001-00254-00  
**Routing Number**

**Property Class** 100  
 Vacant Land  
**Year:** 2018

**Section/Plat**  
 ABINGTON TOWNSHIP  
 District 001 (Local 001)  
 ABINGTON TOWNSHIP  
 School Corp 8360  
 CENTERVILLE-ABINGTON COMM

2018	2017	2016	2015	2014
WIP	AA	Misc	Misc	Misc
03/15/2018	05/02/2017	01/01/2016	03/01/2015	03/01/2014
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000
\$82,400	\$94,600	\$100,200	\$104,800	\$104,800
\$0	\$0	\$0	\$0	\$0
\$82,400	\$94,600	\$100,200	\$104,800	\$104,800
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$82,400	\$94,600	\$100,200	\$104,800	\$104,800
\$0	\$0	\$0	\$0	\$0
\$82,400	\$94,600	\$100,200	\$104,800	\$104,800
\$0	\$0	\$0	\$0	\$0

Land Pricing	Soil	Act	Size	Factor	Rate	Adj.	Ext.	Res	Market	Value	
Type	Method	Front	Front	Factor	Rate	Rate	Value	Elig	%	Factor	
4	A	CRA	0	7.320000	1.02	\$1,610	\$1,642	\$12,019	0%	1.0000	\$12,020
4	A	CRB	0	20.620000	0.89	\$1,610	\$1,433	\$29,548	0%	1.0000	\$29,550
4	A	MNB2	0	0.650000	0.89	\$1,610	\$1,433	\$931	0%	1.0000	\$930
4	A	MND2	0	0.400000	0.68	\$1,610	\$1,095	\$438	0%	1.0000	\$440
4	A	SUB3	0	2.820000	0.77	\$1,610	\$1,240	\$3,497	0%	1.0000	\$3,500
4	A	SUC3	0	30.390000	0.68	\$1,610	\$1,095	\$33,277	0%	1.0000	\$33,280
4	A	SUD3	0	0.610000	0.55	\$1,610	\$886	\$540	0%	1.0000	\$540
4	A	TR	0	0.040000	1.28	\$1,610	\$2,061	\$82	0%	1.0000	\$80
5	A	SUC3	0	2.240000	0.68	\$1,610	\$1,095	\$2,453	-60%	1.0000	\$980
5	A	SUD3	0	0.930000	0.55	\$1,610	\$886	\$824	-60%	1.0000	\$330
6	A	CRB	0	0.100000	0.89	\$1,610	\$1,433	\$143	-80%	1.0000	\$20
6	A	MNB2	0	0.060000	0.89	\$1,610	\$1,433	\$86	-80%	1.0000	\$20
6	A	MND2	0	0.820000	0.68	\$1,610	\$1,095	\$898	-80%	1.0000	\$180
6	A	SUC3	0	1.030000	0.68	\$1,610	\$1,095	\$1,128	-80%	1.0000	\$230
6	A	SUD3	0	1.290000	0.55	\$1,610	\$886	\$1,143	-80%	1.0000	\$230

Location Address (1)	Calculated Acreage	Actual Frontage	Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm / Classified Value	Homesite(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
CENTERVILLE RD	70.00	0	0	70.00	0.00	0.68	0.00	0.00	0.00	69.32	\$82,340	69.32	1188	\$82,350	\$82,400	\$0	\$0	\$0	\$0	\$82,400	\$0	\$0	\$82,400
CENTERVILLE RD	70.00	0	0	70.00	0.00	0.68	0.00	0.00	0.00	69.32	\$82,340	69.32	1188	\$82,350	\$82,400	\$0	\$0	\$0	\$0	\$82,400	\$0	\$0	\$82,400

**Topography** Flood Hazard  
**Public Utilities** ERA  
**Electricity**  
**Streets or Roads** Paved TIF  
**Neighborhood Life Cycle Stage**  
 Static  
 Printed Friday, May 4, 2018  
**Review Group**  
 Data Source N/A  
 Collector

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

89-13-08-000-304.000-001

BAUMER, MICHAEL L 1/5, LINDA SU CENTERVILLE RD

Supplemental Land Page

ABINGTON-915001 (001)9150 2/2

Land Pricing Method ID	Soil	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
82	A	0	0.680000	1.00	\$1,610	\$1,610	\$1,095	-100%	0%	1.0000	\$00

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

My Results

Search Form

▼ **Owner Information**

- ▷ **Map #:** 360800030400001
- ▷ **State Parcel ID:** 891308000304000001
- ▷ **Owner Name:** BAUMER, MICHAEL L 1/5, LINDA SUE ROWE 1/5, PATRICIA DIANE WATKO 1/5, CATHY E ALEXANDER 1/5 & LISA A DAVIDSION 1/5
- ▷ **Legal Description:** SW SEC 8-15-14 70A
- ▷ **Billing Add:** 9004 BLACK RD
- ▷ **City:** CENTERVILLE
- ▷ **State:** IN
- ▷ **ZIP:** 47330

▼ **Tax Value Information - - 2018 Contact Treasurer office for payment status @ 765-973-9238**

- ▷ **Tax Bill ID:** 0010025400
- ▷ **Semi-Annual Tax:** 946.00
- ▷ **Deduction:**

\$1,892.00/yr.

▼ **Parcel Information**

- ▷ **House #:** 0
- ▷ **Street:** N CENTERVILLE RD
- ▷ **Tax Unit:** ABINGTON
- ▷ **Deed Record:** AFF: AFF & OD FILED, 1-13-91 \* WD: 2-13-96 I99600I377DIST: 12-24-08 2008011506\*FE: 2-21-14 2014001158\*TRST: 2014001159
- ▷ **Year Built:** 0
- ▷ **Plat Map:** [View Plat](#)
- ▷ **Permit Document:** [Search Laserfiche](#)

▼ **Property Report Card**

- ▷ **2018:** [View Card](#)
- ▷ **2017:** [View Card](#)
- ▷ **2016:** [View Card](#)
- ▷ **2015:** [View Card](#)
- ▷ **2014:** [View Card](#)
- ▷ **2013:** [View Card](#)
- ▷ **2012:** [View Card](#)
- ▷ **2011:** [View Card](#)
- ▷ **2010:** [View Card](#)

Print Map

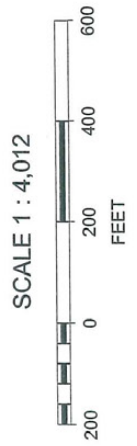
Print Report

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

Wayne County Map  
Provided by GIS. To be used as a Planning Tool Only, Not for Design.



123,187 Aew





# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

ABINGTON-915001 (001)91 1/4

101, Cash Grain/General Farm

4415 CENTERVILLE RD

BAUMER, MICHAEL L 1/5, LINDA

89-13-08-000-101,000-001

**Parcel Number** 89-13-08-000-101,000-001  
**Local Parcel Number** 36-08-000-101,000-01  
**Tax ID:** 001-002555-00  
**Routing Number**

**Owner** BAUMER, MICHAEL L 201-4001159 TD / \$0  
 BAUMER, MICHAEL L 201-4001158 PR / \$0  
 BAUMER, JAMES C T 201-4001156 PR / \$0  
 BAUMER, ERPHAL L & 2008011506 PR / \$0  
 BAUMER, CLEMENT 2008011506 PR / \$0

**Date** 02/21/2014  
 02/21/2014  
 12/24/2008  
 01/01/1900

**Doc ID** 201-4001159  
 201-4001158  
 2008011506  
 2008011506

**Code Book/Page Adj Sale Price** / \$0  
 / \$0  
 / \$0  
 / \$0

**Property Class** 101 RENTAL  
 Cash Grain/General Farm

**Year:** 2018

**County** WAYNE

**Township** ABINGTON TOWNSHIP

**District** 001 (Local 001)

**Neighborhood** 915001-001

**Section/Plat**

**Location Address (1)** 4415 CENTERVILLE RD  
 CENTERVILLE, IN 47330

**Assessment Year** 2018  
**Reason For Change** AA  
**As Of Date** 05/01/2018  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Land Pricing Soil**

Land Type	Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
9	A	0	1.000000	\$15,000	\$15,000	\$15,000	0%	0%	1.0000	\$15,000
4	A	0	23.160000	\$1,610	\$1,642	\$38,029	0%	0%	1.0000	\$38,030
4	A	0	49.020000	\$1,610	\$1,433	\$70,246	0%	0%	1.0000	\$70,250
4	A	0	0.870000	\$1,610	\$1,787	\$1,555	0%	0%	1.0000	\$1,550
4	A	0	5.260000	\$1,610	\$1,240	\$6,522	0%	0%	1.0000	\$6,520
4	A	0	23.490000	\$1,610	\$1,095	\$25,722	0%	0%	1.0000	\$25,720
4	A	0	0.040000	\$1,610	\$886	\$35	0%	0%	1.0000	\$40
4	A	0	3.750000	\$1,610	\$2,061	\$7,729	0%	0%	1.0000	\$7,730
6	A	0	2.130000	\$1,610	\$1,433	\$3,052	-80%	0%	1.0000	\$610
6	A	0	1.620000	\$1,610	\$1,787	\$2,895	-80%	0%	1.0000	\$580
6	A	0	3.800000	\$1,610	\$1,095	\$4,161	-80%	0%	1.0000	\$830
6	A	0	7.670000	\$1,610	\$886	\$6,796	-80%	0%	1.0000	\$1,360
71	A	0	0.220000	\$1,610	\$1,433	\$315	-40%	0%	1.0000	\$190
82	A	0	1.160000	\$1,610	\$1,610	\$1,868	-100%	0%	1.0000	\$00

**Land** \$168,500  
**Land Res (1)** \$0  
**Land Non Res (2)** \$168,500  
**Land Non Res (3)** \$0  
**Improvement** \$97,300  
**Imp Res (1)** \$0  
**Imp Non Res (2)** \$79,600  
**Imp Non Res (3)** \$17,700  
**Total** \$265,800  
**Total Res (1)** \$0  
**Total Non Res (2)** \$248,100  
**Total Non Res (3)** \$17,700

Year	Assessment	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2018	WIP	AA	05/01/2018	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$168,500	\$0	\$168,500	\$0	\$97,300	\$0	\$79,600	\$17,700	\$265,800	\$0	\$248,100	\$17,700
2017	AA	AA	05/02/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$191,300	\$15,000	\$176,300	\$0	\$93,300	\$78,100	\$15,200	\$17,700	\$284,600	\$93,100	\$176,300	\$15,200
2016	Misc	Misc	01/01/2016	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$201,700	\$15,000	\$186,700	\$0	\$83,400	\$78,100	\$14,800	\$14,800	\$300,600	\$90,500	\$195,300	\$14,800
2015	Misc	Misc	03/01/2015	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$210,300	\$15,000	\$195,300	\$0	\$90,300	\$75,500	\$11,500	\$11,500	\$283,200	\$90,300	\$185,300	\$11,500
2014	Misc	Misc	03/01/2014	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$210,300	\$15,000	\$195,300	\$0	\$82,900	\$71,400	\$11,500	\$11,500	\$210,300	\$82,900	\$185,300	\$11,500

**Calculated Acreage** 123.19  
**Actual Frontage** 0  
**Developer Discount**

Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm 7 Classified Value	Homestead(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
123.19	0.00	1.16	0.00	1.00	0.00	121.03	\$153,410	121.03	1288	\$153,470	\$0	\$153,500	\$15,000	\$0	\$0	\$0	\$0	\$0	\$168,500

**Data Source** N/A  
**Collector**  
**Appraiser**

**Topography** Flood Hazard  
**Level**  
**Public Utilities** ERA  
**Electricity**  
**Streets or Roads** Paved  
**Neighborhood Life Cycle Stage** TIF

**Printed** Friday, May 4, 2018  
**Review Group**

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

89-13-08-000-101,000-001 BAUMER, MICHAEL L 1/5, LINDA 4415 CENTERVILLE RD 101, Cash Grain/General Farm ABINGTON-915001 (001)/91 2/4

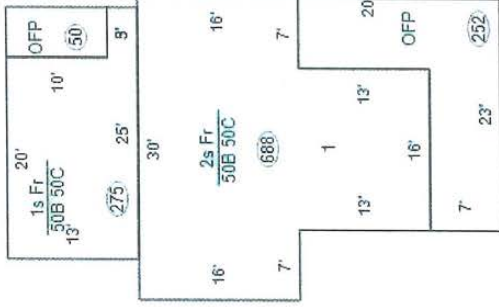
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Residential Dwelling	1	3
Story Height	2	0	0
Style	N/A	1	1
Finished Area	1651 sqft	1	1
Make		0	0
		3	5

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Other		

Exterior Features		
Description	Area	Value
Porch, Open Frame	50	\$3,100
Porch, Open Frame	252	\$8,100



Description	Res Eligible	Story Height	Construction	Grade	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt Value	Improv Value	Summary of Improvements	
																			Total all pages	Total supplemental page
1: Residential Dwelling	0%	2	Wood Frame	C-1	1900	1900	118 A	\$15.61	0.88	\$15.61	\$115,702	2,133 sqft	45%	\$53,640	0%	100%	1,19 1,000	\$75,700	\$3,900	\$97,300
2: Utility Shed	0%	1		D	1900	1900	118 A	\$17.06	0.88	\$17.06	\$4,220	16'x24'	65%	\$1,480	0%	100%	1,19 1,000	\$1,800	\$138,400	\$138,400
3: Utility Shed	0%	1		D	1925	1925	93 F	\$27.36	0.88	\$27.36	\$3,171	12'x22'	70%	\$950	0%	100%	1,19 1,000	\$1,100	\$0	\$0
4: Type 2 Barn	0%	1		D	1900	1900	118 F	\$23.05	0.88	\$23.05	\$40,507	48' x 52' x 14'	70%	\$12,150	50%	100%	1,19 1,000	\$7,200	\$138,400	\$138,400
5: Steel Grain Bin	0%	1		D	1960	1960	58 A	\$22.28	0.88	\$22.28	\$9,682	20' x 16'	65%	\$3,350	0%	100%	1,19 1,000	\$4,000	\$0	\$0
6: Poultry House	0%	1	Wood Frame	C	1925	1925	93 A	\$3.95	0.88	\$3.95	\$6,039	11'x35'	65%	\$2,110	87%	100%	1,19 1,000	\$300	\$0	\$0
7: Lean-to	0%	1	Earth Floor	D	1925	1925	93 F	\$3.95	0.88	\$3.95	\$1,752	14'x36' x 8'	70%	\$530	50%	100%	1,19 1,000	\$300	\$0	\$0
8: Lean-to	0%	1	Earth Floor	D	1900	1900	118 A	\$3.95	0.88	\$3.95	\$1,363	14'x35' x 8'	65%	\$480	95%	100%	1,19 1,000	\$100	\$0	\$0
9: Lean-to	0%	1	Earth Floor	D	1900	1900	118 A	\$3.95	0.88	\$3.95	\$934	14'x24' x 8'	65%	\$330	95%	100%	1,19 1,000	\$100	\$0	\$0
10: Feed Lot	0%	1	CF	C	1925	1925	93 A	\$3.95	0.88	\$3.95	\$1,178	15'x25'	65%	\$410	25%	100%	1,19 1,000	\$400	\$0	\$0
11: Feed Lot	0%	1	CF	C	1925	1925	93 A	\$3.95	0.88	\$3.95	\$7,540	40'x60'	65%	\$2,640	25%	100%	1,19 1,000	\$2,400	\$0	\$0
													Total this page	\$93,400						

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

89-13-08-000-101.000-001

BAUMER, MICHAEL L 1/6, LINDA 4415 CENTERVILLE RD

101, Cash Grain/General Farm

ABINGTON-915001 (001)Y91 3/4

Description	Area	Value	Description	Count	Value
12: Detached Garage/Bo					

Description	Res	Eligibl	Year	Grade	Construction	Year	Eff	Age	Eff Co	Base	Rate	LCM	Adj	Rate	RCN	Norm	Dep	PC	Nbhd	Mkrt	Abn	Obs	Value	Improv	Value
12: Detached Garage/Bo	0%		1925	D	Wood Frame	1925	93	F		\$30.91		0.88	\$30.91		\$9,401	65%		100%	1.19	1.0000	0%		\$3,290	\$3,900	

Total all pages \$97,300 Total this page \$3,900

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

My Results

Search Form

My Selections: 360800010100001

▼ **Owner Information**

- ▷ **Map #:** 360800010100001
- ▷ **State Parcel ID:** 891308000101000001
- ▷ **Owner Name:** BAUMER, MICHAEL L 1/5, LINDA SUE ROWE 1/5, PATRICIA DIANE WATKO 1/5, CATHY E ALEXANDER 1/5 & LISA A DAVIDSON 1/5
- ▷ **Legal Description:** NW SEC 8-15-14 123.187A
- ▷ **Billing Add:** 9004 BLACK RD
- ▷ **City:** CENTERVILLE
- ▷ **State:** IN
- ▷ **ZIP:** 47330

▼ **Tax Value Information - - 2018 Contact Treasurer office for payment status @ 765-973-9238**

- ▷ **Tax Bill ID:** 0010025500
- ▷ **Semi-Annual Tax:** 2878.58
- ▷ **Deduction:**

*\$ 5,757.16 / yr.*

▼ **Parcel Information**

- ▷ **House #:** 4415
- ▷ **Street:** N CENTERVILLE RD
- ▷ **Tax Unit:** ABINGTON
- ▷ **Deed Record:** AFF & OD: FILED; DR: 299-34 \* WD: 2-13-96 1996001377 \* WD: 8-27-98 1998013013 \* DIST: 12-24-08 2008011506 \* FE: 2-21-14 2014001158 \* TRST: 2014001159
- ▷ **Year Built:** 1900
- ▷ **Plat Map:** [View Plat](#)
- ▷ **Permit Document:** [Search Laserfiche](#)

▼ **Property Report Card**

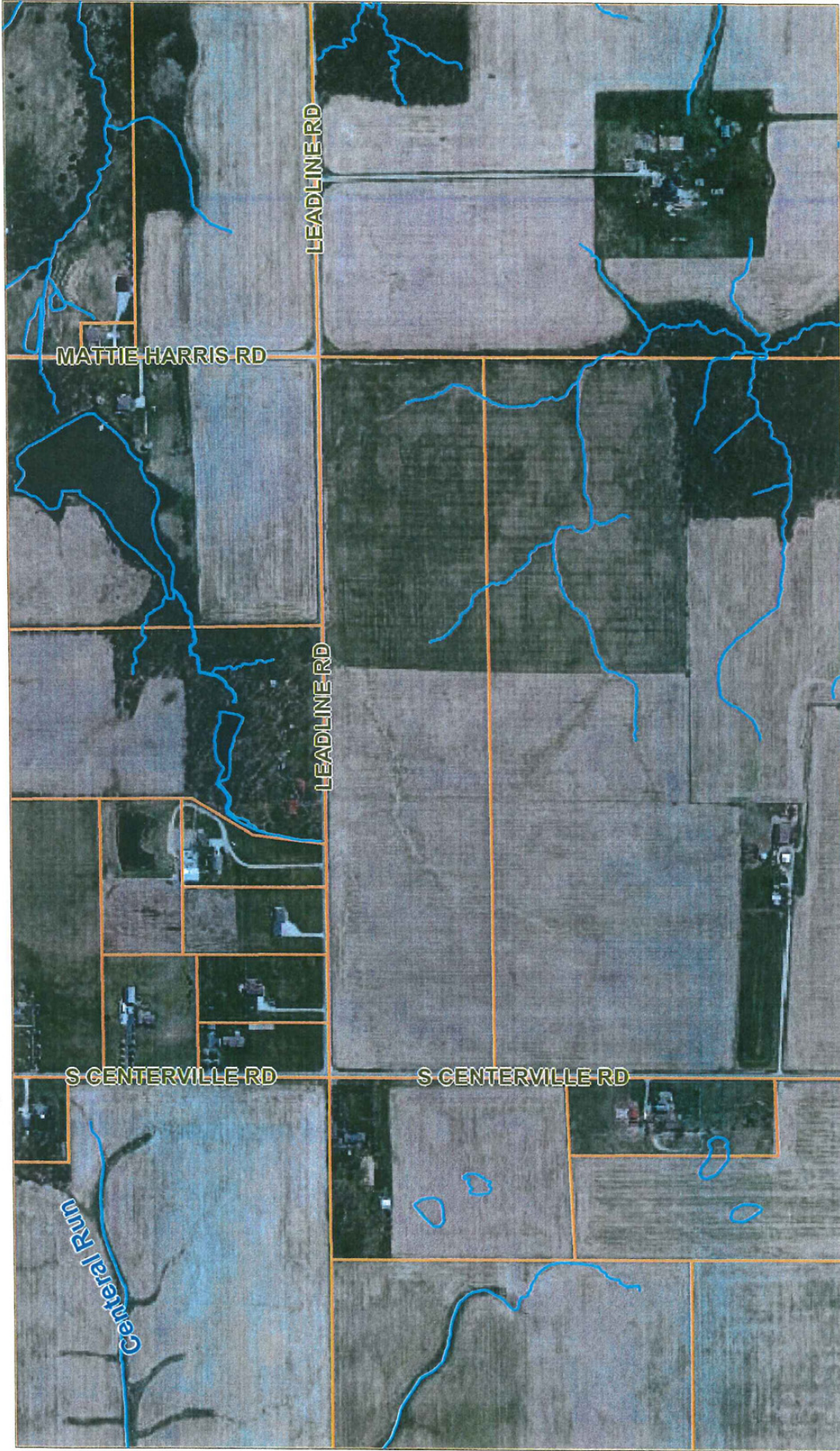
- ▷ **2018:** [View Card](#)
- ▷ **2017:** [View Card](#)
- ▷ **2016:** [View Card](#)
- ▷ **2015:** [View Card](#)
- ▷ **2014:** [View Card](#)
- ▷ **2013:** [View Card](#)
- ▷ **2012:** [View Card](#)
- ▷ **2011:** [View Card](#)
- ▷ **2010:** [View Card](#)

Print Map

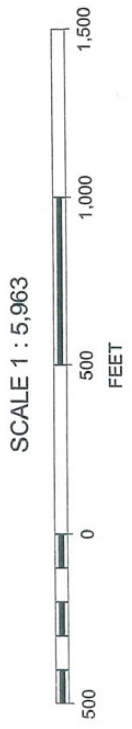
Print Report

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

Wayne County Map  
Provided by GIS. To be used as a Planning Tool Only, Not for Design.



*36.813 Acres*



Wednesday, December 05, 2018 8:46 AM

<http://gis.co.wayne.in.us/maps/wayneco.mwf>

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

89-13-08-000-101.001-001  
 Parcel Number  
 89-13-08-000-101.001-001  
 Local Parcel Number  
 36-08-000-101.010-01  
 Tax ID:  
 001-00255-01  
 Routing Number

MERKAMP, MILDRED L/E REM T  
 MERKAMP, MILDRED L/E REM TO MI  
 LINDA SUE ROWE 1/5, PATRICIA BA  
 9004 BLACK RD  
 CENTERVILLE, IN 47330  
 PT NW SEC 8-15-14 36.813A

MERKAMP, MILDRED L/E REM T  
 MERKAMP, MILDRED L/E REM TO MI  
 LINDA SUE ROWE 1/5, PATRICIA BA  
 9004 BLACK RD  
 CENTERVILLE, IN 47330  
 PT NW SEC 8-15-14 36.813A

MERKAMP, MILDRED L/E REM T  
 MERKAMP, MILDRED L/E REM TO MI  
 LINDA SUE ROWE 1/5, PATRICIA BA  
 9004 BLACK RD  
 CENTERVILLE, IN 47330  
 PT NW SEC 8-15-14 36.813A

100, Vacant Land  
 Doc ID Code Book/Page Adj Sale Price VII  
 2014001159 TD / \$0 I  
 2014001158 PR / \$0 I  
 2008011506 PR / \$0 I  
 2008011506 PR / \$0 I

Property Class 100  
 Vacant Land  
 Year: 2018

County WAYNE  
 Township ABINGTON TOWNSHIP  
 District 001 (Local 001)  
 ABINGTON TOWNSHIP  
 School Corp 8360  
 CENTERVILLE-ABINGTON COMM  
 Neighborhood 915001-001  
 ABINGTON-915001 (001)  
 Section/Plat

Location Address (1)  
 LEAD LINE RD  
 CENTERVILLE, IN 47330

Assessment Year  
 Reason For Change  
 As Of Date  
 Valuation Method  
 Equalization Factor  
 Notice Required

2018 WIP  
 03/16/2018  
 Indiana Cost Mod  
 1.0000  
 2017 AA  
 05/02/2017  
 Indiana Cost Mod  
 1.0000  
 2016 Misc  
 01/01/2016  
 Indiana Cost Mod  
 1.0000  
 2015 Misc  
 03/01/2014  
 Indiana Cost Mod  
 1.0000  
 2014 Misc

Land  
 Land Res (1)  
 Land Non Res (2)  
 Land Non Res (3)  
 Improvement  
 Imp Res (1)  
 Imp Non Res (2)  
 Imp Non Res (3)  
 Total  
 Total Res (1)  
 Total Non Res (2)  
 Total Non Res (3)

Rate  
 \$1,610  
 \$1,610  
 \$1,610  
 \$1,610  
 \$1,610  
 \$1,610  
 \$1,610  
 \$1,610  
 \$1,610  
 \$1,610

Adj. Rate  
 \$1,642  
 \$1,433  
 \$1,240  
 \$1,095  
 \$2,061  
 \$1,610

Ext. Value  
 \$11,281  
 \$36,083  
 \$384  
 \$1,095  
 \$3,298  
 \$2,979

Size Factor  
 1.02  
 0.89  
 0.77  
 0.68  
 1.28  
 1.00

Act Front  
 0  
 25.1800000  
 0  
 1.0000000  
 0  
 1.8500000

Res Market Value  
 \$11,280  
 \$36,080  
 \$380  
 \$1,100  
 \$3,300  
 \$0

Elig % Factor  
 0%  
 0%  
 0%  
 0%  
 0%  
 0%

Value  
 \$66,400  
 \$66,400  
 \$0  
 \$0  
 \$66,400  
 \$66,400

Calculated Acreage  
 Actual Frontage  
 Developer Discount  
 Parcel Acreage  
 81 Legal Drain NV  
 82 Public Roads NV  
 83 UT Towers NV  
 9 Homesite  
 91/92 Acres  
 Total Acres Farmland  
 Farmland Value  
 Measured Acreage  
 Avg Farmland Value/Acre  
 Value of Farmland  
 Classified Total  
 Farm / Classified Value  
 Homestead(s) Value  
 91/92 Value  
 Supp. Page Land Value  
 CAP 1 Value  
 CAP 2 Value  
 CAP 3 Value  
 Total Value

36.81  
 0  
 0  
 36.81  
 0.00  
 1.85  
 0.00  
 0.00  
 0.00  
 34.96  
 \$52,140  
 34.96  
 1491  
 \$52,130  
 \$0  
 \$52,100  
 \$0  
 \$0  
 \$0  
 \$0  
 \$0  
 \$52,100  
 \$52,100

Land Pricing Soil  
 Type Method ID  
 4 A CRA  
 4 A CRB  
 4 A SUB3  
 4 A SUC3  
 4 A TR  
 82 A

Topography  
 Public Utilities  
 Streets or Roads  
 Paved  
 Neighborhood Life Cycle Stage  
 Printed Friday, May 4, 2018  
 Review Group

Data Source N/A  
 Collector  
 Appraiser

# WAYNE COUNTY PROPERTY RECORDS & TAX AMOUNTS

My Results

Search Form

My Selections: 360800010101001

▼ **Owner Information**

- ▶ **Map #:** 360800010101001
- ▶ **State Parcel ID:** 891308000101001001
- ▶ **Owner Name:** MERKAMP, MILDRED L/E REM TO MICHAEL L BAUMER 1/5, LINDA SUE ROWE 1/5, PATRICIA DIANE WATKO 1/5, CATHY E ALEXANDER 1/5 & LISA A DAVIDSON 1/5
- ▶ **Legal Description:** PT NW SEC 8-15-14 36.813A
- ▶ **Billing Add:** 9004 BLACK RD
- ▶ **City:** CENTERVILLE
- ▶ **State:** IN
- ▶ **ZIP:** 47330

▼ **Tax Value Information - - 2018 Contact Treasurer office for payment status @ 765-973-9238**

- ▶ **Tax Bill ID:** 0010025501
- ▶ **Semi-Annual Tax:** 599.00
- ▶ **Deduction:**

*\$1,198.00/yr.*

▼ **Parcel Information**

- ▶ **House #:** 0
- ▶ **Street:** LEAD LINE RD
- ▶ **Tax Unit:** ABINGTON
- ▶ **Deed Record:** OD: 1-31-91, FILED; AFF: 1-31-91, FILED \* WD: 2-13-96 I996001377\*DIST: 12-24-08 2008011506\*FE: 2-21-14 2014001158\*TRST: 2014001159
- ▶ **Year Built:** 0
- ▶ **Plat Map:** [View Plat](#)
- ▶ **Permit Document:** [Search Laserfiche](#)

▼ **Property Report Card**

- ▶ **2018:** [View Card](#)
- ▶ **2017:** [View Card](#)
- ▶ **2016:** [View Card](#)
- ▶ **2015:** [View Card](#)
- ▶ **2014:** [View Card](#)
- ▶ **2013:** [View Card](#)
- ▶ **2012:** [View Card](#)
- ▶ **2011:** [View Card](#)
- ▶ **2010:** [View Card](#)

Print Map

Print Report





# **DISCLOSURES**

# DISCLOSURES

4415 Centerville Rd., Centerville, IN 47330

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

### Lead Warning Statement

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

### Seller's Disclosure

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

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

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

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

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

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

### Purchaser's Acknowledgment (initial)

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

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

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

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

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

### Agent's Acknowledgment (initial)

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

### Certification of Accuracy

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

<u>Michael J. Bruner</u>	<u>11/20/18</u>	<u>Lisa Anderson</u>	<u>11/20/18</u>
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>11/20/18</u>	<u>[Signature]</u>	<u>11/20/18</u>
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>11/20/18</u>	<u>[Signature]</u>	<u>11/20/18</u>
Agent	Date	Agent	Date

x Cathy E. Alexander 11/20/18  
 x [Signature] 11/20/18

[Signature] 11-21-18

# DISCLOSURES

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R/1293)

Date (month, day, year)

11/20/18

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, ZIP code) **4415 Centerville Rd., Centerville, IN 47330**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System				✓	Cistern				✓	
Clothes Dryer				✓	Septic Field/Bed				✓	
Clothes Washer				✓	Hot Tub				✓	
Dishwasher				✓	Plumbing				✓	
Disposal				✓	Aerator System				✓	
Freezer				✓	Sump Pump			✓	✓	
Gas Grill				✓	Irrigation Systems				✓	
Hood				✓	Water Heater/Electric				✓	
Microwave Oven				✓	Water Heater/Gas				✓	
Oven				✓	Water Heater/Solar				✓	
Range				✓	Water Purifier				✓	
Refrigerator				✓	Water Softener			✓	✓	
Room Air Conditioner(s)				✓	Well				✓	
Trash Compactor				✓	Septic and Holding Tank/Septic Mound				✓	
TV Antenna/Dish				✓	Geothermal and Heat Pump				✓	
Other:					Other Sewer System (Explain)				✓	
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?					✓
					Are the improvements connected to a public sewer system?					✓
					Are there any additions that may require improvements to the sewage disposal system?					✓
					If yes, have the improvements been completed on the sewage disposal system?					✓
					Are the improvements connected to a private/community water system?					✓
					Are the improvements connected to a private/community sewer system?					✓
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier				✓	Attic Fan				✓	
Burglar Alarm				✓	Central Air Conditioning				✓	
Ceiling Fan(s)				✓	Hot Water Heat				✓	
Garage Door Opener Controls				✓	Furnace Heat/Gas			✓	✓	
Inside Telephone Wiring and Blocks/Jacks				✓	Furnace Heat/Electric				✓	
Intercom				✓	Solar House-Heating				✓	
Light Fixtures				✓	Woodburning Stove				✓	
Sauna				✓	Fireplace				✓	
Smoke/Fire Alarm(s)				✓	Fireplace Insert				✓	
Switches and Outlets				✓	Air Cleaner				✓	
Vent Fan(s)				✓	Humidifier				✓	
60/100/200 Amp Service (Circle one)				✓	Propane Tank			✓	✓	
					Other Heating Source:				✓	

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: Melba & Baumer Date: 11-20-18 Signature of Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature of Seller: Cheryl E. Alexander Date: 11-20-18 Signature of Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Signature of Seller: \_\_\_\_\_ Date: \_\_\_\_\_  
 X Oliver D. Decker 11-20-18 X Patricia D. Decker 11-21-18  
 X Linda J. Rowe 11-21-18

# DISCLOSURES

Property Address (number and street, city, state, ZIP code) **4415 Centerville Rd., Centerville, IN 47330**

2. ROOF	Yes	No	Do Not Know	4. OTHER DISCLOSURES	Yes	No	Do Not Know
Age, if known: _____ Years			<input checked="" type="checkbox"/>	Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>	Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>	Are there any encroachments?			<input checked="" type="checkbox"/>
Is there more than one roof on the house? If so, how many layers? _____			<input checked="" type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
<b>3. HAZARDOUS CONDITIONS</b>	Yes	No	Do Not Know	Is the present use a nonconforming use? Explain:			<input checked="" type="checkbox"/>
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>	Is the access to your property via a private road?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Explain:				Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
				Is access to your property via an easement?		<input checked="" type="checkbox"/>	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>
				Are there any structural problems with the building?			<input checked="" type="checkbox"/>
				Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
				Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
				Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
				Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
				Is the property in a flood plain?		<input checked="" type="checkbox"/>	
				Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
				Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
				Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
				Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
				Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
				Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).**

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <u>Michael J. Bauer</u>	Date: <u>11-26-18</u>	Signature of Buyer:	Date:
Signature of Seller: <u>Linda E. Rauve</u>	Date: <u>11-20-18</u>	Signature of Buyer:	Date:

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller:	Date:	Signature of Seller:	Date:
X <u>Linda E. Rauve</u>	<u>11-20-18</u>	X <u>Patricia D. Dettliffe</u>	<u>11-21-18</u>
X <u>Linda E. Rauve</u>	<u>11-21-18</u>		

# **SOIL TESTS**

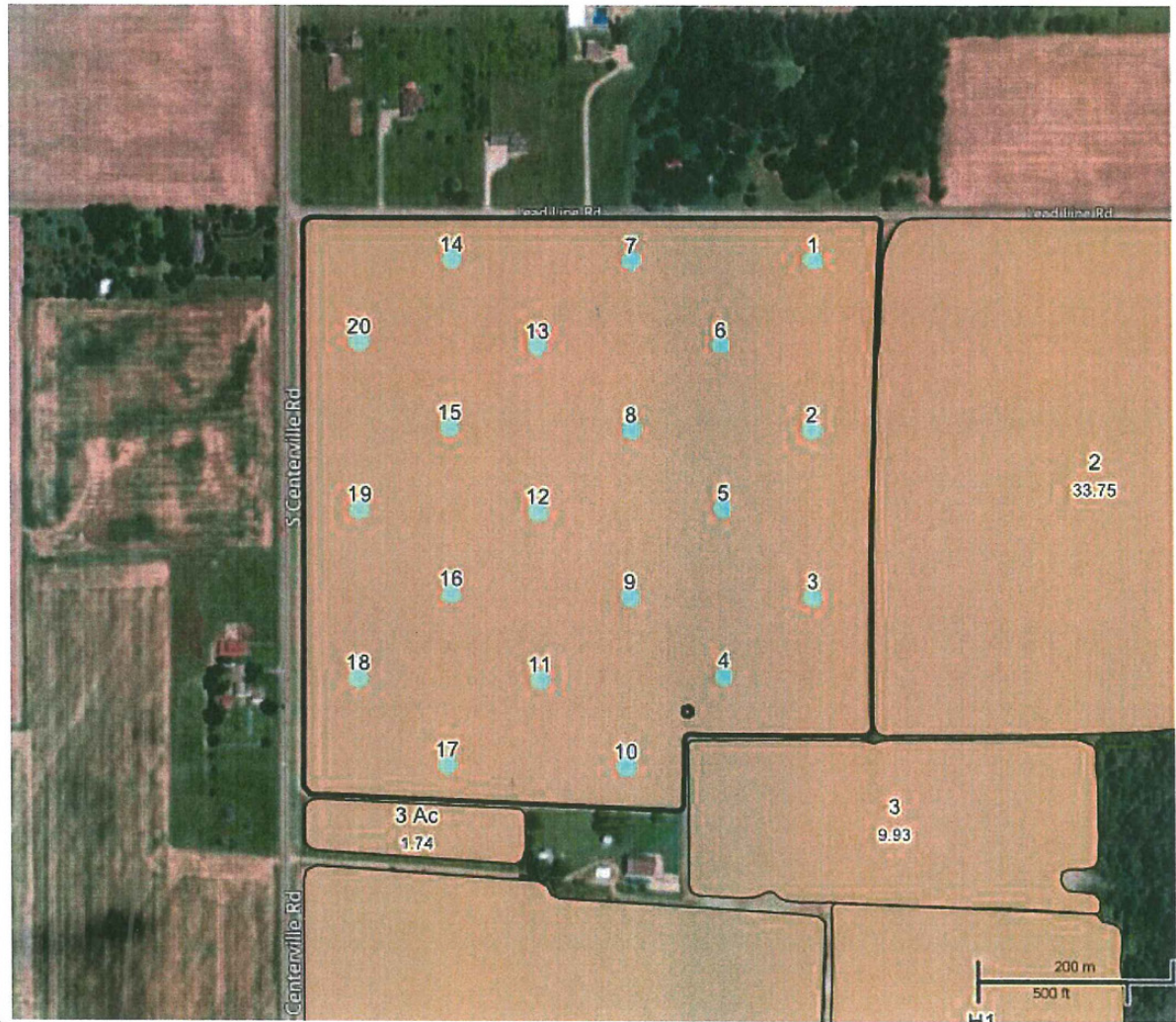
# SOIL TESTS



## Soil Test Sampling Map

Baumer, Jim and Dennis  
Farm: Centerville Rd.  
Field: 1

Area: 48.06  
Sample Date: Mar 19, 2018  
Lab Name: A & L Labs Great L



### Location:

County: Wayne, IN  
Township:  
Twp Rng Sec: T15N R14E S8

### Summary Statistics

Layer Name: Soil Test 18  
Sample Count: 20  
LayerID: 453423H75f4

### Notes:

# SOIL TESTS



## Soil Test Summary

Baumer, Jim and Dennis

Area: 48.06

Farm: Centerville Rd.

Sample Date: Mar 19, 2018

Field: 1

Lab Name: A & L Labs Great L

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	none	none	percent	meq/100g	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	percent	percent	percent	percent
1	6.0	6.8	2.4	10.8	26	168	710	2,100	2.0	27.3	48.5	22.2
2	7.2	7.2	2.1	11.4	4	168	830	3,100	1.9	30.3	67.8	0.0
3	6.4	6.9	2.9	11.5	16	190	620	3,000	2.1	22.4	65.1	10.4
4	5.5	6.6	3.1	13.1	52	452	530	2,200	4.4	16.9	42.0	36.7
5	6.6	6.9	3.6	14.0	72	452	720	3,700	4.1	21.4	65.9	8.6
6	6.5	6.9	2.7	11.5	22	206	790	2,700	2.3	28.6	58.7	10.4
7	7.6	7.2	2.7	13.4	52	258	1,090	3,400	2.5	34.0	63.6	0.0
8	7.4	7.2	2.9	12.0	48	220	950	3,100	2.4	33.0	64.6	0.0
9	7.3	7.2	2.7	11.8	46	254	890	3,100	2.8	31.5	65.8	0.0
10	6.9	7.2	3.0	10.2	132	360	690	2,700	4.5	28.1	65.9	1.5
11	7.0	7.2	2.9	12.5	24	220	1,020	3,200	2.3	33.9	63.8	0.0
12	5.7	6.8	2.3	8.2	62	200	370	1,600	3.1	18.8	48.8	29.3
13	7.1	7.2	2.4	10.7	20	172	770	2,900	2.1	30.0	67.9	0.0
14	6.4	6.9	2.4	11.0	14	202	720	2,600	2.4	27.4	59.3	10.9
15	7.1	7.2	2.7	12.8	12	248	1,010	3,300	2.5	32.9	64.6	0.0
16	5.7	6.7	3.5	13.8	64	340	600	2,900	3.2	18.1	52.6	26.1
17	6.5	6.9	2.5	9.7	20	170	550	2,400	2.2	23.6	61.8	12.4
18	6.2	6.9	2.6	8.8	22	196	510	2,100	2.8	24.1	59.5	13.6
19	6.0	6.9	2.3	7.9	16	164	410	1,900	2.7	21.7	60.4	15.3
20	6.4	6.9	2.8	10.6	10	182	630	2,600	2.2	24.9	61.6	11.4
<b>Average:</b>	6.6	7.0	2.7	11.3	37	241	721	2,730	2.7	26.4	60.4	10.4

# SOIL TESTS



## Soil Test Sampling Map

Baumer, Jim and Dennis  
Farm: Centerville Rd.  
Field: 2

Area: 33.77  
Sample Date: Oct 04, 2016  
Lab Name: SureTech



### Location:

County: Wayne, IN  
Township:  
Twp Rng Sec: T15N R14E S8

### Summary Statistics

Layer Name: Soil Test 16  
Sample Count: 15  
LayerID: 395399H2c43

### Notes:



# SOIL TESTS



## Soil Test Summary

Baumer, Jim and Dennis

Area: 33.77

Farm: Centerville Rd.

Sample Date: Oct 04, 2016

Field: 2

Lab Name: SureTech

SampleID	LabID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	unknown	none	none	percent	meq/100g	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	percent	percent	percent	percent
1		7.1	7.0	1.7	8.5	19	115	488	2,528	2.0	24.0	74.0	0.0
2		6.6	7.0	1.8	7.1	17	113	326	2,229	2.0	19.0	79.0	0.0
3		7.1	7.0	1.9	8.1	16	121	468	2,426	2.0	24.0	75.0	0.0
4		6.4	6.9	2.0	7.5	26	144	298	1,937	3.0	16.0	65.0	0.0
5		7.4	7.0	2.3	12.9	9	158	1,049	3,343	2.0	34.0	65.0	0.0
6		6.1	6.8	1.8	9.5	11	113	428	2,089	2.0	19.0	55.0	0.0
7		6.8	7.0	1.7	6.5	18	105	381	1,914	2.0	24.0	74.0	0.0
8		5.7	6.7	1.8	10.4	15	133	467	1,864	2.0	19.0	45.0	0.0
9		7.0	7.0	2.7	11.7	13	147	812	3,283	2.0	29.0	70.0	0.0
10		6.8	7.0	2.2	9.8	13	139	799	2,531	2.0	34.0	65.0	0.0
11		7.5	7.0	2.2	11.0	14	123	855	2,933	1.0	32.0	67.0	0.0
12		5.7	6.7	1.5	8.3	16	87	305	1,328	1.0	15.0	40.0	0.0
13		7.1	7.0	1.8	8.8	9	95	625	2,438	1.0	29.0	69.0	0.0
14		6.3	6.9	2.0	8.2	11	94	397	2,083	2.0	20.0	64.0	0.0
15		5.9	6.7	1.8	11.0	16	124	485	2,116	1.0	18.0	48.0	0.0
Average:		6.6	6.9	1.9	9.3	15	121	546	2,336	1.8	23.7	63.7	0.0

# SOIL TESTS



## Soil Test Sampling Map

Baumer, Jim and Dennis

Area: 9.93

Farm: Centerville Rd.

Sample Date: Mar 19, 2018

Field: 3

Lab Name: A & L Labs Great L



### Location:

County: Wayne, IN

Township:

Twp Rng Sec: T15N R14E S8

### Summary Statistics


Layer Name: Soil Test 18

Sample Count: 4

LayerID: 453667H106e

### Notes:

# SOIL TESTS



### Soil Test Summary

**Baumer, Jim and Dennis**      **Area:** 9.93  
**Farm:** Centerville Rd.      **Sample Date:** Mar 19, 2018  
**Field:** 3      **Lab Name:** A & L Labs Great L

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	none	none	percent	meq/100g	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	percent	percent	percent	percent
1	6.0	6.9	2.8	6.8	46	168	400	1,500	3.2	24.4	54.9	17.6
2	6.8	7.2	3.3	10.3	88	320	790	2,500	4.0	32.1	60.9	3.0
3	7.6	7.2	2.7	12.6	16	210	1,110	3,100	2.1	36.6	61.3	0.0
4	6.9	7.2	2.6	7.7	32	130	580	2,000	2.2	31.4	64.9	1.5
<b>Average:</b>	6.8	7.1	2.9	9.4	46	207	720	2,275	2.9	31.1	60.5	5.5

# SOIL TESTS



## Soil Test Sampling Map

Baumer, Jim and Dennis

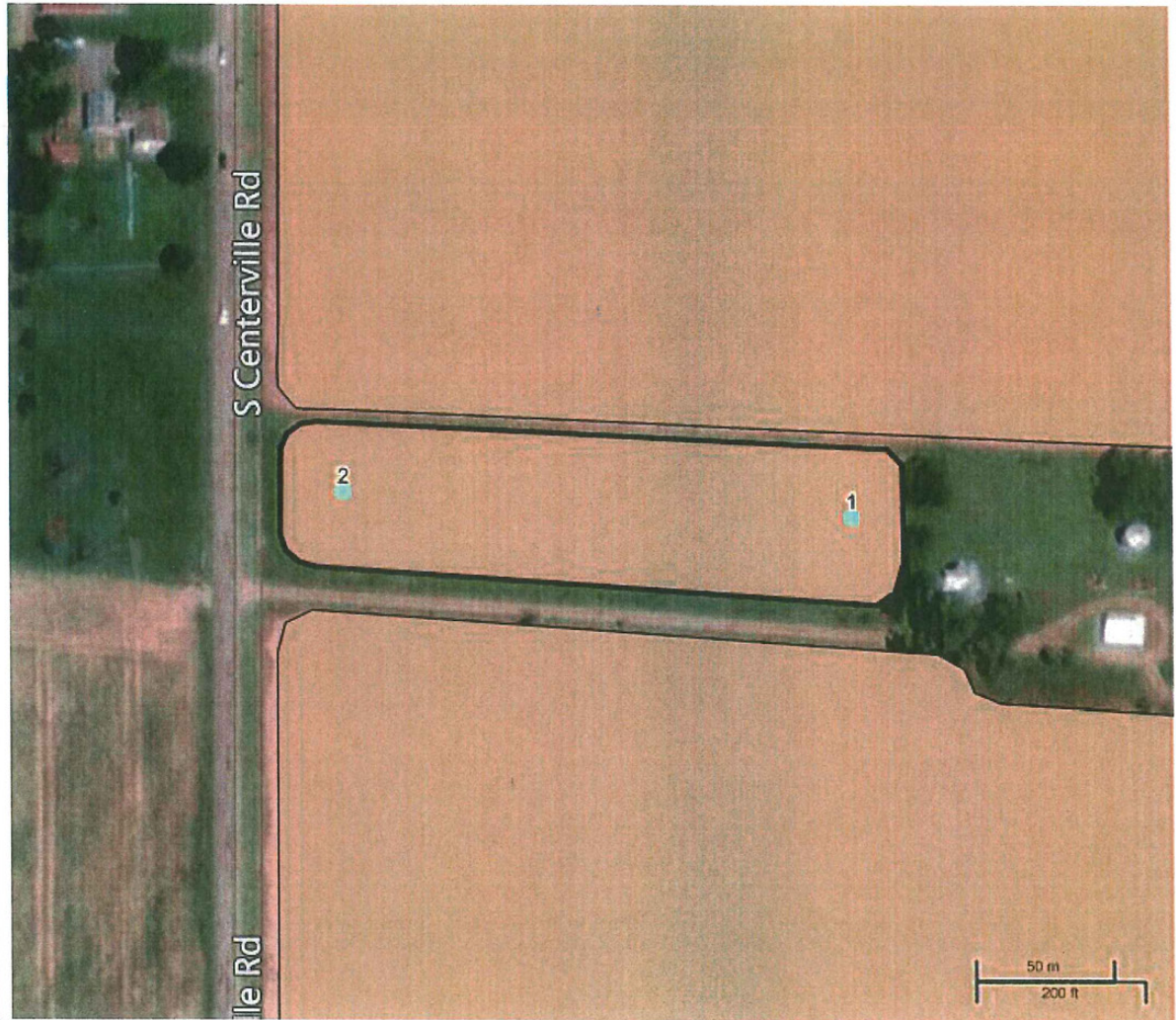
Area: 1.74

Farm: Centerville Rd.

Sample Date: Nov 25, 2013

Field: 3 Ac

Lab Name: SureTech



### Location:

County: Wayne, IN

Township:

Twp Rng Sec: T15N R14E S8

### Summary Statistics

Layer Name: Soil Test 13

Sample Count: 2

LayerID: 282432Hca90

### Notes:

# SOIL TESTS



## Soil Test Summary

**Baumer, Jim and Dennis**  
 Farm: Centerville Rd.  
 Field: 3 Ac

Area: 1.74  
 Sample Date: Nov 25, 2013  
 Lab Name: SureTech

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	none	none	percent	meq/100g	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	percent	percent	percent	percent
1	6.6	7.0	3.4	9.9	125	298	513	2,962	4.0	21.0	75.0	0.0
2	6.2	6.9	3.7	11.1	102	375	492	2,971	4.0	18.0	67.0	0.0
<b>Average:</b>	6.4	7.0	3.6	10.5	114	337	503	2,967	4.0	19.5	71.0	0.0

# SOIL TESTS



## Soil Test Sampling Map

Baumer, Jim and Dennis

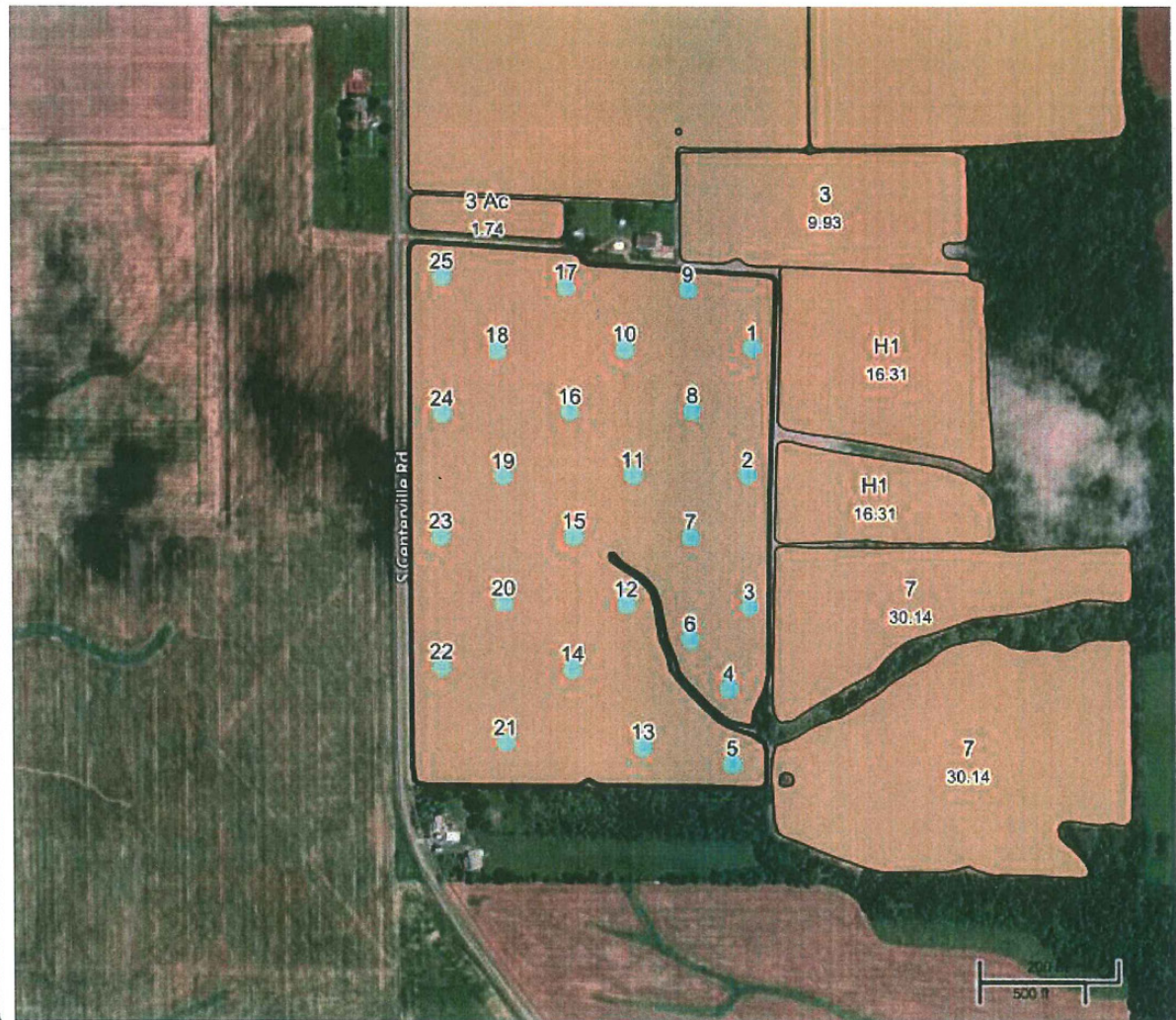
Area: 56.58

Farm: Centerville Rd.

Sample Date: Mar 19, 2018

Field: 4 & 5

Lab Name: A & L Labs Great L



### Location:

County: Wayne, IN  
Township:  
Twp Rng Sec: T15N R14E S8

### Summary Statistics

Layer Name: Soil Test 18  
Sample Count: 25  
LayerID: 453668H55f7

### Notes:

# SOIL TESTS



## Soil Test Summary

Baumer, Jim and Dennis

Area: 56.58

Farm: Centerville Rd.

Sample Date: Mar 19, 2018

Field: 4 & 5

Lab Name: A & L Labs Great L

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	none	none	percent	meq/100g	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	percent	percent	percent	percent
1	7.8	7.2	2.2	19.7	56	274	980	6,100	1.8	20.7	77.5	0.0
2	7.4	7.2	3.0	15.0	26	282	1,120	4,000	2.4	31.1	66.5	0.0
3	6.8	7.2	2.3	11.9	22	230	900	3,000	2.5	31.5	63.0	3.0
4	7.0	7.2	2.3	9.1	28	180	750	2,300	2.5	34.3	63.1	0.0
5	7.1	7.2	2.3	9.2	38	150	780	2,300	2.1	35.4	62.6	0.0
6	7.2	7.2	2.8	14.4	12	260	1,390	3,300	2.3	40.3	57.4	0.0
7	7.3	7.2	2.7	13.0	14	196	1,010	3,400	1.9	32.5	65.6	0.0
8	7.4	7.2	2.9	14.9	40	284	1,200	3,800	2.4	33.6	63.9	0.0
9	6.6	6.9	3.3	10.8	202	308	650	2,600	3.7	25.1	60.2	11.1
10	6.1	6.8	2.3	9.8	30	146	460	2,100	1.9	19.7	53.8	24.6
11	7.1	7.2	2.6	8.8	34	114	640	2,400	1.7	30.3	68.1	0.0
12	7.4	7.2	2.5	15.8	26	248	1,310	4,000	2.0	34.6	63.4	0.0
13	6.9	7.2	2.7	11.4	18	216	960	2,800	2.4	34.9	61.1	1.5
14	6.3	6.9	2.5	10.8	18	206	730	2,500	2.5	28.3	58.1	11.2
15	6.3	6.9	2.5	8.8	22	172	500	2,100	2.5	23.8	60.0	13.7
16	6.3	6.9	2.6	8.4	58	284	440	2,000	4.3	21.8	59.5	14.3
17	7.1	7.2	2.6	8.7	46	186	590	2,400	2.7	28.3	69.0	0.0
18	6.2	6.9	2.6	9.5	20	170	510	2,400	2.3	22.3	62.9	12.6
19	5.5	6.7	2.5	9.5	20	170	410	1,600	2.3	17.9	42.0	37.8
20	7.3	7.2	2.3	12.3	10	190	1,100	3,000	2.0	37.2	60.8	0.0
21	7.2	7.2	2.5	9.9	30	164	760	2,600	2.1	32.1	65.8	0.0
22	6.0	6.8	2.4	10.2	16	200	560	2,100	2.5	22.8	51.3	23.4
23	6.3	6.9	2.6	10.5	22	202	610	2,600	2.5	24.2	61.9	11.4
24	5.6	6.7	3.2	12.2	34	208	490	2,500	2.2	16.8	51.4	29.6
25	6.0	6.8	2.5	9.5	20	204	450	2,000	2.7	19.7	52.4	25.2
<b>Average:</b>	6.7	7.0	2.6	11.4	35	210	772	2,796	2.4	28.0	60.9	8.8

# SOIL TESTS



## Soil Test Sampling Map

Baumer, Jim and Dennis

Area: 30.16

Farm: Centerville Rd.

Sample Date: Mar 17, 2017

Field: 7

Lab Name: A & L Labs Great L



**Location:**

County: Wayne, IN  
Township:  
Twp Rng Sec: T15N R14E S8

**Summary Statistics**

Layer Name: Soil Test 17  
Sample Count: 12  
LayerID: 423811H7983

**Notes:**



# SOIL TESTS



## Soil Test Summary

**Baumer, Jim and Dennis**  
 Farm: Centerville Rd.  
 Field: 7

Area: 30.16  
 Sample Date: Mar 17, 2017  
 Lab Name: A & L Labs Great L

SampleID	LabID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	unknown	none	none	percent	meq/100g	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	percent	percent	percent	percent
1		5.2	6.7	2.8	7.1	26	158	260	900	2.8	15.2	31.5	50.4
2		6.1	6.9	3.4	8.4	12	262	630	1,700	4.0	31.2	50.5	14.3
3		5.5	6.6	3.0	13.4	20	278	770	2,000	2.7	24.0	37.4	35.9
4		6.0	6.8	3.1	10.2	18	204	670	1,900	2.6	27.4	46.6	23.5
5		6.8	7.2	4.6	10.2	114	584	700	2,500	7.3	28.5	61.1	3.0
6		5.8	6.7	3.4	11.9	20	280	700	2,000	3.0	24.6	42.1	30.3
7		6.0	6.8	3.0	10.4	10	294	680	1,900	3.6	27.3	45.8	23.2
8		7.4	7.2	2.8	14.9	12	240	1,460	3,400	2.1	40.9	57.1	0.0
9		6.3	6.8	3.4	13.3	8	310	1,010	2,500	3.0	31.7	47.1	18.1
10		7.6	7.2	2.6	18.3	2	206	1,400	4,900	1.4	31.8	66.8	0.0
11		6.3	6.9	2.8	7.4	32	272	450	1,600	4.7	25.3	53.9	16.2
12		7.4	7.2	3.1	14.5	2	234	1,420	3,300	2.1	40.9	57.0	0.0
<b>Average:</b>		6.4	6.9	3.2	11.7	23	277	846	2,383	3.3	29.1	49.7	17.9

# SOIL TESTS



## Soil Test Sampling Map

Baumer, Jim and Dennis

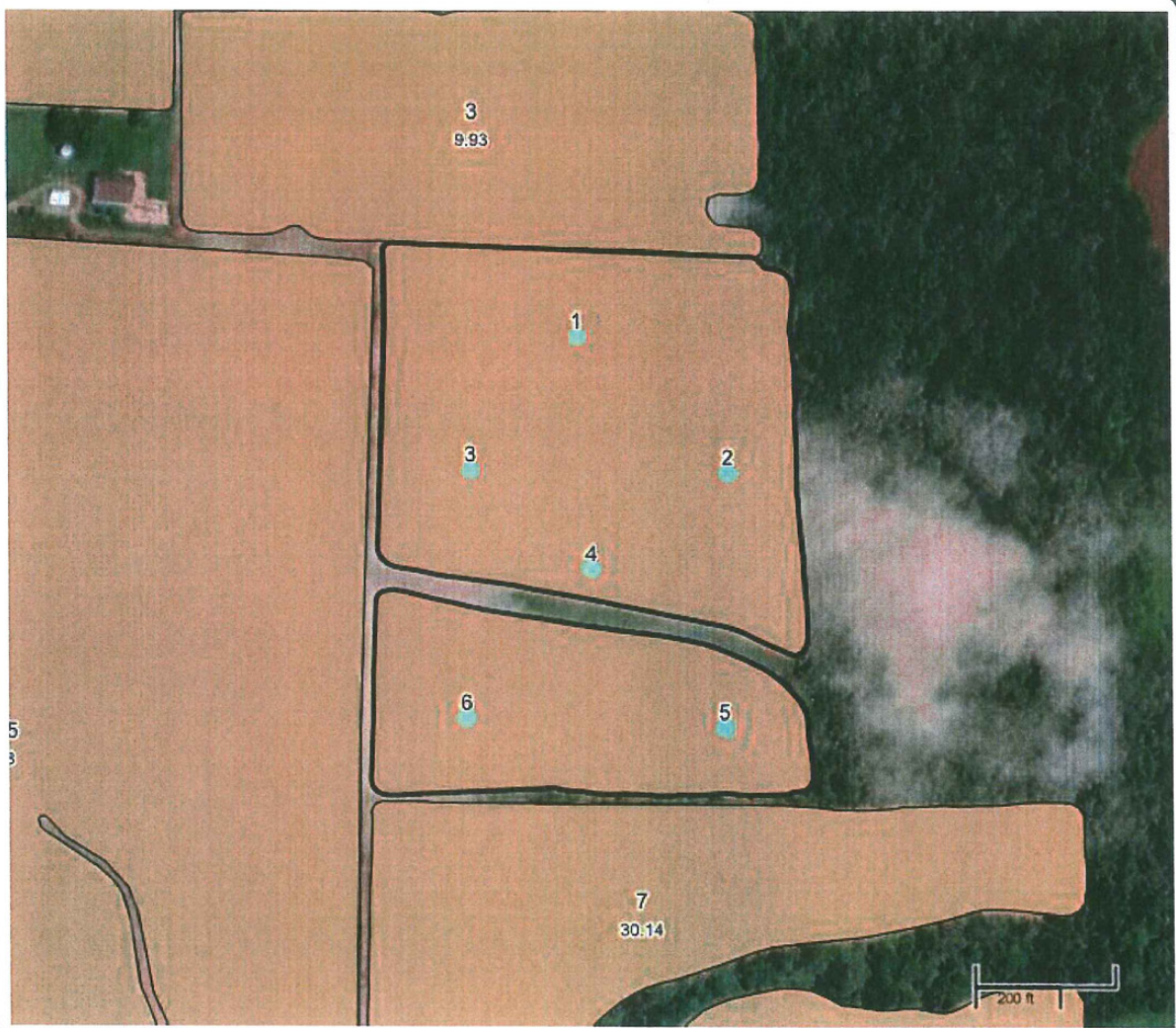
Area: 16.31

Farm: Centerville Rd.

Sample Date: Mar 19, 2018

Field: H1

Lab Name: A & L Labs Great L



### Location:

County: Wayne, IN  
Township:  
Twp Rng Sec: T15N R14E S8

### Summary Statistics

Layer Name: Soil Test 18  
Sample Count: 6  
LayerID: 453669H28c2

### Notes:

# SOIL TESTS



## Soil Test Summary

**Baumer, Jim and Dennis**  
 Farm: Centerville Rd.  
 Field: H1

Area: 16.31  
 Sample Date: Mar 19, 2018  
 Lab Name: A & L Labs Great L

SampleID	pH	BpH	OM	CEC	P1	K	Mg	Ca	KSat	MgSat	CaSat	HSat
none	none	none	percent	meq/100g	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	percent	percent	percent	percent
1	6.0	6.8	2.9	11.0	22	268	710	2,100	3.1	27.0	47.9	21.9
2	7.3	7.2	3.1	14.4	8	244	1,280	3,500	2.2	37.0	60.8	0.0
3	7.7	7.2	2.7	17.6	8	248	1,390	4,600	1.8	32.9	65.3	0.0
4	6.8	7.2	2.8	10.1	20	190	740	2,600	2.4	30.4	64.2	3.0
5	7.3	7.2	3.2	14.2	4	224	1,350	3,300	2.0	39.7	58.3	0.0
6	6.8	7.2	3.2	14.6	2	268	1,280	3,400	2.4	36.5	58.2	3.0
<b>Average:</b>	7.0	7.1	3.0	13.7	11	240	1,125	3,250	2.3	33.9	59.1	4.7



**PHOTOS**

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