

3 FARMS IN LAGRANGE & STEUBEN COUNTIES, IN
LAND AUCTION

TUESDAY, APRIL 2ND @ 6PM - NOBLE COUNTY FAIRGROUNDS



Great opportunity to buy at auction. Farming Rights for 2019.

3 FARMS
220[±]
ACRES
IN 7
TRACTS

INFORMATION BOOKLET



800-451-2709 SchraderAuction.com

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**AUCTION
REGISTRATION FORMS**



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

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

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

7. My bank routing number 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, Tuesday, March 26, 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.

BIDDER PRE-REGISTRATION FORM

TUESDAY, APRIL 2, 2019

220 ACRES – LAGRANGE & STEUBEN COUNTIES, IN

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, March 26, 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.

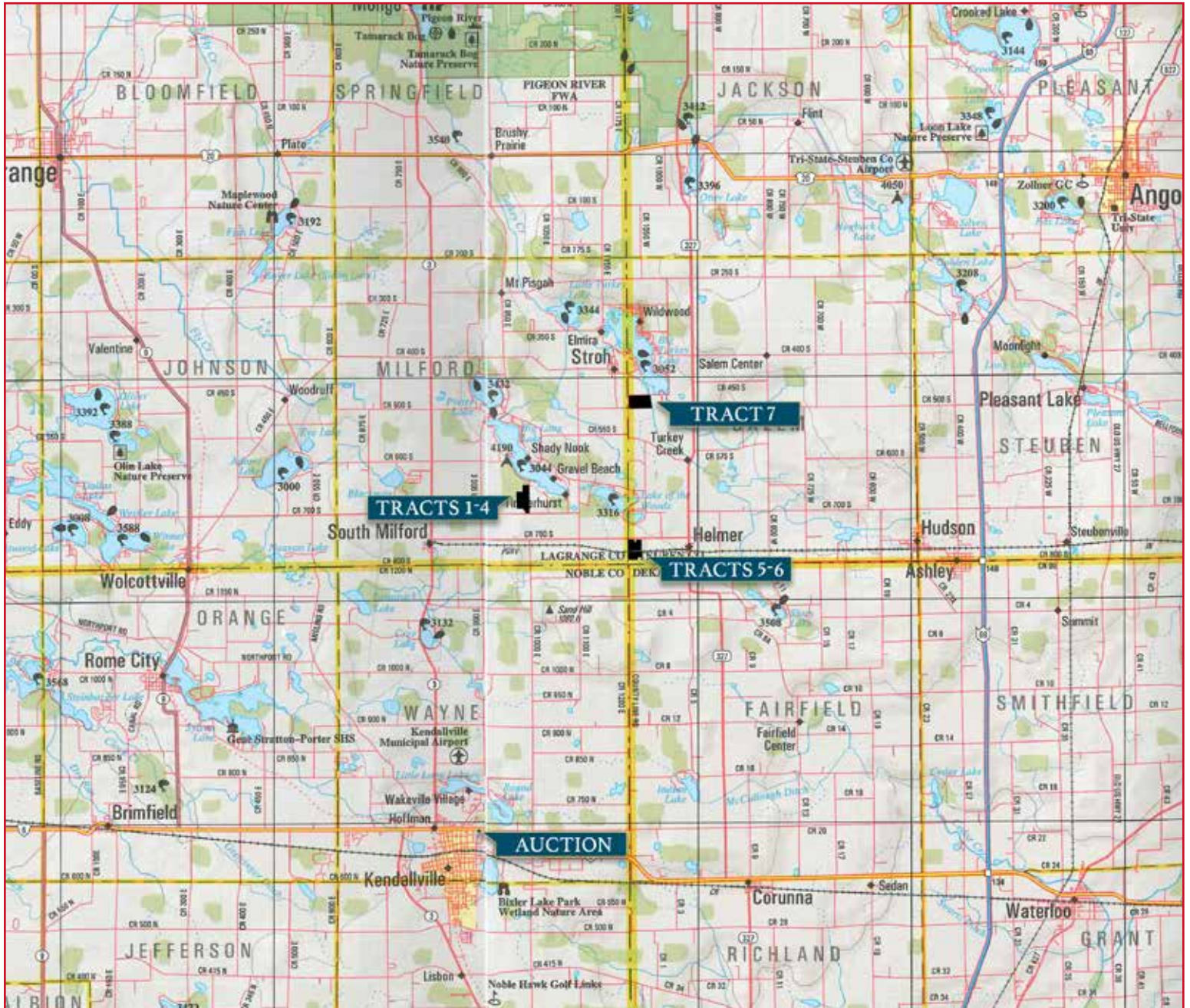
Signature: _____ Date: _____



LOCATION &
AERIAL MAPS



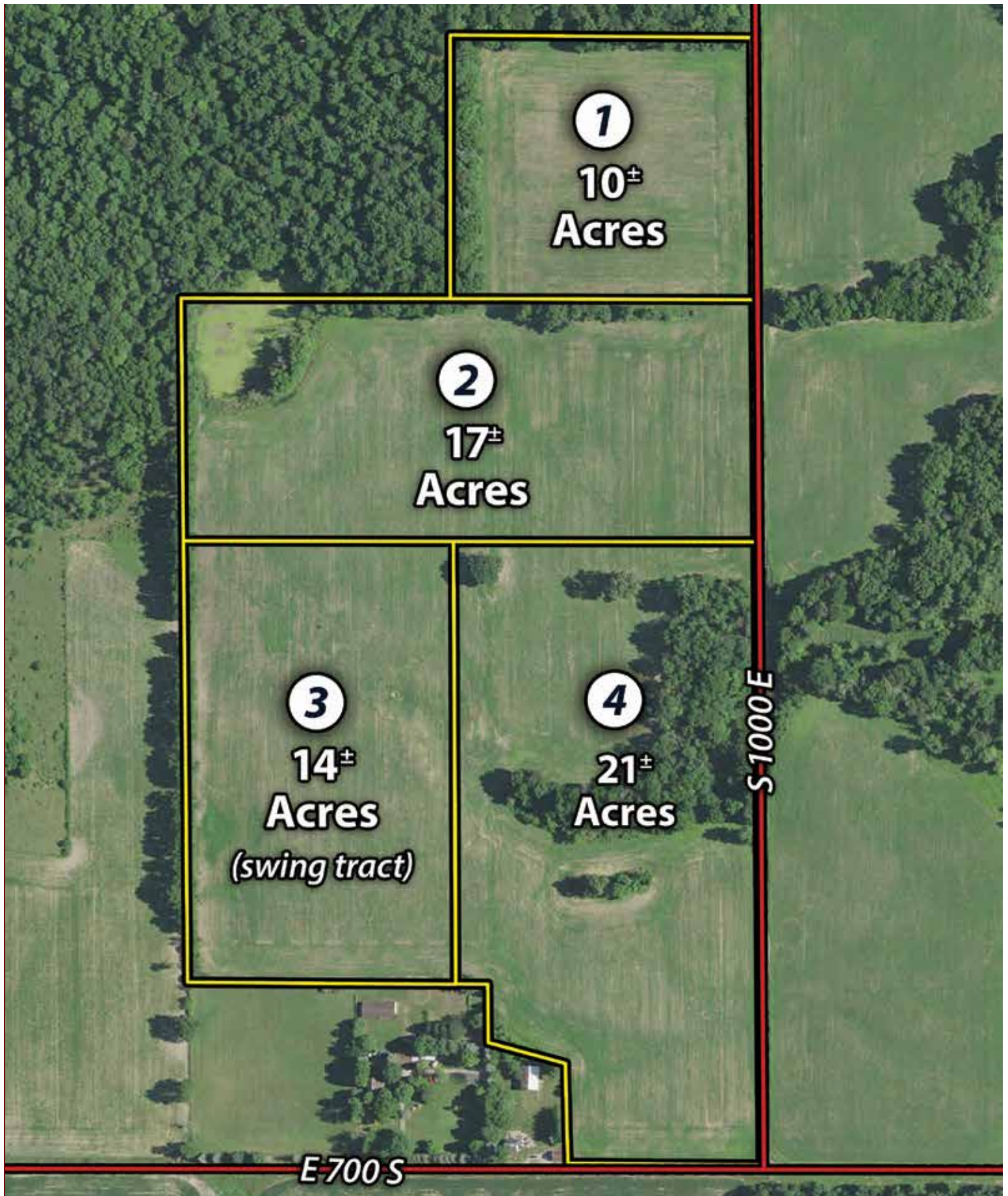
LOCATION MAP

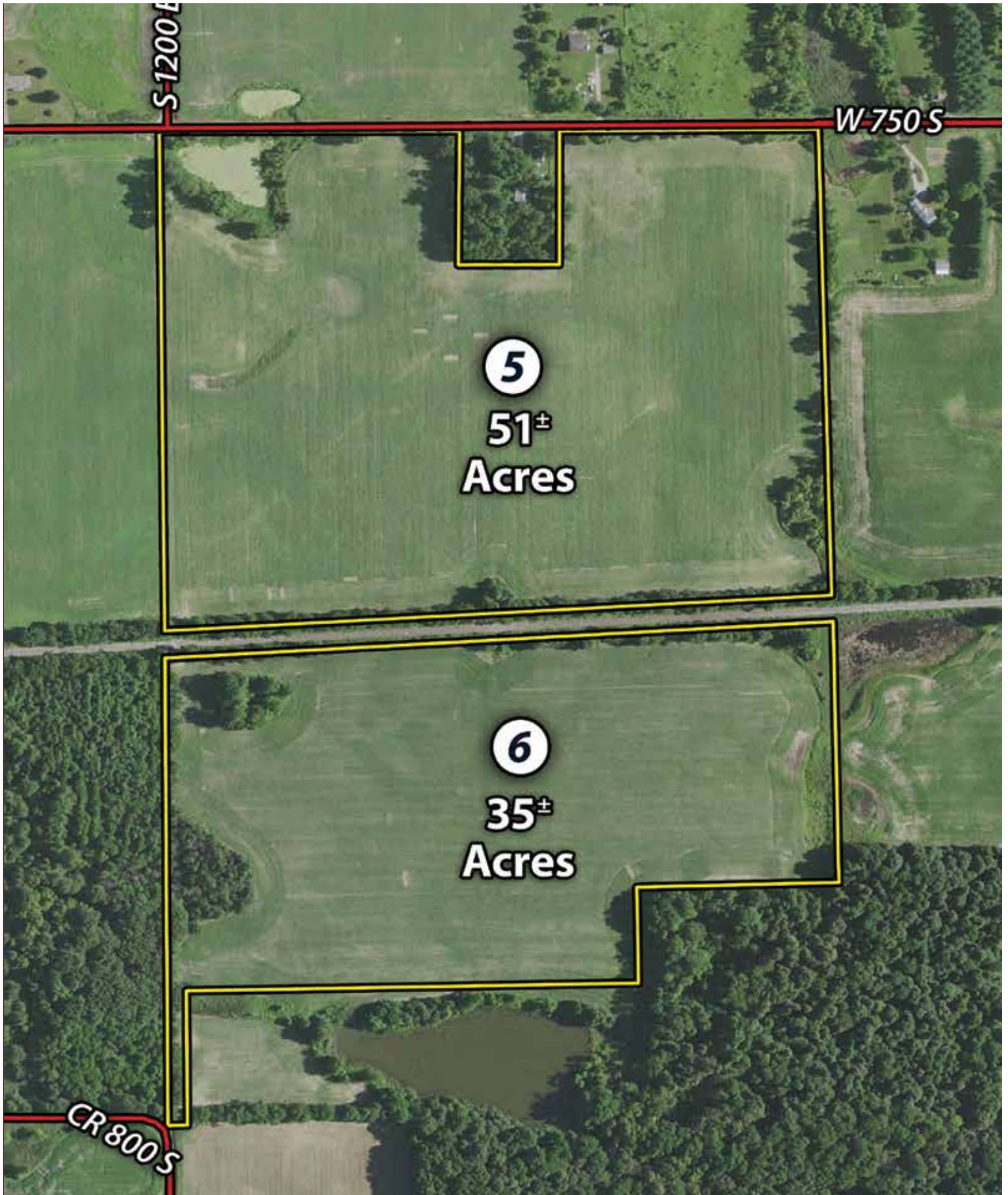


AUCTION SITE

Noble County Fair Grounds, Log Cabin Building, located at 580 Fair Street, Kendallville, IN 46755. Located on the east side of Kendallville, turn south on Fair Street then east on Simon Street.











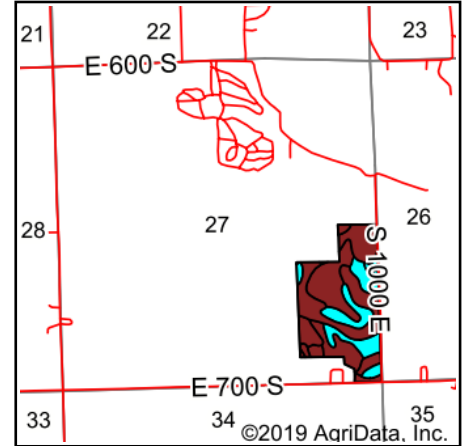
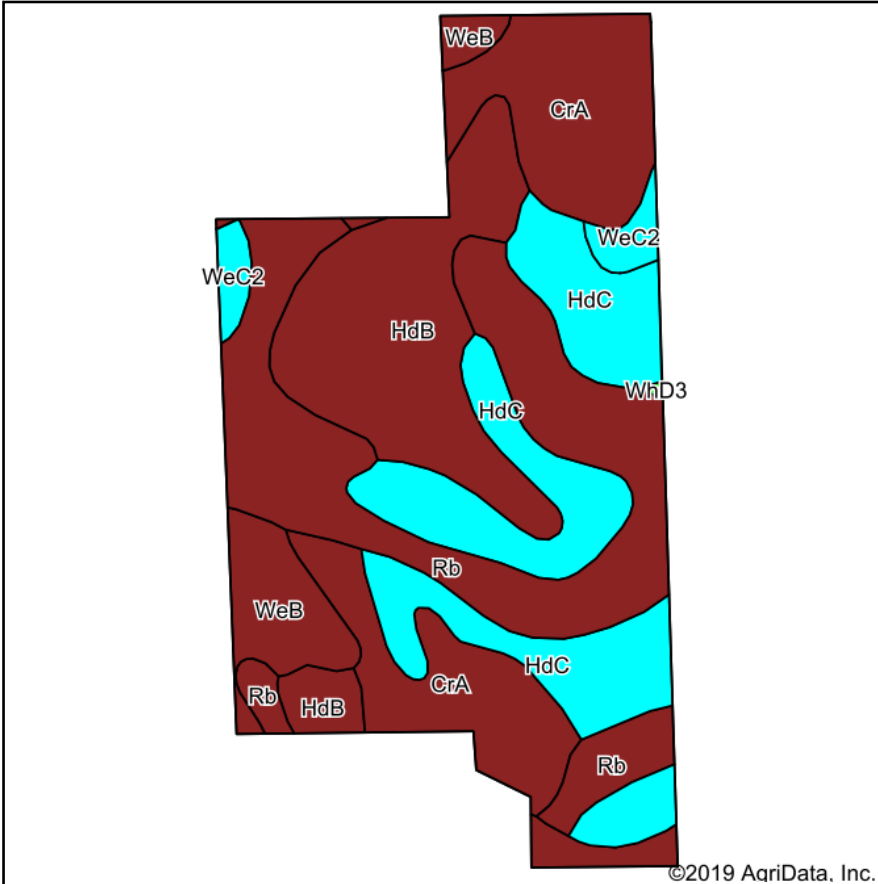


SOIL MAPS



SURETY SOILS - TRACTS I-4

Soils Map



State: **Indiana**
 County: **Lagrange**
 Location: **27-36N-11E**
 Township: **Milford**
 Acres: **61.88**
 Date: **2/15/2019**



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: IN087, Soil Area Version: 22

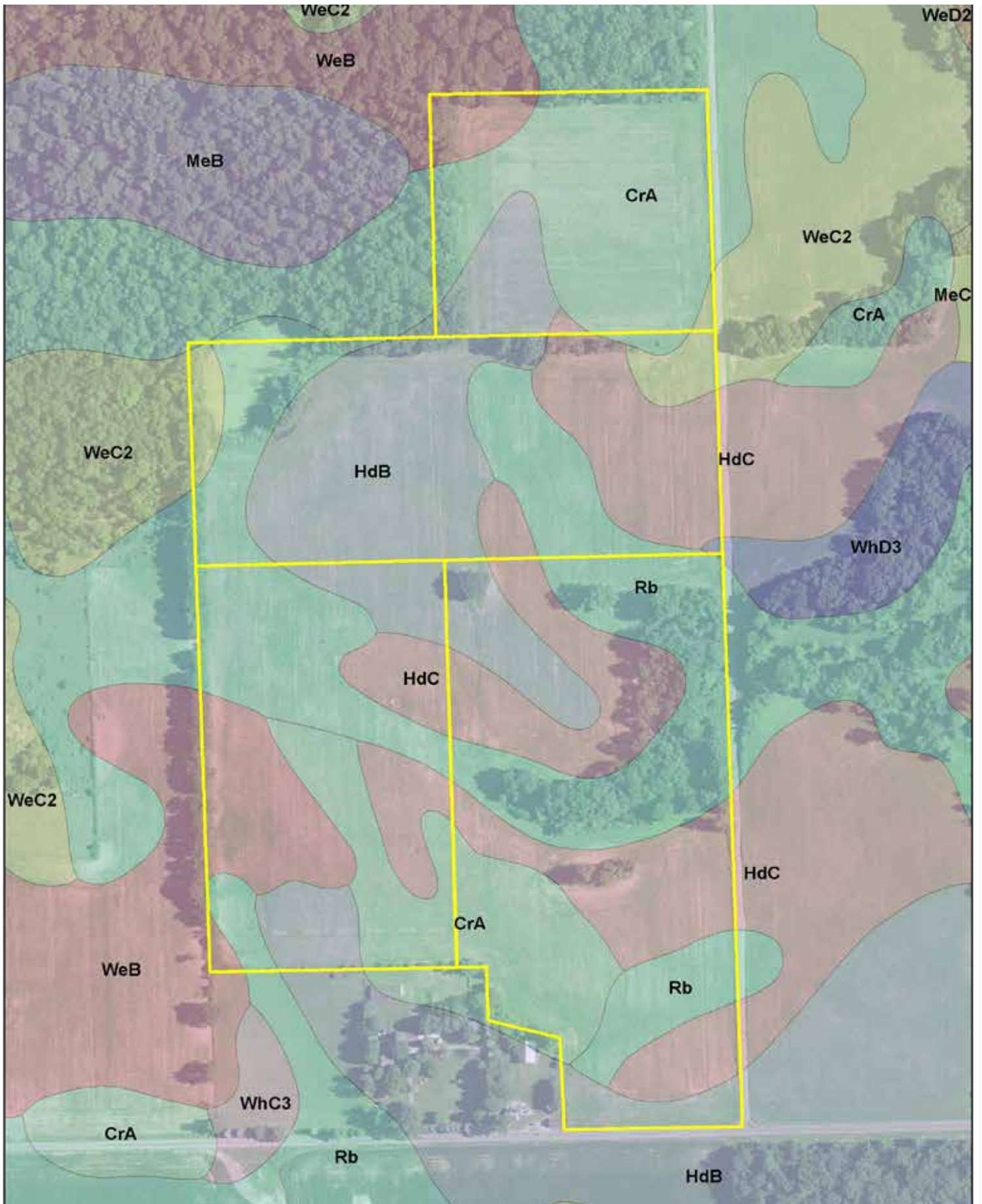
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Rb	Rensselaer loam, 0 to 1 percent slopes	16.70	27.0%		IIw	167	11	49	84	83	11	84
HdC	Hillsdale sandy loam, 6 to 12 percent slopes	14.42	23.3%		IIIe	105	7	37	63	63	52	55
HdB	Hillsdale sandy loam, 2 to 6 percent slopes	13.10	21.2%		IIe	115	8	40	65	65	53	56
CrA	Conover loam, 0 to 3 percent slopes	12.50	20.2%		IIw	144	10	46	75	72	51	75
WeB	Wawasee fine sandy loam, 2 to 6 percent slopes	3.69	6.0%		IIe	140	9	49	69	69	57	66
WeC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	1.47	2.4%		IIIe	125	8	44	53	53	42	52
Weighted Average						134.3	9	43.6	*n 71.6	*n 70.8	*n 41	*n 67.7

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

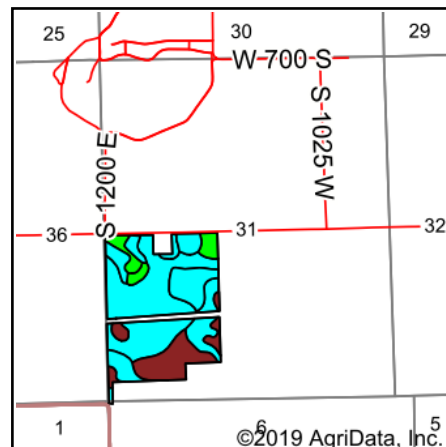
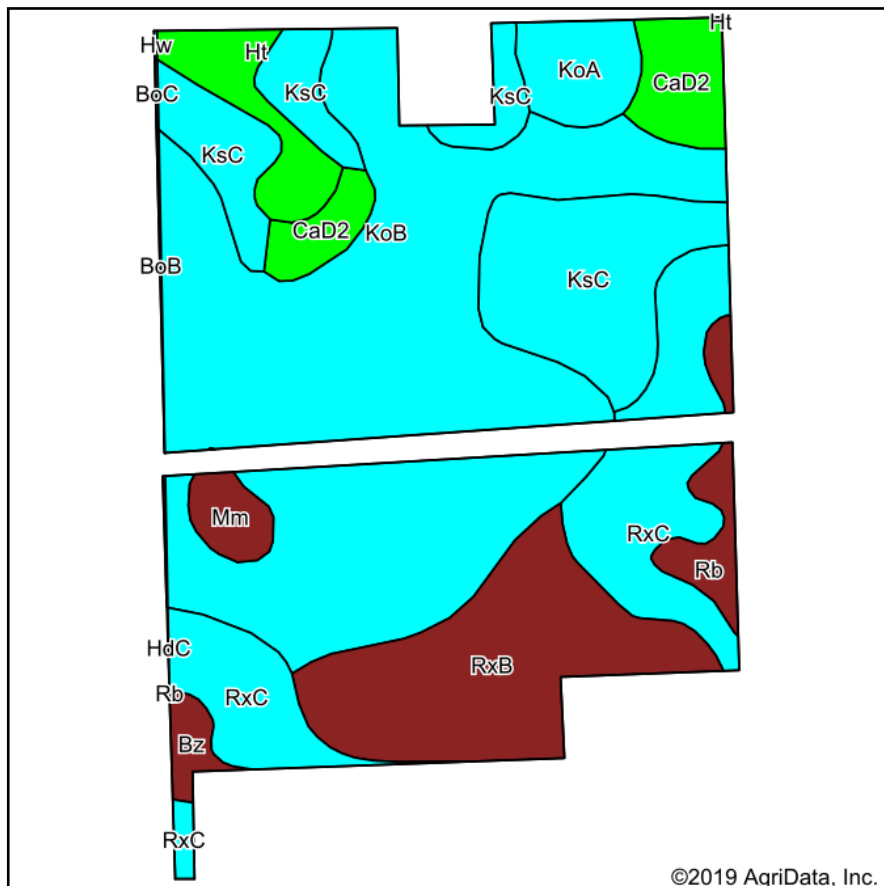
Soils data provided by USDA and NRCS.

SOIL OVERLAY - TRACTS I-4



SURETY SOILS - TRACTS 5-6

Soils Map



State: **Indiana**
 County: **Steuben**
 Location: **31-36N-12E**
 Township: **Salem**
 Acres: **83.93**
 Date: **2/27/2019**



©2019 AgriData, Inc.

Soils data provided by USDA and NRCS.

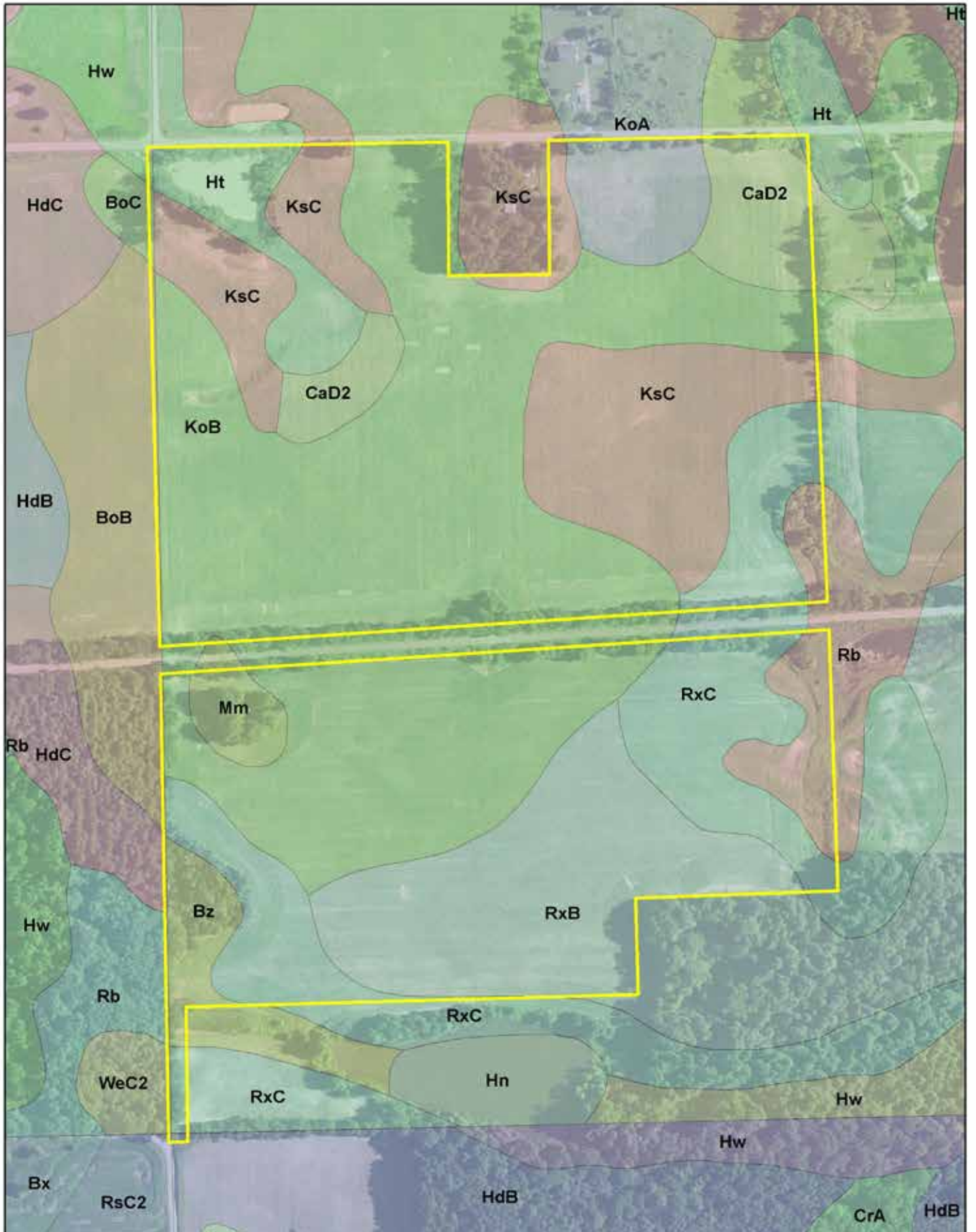
Area Symbol: IN087, Soil Area Version: 22
 Area Symbol: IN151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	36.21	43.1%		Ille	110	7	39	65	65	51	57
KsC	Kosciusko gravelly sandy loam, 6 to 12 percent slopes	12.62	15.0%		Ille	100	7	35	61	61	47	53
RxB	Riddles sandy loam, 2 to 6 percent slopes	10.99	13.1%		Ile	126	8	44	71	71	59	66
RxC	Riddles sandy loam, 6 to 12 percent slopes	10.91	13.0%		Ille	130	9	46	69	69	58	64
CaD2	Casco gravelly sandy loam, 12 to 18 percent slopes, eroded	3.79	4.5%		Vle	35	2	12	37	37	27	34
Ht	Houghton muck, disintegration moraine, 0 to 2 percent slopes	2.75	3.3%		Vw				48	37	7	48
KoA	Kosciusko sandy loam, 0 to 2 percent slopes	2.51	3.0%		Ills	99	6	35	66	66	52	59
Rb	Rensselaer loam, 0 to 1 percent slopes	1.89	2.3%		Ilw	167	11	49	84	83	11	84
Mm	Millgrove loam	1.25	1.5%		Ilw	175	12	49	74	68	19	74
Bz	Brookston loam	0.86	1.0%		Ilw	175	12	49	69	67	19	69
BoB	Boyer loamy sand, 2 to 6 percent slopes	0.15	0.2%		Ille	95	6	33	62	62	48	52
Weighted Average						108.8	7.1	37.8	*n 64.5	*n 64	*n 48.1	*n 58.2

*n: The aggregation method is "Weighted Average using major components"

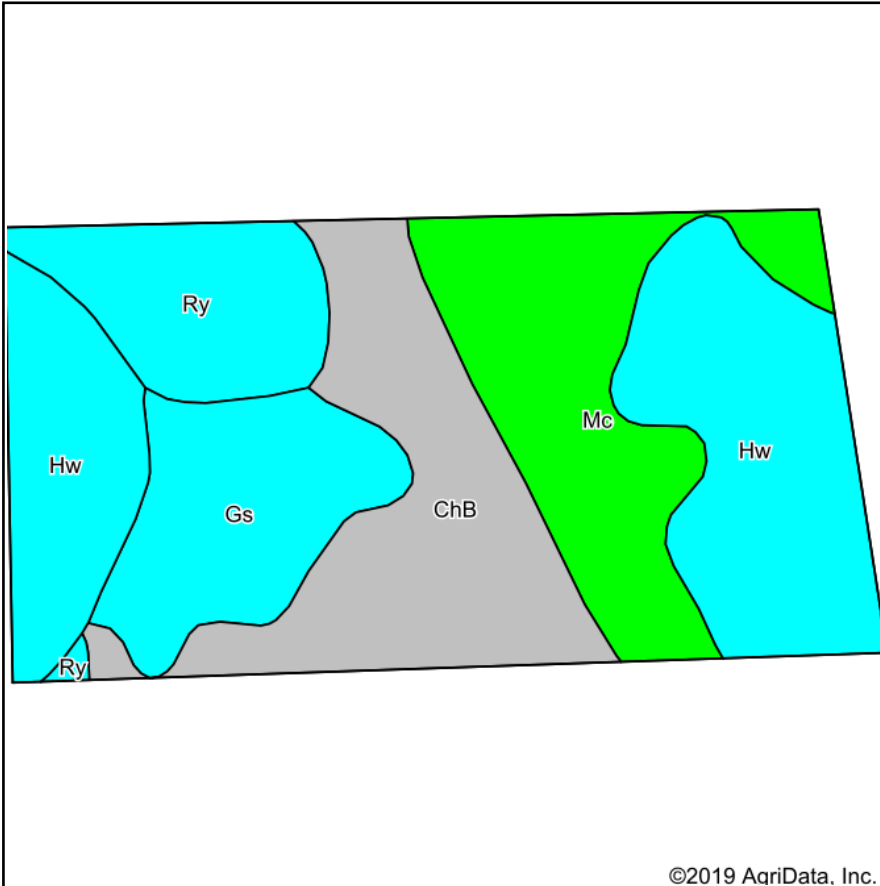
*c: Using Capabilities Class Dominant Condition Aggregation Method

SOIL OVERLAY - TRACTS 5-6

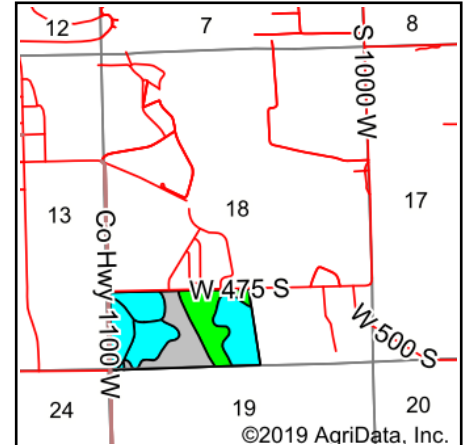


SOIL OVERLAY - TRACT 7

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Steuben**
 Location: **18-36N-12E**
 Township: **Salem**
 Acres: **71.43**
 Date: **2/15/2019**



Area Symbol: IN151, Soil Area Version: 21

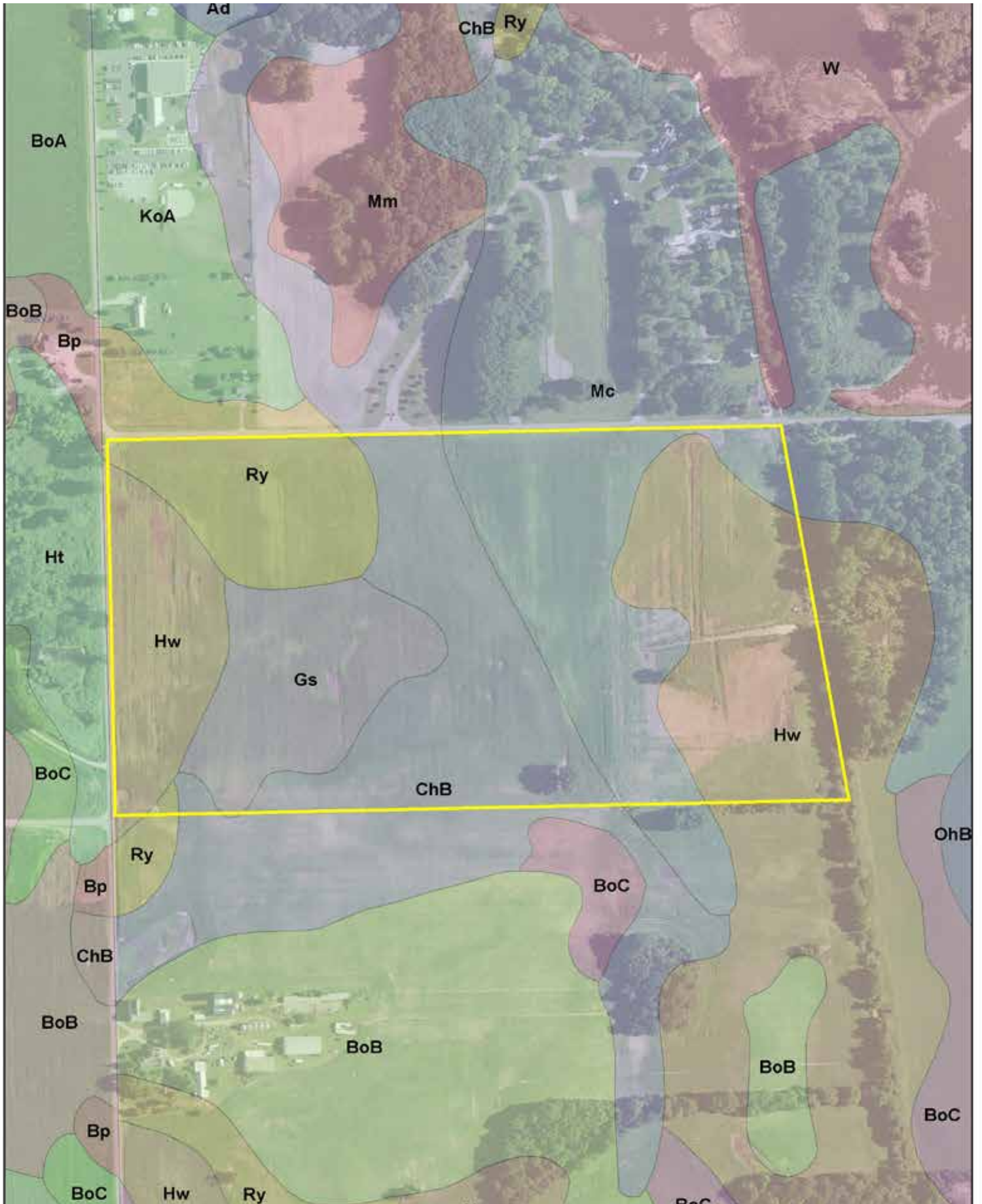
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Hw	Houghton muck, drained	22.51	31.5%		IIIw	159	11	42	91	91	33	89
ChB	Chelsea fine sand, 1 to 6 percent slopes	16.00	22.4%		IVs	90	6	32	47	47	35	28
Mc	Martisco muck, undrained	14.86	20.8%		Vw				17	7	3	17
Gs	Granby variant loamy sand	9.96	13.9%		IIIw	110		19	55	55	11	41
Ry	Riverdale loamy sand	8.10	11.3%		IIIw	117	8	35	52	52	34	34
Weighted Average						98.9	5.7	27	*n 56.3	*n 54.2	*n 24.3	*n 47.4

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOIL OVERLAY - TRACT 7

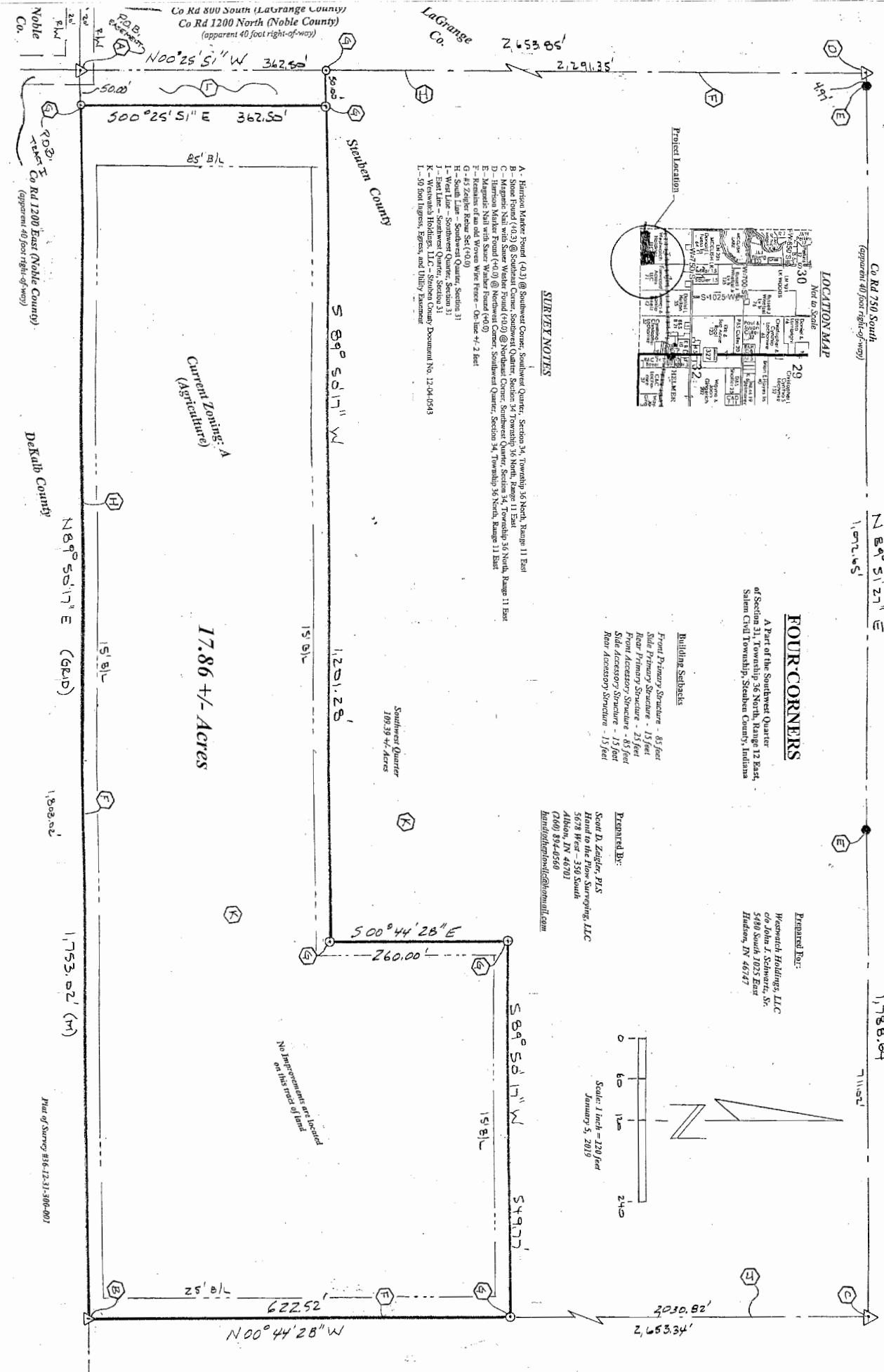






TRACT 6 SURVEY





Co Rd 800 South (LaGrange County)
Co Rd 1200 North (Noble County)
(apparent 40 foot right-of-way)

LaGrange Co.

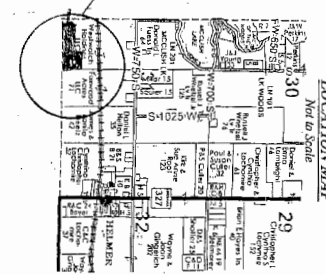
Noble Co.

Stauben County

DeKalb County

Current Zoning: A
(Agriculture)

17.86 +/- Acres



- SURVEY NOTES**
- A - Harrison Marker Found (4.3) @ Southwest Corner, Southwest Quarter, Section 34, Township 36 North, Range 11 East
 - B - Short Iron Nail (0.3) @ Southeast Corner, Southwest Quarter, Section 34 Township 36 North, Range 11 East
 - C - Iron Nail (0.3) @ Southeast Corner, Southwest Quarter, Section 34 Township 36 North, Range 11 East
 - D - Harrison Marker Found (4.0) @ Northwest Corner, Southwest Quarter, Section 34, Township 36 North, Range 11 East
 - E - Marquise Nail with Sauer Washer Found (4.0)
 - F - Remains of an old Woven Wire Fence - On line +/- 2 feet
 - G - #45 Ziegler Rebar Set (4.0)
 - H - South Line - Southwest Quarter, Section 31
 - I - East Line - Southwest Quarter, Section 31
 - J - East Line - Southwest Quarter, Section 31
 - K - Weirwald Holdings, LLC - Stubben County Document No. 12-04-0543
 - L - 50 foot highest, Express and Utility Easement

- Building Setbacks**
- Front Primary Structure - 85 feet
 - Side Primary Structure - 15 feet
 - Rear Primary Structure - 25 feet
 - Side Accessory Structure - 85 feet
 - Rear Accessory Structure - 15 feet

FOUR-CORNERS

A Part of the Southwest Quarter of Section 31, Township 36 North, Range 12 East, Salem Civil Township, Stubben County, Indiana

Prepared By:
Scott D. Ziegler, PLS
Herald to the Plover Surveying, LLC
5678 West - 350 South
Albion, IN 46701
7600 894-0560
hazards@plsoffice.com

Prepared For:
Wenatch Holdings, LLC
c/o John J. Schwartz, Sr.
5480 South 1025 East
Hudson, IN 46747

Scale: 1 inch = 220 feet
January 5, 2019



No measurements are to be made on this record of land

Plot of Survey #16-12-31-306-007



FSA INFO



FSA INFO - TRACTS I-4

USDA Farm 5873 Tract 7512

2019 Certification map prepared on: 10/10/2018

Administered by: LaGrange County, Indiana

61.9 Tract acres
55.06 Cropland acres
0 CRP acres

CRP

CLU

LaGrange Co., IN

Wetland Determination Identifiers:

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance

Provisions



Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-10-10 12:40:45

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
8	23.93	N	2				Y
9	13.42	N	2				Y
10	9.33	N	2				Y
20	8.38	N	2				Y



Farm 5873 Tract 7512

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

FSA INFO - TRACTS I-4

INDIANA LAGRANGE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 5873 Prepared : Feb 20, 2019 Crop Year : 2019
Abbreviated 156 Farm Record		

Tract 7512 Continued ...

Owners : WESTWATCH HOLDINGS LLC

Other Producers : None

Recon ID : 18-087-2018-163

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
61.90	55.06	55.06	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	55.06	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	1.03	0.00	0	43
Corn	50.91	0.00	0	105
Soybeans	3.10	0.00	0	33
TOTAL	55.04	0.00		

NOTES

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

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

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

FSA INFO - TRACTS I-4



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	John J. Schwarz SR Ow/Op	Request Date:	11/20/07	County:	Lagrange
Agency or Person Requesting Determination:	FSA	Tract No:	1788 7512	FSA Farm No.:	4633 5873

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodibleland determination?	-
Are there highly erodible soil map units on this farm?	-

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
	-	-		
	-	-		
	-	-		
	-	-		
	-	-		

The Highly Erodible Land determination was completed in the - .

Section II - Wetlands

Are there hydric soils on this farm?	-
--------------------------------------	---

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
un#1	W		2.2	3-26-08	
UN#2	NW		0.2	3-26-07	
	-				
	-				
	-				

The wetland determination was completed in the field . It was -mailed to the person on .

Remarks: UN#1 Wetland, 2.2 Ac, is located at the North end of field 8. The Non-Wetland, NW, 0.2 Ac is lactated in the North side of field 10. OK to clear the NW area. OK to clear requested fence rows.
--

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
	5-25-08

FSA INFO - TRACTS I-4



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	John J. Schwarz SR Ow/Op	Request Date:	11/20/07	County:	Lagrange
Agency or Person Requesting Determination:	FSA	Tract No:	1788	FSA Farm No.:	4633

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodibleland determination?	-
Are there highly erodible soil map units on this farm?	-

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust(Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
-	-	-		
-	-	-		
-	-	-		
-	-	-		
-	-	-		

The Highly Erodible Land determination was completed in the-

Section II - Wetlands

Are there hydric soils on this farm?	-
--------------------------------------	---

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	<u>Wetland Label*</u>	<u>Occurrence Year (CW)**</u>	<u>Acres</u>	<u>Determination Date</u>	<u>Certification Date</u>
7	PC/NW		8.9	8-25-08	
8	PC/NW		23.9	8-25-08	
9	PC/NW		13.4	8-25-08	
10	PC/NW		9.3	8-25-08	
11	PC/NW		19.0	8-25-08	

The wetland determination was completed in the field . It was -mailed to the person on .

Remarks: See additional form for non Ag determinations.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
	8-25-08

FSA INFO - TRACTS I-4

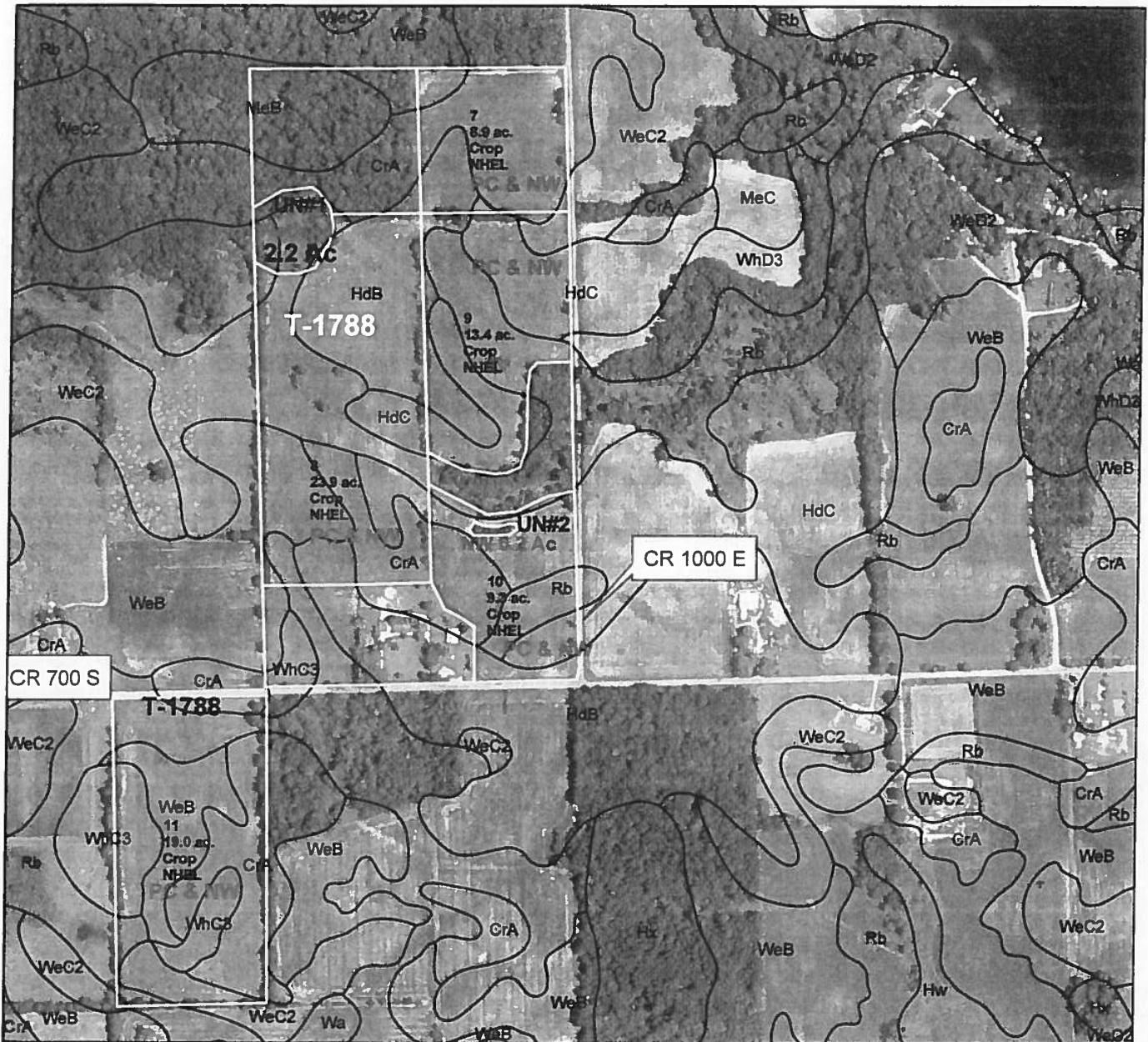


Wetland Determination Map

Date: 3/25/2008



Customer(s): JOHN J SCHWARZ SR
District: LAGRANGE COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: LAGRANGE SERVICE CENTER
Agency: USDA-NRCS
Assisted By: N Fay Earnhart
State and County: IN, DE KALB



Wetland = 2.2 Acres
Non-Wetland = 0.2 Ac

Legend

- Consplan
-  Wetland Det 3/08
-  soilmu_a_in087

360 0 360 720 1,080 1,440



Feet

FSA INFO - TRACTS I-4

United States Department of Agriculture



Natural Resources Conservation Service
910 S Detroit St
LaGrange, IN 46761

VIA CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Date: 8-25-08

John J Schwarz Sr
5480 S 1025 E
Hudson, IN 46747

Dave
8-25-08

Dear Landowner:

This is to notify you that as of the date of this letter, I am making a preliminary technical determination for Farm # 4633 Tract # 1788 that field(s) shown in Section II of the attached NRCS-CPA-026E, "Highly Erodible Land and Wetland Conservation Determination," form contains the following WETLAND determinations along with the labels/certifications as indicated.

I have enclosed a Preliminary Technical Determination on NRCS-CPA-026E along with aerial photo(s) that includes your HEL and/or certified wetlands determinations. This determination supersedes all previous USDA determinations and is valid as long as the land use remains in agriculture.

This HEL/Wetland determination has been conducted for the purpose of implementing the conservation provisions of the Food Security Act of 1985 as amended. This determination is not valid for identifying the extent of the Army Corps of Engineers (COE) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you must request a jurisdictional determination from the local office of the COE prior to starting the work.

Other agencies may also have jurisdiction that require permits and NRCS recommends that you contact the Indiana Department of Environmental Management and the Indiana Department of Natural Resources, Division of Water before beginning any work.

This technical determination may affect USDA program benefits. In order to maintain your USDA program eligibility with the Food Security Act and comply with the Clean Water Act, contact the Farm Service Agency and complete a new AD-1026 prior to performing the following activities:

- Land clearing
- Drainage (tile or open ditching)
- Filling, leveling, or dredging
- Land use changes

FSA INFO - TRACTS I-4

This preliminary technical determination will become a *Final Technical Determination* 30 days after receipt of this letter unless you request one of the following three options:

1. Request reconsideration with a field visit. You along with the local district conservationist must meet on the subject site to gather additional information, discuss the facts, and for you to provide any additional pertinent information concerning this preliminary technical determination. *or*:
2. Request mediation in an attempt to settle your concerns with the preliminary technical determination.
3. Waiver of the 30 day appeal period for the preliminary technical determination so that this determination becomes final immediately. This must be requested in writing to the State Conservationist.

The **Application for Voluntary Mediation Form** and procedures may be obtained from your local NRCS office.

In addition, you have the right to review the records concerning this determination in our office.

Once this decision becomes **final** you may appeal to either the Farm Service Agency County Committee (COC) or to the National Appeals Division (NAD). You must file your request in writing within 30 days of this technical determination becoming a final. You may appeal to only one of the following:

LaGrange County FSA County Committee
910 S Detroit St
LaGrange, IN 46761

OR

Eastern Regional Office
National Appeals Division
P.O. Box 68806
Indianapolis, Indiana 46268-0806

If you are the owner of this tract and have a tenant, I urge you to discuss this letter and accompanying NRCS-CPA-026E with your tenant. Likewise, if you are tenant of this tract of land, I urge you to discuss this letter with your landlord.

If you have any questions or would like to discuss any concerns you might have, please call me at (260-463-3471 , Extension 3.

Sincerely,



David Hague
District Conservationist

Attachments

cc: FSA CED

FSA INFO - TRACTS I-4

<p>U.S.D.A. Soil Conservation Service</p> <p style="text-align: center;">SCS-CPA-026 (June 91)</p> <p style="text-align: center;">HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION</p>	<p>1. Name and Address of Person John J. Schwarz 5500 S 1025 E Hudson, IN 46747</p>	<p>2. Date of Request <i>updated</i> 6-29-93</p>	<p>3. County LaGrange</p>
<p>4. Name of USDA Agency or Person Requesting Determination ASCS</p>	<p>5. Farm No. and Tract No. F-2 4097 T-17884</p>		
SECTION I - HIGHLY ERODIBLE LAND			
<p>6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	4633		
<p>7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>			
<p>8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.</p>	-	0.0	
<p>9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.</p>	-	-	
<p>10. This Highly Erodible Land determination was completed in the: Office <input type="checkbox"/> Field <input checked="" type="checkbox"/></p>			
SECTION II - WETLAND			
<p>11. Are there hydric soils on this farm? Yes <input type="checkbox"/> No <input type="checkbox"/></p>			
<p>12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.</p>	<p>8, 11, and un-numbered ACAS</p>	<p>Approx. 7.5</p>	
<p>13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.</p>	<p>7, 8, 9, 10, 11</p>	<p>Approx. 73.7</p>	
<p>14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.</p>	-	-	
<p>15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.</p>	-	-	
<p>16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.</p>	-	-	
<p>17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.</p>	-	-	
<p>18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.</p>	-	-	
<p>19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.</p>	-	-	
<p>20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.</p>	-	-	
<p>21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.</p>	-	-	
<p>22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.</p>	-	-	
<p>23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.</p>	-	-	
<p>24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.</p>	-	-	
<p>25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.</p>			
<p>26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.</p>			
<p>27. The wetland determination was completed in the office <input type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input type="checkbox"/> to the person on _____</p>			
<p>28. Remarks. <i>This CPA-026 updates previous 026 forms. After 1993 status review field 10, 10.0 acres was re-determined non-highly erodible (WHEI)</i></p>			
<p>29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.</p>	<p>30. Signature of SCS District Conservationist <i>Russell Baker</i></p>	<p>31. Date 6-29-93</p>	

FSA INFO - TRACTS I-4

NOT IN SCALE IA NW
PTG. **H8L** CROP YR. _____ FLOWN _____



PAGE # 1

F2727
T1787
wm #112

FSA INFO - TRACTS 5-6

USDA Farm 5873 Tract 5629

2019 Certification map prepared on: 10/10/2018

Administered by: LaGrange County, Indiana

CRP

CLU

Steuben Co., IN



100.42 Tract acres
83.19 Cropland acres
0 CRP acres

Wetland Determination Identifiers:

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

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-10-10 12:40:45

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
2	33.97	R	2	H				Y
3	2.5	N	2					Y
16	46.72	R	2	H	N			Y



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no

FSA INFO - TRACTS 5-6

Tract Number : 5629
Description : L10/2A,SEC31 , SALEM TWP STEUBEN COUNTY
FSA Physical Location : INDIANA/STEBEN
ANSI Physical Location : INDIANA/STEBEN
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WESTWATCH HOLDINGS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
100.42	83.19	83.19	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	83.19	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	11.30	0.00	0	43
Corn	64.22	0.00	0	105
Soybeans	7.20	0.00	0	33
TOTAL	82.72	0.00		

NOTES

FSA INFO - TRACTS 5-6



**United States Department
of Agriculture**

**Natural Resources
Conservation Service**

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	John J. Schwarz SR Owner/Operator 5480S 1025E Hudson, IN 46747-9605	Request Date:	11-20- 07	County:	Lagrange
Agency or Person Requesting Determination:	FSA	Tract No:	5629	FSA Farm No.:	4633 5873

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	-
Are there highly erodible soil map units on this farm?	-

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust(Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
	-	-		
	-	-		
	-	-		
	-	-		
	-	-		

The Highly Erodible Land determination was completed in the- .

Section II - Wetlands

Are there hydric soils on this farm?	Yes
--------------------------------------	-----


Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	<u>Wetland Label*</u>	<u>Occurrence Year (CW)**</u>	<u>Acres</u>	<u>Determination Date</u>	<u>Certification Date</u>
UN #1	W		0.5	8-25-08	
1	PC/NW		46.3	8-25-08	
2	PC/NW		34.8	8-25-08	
3	PC/NW		2.5	8-25-08	
	-				

The wetland determination was completed in the field . It was -delivered to the person on 8-26-08.

Remarks:	Un #1, located in field #2 is considered Wetland and is 0.5 Ac. is size. See wetland determination letter.
----------	--

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
	8-25-08

FSA INFO - TRACTS 5-6



Wetland Determination Map

Customer(s): JOHN J SCHWARZ SR
District: LAGRANGE COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: LAGRANGE SERVICE CENTER
Agency: USDA-NRCS
Assisted By: N Fay Earnhart



W=Wetland 0.5 Ac

Legend

-  Conspian
-  Wetland Det 3/08



FSA INFO - TRACTS 5-6

United States Department of Agriculture



Natural Resources Conservation Service
910 S Detroit St
LaGrange, IN 46761

VIA CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Date: 8-25-08

John J Schwarz Sr
5480 S 1025 E
Hudson, IN 46747

*Date
8-27-08*

Dear Landowner:

This is to notify you that as of the date of this letter, I am making a preliminary technical determination for Farm # 4633 Tract # 5629 that field(s) shown in Section II of the attached NRCS-CPA-026E, "Highly Erodible Land and Wetland Conservation Determination," form contains the following WETLAND determinations along with the labels/certifications as indicated.

I have enclosed a Preliminary Technical Determination on NRCS-CPA-026E along with aerial photo(s) that includes your HEL and/or certified wetlands determinations. This determination supersedes all previous USDA determinations and is valid as long as the land use remains in agriculture.

This HEL/Wetland determination has been conducted for the purpose of implementing the conservation provisions of the Food Security Act of 1985 as amended. This determination is not valid for identifying the extent of the Army Corps of Engineers (COE) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you must request a jurisdictional determination from the local office of the COE prior to starting the work.

Other agencies may also have jurisdiction that require permits and NRCS recommends that you contact the Indiana Department of Environmental Management and the Indiana Department of Natural Resources, Division of Water before beginning any work.

This technical determination may affect USDA program benefits. In order to maintain your USDA program eligibility with the Food Security Act and comply with the Clean Water Act, contact the Farm Service Agency and complete a new AD-1026 prior to performing the following activities:

- Land clearing
- Drainage (tile or open ditching)
- Filling, leveling, or dredging
- Land use changes

FSA INFO - TRACTS 5-6

This preliminary technical determination will become a **Final Technical Determination** 30 days after receipt of this letter unless you request **one** of the following three options:

1. Request reconsideration with a field visit. You along with the local district conservationist must meet on the subject site to gather additional information, discuss the facts, and for you to provide any additional pertinent information concerning this preliminary technical determination. *or*:
2. Request mediation in an attempt to settle your concerns with the preliminary technical determination.
3. Waiver of the 30 day appeal period for the preliminary technical determination so that this determination becomes final immediately. This must be requested in writing to the State Conservationist.

The **Application for Voluntary Mediation Form** and procedures may be obtained from your local NRCS office.

In addition, you have the right to review the records concerning this determination in our office.

Once this decision becomes **final** you may appeal to either the Farm Service Agency County Committee (COC) or to the National Appeals Division (NAD). You must file your request in writing within 30 days of this technical determination becoming a final. You may appeal to only one of the following:

LaGrange County FSA County Committee
910 S Detroit St
LaGrange, IN 46761

OR

Eastern Regional Office
National Appeals Division
P.O. Box 68806
Indianapolis, Indiana 46268-0806

If you are the owner of this tract and have a tenant, I urge you to discuss this letter and accompanying NRCS-CPA-026E with your tenant. Likewise, if you are tenant of this tract of land, I urge you to discuss this letter with your landlord.

If you have any questions or would like to discuss any concerns you might have, please call me at (260-463-3471 , Extension 3.

Sincerely,


David Hague
District Conservationist

Attachments

cc: FSA CED

FSA INFO - TRACTS 5-6

U.S.D.A. Soil Conservation Service	SCS-CPA-026 (June 91)	1. Name and Address of Person	2. Date of Request
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION			3. County <i>Steuben</i>
4. Name of USDA Agency or Person Requesting Determination		5. Farm No. and Tract No. <i>4097</i> <i>T-5629</i> <i>4635</i> <i>4633</i>	

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	<i>2</i>	<i>34.5</i>
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.	<i>NONE</i>	<i>---</i>

25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.

27. The wetland determination was completed in the office field and was delivered mailed to the person on *3-31-93*.

28. Remarks.
TJZ ASCS combined flds 2 + 3 into fld 2

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist
[Signature]

31. Date
3-30-93

FSA INFO - TRACTS 5-6

U.S.D.A. Soil Conservation Service <b style="text-align: center;">HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION	SCS-CPA-026 (5-89)	1. Name and Address of Person	2. Date of Request
		3. County <b style="text-align: center;">STEUBEN	

4. Name of USDA Agency or Person Requesting Determination ASCS /	5. Farm No. and Tract No. F- T- 5629
--	--

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?	X			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.				
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				

10. This Highly Erodible Land determination was completed in the : Office Field

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
List field number and acres, where appropriate, for the following:	X			
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			1, 2, UN	APPROX. 6.7
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			1, 2, 3	
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			_____	
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.			_____	_____

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.			_____	
--	--	--	-------	--

17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the : Office Field

20. This determination was: Delivered Mailed To the Person on Date: _____

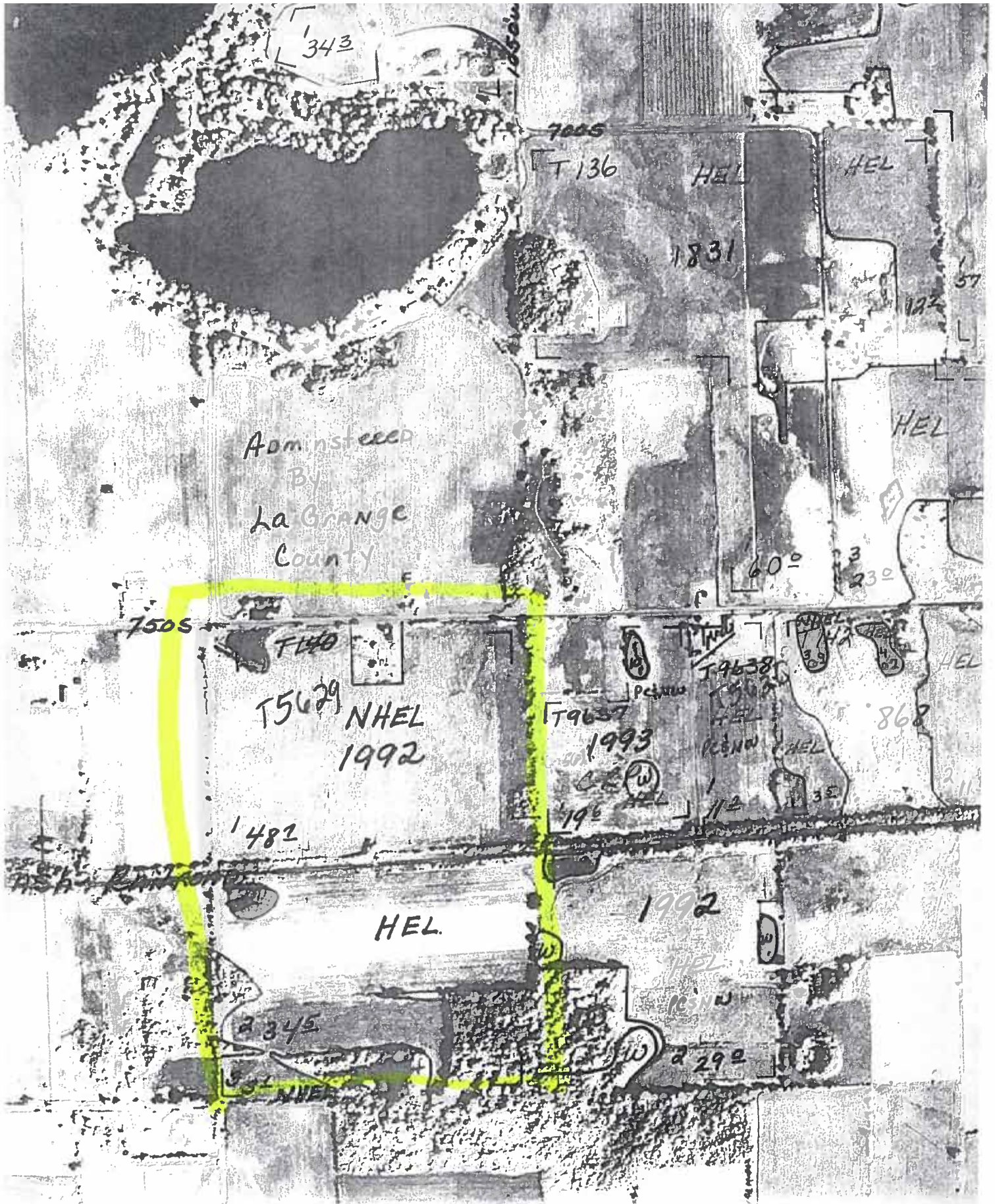
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks **Smaller streams are not shown on the attached photo but are considered as FSA wetlands. Check with appropriate agency.**

22. Signature of SCS District Conservationist _____

FSA INFO - TRACTS 5-6



FSA INFO - TRACT 7

USDA Farm 4963 Tract 6624

Administered by: LaGrange County, Indiana

Source: Primarily USDA NAPP 2016 Imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-05-04 08:46:39

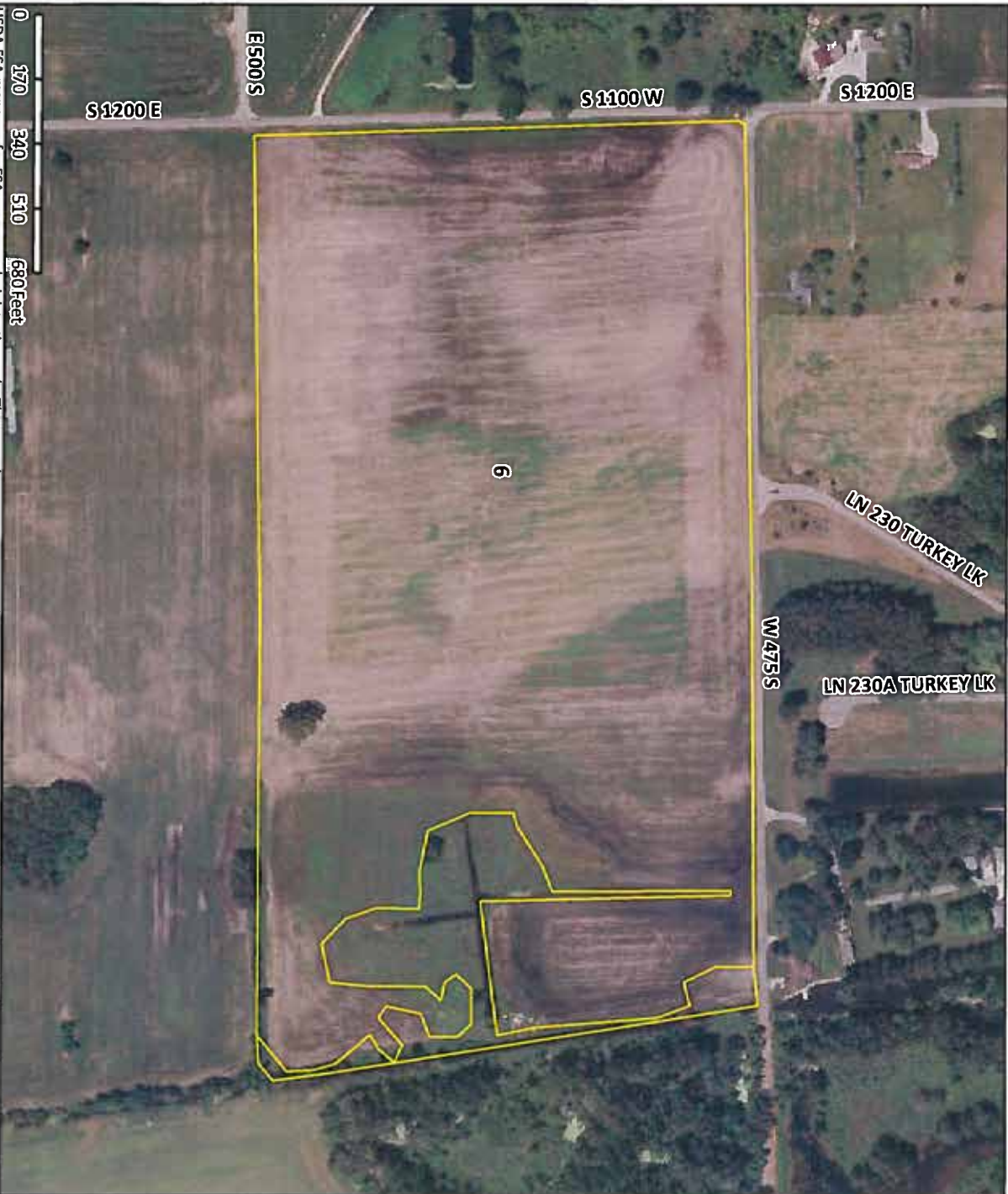
Map prepared on: 5/4/2018

71.8 Tract acres
66.47 Cropland acres
0 CRP acres

CRP
 CLU

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

CLU Acres HEL LC Contract Prac
 6 66.47 N 2



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 NAPP 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 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...

FSA INFO - TRACT 7

FARM: 4963

Indiana
LaGrange

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

Prepared: 2/20/19 7:47 AM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number
Salem Twp, Steuben Co

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
71.8	66.47	66.47	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	66.47	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, CORN, SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	6.0		69	0.0	
CORN	39.1		120	0.0	0
SOYBEANS	12.4		34	0.0	0
Total Base Acres:	57.5				

Tract Number: 6624 Description: In-trans from Steuben Co

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
71.8	66.47	66.47	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	66.47	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.0		69	0.0
CORN	39.1		120	0.0
SOYBEANS	12.4		34	0.0
Total Base Acres:	57.5			

Owners: WESTWATCH HOLDINGS LLC

Other Producers: None

FSA INFO - TRACT 7



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026e
11/2010

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	John Schwarz Sr 5480 S 1025 E	Request Date:	County: LaGrange
Agency or Person Requesting Determination:		Tract No: 6624	FSA Farm No.: 4963

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	Yes

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust(Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>

The Highly Erodible Land determination was completed in the office.

Section II - Wetlands

Are there hydric soils on this farm?	Yes
--------------------------------------	-----

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	<u>Wetland Label*</u>	<u>Occurrence Year (CW)**</u>	<u>Acres</u>	<u>Preliminary Determination Date</u>	<u>Final Certification Date</u>
3	PC		52	03/19/2012	
1	PC		17.7	03/19/2012	

The Preliminary Wetland Determination was completed in the office.
It was Mailed to the USDA participant.

Remarks:

I certify that the above determinations are correct and were conducted in accordance with regulations and procedures contained in 7CFR Part 12 and the National Food Security Act Manual.

Signature: Designated Conservationist	Date
<i>Duval Thompson</i>	3-19-12

I certify the above determinations as Final. Preliminary Appeal Rights have been either concluded or not utilized in accordance with regulations and procedures contained in 7CFR Part 614 and the National Food Security Act Manual.

Signature:	Date

Wetland Compliance Map

Date: 3/19/2012

Customer(s): JOHN J SCHWARZ SR
District: LAGRANGE COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: LAGRANGE SERVICE CENTER
Agency: USDA-NRCS
Assisted By: DEREK THOMPSON
State and County: IN, LAGRANGE

Legal Description: Tract 6624
Salem Twp. Sec. 18



Legend

- street_dm_l_in151
- Consplan
- street_dm_l_in087



United States Department of Agriculture



Natural Resources Conservation Service
910 South Detroit Street
LaGrange, IN 46761

T6624

VIA CERTIFIED MAIL: RETURN RECEIPT REQUESTED

3/19/2012

John Schwarz Sr
5480 S 1025 E
Hudson, IN 46747

Derek
5-29-12

Dear Mr. Schwarz:

This is to notify you that as of the date of this letter, a preliminary technical determination for Farm # 4963 Tract# 6624 has been made. Field(s) shown in Section II of the attached NRCS-CPA-026E, "Highly Erodible Land and Wetland Conservation Determination," form contains the following HEL/WETLAND determinations along with the labels/certifications as indicated.

I have enclosed a Preliminary Technical Determination on NRCS-CPA-026E along with aerial photo(s) that includes your HEL and/or certified wetlands determinations. This latest determination requested by you was performed by Derek Thompson on 3/19/2012. This determination supersedes all previous USDA determinations and is valid as long as the land use remains in agriculture.

This HEL/Wetland determination has been conducted for the purpose of implementing the conservation provisions of the Food Security Act of 1985 as amended. This determination is not valid for identifying the extent of the Army Corps of Engineers (COE) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you must request a jurisdictional determination from the local office of the COE prior to starting the work.

Other agencies may also have jurisdiction that require permits and NRCS recommends that you contact the Indiana Department of Environmental Management and the Indiana Department of Natural Resources, Division of Water before beginning any work.

This technical determination may affect USDA program benefits. In order to maintain your USDA program eligibility with the Food Security Act and comply with the Clean Water Act, contact the Farm Service Agency and complete a new AD-1026 prior to performing the following activities:

- Land clearing
- Drainage (tile or open ditching)
- Filling, leveling, or dredging
- Land use changes

FSA INFO - TRACT 7

This preliminary technical determination will become a *Final Technical Determination* 30 days after receipt of this letter unless you request one of the following three options:

1. Request reconsideration with a field visit. You along with the local district conservationist must meet on the subject site to gather additional information, discuss the facts, and for you to provide any additional pertinent information concerning this preliminary technical determination. Or:
2. Request mediation in an attempt to settle your concerns with the preliminary technical determination. Or:
3. Waiver of the 30 day appeal period for the preliminary technical determination so that this determination becomes final immediately. This must be requested in writing to the State Conservationist.

The **Application for Voluntary Mediation Form** and procedures may be obtained from your local NRCS office.

In addition, you have the right to review the records concerning this determination in our office.

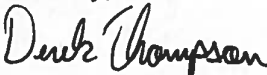
Once this decision becomes final you may appeal to either the Farm Service Agency County Committee (COC) or to the National Appeals Division (NAD). You must file your request in writing within 30 days of this technical determination becoming a final. You may appeal to only one of the following:

LaGrange County FSA County Committee
910 South Detroit Street
LaGrange, IN 46761
OR
Eastern Regional Office
National Appeals Division
P.O. Box 68806
Indianapolis, Indiana 46268-0806

If you are the owner of this tract and have a tenant, I urge you to discuss this letter and accompanying NRCS-CPA-026E with your tenant. Likewise, if you are tenant of this tract of land, I urge you to discuss this letter with your landlord.

If you have any questions or would like to discuss any concerns you might have, please call me at (260) 463-3166, Extension 3.

Sincerely,


Derek Thompson
District Conservationist

Attachments

cc: Kerry Shank, CED LaGrange County FSA

FSA INFO - TRACT 7

U.S.D.A. Soil Conservation Service HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION	SCS-CPA-026 (June 91)	1. John Schwarz, Sr 5480 S 1025 E Hudson, In 46747	2. Date of Request 4-3-90 ¹⁰⁵⁸⁸
			3. County Steuben ¹⁰⁵⁸⁹
4. Name of USDA Agency or Person Requesting Determination ASCS / Elwood L. Parr		5. Farm No. and Tract No. 3369 2623 865 243	10031 10033 10030 4496 111007 4500 111003
SECTION I - HIGHLY ERODIBLE LAND			
3. Is soil survey now available for making a highly erodible land determination? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		FIELD NO.(s) TOTAL ACRES 3369 2623 ^{F4903} ^{T 6624}	
7. Are there highly erodible soil map units on this farm? Yes <input type="checkbox"/> No <input type="checkbox"/>			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.		3369 2623 ^{865 0}	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.		None ^{REVISED}	
0. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		9-12-94 ^①	
SECTION II - WETLAND			
1. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		FIELD NO.(s) TOTAL ACRES	

The wetland determination was completed in the office field and was delivered mailed to the person on 2-10-92

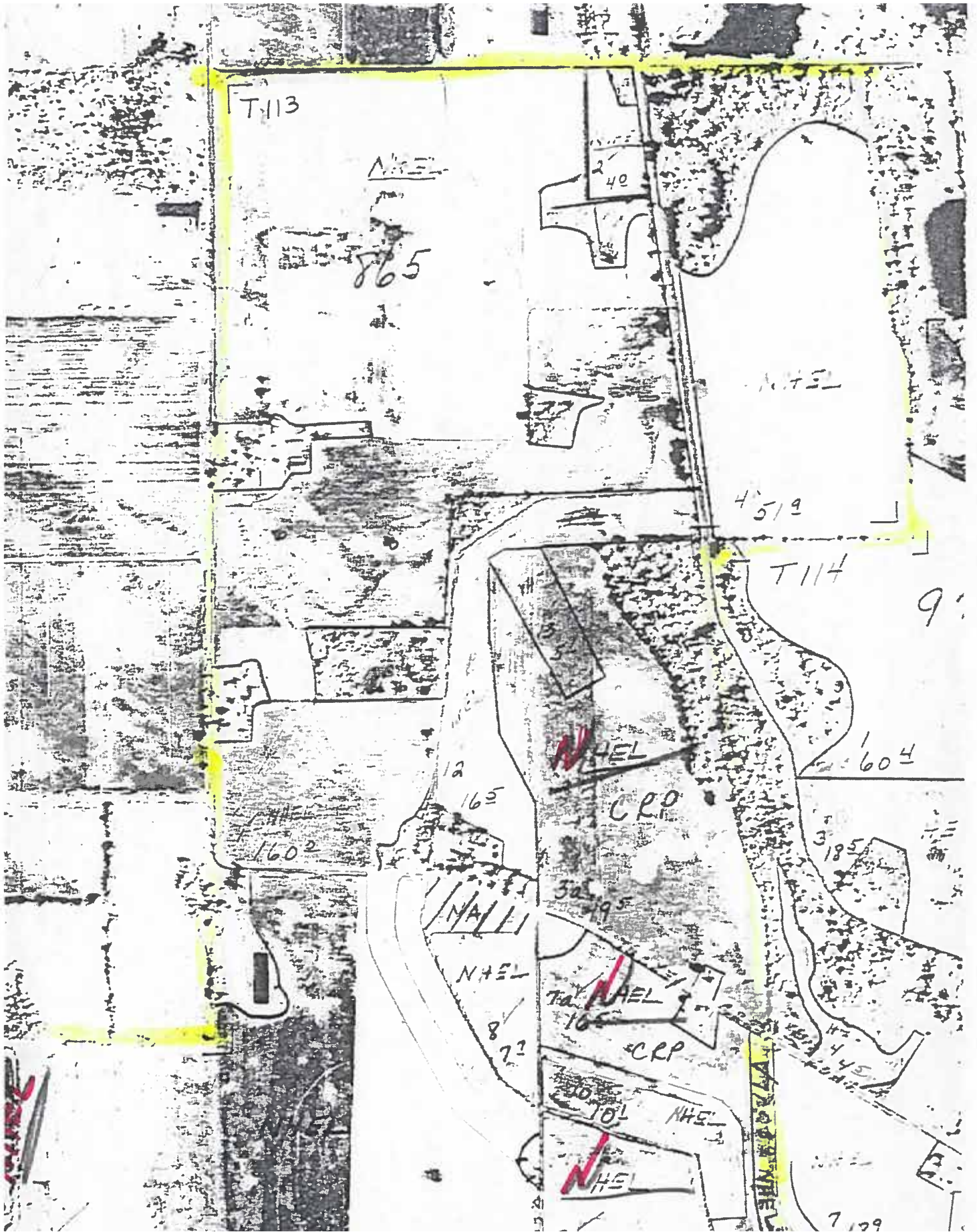
Remarks. *Reconsidered fields 3 & 7 for HEL/NHEL status after fields were renumbered by ASCS. Field #3 is now 3a, 12 & 13 and field #7 is now 7a, 10 & 11. Fields 10 thru 13 are now NHEL Fields.*

I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist *AS Munn*

31. Date 2-10-92

FSA INFO - TRACT 7







COUNTY INFORMATION



COUNTY INFO - TRACTS I-4



Summary

Parcel ID 44-09-27-400-002.000-013
Tax Bill ID 011-27402-00
Map Reference # 0112740200
Property Address 1000 E Wolcottville, IN, 46795
Brief Legal Description E 1/2 SE 1/4 LESS EXC 62.37 AC
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Milford Township
Tax Rate Code 977854 - ADV TAX RATE
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date

Owners

Westwatch Holdings, LLC
 5480 S 1025 E
 Hudson, IN 46747

Taxing District

County: LaGrange
Township: MILFORD TOWNSHIP
State District: 013 MILFORD TOWNSHIP
Local District: 013
School Corp: PRAIRIE HEIGHTS COMMUNITY
Neighborhood: 9953300-013 Milford Township Base

Site Description

Topography: Flat
Public Utilities:
Street or Road: Paved
Area Quality
Parcel Acreage: 62.37

Land

Land Type	Soil ID	Act Front	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Farm Ponds		0	0	.624	\$1,610.00	\$805.00	\$502.32	(\$40.00)	\$300.00
Tillable Cropland	CRA	0	0	12.740000	\$1,610.00	\$1,707.00	\$21,747.18	\$0.00	\$21,750.00
Woodland	CRA	0	0	0.380000	\$1,610.00	\$1,707.00	\$648.66	(\$80.00)	\$130.00
Woodland	HDB	0	0	0.520000	\$1,610.00	\$1,240.00	\$644.80	(\$80.00)	\$130.00
Tillable Cropland	HDB	0	0	12.910000	\$1,610.00	\$1,240.00	\$16,008.40	\$0.00	\$16,010.00
Road Right of Way	HDB	0	0	0.210000	\$1,610.00	\$1,240.00	\$260.40	(\$100.00)	\$0.00
Tillable Cropland	HDC	0	0	13.376000	\$1,610.00	\$1,095.00	\$14,646.72	\$0.00	\$14,650.00
Woodland	HDC	0	0	0.450000	\$1,610.00	\$1,095.00	\$492.75	(\$80.00)	\$100.00
Woodland	RB	0	0	2.300000	\$1,610.00	\$2,061.00	\$4,740.30	(\$80.00)	\$950.00
Tillable Cropland	RB	0	0	11.560000	\$1,610.00	\$2,061.00	\$23,825.16	\$0.00	\$23,830.00
Non-tillable Land	RB	0	0	2.470000	\$1,610.00	\$2,061.00	\$5,090.67	(\$60.00)	\$2,040.00
Tillable Cropland	WEB	0	0	3.450000	\$1,610.00	\$1,433.00	\$4,943.85	\$0.00	\$4,940.00
Woodland	WEB	0	0	0.190000	\$1,610.00	\$1,433.00	\$272.27	(\$80.00)	\$50.00
Woodland	WEC2	0	0	0.260000	\$1,610.00	\$1,240.00	\$322.40	(\$80.00)	\$60.00
Tillable Cropland	WEC2	0	0	0.780000	\$1,610.00	\$1,240.00	\$967.20	\$0.00	\$970.00
Non-tillable Land	WEC2	0	0	0.120000	\$1,610.00	\$1,240.00	\$148.80	(\$60.00)	\$60.00
Tillable Cropland	WHD3	0	0	0.030000	\$1,610.00	\$1,030.00	\$30.90	\$0.00	\$30.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
4/30/2013	WESTWATCH HOLDINGS, LLC	13-04-0489		\$0.00
6/8/2012	WESTWATCH HOLDINGS LLC	12-06-0136		\$0.00
2/21/1997	SCHWARZ, JOHN J & LYNGAIL A SCHWARZ, JOHN J & LYNGAIL A SPLIT 9.		97-2/310	\$0.00 \$0.00

Transfers (LOW)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/30/2013	Westwatch Holdings LLC	Corrective Quit-Claim Deed			13-04-0489
6/8/2012	Schwarz, John J & Lyngail A	Quit Claim Deed			12-06-0136

Valuation

Assessment Year	2018	2017	2016	2015	2015 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Cyclical Reassessment
As Of Date	4/20/2018	4/19/2017	6/18/2016	7/20/2015	1/21/2015
Land	\$86,000	\$98,800	\$104,700	\$109,500	\$109,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0

COUNTY INFO - TRACTS I-4

Assessment Year	2018	2017	2016	2015	2015 (2)
Land Non Res (2)	\$86,000	\$98,800	\$104,700	\$109,500	\$109,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$86,000	\$98,800	\$104,700	\$109,500	\$109,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$86,000	\$98,800	\$104,700	\$109,500	\$109,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

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

	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Spring Tax	\$0.00	\$492.66	\$512.19	\$529.70	\$509.28	\$424.08	\$420.49
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$492.66	\$512.19	\$529.70	\$509.28	\$424.08	\$420.49
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$985.32	\$1,024.38	\$1,059.40	\$1,018.56	\$848.16	\$840.98
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$985.32)	(\$1,024.38)	(\$1,059.40)	(\$1,018.56)	(\$848.16)	(\$840.98)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2018 Pay 2019			\$0.00
2017 Pay 2018	1449054	11/13/2018	\$492.66
2017 Pay 2018	1429434	5/10/2018	\$492.66
2016 Pay 2017	1402774	11/13/2017	\$512.19
2016 Pay 2017	1379774	5/10/2017	\$512.19
2015 Pay 2016	1357167	11/10/2016	\$529.70
2015 Pay 2016	1337503	5/10/2016	\$529.70
2014 Pay 2015	1310039	11/10/2015	\$509.28
2014 Pay 2015	1287800	5/11/2015	\$509.28
2013 Pay 2014	1263151	11/10/2014	\$424.08
2013 Pay 2014	1246378	5/12/2014	\$424.08
2012 Pay 2013	1218195	11/12/2013	\$420.49
2012 Pay 2013	1199058	5/10/2013	\$420.49

COUNTY INFO - TRACTS 1-4

2/12/2019

Deaton - LaGrange County, IN

Property Record Card

44-09-27-400-002.000-013

No data available for the following modules: Residential, Improvements, Homestead Allocations, Deductions, Photos.

The information in this web site represents current data from a working file which is updated continuously. Its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

Last Data Upload: 2/12/2019, 6:34:13 AM

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GEOSPATIAL

Version 2.2.0

COUNTY INFO - TRACTS I-4

WESTWATCH HOLDINGS, LLC 1000 E 100, Vacant Land Milford Township Base/995 1/2

Ownership		Transfer of Ownership		Notes	
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price
04/30/2013	WESTWATCH HOLDI	13-04-0489	QC	/	\$0
06/08/2012	WESTWATCH HOLDI	12-06-0136	QC	/	\$0
02/21/1997	SCHWARZ, JOHN J &	97-2310	WD		\$0
01/01/1900	SCHWARZ, JOHN J &		WD		\$0

1/21/2015 CYCLICAL 1-A: UPDTD LND PER GIS. 3/1/15
 9/16/2013 MPS: 13-04-0489 NDR CORRECTIVE QCD MPS 13#s 44-09-30-300-003-000-013, 44-10-25-400-005-000-010, 44-09-23-400-002-000-013, 44-09-23-400-001-000-013, 44-09-23-300-004-000-013, 44-09-23-300-008-000-013, 44-09-23-100-002-000-013, 44-09-23-300-001-000-013, 44-09-23-100-007-000-013, 44-09-34-400-006-000-013, 44-09-34-200-003-000-013, 44-09-27-400-002-000-013 & 44-09-35-300-001-000-013 3/1/14
 12/2/2011 09 - REASSESSMENT 2002: REASSESSMENT 02
 12/2/2011 012 - REASSESSMENT 2012: REASSESSMENT 2012 3/1/12 KC
 1/11/1900 MPS: MULTI PARCEL SALE 12-06-0136/NDR-7 13 PARCELS SALE \$0. 3/1/13 ec

Land Computations
 Calculated Acreage 62.37
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 62.37
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.21
 83 UT Towers NV 0.00
 9 Homesite 0.00
 91/92 Acres 0.00
 Total Acres Farmland 62.16
 Farmland Value \$86,000
 Measured Acreage 62.16
 Avg Farmland Value/Acre 1384
 Value of Farmland \$86,030
 Classified Total \$0
 Farm / Classified Value \$86,000
 Homesite(s) Value \$0
 91/92 Value \$0
 Supp. Page Land Value \$0
 CAP 1 Value \$86,000
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value \$86,000

Agricultural

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

2018	2017	2016	2015	2015
Assessment Year	Reason For Change	AA	AA	CycReval
As Of Date	As Of Date	06/18/2016	07/20/2015	01/21/2015
Valuation Method	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	Equalization Factor	1.0000	1.0000	1.0000
Notice Required	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$86,000	\$86,000	\$104,700	\$109,500	\$109,500
\$0	\$0	\$0	\$0	\$0
\$86,000	\$86,000	\$104,700	\$109,500	\$109,500
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$86,000	\$86,000	\$104,700	\$109,500	\$109,500
\$0	\$0	\$0	\$0	\$0
\$86,000	\$86,000	\$104,700	\$109,500	\$109,500
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0

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

Land Pricing Method ID	Soil Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
4 A CRA	0	12.740000	1.06	\$1,610	\$1,707	\$21,747	0%	0%	1.0000	\$21,750
4 A HDB	0	12.910000	0.77	\$1,610	\$1,240	\$16,008	0%	0%	1.0000	\$16,010
4 A HDC	0	13.376000	0.68	\$1,610	\$1,095	\$14,647	0%	0%	1.0000	\$14,650
4 A RB	0	11.560000	1.28	\$1,610	\$2,061	\$23,825	0%	0%	1.0000	\$23,830
4 A WEB	0	3.450000	0.89	\$1,610	\$1,433	\$4,944	0%	0%	1.0000	\$4,940
4 A WEC2	0	0.780000	0.77	\$1,610	\$1,240	\$967	0%	0%	1.0000	\$970
4 A WHD3	0	0.030000	0.64	\$1,610	\$1,030	\$31	0%	0%	1.0000	\$30
5 A RB	0	2.470000	1.28	\$1,610	\$2,061	\$5,091	-60%	0%	1.0000	\$2,040
5 A WEC2	0	0.120000	0.77	\$1,610	\$1,240	\$149	-60%	0%	1.0000	\$60
6 A CRA	0	0.380000	1.06	\$1,610	\$1,707	\$649	-80%	0%	1.0000	\$130
6 A HDB	0	0.520000	0.77	\$1,610	\$1,240	\$645	-80%	0%	1.0000	\$130
6 A HDC	0	0.450000	0.68	\$1,610	\$1,095	\$493	-80%	0%	1.0000	\$100
6 A RB	0	2.300000	1.28	\$1,610	\$2,061	\$4,740	-80%	0%	1.0000	\$950
6 A WEB	0	0.190000	0.89	\$1,610	\$1,433	\$272	-80%	0%	1.0000	\$50
6 A WEC2	0	0.260000	0.77	\$1,610	\$1,240	\$322	-80%	0%	1.0000	\$60

Data Source N/A Collector Appraiser AS

44-09-27-400-002-000-013

General Information	
Parcel Number	44-09-27-400-002-000-013
Local Parcel Number	0112740200
Tax ID:	
Routing Number	M27R106
Property Class	100
Vacant Land	
Year:	2018

Location Information

County LaGrange
 Township MILFORD TOWNSHIP
 District 013 (Local 013)
 School Corp 4515
 Neighborhood 9953300-013
 Milford Township Base

Section/Plat

0027

Location Address (1)

1000 E WOLCOTTVILLE, IN 46795

Zoning

Subdivision

Lot

Market Model

9953300-013-C

Characteristics

Flood Hazard
 ERA
 TIF

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed Tuesday, May 01, 2018

Review Group 2014

COUNTY INFO - TRACTS I-4

44-09-27-400-002.000-013 WESTWATCH HOLDINGS, LLC 1000 E Land Data (Standard Depth: Res 120', CI 120') Supplemental Land Page Milford Township Base/995330 2/2

Land Pricing Method ID	Soil Method ID	Act Front	Size	Factor	Rate	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
72	A	0	.624	0.50	\$1,610	\$805	\$805	\$502	-40%	0%	1.0000	\$300
82	A	0	0.210000	0.77	\$1,610	\$1,240	\$1,240	\$260	-100%	0%	1.0000	\$00

COUNTY INFO - TRACTS 5-6



Summary - Auditor's Office

Parcel ID 761231000010000014
 Alternate ID 12-31-000-010.000-17
 Property Address W 750 S
 WOLCOTTVILLE, IN 46795
 Sec/Twp/Rng 31/36/12
 Tax Set SALEM TWP
 Subdivision N/A
 Brief Tax Description SW FR1/4 Sec.31 102.80A
 (Note: Not to be used on legal documents)
 Book/Page 1204-0543 (4/23/2012)
 Acres 102.800
 Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
 Westwatch Holdings LLC
 5480 S 1025 E
 HUDSON, IN 46747

Taxing District - Assessor's Office

County: Steuben
 Township: SALEM TOWNSHIP
 State District: 014 SALEM TOWNSHIP
 Local District: 17
 School Corp: PRAIRIE HEIGHTS COMMUNITY
 Neighborhood: 171054 AG/RURAL RES - HOMESITES

Site Description - Assessor's Office

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality
 Parcel Acreage: 102.8

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BZ	0	0	0.940000	\$1,610.00	\$2,061.00	\$1,937.34	\$0.00	\$1,940.00
Non-tillable Land	BZ	0	0	0.440000	\$1,610.00	\$2,061.00	\$906.84	(\$60.00)	\$360.00
Woodland	BZ	0	0	1.260000	\$1,610.00	\$2,061.00	\$2,596.86	(\$80.00)	\$520.00
Farm Ponds	BZ	0	0	0.570000	\$1,610.00	\$805.00	\$458.85	(\$40.00)	\$280.00
Road Right of Way	CAD2	0	0	0.120000	\$1,610.00	\$805.00	\$96.60	(\$100.00)	\$0.00
Tillable Cropland	CAD2	0	0	4.000000	\$1,610.00	\$805.00	\$3,220.00	\$0.00	\$3,220.00
Tillable Cropland	HN	0	0	0.020000	\$1,610.00	\$805.00	\$16.10	\$0.00	\$20.00
Non-tillable Land	HN	0	0	0.150000	\$1,610.00	\$805.00	\$120.75	(\$60.00)	\$50.00
Farm Ponds	HN	0	0	2.440000	\$1,610.00	\$805.00	\$1,964.20	(\$40.00)	\$1,180.00
Woodland	HN	0	0	0.150000	\$1,610.00	\$805.00	\$120.75	(\$80.00)	\$20.00
Non-tillable Land	HT	0	0	0.530000	\$1,610.00	\$805.00	\$426.65	(\$60.00)	\$170.00
Farm Ponds	HT	0	0	1.360000	\$1,610.00	\$805.00	\$1,094.80	(\$40.00)	\$660.00
Tillable Cropland	HT	0	0	1.020000	\$1,610.00	\$805.00	\$821.10	\$0.00	\$820.00
Road Right of Way	HT	0	0	0.210000	\$1,610.00	\$805.00	\$169.05	(\$100.00)	\$0.00
Woodland	HW	0	0	1.190000	\$1,610.00	\$1,787.00	\$2,126.53	(\$80.00)	\$430.00
Tillable Cropland	HW	0	0	0.030000	\$1,610.00	\$1,787.00	\$53.61	\$0.00	\$50.00
Farm Ponds	HW	0	0	0.220000	\$1,610.00	\$805.00	\$177.10	(\$40.00)	\$110.00
Road Right of Way	KOA	0	0	0.180000	\$1,610.00	\$1,095.00	\$197.10	(\$100.00)	\$0.00
Tillable Cropland	KOA	0	0	2.540000	\$1,610.00	\$1,095.00	\$2,781.30	\$0.00	\$2,780.00
Tillable Cropland	KOB	0	0	35.350000	\$1,610.00	\$1,095.00	\$38,708.25	\$0.00	\$38,710.00
Road Right of Way	KOB	0	0	0.100000	\$1,610.00	\$1,095.00	\$109.50	(\$100.00)	\$0.00
Woodland	KOB	0	0	0.370000	\$1,610.00	\$1,095.00	\$405.15	(\$80.00)	\$80.00
Road Right of Way	KSC	0	0	0.090000	\$1,610.00	\$966.00	\$86.94	(\$100.00)	\$0.00
Farm Ponds	KSC	0	0	0.050000	\$1,610.00	\$805.00	\$40.25	(\$40.00)	\$20.00
Tillable Cropland	KSC	0	0	12.590000	\$1,610.00	\$966.00	\$12,161.94	\$0.00	\$12,160.00
Non-tillable Land	KSC	0	0	0.100000	\$1,610.00	\$966.00	\$96.60	(\$60.00)	\$40.00
Tillable Cropland	MM	0	0	0.710000	\$1,610.00	\$1,787.00	\$1,268.77	\$0.00	\$1,270.00
Farm Ponds	MM	0	0	0.480000	\$1,610.00	\$805.00	\$386.40	(\$40.00)	\$230.00
Tillable Cropland	RB	0	0	1.810000	\$1,610.00	\$2,061.00	\$3,730.41	\$0.00	\$3,730.00
Non-tillable Land	RB	0	0	0.290000	\$1,610.00	\$2,061.00	\$597.69	(\$60.00)	\$240.00
Farm Ponds	RB	0	0	0.460000	\$1,610.00	\$805.00	\$370.30	(\$40.00)	\$220.00
Woodland	RXB	0	0	4.660000	\$1,610.00	\$1,578.00	\$7,353.48	(\$80.00)	\$1,470.00
Tillable Cropland	RXB	0	0	11.490000	\$1,610.00	\$1,578.00	\$18,131.22	\$0.00	\$18,130.00
Tillable Cropland	RXC	0	0	12.240000	\$1,610.00	\$1,433.00	\$17,539.92	\$0.00	\$17,540.00
Non-tillable Land	RXC	0	0	1.220000	\$1,610.00	\$1,433.00	\$1,748.26	(\$60.00)	\$700.00
Woodland	RXC	0	0	2.960000	\$1,610.00	\$1,433.00	\$4,241.68	(\$80.00)	\$850.00
Farm Ponds	RXC	0	0	0.460000	\$1,610.00	\$805.00	\$370.30	(\$40.00)	\$220.00

COUNTY INFO - TRACTS 5-6

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/2/2012	WESTWATCH HOLDINGS LLC	QC	1204/0543	\$0.00
3/5/1999	SCHWARZ JOHN J & LYNGAIL A H/W	0	990/3213	\$160,000.00
2/18/1998	BLUE LARRY D	0	980/2462	\$0.00
11/27/1995	BLUE LARRY D	0	951/1639	\$47,500.00
5/9/1979	BLUE LARRY D & RICHARD H BLUE SNIVELY ZOA D ETAL	0		\$0.00 \$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
34308	4/23/2012	Change Ownership	Quitclaim Deed	1204-0543	1204	0543	Schwarz, John J & Lyngail A	Westwatch Holdings LLC

Valuation - Assessor's Office

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/24/2018	3/23/2017	5/28/2016	7/9/2015	6/13/2014
Land	\$108,200	\$124,400	\$131,700	\$137,800	\$137,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$108,200	\$124,400	\$131,700	\$137,800	\$137,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$108,200	\$124,400	\$131,700	\$137,800	\$137,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$108,200	\$124,400	\$131,700	\$137,800	\$137,800
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

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

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$528.43	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	OTTOMER CHASEY 1st Installment Tax	\$117.06	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$528.43	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	OTTOMER CHASEY 2nd Installment Tax	\$117.06	\$0.00
2016 Pay 2017	Property Tax Detail	Penalty	1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$556.52	
2016 Pay 2017	Special Assessment Detail	Penalty	OTTOMER CHASEY 1st Installment Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	OTTOMER CHASEY 1st Installment Tax	\$117.06	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$556.52	
2016 Pay 2017	Special Assessment Detail	Tax	OTTOMER CHASEY 2nd Installment Tax	\$117.06	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$577.76	
2015 Pay 2016	Special Assessment Detail	Tax	OTTOMER CHASEY 1st Installment Tax	\$117.06	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$577.76	
2015 Pay 2016	Special Assessment Detail	Tax	OTTOMER CHASEY 2nd Installment Tax	\$117.06	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$590.53	
2014 Pay 2015	Special Assessment Detail	Tax	OTTOMER CHASEY 1st Installment Tax	\$117.06	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$590.53	
2014 Pay 2015	Special Assessment Detail	Tax	OTTOMER CHASEY 2nd Installment Tax	\$117.06	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$485.92	
2013 Pay 2014	Special Assessment Detail	Tax	OTTOMER CHASEY 1st Installment Tax	\$117.06	
2013 Pay 2014	Special Assessment Detail	Tax	OTTOMER CHASEY Last Year 2nd Installment Tax	\$0.03	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$485.92	
2013 Pay 2014	Special Assessment Detail	Tax	OTTOMER CHASEY 2nd Installment Tax	\$117.06	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$473.53	
2012 Pay 2013	Special Assessment Detail	Penalty	OTTOMER CHASEY 1st Installment Penalty	\$0.00	
2012 Pay 2013	Special Assessment Detail	Tax	OTTOMER CHASEY 1st Installment Tax	\$117.06	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$473.53	
2012 Pay 2013	Special Assessment Detail	Penalty	OTTOMER CHASEY 2nd Installment Penalty	\$0.00	
2012 Pay 2013	Special Assessment Detail	Tax	OTTOMER CHASEY 2nd Installment Tax	\$117.06	
2011 Pay 2012	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$17.78	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$420.72	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$355.64	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$420.72	

Total:

Tax Year	Amount	Bal Due
2017 Pay 2018	\$1,290.98	\$0.00
2016 Pay 2017	\$1,347.16	

COUNTY INFO - TRACTS 5-6

Tax Year	Amount	Bal Due
2015 Pay 2016	\$1,389.64	
2014 Pay 2015	\$1,415.18	
2013 Pay 2014	\$1,205.99	
2012 Pay 2013	\$1,181.18	
2011 Pay 2012	\$1,214.86	

Payments - Treasurer's Office

Detail:		
Tax Year	Payment Date	Amount
2017 Pay 2018	11/16/2018	\$645.49
2017 Pay 2018	5/21/2018	\$645.49
2016 Pay 2017	11/20/2017	\$673.58
2016 Pay 2017	5/26/2017	\$673.58
2015 Pay 2016	11/15/2016	\$694.82
2015 Pay 2016	5/17/2016	\$694.82
2014 Pay 2015	11/13/2015	\$707.59
2014 Pay 2015	5/14/2015	\$707.59
2013 Pay 2014	11/13/2014	\$602.98
2013 Pay 2014	5/19/2014	\$603.01
2012 Pay 2013	11/19/2013	\$590.59
2012 Pay 2013	5/15/2013	\$590.56
2011 Pay 2012	11/20/2012	\$420.72
2011 Pay 2012	5/18/2012	\$420.72
2011 Pay 2012	11/29/2011	\$373.42
2010 Pay 2011	5/19/2011	\$355.64
2009 Pay 2010	11/15/2010	\$480.64
2009 Pay 2010	5/20/2010	\$480.64
2008 Pay 2009	11/17/2009	\$498.66
2008 Pay 2009	7/24/2009	\$498.66

Total:	
Tax Year	Amount
2017 Pay 2018	\$1,290.98
2016 Pay 2017	\$1,347.16
2015 Pay 2016	\$1,389.64
2014 Pay 2015	\$1,415.18
2013 Pay 2014	\$1,205.99
2012 Pay 2013	\$1,181.15
2011 Pay 2012	\$1,214.86
2010 Pay 2011	\$355.64
2009 Pay 2010	\$961.28
2008 Pay 2009	\$997.32

Generate Owner List by Radius

Distance:
 Feet
 Show address of: Owner Property

Additional mailing label options:

Show parcel id on label

Skip labels:

Download format:

COUNTY INFO - TRACTS 5-6

Map



No data available for the following modules: Residential - Assessor's Office, Improvements - Assessor's Office, Deductions - Auditor's Office, Tax Payments, Sketches - Assessor's Office.

Steuben County, its employees, agents, and personnel, makes no representation or warranty as to the accuracy of this website's information — in particular, the info's accuracy pertaining to labeling, dimensions, contours, property boundaries, and placement or location of any map features.

Last Data Upload: 2/11/2019, 10:09:37 PM

Version 2.2.0



COUNTY INFO - TRACT 5-6

76-12-31-000-010.000-014

General Information
Parcel Number
 76-12-31-000-010.000-014
Local Parcel Number
 123100001000017
Tax ID:

Routing Number

Property Class 100
 Vacant Land

Year: 2018

Location Information
County
 Steuben
Township
 SALEM TOWNSHIP
District 014 (Local 17)
 SALEM TOWNSHIP
School Corp 4515
 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 171054
 AGRURAL RES - HOMESITES
Section/Plat
 31-000
Location Address (1)
 W 750 S
 HUDSON, IN 46747

WESTWATCH HOLDINGS LLC

Ownership
 WESTWATCH HOLDINGS LLC
 5480 S 1025 E
 HUDSON, IN 46747
Legal
 SW FR 1/4 SEC 31 102.30A

Routing Number

Property Class 100
 Vacant Land

Year: 2018

Location Information
County
 Steuben
Township
 SALEM TOWNSHIP
District 014 (Local 17)
 SALEM TOWNSHIP
School Corp 4515
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Neighborhood 171054
 AGRURAL RES - HOMESITES
Section/Plat
 31-000
Location Address (1)
 W 750 S
 HUDSON, IN 46747

WESTWATCH HOLDINGS LLC

Ownership
 WESTWATCH HOLDINGS LLC
 5480 S 1025 E
 HUDSON, IN 46747
Legal
 SW FR 1/4 SEC 31 102.30A

Routing Number

Property Class 100
 Vacant Land

Year: 2018

Location Information
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District 014 (Local 17)
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 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 171054
 AGRURAL RES - HOMESITES
Section/Plat
 31-000
Location Address (1)
 W 750 S
 HUDSON, IN 46747

W 750 S

Transfer of Ownership
Date
 04/02/2012
Doc ID
 QC
Code
 QC
Book/Page
 1204/0543
Adj Sale Price
 \$0
Owner
 WESTWATCH HOLDI
 SCHWARZ JOHN J &
 BLUE LARRY D
 BLUE LARRY D
 BLUE LARRY D & RIC
 SNIVELY ZOA D ETA

Routing Number

Property Class 100
 Vacant Land

Year: 2018

Location Information
County
 Steuben
Township
 SALEM TOWNSHIP
District 014 (Local 17)
 SALEM TOWNSHIP
School Corp 4515
 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 171054
 AGRURAL RES - HOMESITES
Section/Plat
 31-000
Location Address (1)
 W 750 S
 HUDSON, IN 46747

100, Vacant Land

Transfer of Ownership
Date
 04/02/2012
Doc ID
 QC
Code
 QC
Book/Page
 1204/0543
Adj Sale Price
 \$0
Owner
 WESTWATCH HOLDI
 SCHWARZ JOHN J &
 BLUE LARRY D
 BLUE LARRY D
 BLUE LARRY D & RIC
 SNIVELY ZOA D ETA

Routing Number

Property Class 100
 Vacant Land

Year: 2018

Location Information
County
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Township
 SALEM TOWNSHIP
District 014 (Local 17)
 SALEM TOWNSHIP
School Corp 4515
 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 171054
 AGRURAL RES - HOMESITES
Section/Plat
 31-000
Location Address (1)
 W 750 S
 HUDSON, IN 46747

AGRURAL RES - HOMESITES

Notes
 12/12/2016 2017: REVAL 11/18/16 TMK. NO
 CHANGES. COMP 01/01/17.
 3/7/2011 2012 Reassess: REV AS 12/18/2010 NO
 CHANGE

Routing Number

Property Class 100
 Vacant Land

Year: 2018

Location Information
County
 Steuben
Township
 SALEM TOWNSHIP
District 014 (Local 17)
 SALEM TOWNSHIP
School Corp 4515
 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 171054
 AGRURAL RES - HOMESITES
Section/Plat
 31-000
Location Address (1)
 W 750 S
 HUDSON, IN 46747

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

2018	2018	2018	2017	2016	2015
Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
2018	WIP	04/25/2018	Indiana Cost Mod	1.0000	
2018	AA	04/24/2018	Indiana Cost Mod	1.0000	
2018	AA	04/20/2018	Indiana Cost Mod	1.0000	
2018	AA	03/23/2017	Indiana Cost Mod	1.0000	
2018	AA	05/28/2016	Indiana Cost Mod	1.0000	
2018	AA	07/09/2015	Indiana Cost Mod	1.0000	

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

2018	2018	2018	2017	2016	2015
Land	\$108,200	\$108,200	\$124,400	\$131,700	\$137,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$108,200	\$108,200	\$124,400	\$131,700	\$137,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$108,200	\$108,200	\$124,400	\$131,700	\$137,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$108,200	\$108,200	\$124,400	\$131,700	\$137,800
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Land Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4 A	BZ	0	0.940000	1.28	\$1,610	\$2,061	\$1,937	0%	0%	1.0000	\$1,940
4 A	CAD2	0	4.000000	0.50	\$1,610	\$805	\$3,220	0%	0%	1.0000	\$3,220
4 A	KSC	0	12.590000	0.60	\$1,610	\$966	\$12,162	0%	0%	1.0000	\$12,160
4 A	HW	0	0.030000	1.11	\$1,610	\$1,787	\$54	0%	0%	1.0000	\$50
4 A	HN	0	0.020000	0.50	\$1,610	\$805	\$16	0%	0%	1.0000	\$20
4 A	RXC	0	12.240000	0.89	\$1,610	\$1,433	\$17,540	0%	0%	1.0000	\$17,540
4 A	KOB	0	35.350000	0.68	\$1,610	\$1,095	\$38,708	0%	0%	1.0000	\$38,710
4 A	RB	0	1.810000	1.28	\$1,610	\$2,061	\$3,730	0%	0%	1.0000	\$3,730
4 A	RXB	0	11.490000	0.98	\$1,610	\$1,578	\$18,131	0%	0%	1.0000	\$18,130
4 A	MM	0	0.710000	1.11	\$1,610	\$1,787	\$1,269	0%	0%	1.0000	\$1,270
4 A	KOA	0	2.540000	0.68	\$1,610	\$1,095	\$2,781	0%	0%	1.0000	\$2,780
4 A	HT	0	1.020000	0.50	\$1,610	\$805	\$821	0%	0%	1.0000	\$820
5 A	BZ	0	0.440000	1.28	\$1,610	\$2,061	\$907	-60%	0%	1.0000	\$360
5 A	HN	0	0.150000	0.50	\$1,610	\$805	\$121	-60%	0%	1.0000	\$50
5 A	RXC	0	1.220000	0.89	\$1,610	\$1,433	\$1,748	-60%	0%	1.0000	\$700

Data Source External Only
Collector 12/12/2016
Appraiser 12/12/2016
TMK

Land Computations

Calculated Acreage	102.80
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	102.80
81 Legal Drain NV	0.00
82 Public Roads NV	0.70
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	102.10
Farmland Value	\$108,220
Measured Acreage	102.10
Avg Farmland Value/Acre	1060
Value of Farmland	\$108,230
Classified Total	\$0
Farm / Classified Value	\$108,200
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$108,200
CAP 3 Value	\$0
Total Value	\$108,200

Data Source External Only
Collector 12/12/2016
Appraiser 12/12/2016
TMK

Data Source External Only
Collector 12/12/2016
Appraiser 12/12/2016
TMK

Data Source External Only
Collector 12/12/2016
Appraiser 12/12/2016
TMK

Data Source External Only
Collector 12/12/2016
Appraiser 12/12/2016
TMK

Review Group 2016

Review Group 2016

Review Group 2016

Review Group 2016

Review Group 2016

Characteristics
Flood Hazard
ERA
Electricity
TIF
Neighborhood Life Cycle Stage
 Other
 Printed Friday, April 27, 2018

Characteristics
Flood Hazard
ERA
Electricity
TIF
Neighborhood Life Cycle Stage
 Other
 Printed Friday, April 27, 2018

Characteristics
Flood Hazard
ERA
Electricity
TIF
Neighborhood Life Cycle Stage
 Other
 Printed Friday, April 27, 2018

Characteristics
Flood Hazard
ERA
Electricity
TIF
Neighborhood Life Cycle Stage
 Other
 Printed Friday, April 27, 2018

Characteristics
Flood Hazard
ERA
Electricity
TIF
Neighborhood Life Cycle Stage
 Other
 Printed Friday, April 27, 2018

COUNTY INFO - TRACT 5-6

Land Data (Standard Depth: Res 120', Cl120')												
Land Pricing Type	Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Intf. %	Elig %	Res Market Factor	Value	
5	A	RB	0	0.290000	1.28	\$1,610	\$2,061	-60%	0%	1.0000	\$240	
5	A	KSC	0	0.100000	0.60	\$1,610	\$966	-60%	0%	1.0000	\$40	
5	A	HT	0	0.530000	0.50	\$1,610	\$805	-60%	0%	1.0000	\$170	
6	A	BZ	0	1.260000	1.28	\$1,610	\$2,061	-80%	0%	1.0000	\$520	
6	A	HW	0	1.190000	1.11	\$1,610	\$1,787	-80%	0%	1.0000	\$430	
6	A	HN	0	0.150000	0.50	\$1,610	\$805	-80%	0%	1.0000	\$20	
6	A	RXC	0	2.960000	0.89	\$1,610	\$1,433	-80%	0%	1.0000	\$850	
6	A	KOB	0	0.370000	0.68	\$1,610	\$1,095	-80%	0%	1.0000	\$80	
6	A	RXB	0	4.660000	0.98	\$1,610	\$1,578	-80%	0%	1.0000	\$1,470	
72	A	BZ	0	0.570000	0.50	\$1,610	\$805	-40%	0%	1.0000	\$280	
72	A	HW	0	0.220000	0.50	\$1,610	\$805	-40%	0%	1.0000	\$110	
72	A	HN	0	2.440000	0.50	\$1,610	\$805	-40%	0%	1.0000	\$1,180	
72	A	RXC	0	0.460000	0.50	\$1,610	\$805	-40%	0%	1.0000	\$220	
72	A	RB	0	0.460000	0.50	\$1,610	\$805	-40%	0%	1.0000	\$220	
72	A	MM	0	0.480000	0.50	\$1,610	\$805	-40%	0%	1.0000	\$230	
72	A	HT	0	1.360000	0.50	\$1,610	\$805	-40%	0%	1.0000	\$660	
72	A	KSC	0	0.050000	0.50	\$1,610	\$805	-40%	0%	1.0000	\$20	
82	A	KOB	0	0.100000	0.68	\$1,610	\$1,095	-100%	0%	1.0000	\$00	
82	A	KSC	0	0.090000	0.60	\$1,610	\$966	-100%	0%	1.0000	\$00	
82	A	CAD2	0	0.120000	0.50	\$1,610	\$805	-100%	0%	1.0000	\$00	
82	A	KOA	0	0.180000	0.68	\$1,610	\$1,095	-100%	0%	1.0000	\$00	
82	A	HT	0	0.210000	0.50	\$1,610	\$805	-100%	0%	1.0000	\$00	

2/12/2019

Beacon - Steuben County, IN



Summary - Auditor's Office

Parcel ID 761218000031000014
 Alternate ID 12-18-000-031.000-17
 Property Address W 475 S
 Hudson, IN 46747
 Sec/Twp/Rng N/A
 Tax Set SALEM TWP
 Subdivision N/A
 Brief Tax Description MD PT SW1/4 SE1/4 Sec 18 8.334A
 (Note: Not to be used on legal documents)
 Book/Page 1204-0543 (4/23/2012)
 Acres 8.334
 Class 199 - Other agricultural use

Owners - Auditor's Office

Deeded Owner
 Westwatch Holdings LLC
 5480 S 1025 E
 HUDSON, IN 46747

Taxing District - Assessor's Office

County: Steuben
 Township: SALEM TOWNSHIP
 State District: 014 SALEM TOWNSHIP
 Local District: 17
 School Corp: PRAIRIE HEIGHTS COMMUNITY
 Neighborhood: 171054 AG/RURAL RES - HOMESITES

Site Description - Assessor's Office

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality
 Parcel Acreage: 8.334

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	HW	0	0	4.4000	\$1,610.00	\$1,787.00	\$7,862.80	\$0.00	\$7,860.00
Non-tillable Land	HW	0	0	1.6200	\$1,610.00	\$1,787.00	\$2,894.94	(\$60.00)	\$1,160.00
Non-tillable Land	MC	0	0	0.7300	\$1,610.00	\$805.00	\$587.65	(\$60.00)	\$240.00
Land Used by Farm Buildings	MC	0	0	0.2500	\$1,610.00	\$805.00	\$201.25	(\$40.00)	\$120.00
Legal Ditch	ROB2	0	0	1.1900	\$1,610.00	\$1,610.00	\$1,915.90	(\$100.00)	\$0.00
Road Right of Way	ROB2	0	0	0.1400	\$1,610.00	\$1,610.00	\$225.40	(\$100.00)	\$0.00

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Utility Shed	100	C	2000	2000	A	1.01	100	1.08	0

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/2/2012	WESTWATCH HOLDINGS LLC	QC	1204/0543	\$0.00
2/6/2008	SCHWARZ JOHN JAKOB	WARRANTY	0802/0130	\$235,000.00
3/3/2000	PARR RODNEY		0003/0086	\$0.00
12/6/1999	PARR GAYLORDRICHARDGORDON&RODNEY		9912/0150	\$0.00
8/16/1995	PARR GAYLORDRICHARDGORDON&RODNEY	0	950/8401	\$0.00
4/6/1981	PARR ELWOOD L C/O RICHARD PARR ETAL	0		\$0.00
1/17/1977	PARR RODNEY L	0		\$0.00
	GETTYS CLAUSE B ETUX			\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
34307	4/23/2012	Change Ownership	Quitclaim Deed	1204-0543	1204	0543	Schwarz, John Jakob	Westwatch Holdings LLC
23580	2/6/2008	Change Ownership	Warranty Deed	0802-0130	0802	0130	Parr, Rodney	Schwarz, John Jakob

Valuation - Assessor's Office

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/24/2018	3/23/2017	5/28/2016	7/9/2015	6/13/2014
Land	\$9,400	\$10,800	\$11,400	\$11,900	\$11,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$9,400	\$10,800	\$11,400	\$11,900	\$11,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0

COUNTY INFO - TRACT 7

2/12/2019

Beacon - Steuben County, IN

Assessment Year	2018	2017	2016	2015	2014
Improvement	\$400	\$400	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$400	\$400	\$0	\$0	\$0
Total	\$9,800	\$11,200	\$11,400	\$11,900	\$11,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$9,400	\$10,800	\$11,400	\$11,900	\$11,900
Total Non Res (3)	\$400	\$400	\$0	\$0	\$0

Tax History - Auditor's Office

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

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$47.58	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$47.58	\$0.00
2016 Pay 2017	Property Tax Detail	Penalty	1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$48.17	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$48.17	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$49.89	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$49.89	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$50.99	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$50.99	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$37.38	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$37.38	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$36.33	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$36.33	
2011 Pay 2012	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$1.38	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$32.14	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$27.51	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$32.14	

Total:	Tax Year	Amount	Bal Due
	2017 Pay 2018	\$95.16	\$0.00
	2016 Pay 2017	\$96.34	
	2015 Pay 2016	\$99.78	
	2014 Pay 2015	\$101.98	
	2013 Pay 2014	\$74.76	
	2012 Pay 2013	\$72.66	
	2011 Pay 2012	\$93.17	

Payments - Treasurer's Office

Tax Year	Payment Date	Amount
2017 Pay 2018	11/16/2018	\$47.58
2017 Pay 2018	5/21/2018	\$47.58
2016 Pay 2017	11/20/2017	\$48.17
2016 Pay 2017	5/26/2017	\$48.17
2015 Pay 2016	11/15/2016	\$49.89
2015 Pay 2016	5/17/2016	\$49.89
2014 Pay 2015	11/13/2015	\$50.99
2014 Pay 2015	5/14/2015	\$50.99
2013 Pay 2014	11/13/2014	\$37.38
2013 Pay 2014	5/19/2014	\$37.38
2012 Pay 2013	11/19/2013	\$36.33
2012 Pay 2013	5/15/2013	\$36.33
2011 Pay 2012	11/20/2012	\$32.14
2011 Pay 2012	5/18/2012	\$32.14
2011 Pay 2012	11/29/2011	\$28.89
2010 Pay 2011	5/19/2011	\$27.51
2009 Pay 2010	11/15/2010	\$28.13
2009 Pay 2010	5/20/2010	\$28.13
2008 Pay 2009	11/17/2009	\$29.35
2008 Pay 2009	7/24/2009	\$29.35

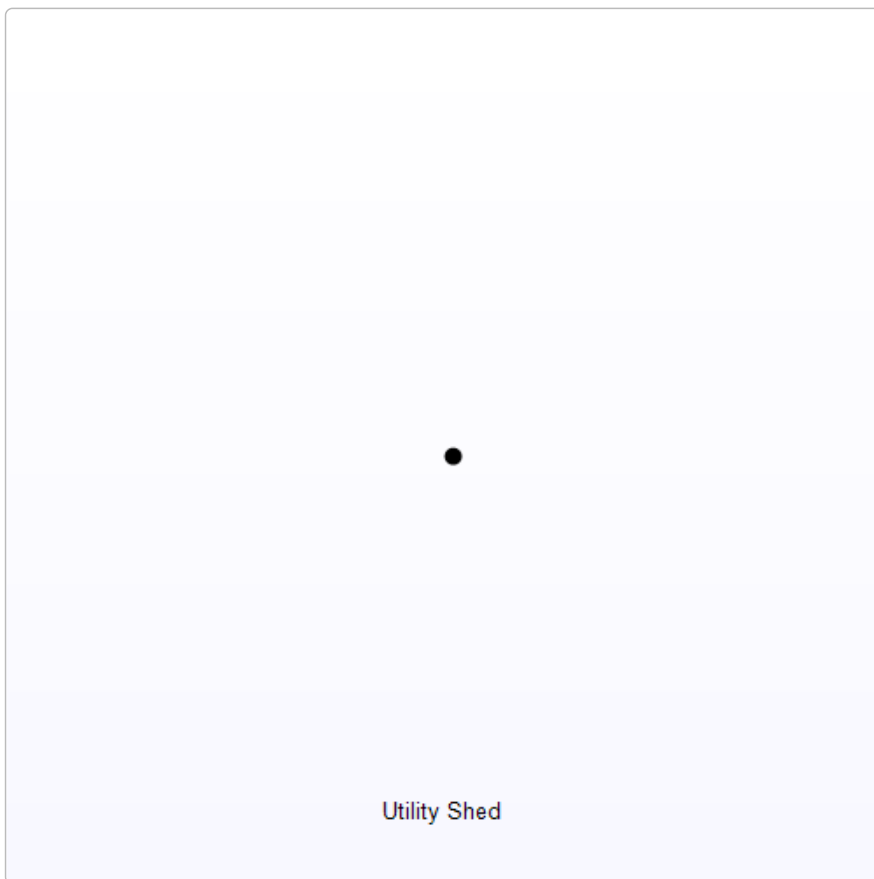
Total:	Tax Year	Amount
	2017 Pay 2018	\$95.16
	2016 Pay 2017	\$96.34
	2015 Pay 2016	\$99.78
	2014 Pay 2015	\$101.98
	2013 Pay 2014	\$74.76
	2012 Pay 2013	\$72.66
	2011 Pay 2012	\$93.17

2/12/2019

Beacon - Steuben County, IN

Tax Year	Amount
2010 Pay 2011	\$27.51
2009 Pay 2010	\$56.26
2008 Pay 2009	\$58.70

Sketches - Assessor's Office



Generate Owner List by Radius

Distance:

100

Feet

Show address of: Owner Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

Show parcel id on label

Skip labels:

0

COUNTY INFO - TRACT 7

2/12/2019

Beacon - Steuben County, IN

Map



No data available for the following modules: Residential - Assessor's Office, Deductions - Auditor's Office, Tax Payments.

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Version 2.2.0



COUNTY INFO - TRACT 7

2/12/2019

Beacon - Steuben County, IN



Summary - Auditor's Office

Parcel ID 761218000029000014
 Alternate ID 12-18-000-029.000-17
 Property Address W 475 S
 Hudson, IN 46747
 Sec/Twp/Rng 18/36/12
 Tax Set SALEM TWP
 Subdivision N/A
 Brief Tax Description S PT SW FR 1/4 Sec 18 52A
 (Note: Not to be used on legal documents)
 Book/Page 1204-0543 (4/23/2012)
 Acres 52.000
 Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
 Westwatch Holdings LLC
 5480 S 1025 E
 HUDSON, IN 46747

Taxing District - Assessor's Office

County: Steuben
 Township: SALEM TOWNSHIP
 State District 014 SALEM TOWNSHIP
 Local District: 17
 School Corp: PRAIRIE HEIGHTS COMMUNITY
 Neighborhood: 171054 AG/RURAL RES - HOMESITES

Site Description - Assessor's Office

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Unpaved
 Area Quality
 Parcel Acreage: 52

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	CHB	0	0	17.180	\$1,610.00	\$886.00	\$15,221.48	\$0.00	\$15,220.00
Tillable Cropland	GS	0	0	9.710000	\$1,610.00	\$1,642.00	\$15,943.82	\$0.00	\$15,940.00
Road Right of Way	HW	0	0	0.750000	\$1,610.00	\$1,787.00	\$1,340.25	(\$100.00)	\$0.00
Tillable Cropland	HW	0	0	7.680000	\$1,610.00	\$1,787.00	\$13,724.16	\$0.00	\$13,720.00
Tillable Cropland	MC	0	0	8.900000	\$1,610.00	\$805.00	\$7,164.50	\$0.00	\$7,160.00
Tillable Cropland	RY	0	0	7.780000	\$1,610.00	\$886.00	\$6,893.08	\$0.00	\$6,890.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/2/2012	WESTWATCH HOLDINGS LLC	QC	1204/0543	\$0.00
2/6/2008	SCHWARZ JOHN JAKOB	WARRANTY	0802/0130	\$0.00
3/3/2000	PARR RODNEY		0003/0086	\$0.00
1/14/2000	PARR GAYLORDRICHARD GORDON RODNEY		0001/0428	\$0.00
11/16/1994	PARR LOUISE	0		\$0.00
	PARR ELWOOD AND LOUISE			\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
34307	4/23/2012	Change Ownership	Quitclaim Deed	1204-0543	1204	0543	Schwarz, John Jakob	Westwatch Holdings LLC
23578	2/6/2008	Change Ownership	Warranty Deed	0802-0130	0802	0130	Parr, Rodney	Schwarz, John Jakob

Valuation - Assessor's Office

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/24/2018	3/23/2017	5/28/2016	7/9/2015	6/13/2014
Land	\$58,900	\$67,800	\$70,500	\$73,800	\$67,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$58,900	\$67,800	\$70,500	\$73,800	\$67,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$58,900	\$67,800	\$70,500	\$73,800	\$67,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$58,900	\$67,800	\$70,500	\$73,800	\$67,000

COUNTY INFO - TRACT 7

2/12/2019

Beacon - Steuben County, IN

Assessment Year	2018	2017	2016	2015	2014
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

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

Detail:					
Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$288.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$288.00	\$0.00
2016 Pay 2017	Property Tax Detail	Penalty	1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$297.91	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$297.91	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$309.43	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$309.43	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$287.13	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$287.13	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$234.54	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$234.54	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$228.34	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$228.34	
2011 Pay 2012	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$8.58	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$202.84	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$171.66	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$202.84	

Total:			
Tax Year	Amount	Bal Due	
2017 Pay 2018	\$576.00	\$0.00	
2016 Pay 2017	\$595.82		
2015 Pay 2016	\$618.86		
2014 Pay 2015	\$574.26		
2013 Pay 2014	\$469.08		
2012 Pay 2013	\$456.68		
2011 Pay 2012	\$585.92		

Payments - Treasurer's Office

Detail:		
Tax Year	Payment Date	Amount
2017 Pay 2018	11/16/2018	\$288.00
2017 Pay 2018	5/21/2018	\$288.00
2016 Pay 2017	11/20/2017	\$297.91
2016 Pay 2017	5/26/2017	\$297.91
2015 Pay 2016	11/15/2016	\$309.43
2015 Pay 2016	5/17/2016	\$309.43
2014 Pay 2015	11/13/2015	\$287.13
2014 Pay 2015	5/14/2015	\$287.13
2013 Pay 2014	11/13/2014	\$234.54
2013 Pay 2014	5/19/2014	\$234.54
2012 Pay 2013	11/19/2013	\$228.34
2012 Pay 2013	5/15/2013	\$228.34
2011 Pay 2012	11/20/2012	\$202.84
2011 Pay 2012	5/18/2012	\$202.84
2011 Pay 2012	11/29/2011	\$180.24
2010 Pay 2011	5/19/2011	\$171.66
2009 Pay 2010	11/15/2010	\$175.29
2009 Pay 2010	5/20/2010	\$175.40
2008 Pay 2009	11/17/2009	\$184.17
2008 Pay 2009	7/24/2009	\$184.07

Total:	
Tax Year	Amount
2017 Pay 2018	\$576.00
2016 Pay 2017	\$595.82
2015 Pay 2016	\$618.86
2014 Pay 2015	\$574.26
2013 Pay 2014	\$469.08
2012 Pay 2013	\$456.68
2011 Pay 2012	\$585.92
2010 Pay 2011	\$171.66
2009 Pay 2010	\$350.69
2008 Pay 2009	\$368.24

2/12/2019

Beacon - Steuben County, IN

Generate Owner List by Radius

Distance:

100

Feet

Show address of: Owner Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

Show parcel id on label

Skip labels:

0

Map



No data available for the following modules: Residential - Assessor's Office, Improvements - Assessor's Office, Deductions - Auditor's Office, Tax Payments, Sketches - Assessor's Office.

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Last Data Upload: 2/11/2019, 10:09:37 PM

Version 2.2.0



COUNTY INFO - TRACT 7

2/12/2019

Beacon - Steuben County, IN



Summary - Auditor's Office

Parcel ID 7612180003000014
 Alternate ID 12-18-000-030.000-17
 Property Address W 475 S
 Hudson, IN 46747
 Sec/Twp/Rng 18/36/12
 Tax Set SALEM TWP
 Subdivision N/A
 Brief Tax Description PT SW1/4 SE1/4 Sec 18 12.10A
 (Note: Not to be used on legal documents)
 Book/Page 1204-0543 (4/23/2012)
 Acres 12.100
 Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
 Westwatch Holdings LLC
 5480 S 1025 E
 HUDSON, IN 46747

Taxing District - Assessor's Office

County: Steuben
 Township: SALEM TOWNSHIP
 State District 014 SALEM TOWNSHIP
 Local District: 17
 School Corp: PRAIRIE HEIGHTS COMMUNITY
 Neighborhood: 171054 AG/RURAL RES - HOMESITES

Site Description - Assessor's Office

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality
 Parcel Acreage: 12.1

Land - Assessor's Office

Land Type	Soil ID	Act Front	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	HW	0	0	6.0700	\$1,610.00	\$1,787.00	\$10,847.09	\$0.00	\$10,850.00
Non-tillable Land	HW	0	0	1.4400	\$1,610.00	\$1,787.00	\$2,573.28	(\$60.00)	\$1,030.00
Non-tillable Land	MC	0	0	2.0600	\$1,610.00	\$805.00	\$1,658.30	(\$60.00)	\$660.00
Tillable Cropland	MC	0	0	2.2500	\$1,610.00	\$805.00	\$1,811.25	\$0.00	\$1,810.00
Road Right of Way	ROB2	0	0	0.2800	\$1,610.00	\$1,610.00	\$450.80	(\$100.00)	\$0.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/2/2012	WESTWATCH HOLDINGS LLC	QC	1204/0543	\$0.00
2/6/2008	SCHWARZ JOHN JAKOB	WARRANTY	0802/0130	\$0.00
3/3/2000	PARR RODNEY		0003/0086	\$0.00
1/14/2000	PARR GAYLORDRICHARD GORDON RODNEY		0001/0428	\$0.00
11/16/1994	PARR LOUISE	0		\$0.00
7/18/1976	PARR ELWOOD AND LOUISE	0		\$0.00
	BEIBERICH MELVIN F & DOROTHY J			\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
34307	4/23/2012	Change Ownership	Quitclaim Deed	1204-0543	1204	0543	Schwarz, John Jakob	Westwatch Holdings LLC
23579	2/6/2008	Change Ownership	Warranty Deed	0802-0130	0802	0130	Parr, Rodney	Schwarz, John Jakob

Valuation - Assessor's Office

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/24/2018	3/23/2017	5/28/2016	7/9/2015	6/13/2014
Land	\$14,400	\$16,500	\$17,500	\$18,300	\$18,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$14,400	\$16,500	\$17,500	\$18,300	\$18,300
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$14,400	\$16,500	\$17,500	\$18,300	\$18,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$14,400	\$16,500	\$17,500	\$18,300	\$18,300

COUNTY INFO - TRACT 7

2/12/2019

Beacon - Steuben County, IN

Assessment Year	2018	2017	2016	2015	2014
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

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

Detail: Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$70.09	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$70.09	\$0.00
2016 Pay 2017	Property Tax Detail	Penalty	1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$73.95	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$73.95	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$76.73	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$76.73	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$78.42	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$78.42	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$66.95	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$66.95	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$65.30	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$65.30	
2011 Pay 2012	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$2.44	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$58.02	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$48.86	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$58.02	

Total: Tax Year	Amount	Bal Due
2017 Pay 2018	\$140.18	\$0.00
2016 Pay 2017	\$147.90	
2015 Pay 2016	\$153.46	
2014 Pay 2015	\$156.84	
2013 Pay 2014	\$133.90	
2012 Pay 2013	\$130.60	
2011 Pay 2012	\$167.34	

Payments - Treasurer's Office

Detail: Tax Year	Payment Date	Amount
2017 Pay 2018	11/16/2018	\$70.09
2017 Pay 2018	5/21/2018	\$70.09
2016 Pay 2017	11/20/2017	\$73.95
2016 Pay 2017	5/26/2017	\$73.95
2015 Pay 2016	11/15/2016	\$76.73
2015 Pay 2016	5/17/2016	\$76.73
2014 Pay 2015	11/13/2015	\$78.42
2014 Pay 2015	5/14/2015	\$78.42
2013 Pay 2014	11/13/2014	\$66.95
2013 Pay 2014	5/19/2014	\$66.95
2012 Pay 2013	11/19/2013	\$65.30
2012 Pay 2013	5/15/2013	\$65.30
2011 Pay 2012	11/20/2012	\$58.02
2011 Pay 2012	5/18/2012	\$58.02
2011 Pay 2012	11/29/2011	\$51.30
2010 Pay 2011	5/19/2011	\$48.86
2009 Pay 2010	11/15/2010	\$50.21
2009 Pay 2010	5/20/2010	\$50.21
2008 Pay 2009	11/17/2009	\$52.55
2008 Pay 2009	7/24/2009	\$52.55

Total: Tax Year	Amount
2017 Pay 2018	\$140.18
2016 Pay 2017	\$147.90
2015 Pay 2016	\$153.46
2014 Pay 2015	\$156.84
2013 Pay 2014	\$133.90
2012 Pay 2013	\$130.60
2011 Pay 2012	\$167.34
2010 Pay 2011	\$48.86
2009 Pay 2010	\$100.42
2008 Pay 2009	\$105.10

COUNTY INFO - TRACT 7

2/12/2019

Beacon - Steuben County, IN

Generate Owner List by Radius

Distance:

100

Feet

Show address of: Owner Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

Show parcel id on label

Skip labels:

0

Map



No data available for the following modules: Residential - Assessor's Office, Improvements - Assessor's Office, Deductions - Auditor's Office, Tax Payments, Sketches - Assessor's Office.

Steuben County, its employees, agents, and personnel, makes no representation or warranty as to the accuracy of this website's information – in particular, the info's accuracy pertaining to labeling, dimensions, contours, property boundaries, and placement or location of any map features.

Last Data Upload: 2/11/2019, 10:09:37 PM

Version 2.2.0





TITLE WORK



TITLE WORK - TRACTS I-4



Transaction Identification Data for reference only:

Issuing Agent: Assurance Title Company, LLC
 Issuing Office: 102 E. Main St, Albion, IN 46701
 File Number: 19-076
 Auction Reference - Farm C

SCHEDULE A

1. Commitment Date: **February 8, 2019, at 8:00 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
 Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**

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 **Fee Simple** estate or interest in the Land is at the Commitment Date vested in:
Westwatch Holdings, LLC, an Indiana limited liability company
5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"

Assurance Title Company, LLC

By: _____

Authorized Signatory

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.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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TITLE WORK - TRACTS I-4

EXHIBIT "A"

THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST, IN MILFORD TOWNSHIP, LAGRANGE COUNTY, INDIANA.

EXCEPTING THE FOLLOWING;

A TRACT OF LAND LOCATED IN SECTION 27, LAGRANGE COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BOLT LOCATED 621.82 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST, THENCE NORTH 01 DEGREE 08 MINUTES 40 SECONDS WEST FOR 282.3 FEET TO AN IRON PIN. THENCE NORTH 79 DEGREES 44 MINUTES 20 SECONDS WEST FOR 35.75 FEET TO AN IRON PIN; THENCE NORTH 87 DEGREES 19 MINUTES 20 SECONDS WEST FOR 266.40 FEET TO AN IRON PIN, THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 295.20 FEET TO A BOLT, THENCE EAST 304.33 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.01 ACRES, MORE OR LESS. (SAID EXCEPTION NOW KNOWN AS LOT 1 IN LEAS ACRES AS SHOWN IN PLAT BOOK 5, PAGE 89).

ALSO EXCEPTING;

A TRACT OF LAND LOCATED IN SECTION 27, LAGRANGE COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BOLT LOCATED 457.56 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST, THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST FOR 252.00 FEET TO AN IRON PIN, THENCE NORTH 79 DEGREES 44 MINUTES 20 SECONDS WEST FOR 172.10 FEET TO AN IRON PIN. THENCE SOUTH 01 DEGREE 08 MINUTES 40 SECONDS EAST FOR 282.30 FEET TO A BOLT, THENCE EAST 164.26 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.03 ACRES, MORE OR LESS. (SAID EXCEPTION NOW KNOWN AS LOT 2 IN LEAS ACRES AS SHOWN IN PLAT BOOK 5, PAGE 89).

ALSO EXCEPTING;

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST, MILFORD TOWNSHIP, LAGRANGE COUNTY, INDIANA, BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 89 DEGREES 43 MINUTES 51 SECONDS WEST (ASSUMED BEARING) 1319.65 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, THENCE SOUTH 0 DEGREES 39 MINUTES 52 SECONDS EAST 633.00 FEET, THENCE SOUTH 89 DEGREES 43 MINUTES 51 SECONDS EAST 660.00 FEET, THENCE NORTH 0 DEGREES 39 MINUTES 52 SECONDS WEST 603.00 FEET, THENCE SOUTH 89 DEGREES 43 MINUTES 51 SECONDS EAST 659.70 FEET TO THE EAST LINE OF SAID SECTION, THENCE NORTH 0 DEGREE 30 MINUTES 51 SECONDS WEST 30.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, (AND CONTAINING 10.04 ACRES, MORE OR LESS).

ALSO EXCEPTING;

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST LAGRANGE COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE 914.47 FEET WEST OF THE TRUE SOUTHEAST CORNER OF SAID SECTION 27, THE SAME POINT BEING THE SOUTHWEST CORNER OF LOT #1 IN LEAS ACRES AS RECORDED IN PLAT BOOK 5, PAGE 89 IN THE OFFICE OF THE LAGRANGE COUNTY RECORDER, THENCE WEST ON THE SECTION LINE 401.00 FEET: THENCE NORTH 0 DEGREE 31 MINUTES 35 SECONDS WEST 435.42 FEET; THENCE EAST PARALLEL TO THE SOUTH SECTION LINE 697.70 FEET, THENCE SOUTH 1 DEGREE 55 MINUTES EAST, 156.50

TITLE WORK - TRACTS I-4

FEET, THENCE NORTH 79 DEGREES 44 MINUTES 20 SECONDS WEST, 35.75 FEET, THENCE NORTH 87 DEGREES 19 MINUTES 20 SECONDS WEST 266.40 FEET TO THE NORTHWEST CORNER OF LOT #1 IN SAID LEAS ACRES, THENCE SOUTH 0 DEGREE 1 MINUTE 20 SECONDS WEST, 295.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING FIVE (5.00) ACRES.

TITLE WORK - TRACTS I-4



SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. 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.
6. If Assurance Title Company will be serving as the closing agent and this closing is held on or after July 1, 2009, funds must be provided to Assurance Title Company in compliance with IC 27-7-3.7, et seq.
7. Certificate, executed by a member of Westwatch Holdings, LLC naming the member(s) who is/are authorized to execute the required purchase documents. Said certificate must further state that the transaction is not prohibited by the Limited Liability Company's Articles of Organization as amended or corrected, that the transaction is consistent with the Limited Liability Company's usual business or affairs and is in accordance with the provisions of the written operating agreement, if any.
8. Warranty Deed from Westwatch Holdings, LLC, an Indiana limited liability company to Proposed Insured.
9. NOTE: Effective July 1, 1993, a Sales Disclosure Form must be filed with the County Auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$10.00 must be paid to the Auditor at the time of filing. Effective January 1, 2012, a \$5.00 Transfer Fee must be paid to the County Auditor at the time of filing of all deeds.
10. Vendors, (Sellers), Closing Affidavit to be furnished this office.

Requirements Continued

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ALTA Commitment for Title Insurance 8-1-16

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TITLE WORK - TRACTS I-4



14. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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ALTA Commitment for Title Insurance 8-1-16

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TITLE WORK - TRACTS I-4



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. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for 2017 payable 2018
 May Installment: \$492.66 Paid
 November Installment: \$492.66 Paid
 Name of Taxpayer: Westwatch Holdings, LLC
 Land: \$98,800.00
 Improvements: \$0.00
 Exemptions: \$0.00 (None)
 Taxing Unit: 13-Milford Township
 Tax Identification No.: 44-09-27-400-002.000-013/011-27402-00
 Description: E 1/2 SE1/4 Less Exc 62.37
7. Taxes for 2018 due and payable 2019, and subsequent taxes.
8. Taxes for 2019 due and payable 2020, and subsequent taxes.

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ALTA Commitment for Title Insurance 8-1-16

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TITLE WORK - TRACTS I-4



9. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.
10. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
11. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
12. Rights of tenants in possession as tenants only under unrecorded leases.
13. This commitment has been issued without a judgment search being made against the name insured.

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TITLE WORK - TRACTS 5-6



Transaction Identification Data for reference only:

Issuing Agent: Assurance Title Company, LLC
 Issuing Office: 102 E. Main St, Albion, IN 46701
 ALTA Universal ID: 1125584
 File Number: 19-075
 Auction Reference – Farm B

SCHEDULE A

1. Commitment Date: **February 8, 2019, at 8:00 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
 Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**

 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 **Fee Simple** estate or interest in the Land is at the Commitment Date vested in:

Westwatch Holdings, LLC, an Indiana limited liability company
5. The Land is described as follows:

SEE ATTACHED EXHIBIT "A"

Assurance Title Company, LLC

By: *Jamie McKenzie*
Authorized Signatory

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ALTA Commitment for Title Insurance 8-1-16

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TITLE WORK - TRACTS 5-6

EXHIBIT "A"

PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST, SALEM TOWNSHIP, STEUBEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 27 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF SAID FRACTIONAL QUARTER SECTION, 2,657.52 FEET TO A STONE FOUND AT THE SOUTHEAST CORNER OF SAID FRACTIONAL QUARTER SECTION; THENCE NORTH 89 DEGREES 53 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION, 1,803.79 FEET TO A 5/8 INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID FRACTIONAL QUARTER SECTION; THENCE NORTH 00 DEGREES 07 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID FRACTIONAL QUARTER SECTION 2,654.21 FEET TO A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID FRACTIONAL QUARTER SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID FRACTIONAL QUARTER SECTION, 788.74 FEET TO THE NORTHWEST CORNER OF LAND OWNED BY WYMAN ALEX CROSS AS DESCRIBED IN A WARRANTY DEED RECORDED IN DEED RECORD 198 PAGE 565 IN THE STEUBEN COUNTY RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 08 MINUTES 38 SECONDS WEST 350.66 FEET (RECORDED SOUTH 348.48 FEET TO A REBAR) TO A 5/8 INCH REBAR FOUND MONUMENTING THE SOUTHWEST CORNER OF SAID CROSS-OWNED LAND; THENCE SOUTH 89 DEGREES 51 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF SAID CROSS-OWNED LAND AND CONTINUING ALONG THE SOUTH PROPERTY LINE OF LAND OWNED BY LARRY D. BLUE AND RICHARD H. BLUE AS DESCRIBED IN A WARRANTY DEED RECORDED IN DEED RECORD 174 PAGE 604, A DISTANCE OF 275.00 FEET TO A 1/2 INCH REBAR FOUND MONUMENTING THE SOUTHEAST CORNER OF SAID BLUE-OWNED LAND AS DESCRIBED IN DEED RECORD 174 PAGE 604; THENCE NORTH 00 DEGREES 08 MINUTES 38 SECONDS EAST 351.37 FEET (RECORDED NORTH 348.48 FEET) TO THE NORTHEAST CORNER OF SAID BLUE-OWNED LAND DESCRIBED IN DEED RECORD 174 PAGE 604; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL QUARTER SECTION, A RECORDED AND MAINTAINED DISTANCE OF 725.00 FEET BACK TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, A TRACT OF LAND OWNED BY THE PIGEON RIVER RAILROAD COMPANY, REFERENCE DEED RECORD 238 PAGE 423, DESCRIBED AS FOLLOWS:

PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST, SALEM TOWNSHIP, STEUBEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A 100 FEET WIDE STRIP OF LAND, CONTAINING 4.13 ACRES, MORE OR LESS, LYING 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 27 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF SAID FRACTIONAL QUARTER SECTION, 1,314.05 FEET TO THE POINT OF BEGINNING OF AFORESAID CENTERLINE; THENCE SOUTH 87 DEGREES 41 MINUTES 30 SECONDS WEST, ALONG SAID CENTERLINE, 1,797.48 FEET TO THE TERMINUS OF SAID CENTERLINE AT THE INTERSECTION OF THE WEST LINE OF SAID FRACTIONAL QUARTER SECTION.

TITLE WORK - TRACTS 5-6



SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. 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.
6. If Assurance Title Company will be serving as the closing agent and this closing is held on or after July 1, 2009, funds must be provided to Assurance Title Company in compliance with IC 27-7-3.7, et seq.
7. Certificate, executed by a member of Westwatch Holdings, LLC naming the member(s) who is/are authorized to execute the required purchase documents. Said certificate must further state that the transaction is not prohibited by the Limited Liability Company's Articles of Organization as amended or corrected, that the transaction is consistent with the Limited Liability Company's usual business or affairs and is in accordance with the provisions of the written operating agreement, if any.
8. Warranty Deed from Westwatch Holdings, LLC, an Indiana limited liability company to Proposed Insured.
9. NOTE: Effective July 1, 1993, a Sales Disclosure Form must be filed with the County Auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$10.00 must be paid to the Auditor at the time of filing. Effective January 1, 2012, a \$5.00 Transfer Fee must be paid to the County Auditor at the time of filing of all deeds.
10. Vendors, (Sellers), Closing Affidavit to be furnished this office.

(Requirements Continued)

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ALTA Commitment for Title Insurance 8-1-16

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TITLE WORK - TRACTS 5-6



14. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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TITLE WORK - TRACTS 5-6



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. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for 2017 payable 2018
 Due and Payable: 2018
 May Installment: \$528.43 Paid
 November Installment: \$528.43 Paid
 Name of Taxpayer: Westwatch Holdings, LLC
 Land: \$124,400.00
 Improvements: \$0.00
 Exemptions: \$0.00 (None)
 Taxing Unit: Salem Township
 Tax Identification No.: 76-12-31-000-010.000-014/12-31-000-010.000-17
 Description: SW FR1/4 Sec 31 102.80A
7. Semi-Annual Assessment as set forth below:
 Type of Assessment: Ottomer Chasey
 May Installment: \$117.06, Paid
 November Installment: \$117.06, Paid
 All future assessments are not yet due and payable.

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TITLE WORK - TRACTS 5-6



8. Taxes for 2018 due and payable 2019, and subsequent taxes.
9. Taxes for 2019 due and payable 2020, and subsequent taxes.
10. Terms and Conditions of Agreement regarding fence between Zoe D. Snivley and Donald R. Snivley and Nathan O. Kent and Josie Kent recorded October 15, 1948 in Book 104 Page 42 of the Steuben County Records.
11. Easement and Right of Way Grant to Northern Indiana Fuel and Light Company, Inc. recorded December 2, 1986 in Deed Record 204 Page 477 of the Steuben County Records.
12. Terms and Conditions of Oil and Gas Lease to Baltic Energy Corporation recorded January 11, 1994 in Record 7 Page 261 of the Steuben County Records. Assignment of Oil and Gas Lease to Parker and Parsley Development Company recorded April 20, 1995 as Instrument No. 95-04-0371 of the County Records. Assignment to Deka Exploration, Inc. recorded January 3, 1997 as Instrument No. 97-06-0358 of the County Records.
13. Terms and Conditions of Oil and Gas Lease to Antrim Energy, LLC recorded November 6, 2008 as Instrument No. 08110204 of the Steuben County Records.
14. Rights of tenants under unrecorded leases.
15. Pursuant to IC36-9-27-33 of County Drainage Board (and any amendments thereto) or any legal representative thereof is granted the right of entry over and along lands lying within 75 feet of any regulated drain, said 75 feet being measured at right angles from the existing bank of each and any open drains.
16. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
17. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
18. Any adverse claim relative to ponds and wetlands based upon the assertion that:
 - a. The Land lies below the ordinary low water mark.
 - b. Some portion of the Land was created by artificial means.
 - c. Such rights and easements for navigation, commerce or recreation which may exist over that portion of the Land lying beneath the waters thereof.
 - d. Rights of upper and lower littoral owners with respect to the waters thereof.
19. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.
20. This commitment has been issued without a judgment search being made against the name insured.

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ALTA Commitment for Title Insurance 8-1-16

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TITLE WORK - TRACT 7



Transaction Identification Data for reference only:

Issuing Agent: Assurance Title Company, LLC
 Issuing Office: 102 E. Main St, Albion, IN 46701
 ALTA Universal ID: 1125584
 File Number: 19-074
 Auction Reference – Farm A

SCHEDULE A

1. Commitment Date: **February 8, 2019, at 8:00 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
 Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**

 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 **Fee Simple** estate or interest in the Land is at the Commitment Date vested in:

Westwatch Holdings, LLC, an Indiana limited liability company
5. The Land is described as follows:

SEE ATTACHED EXHIBIT "A"

Assurance Title Company, LLC

By: Jamie McKenzie
Authorized Signatory

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EXHIBIT "A"

PARCEL 1:

THE SOUTH FRACTIONAL HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12) EAST AND CONTAINING FIFTY-TWO (52) ACRES MORE OR LESS.

PARCEL 2:

A PART OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OR SAID SECTION, TOWNSHIP AND RANGE; THENCE NORTH ON THE WEST LINE OF SAID SOUTHWEST QUARTER (1/4) OF SAID SOUTHEAST QUARTER (1/4) TWELVE HUNDRED EIGHTY NINE (1289) FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (1/4) OF SAID SOUTHEAST QUARTER (1/4); THENCE EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF SAID SOUTHEAST QUARTER (1/4) FOUR HUNDRED TWELVE (412) FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (1/4) OF SAID SOUTHEAST QUARTER (1/4) TWELVE HUNDRED EIGHTY NINE (1289) FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF SAID SOUTHEAST QUARTER (1/4); THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF SAID SOUTHEAST QUARTER (1/4) FOUR HUNDRED TWELVE (412) FEET TO THE PLACE OF BEGINNING, CONTAINING 12.19 ACRES MORE OR LESS AND BEING SUBJECT TO THE HIGHWAY RUNNING EAST AND WEST ALONG THE NORTH SIDE OF THE ABOVE DESCRIBED TRACT.

PARCEL 3:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 12 EAST, SALEM CIVIL TOWNSHIP, STEUBEN COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, NORTH 89 DEGREES 35 MINUTES 40 SECONDS EAST (ASSUMED BEARING AND BASIS OF ALL BEARINGS TO FOLLOW IN THIS DESCRIPTION) ON AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 412.00 FEET FROM A STONE OVER A POST AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 366 FEET MORE OR LESS TO THE CENTERLINE OF TURKEY CREEK DITCH; THENCE NORTH 7 DEGREES 37 MINUTES 30 SECONDS WEST ON AND ALONG SAID DITCH CENTERLINE 1292.60 FEET TO A P.K. NAIL AT THE INTERSECTION OF SAID DITCH CENTERLINE AND THE NORTH LINE OF THE AFORESAID QUARTER-QUARTER SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 200.00 FEET TO AN IRON ROD; THENCE SOUTH 0 DEGREES 14 MINUTES 40 SECONDS EAST 1283.78 FEET TO THE POINT OF BEGINNING. CONTAINING 8.334 ACRES MORE OR LESS.

TITLE WORK - TRACT 7



SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. 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.
6. If Assurance Title Company will be serving as the closing agent and this closing is held on or after July 1, 2009, funds must be provided to Assurance Title Company in compliance with IC 27-7-3.7, et seq.
7. Certificate, executed by a member of Westwatch Holdings, LLC naming the member(s) who is/are authorized to execute the required purchase documents. Said certificate must further state that the transaction is not prohibited by the Limited Liability Company's Articles of Organization as amended or corrected, that the transaction is consistent with the Limited Liability Company's usual business or affairs and is in accordance with the provisions of the written operating agreement, if any.
8. Warranty Deed from Westwatch Holdings, LLC, an Indiana limited liability company to Proposed Insured.
9. NOTE: Effective July 1, 1993, a Sales Disclosure Form must be filed with the County Auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$10.00 must be paid to the Auditor at the time of filing. Effective January 1, 2012, a \$5.00 Transfer Fee must be paid to the County Auditor at the time of filing of all deeds.
10. Vendors, (Sellers), Closing Affidavit to be furnished this office.
(Requirements Continued)

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14. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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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. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for 2017 payable 2018 (Parcel 1)
 May Installment: \$288.00 Paid
 November Installment: \$288.00 Paid
 Name of Taxpayer: Westwatch Holdings, LLC
 Land: \$67,800.00
 Improvements: \$0.00
 Exemptions: \$0.00 (None)
 Taxing Unit: Salem Twp
 Tax Identification No.: 76-12-18-000-029.000-014
 Description: S PT SW FR 1/4 SEC 18 52A
7. Taxes for 2017 payable 2018 (Parcel 2)
 May Installment: \$70.09 Paid
 November Installment: \$70.09 Paid
 Name of Taxpayer: Westwatch Holdings, LLC
 Land: \$16,500.00

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Improvements: \$0.00
 Exemptions: \$0.00 (None)
 Taxing Unit: Salem Twp
 Tax Identification No.: 76-12-18-000-030.000-014
 Description: PT SW1/4 SE1/4 Sec 18 12.10A

8. Taxes for 2017 payable 2018 (Parcel 3)
 May Installment: \$47.58 Paid
 November Installment: \$47.58 Paid
 Name of Taxpayer: Westwatch Holdings, LLC
 Land: \$10,800.00
 Improvements: \$400.00
 Exemptions: \$0.00 (None)
 Taxing Unit: Salem Twp
 Tax Identification No.: 76-12-18-000-031.000-014
 Description: MD PT SW1/4 SE1/4 Sec 18 8.334A
9. Taxes for 2018 due and payable 2019, and subsequent taxes.
10. Taxes for 2019 due and payable 2020, and subsequent taxes.
11. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.
12. Terms and provisions of an Oil and Gas Lease to Antrim Energy, LLC recorded April 18, 2007 in Instrument No. 07040461 of the Steuben County Records.
13. Sewer Easement recorded February 21, 2001 in Instrument No. 01-02-0563.
14. Sewer Easement recorded June 19, 1996 in Instrument No. 96-06-0487.
15. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
16. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
17. This commitment has been issued without a judgment search being made against the name insured.

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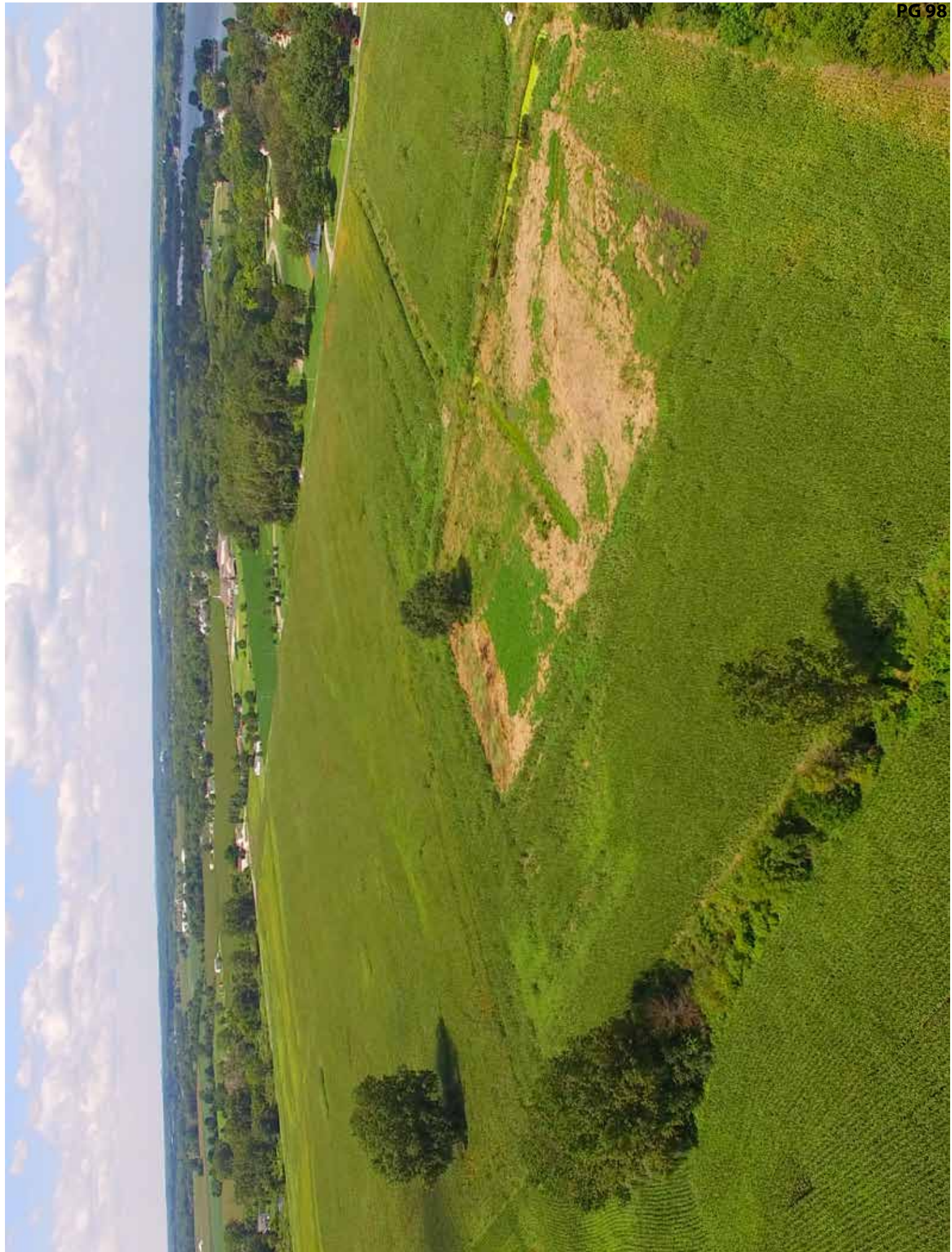
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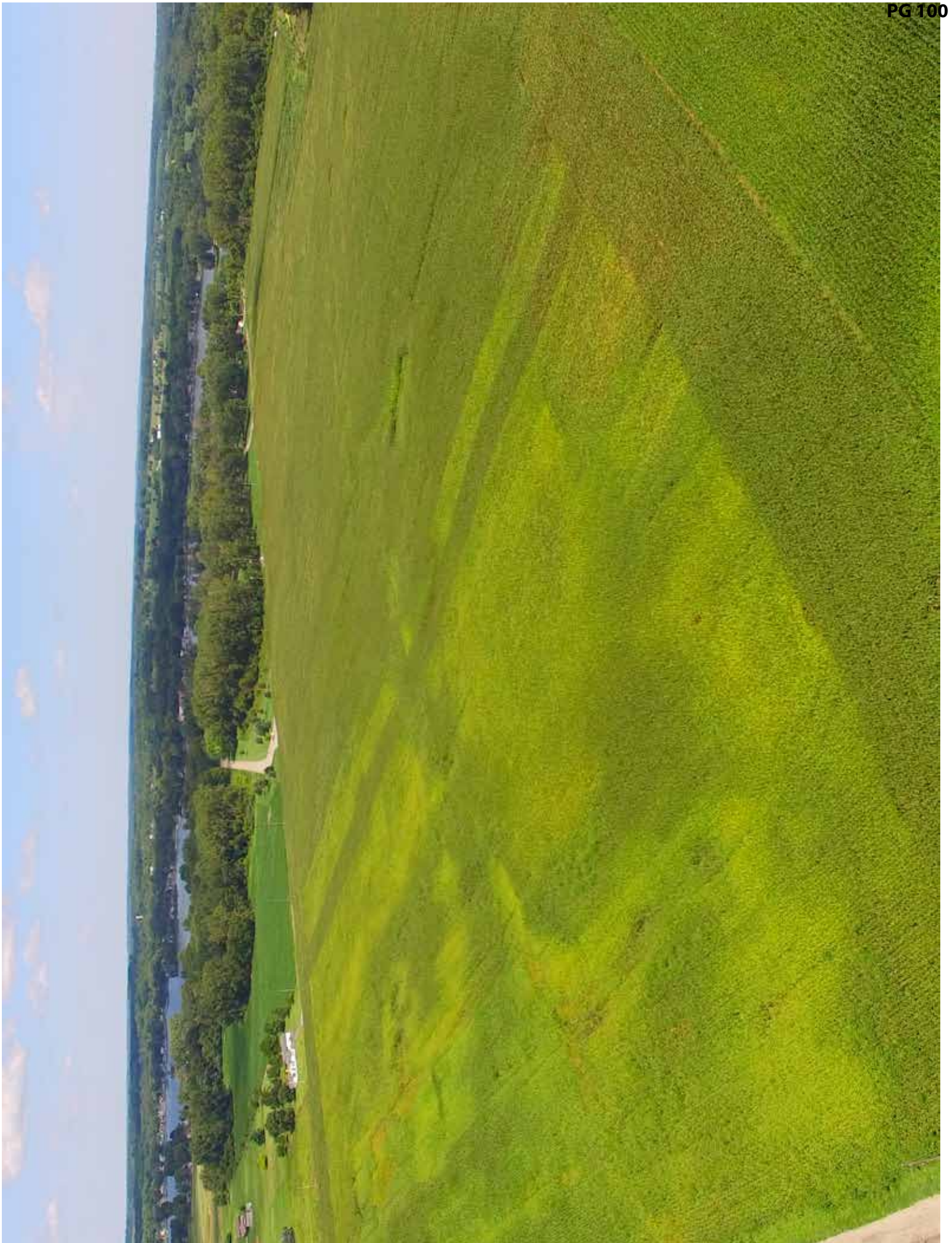


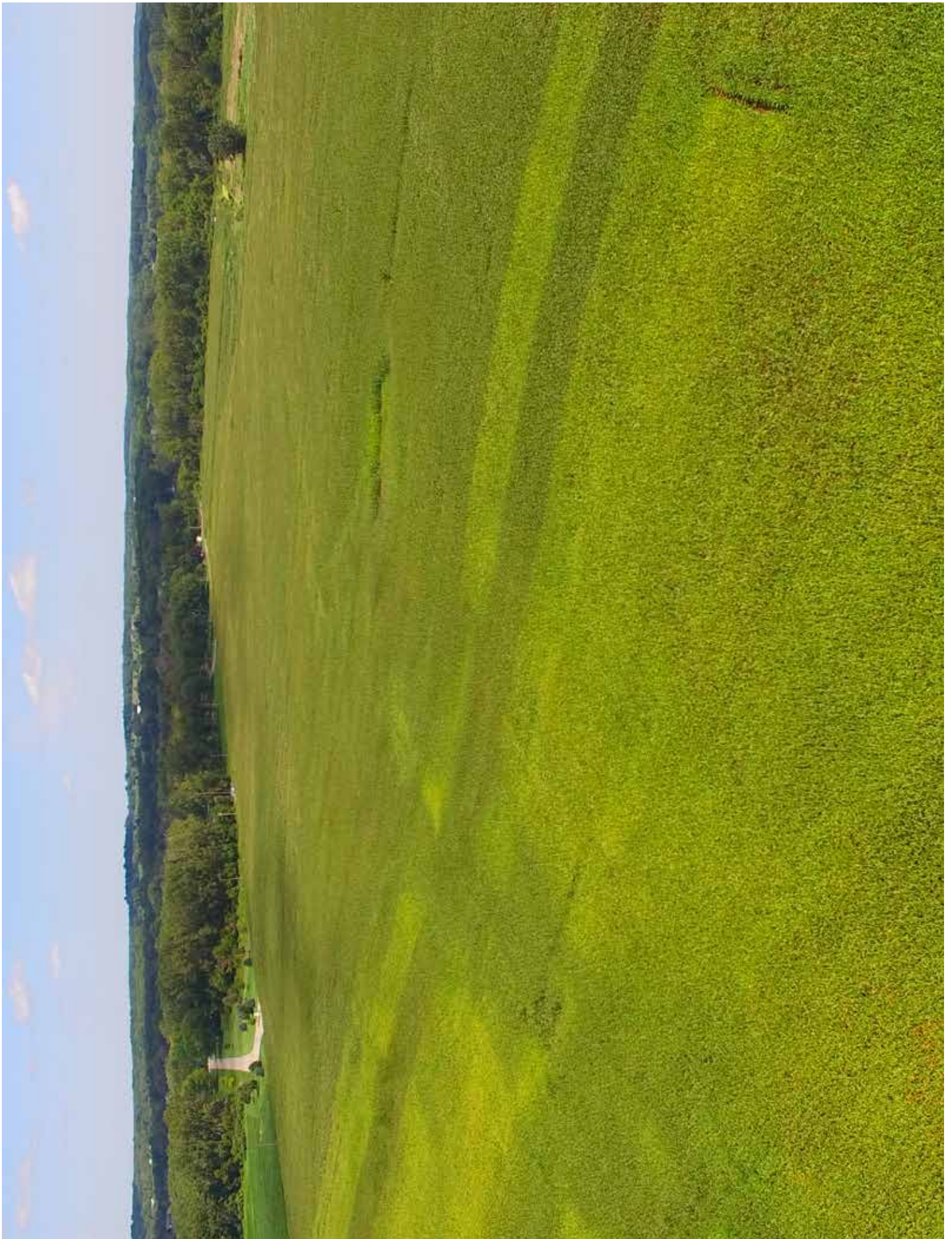
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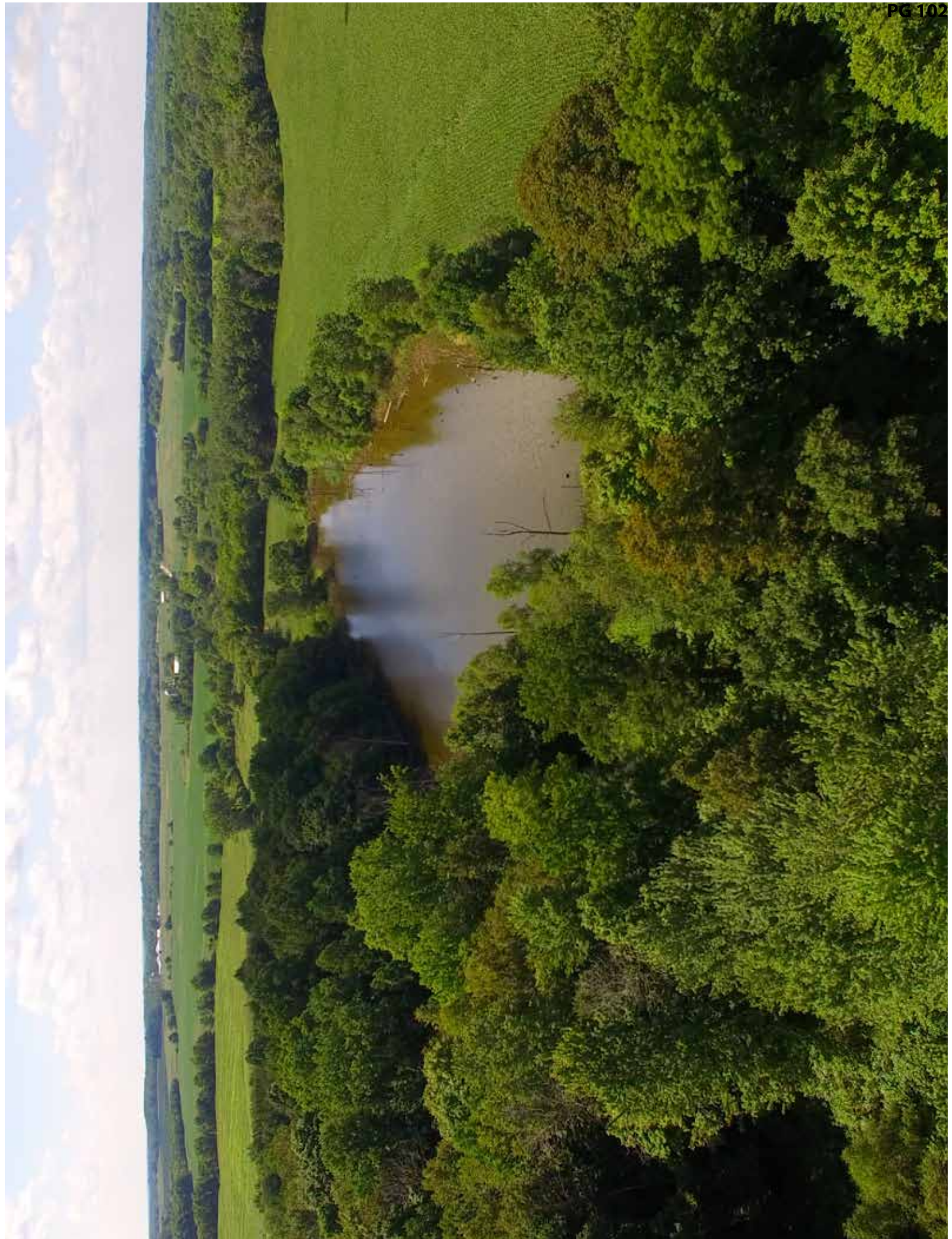


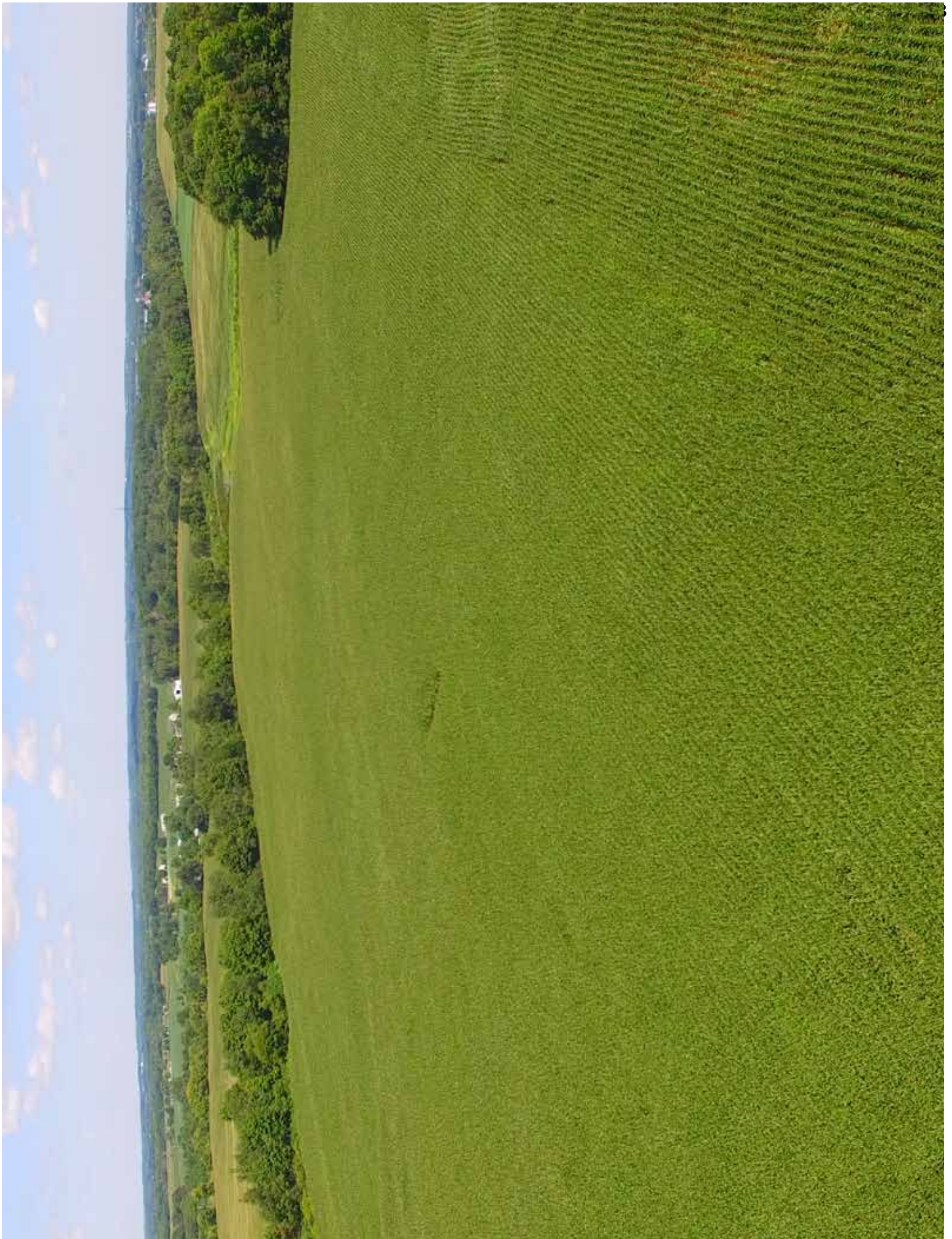


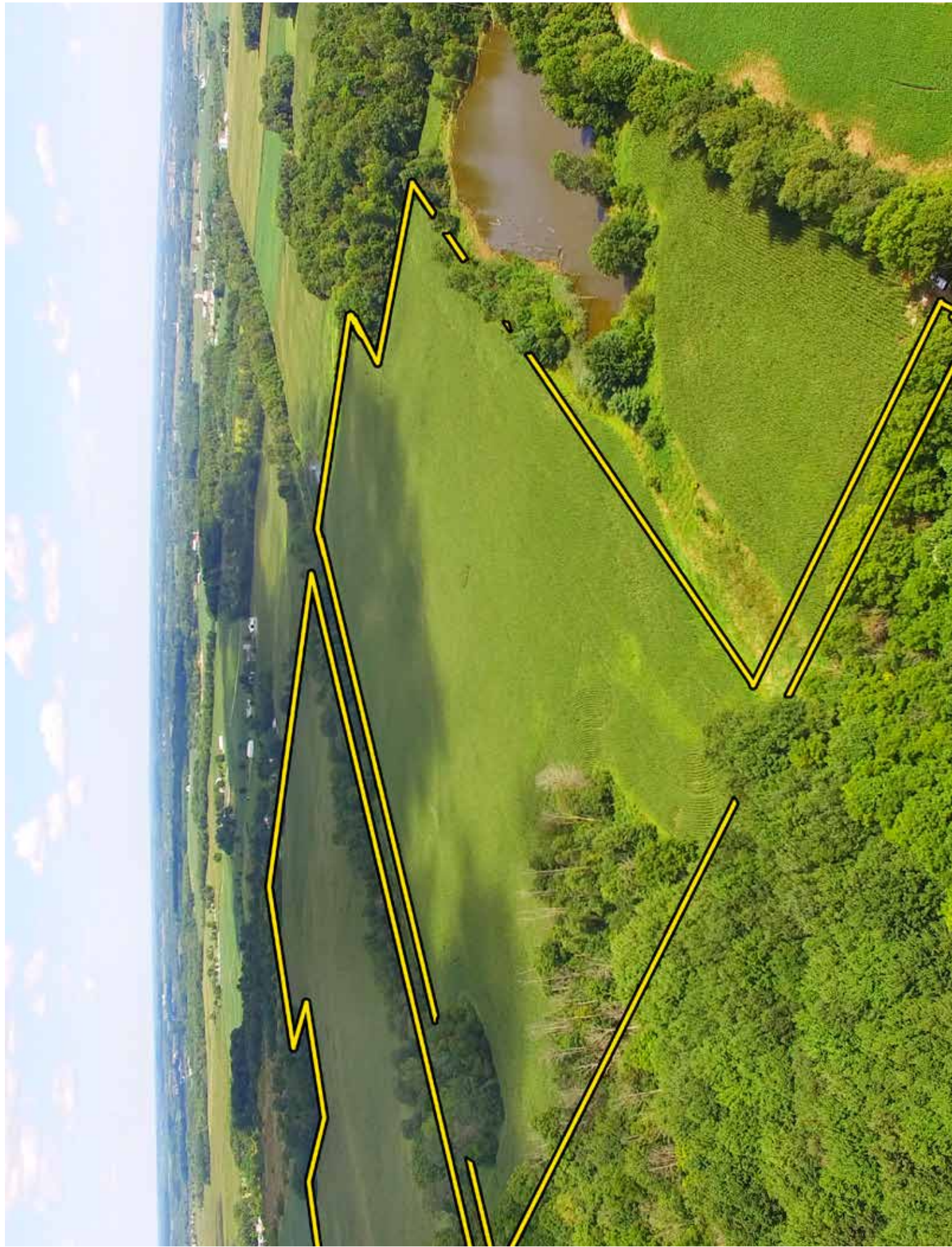


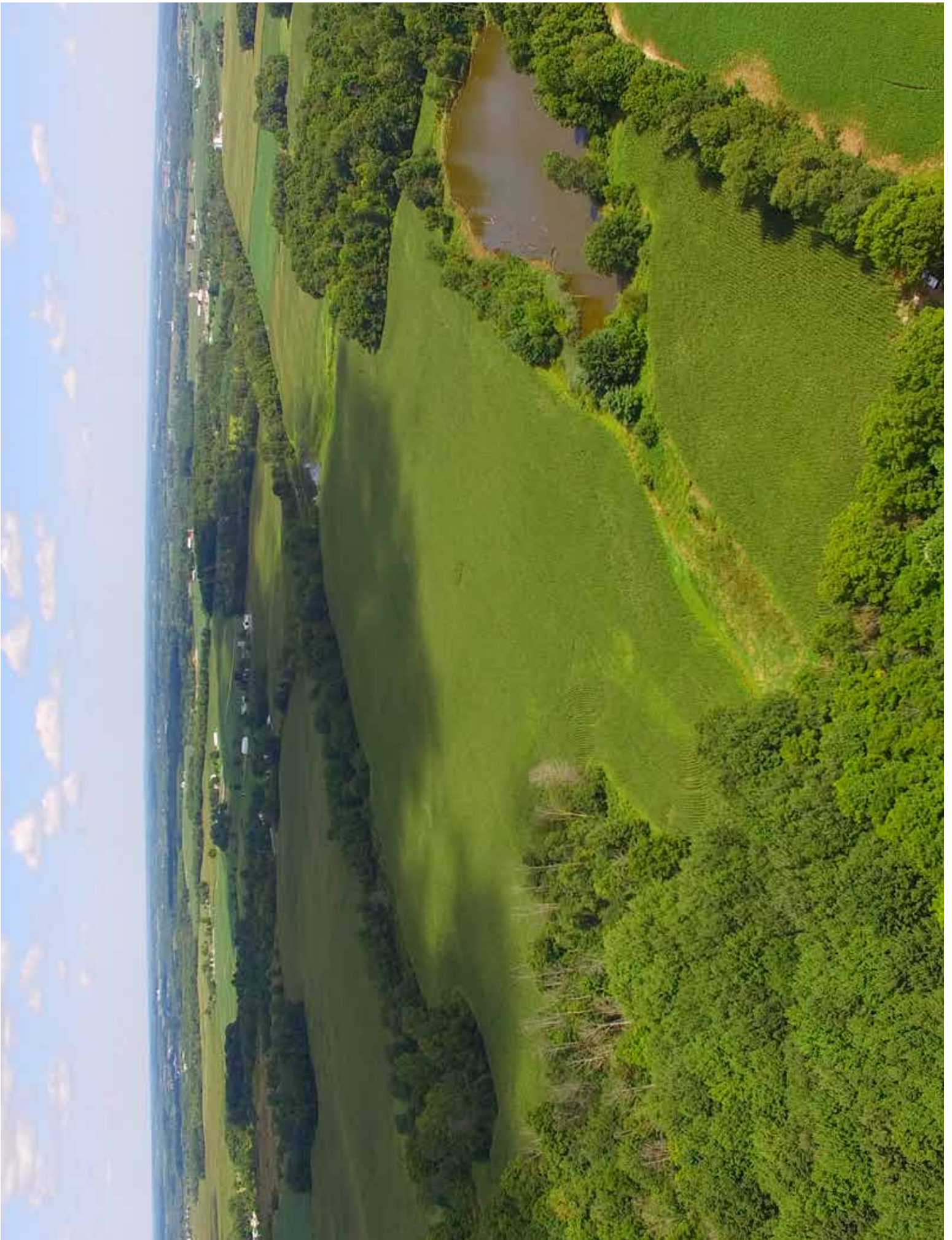


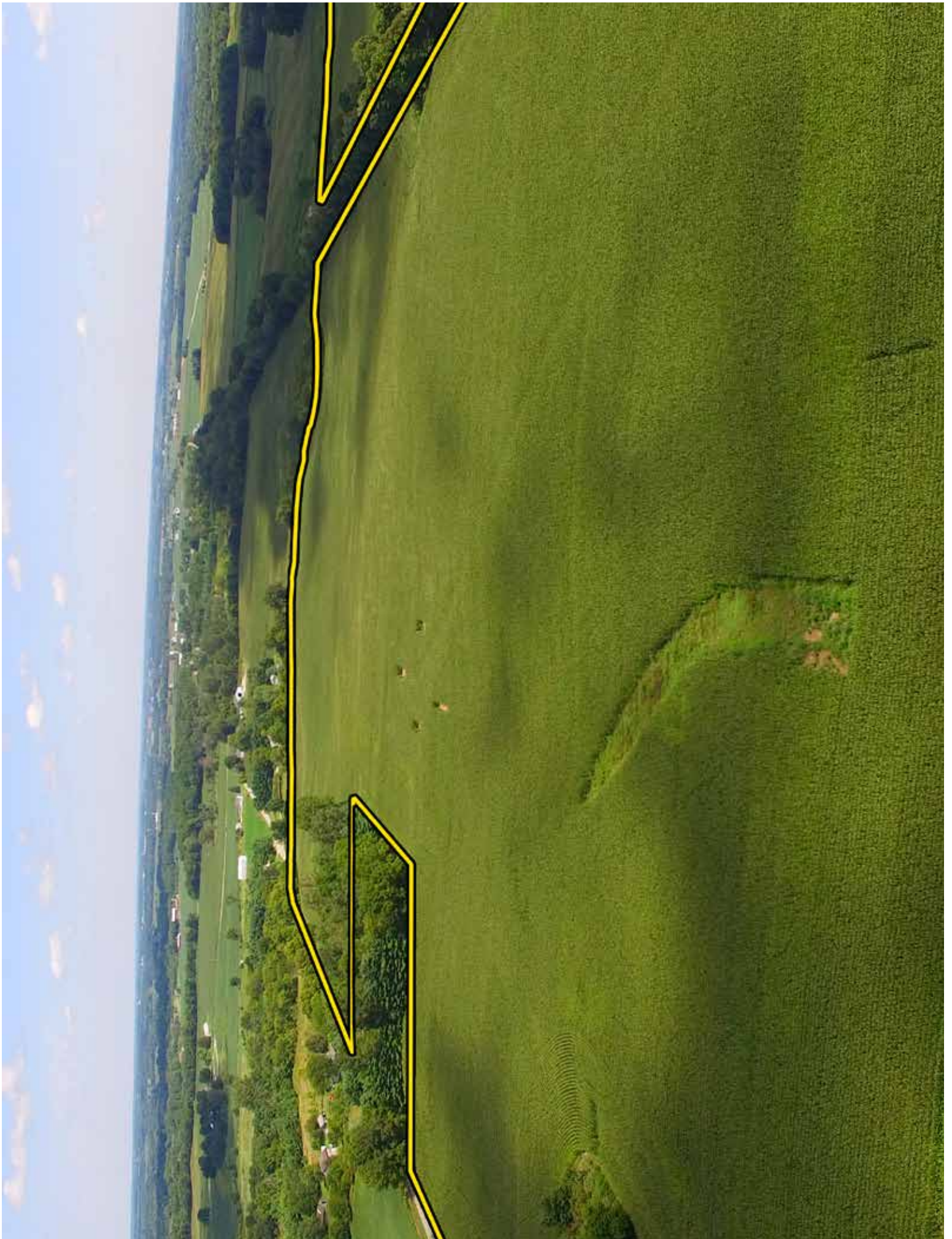


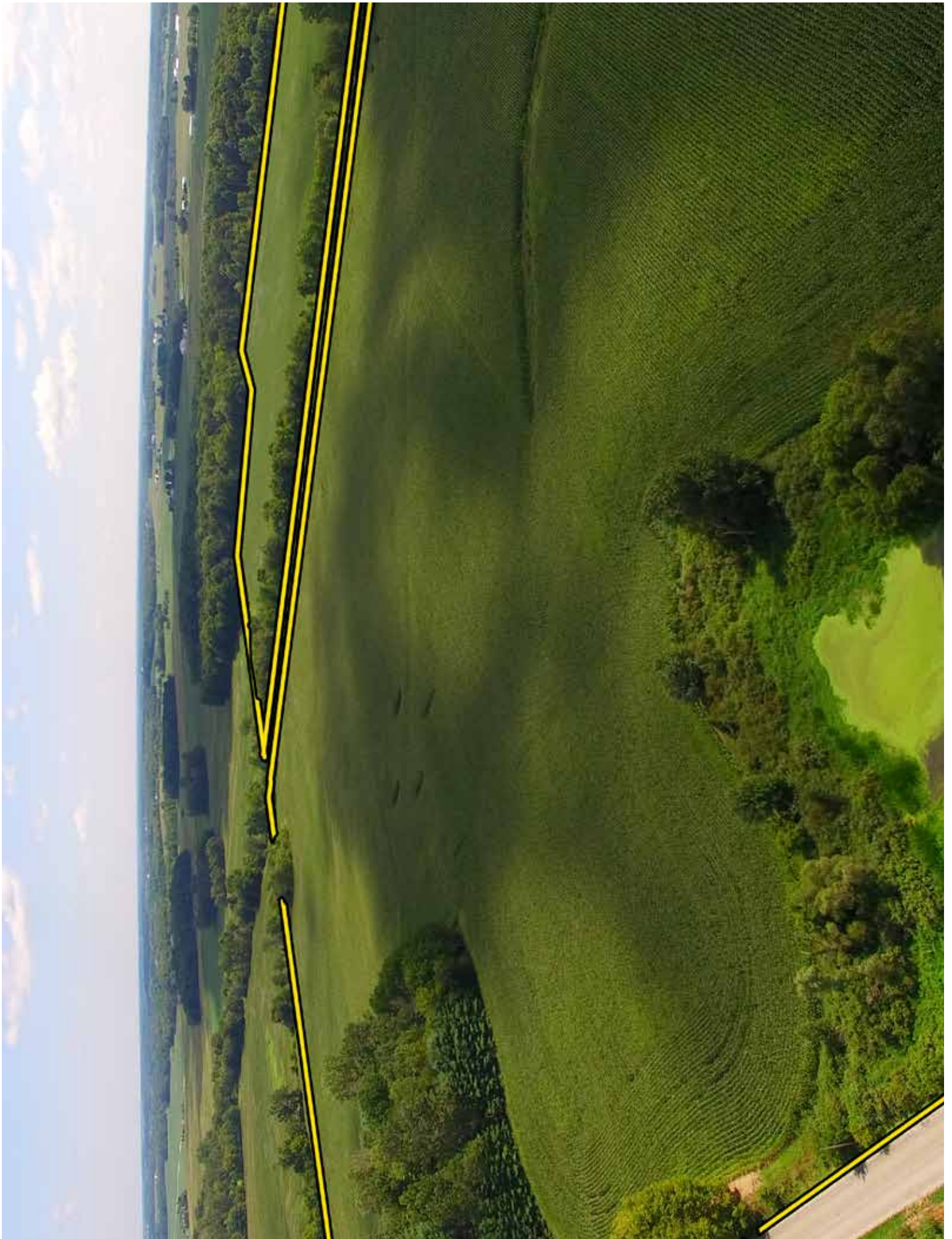


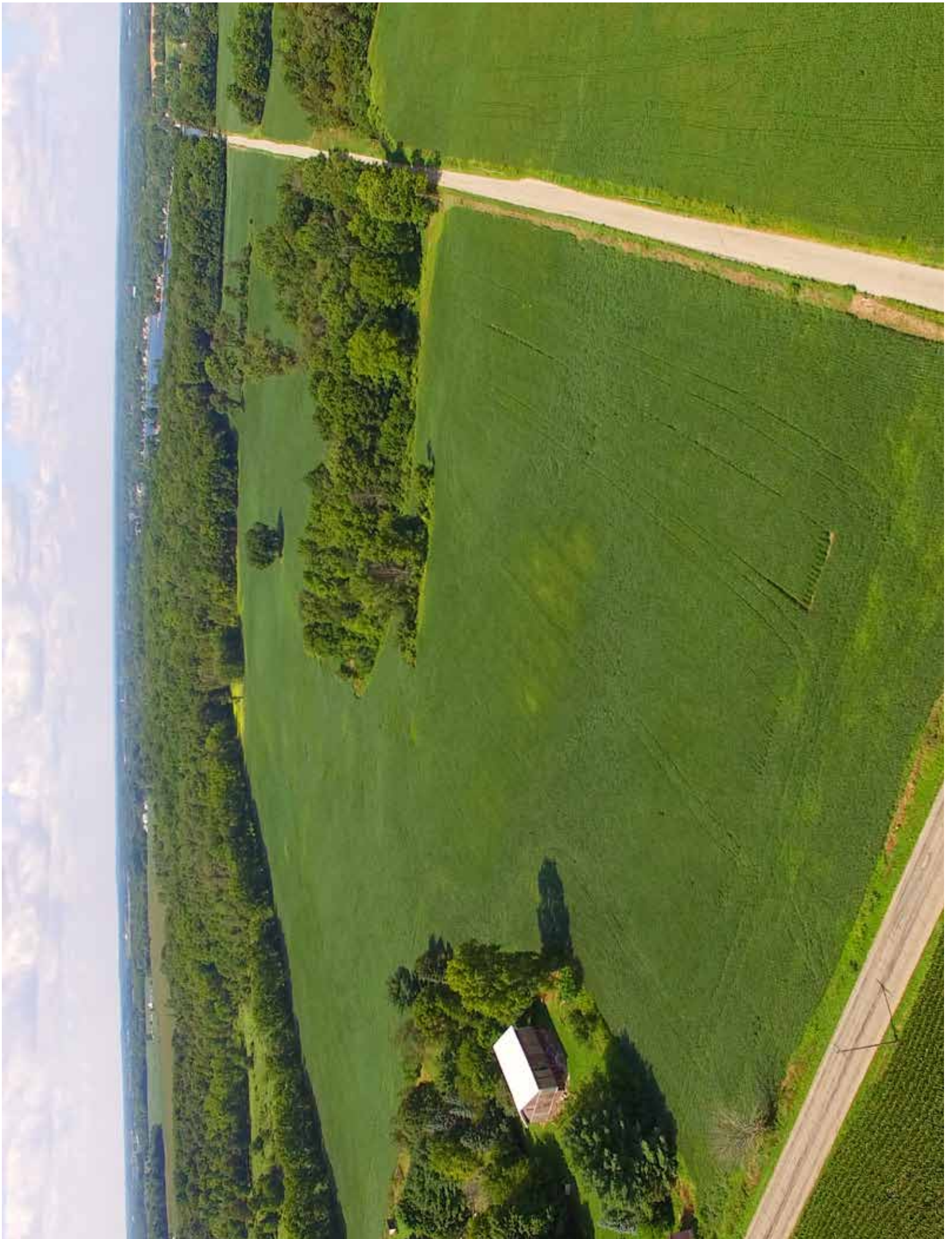


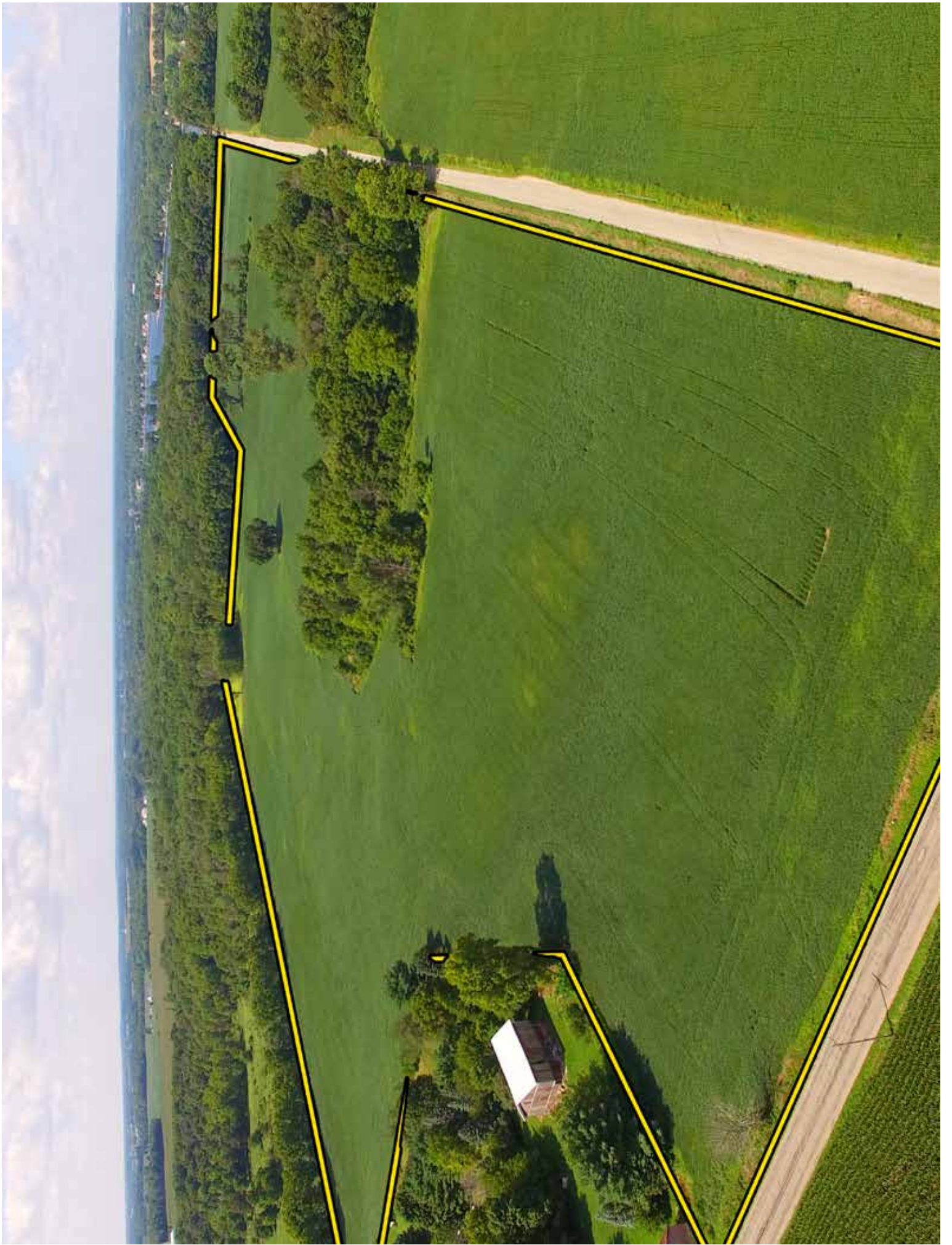


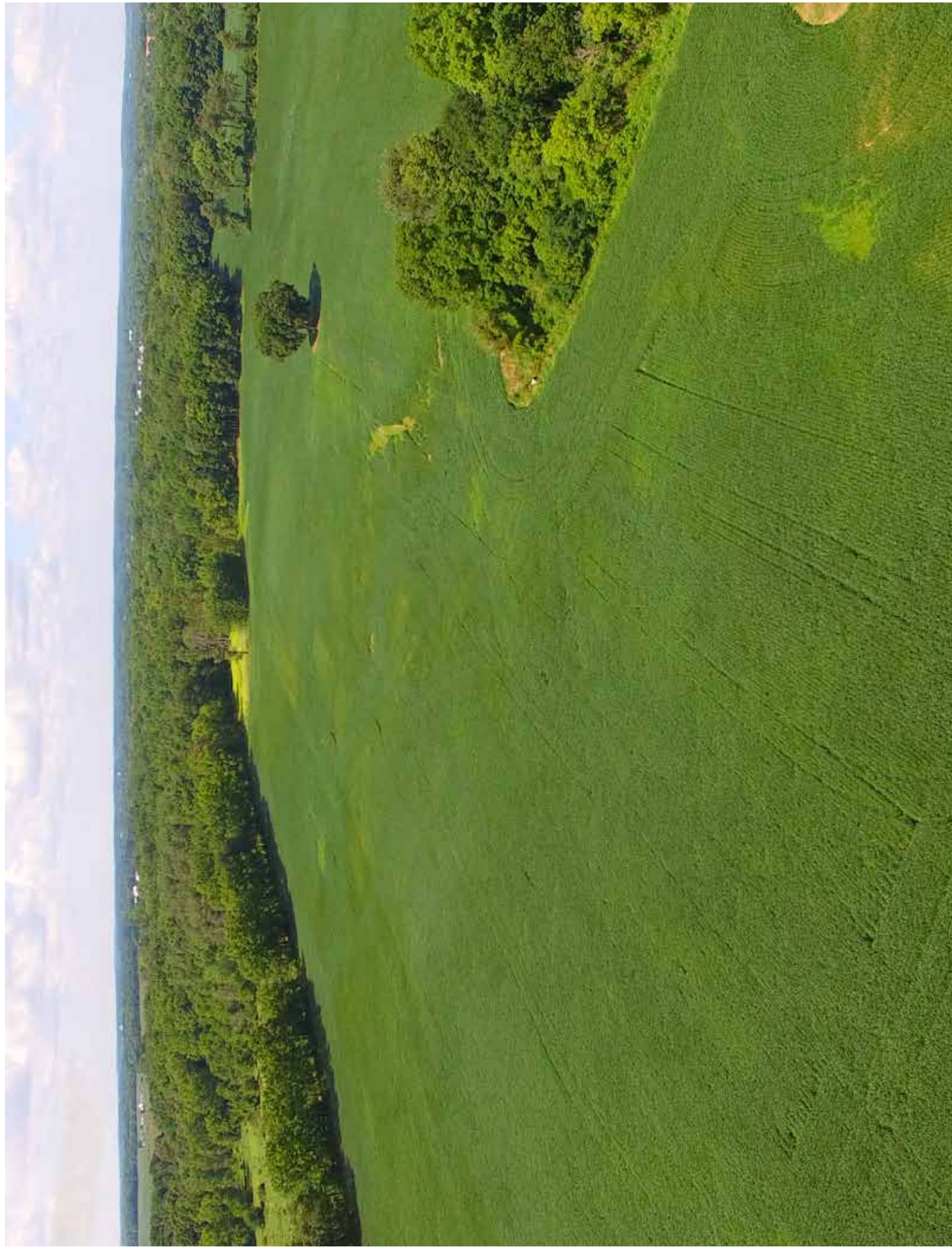


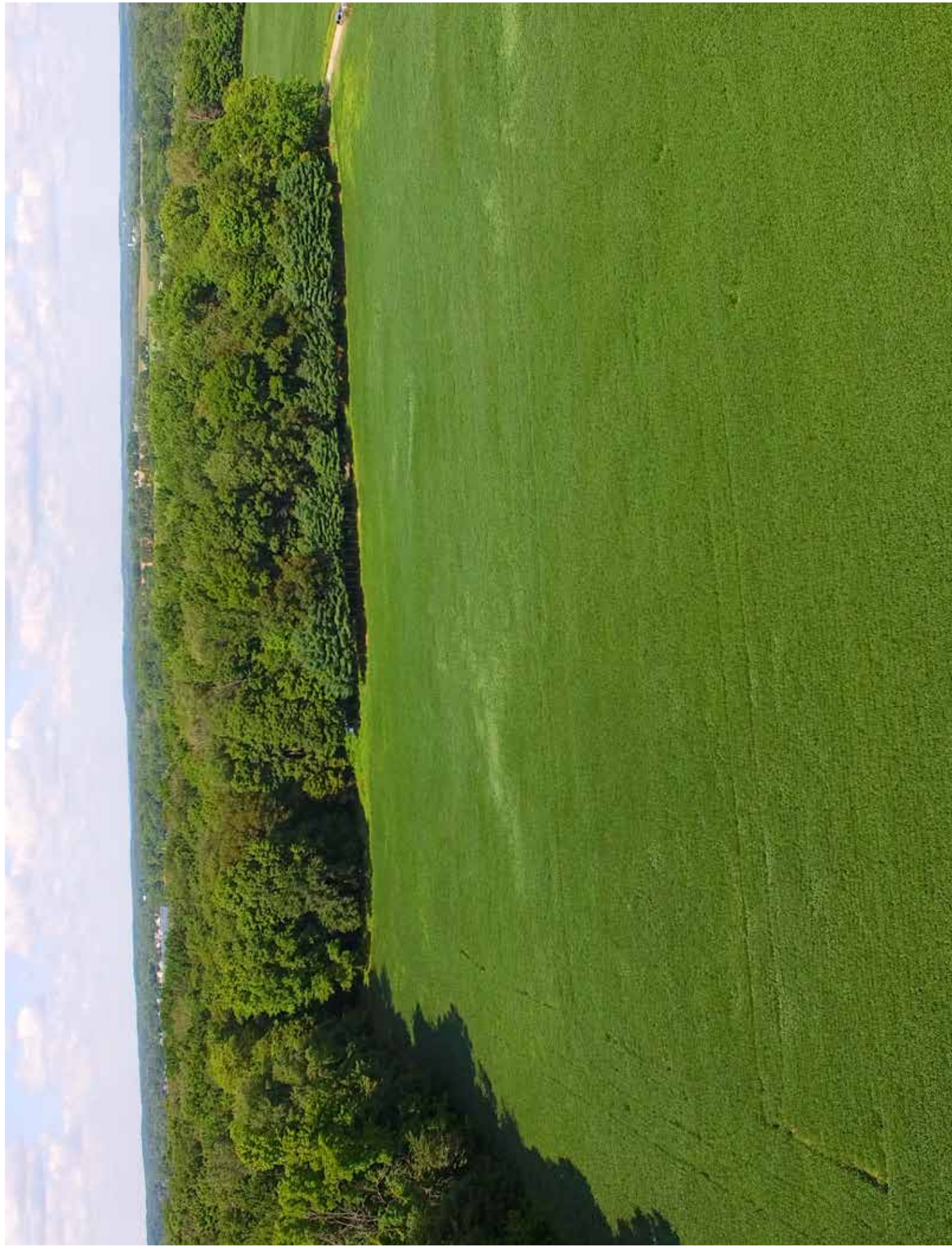


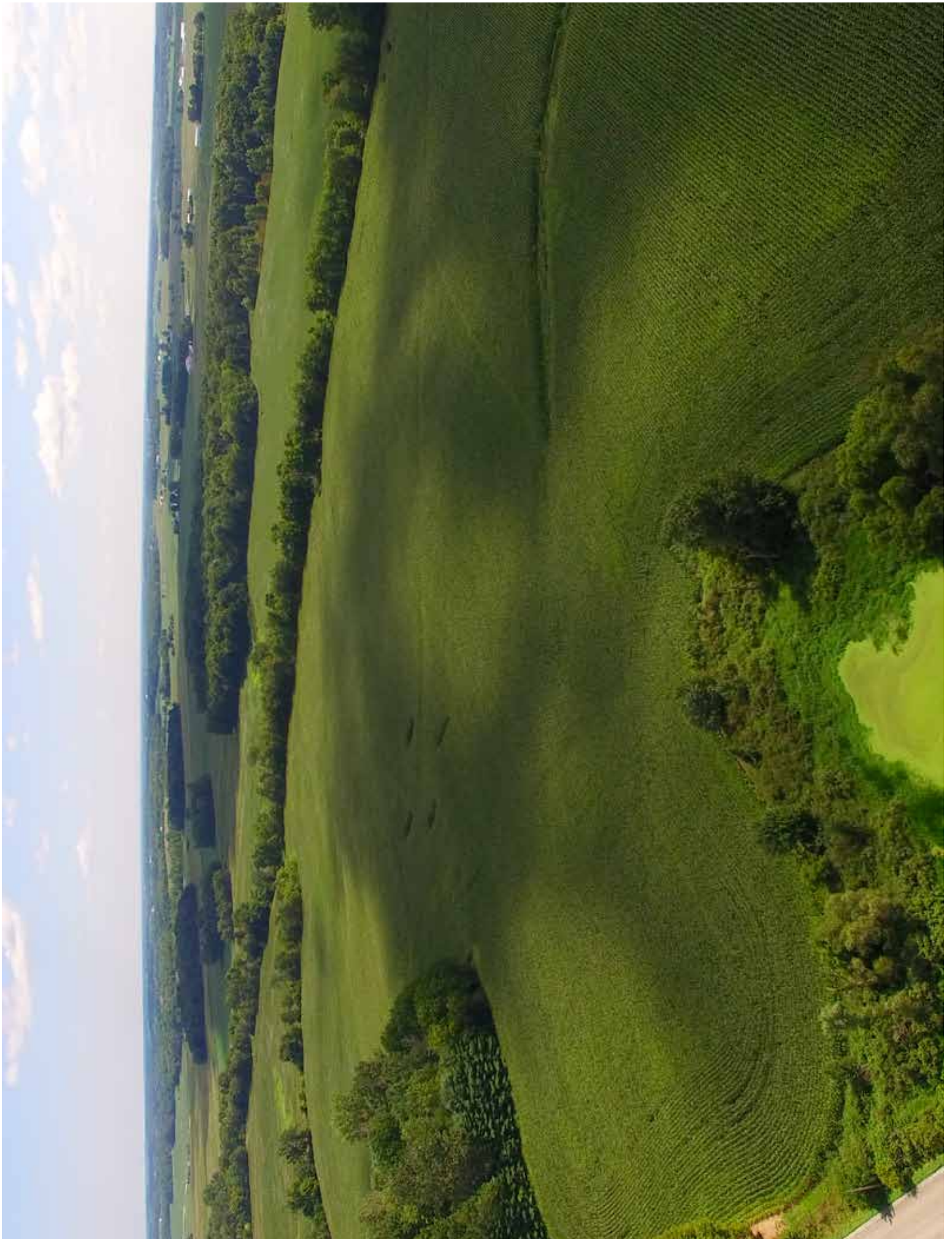














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