

Real Estate Auction


Excellent location just West of LaPorte on SR 2 • LaPorte County, IN



168[±] acres
Offered in 8 Tracts

Productive Tillable w/ Irrigation Potential
2019 Farming Rights
Beautiful Home w/ Livestock Facilities
Wooded Building Sites Near LaPorte

Thursday, March 21 • 6pm CST

held at Best Western Conference Center, LaPorte, IN  Online Bidding Available

INFORMATION BOOKLET



800.451.2709 • SchraderAuction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

Dean Retherford • 765.296.8475 • deanretherford@schraderauction.com
Keith Lineback • 574.286.2622 • keith@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

THURSDAY, MARCH 21, 2019

186 ACRES – LAPORTE COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, March 14, 2019.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
186± Acres • LaPorte County, Indiana
Thursday, March 21, 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 Thursday, March 21, 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, Thursday, March 14, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

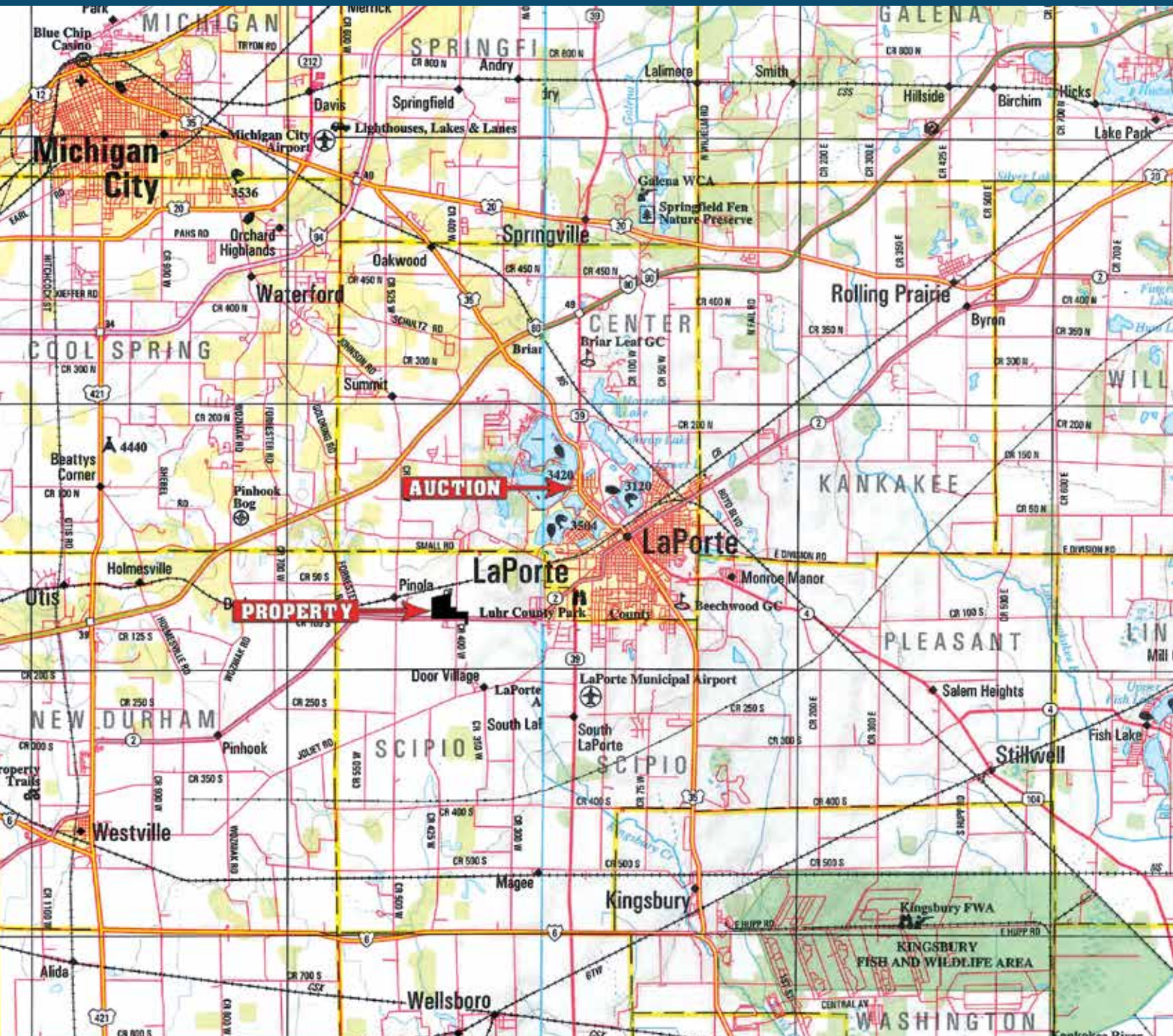
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

LOCATION MAP



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LOCATION MAP



Thursday, March 21 • 6pm CST

PROPERTY LOCATION: 4189 W State Road 2, LaPorte, IN 46350

From the intersection of SR 2 and SR 39, on the southwest side of LaPorte (near 1st Source Bank), travel 2.25 miles west on SR 2 to the property.

AUCTION LOCATION: Best Western Plus Hotel and Conference Center, 444 Pine Lake Ave, LaPorte, IN 46350

At the intersection of SR 2 and SR 39/US 35 (Courthouse) take SR 39/US 35 approximately 1 mile north to the auction location.



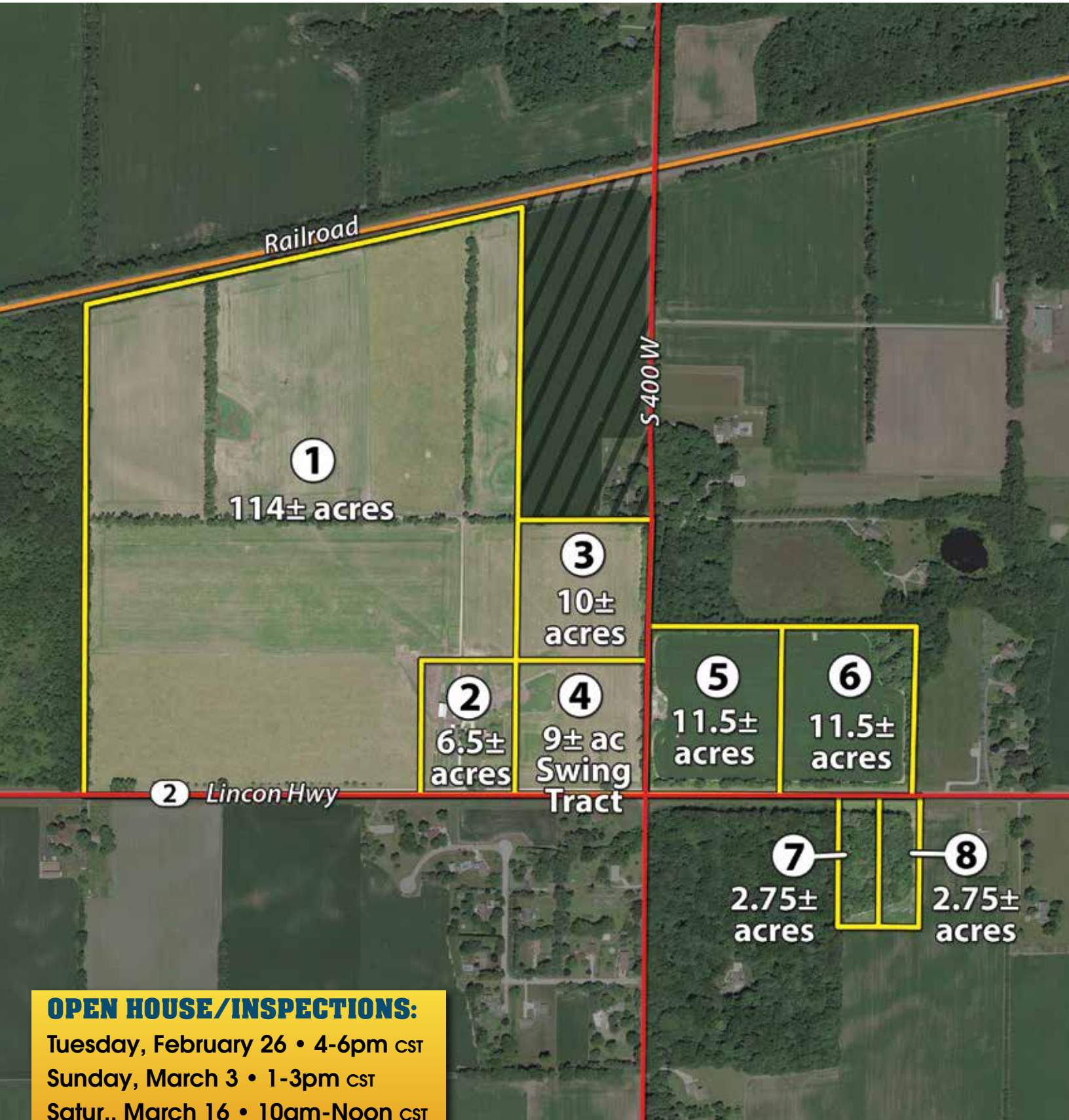
You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Kevin Jordan at Schrader Real Estate and Auction Company - 800-451-2709.

TRACT MAP



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TRACT MAP



OPEN HOUSE/INSPECTIONS:

Tuesday, February 26 • 4-6pm CST

Sunday, March 3 • 1-3pm CST

Satur., March 16 • 10am-Noon CST

Meet a Schrader Rep at the home on Tract 2.

TRACT DESCRIPTIONS



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Real Estate Auction

Excellent location just
West of LaPorte on SR 2

Les is relocating his Angus cattle operation to Montana. While it is difficult to see Les leave Indiana, we sure wish him the best on this exciting opportunity.

168± LAPORTE CO.
INDIANA
acres
Offered in 8 Tracts

- **Productive Tillable w/ Irrigation Potential**
- **2019 Farming Rights**
- **Beautiful Home w/ Livestock Facilities**
- **Wooded Building Sites Near LaPorte**

TRACT 1 - 114± acres mostly tillable in one large block. Includes partial pasture with built in livestock waterers and fencing. Consider clearing for a center pivot irrigation system! Frontage on SR 2.

TRACT 2 - 6.5± acres with a beautiful modern 4-bedroom/3-bedroom home on a fully finished basement plus 3 large outbuildings constructed for a registered cattle operation. Barns have water, office space and ample storage areas. Great location along SR 2. Address: 4189 W SR 2, LaPorte, IN

TRACT 3 - 10± acres of cropland with building potential along CR 400W. A wonderful setting.

TRACT 4 - 9± acres "swing" tract mostly tillable, with a portion being in pasture that leads to one of the cattle barns. This "swing" tract must either be combined with Tract 3 or with the Tract 2 buildings, keeping some pasture with the barns. Consider the possibilities!

TRACT 5 - 11.5± acres mostly tillable with frontage on both SR 2 and CR 400W. Consider the excellent building potential on this site!

TRACT 6 - 11.5± acres mostly tillable with frontage on SR 2. Purchase together with Tract 5 for a 23± acre potential mini-farm site!

TRACT 7 - 2.75± acre potential wooded building site with frontage on SR 2. Hard to find a wooded site like this!

TRACT 8 - 2.75± acre potential building site along SR 2. Build your dream house here close to LaPorte!

OWNER: Leslie Craft

Property is currently zoned light industrial, but an application is submitted for agricultural zoning.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 8 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total 168-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before April 20, 2019.

POSSESSION: Possession of bare land is at closing. Immediate possession for farming purposes is available

with an additional 10% down payment. Contact auction managers for details. Possession of home and outbuildings, 30 days after closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2019 taxes due in 2020 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

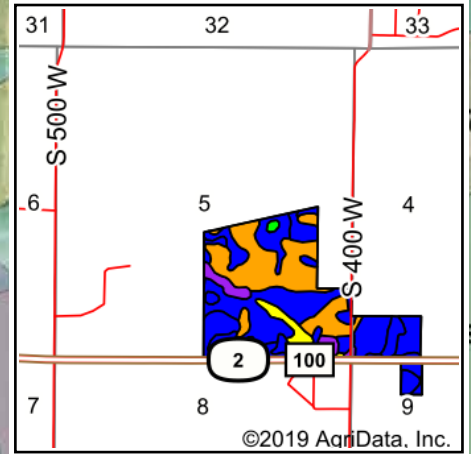
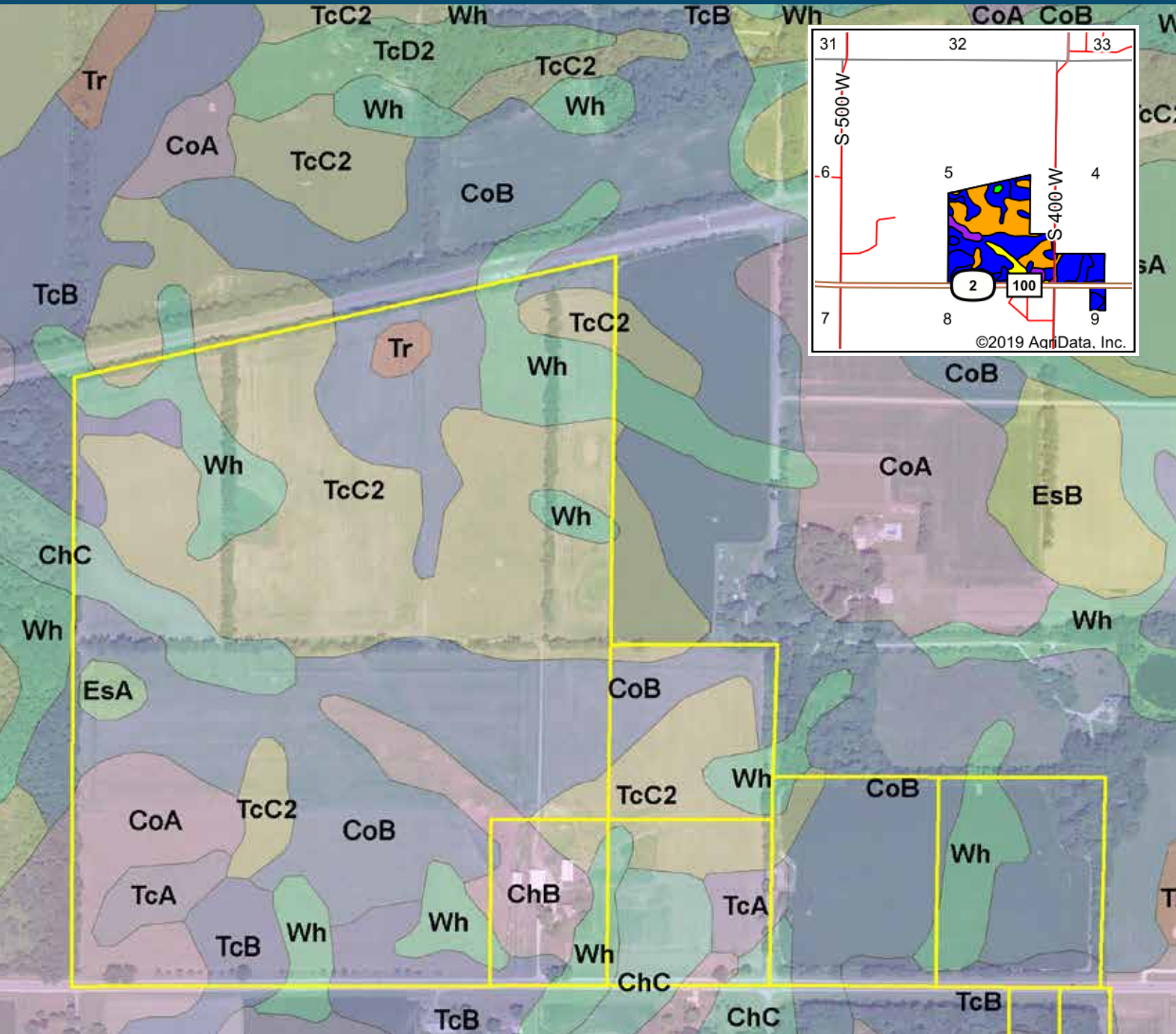
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SOILS MAP



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SOILS MAP



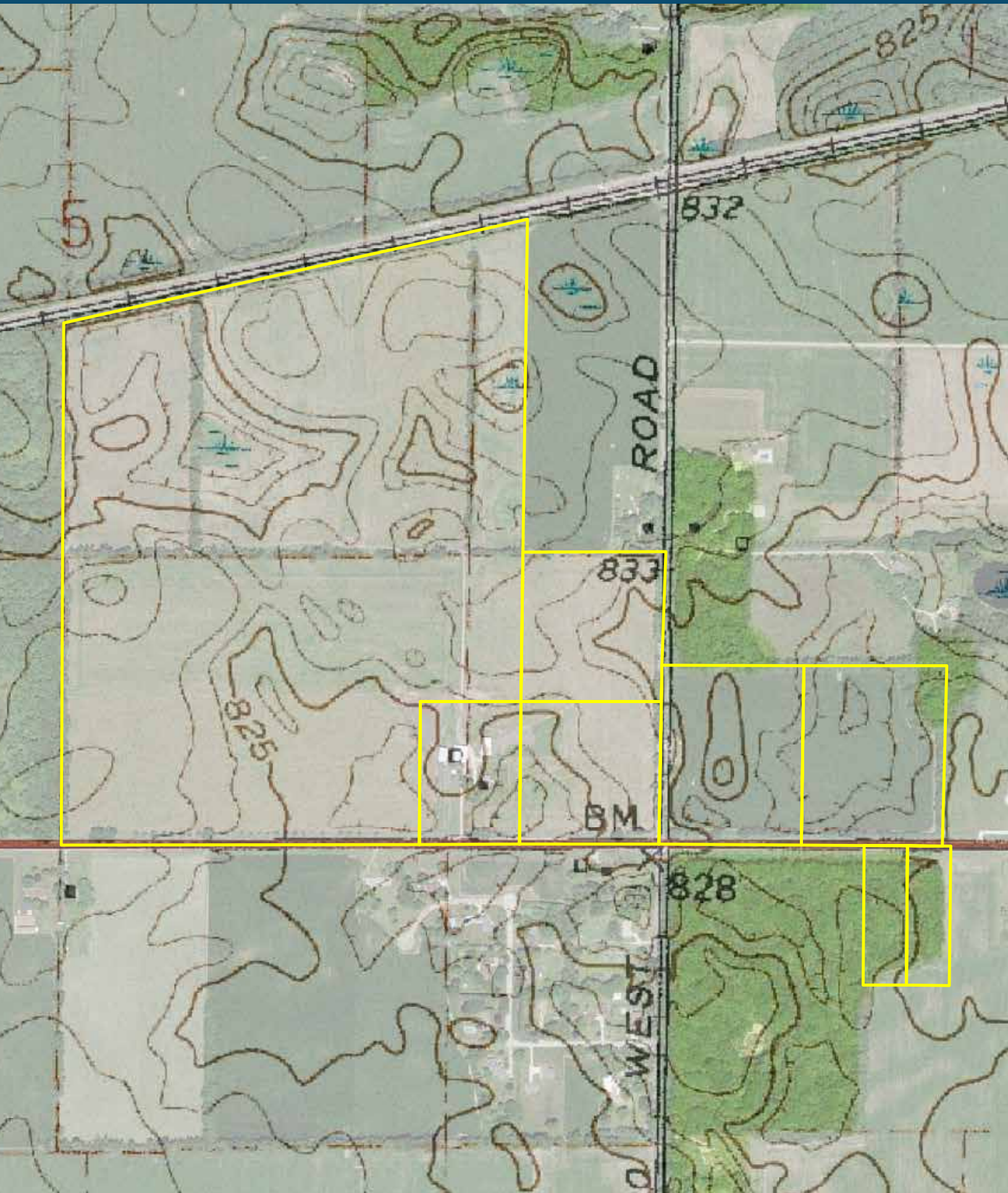
Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CoB	Coupee silt loam, 2 to 6 percent slopes	53.82	32.0%	115	4	8	40	58
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	47.36	28.2%	91	3	6	32	44
Wh	Washtenaw silt loam	21.02	12.5%	165	5	11	49	66
TcB	Tracy sandy loam, 2 to 6 percent slopes	12.03	7.2%	103	4	7	36	50
CoA	Coupee silt loam, 0 to 2 percent slopes	9.10	5.4%	113	4	8	39	56
ChC	Chelsea fine sand, 6 to 12 percent slopes	8.65	5.1%	76	3	5	26	35
ChB	Chelsea fine sand, 2 to 6 percent slopes	7.11	4.2%	85	3	6	30	38
TcA	Tracy sandy loam, 0 to 2 percent slopes	7.04	4.2%	102	4	7	36	50
EsA	Elston loam, 0 to 2 percent slopes	1.07	0.6%	125	4	8	40	63
Tr	Troxel silt loam	0.88	0.5%	160	5	11	51	80
Weighted Average				110	3.8	7.5	37.3	52.2

TOPOGRAPHY MAP



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TOPOGRAPHY MAP



USDA INFORMATION



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USDA INFORMATION

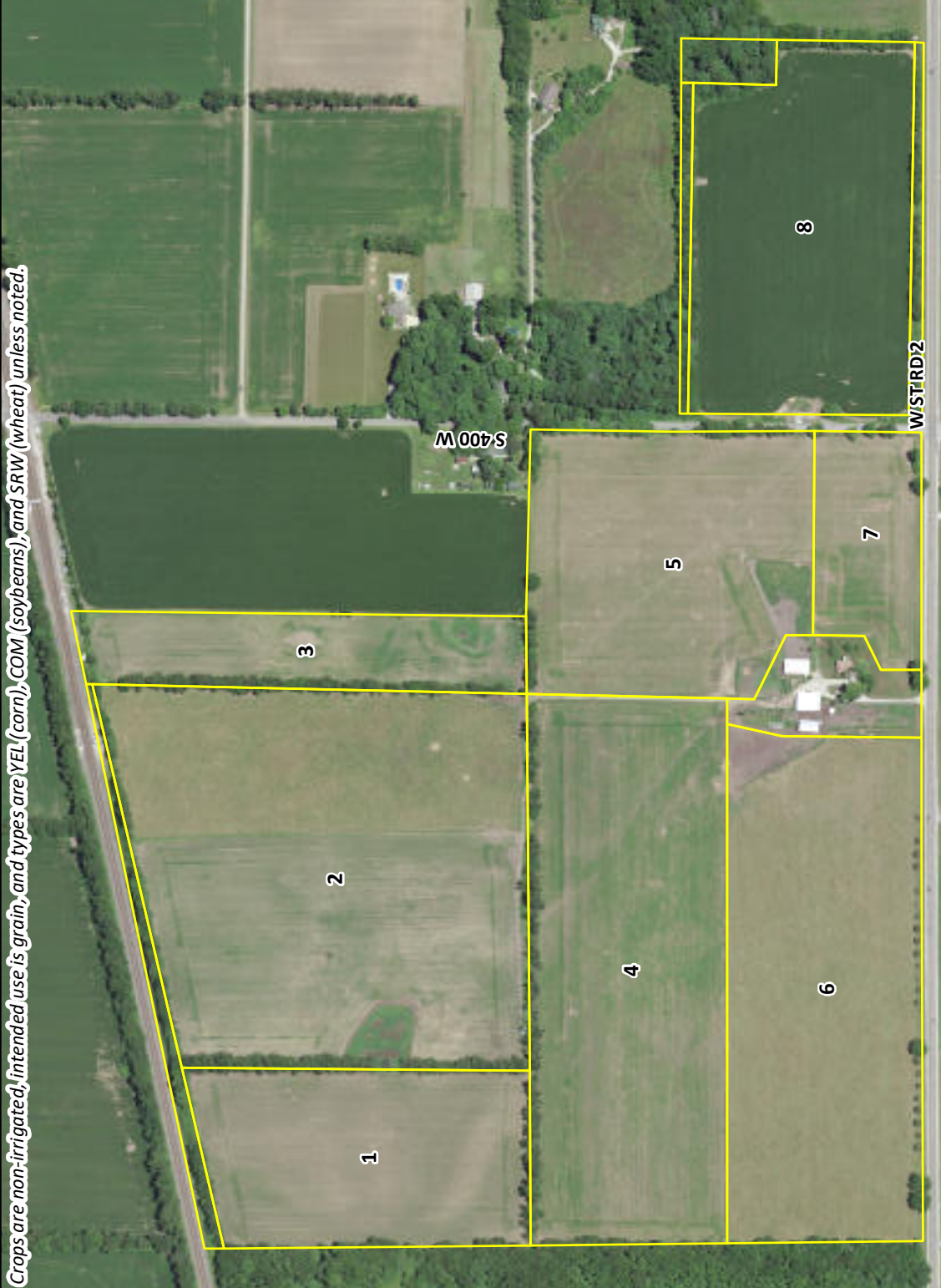
USDA Farm 2286 Tract 889
 Administered by: LaPorte County, Indiana
 OP: CRAFT, LESLIE P
 OW: CRAFT, LESLIE P
 Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2018-12-19 08:37:36

2019 Certification map prepared on: 12/19/2018
 159.75 Tract acres
 151.45 Cropland acres
 0 CRP acres

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

TRS: 36N3W5
 LaPorte Co., IN

CLU	Acres	HEL	Contract	Prac	Prac Yr
1	14.14	H			
Crop:					
IUse:					
Date:					
Shares:					
2	36.04	H			
Crop:					
IUse:					
Date:					
Shares:					
3	8.15	H			
Crop:					
IUse:					
Date:					
Shares:					
4	26.39	H			
Crop:					
IUse:					
Date:					
Shares:					
5	17.79	H			
Crop:					
IUse:					
Date:					
Shares:					
6	24.04	H			
Crop:					
IUse:					
Date:					
Shares:					
7	5.76	H			
Crop:					
IUse:					
Date:					
Shares:					
8	19.14	H			
Crop:					
IUse:					
Date:					
Shares:					



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

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

USDA INFORMATION

INDIANA
LAPORTE



United States Department of Agriculture
Farm Service Agency

FARM : 2286

Prepared : Feb 14, 2019

Form: FSA-156EZ

Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LESLIE P CRAFT
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.75	151.45	151.45	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	151.45	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	23.40	0.00	0	83	0
TOTAL	23.40	0.00			

NOTES

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Tract Number : 889

Description : F8/1A, F5/1B C5/2A,S5-4,T36N,R3W
 FSA Physical Location : INDIANA/LAPORTE
 ANSI Physical Location : INDIANA/LAPORTE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : LESLIE P CRAFT
 Other Producers : MR CHARLES CRAFT
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.75	151.45	151.45	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	151.45	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
Corn	23.40	0.00	0	83
TOTAL	23.40	0.00		

USDA INFORMATION

INDIANA
LAPORTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2286
Prepared : Feb 14, 2019
Crop Year : 2019

Tract 889 Continued ...

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.

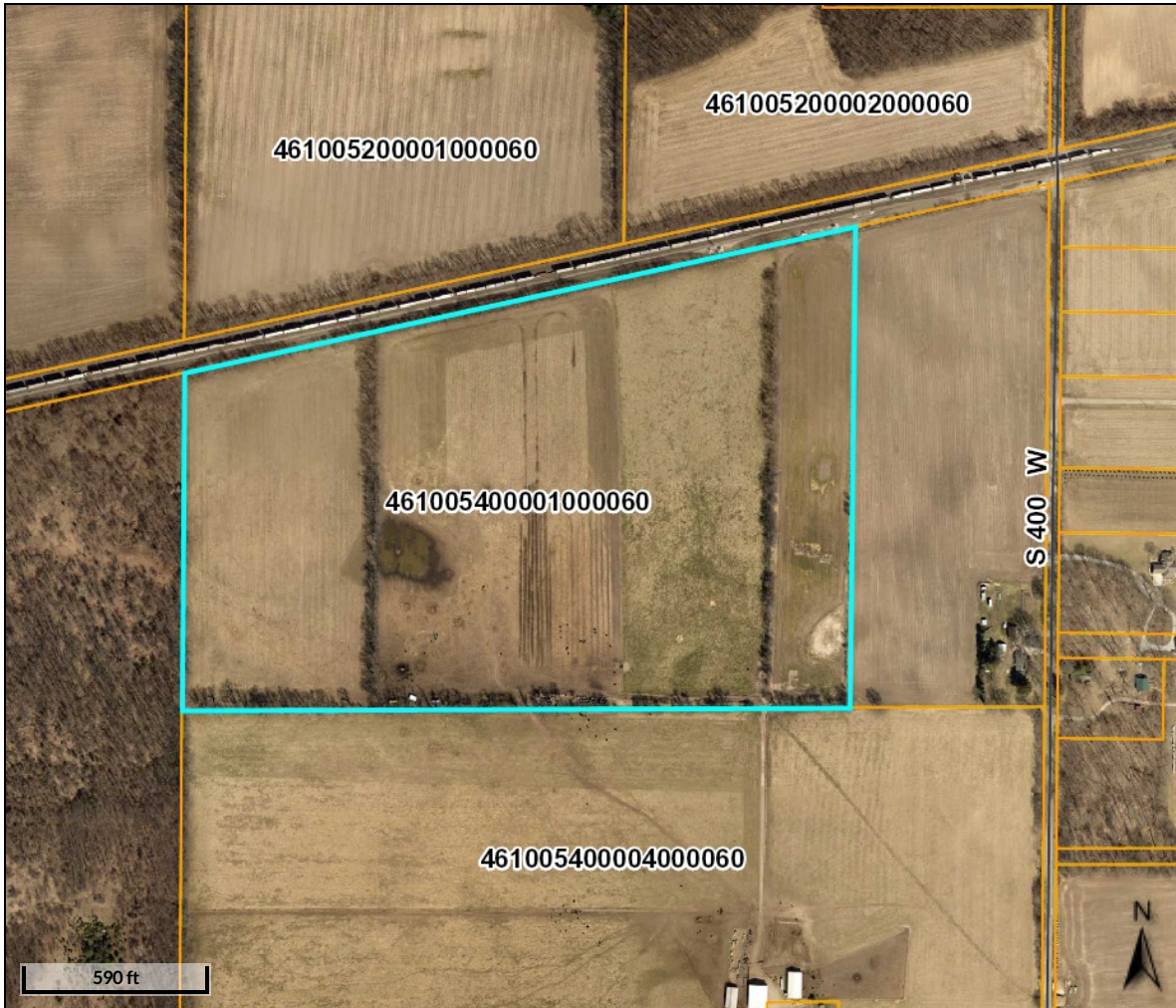
TAX INFORMATION



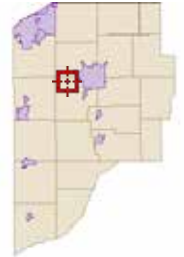
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TAX INFORMATION

PART OF TRACT 1



Overview



Legend

- Road Centerlines
- Corporate Limits
- Geographic Townships
- Parcels

Parcel ID	461005400001000060	Alternate ID	46-10-05-400-001.000-060	Owner Address	Craft Leslie P A / K / A Les Craft
Sec/Twp/Rng	05-36N-03W	Class	AGRICULTURAL - VACANT LAND		4189 W State Road 2
Property Address	S 400 W	Acreage	59.83		La Porte, IN 46350
	LA PORTE				
District	Scipio Township				
Brief Tax Description	62-10-05-400-001 N 1/2 SE 1/4 & NE 1/4 ALL S OF RR EX 22 AC E SIDE S5 T36 R3 59.83 AC (PER DEED)				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/22/2019
 Last Data Uploaded: 2/22/2019 5:57:16 AM

Developed by Schneider
 GEOSPATIAL

TAX INFORMATION

PART OF TRACT 1

2/22/2019

Beacon - LaPorte County, IN



Summary

Parcel ID 461005400001000060
 Tax Bill ID 46-10-05-400-001.000-060
 Map Reference # 461005400001.000060
 Property Address 5400 W
 LA Porte, IN, 46350
 Brief Legal Description 62-10-05-400-001 N 1/2 SE 1/4 & NE 1/4 ALL S OF RR EX 22 AC E SIDE S5 T36 R3 59.83 AC (PER DEED)
 Instrument Nbr N/A
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - VACANT LAND
 Tax District Scipio Township
 Tax Rate Code 977898 - ADV TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owners

Craft Leslie P A / K / A Les Craft
 4189 W State Road 2
 LA Porte, IN 46350

Taxing District

County: LaPorte
 Township: SCIPPIO TOWNSHIP
 State District 060 SCIPPIO TOWNSHIP
 Local District: 062
 School Corp: LAPORTE COMMUNITY
 Neighborhood: 4617500-060 Scipio Rural Res & Ag

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality Static
 Parcel Acreage: 59.83

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	CHC	0	0	2.7000	\$1,560.00	\$780.00	\$2,106.00	\$0.00	\$2,110.00
Tillable Cropland	COB	0	0	8.0000	\$1,560.00	\$1,123.00	\$8,984.00	\$0.00	\$8,980.00
Tillable Cropland	TCB	0	0	2.7000	\$1,560.00	\$1,123.00	\$3,032.10	\$0.00	\$3,030.00
Tillable Cropland	TCC2	0	0	33.1300	\$1,560.00	\$998.00	\$33,063.74	\$0.00	\$33,060.00
Tillable Cropland	TR	0	0	1.3000	\$1,560.00	\$1,794.00	\$2,332.20	\$0.00	\$2,330.00
Tillable Cropland	WH	0	0	12.0000	\$1,560.00	\$1,732.00	\$20,784.00	\$0.00	\$20,780.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
1/8/2001	Craft Leslie P A / K / A Les Craft			\$1.00
5/17/1994	CRAFT LESLIE P & ANNE A/K/A LES & AN MARVEL ROY R	0	94/8273	\$0.00 \$0.00

Valuation

Assessment Year	2018	2017	2017 (2)	2016	2016 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/23/2018	7/27/2017	6/20/2017	2/5/2017	2/1/2017
Land	\$72,500	\$83,400	\$83,400	\$88,400	\$88,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$72,500	\$83,400	\$83,400	\$88,400	\$88,400
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	\$72,500	\$83,400	\$83,400	\$88,400	\$88,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$72,500	\$83,400	\$83,400	\$88,400	\$88,400

TAX INFORMATION

PART OF TRACT 1

2/22/2019

Beacon - LaPorte County, IN

Assessment Year	2018	2017	2017 (2)	2016	2016 (2)
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$794.05	\$796.84	\$868.05	\$852.02	\$701.24
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$794.05	\$796.84	\$868.05	\$852.02	\$701.24
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$42.60	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$852.02	\$0.00	\$666.89
+ Delq NTS Pen	\$0.00	\$0.00	\$85.20	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$666.89
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,588.10	\$1,593.68	\$2,673.32	\$1,746.64	\$2,736.26
- Surplus Transfer	\$0.00	\$0.00	\$0.03	\$0.00	\$0.00
- Credits	(\$1,588.10)	(\$1,593.68)	(\$2,673.35)	(\$852.02)	(\$2,736.26)
= Total Due	\$0.00	\$0.00	(\$0.03)	\$894.62	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2017 Pay 2018	3074189	11/1/2018	\$794.05
2017 Pay 2018	3052426	5/10/2018	\$794.05
2016 Pay 2017	2955324	10/30/2017	\$796.84
2016 Pay 2017	2899668	5/5/2017	\$796.84
2015 Pay 2016	2841252	11/4/2016	\$1,075.98
2015 Pay 2016	2836891	11/3/2016	\$868.05
2015 Pay 2016	2781759	5/9/2016	\$1,805.27
2015 Pay 2016	2781780	5/9/2016	(\$1,805.27)
2015 Pay 2016	2781788	5/9/2016	\$729.32
2014 Pay 2015	2662415	5/11/2015	\$852.02
2013 Pay 2014	2529684	10/30/2014	\$701.24
2013 Pay 2014	2583834	5/12/2014	\$701.24
2013 Pay 2014	2537759	5/5/2014	\$1,333.78

Tax Payment

Pay taxes online

TAX INFORMATION

PART OF TRACT 1

2/22/2019

Beacon - LaPorte County, IN

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Transfers, Exemptions, Photos, Sketches.

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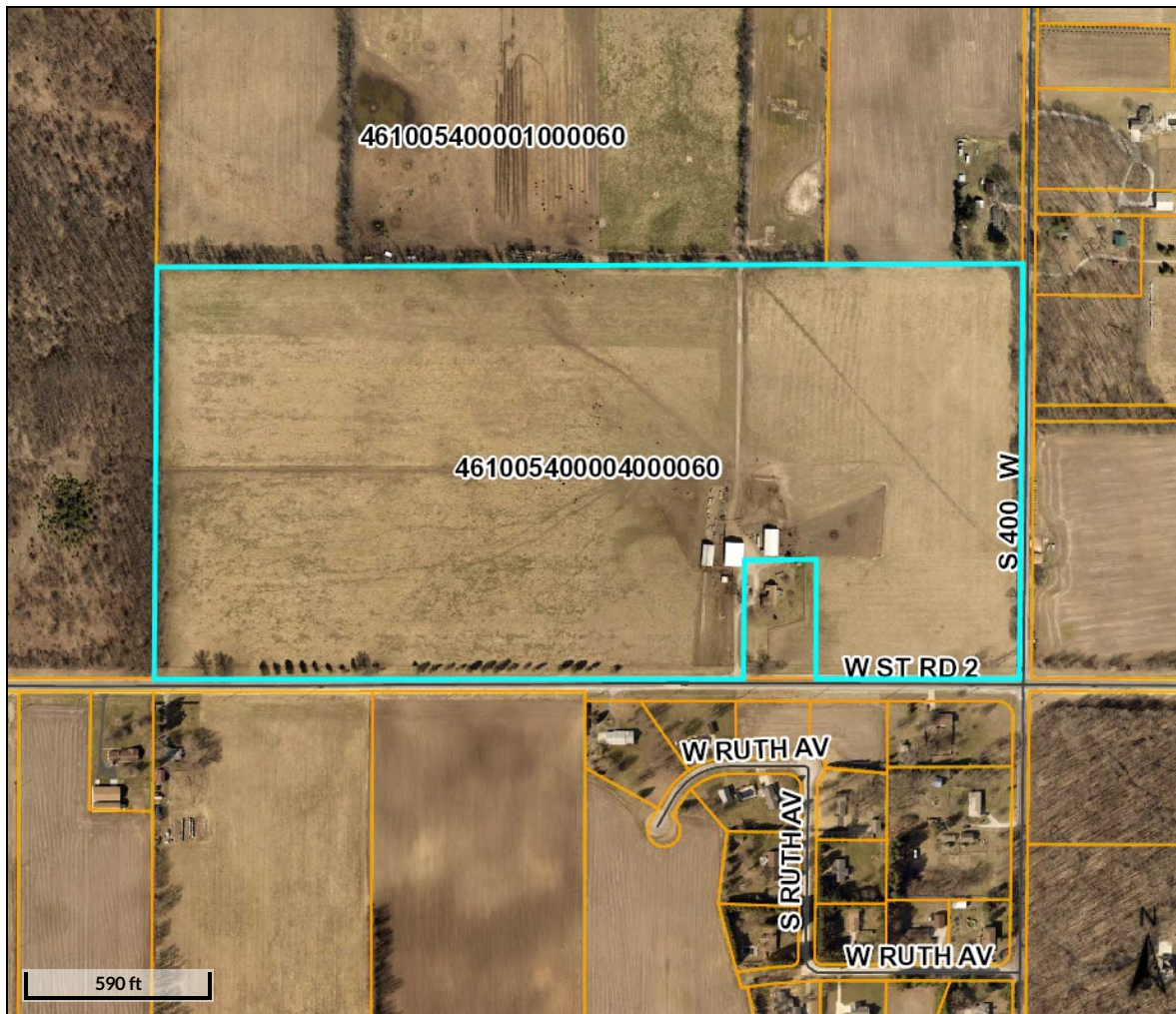
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Version 2.2.2

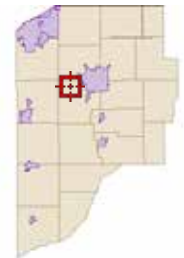
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TAX INFORMATION

PARTS OF TRACTS 1, 2 AND TRACTS 3, 4



Overview



Legend

- Road Centerlines
- Corporate Limits
- Geographic Townships
- Parcels

Parcel ID	461005400004000060	Alternate ID	46-10-05-400-004.000-060	Owner Address	Craft Leslie P A / K / A Les Craft 4189 W State Road 2 La Porte, IN 46350
Sec/Twp/Rng	05-36N-03W	Class	AGRICULTURAL - OTHER AGRICULTURAL USE		
Property Address	S 400 W LA PORTE	Acreage	78		
District	Scipio Township				
Brief Tax Description	62-10-05-400-004 IN S 1/2 SE 1/4 S5 T36 R3 78.0 AC <i>(Note: Not to be used on legal documents)</i>				

Date created: 2/22/2019
Last Data Uploaded: 2/22/2019 5:57:16 AM

TAX INFORMATION

PARTS OF TRACTS 1, 2 AND TRACTS 3, 4

2/22/2019

Beacon - LaPorte County, IN



Summary

Parcel ID 461005400004000060
 Tax Bill ID 46-10-05-400-004,000-060
 Map Reference # 461005400004.000060
 Property Address 5400 W
 LA Porte, IN, 46350
 Brief Legal Description 62-10-05-400-004 IN S 1/2 SE 1/4 S5 T36 R3 78.0 AC
 Instrument Nbr N/A
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - OTHER AGRICULTURAL USE
 Tax District Scipio Township
 Tax Rate Code 977898 - ADV TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owners

Craft Leslie P A / K / A Les Craft
 4189 W State Road 2
 LA Porte, IN 46350

Taxing District

County: LaPorte
 Township: SCIPPIO TOWNSHIP
 State District 060 SCIPPIO TOWNSHIP
 Local District: 062
 School Corp: LAPORTE COMMUNITY
 Neighborhood: 4617500-060 Scipio Rural Res & Ag

Site Description

Topography: Flat
 Public Utilities: Electricity, Gas
 Street or Road: Paved
 Area Quality Static
 Parcel Acreage: 78

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	CHB	0	0	8.0000	\$1,560.00	\$858.00	\$6,864.00	\$0.00	\$6,860.00
Tillable Cropland	CHC	0	0	2.7000	\$1,560.00	\$780.00	\$2,106.00	\$0.00	\$2,110.00
Tillable Cropland	COA	0	0	14.1000	\$1,560.00	\$1,123.00	\$15,834.30	\$0.00	\$15,830.00
Tillable Cropland	COB	0	0	25.3000	\$1,560.00	\$1,123.00	\$28,411.90	\$0.00	\$28,410.00
Tillable Cropland	ESA	0	0	1.3000	\$1,560.00	\$1,264.00	\$1,643.20	\$0.00	\$1,640.00
Tillable Cropland	TCA	0	0	5.3000	\$1,560.00	\$1,123.00	\$5,951.90	\$0.00	\$5,950.00
Tillable Cropland	TCB	0	0	2.7000	\$1,560.00	\$1,123.00	\$3,032.10	\$0.00	\$3,030.00
Tillable Cropland	TCC2	0	0	13.3000	\$1,560.00	\$998.00	\$13,273.40	\$0.00	\$13,270.00
Tillable Cropland	WH	0	0	5.3000	\$1,560.00	\$1,732.00	\$9,179.60	\$0.00	\$9,180.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Barn, Pole (T3) R 01	100	D	1992	1992	A	1.01	2048	1	1
Barn, Pole (T3) R 01	100	D	2005	2005	A	1.01	252	1	1
Barn, Pole (T3) R 01	100	D	1992	1992	A	1.01	3200	1	1
Barn, Pole (T3) R 01	100	D	2005	2005	A	1.01	3888	1	1

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
1/8/2001	Craft Leslie P A / K / A Les Craft			\$1.00
5/17/1994	CRAFT LESLIE P & ANNE A/K/A LES & AN MARVEL ROY R	0	94/8273	\$0.00

Valuation

Assessment Year	2018	2017	2017 (2)	2016	2016 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/23/2018	7/27/2017	6/20/2017	2/5/2017	2/1/2017

TAX INFORMATION

PARTS OF TRACTS 1, 2 AND TRACTS 3, 4

2/22/2019

Beacon - LaPorte County, IN

Assessment Year	2018	2017	2017 (2)	2016	2016 (2)
Land	\$89,100	\$102,300	\$102,300	\$108,400	\$108,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$89,100	\$102,300	\$102,300	\$108,400	\$108,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$41,200	\$32,200	\$32,200	\$43,800	\$43,800
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$41,200	\$32,200	\$32,200	\$43,800	\$43,800
Total	\$130,300	\$134,500	\$134,500	\$152,200	\$152,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$89,100	\$102,300	\$102,300	\$108,400	\$108,400
Total Non Res (3)	\$41,200	\$32,200	\$32,200	\$43,800	\$43,800

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$1,280.58	\$1,371.94	\$1,456.15	\$1,427.36	\$1,206.52
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,280.58	\$1,371.94	\$1,456.15	\$1,427.36	\$1,206.52
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$71.37	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$1,427.36	\$0.00	\$1,172.46
+ Delq NTS Pen	\$0.00	\$0.00	\$142.74	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$1,172.46
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,561.16	\$2,743.88	\$4,482.40	\$2,926.09	\$4,757.96
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,561.16)	(\$2,743.88)	(\$4,482.40)	(\$1,427.36)	(\$4,757.96)
= Total Due	\$0.00	\$0.00	\$0.00	\$1,498.73	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2017 Pay 2018	3074190	11/1/2018	\$1,280.58
2017 Pay 2018	3052427	5/10/2018	\$1,280.58
2016 Pay 2017	2955323	10/30/2017	\$1,371.94
2016 Pay 2017	2899667	5/5/2017	\$1,371.94
2015 Pay 2016	2841250	11/4/2016	\$739.66
2015 Pay 2016	2836893	11/3/2016	\$1,456.15
2015 Pay 2016	2781758	5/9/2016	\$3,026.25
2015 Pay 2016	2781781	5/9/2016	(\$3,026.25)
2015 Pay 2016	2781787	5/9/2016	\$2,286.59
2014 Pay 2015	2662412	5/11/2015	\$1,427.36
2013 Pay 2014	2545128	10/30/2014	\$1,206.52
2013 Pay 2014	2545972	5/12/2014	\$1,206.52
2013 Pay 2014	2525782	5/5/2014	\$2,344.92

Tax Payment

Pay taxes online

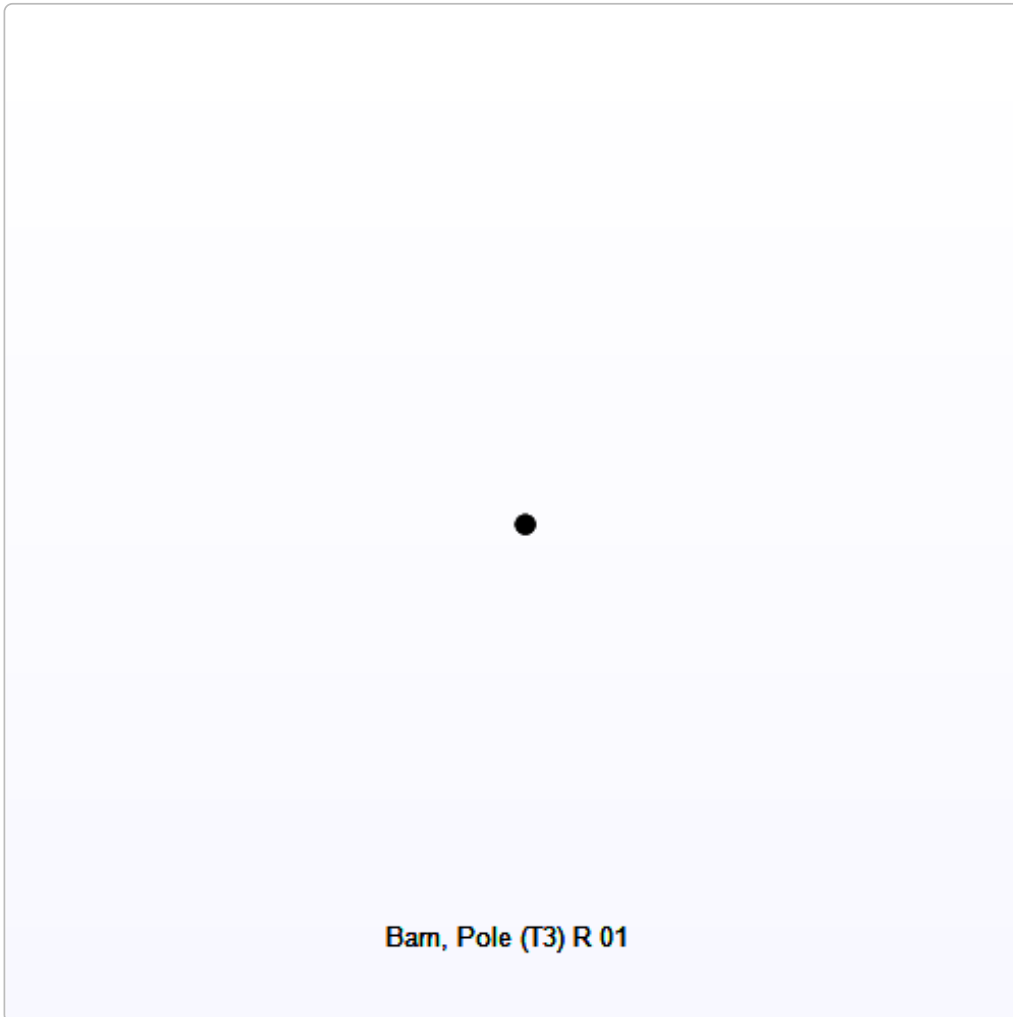
Sketches

TAX INFORMATION

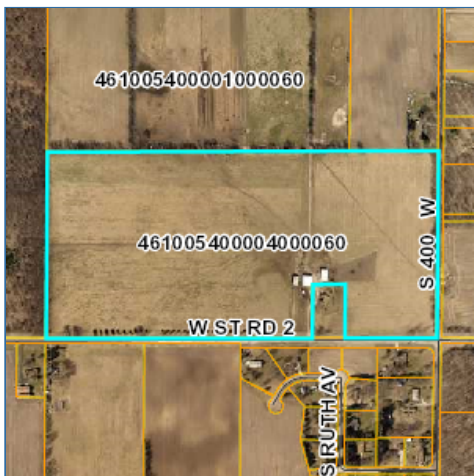
PARTS OF TRACTS 1, 2 AND TRACTS 3, 4

2/22/2019

Beacon - LaPorte County, IN



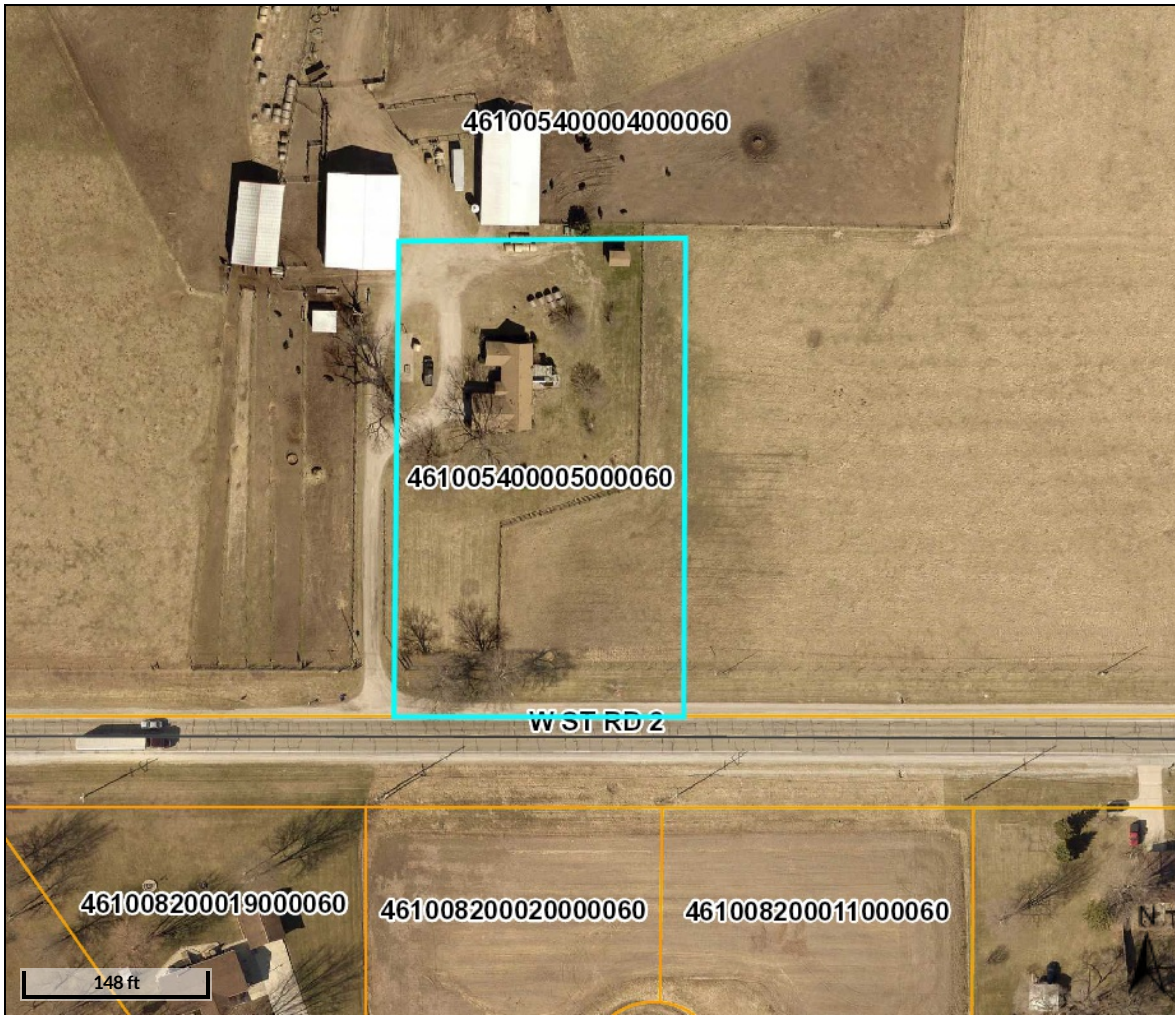
Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Transfers, Exemptions, Photos.

TAX INFORMATION

PARTS OF TRACT 2



Overview



Legend

- Road Centerlines
- Corporate Limits
- Geographic Townships
- Parcels

Parcel ID	461005400005000060	Alternate ID	46-10-05-400-005.000-060	Owner Address	Craft Leslie P A / K / A Les Craft 4189 W State Road 2 La Porte, IN 46350
Sec/Twp/Rng	05-36N-03W	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
Property Address	4189 W SR 2 LA PORTE	Acreage	2		
District	Scipio Township				
Brief Tax Description	62-10-05-400-005 230 X 380 FT CMG 597 FT W OF SE COR SE 1/4 S5 T36 R3 2.0 AC <i>(Note: Not to be used on legal documents)</i>				

Date created: 2/22/2019
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TAX INFORMATION

PARTS OF TRACT 2

2/22/2019

Beacon - LaPorte County, IN



Summary

Parcel ID 461005400005000060
Tax Bill ID 46-10-05-400-005,000-060
Map Reference # 461005400005.000060
Property Address 4189 W Sr 2
 LA Porte, IN, 46350
Brief Legal Description 62-10-05-400-005 230 X 380 FT CMG 597 FT W OF SE COR SE 1/4 S5 T36 R3 2.0 AC
Instrument Nbr N/A
Class RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
Tax District Scipio Township
Tax Rate Code 977898 - ADV TAX RATE
Property Type 82 - Residential
Mortgage Co N/A
Last Change Date



Owners

[Craft Leslie P A / K / A Les Craft](#)
 4189 W State Road 2
 LA Porte, IN 46350

Taxing District

County: LaPorte
Township: SCIPIO TOWNSHIP
State District: 060 SCIPIO TOWNSHIP
Local District: 062
School Corp: LAPORTE COMMUNITY
Neighborhood: 4617500-060 Scipio Rural Res & Ag

Site Description

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 2

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Residential Excess Acreage		0	0	1.0000	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00

Residential Dwellings

TAX INFORMATION

PARTS OF TRACT 2

2/22/2019

Beacon - LaPorte County, IN

Description	Single-Family
Story Height	1
Style	
Finished Area	1566
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	1566
Bedrooms	3
Living Rooms:	1
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	6
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	3/6 Masonry	1566	1566
B		1566	0

Features	Area
Patio, Concrete	132
Wood Deck	208

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Utility Shed	100	E	1990	1990	A	1.01	112	1	1
Single-Family	100	C	1988	1988	A	1.01	1566	1	1.14

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
1/8/2001	Craft Leslie PA / K / A Les Craft			\$1.00
	CRAFT LES & ANNE			\$0.00

Valuation

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	REEVALUATION (FORM 134)
As Of Date	3/23/2018	6/20/2017	6/22/2016	3/1/2015	3/1/2014
Land	\$30,000	\$30,000	\$30,000	\$30,000	\$27,000
Land Res (1)	\$25,000	\$25,000	\$25,000	\$25,000	\$23,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$5,000	\$5,000	\$5,000	\$5,000	\$4,000
Improvement	\$144,100	\$136,900	\$137,100	\$137,300	\$141,600
Imp Res (1)	\$143,700	\$136,500	\$136,700	\$136,800	\$141,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$400	\$400	\$400	\$500	\$400
Total	\$174,100	\$166,900	\$167,100	\$167,300	\$168,600
Total Res (1)	\$168,700	\$161,500	\$161,700	\$161,800	\$164,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$5,400	\$5,400	\$5,400	\$5,500	\$4,400

Exemptions

Type	Description	2017 Pay 2018	2016 Pay 2017
Homestead	Homestead Std.	\$45,000.00	\$45,000.00
Homestead	Homestead Supp	\$40,775.00	\$40,845.00

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$772.40	\$732.43	\$764.90	\$750.14	\$597.55
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$772.40	\$732.43	\$764.90	\$750.14	\$597.55

TAX INFORMATION

PARTS OF TRACT 2

2/22/2019

Beacon - LaPorte County, IN

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$37.51	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$750.14	\$0.00	\$633.32
+ Delq NTS Pen	\$0.00	\$0.00	\$75.01	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$633.32
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$48.00	\$48.00	\$84.30	\$67.65	\$132.00
<hr/>					
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<hr/>					
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<hr/>					
= Charges	\$1,592.80	\$1,512.86	\$2,439.25	\$1,605.44	\$2,593.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,592.80)	(\$1,512.86)	(\$2,439.25)	(\$783.14)	(\$2,593.74)
= Total Due	\$0.00	\$0.00	\$0.00	\$822.30	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2017 Pay 2018	3074191	11/1/2018	\$796.40
2017 Pay 2018	3052428	5/10/2018	\$796.40
2016 Pay 2017	2955326	10/30/2017	\$756.43
2016 Pay 2017	2899671	5/5/2017	\$756.43
2015 Pay 2016	2836895	11/3/2016	\$788.90
2015 Pay 2016	2781755	5/9/2016	\$1,650.35
2014 Pay 2015	2662414	5/11/2015	\$783.14
2013 Pay 2014	2609167	10/30/2014	\$630.55
2013 Pay 2014	2573202	5/12/2014	\$630.55
2013 Pay 2014	2534911	5/5/2014	\$1,332.64

Tax Payment

[Pay taxes online](#)

Photos



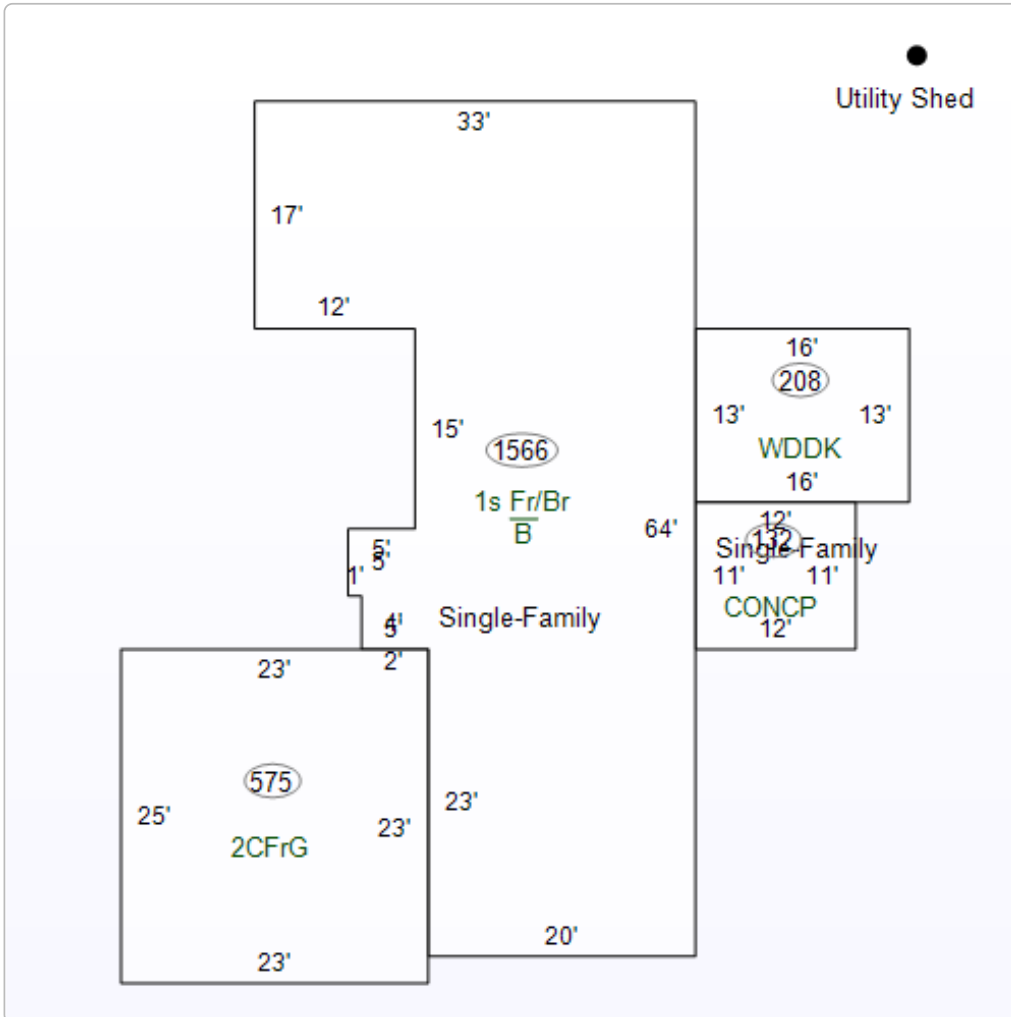
Sketches

TAX INFORMATION

TRACTS 5, 6

2/22/2019

Beacon - LaPorte County, IN



Map



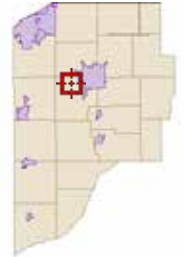
No data available for the following modules: Commercial Buildings, Transfers.

TAX INFORMATION

TRACTS 5, 6



Overview



Legend

- Road Centerlines
- Corporate Limits
- Geographic Townships
- Parcels

Parcel ID	461004300004000060	Alternate ID	46-10-04-300-004.000-060	Owner Address	Craft Leslie P A / K / A Les Craft
Sec/Twp/Rng	04-36N-03W	Class	AGRICULTURAL - VACANT LAND		4189 W State Road 2
Property Address	W SR 2	Acreage	22.74		La Porte, IN 46350
	LA PORTE				
District	Scipio Township				
Brief Tax Description	62-10-04-300-004 SW COR SW 1/4 S4 T36 R3. 22.74 A.				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/22/2019
 Last Data Uploaded: 2/22/2019 5:57:16 AM

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TAX INFORMATION

TRACTS 5, 6

2/22/2019

Beacon - LaPorte County, IN



Summary

Parcel ID 461004300004000060
 Tax Bill ID 46-10-04-300-004,000-060
 Map Reference # 461004300004.000060
 Property Address W Sr 2
 LA Porte, IN, 46350
 Brief Legal Description 62-10-04-300-004 SW COR SW 1/4 S4 T36 R3. 22.74 A.
 Instrument Nbr N/A
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - VACANT LAND
 Tax District Scipio Township
 Tax Rate Code 977898 - ADV TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owners

Craft Leslie P A / K / A Les Craft
 4189 W State Road 2
 LA Porte, IN 46350

Taxing District

County: LaPorte
 Township: SCIPPIO TOWNSHIP
 State District 060 SCIPPIO TOWNSHIP
 Local District: 062
 School Corp: LAPORTE COMMUNITY
 Neighborhood: 4617500-060 Scipio Rural Res & Ag

Site Description

Topography: Flat
 Public Utilities: Electricity, Gas
 Street or Road: Paved
 Area Quality Static
 Parcel Acreage: 22.74

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	COB	0	0	13.3000	\$1,560.00	\$1,123.00	\$14,935.90	\$0.00	\$14,940.00
Woodland	COB	0	0	2.7000	\$1,560.00	\$1,123.00	\$3,032.10	(\$80.00)	\$610.00
Tillable Cropland	TCB	0	0	4.0000	\$1,560.00	\$1,123.00	\$4,492.00	\$0.00	\$4,490.00
Tillable Cropland	TCC2	0	0	1.3000	\$1,560.00	\$998.00	\$1,297.40	\$0.00	\$1,300.00
Tillable Cropland	WH	0	0	2.7000	\$1,560.00	\$1,732.00	\$4,676.40	\$0.00	\$4,680.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
1/8/2001	Craft Leslie P A / K / A Les Craft			\$1.00
5/17/1994	CRAFT LESLIE P & ANNE A/K/A LES & AN MARVEL ROY R	0	94/8273	\$0.00 \$0.00

Valuation

Assessment Year	2018	2017	2017 (2)	2016	2016 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/23/2018	7/27/2017	6/20/2017	2/5/2017	2/1/2017
Land	\$25,400	\$29,200	\$29,200	\$31,000	\$31,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$25,400	\$29,200	\$29,200	\$31,000	\$31,000
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	\$25,400	\$29,200	\$29,200	\$31,000	\$31,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$25,400	\$29,200	\$29,200	\$31,000	\$31,000
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

TAX INFORMATION

TRACTS 5, 6

2/22/2019

Beacon - LaPorte County, IN

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$278.02	\$279.44	\$304.38	\$296.84	\$244.29
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$278.02	\$279.44	\$304.38	\$296.84	\$244.29
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$14.84	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$296.84	\$0.00	\$232.51
+ Delq NTS Pen	\$0.00	\$0.00	\$29.68	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$232.51
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$556.04	\$558.88	\$935.28	\$608.52	\$953.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$556.04)	(\$558.88)	(\$935.28)	(\$296.84)	(\$953.60)
= Total Due	\$0.00	\$0.00	\$0.00	\$311.68	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2017 Pay 2018	3074188	11/1/2018	\$278.02
2017 Pay 2018	3052425	5/10/2018	\$278.02
2016 Pay 2017	2955325	10/30/2017	\$279.44
2016 Pay 2017	2899670	5/5/2017	\$279.44
2015 Pay 2016	2836896	11/3/2016	\$304.38
2015 Pay 2016	2781756	5/9/2016	\$630.90
2014 Pay 2015	2662413	5/11/2015	\$296.84
2013 Pay 2014	2602305	10/30/2014	\$244.29
2013 Pay 2014	2542498	5/12/2014	\$244.29
2013 Pay 2014	2503208	5/5/2014	\$465.02

Tax Payment

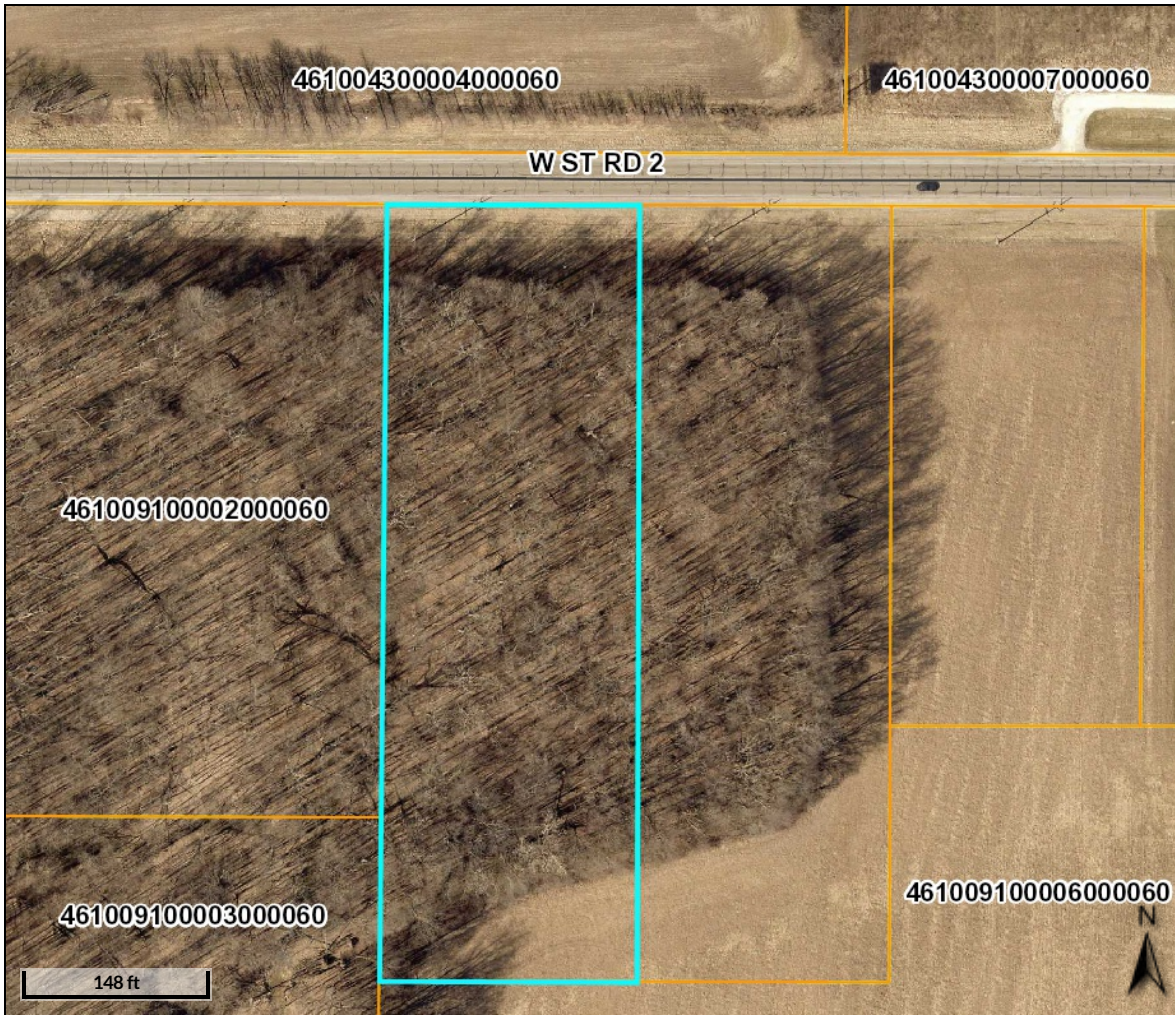
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Map



TAX INFORMATION

TRACT 7



Overview



Legend

- Road Centerlines
- Corporate Limits
- Geographic Townships
- Parcels

Parcel ID	461009100014000060	Alternate ID	46-10-09-100-014.000-060	Owner Address	Craft Leslie P 4189 W State Road 2 La Porte, IN 46350
Sec/Twp/Rng	09-36N-03W	Class	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99		
Property Address	W SR 2 LA PORTE	Acres	2.75		
District	Scipio Township				
Brief Tax Description	62-10-09-100-014 PCE MIDWAY N SD NW 1/4 S9 T36 R3 2.75 AC <i>(Note: Not to be used on legal documents)</i>				

Date created: 2/22/2019
Last Data Uploaded: 2/22/2019 5:57:16 AM

Developed by Schneider GEOSPATIAL

TAX INFORMATION

TRACT 7

2/22/2019

Beacon - LaPorte County, IN



Summary

Parcel ID 461009100014000060
 Tax Bill ID 46-10-09-100-014,000-060
 Map Reference # 461009100014.000060
 Property Address W Sr 2
 LA Porte, IN, 46350
 Brief Legal Description 62-10-09-100-014 PCE MIDWAY N SD NW 1/4 S9 T36 R3 2.75 AC
 Instrument Nbr N/A
 (Note: Not to be used on legal documents)
 Class RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES
 Tax District Scipio Township
 Tax Rate Code 977898 - ADV TAX RATE
 Property Type 82 - Residential
 Mortgage Co N/A
 Last Change Date

Owners

Craft Leslie P
 4189 W State Road 2
 LA Porte, IN 46350

Taxing District

County: LaPorte
 Township: SCIPIO TOWNSHIP
 State District 060 SCIPIO TOWNSHIP
 Local District: 062
 School Corp: LAPORTE COMMUNITY
 Neighborhood: 4617500-060 Scipio Rural Res & Ag

Site Description

Topography: Rolling
 Public Utilities: Electricity, Gas
 Street or Road: Paved
 Area Quality Static
 Parcel Acreage: 2.75

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Woodland	SB	0	0	2.7500	\$1,560.00	\$1,591.00	\$4,375.25	(\$80.00)	\$880.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
	Craft Leslie P			\$0.00

Valuation

Assessment Year	2018	2017	2017 (2)	2016	2016 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/23/2018	7/27/2017	6/20/2017	2/5/2017	2/1/2017
Land	\$4,500	\$5,200	\$5,200	\$5,500	\$5,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$4,500	\$5,200	\$5,200	\$5,500	\$5,500
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	\$4,500	\$5,200	\$5,200	\$5,500	\$5,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$4,500	\$5,200	\$5,200	\$5,500	\$5,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$49.51	\$49.58	\$54.49	\$53.14	\$43.06
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFORMATION

TRACT 7

2/22/2019

Beacon - LaPorte County, IN

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Fall Tax	\$49.51	\$49.58	\$54.49	\$53.14	\$43.06
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$2.66	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$53.14	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$5.31	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$99.02	\$99.16	\$167.43	\$108.94	\$86.12
- Surplus Transfer	\$0.00	\$0.00	\$1,075.98	\$0.00	\$0.00
- Credits	(\$99.02)	(\$99.16)	(\$1,243.41)	(\$53.14)	(\$86.12)
= Total Due	\$0.00	\$0.00	(\$1,075.98)	\$55.80	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2017 Pay 2018	3074193	11/1/2018	\$49.51
2017 Pay 2018	3052430	5/10/2018	\$49.51
2016 Pay 2017	2955329	10/30/2017	\$49.58
2016 Pay 2017	2899674	5/5/2017	\$49.58
2015 Pay 2016	2821975	6/24/2016	\$1,243.41
2014 Pay 2015	2662408	5/11/2015	\$53.14
2013 Pay 2014	2504012	10/30/2014	\$43.06
2013 Pay 2014	2607999	5/12/2014	\$43.06

Tax Payment

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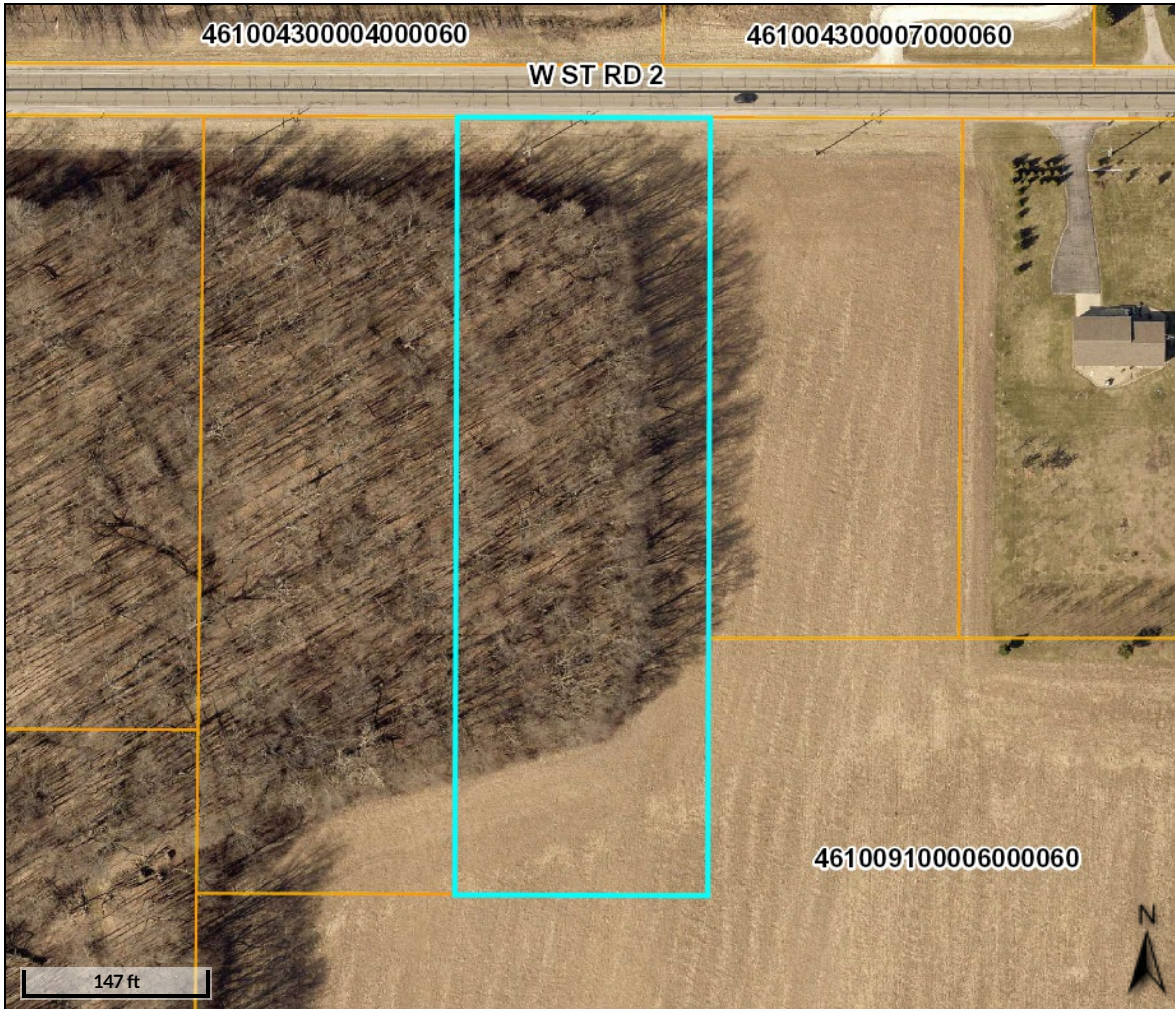
Map



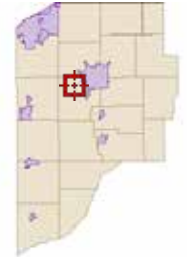
No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Transfers, Exemptions, Photos, Sketches.

TAX INFORMATION

TRACT 8



Overview



Legend

- Road Centerlines
- Corporate Limits
- Geographic Townships
- Parcels

Parcel ID	461009100015000060	Alternate ID	46-10-09-100-015.000-060	Owner Address	Craft Leslie P
Sec/Twp/Rng	09-36N-03W	Class	AGRICULTURAL - VACANT LAND		4189 W State Road 2
Property Address	W SR 2	Acreage	2.75		La Porte, IN 46350
	LA PORTE				
District	Scipio Township				
Brief Tax Description	62-10-09-100-015 PCE NE COR NW 1/4 NW 1/4 S9 T36 R3 2.75 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/22/2019
Last Data Uploaded: 2/22/2019 5:57:16 AM

Developed by Schneider
GEO SPATIAL

TAX INFORMATION

TRACT 8

2/22/2019

Beacon - LaPorte County, IN



Summary

Parcel ID 461009100015000060
 Tax Bill ID 46-10-09-100-015,000-060
 Map Reference # 461009100015.000060
 Property Address W Sr 2
 LA Porte, IN, 46350
 Brief Legal Description 62-10-09-100-015 PCEN COR NW 1/4 NW 1/4 S9 T36 R3 2.75 AC
 Instrument Nbr N/A
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - VACANT LAND
 Tax District Scipio Township
 Tax Rate Code 977898 - ADV TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owners

Craft Leslie P
 4189 W State Road 2
 LA Porte, IN 46350

Taxing District

County: LaPorte
 Township: SCIPIO TOWNSHIP
 State District 060 SCIPIO TOWNSHIP
 Local District: 062
 School Corp: LAPORTE COMMUNITY
 Neighborhood: 4617500-060 Scipio Rural Res & Ag

Site Description

Topography:
 Public Utilities:
 Street or Road:
 Area Quality Static
 Parcel Acreage: 2.75

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	SB	0	0	2.7500	\$1,560.00	\$1,591.00	\$4,375.25	\$0.00	\$4,380.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
	Craft Leslie P			\$0.00

Valuation

Assessment Year	2018	2017	2017 (2)	2016	2016 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/23/2018	7/27/2017	6/20/2017	2/5/2017	2/1/2017
Land	\$4,500	\$5,200	\$5,200	\$5,500	\$5,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$4,500	\$5,200	\$5,200	\$5,500	\$5,500
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	\$4,500	\$5,200	\$5,200	\$5,500	\$5,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$4,500	\$5,200	\$5,200	\$5,500	\$5,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$49.51	\$49.58	\$54.49	\$53.14	\$43.06
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFORMATION

TRACT 8

2/22/2019

Beacon - LaPorte County, IN

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Fall Tax	\$49.51	\$49.58	\$54.49	\$53.14	\$43.06
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$2.66	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$53.14	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$5.31	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$99.02	\$99.16	\$167.43	\$108.94	\$86.12
- Surplus Transfer	\$0.00	\$0.00	\$833.11	\$0.00	\$0.00
- Credits	(\$99.02)	(\$99.16)	(\$1,000.54)	(\$53.14)	(\$86.12)
= Total Due	\$0.00	\$0.00	(\$833.11)	\$55.80	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2017 Pay 2018	3074194	11/1/2018	\$49.51
2017 Pay 2018	3052431	5/10/2018	\$49.51
2016 Pay 2017	2955328	10/30/2017	\$49.58
2016 Pay 2017	2899673	5/5/2017	\$49.58
2015 Pay 2016	2821977	6/24/2016	\$1,000.54
2014 Pay 2015	2662411	5/11/2015	\$53.14
2013 Pay 2014	2547431	10/30/2014	\$43.06
2013 Pay 2014	2544704	5/12/2014	\$43.06

Tax Payment

[Pay taxes online](#)

Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Transfers, Exemptions, Photos, Sketches.

HOME INFORMATION



800.451.2709 • SchraderAuction.com

HOME INFORMATION

Schrader Real Estate and Auction Co., Inc.

P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725

260-244-7606 or 1-800-451-2709

HOME INFORMATION

Address/Directions 4189 W. St. Rd. 2, LaPorte, IN 46350

Price: _____

Terms: Cash Contract

Mortgage Balance _____

Reason for Selling _____

Age 1988 Condition _____

Lot Size _____ Lot # _____

Type Property _____

Construction Brick

Assessed Value: _____

Land _____ Buildings _____

Tax Rate _____ Adjustment _____

Annual Taxes _____

Type of Heat Gas Forced Air

Age 30 Avg. Elec. Cost _____

High School LaPorte High School

Middle School Kesling Middle School

Grade School Riley Bus _____

Size Well 4" Septic Yes

Tub 1 Shower 2

Fireplace in _____

Insulation _____ Wall _____ Attic _____

Storm Door No

Storm Window Anderson Windows

Siding Brick

Windows Anderson

Roof Asphalt Shingle

Walls Drywall

Floors 50% ceramic, 10% wood, 40% carpet

Type Cabinets Custom Wood

Range Amana Oven Amana Refrig Kenmore

Dishwasher Kenmore Disposal Yes

Water Softener Yes

Rooms: **1st** **2nd**

Living Room _____

Dining Room _____

Kitchen 9x20

Bath 3x

Family Room 28x20

Bedroom 12x14

Bedroom 13x14

Bedroom 11x10-office

Bedroom 17x13-basement

12x13-basement

Utility _____

Basement Size 1330

Square Foot Living Area 1906+1330 (finished basement)

Slab _____ Crawl 204

Garage 575 Att. _____ Det. _____

Air Conditioning Yes

LP Tank _____ Rental _____ Owned _____

Carpeting 40%

Draperies _____

Porch _____ Patio 132 conc.

Deck 208 wood

Plumbing _____

Wiring 200 amp breakers

Water Heater Yes Size _____

Possession _____

Remarks _____

HOME INFORMATION

Property address (number and street, city, state, and ZIP code) 4189 W. St. Rd. 2 Lapook, IN 46350

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>18</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

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

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>01/23/2019</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

TITLE COMMITMENT



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TITLE COMMITMENT

SCHEDULE A

MERIDIAN TITLE CORPORATION

Agent for: Non-Underwriter Related Product

Commercial Division North West Indiana

1000 W. State Road 2

LaPorte, IN 46350

219.362.3228

219.325.1530 FAX

laporte@meridiantitle.com

File No.: 19-3750

Effective Date: January 29, 2019 at 8:00 AM

Customer Reference No.:

Property Address Reference: Vacant Land IN

Prepared For: Keith Lineback, Schrader Real Estate and Auction Company, Inc.

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06 Amount

Proposed Insured: A natural person or legal entity to be determined

(b) ALTA Loan Policy 06/17/06 Amount

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Leslie P. Craft a.k.a Les Craft

4. The land referred to in this Commitment is located in the County of La Porte, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned By:



Terri Lawson

This Commitment is valid only if Schedule B is attached.
Schedule A consists of 3 page(s)

TITLE COMMITMENT

File No.: 19-3750

SCHEDULE A

EXHIBIT A

Parcel I:

Beginning at the Southwest corner of Section 4, Township 36 North, Range 3 West running thence East along the Section line, a distance of 18 chains and 95 links to the East line of the land then owned by Alexander Crane at the time of this death; thence North, a distance of 12 chains to line of land heretofore set off the Hulda J. Crance in partition proceedings; thence West, a distance of 18 chains and 95 links along the said line to the West line of Section 4; thence South on Section line to the place of beginning, containing 22.74 acres, more or less.

Parcel II:

The South Half of the Southeast Quarter of Section 5, Township 36 North, Range 3 West, La Porte County, Indiana.

EXCEPT:

A tract of land in the Southeast Quarter of Section 5, Township 36 North, Range 3 West, La Porte County, Indiana bounded and described as follows: Commencing at the Southeast corner of Section 5; thence South 90° 00' West, 597 feet along the South line of Section 5 and within the right of way of SR 2 to the place of beginning; thence South 90° 00' West, 230 feet along the South line of Section 5 and within the right of way of SR 2; thence North 00° 00' West, 380 feet; thence North 90° 00' East, 230 feet; thence South 00° 00' East, 380 feet to the place of beginning containing 2.01 acres.

Parcel III:

A tract of land in the Southeast Quarter of Section 5, Township 36 North, Range 3 West, La Porte County, Indiana bounded and described as follows: Commencing at the Southeast corner of Section 5; thence South 90° 00' West, 597 feet along the South line of Section 5 and within the right of way of SR 2 to the place of beginning; thence South 90° 00' West, 230 feet along the South line of Section 5 and within the right of way of SR 2; thence North 00° 00' West, 380 feet; thence North 90° 00' East, 230 feet; thence South 00° 00' East, 380 feet to the place of beginning containing 2.01 acres.

Parcel IV:

All that part of the South Half of the East Half of the Northeast Quarter of Section 5, Township 36 North, Range 3 West, which lies South of the Lake Shore and Michigan Southern Railroad Company's right of way and supposed to be about 4 acres of land more or less,

EXCEPT:

Beginning at a point on the line between said Section 5 and Section 4 distant 46 feet by rectangular measurement, Southerly from the centerline of the original Northerly main track of the railroad of said railway company; thence Westerly along the Southerly line of the land of said railway company the same being distant 46 feet by rectangular measurement Southerly from and parallel with the said centerline of track, a distance of 808.4 feet more or less to an angle in the dividing line between the lands of this grantor and said railway company; thence South along said dividing line to a point distant 81 feet by rectangular measurement Southerly from the said centerline of tract; thence Easterly along a line distant 35 feet by rectangular measurement Southerly from and parallel with the said Southerly line of the land of said railway company, a distance of 808.4 feet more or less to Section line aforesaid; thence North along said Section line, the same being the centerline of a highway to the place of beginning, containing 0.65 of an acre more or less.

ALSO:

A parcel of land described as follows: Beginning at the Southeast corner of the North Half of the Southeast Quarter of Section 5, Township 36 North, Range 3 West running thence West, a distance of 40 chains and 63 links to the West line of said Quarter Section; thence North, a distance of 15 chains and 95 links to the right of way and the land belonging to the Lake Shore and Michigan Southern Railway Company; thence Northeasterly to a point where the line strikes the North line of said North Half of the Southeast Quarter of Section 5 and to the right of way and land beginning to the said Lake Shore and Michigan Southern Railway Company; thence East along the North line of said North Half of the Southeast Quarter to the East line of said Section; thence South, a distance of 20 chains and 55 links along the East line of said Section to the place of beginning, containing 77.83 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING:

TITLE COMMITMENT

File No.: 19-3750

SCHEDULE A

Commencing at the corner stone marking the Northeast corner of the Southeast Quarter of Section 5, Township 36 North, Range 3 West of the Second Principal Meridian in La Porte County, Indiana, said corner stone is also the place of beginning for the following described tract of land; thence South 02° 40' West along the East Section line, a distance of 1362.53 feet; thence North 85° 58' West, a distance of 629.66 feet to an iron pin; thence North 02° 40' East, a distance of 1441.35 feet to an iron pipe, said pipe also intersects the South right of way line of the New York Central Railroad property; thence North 74° 11' East, along said right of way line, a distance of 646.44 feet to Section line; thence South 02° 40' West, a distance of 240.90 feet along said Section line to the place of beginning, containing 22 acres, more or less.

Parcel V:

A parcel of land situated in the Northwest Quarter of Section 9, Township 36 North, Range 3 West, La Porte County, Indiana, being more particularly described as follows: Commencing at a cast iron monument marking the Northwest corner of Section 9, Township 36 North, Range 3 West, La Porte County, Indiana; thence South 89° 50' 00" East along the North line of said Section 9 and approximate centerline of State Road 2, a distance of 920 feet for the Point of Beginning; thence South 89° 50' 00" East continuing along said North line and approximate centerline, a distance of 200 feet; thence South 00° 34' 12" West, a distance of 598.96 feet to an iron pin; thence North 89° 50' 00" West, a distance of 200 feet to an iron pin; thence North 00° 34' 12" East, a distance of 598.96 feet to the Point of Beginning, containing 2.750 acres,

Parcel VI:

A parcel of land situated in the Northwest Quarter of Section 9, Township 36 North, Range 3 West, La Porte County, Indiana, being more particularly described as follows: Commencing at a cast iron monument marking the Northwest corner of Section 9, Township 36 North, Range 3 West, La Porte County, Indiana; thence South 89° 50' 00" East, along the North line of said Section 9 and approximate centerline of State Road 2, a distance of 1120 feet for the Point of Beginning; thence South 89° 50' 00" East, continuing along said North line and approximate centerline, a distance of 200 feet; thence South 00° 34' 12" West, a distance of 598.96 feet to an iron pin; thence North 89° 50' 00" West, a distance of 200 feet to an iron pin; thence North 00° 34' 12" East, a distance of 598.96 feet to the Point of Beginning containing 2.750 acres.

TITLE COMMITMENT

File No.: 19-3750

Part I, SCHEDULE B

Non-Underwriter Related Product

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Commitment. Additional requirements may be imposed after review of said notification.
2. Payment of all title premiums and charges.
3. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).
4. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

5. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
6. Properly executed and acknowledged Warranty Deed to the proposed insured, when determined.

**Specific lien information has been redacted.
All liens are to be satisfied and removed at or prior to closing.**

NOTE: This commitment and endorsements have been prepared in response to your request. If you will require additional endorsements, please contact Meridian Title so that those endorsements can be added to this commitment as well as any additional requirements which may need to be met in order to issue the newly requested endorsements.

NOTE: Although the title policy issued pursuant to this commitment does not insure against the enforceability of personal property tax liens on the personal property, a search has been made for personal property tax liens recorded against the Grantor and all prior titleholders for the last 10 years. Personal Property Tax liens resulting from that search are reflected on this commitment. If the Grantor or prior titleholders did business at this property under a name other than that in which title was vested, that name(s) must be provided to the insurer to search for the possibility of personal property tax liens filed against said name(s).

TITLE COMMITMENT

File No.: 19-3750

Part I, SCHEDULE B

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details. **Note:** Effective beginning April 6, 2016, provide satisfactory evidence that the property, if it has an on-site septic system or potable water well is in compliance with the LaPorte County Health Department standards of the quality of drinking water and status of septic system. If the property does not have a current Certificate of Compliance on file with the Department, the owner must notify the Department and schedule an inspection. If the property has municipal water and/or sewer the owner will need to supply the Department with a bill for these services or an affidavit. For more information please contact the LaPorte County Health Department at 219-326-6808, ext. 2200.

TITLE COMMITMENT

File No.: 19-3750

Part II, SCHEDULE B

Non-Underwriter Related Product

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) 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.
 - d) 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.
3. Special Exceptions:
 - a) Taxes for the year 2019 payable in 2020 are a lien not yet due and payable.
Taxes for the year 2018 payable in 2019 are a lien not yet available.

Taxes for the year 2017 payable in 2018 are as follows:

Key No. 46-10-04-300-004.000-060 - Scipio Township (Parcel I)
1st installment due May 10, 2018 \$278.02 - Paid
2nd installment due November 12, 2018 \$278.02 - Paid

Assessed Valuations: 2017/2018

Land \$29,200.00
Improvements \$0.00
Exemption (None) \$0.00
Net Valuations \$29,200.00

Key No. 46-10-05-400-004.000-060 - Scipio Township (Parcel II)
1st installment due May 10, 2018 \$1,280.58 - Paid
2nd installment due November 12, 2018 \$1,280.58 - Paid

Assessed Valuations: 2017/2018

Land \$102,300.00
Improvements \$32,200.00
Exemption (None) \$0.00
Net Valuations \$134,500.00

Key No. 46-10-05-400-005.000-060 - Scipio Township (Parcel III)
1st installment due May 10, 2018 \$772.40 - Paid
2nd installment due November 12, 2018 \$772.40 - Paid

Assessed Valuations: 2017/2018

Land \$30,000.00
Improvements \$139,900.00
Exemption: Homestead \$45,000.00
Exemption: Homestead Supp \$40,775.00
Net Valuations \$81,125.00.00

Solid Waste Recycling Fees for the year 2018 are as follows:

**This Commitment is valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)**

TITLE COMMITMENT

File No.: 19-3750

Part II, SCHEDULE B

1st installment - \$24.00 - Paid
2nd installment - \$24.00 - Paid

Key No. 46-10-05-400-001.000-060 - Scipio Township (Parcel IV)
1st installment due May 10, 2018 \$794.05 - Paid
2nd installment due November 12, 2018 \$794.05 - Paid

Assessed Valuations: 2017/2018

Land \$83,400.00
Improvements \$0.00
Exemption (None) \$0.00
Net Valuations \$83,400.00

Key No. 46-10-09-100-014.000-060 - Scipio Township (Parcel V)
1st installment due May 10, 2018 \$49.51 - Paid
2nd installment due November 12, 2018 \$49.51 - Paid

Assessed Valuations: 2017/2018

Land \$5,200.00
Improvements \$0.00
Exemption (None) \$0.00
Net Valuations \$5,200.00

Key No. 46-10-09-100-015.000-060 - Scipio Township (Parcel VI)
1st installment due May 10, 2018 \$49.51 - Paid
2nd installment due November 12, 2018 \$49.51 - Paid

Assessed Valuations: 2017/2018

Land \$5,200.00
Improvements \$0.00
Exemption (None) \$0.00
Net Valuations \$5,200.00

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

- b) Terms and provisions of a Grant of Easement set out in an instrument dated January 21, 2003 and recorded January 22, 2003 in Instrument Number 2003R-01785 in the Office of the Recorder of La Porte County, Indiana.
- c) Restrictions contained in a Trustee's Deed from Charles T. Dye, also known as Trust No. 12697600, to Leslie P. Craft dated February 5, 2003 and recorded February 7, 2003 as Instrument No. 2003R-03795 in the Office of the Recorder of La Porte County, Indiana. Restrictions do not provide for forfeiture or reversion for violation thereof.
NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.
- d) **Specific lien information has been redacted. All liens are to be satisfied and**

This Commitment is valid only if Schedules A and B are attached.

Schedule BII consists of 3 page(s)

TITLE COMMITMENT

File No.: 19-3750

Part II, SCHEDULE B

removed at or prior to closing.

- e) Terms and provisions of Deed of Assignment of Cable Side Settlement Corridor Easements set out in an instrument by and between Class Corridor, LLC, a Delaware limited liability company and Thoroughbred Technology and Telecommunications, Inc., a Virginia Corporation dated December 9, 2005 and recorded December 27, 2005 in Instrument Number 2005R-23036 in the Office of the Recorder of La Porte County, Indiana.
- f) Survey by Kei and Associates, Inc., Indiana Registered Land Surveyor recorded June 13, 2003 as Instrument No. 2003R-15702 in the Office of the Recorder of La Porte County, Indiana.
- g) Rights of the Government and Public to that part of caption Real Estate lying in "County Road 400 West".
- h) Rights of the Government and Public to that part of caption Real Estate lying in "State Road 2".
- i) Subject to all legal highways and rights of way.
- j) Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

NOTE FOR INFORMATION: Affidavit of James H. Keil - Noise Sensitive Use Regarding La Porte Municipal Airport recorded February 14, 2017 as Instrument Number 2017R-01675 in the Office of the Recorder of La Porte County, Indiana

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

PROPERTY PHOTOS



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TRACTS 1-6



TRACTS 1-4



TRACT 1



TRACTS 2-4



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



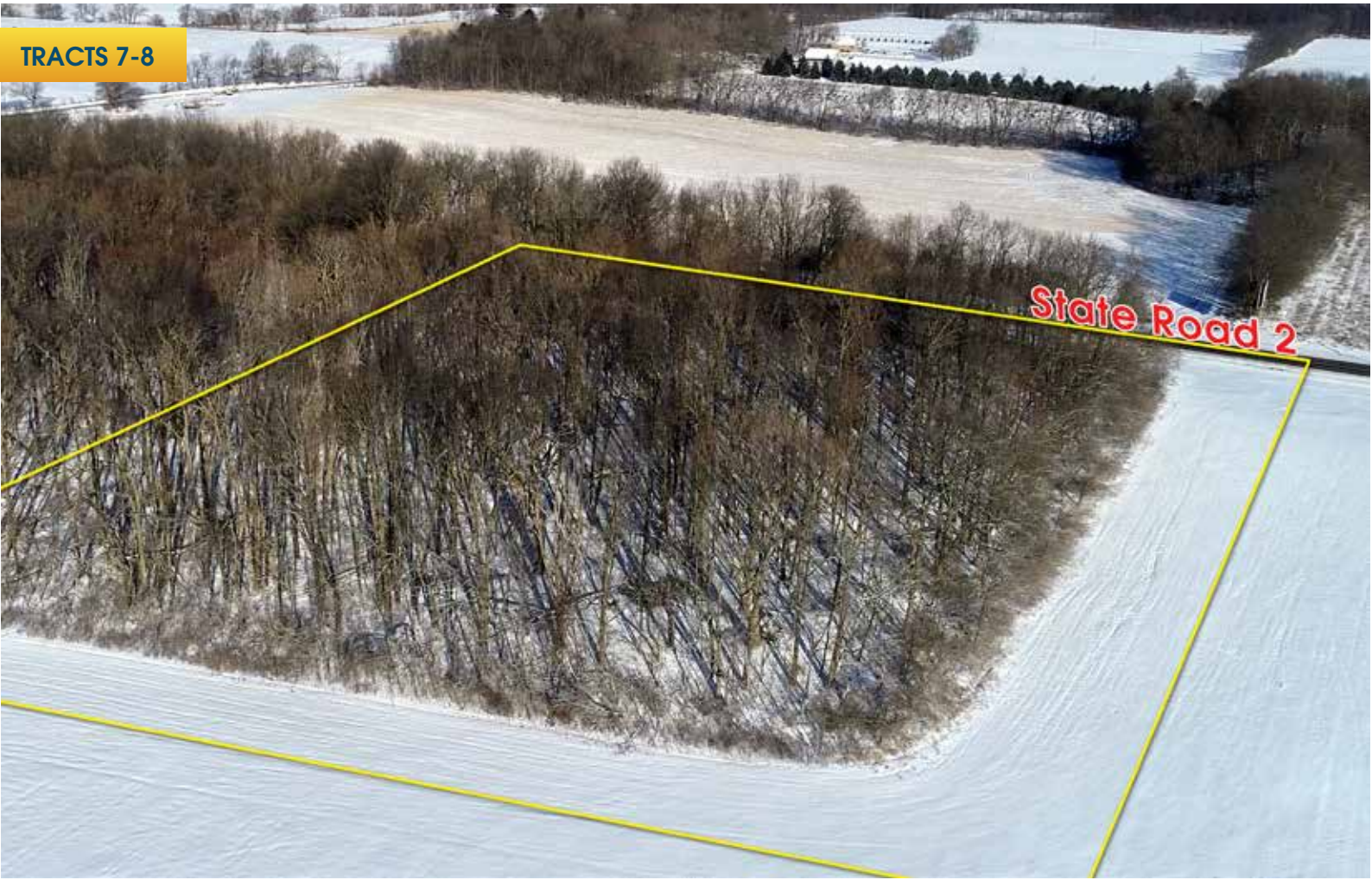
TRACTS 5-6



TRACTS 5-6



TRACTS 7-8



TRACTS 7-8





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