

# LAND AUCTION 156<sup>±</sup> acres

Just a short distance from SR 14, Fort Wayne and Columbia City

offered in  
**5 Tracts**  
from 15<sup>±</sup> to  
43<sup>±</sup> acres

## MONDAY, AUGUST 19 AT 6PM

held at the Eagles Nest Event Center, Columbia City, IN  Online Bidding Available



# INFORMATION BOOKLET

- 113<sup>±</sup> Tillable Acres
- Productive Farmland
- Wooded Recreational
- Potential Building Sites



**800.451.2709**  
**SchraderAuction.com**

TRACT 5



TRACT 5



TRACT 4

Jefferson Township, Whitley County, Indiana

# 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.



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

*Follow us and download our new Schrader iOS app*





# BOOKLET INDEX



**Real Estate Auction Registration Forms**

**Location Map**

**Tract Maps**

**Tract Descriptions & Auction Terms**

**Soils Maps & Productivity Information**

**Topography Maps**

**FSA Information**

**County Property Reports**

**Title Commitment**

**Property Photos**







# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, AUGUST 19, 2019**

**156 ACRES – COLUMBIA CITY, 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Monday, August 12, 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**  
**156± Acres • Whitley County, Indiana**  
**Monday, August 19, 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 Monday, August 19, 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](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, August 12, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

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

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

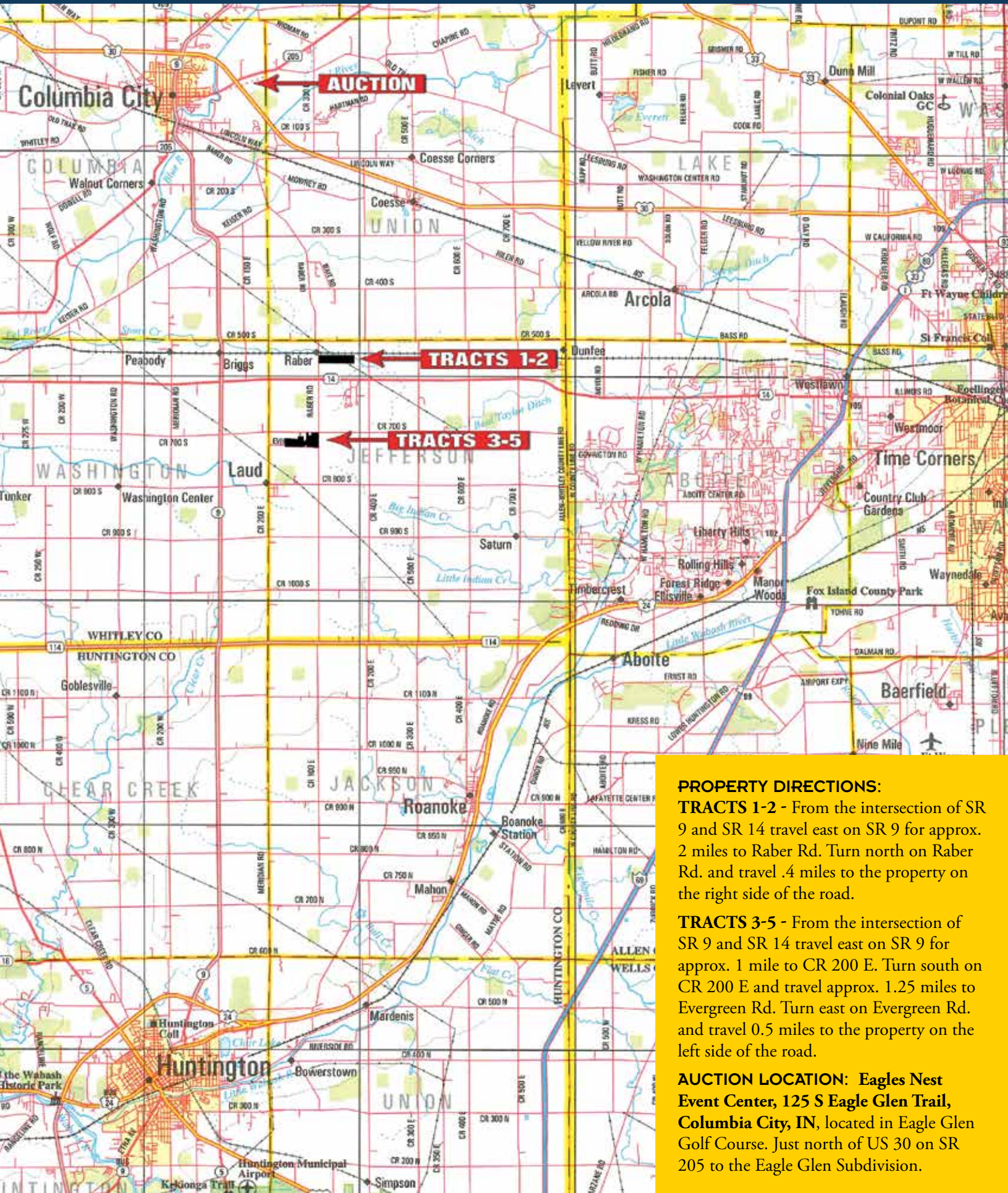
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



# LOCATION MAP



# LOCATION MAP



## PROPERTY DIRECTIONS:

**TRACTS 1-2** - From the intersection of SR 9 and SR 14 travel east on SR 9 for approx. 2 miles to Raber Rd. Turn north on Raber Rd. and travel .4 miles to the property on the right side of the road.

**TRACTS 3-5** - From the intersection of SR 9 and SR 14 travel east on SR 9 for approx. 1 mile to CR 200 E. Turn south on CR 200 E and travel approx. 1.25 miles to Evergreen Rd. Turn east on Evergreen Rd. and travel 0.5 miles to the property on the left side of the road.

**AUCTION LOCATION:** Eagles Nest Event Center, 125 S Eagle Glen Trail, Columbia City, IN, located in Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen Subdivision.



# TRACT MAPS



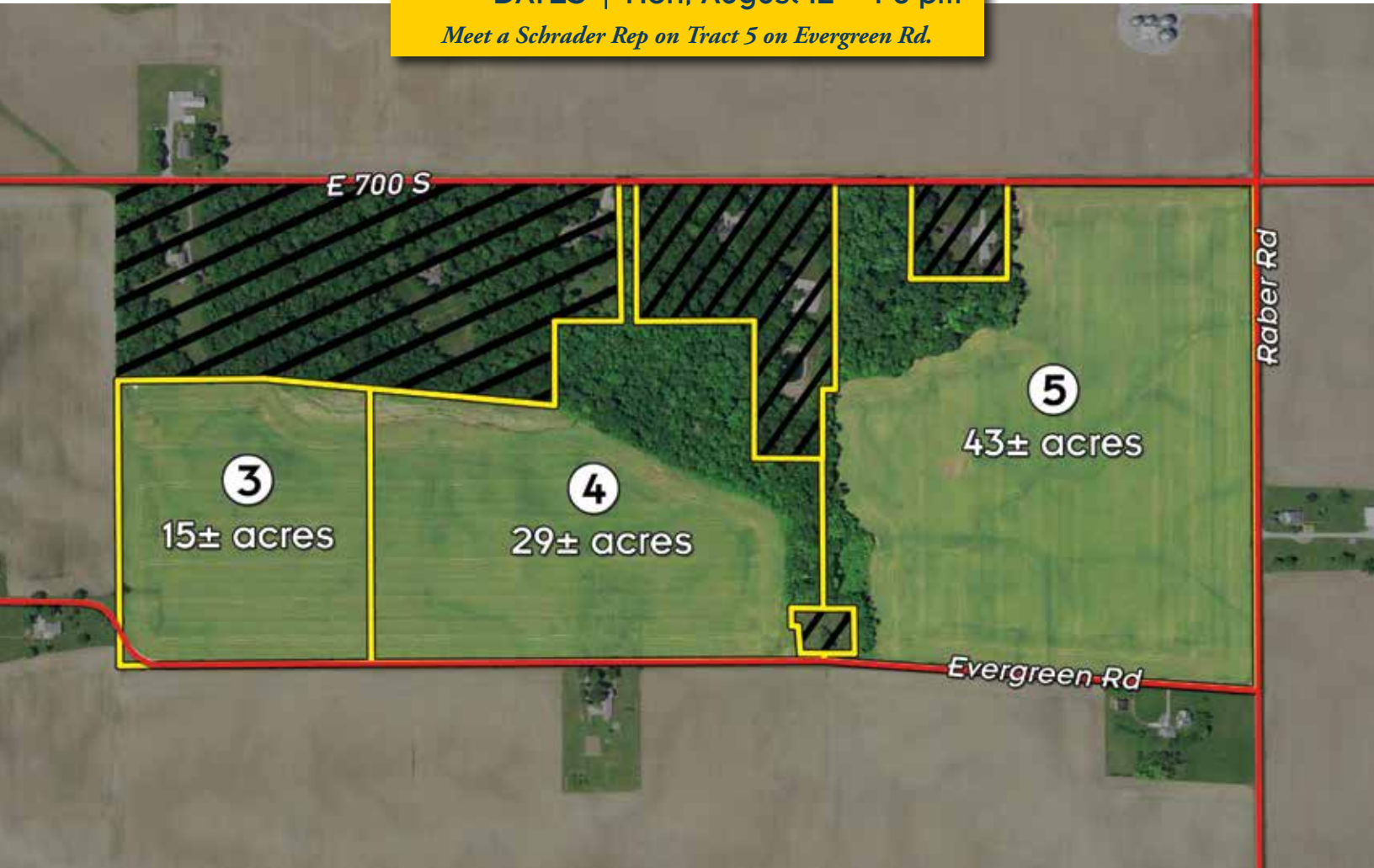
# TRACT MAPS



INSPECTION  
DATES

Wed, July 31 • 4-6 pm  
Mon, August 12 • 4-6 pm

*Meet a Schrader Rep on Tract 5 on Evergreen Rd.*





# TRACT DESCRIPTIONS



# LAND AUCTION 156<sup>±</sup> acres

Just a short distance from SR 14, Fort Wayne and Columbia City

offered in  
**5 Tracts**  
from 15<sup>±</sup> to  
43<sup>±</sup> acres

## MONDAY, AUGUST 19 AT 6PM

held at the Eagles Nest Event Center, Columbia City, IN  Online Bidding Available

**TRACT 1:** 40<sup>±</sup> acres of productive farmland, consisting of mainly Pewamo and Glynnwood soils. Frontage on Raber Rd.

**TRACT 2:** 29<sup>±</sup> acres consisting of mainly wooded land with a creek running through the property. An excellent recreation tract! 50' of frontage on Raber Rd.

**TRACT 3:** 15<sup>±</sup> acres of productive farmland, consisting of primarily Blount and Mermill Soils. Investigate the potential for a country building site! Frontage on Evergreen Rd.



TRACT 1

**TRACT 4:** 29<sup>±</sup> acres containing an excellent mixture of productive tillable and wooded land, primarily Mermill and Blount soils. This tract provides income producing farmland, along with possible building sites! Frontage on Evergreen Rd.

**TRACT 5:** 43<sup>±</sup> acres consisting of productive farmland along with 4.5<sup>±</sup> of woods. Pewamo and Blount soils. Possible country building site! Frontage on E 700 S, Raber Rd and Evergreen Rd.

**OWNER:** Real Estate Resources, Inc.



TRACTS 3-5

## TERMS AND CONDITIONS:

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 156-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.

**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 cashiers 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 owners title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place on approx. September 19th, 2019. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession is at closing, subject to farm tenants rights to harvest 2019 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2021 and thereafter.

**RENT:** The Buyer(s) shall receive a \$40 per acre credit at closing for all tillable acres.

**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 Bidders 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 Sellers option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate and Auction Company,

Inc. and its representatives are exclusive agents of the Seller. President of Schrader Real Estate and Auction Company, Inc. is president of Real Estate Resources, Inc.

**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.**

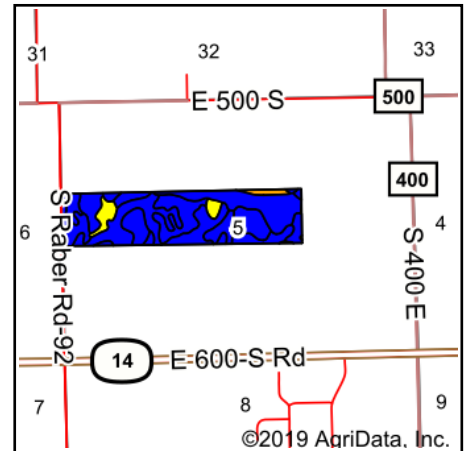
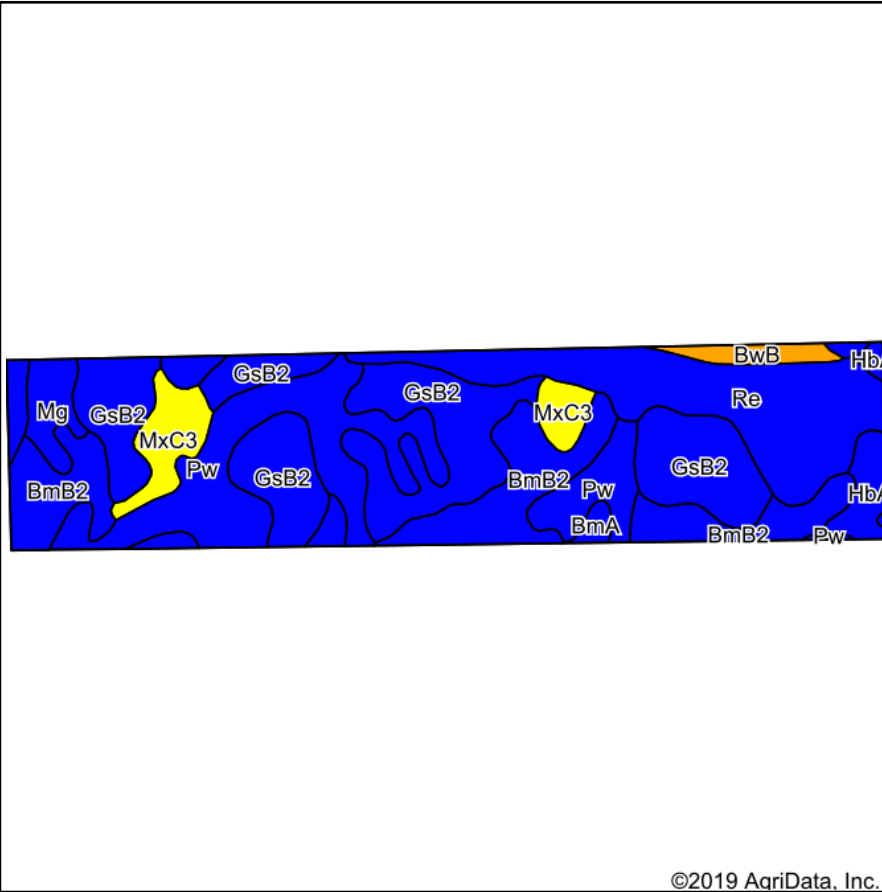


# SOILS MAPS



# SOILS MAP

## TRACTS 1 & 2



State: **Indiana**  
 County: **Whitley**  
 Location: **5-30N-10E**  
 Township: **Jefferson**  
 Acres: **68.67**  
 Date: **7/3/2019**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2019 www.AgriDataInc.com



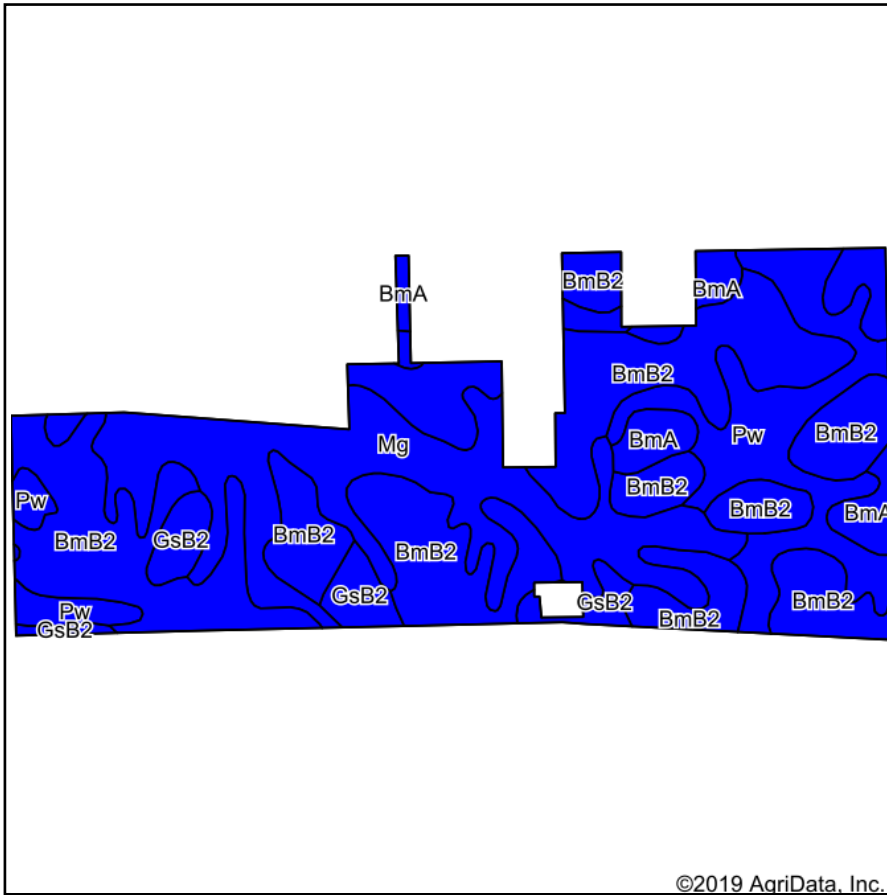
Soils data provided by USDA and NRCS.

Area Symbol: IN183. Soil Area Version: 21															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture	Oats	Corn silage	Pasture	Alfalfa hay
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	20.25	29.5%		Ile		41	128	56	4	8	78	18		5
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	13.11	19.1%		IIw		47	157	64	5	11				
Re	Rensselaer loam, 0 to 1 percent slopes	12.82	18.7%		IIw		49	167	68	6				11	
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	12.44	18.1%		Ile		44	136	61	5	9				
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	3.79	5.5%		IVe		37	105	47	4	7		15		
HbA	Haskins loam, 0 to 3 percent slopes	2.56	3.7%		IIw		46	140	63	5			20	9	
Mg	Mermill loam	1.85	2.7%		IIw		49	170	68	6			23	11	
BwB	Boyer sandy loam, 1 to 6 percent slopes	1.20	1.7%		IIIs	Ile	34	98	51	3		62	15	6	4
BmA	Blount silt loam, 0 to 2 percent slopes	0.46	0.7%		IIw		46	141	63	5	9	4	1		
SfB	Seward loamy fine sand, 2 to 6 percent slopes	0.19	0.3%		Ile		49	140	63	5			18	9	
<b>Weighted Average</b>							<b>44.3</b>	<b>142.2</b>	<b>60.7</b>	<b>4.8</b>	<b>6.5</b>	<b>24.1</b>	<b>7.8</b>	<b>2.8</b>	<b>1.5</b>

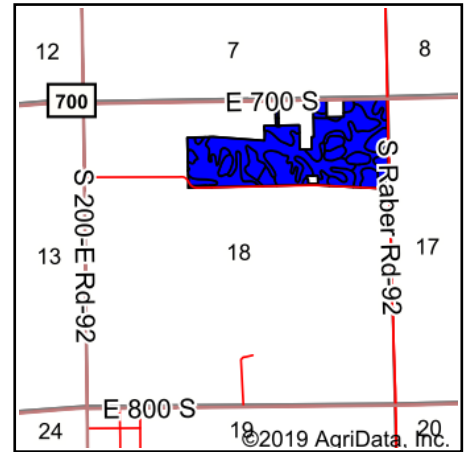
Soils data provided by USDA and NRCS.

# SOILS MAP

## TRACTS 3, 4 & 5



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Whitley**  
 Location: **18-30N-10E**  
 Township: **Jefferson**  
 Acres: **87.21**  
 Date: **7/3/2019**



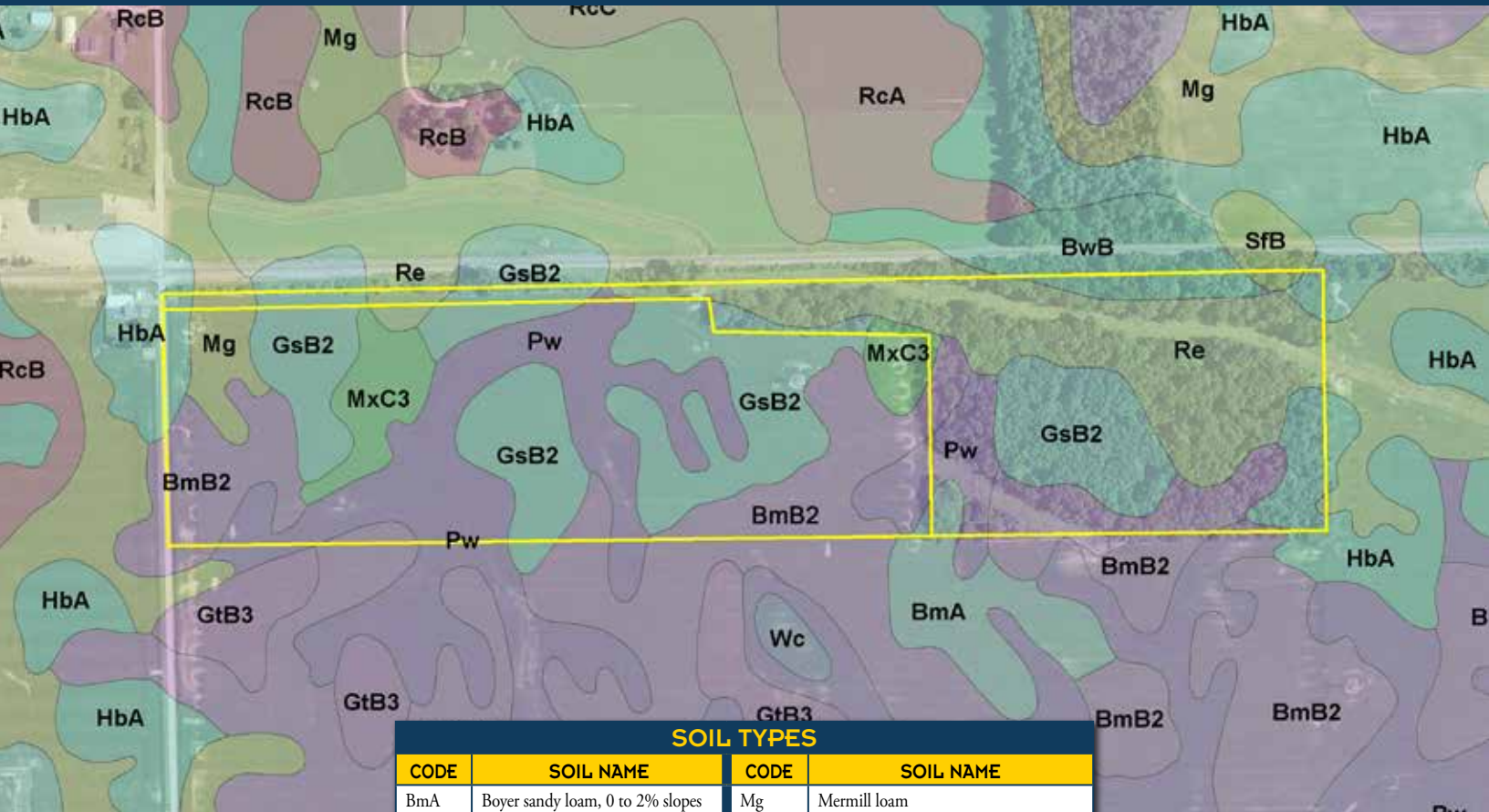
Maps Provided By:



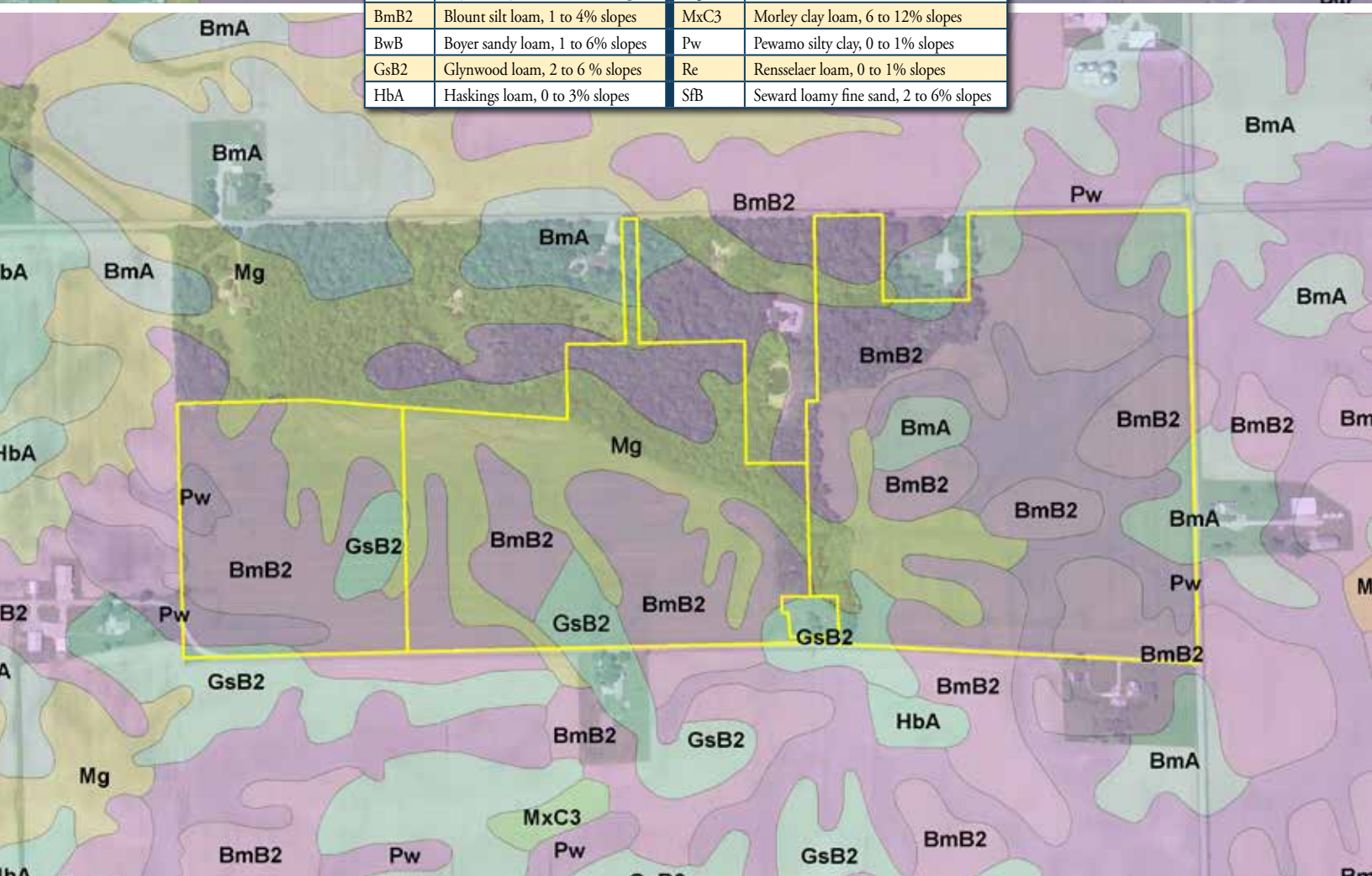
Area Symbol: IN183, Soil Area Version: 21														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Corn	Winter wheat	Grass legume hay	Grass legume pasture	Oats	Corn silage	Alfalfa hay	Pasture
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	43.69	50.1%		lle	44	136	61	5	9				
Mg	Mermill loam	20.51	23.5%		llw	49	170	68	6			23		11
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	13.12	15.0%		llw	47	157	64	5	11				
BmA	Blount silt loam, 0 to 2 percent slopes	5.57	6.4%		llw	46	141	63	5	9	4	1		
GsB2	Glywood loam, 2 to 6 percent slopes, eroded	4.32	5.0%		lle	41	128	56	4	8	78	18	5	
<b>Weighted Average</b>						<b>45.6</b>	<b>147.1</b>	<b>63</b>	<b>5.2</b>	<b>7.1</b>	<b>4.1</b>	<b>6.4</b>	<b>0.2</b>	<b>2.6</b>

Soils data provided by USDA and NRCS.

# SOILS MAPS



SOIL TYPES			
CODE	SOIL NAME	CODE	SOIL NAME
BmA	Boyer sandy loam, 0 to 2% slopes	Mg	Merrill loam
BmB2	Blount silt loam, 1 to 4% slopes	MxC3	Morley clay loam, 6 to 12% slopes
BwB	Boyer sandy loam, 1 to 6% slopes	Pw	Pewamo silty clay, 0 to 1% slopes
GsB2	Glywood loam, 2 to 6 % slopes	Re	Rensselaer loam, 0 to 1% slopes
HbA	Haskings loam, 0 to 3% slopes	SfB	Seward loamy fine sand, 2 to 6% slopes

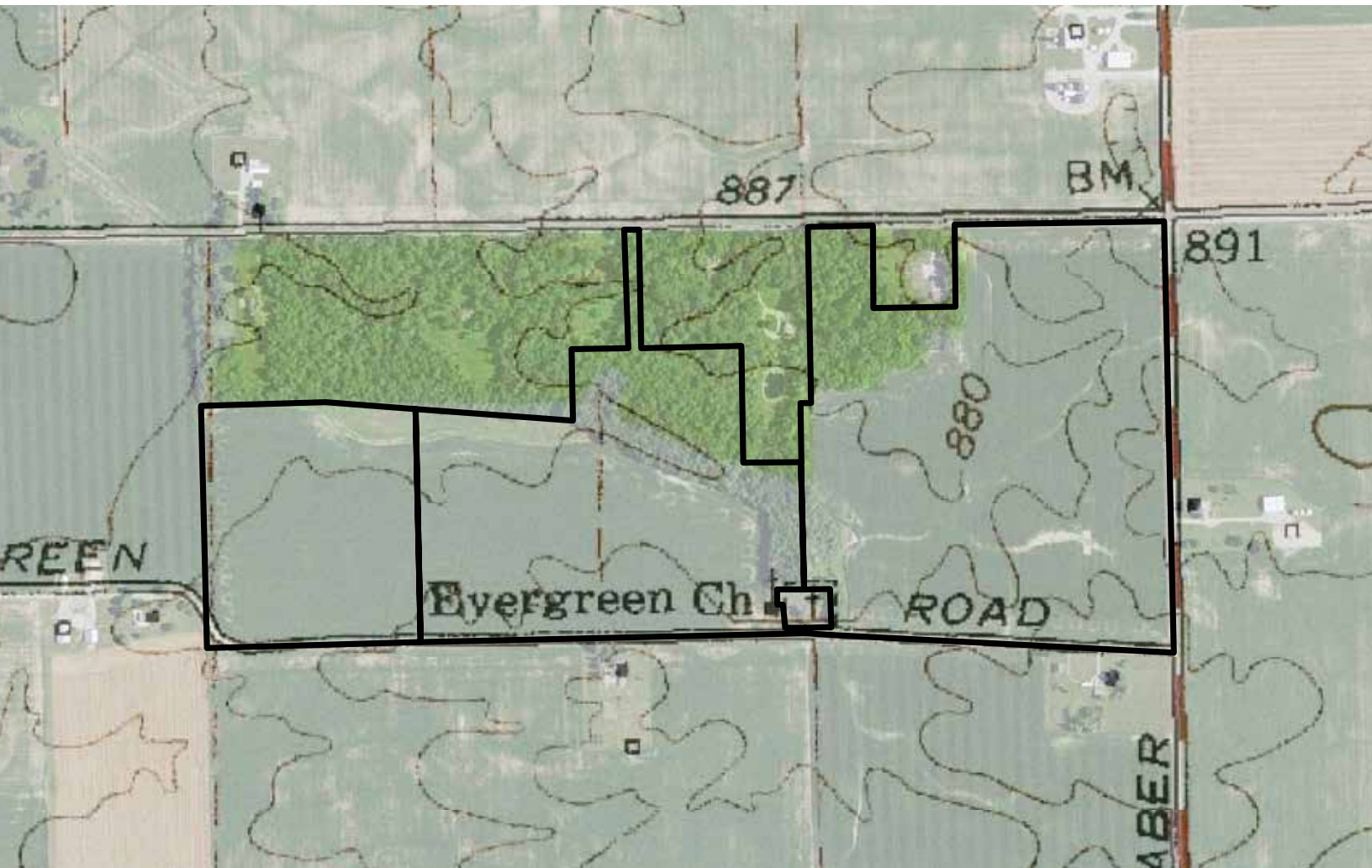
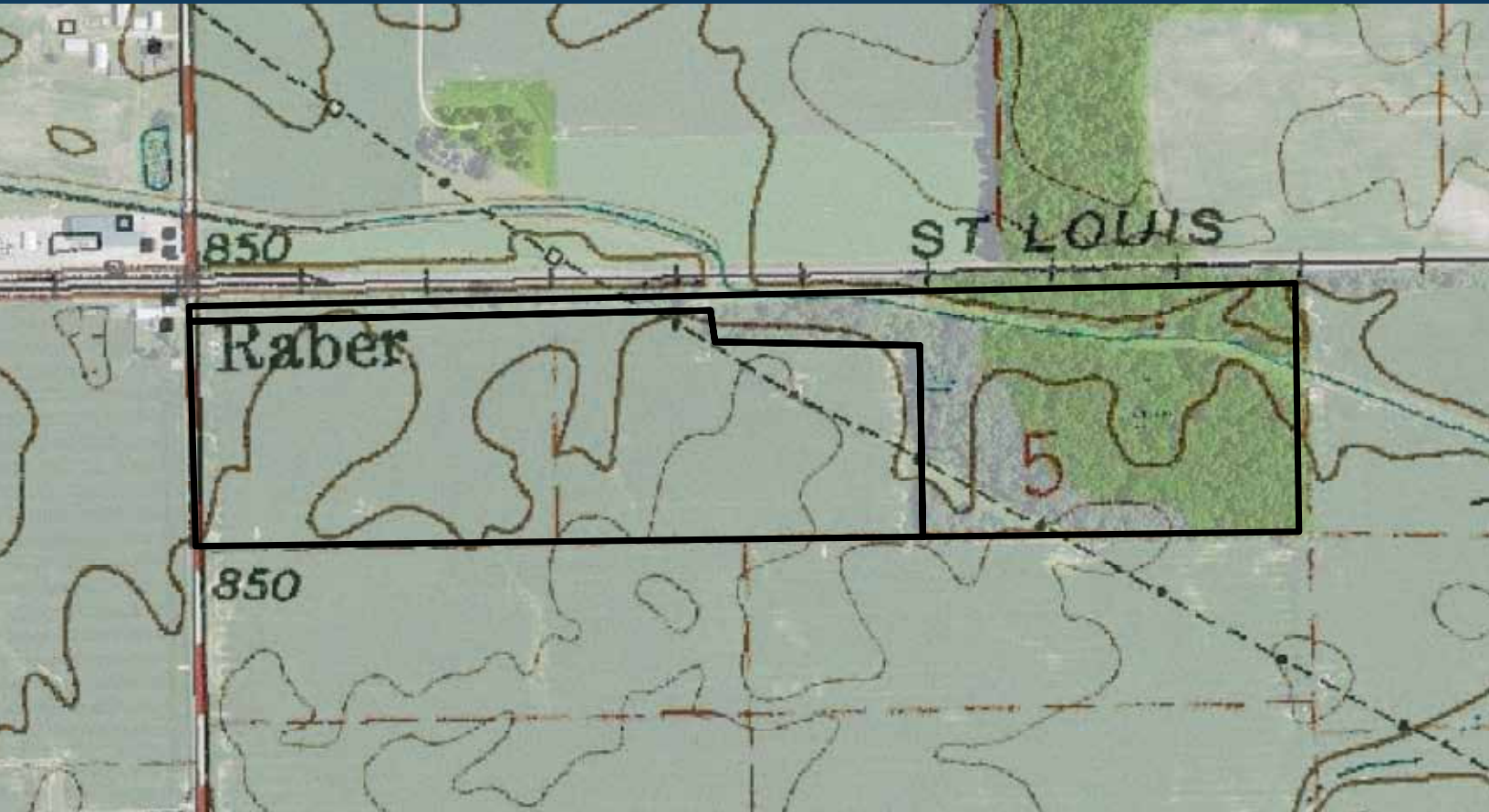




# TOPOGRAPHY MAPS



# TOPOGRAPHY MAPS





# FSA INFORMATION

# FSA INFORMATION

## TRACTS 1 & 2

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1181  
Prepared : Jul 22, 2019  
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None  
ARCPLC G/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
173.13	132.91	132.91	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	132.91	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	66.60	0.00	0	129	
Soybeans	66.30	0.00	0	47	
<b>TOTAL</b>	<b>132.90</b>	<b>0.00</b>			

#### NOTES

--

Tract Number : 1959  
Description : K8/T30N R10E/SEC5/Jefferson Twp/Whitley Co  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : REAL ESTATE RES INC  
Other Producers :  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
173.13	132.91	132.91	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	132.91	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

# FSA INFORMATION

## TRACTS 1 & 2

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

**FARM : 1181**  
**Prepared :** Jul 22, 2019  
**Crop Year :** 2019

**Tract 1959 Continued ...**

Corn	66.60	0.00	0	129
Soybeans	66.30	0.00	0	47
<b>TOTAL</b>	<b>132.90</b>	<b>0.00</b>		

**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.

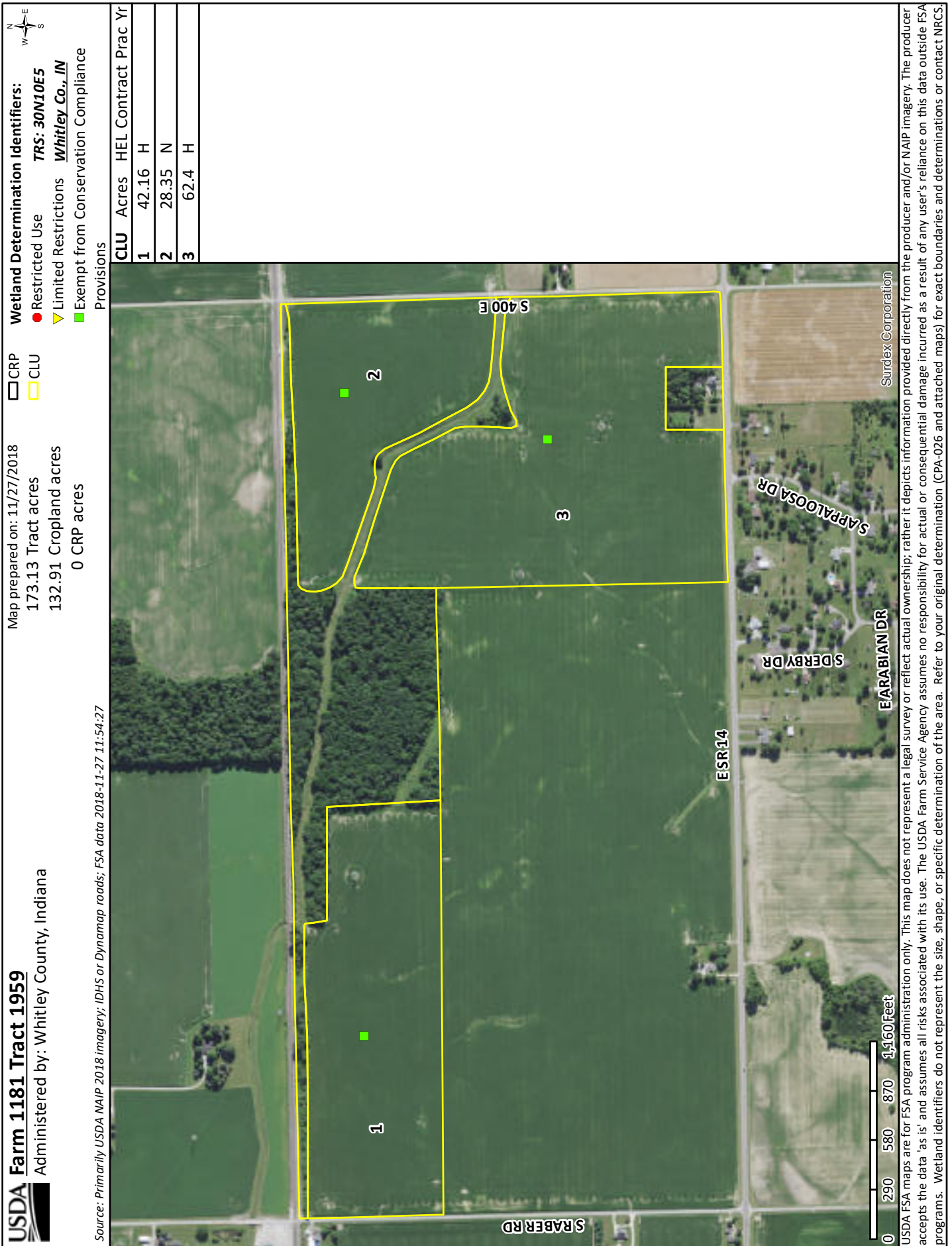
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# FSA INFORMATION

## TRACTS 1 & 2



**USDA Farm 1181 Tract 1959**  
 Administered by: Whitley County, Indiana

Map prepared on: 11/27/2018  
 173.13 Tract acres  
 132.91 Cropland acres  
 0 CRP acres

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2018-11-27 11:54:27

**Wetland Determination Identifiers:**  
 Restricted Use ● TRS: 30N10E5  
 Limited Restrictions ▼ Whitley Co., IN  
 Exempt from Conservation Compliance ■

Provisions

CLU	Acres	HEL Contract	Prac Yr
1	42.16	H	
2	28.35	N	
3	62.4	H	

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.

# FSA INFORMATION

## TRACTS 3 & 4

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3958  
Prepared : Jul 22, 2019  
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None  
ARCPLC G/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
72.35	35.79	35.79	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	35.79	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	14.05	0.00	0	128	
Soybeans	14.05	0.00	0	49	
<b>TOTAL</b>	<b>28.10</b>	<b>0.00</b>			

#### NOTES

Tract Number : 10245  
Description : I9/T30N R10E/SEC18/Jefferson Twp/Whitley Co  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : REAL ESTATE RES INC  
Other Producers :  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
72.35	35.79	35.79	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	35.79	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



# FSA INFORMATION

## TRACTS 3 & 4

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

**FARM : 3958**  
**Prepared :** Jul 22, 2019  
**Crop Year :** 2019

**Tract 10245 Continued ...**

Corn	14.05	0.00	0	128
Soybeans	14.05	0.00	0	49
<b>TOTAL</b>	<b>28.10</b>	<b>0.00</b>		

**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.*

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

# FSA INFORMATION

## TRACTS 3 & 4

**USDA Farm 3958 Tract 10245**

Administered by: Whitley County, Indiana

Map prepared on: 11/27/2018  
 72.35 Tract acres  
 35.79 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**

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

**TRS: 30N10E18**  
**Whitley Co., IN**

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2018-11-27 11:54:27



CLU	Acres	HEL Contract	Prac Yr
1	34.45	N	
2	1.34	N	

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.



# FSA INFORMATION

## TRACT 5

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3835  
Prepared : Jul 22, 2019  
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None  
ARCPLC G/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
44.82	35.56	35.56	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	35.56	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	19.30	0.00	0	143	
Soybeans	16.26	0.00	0	49	
<b>TOTAL</b>	<b>35.56</b>	<b>0.00</b>			

#### NOTES

--

Tract Number : 10153  
Description : I9/T30N R10E/SEC18/JEFFERSON TWP/WHITLEY CO  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : REAL ESTATE RES INC  
Other Producers :  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
44.82	35.56	35.56	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	35.56	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

# FSA INFORMATION

## TRACT 5

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

**FARM : 3835**  
**Prepared :** Jul 22, 2019  
**Crop Year :** 2019

**Tract 10153 Continued ...**

Corn	19.30	0.00	0	143
Soybeans	16.26	0.00	0	49
<b>TOTAL</b>	<b>35.56</b>	<b>0.00</b>		

**NOTES**

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# FSA INFORMATION

## TRACT 5

**USDA Farm 3835 Tract 10153**

Map prepared on: 11/27/2018

Administered by: Whitley County, Indiana

CRP

TRS: 30N10E18

CLU

Whitley Co., IN



44.82 Tract acres

35.56 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2018-11-27 11:54:27



CLU	Acres	HEL	Contract	Prac	Yr
1	35.56	N			

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# COUNTY PROPERTY REPORTS



# COUNTY PROPERTY REPORTS

## TRACTS 1 & 2



### Summary

Parcel ID 92-10-05-000-305.000-006  
 Alternate ID 9207-30-05-305  
 Property Address S Raber Rd  
 Columbia City, IN 46725  
 Sec/Twp/Rng 5/30/10  
 Tax Set Jefferson Township  
 Subdivision N/A  
 Brief Tax Description PT SW4 S5 T30 R10 4.14A  
 (Note: Not to be used on legal documents)  
 Book/Page N/A  
 Acres 4.140  
 Class 100 - Ag - Vacant lot

### Owners

Deeded Owner  
 Real Estate Resources Inc  
 PO Box 508  
 Columbia City, IN 46725

### Taxing District

County: Whitley  
 Township: JEFFERSON TOWNSHIP  
 State District: 006 JEFFERSON TOWNSHIP  
 Local District: 040  
 School Corp: WHITLEY COUNTY CONSOLIDATED  
 Neighborhood: 920610-006 JEFFERSON AG & RURAL

### Site Description

Topography: Flat  
 Public Utilities: Electricity  
 Street or Road: Paved  
 Area Quality: Static  
 Parcel Acreage: 4.14

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.1590	\$1,610.00	\$1,369.00	\$217.67	(\$100.00)	\$0.00
Tillable Cropland	GSB2	0	0	2.1180	\$1,610.00	\$1,240.00	\$2,626.32	\$0.00	\$2,630.00
Tillable Cropland	HBA	0	0	0.3880	\$1,610.00	\$1,707.00	\$662.32	\$0.00	\$660.00
Tillable Cropland	MG	0	0	1.2000	\$1,610.00	\$1,852.00	\$2,222.40	\$0.00	\$2,220.00

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
	Real Estate Resources Inc			\$0.00

### Valuation

Assessment Year	2019	2019 (2)	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending	54-Annual Trending
As Of Date	6/27/2019	4/16/2019	1/1/2018	1/1/2017	1/1/2016
Land	\$5,700	\$5,700	\$5,900	\$6,800	\$7,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$5,700	\$5,700	\$5,500	\$6,400	\$6,700
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
<b>Total</b>	<b>\$5,700</b>	<b>\$5,700</b>	<b>\$5,900</b>	<b>\$6,800</b>	<b>\$7,200</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$5,700	\$5,700	\$5,500	\$6,400	\$6,700
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.

# COUNTY PROPERTY REPORTS

## TRACTS 1 & 2

### Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$46.97	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$46.97	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$53.76	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Mowrey J1 A 1st Installment Tax	\$25.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$53.76	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Mowrey J1 A 2nd Installment Tax	\$25.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$52.74	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$52.74	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$53.95	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$53.95	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$50.78	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$50.78	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$45.18	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$45.18	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$42.84	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$42.84	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$36.80	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$36.80	\$0.00

### Total:

Tax Year	Amount	Bal Due
2018 Pay 2019	\$93.94	\$0.00
2017 Pay 2018	\$157.52	\$0.00
2016 Pay 2017	\$105.48	\$0.00
2015 Pay 2016	\$107.90	\$0.00
2014 Pay 2015	\$101.56	\$0.00
2013 Pay 2014	\$90.36	\$0.00
2012 Pay 2013	\$85.68	\$0.00
2011 Pay 2012	\$73.60	\$0.00

*Property taxes for 2018 Pay 2019 are certified.*

*First installment for 2018 Pay 2019 tax is due May 10th. The second installment is due November 12th.*

## Payments

### Detail:

Tax Year	Payment Date	Paid By	Amount
2018 Pay 2019	5/8/2019	Real Estate Resources Inc	\$93.94
2017 Pay 2018	5/4/2018	Real Estate Resources Inc	\$157.52
2016 Pay 2017	5/8/2017	Real Estate Resources Inc	\$105.48
2015 Pay 2016	4/29/2016	Real Estate Resources Inc	\$107.90
2014 Pay 2015	4/28/2015	Real Estate Resources Inc	\$101.56
2013 Pay 2014	5/13/2014	Real Estate Resources Inc	\$90.36
2012 Pay 2013	5/9/2013	Real Estate Resources Inc	\$85.68
2011 Pay 2012	5/10/2012	Real Estate Resources Inc	\$73.60

### Total:

Tax Year	Amount
2018 Pay 2019	\$93.94
2017 Pay 2018	\$157.52
2016 Pay 2017	\$105.48
2015 Pay 2016	\$107.90
2014 Pay 2015	\$101.56
2013 Pay 2014	\$90.36
2012 Pay 2013	\$85.68
2011 Pay 2012	\$73.60

## 2018 Property Record Cards

[92-10-05-000-305.000-006](https://www.whitleycounty.com/92-10-05-000-305.000-006)

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

Developed by  
 Schneider  
 GEOSPATIAL



# COUNTY PROPERTY REPORTS

## TRACTS 1 & 2



### Summary

**Parcel ID** 92-10-05-000-304.000-006  
**Alternate ID** 9207-30-05-304  
**Property Address** S Raber Rd  
 Columbia City, IN 46725  
**Sec/Twp/Rng** 5/30/10  
**Tax Set** Jefferson Township  
**Subdivision** N/A  
**Brief Tax Description** N 68.67A IN S2 EX 4.14A S5 T30 R10 64.53A  
 (Note: Not to be used on legal documents)  
**Book/Page** N/A  
**Acres** 64.530  
**Class** 100 - Ag - Vacant lot

### Owners

**Deeded Owner**  
 Real Estate Resources Inc  
 PO Box 508  
 Columbia City, IN 46725

### Taxing District

**County:** Whitley  
**Township:** JEFFERSON TOWNSHIP  
**State District:** 006 JEFFERSON TOWNSHIP  
**Local District:** 040  
**School Corp:** WHITLEY COUNTY CONSOLIDATED  
**Neighborhood:** 920610-006 JEFFERSON AG & RURAL

### Site Description

**Topography:** Flat  
**Public Utilities:** Electricity  
**Street or Road:** Paved  
**Area Quality** Static  
**Parcel Acreage:** 64.53

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch	AE	0	0	4.7330	\$1,610.00	\$1,369.00	\$6,479.48	(\$100.00)	\$0.00
Road Right of Way	AE	0	0	0.2730	\$1,610.00	\$1,369.00	\$373.74	(\$100.00)	\$0.00
Utility Towers	AE	0	0	0.1250	\$1,610.00	\$1,369.00	\$171.13	(\$100.00)	\$0.00
Non-tillable Land	BMA	0	0	0.1830	\$1,610.00	\$1,433.00	\$262.24	(\$60.00)	\$100.00
Tillable Cropland	BMA	0	0	0.2190	\$1,610.00	\$1,433.00	\$313.83	\$0.00	\$310.00
Non-tillable Land	BMB2	0	0	1.0600	\$1,610.00	\$1,369.00	\$1,451.14	(\$60.00)	\$580.00
Tillable Cropland	BMB2	0	0	9.0680	\$1,610.00	\$1,369.00	\$12,414.09	\$0.00	\$12,410.00
Woodland	BMB2	0	0	2.3770	\$1,610.00	\$1,369.00	\$3,254.11	(\$80.00)	\$650.00
Woodland	BWB	0	0	1.0970	\$1,610.00	\$1,030.00	\$1,129.91	(\$80.00)	\$230.00
Tillable Cropland	BWB	0	0	0.1830	\$1,610.00	\$1,030.00	\$188.49	\$0.00	\$190.00
Tillable Cropland	GSB2	0	0	13.7490	\$1,610.00	\$1,240.00	\$17,048.76	\$0.00	\$17,050.00
Non-tillable Land	GSB2	0	0	0.8410	\$1,610.00	\$1,240.00	\$1,042.84	(\$60.00)	\$420.00
Woodland	GSB2	0	0	4.5340	\$1,610.00	\$1,240.00	\$5,622.16	(\$80.00)	\$1,120.00
Tillable Cropland	HBA	0	0	0.1830	\$1,610.00	\$1,707.00	\$312.38	\$0.00	\$310.00
Woodland	HBA	0	0	1.4630	\$1,610.00	\$1,707.00	\$2,497.34	(\$80.00)	\$500.00
Tillable Cropland	MG	0	0	0.5850	\$1,610.00	\$1,852.00	\$1,083.42	\$0.00	\$1,080.00
Tillable Cropland	MXC3	0	0	3.1450	\$1,610.00	\$966.00	\$3,038.07	\$0.00	\$3,040.00
Non-tillable Land	MXC3	0	0	0.0370	\$1,610.00	\$966.00	\$35.74	(\$60.00)	\$10.00
Woodland	MXC3	0	0	0.0370	\$1,610.00	\$966.00	\$35.74	(\$80.00)	\$10.00
Non-tillable Land	PW	0	0	0.9510	\$1,610.00	\$1,787.00	\$1,699.44	(\$60.00)	\$680.00
Woodland	PW	0	0	0.5120	\$1,610.00	\$1,787.00	\$914.94	(\$80.00)	\$180.00
Tillable Cropland	PW	0	0	11.4450	\$1,610.00	\$1,787.00	\$20,452.22	\$0.00	\$20,450.00
Woodland	RE	0	0	6.9840	\$1,610.00	\$2,061.00	\$14,394.02	(\$80.00)	\$2,880.00
Tillable Cropland	RE	0	0	0.8410	\$1,610.00	\$2,061.00	\$1,733.30	\$0.00	\$1,730.00
Non-tillable Land	RE	0	0	0.5850	\$1,610.00	\$2,061.00	\$1,205.69	(\$60.00)	\$480.00
Woodland	SFB	0	0	0.1100	\$1,610.00	\$1,159.00	\$127.49	(\$80.00)	\$30.00
Tillable Cropland	SFB	0	0	0.1830	\$1,610.00	\$1,159.00	\$212.10	\$0.00	\$210.00

# COUNTY PROPERTY REPORTS

## TRACTS 1 & 2

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
9/7/1989	Real Estate Resources Inc		8909/92	\$0.00
	FROM CROWELL M & R			\$0.00

### Valuation

Assessment Year	2019	2019 (2)	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending	54-Annual Trending
As Of Date	6/27/2019	4/16/2019	1/1/2018	1/1/2017	1/1/2016
Land	\$62,300	\$62,300	\$63,600	\$73,100	\$77,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$62,300	\$62,300	\$64,700	\$74,500	\$78,700
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
<b>Total</b>	<b>\$62,300</b>	<b>\$62,300</b>	<b>\$63,600</b>	<b>\$73,100</b>	<b>\$77,500</b>
<b>Total Res (1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Non Res (2)</b>	<b>\$62,300</b>	<b>\$62,300</b>	<b>\$64,700</b>	<b>\$74,500</b>	<b>\$78,700</b>
<b>Total Non Res (3)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### 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.*

#### Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$506.35	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$506.35	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$577.97	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Mowrey J1 A 1st Installment Tax	\$80.67	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$577.97	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Mowrey J1 A 2nd Installment Tax	\$80.66	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$567.73	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$567.73	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$582.67	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$582.67	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$548.37	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$548.37	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$483.82	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$483.82	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$460.53	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$460.53	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$396.78	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$396.78	\$0.00

#### Total:

Tax Year	Amount	Bal Due
2018 Pay 2019	\$1,012.70	\$0.00
2017 Pay 2018	\$1,317.27	\$0.00
2016 Pay 2017	\$1,135.46	\$0.00
2015 Pay 2016	\$1,165.34	\$0.00
2014 Pay 2015	\$1,096.74	\$0.00
2013 Pay 2014	\$967.64	\$0.00
2012 Pay 2013	\$921.06	\$0.00
2011 Pay 2012	\$793.56	\$0.00

*Property taxes for 2018 Pay 2019 are certified.*

*First installment for 2018 Pay 2019 tax is due May 10th. The second installment is due November 12th.*

### Payments

#### Detail:

Tax Year	Payment Date	Paid By	Amount
2018 Pay 2019	5/8/2019	Real Estate Resources Inc	\$1,012.70
2017 Pay 2018	5/4/2018	Real Estate Resources Inc	\$1,317.27
2016 Pay 2017	5/8/2017	Real Estate Resources Inc	\$1,135.46



# COUNTY PROPERTY REPORTS

## TRACTS 1 & 2

Tax Year	Payment Date	Paid By	Amount
2015 Pay 2016	4/29/2016	Real Estate Resources Inc	\$1,165.34
2014 Pay 2015	4/28/2015	Real Estate Resources Inc	\$1,096.74
2013 Pay 2014	5/13/2014	Real Estate Resources Inc	\$967.64
2012 Pay 2013	5/9/2013	Real Estate Resources Inc	\$921.06
2011 Pay 2012	5/10/2012	Real Estate Resources Inc	\$793.56

**Total:**

Tax Year	Amount
2018 Pay 2019	\$1,012.70
2017 Pay 2018	\$1,317.27
2016 Pay 2017	\$1,135.46
2015 Pay 2016	\$1,165.34
2014 Pay 2015	\$1,096.74
2013 Pay 2014	\$967.64
2012 Pay 2013	\$921.06
2011 Pay 2012	\$793.56

### 2018 Property Record Cards

92-10-05-000-304.000-006

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Sketches.

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# COUNTY PROPERTY REPORTS

## TRACT 3



### Summary

**Parcel ID** 92-10-18-000-404.000-006  
**Alternate ID** 9207-30-18-404  
**Property Address** E Evergreen Rd  
 Columbia City, IN 46725  
**Sec/Twp/Rng** 18/30/10  
**Tax Set** Jefferson Township  
**Subdivision** N/A  
**Brief Tax Description** E2 NW4 EX W 30A EX 6.197A EX 23.55A EX 4.82A S18 T30 R10 15.433A  
 (Note: Not to be used on legal documents)  
**Book/Page** N/A  
**Acres** 15.433  
**Class** 100 - Ag - Vacant lot

### Owners

**Deeded Owner**  
[Real Estate Resources Inc](#)  
 PO Box 508  
 Columbia City, IN 46725

### Taxing District

**County:** Whitley  
**Township:** JEFFERSON TOWNSHIP  
**State District** 006 JEFFERSON TOWNSHIP  
**Local District:** 040  
**School Corp:** WHITLEY COUNTY CONSOLIDATED  
**Neighborhood:** 920610-006 JEFFERSON AG & RURAL

### Site Description

**Topography:** Flat  
**Public Utilities:** Electricity  
**Street or Road:** Paved  
**Area Quality** Static  
**Parcel Acreage:** 15.433

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.5480	\$1,610.00	\$1,369.00	\$750.21	(\$100.00)	\$0.00
Tillable Cropland	BMB2	0	0	7.9260	\$1,610.00	\$1,369.00	\$10,850.69	\$0.00	\$10,850.00
Woodland	BMB2	0	0	0.0730	\$1,610.00	\$1,369.00	\$99.94	(\$80.00)	\$20.00
Tillable Cropland	GSB2	0	0	1.9830	\$1,610.00	\$1,240.00	\$2,458.92	\$0.00	\$2,460.00
Woodland	MG	0	0	0.1100	\$1,610.00	\$1,852.00	\$203.72	(\$80.00)	\$40.00
Tillable Cropland	MG	0	0	2.8200	\$1,610.00	\$1,852.00	\$5,222.64	\$0.00	\$5,220.00
Tillable Cropland	PW	0	0	1.9100	\$1,610.00	\$1,787.00	\$3,413.17	\$0.00	\$3,410.00

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
1/13/1999	Real Estate Resources Inc		9901/334	\$0.00
5/26/1998	SURVEY		9805/680	\$0.00
5/26/1998	TSCHANTZ T TRUSTEE		9805/675	\$0.00
5/26/1998	SPLIT 4.82A TO TSCHANTZ T TRUSTEE		9805/658	\$0.00
5/26/1998	SPLIT 23.55A TO STETZEL R & K		9805/660	\$0.00
9/4/1997	SPLIT 6.197A TO MINER D & J		9709/92	\$0.00
9/4/1997	UND 19% TO TERRIE TSCHANTZ AS TRUSTE		9709/91	\$0.00
9/4/1997	UND 12% TO SCOTT TSCHANTZ		9709/90	\$0.00
	UND 19% TO TERRIE TSCHANTZ AS TRUSTE			\$0.00

### Valuation

Assessment Year	2019	2019 (2)	2018	2017	2016
<b>Reason</b>	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending	54-Annual Trending
<b>As Of Date</b>	6/27/2019	4/16/2019	1/1/2018	1/1/2017	1/1/2016
<b>Land</b>	\$21,400	\$21,400	\$22,100	\$25,400	\$26,900
<b>Land Res (1)</b>	\$0	\$0	\$0	\$0	\$0
<b>Land Non Res (2)</b>	\$21,400	\$21,400	\$22,000	\$25,300	\$26,900
<b>Land Non Res (3)</b>	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$0	\$0	\$0	\$0	\$0

# COUNTY PROPERTY REPORTS

## TRACT 3

Assessment Year	2019	2019 (2)	2018	2017	2016
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
<b>Total</b>	<b>\$21,400</b>	<b>\$21,400</b>	<b>\$22,100</b>	<b>\$25,400</b>	<b>\$26,900</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$21,400	\$21,400	\$22,000	\$25,300	\$26,900
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.*

#### Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$175.95	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$154.33	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$175.95	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$154.33	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$200.83	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$154.33	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$200.83	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$154.33	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$197.06	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$154.33	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$197.06	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$154.33	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$202.86	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$154.33	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$202.86	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$154.33	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$190.91	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$154.33	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$190.91	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$154.33	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$168.23	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$46.30	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #15 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$168.23	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #15 2nd Installment Tax	\$50.93	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$159.94	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$46.30	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$159.94	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$137.83	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$46.30	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$137.83	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00

#### Total:

Tax Year	Amount	Bal Due
2018 Pay 2019	\$660.56	\$0.00
2017 Pay 2018	\$710.32	\$0.00
2016 Pay 2017	\$702.78	\$0.00
2015 Pay 2016	\$714.38	\$0.00
2014 Pay 2015	\$690.48	\$0.00
2013 Pay 2014	\$433.69	\$0.00
2012 Pay 2013	\$366.18	\$0.00
2011 Pay 2012	\$321.96	\$0.00

*Property taxes for 2018 Pay 2019 are certified.*

*First installment for 2018 Pay 2019 tax is due May 10th. The second installment is due November 12th.*

### Payments

#### Detail:

Tax Year	Payment Date	Paid By	Amount
2018 Pay 2019	5/8/2019	Real Estate Resources Inc	\$660.56
2017 Pay 2018	5/4/2018	Real Estate Resources Inc	\$710.32



# COUNTY PROPERTY REPORTS

## TRACT 3

Tax Year	Payment Date	Paid By	Amount
2016 Pay 2017	5/8/2017	Real Estate Resources Inc	\$702.78
2015 Pay 2016	4/29/2016	Real Estate Resources Inc	\$714.38
2014 Pay 2015	4/28/2015	Real Estate Resources Inc	\$690.48
2013 Pay 2014	5/13/2014	Real Estate Resources Inc	\$433.69
2012 Pay 2013	5/9/2013	Real Estate Resources Inc	\$366.18
2011 Pay 2012	5/10/2012	Real Estate Resources Inc	\$321.96

**Total:**

Tax Year	Amount
2018 Pay 2019	\$660.56
2017 Pay 2018	\$710.32
2016 Pay 2017	\$702.78
2015 Pay 2016	\$714.38
2014 Pay 2015	\$690.48
2013 Pay 2014	\$433.69
2012 Pay 2013	\$366.18
2011 Pay 2012	\$321.96

### 2018 Property Record Cards

[92-10-18-000-404.000-006](#)

**No data available for the following modules:** Residential Dwellings, Improvements, Transfer History, Deductions, Sketches.

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# COUNTY PROPERTY REPORTS

## TRACT4



### Summary

**Parcel ID** 92-10-18-000-115.000-006  
**Alternate ID** 9207-30-18-115  
**Property Address** E Evergreen Rd  
 Columbia City, IN 46725  
**Sec/Twp/Rng** 18/30/10  
**Tax Set** Jefferson Township  
**Subdivision** N/A  
**Brief Tax Description** PT W2 NE4 Ex 2A S18 T30 R10 27.022A  
 (Note: Not to be used on legal documents)  
[2012070599 - Purchase Copy](#)  
**Book/Page**  
**Acres** 27.022  
**Class** 100 - Ag - Vacant lot

### Owners

**Deeded Owner**  
 Real Estate Resources Inc  
 PO Box 508  
 Columbia City, IN 46725

### Taxing District

**County:** Whitley  
**Township:** JEFFERSON TOWNSHIP  
**State District** 006 JEFFERSON TOWNSHIP  
**Local District:** 040  
**School Corp:** WHITLEY COUNTY CONSOLIDATED  
**Neighborhood:** 920610-006 JEFFERSON AG & RURAL

### Site Description

**Topography:**  
**Public Utilities:**  
**Street or Road:**  
**Area Quality** Static  
**Parcel Acreage:** 27.022

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Woodland	BMA	0	0	0.2940	\$1,610.00	\$1,433.00	\$421.30	(\$80.00)	\$80.00
Non-tillable Land	BMB2	0	0	0.5140	\$1,610.00	\$1,369.00	\$703.67	(\$60.00)	\$280.00
Tillable Cropland	BMB2	0	0	9.7340	\$1,610.00	\$1,369.00	\$13,325.85	\$0.00	\$13,330.00
Woodland	BMB2	0	0	1.9470	\$1,610.00	\$1,369.00	\$2,665.44	(\$80.00)	\$530.00
Road Right of Way	BT	0	0	0.7120	\$1,610.00	\$805.00	\$573.16	(\$100.00)	\$0.00
Tillable Cropland	GSB2	0	0	0.7350	\$1,610.00	\$1,240.00	\$911.40	\$0.00	\$910.00
Non-tillable Land	GSB2	0	0	0.1840	\$1,610.00	\$1,240.00	\$228.16	(\$60.00)	\$90.00
Woodland	MG	0	0	4.8940	\$1,610.00	\$1,852.00	\$9,063.69	(\$80.00)	\$1,810.00
Tillable Cropland	MG	0	0	7.1990	\$1,610.00	\$1,852.00	\$13,332.55	\$0.00	\$13,330.00
Non-tillable Land	MG	0	0	0.1840	\$1,610.00	\$1,852.00	\$340.77	(\$60.00)	\$140.00
Tillable Cropland	PW	0	0	0.3310	\$1,610.00	\$1,787.00	\$591.50	\$0.00	\$590.00
Non-tillable Land	PW	0	0	0.2940	\$1,610.00	\$1,787.00	\$525.38	(\$60.00)	\$210.00

### Transfer History

Date	Type	Instrument	Instr #	Book	Page	From	To
7/30/2012	Split Property	Corporate Warranty Deed	<a href="#">2012070599 - Purchase Copy</a>			Real Estate Resources Inc	Real Estate Resources Inc

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
7/30/2012	Real Estate Resources Inc	2012070599		\$0.00
1/13/1999	Real Estate Resources Inc		9901/334	\$0.00
5/26/1998	SURVEY		9805/680	\$0.00
	SPLIT FROM TSCHANTZ TERRIE ETAL			\$0.00

### Valuation

Assessment Year	2019	2019 (2)	2018	2017	2016
<b>Reason</b>	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending	54-Annual Trending
<b>As Of Date</b>	6/27/2019	4/16/2019	1/1/2018	1/1/2017	1/1/2016

# COUNTY PROPERTY REPORTS

## TRACT 4

Assessment Year	2019	2019 (2)	2018	2017	2016
Land	\$30,300	\$30,300	\$31,300	\$36,000	\$38,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$30,300	\$30,300	\$31,200	\$36,000	\$38,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$30,300</b>	<b>\$30,300</b>	<b>\$31,300</b>	<b>\$36,000</b>	<b>\$38,100</b>
<b>Total Res (1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Non Res (2)</b>	<b>\$30,300</b>	<b>\$30,300</b>	<b>\$31,200</b>	<b>\$36,000</b>	<b>\$38,100</b>
<b>Total Non Res (3)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### 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.*

**Detail:**

Tax Year	Type	Category	Description	Amount	Bal Due
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$249.20	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$270.22	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$249.20	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$270.22	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$284.63	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$270.22	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$284.63	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$270.22	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$279.10	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$270.22	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$279.10	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$270.22	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$287.02	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$270.22	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$287.02	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$270.22	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$270.12	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$270.22	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$270.12	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$270.22	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$237.74	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$81.07	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #15 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$237.74	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #15 2nd Installment Tax	\$89.17	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$229.91	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$87.07	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$229.91	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$198.72	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$87.06	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$198.72	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00

**Total:**

Tax Year	Amount	Bal Due
2018 Pay 2019	\$1,038.84	\$0.00
2017 Pay 2018	\$1,109.70	\$0.00
2016 Pay 2017	\$1,098.64	\$0.00
2015 Pay 2016	\$1,114.48	\$0.00
2014 Pay 2015	\$1,080.68	\$0.00
2013 Pay 2014	\$645.72	\$0.00
2012 Pay 2013	\$546.89	\$0.00
2011 Pay 2012	\$484.50	\$0.00

*Property taxes for 2018 Pay 2019 are certified.*

*First installment for 2018 Pay 2019 tax is due May 10th. The second installment is due November 12th.*



# COUNTY PROPERTY REPORTS

## TRACT 4

### Payments

**Detail:**

Tax Year	Payment Date	Paid By	Amount
2018 Pay 2019	5/8/2019	Real Estate Resources Inc	\$1,038.84
2017 Pay 2018	5/4/2018	Real Estate Resources Inc	\$1,109.70
2016 Pay 2017	5/8/2017	Real Estate Resources Inc	\$1,098.64
2015 Pay 2016	4/29/2016	Real Estate Resources Inc	\$1,114.48
2014 Pay 2015	4/28/2015	Real Estate Resources Inc	\$1,080.68
2013 Pay 2014	5/13/2014	Real Estate Resources Inc	\$645.72
2012 Pay 2013	5/9/2013	Real Estate Resources Inc	\$546.89
2011 Pay 2012	5/10/2012	Real Estate Resources Inc	\$484.50

**Total:**

Tax Year	Amount
2018 Pay 2019	\$1,038.84
2017 Pay 2018	\$1,109.70
2016 Pay 2017	\$1,098.64
2015 Pay 2016	\$1,114.48
2014 Pay 2015	\$1,080.68
2013 Pay 2014	\$645.72
2012 Pay 2013	\$546.89
2011 Pay 2012	\$484.50

### 2018 Property Record Cards

[92-10-18-000-115.000-006](#)

**No data available for the following modules:** Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

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# COUNTY PROPERTY REPORTS

## TRACT 4



### Summary

**Parcel ID** 92-10-18-000-104.900-006  
**Alternate ID** 9207-30-18-104 105  
**Property Address** 2735 E Evergreen Rd  
 Columbia City, IN 46725  
**Sec/Twp/Rng** 18/30/10  
**Tax Set** Jefferson Township  
**Subdivision** N/A  
**Brief Tax Description** PT E2 W2 NE4 S18 T30 R10 1.25A  
 (Note: Not to be used on legal documents)  
[2002110658 - Purchase Copy](#)  
**Book/Page**  
**Acres** 1.250  
**Class** 100 - Ag - Vacant lot

### Owners

**Deeded Owner**  
 Real Estate Resources, Inc  
 PO Box 508  
 Columbia City, IN 46725

### Taxing District

**County:** Whitley  
**Township:** JEFFERSON TOWNSHIP  
**State District** 006 JEFFERSON TOWNSHIP  
**Local District:** 040  
**School Corp:** WHITLEY COUNTY CONSOLIDATED  
**Neighborhood:** 920610-006 JEFFERSON AG & RURAL

### Site Description

**Topography:**  
**Public Utilities:**  
**Street or Road:**  
**Area Quality** Static  
**Parcel Acreage:** 1.25

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BMB2	0	0	0.0530	\$1,610.00	\$1,369.00	\$72.56	\$0.00	\$70.00
Woodland	BMB2	0	0	0.5390	\$1,610.00	\$1,369.00	\$737.89	(\$80.00)	\$150.00
Tillable Cropland	GSB2	0	0	0.1540	\$1,610.00	\$1,240.00	\$190.96	\$0.00	\$190.00
Woodland	MG	0	0	0.5050	\$1,610.00	\$1,852.00	\$935.26	(\$80.00)	\$190.00

### Transfer History

Date	Type	Instrument	Instr #	Book	Page	From	To
11/20/2002	Change Ownership		<a href="#">2002110658 - Purchase Copy</a>			Covington, Ronald R	Real Estate Resources, Inc
6/19/2001	Change Ownership	Warranty Deed	<a href="#">01-6-495 - Purchase Copy</a>			Daniel, Douglas A	Covington, Ronald R

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
11/20/2002	Real Estate Resources, Inc	2002110658		\$15,000.00
6/19/2001	COVINGTON RONALD R		0106/495	\$20,000.00
	FROM DANIEL D & ACREAGE CHG PER SURV			\$0.00

### Valuation

Assessment Year	2019	2019 (2)	2018	2017	2016
<b>Reason</b>	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending	54-Annual Trending
<b>As Of Date</b>	6/27/2019	4/16/2019	1/1/2018	1/1/2017	1/1/2016
<b>Land</b>	\$600	\$600	\$600	\$700	\$700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$600	\$600	\$700	\$700	\$700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$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

# COUNTY PROPERTY REPORTS

## TRACT 4

Assessment Year	2019	2019 (2)	2018	2017	2016
<b>Total</b>	<b>\$600</b>	<b>\$600</b>	<b>\$600</b>	<b>\$700</b>	<b>\$700</b>
<b>Total Res (1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Non Res (2)</b>	<b>\$600</b>	<b>\$600</b>	<b>\$700</b>	<b>\$700</b>	<b>\$700</b>
<b>Total Non Res (3)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### 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.*

#### Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$4.78	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$25.00	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$4.78	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$25.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$5.53	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$25.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$5.53	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$25.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$5.13	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$25.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$5.13	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$25.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$5.75	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$25.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$5.75	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$25.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$5.42	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$25.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$5.42	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$25.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$4.87	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$10.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #15 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$4.87	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #15 2nd Installment Tax	\$5.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$4.28	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$10.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$4.28	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$4.01	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$10.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$4.01	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00

#### Total:

Tax Year	Amount	Bal Due
2018 Pay 2019	\$59.56	\$0.00
2017 Pay 2018	\$61.06	\$0.00
2016 Pay 2017	\$60.26	\$0.00
2015 Pay 2016	\$61.50	\$0.00
2014 Pay 2015	\$60.84	\$0.00
2013 Pay 2014	\$24.74	\$0.00
2012 Pay 2013	\$18.56	\$0.00
2011 Pay 2012	\$18.02	\$0.00

*Property taxes for 2018 Pay 2019 are certified.*

*First installment for 2018 Pay 2019 tax is due May 10th. The second installment is due November 12th.*

### Payments

#### Detail:

Tax Year	Payment Date	Paid By	Amount
2018 Pay 2019	5/8/2019	Real Estate Resources, Inc	\$59.56
2017 Pay 2018	5/4/2018	Real Estate Resources, Inc	\$61.06
2016 Pay 2017	5/8/2017	Real Estate Resources, Inc	\$60.26
2015 Pay 2016	4/29/2016	Real Estate Resources, Inc	\$61.50
2014 Pay 2015	4/28/2015	Real Estate Resources, Inc	\$60.84



# COUNTY PROPERTY REPORTS

## TRACT 4

Tax Year	Payment Date	Paid By	Amount
2013 Pay 2014	5/13/2014	Real Estate Resources, Inc	\$24.74
2012 Pay 2013	5/9/2013	Real Estate Resources, Inc	\$18.56
2011 Pay 2012	5/10/2012	Real Estate Resources, Inc	\$18.02

**Total:**

Tax Year	Amount
2018 Pay 2019	\$59.56
2017 Pay 2018	\$61.06
2016 Pay 2017	\$60.26
2015 Pay 2016	\$61.50
2014 Pay 2015	\$60.84
2013 Pay 2014	\$24.74
2012 Pay 2013	\$18.56
2011 Pay 2012	\$18.02

### 2018 Property Record Cards

[92-10-18-000-104.900-006](#)

**No data available for the following modules:** Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

Last Data Upload: 7/9/2019, 1:37:02 AM

Version 2.2.29

Developed by  
 Schneider  
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# COUNTY PROPERTY REPORTS

## TRACT 5



### Summary

**Parcel ID** 92-10-18-000-112.000-006  
**Alternate ID** 9207-30-18-112  
**Property Address** E Evergreen Rd  
 Columbia City, IN 46725  
**Sec/Twp/Rng** 18/30/10  
**Tax Set** Jefferson Township  
**Subdivision** N/A  
**Brief Tax Description** PT NE4 NE COR Ex .574A S18 T30 R10 43.525A  
 (Note: Not to be used on legal documents)  
[2012070599 - Purchase Copy](#)  
**Book/Page**  
**Acres** 43.525  
**Class** 100 - Ag - Vacant lot

### Owners

**Deeded Owner**  
 Real Estate Resources Inc  
 PO Box 508  
 Columbia City, IN 46725

### Taxing District

**County:** Whitley  
**Township:** JEFFERSON TOWNSHIP  
**State District** 006 JEFFERSON TOWNSHIP  
**Local District:** 040  
**School Corp:** WHITLEY COUNTY CONSOLIDATED  
**Neighborhood:** 920610-006 JEFFERSON AG & RURAL

### Site Description

**Topography:**  
**Public Utilities:**  
**Street or Road:**  
**Area Quality** Static  
**Parcel Acreage:** 43.525

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BMA	0	0	1.7600	\$1,610.00	\$1,433.00	\$2,522.08	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	4.5600	\$1,610.00	\$1,433.00	\$6,534.48	\$0.00	\$6,530.00
Woodland	BMA	0	0	0.2900	\$1,610.00	\$1,433.00	\$415.57	(\$80.00)	\$80.00
Farm Ponds	BMA	0	0	0.0200	\$1,610.00	\$805.00	\$16.10	(\$40.00)	\$10.00
Woodland	BMB2	0	0	3.4800	\$1,610.00	\$1,369.00	\$4,764.12	(\$80.00)	\$950.00
Tillable Cropland	BMB2	0	0	17.0950	\$1,610.00	\$1,369.00	\$23,403.06	\$0.00	\$23,400.00
Tillable Cropland	GSB2	0	0	0.6500	\$1,610.00	\$1,240.00	\$806.00	\$0.00	\$810.00
Woodland	MG	0	0	0.5700	\$1,610.00	\$1,852.00	\$1,055.64	(\$80.00)	\$210.00
Tillable Cropland	MG	0	0	4.2000	\$1,610.00	\$1,852.00	\$7,778.40	\$0.00	\$7,780.00
Tillable Cropland	PW	0	0	10.9000	\$1,610.00	\$1,787.00	\$19,478.30	\$0.00	\$19,480.00

### Transfer History

Date	Type	Instrument	Instr #	Book	Page	From	To
7/30/2012	Split Property	Corporate Warranty Deed	<a href="#">2012070599 - Purchase Copy</a>			Real Estate Resources Inc	Real Estate Resources Inc

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
7/30/2012	Real Estate Resources Inc	2012070599		\$0.00
3/26/1997	Real Estate Resources Inc		9703/453	\$0.00
	SPLIT FROM MORRIS ETAL			\$0.00

### Valuation

Assessment Year	2019	2019 (2)	2018	2017	2016
<b>Reason</b>	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending	54-Annual Trending
<b>As Of Date</b>	6/27/2019	4/16/2019	1/1/2018	1/1/2017	1/1/2016
<b>Land</b>	\$57,400	\$57,400	\$59,200	\$68,100	\$72,100
<b>Land Res (1)</b>	\$0	\$0	\$0	\$0	\$0
<b>Land Non Res (2)</b>	\$57,400	\$57,400	\$59,300	\$68,000	\$72,300

# COUNTY PROPERTY REPORTS

## TRACT 5

Assessment Year	2019	2019 (2)	2018	2017	2016
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
<b>Total</b>	<b>\$57,400</b>	<b>\$57,400</b>	<b>\$59,200</b>	<b>\$68,100</b>	<b>\$72,100</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$57,400	\$57,400	\$59,300	\$68,000	\$72,300
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.*

**Detail:**

Tax Year	Type	Category	Description	Amount	Bal Due
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$471.32	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$435.24	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$471.32	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$435.24	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$538.43	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$435.24	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$538.43	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$435.24	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$528.17	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$435.24	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$528.17	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$435.24	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$543.11	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$435.24	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$543.11	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$435.24	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$511.14	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$435.24	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$511.14	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$435.24	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$450.46	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$130.57	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #15 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$450.46	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #15 2nd Installment Tax	\$143.63	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$433.40	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$132.29	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$433.40	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$373.36	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Goble E #11 1st Installment Tax	\$132.30	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$373.36	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Goble E #11 2nd Installment Tax	\$0.00	\$0.00

**Total:**

Tax Year	Amount	Bal Due
2018 Pay 2019	\$1,813.12	\$0.00
2017 Pay 2018	\$1,947.34	\$0.00
2016 Pay 2017	\$1,926.82	\$0.00
2015 Pay 2016	\$1,956.70	\$0.00
2014 Pay 2015	\$1,892.76	\$0.00
2013 Pay 2014	\$1,175.12	\$0.00
2012 Pay 2013	\$999.09	\$0.00
2011 Pay 2012	\$879.02	\$0.00

*Property taxes for 2018 Pay 2019 are certified.*

*First installment for 2018 Pay 2019 tax is due May 10th. The second installment is due November 12th.*

### Payments

**Detail:**

Tax Year	Payment Date	Paid By	Amount
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# COUNTY PROPERTY REPORTS

## TRACT 5

Tax Year	Payment Date	Paid By	Amount
2018 Pay 2019	5/8/2019	Real Estate Resources Inc	\$1,813.12
2017 Pay 2018	5/4/2018	Real Estate Resources Inc	\$1,947.34
2016 Pay 2017	5/8/2017	Real Estate Resources Inc	\$1,926.82
2015 Pay 2016	4/29/2016	Real Estate Resources Inc	\$1,956.70
2014 Pay 2015	4/28/2015	Real Estate Resources Inc	\$1,892.76
2013 Pay 2014	5/13/2014	Real Estate Resources Inc	\$1,175.12
2012 Pay 2013	5/9/2013	Real Estate Resources Inc	\$999.09
2011 Pay 2012	5/10/2012	Real Estate Resources Inc	\$879.02

**Total:**

Tax Year	Amount
2018 Pay 2019	\$1,813.12
2017 Pay 2018	\$1,947.34
2016 Pay 2017	\$1,926.82
2015 Pay 2016	\$1,956.70
2014 Pay 2015	\$1,892.76
2013 Pay 2014	\$1,175.12
2012 Pay 2013	\$999.09
2011 Pay 2012	\$879.02

### 2018 Property Record Cards

[92-10-18-000-112.000-006](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

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# TITLE COMMITMENT

# TITLE COMMITMENT

## TRACTS 1 & 2

### Schedule A

1. Effective Date: **July 23, 2019 8:00 A.M.**

2. Policy or Policies to be issued: Amount

a. 11/16 Owner's Policy : \$ to be determined

Proposed Insured: **to be determined**

b. \_\_\_\_\_ Loan Policy : \$ \_\_\_\_\_

Proposed Insured:

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 Effective Date vested in:

**Real Estate Resources, Inc., an Indiana Corporation as shown on Instrument #78-2-157 and Instrument #89-9-92, in the Office of the Whitley County Recorder.**

5. The land referred to in this Commitment is described as follows:

**(SEE FULL DESCRIPTION ATTACHED)**



# TITLE COMMITMENT

## TRACTS 1 & 2

A strip of land twelve and fifty hundredths (12.50) chains wide off of the North end of all that part of the South half (1/2) of Section five (5), Township thirty (30) North, Range ten (10) East, which lies West of the East one hundred (100) acres of said South half of said Section five (5), all lying South of the Right-of-way of the New York, Chicago and St. Louis Railroad; the South line of the Right-of-way of said Railroad forming the North boundary line of said tract; containing Sixty Nine and five hundredths (69.05) acres.

EXCEPT the following part of the Southwest quarter of said section, township and range: Beginning at a point on the West line of said quarter section; said point being on the South right-of-way line of the Norfolk and Western Railroad; thence South 300 feet; thence East 601 feet; thence North 300 feet to the South Right-of-way line of said railroad, thence West 601 feet to the point of beginning, containing 4.14 acres (gross) and being subject to a 20 foot county right-of-way off the entire West end thereof, leaving 4.00 acres, (net).

# TITLE COMMITMENT

## TRACTS 1 & 2

Part of the Southwest quarter of Section 5, Township 30 North, Range 10 East, described as follows, to-wit: Beginning at a point on the West line of said quarter section; said point being on the South right-of-way line of the Norfolk and Western Railroad; thence South 300'; thence East 601'; thence North 300' to the South right-of-way line of said railroad, thence West 601' to the point of beginning.

NOTE: According to deed above parcel to contain 4.00 acres, more or less.

# TITLE COMMITMENT

## TRACTS 1 & 2

### Schedule B-1 COMMITMENT

Requirements:

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and changes for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Corporate Deed to Owner's Policy Proposed Insured.



# TITLE COMMITMENT

## TRACTS 1 & 2

### Schedule B-II

#### COMMITMENT

Schedule B of 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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Real Estate Resources, Inc.  
Tax Key Number: 92-10-05-000-304.000-006  
Tax Description: N 68.67A IN S2 EX 4.14A 5-30-10 64.53A  
Valuations: Land - \$63600; Improvements - none; Exemptions - none.  
Taxes for 2018 payable 2019: \$506.35 due May 10 was paid May 8; \$506.35 due November 10 was paid May 8.  
Taxes for the year 2019, a lien for an amount not yet due or payable.  
Possible future assessments on Ditches: #144-000A; #461-000A; #463-000B and #464-000B.  
Tax Key Number: 92-10-05-000-305.000-006  
Tax Description: PT SW4 5-30-10 4.14A  
Valuations: Land - \$5900; Improvements - none; Exemptions - none.  
Taxes for 2018 payable 2019: \$46.97 due May 10 was paid May 8; \$46.97 due November 10 was paid May 8.  
Taxes for the year 2019, a lien for an amount not yet due or payable.  
Possible future assessments on Ditch #144-000A, Ditch #461-000A and Ditch #463-000A.
6. Possible easements for drainage ditches and tile drains.
7. Subject to legal right of way for Raber Road.
8. Subject to legal right of way for an open ditch.
9. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
10. Easement in favor of Indiana & Michigan Electric Company, dated March 10, 1948 and recorded March 19, 1948 in Deed Record 97, page 52.
11. We have made judgment searches vs: Real Estate Resources, Inc.; and found none.

# TITLE COMMITMENT

## TRACTS 1 & 2

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: Effective January 1, 2004, a Sales Disclosure Form and \$15.00 fee must be presented to the County Auditor before a deed can be recorded.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, In a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

# TITLE COMMITMENT

## TRACTS 1 & 2

### Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment. This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

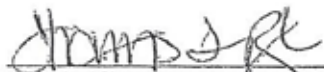
The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Continued on back page

Issued through the Office of

GATES LAND TITLE CORP.  
232 W VAN BUREN ST. STE 106  
COLUMBIA CITY IN 46725  
(260)244-5127

  
Authorized Signatory THOMAS J. PUGH

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By



President

Attest



Secretary



# TITLE COMMITMENT

## TRACTS 1 & 2

In witness whereof, the said Joseph R. Wilkinson and Mildred Wilkinson, husband and wife, each over the age of twenty-one years, have hereunto set their hands and seal, this 18th day of March 1948.

Joseph R. Wilkinson (SEAL)  
Mildred Wilkinson (SEAL)

STATE OF INDIANA WHITLEY, COUNTY, 333

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of March A. D., 1948, personally appeared the within named Joseph R. Wilkinson and Mildred Wilkinson, husband and wife, each over the age of twenty-one years, transference in the above conveyance, and acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned. In witness whereof, I have hereunto subscribed my name and affixed my seal.

My Commission expires August 1, 1949

Asst. J. White, Recorder

John W. Whiteleather (SEAL)  
Notary Public  
(Revenue Stamps, 7.15)

#892 Merritt W. Crowell to Indiana Michigan Electric Company  
Filed March 19, 1948 at 3:00 A. M.

### DEED OF EASEMENT

Merritt W. Crowell  
R. R. #5  
Columbia City, Indiana

Eas. No. 270 Map No. 1572  
Drg. No. 7-4-1171  
Work Order 471/4

THIS INSTRUMENT, made this 10th day of March, 1948 by and between Merritt J. Crowell and Ruth Crowell his wife of the County of Whitley State of Indiana, parties of the first part, and INDIANA MICHIGAN ELECTRIC COMPANY, a corporation organized and existing under the laws of the State of Indiana, having its principal office at 220 East Colfax Ave., South Bend, Indiana, part of the second part,

**WITNESSETH:** That for and in consideration of the sum of One Dollar in hand paid to the parties of the first part by the party of the second part, the receipt of which is hereby acknowledged, said parties of the first part hereby grant, bargain, sell, convey, and warrant to the party of the second part, its successors and assigns forever, a right of way and easement with the right, privilege and authority to said party of the second part, its successors, assigns, lessees, and tenants to construct, erect, operate and maintain a line of towers and wires for the purpose of transmitting electric or other power, including telegraph or telephone wires in, on, along, over, through or across the following described lands situated in Jefferson Township, in the County of Whitley in the State of Indiana, and part of Section 6-5 Township 30-N and Range 10-E and bounded:

On the North by the lands of F. Schlup-L. M. Kock-L. & A. P. Mason-R. Yohe-J. S. Snyder, Jr.  
On the East by the lands of Ralph Yohe-Wm. I. Mowery  
On the South by the lands of M. W. Mowery-C. & R. Connor-J. W. Murback-N. C. Henderson et al  
On the West by the lands of Wallace Williamson-Jacob W. Murback

TOGETHER with the right to said party of the second part, its successors and assigns, to place, erect, maintain, inspect, add to the number of, and relocate at will, towers, cross-arms or fixtures, and string wires and cables, adding thereto from time to time, across, through or over the above described premises, to cut and, at its option, remove from said premises or the premises of the parties of the first part adjoining the same on either side, any trees, overhanging branches or other obstructions which may endanger the safety or interfere with the use of said towers or fixtures or wires attached thereto or any structure on said premises, and the right of ingress and egress to and over said above described premises, and any of the adjoining lands of the parties of the first part, at any and all times, for the purpose of patrolling the line, of repairing, renewing or adding to the number of said towers, structures, fixtures and wires, and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, also the privilege of removing at any time any or all of said improvements erected upon, over, or on said land, together with the easements, privileges and appurtenances in or to said lands which may be required

# TITLE COMMITMENT

## TRACTS 3, 4 & 5

### Schedule A

1. Effective Date: **July 23, 2019 8:00 A.M.**

2. Policy or Policies to be issued: Amount

a. 11/16 Owner's Policy: \$ to be determined

Proposed Insured: **To Be Determined**

b. \_\_\_\_\_ Loan Policy: \$ \_\_\_\_\_

Proposed Insured:

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 Effective Date vested in:

Real Estate Resources, Inc., an Indiana corporation, as shown on Instrument #97-3-453 (Tract I) and Real Estate Resources, Inc., as shown on Instrument #2002110658 (Tract II) and Instrument #98-5-680 (Tract III), in the Office of the Whitley County Recorder.

5. The land referred to in this Commitment is described as follows:

(SEE FULL DESCRIPTION ATTACHED)



# TITLE COMMITMENT

## TRACT 5

### TRACT I

Beginning at a railroad spike found marking the Northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes West (assumed bearing), on and along the East line of said Northeast Quarter, being within the right-of-way of Raber Road, a distance of 1564.35 feet to a P.K. nail found at the point of intersection with the centerline of Evergreen Road, said point of intersection being situated North 00 degrees 00 minutes East, a distance of 1100.2 feet from the Southeast corner of said Northeast Quarter; thence North 85 degrees 46 minutes West, on and along the centerline of said Evergreen Road, a distance of 1234.47 feet to an iron pin at the point of intersection with the Southerly projection of the East line of a certain cemetery tract as recorded in Deed Record "P", page 412 of the records of Whitley County, Indiana; thence North 00 degrees 23 minutes West, on and along the Southerly projection of said East line and on and along said East line, a distance of 181.7 feet to the Northeast corner of said cemetery tract, being a point situated 0.9 feet East of a rail post found; thence North 89 degrees 28 minutes West, on and along the North line of said cemetery tract, a distance of 99.0 feet (6 rods) to an angle iron post found at the point of intersection with the West line of the East Half of said Northeast Quarter; thence North 00 degrees 16 minutes 20 seconds West, on and along the West line of said East Half, a distance of 1298.0 feet (recorded 77 rods which equals 1270.5 feet) to a railroad spike found at the Northwest corner of said East Half; thence South 89 degrees 41 minutes East, on and along the North line of said Northeast Quarter, being within the right-of-way of County Road 700S, a distance of 266.8 feet (recorded 267 feet) to a P.K. nail found at the Northwest corner of a certain 2.00 acre tract of land as recorded in Document Number 77-4-135 of said records; thence South 00 degrees 07 minutes East, on and along the West line of said 2.00 acre tract, a distance of 295.3 feet to an iron pin found at the Southwest corner of said tract; thence South 89 degrees 41 minutes East, on and along the South line of said 2.00 acre tract, a distance of 295.3 feet to an iron pin found at the Southeast corner of said tract; thence North 00 degrees 07 minutes West, on and along the East line of said 2.00 acre tract, a distance of 295.3 feet to a railroad spike found at the Northeast corner of said tract, being a point on the North line of the Northeast Quarter of said Section 18; thence South 89 degrees 41 minutes East, on and along said North line, being within the right-of-way of County Road 700S, a distance of 775.4 feet to the point of beginning, containing 44.099 acres of land, more or less.



# TITLE COMMITMENT

## TRACT 4

### TRACT II

Part of the West Half of the Northeast Quarter of Section 18, Township 30 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at a railroad spike found at the Northeast corner of said West Half; thence  $S00^{\circ}-35'-20''E$  (adjoiners deed bearing) (recorded  $S00^{\circ}-00'W$ ), on and along the East line of said West Half, a distance of 922.3 feet (recorded 923.5 feet) to an iron pin found at the true point of beginning; thence continuing  $S00^{\circ}-35'-20''E$  (recorded  $S00^{\circ}-00'W$ ), on and along said East line, a distance of 375.7 feet to an angle iron post found on the North line of a certain tract of land referred to as a Jefferson Township Cemetery tract as recorded in Deed Record P, page 412 in the records of Whitley County, Indiana; thence  $S89^{\circ}-06'-20''W$  (recorded  $S89^{\circ}-31'W$ , also recorded West), on and along the North line of said tract of land in Deed Record P, page 412, a distance of 99.0 feet to an iron pipe found at the Northwest corner of said tract of land in Deed Record P, page 412; thence  $S01^{\circ}-01'-30''E$  (recorded South), on and along a Westerly line of said tract of land in Deed Record P, page 412, a distance of 69.53 feet (recorded 69.06 feet) to an iron pin at a Southwest corner of said tract of land in Deed Record P, page 412; thence  $S89^{\circ}-06'E$  (recorded  $S88^{\circ}-32'E$ ), on and along a South line of said tract of land in Deed Record P, page 412, a distance of 19.6 feet to an iron pin; thence  $S05^{\circ}-45'E$  (recorded  $S05^{\circ}-11'E$ ), on and along a Westerly line of said tract of land in Deed Record P, page 412, a distance of 94.0 feet to an iron pipe found on the Northerly right-of-way line of Evergreen Road; thence  $N89^{\circ}-06'W$  (recorded  $N88^{\circ}-32'W$ ), on and along said Northerly right-of-way line, a distance of 107.0 feet to an angle iron post found; thence  $N16^{\circ}-39'E$  (recorded  $N17^{\circ}-32'E$ ), a distance of 223.3 feet to an iron pin found; thence  $N01^{\circ}-18'-38''W$  (recorded  $N00^{\circ}-14'W$ ), a distance of 324.3 feet to an iron pin found; thence  $N89^{\circ}-37'-25''E$  (recorded  $S89^{\circ}-36'E$ ), a distance of 115.0 feet to the true point of beginning, containing 1.25 acres of land, more or less, subject to all legal right-of-way, subject to all legal drain easements and all other easements of record.

# TITLE COMMITMENT

## TRACTS 3 & 4

### TRACTS III AND IV

Part of the West Half of the Northeast Quarter, together with part of the East Half of the Northwest Quarter, all being in Section 18, Township 30 North, Range 10 East, Whitley County, Indiana, and all together being more particularly described as follows, to wit:

Commencing at a railroad spike found at the Northwest corner of said Northeast Quarter; thence  $S90^{\circ}-00'E$  (assumed bearing), on and along the North line of said Northeast Quarter, a distance of 711.4 feet to a P.K. nail at the true point of beginning; thence continuing  $S90^{\circ}-00'E$ , on and along said North line, being within the right-of-way of County Road 700S, a distance of 50.0 feet to a P.K. nail found at the Northwest corner of Lot Number 1 in Tschantz's Subdivision; thence  $S00^{\circ}-48'E$ , on and along the West line of said Lot Number 1, a distance of 417.4 feet to an iron pin found at the Southwest corner of said Lot Number 1; thence  $S90^{\circ}-00'E$ , on and along the South line of Lot Number 1 and on and along the South line of Lot Number 2 in Tschantz's Subdivision and on and along the South line of a certain 2.00 acre tract of land as recorded in Document Number 75-2-92 of the records of Whitley County, Indiana, a distance of 571.46 feet (recorded 573 feet) to an iron pin on the East line of the West Half of said Northeast Quarter; thence  $S00^{\circ}-35'-20"E$ , on and along said East line, a distance of 504.9 feet to an iron pin found at the Northeast corner of a certain 1.00 acre tract of land as recorded in Document Number 83-1-46 of said records; thence  $S89^{\circ}-37'-25"W$  (recorded  $N89^{\circ}-36'W$ ), on and along the North line of said 1.00 acre tract, a distance of 115.0 feet to an iron pin at the Northwest corner of said 1.00 acre tract; thence  $S01^{\circ}-18'-38"E$  (recorded  $S00^{\circ}-14'E$ ), on and along a West line of said 1.00 acre tract, a distance of 324.3 feet to an iron pin at a corner of said 1.00 acre tract; thence  $S16^{\circ}-39'W$  (recorded  $S17^{\circ}-32'W$ ), on and along a West line of said 1.00 acre tract and on and along a West line of a certain 0.250 acre tract of land as recorded in Document Number 78-10-378 of said records and the Southerly projection of said West line, a distance of 245.74 feet to an iron pin on the centerline of Evergreen Road; thence  $S89^{\circ}-47'W$ , on and along the centerline of said Evergreen Road and the Westerly projection of said centerline, a distance of 1978.24 feet to an iron pin on the West line of the East Half of the Northwest Quarter of Section 18, Township 30 North, Range 10 East, except the West 30 acres, said West line being established by monuments found; thence  $N00^{\circ}-30'W$ , on and along said West line, a distance of 891.6 feet to a point situated 0.8 feet East of a rail post found, said point also being situated  $N89^{\circ}-58'-20"W$ , a distance of 825.35 feet and  $S00^{\circ}-30'E$ , a distance of 599.0 feet from the Northeast corner of the Northwest Quarter of said Section 18; thence  $N89^{\circ}-55'-20"E$ , a distance of 452.57 feet to an iron pin; thence  $S84^{\circ}-36'E$ , a distance of 883.68 feet to an iron pin; thence  $N00^{\circ}-48'W$ , a distance of 263.8 feet to an iron pin; thence  $S90^{\circ}-00'E$ , a distance of 208.7 feet to an iron pin; thence  $N00^{\circ}-48'W$ , a distance of 417.4 feet to the true point of beginning, containing 45.506 acres of land, more or less.

"C O N T I N U E D"



# TITLE COMMITMENT

## TRACTS 3 & 4

### EXCEPT

Part of the Northeast Quarter of Section 18, Township 30 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at a Mag spike found at the Northeast corner of said Northeast Quarter; thence  $S90^{\circ}-00'-00''W$  (deed bearing and used as the basis of bearings for this description), on and along the North line of said Northeast Quarter, a distance of 1297.50 feet to a Mag nail at the POINT OF BEGINNING; thence continuing  $S90^{\circ}-00'-00''W$ , on and along said North line, being within the right-of-way of County Road 700S, a distance of 40.00 feet to a Mag nail found at the Northwest corner of the East half of said Northeast Quarter, said Mag nail also being at the Northeast corner of the West half of said Northeast Quarter, said Mag nail further being at the Northeast corner of a certain 2.00 acre tract of land as recorded in Document Number 2009050157 in the records of Whitley County, Indiana; thence  $S00^{\circ}-35'-20''E$ , on and along the West line of the East half of said Northeast Quarter, also being on and along the East line of the West half of said Northeast Quarter, further being on and along the East line of said 2.00 acre tract of land, a distance of 417.40 feet to a 5/8-inch iron pin capped "Walker" found at the Southeast corner of said 2.00 acre tract of land; thence  $S90^{\circ}-00'-00''W$ , on and along the South line of said 2.00 acre tract of land, a distance of 207.16 feet (recorded 208.7 feet), to a 5/8-inch iron pin capped "Walker" at the Southwest corner of said 2.00 acre tract of land, said iron pin also being at the Southeast corner of Tschantz's Subdivision as recorded in Plat Book N, page 50 in said records, said iron pin further being situated 0.5 feet West of an iron pipe found at a steel fence post found; thence  $S00^{\circ}-35'-20''E$ , a distance of 420.57 feet to a 5/8-inch iron pin capped "Walker"; thence  $N90^{\circ}-00'-00''E$ , a distance of 207.16 feet to a 5/8-inch iron pin capped "Walker" on the East line of the West half of said Northeast Quarter; thence  $N00^{\circ}-35'-20''W$ , on and along said East line, also being on and along the West line of the East half of said Northeast Quarter, a distance of 212.97 feet to a 5/8-inch iron pin capped "Walker"; thence  $N90^{\circ}-00'-00''E$ , a distance of 40.00 feet to a 5/8-inch iron pin capped "Walker"; thence  $N00^{\circ}-35'-20''W$ , a distance of 625.00 feet to the point of beginning, containing 2.574 acres of land, more or less, subject to legal right-of-way for County Road 700S, subject to all legal drain easements and subject to all other easements of record.



# TITLE COMMITMENT

## TRACTS 3, 4 & 5

### Schedule B-1

COMMITMENT

Requirements:

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and changes for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Corporate Deed to Owner's Policy Proposed Insured.

# TITLE COMMITMENT

## TRACT 5

### Schedule B-II

#### COMMITMENT

#### Tract I

Schedule B of 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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Real Estate Resources, Inc.  
Tax Key Number: 92-10-18-000-112.000-006  
Tax Description: PT NE4 NE COR EX .574A 18-30-10 43.525A  
Valuations: Land - \$59200; Improvements - none; Exemptions - none.  
Taxes for 2018 payable 2019: \$471.32 due May 10 was paid May 8; \$471.32 due November 10 was paid May 8.  
Taxes for the year 2019, a lien for an amount not yet due or payable.  
Possible future assessments on Ditches: #144-000A; #216-000A; #216-011B and #216-015B.
6. Possible easements for drainage ditches and tile drains.
7. Subject to legal right of way for County Road 700S, Raber Road and Evergreen Road.
8. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
9. Easement in favor of Whitley County Rural Electric Membership Corporation, dated March 22, 1937 and recorded September 20, 1937 in Miscellaneous Record T, page 37.
10. We have made judgment searches vs: Real Estate Resources, Inc.; and found none.

"CONTINUED"

# TITLE COMMITMENT

## TRACT 5

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: Effective January 1, 2004, a Sales Disclosure Form and \$15.00 fee must be presented to the County Auditor before a deed can be recorded.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, In a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.



# TITLE COMMITMENT

## TRACT 4

### Schedule B-II

#### COMMITMENT

#### Tract II

Schedule B of 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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Real Estate Resources, Inc.  
Tax Key Number: 92-10-18-000-104.900-006  
Tax Description: PT E2 W2 NE4 18-30-10 1.25A  
Valuations: Land - \$600; Improvements - none; Exemptions - none.  
Taxes for 2018 payable 2019: \$4.78 due May 10 was paid May 8; \$4.78 due November 10 was paid May 8.  
Taxes for the year 2019, a lien for an amount not yet due or payable.  
Possible future assessments on Ditches: #216-000A; #216-011B; #216-015B and #144-000A.
6. Possible easements for drainage ditches and tile drains.
7. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
8. Subject to legal right of way for an open drain.
9. We have made judgment searches vs: Real Estate Resources, Inc.; and found none.

"C O N T I N U E D"

# TITLE COMMITMENT

## TRACT 4

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: Effective January 1, 2004, a Sales Disclosure Form and \$15.00 fee must be presented to the County Auditor before a deed can be recorded.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, In a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

# TITLE COMMITMENT

## TRACTS 3 & 4

### Schedule B-II

#### COMMITMENT

#### Tract III and Tract IV

Schedule B of 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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Real Estate Resources, Inc.  
Tax Key Number: 92-10-18-000-404.000-006  
Tax Description: E2 NW4 EX PTS 18-30-10 15.433A  
Valuations: Land - \$22100; Improvements - none; Exemptions - none.  
Taxes for 2018 payable 2019: \$175.95 due May 10 was paid May 8; \$175.95 due November 10 was paid May 8.  
Taxes for the year 2019, a lien for an amount not yet due or payable.  
Possible future assessments on Ditches: #144-000A; #216-000A; #216-011B; #216-015B; and #216-018B.  
Tax Key Number: 92-10-18-000-115.000-006  
Tax Description: PT W2 NE4 EX 2A 18-30-10 27.022A  
Valuations: Land - \$31300; Improvements - none; Exemptions - none.  
Taxes for 2018 payable 2019: \$249.20 due May 10 was paid May 8; \$249.20 due November 10 was paid May 8.  
Taxes for the year 2019, a lien for an amount not yet due or payable.  
Possible future assessments on Ditches: #144-000A; #216-000A; #216-011B and #216-015B.
6. Possible easements for drainage ditches and tile drains.
7. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
8. Subject to legal right of way for Evergreen Road.
9. Subject to legal tile drain as disclosed by surveyor's report. (see item 9.)
10. Subject to an utility line easement as shown on survey certified April 13, 1998 by Jerry K. Walker, Registered Surveyor.
11. We have made judgment searches vs: Real Estate Resources, Inc.; and found none.

"C O N T I N U E D"



# TITLE COMMITMENT

## TRACTS 3 & 4

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: Effective January 1, 2004, a Sales Disclosure Form and \$15.00 fee must be presented to the County Auditor before a deed can be recorded.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, In a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

# TITLE COMMITMENT

## TRACTS 3, 4 & 5

### Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment. This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

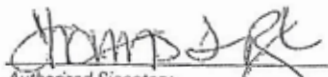
The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Continued on back page

Issued through the Office of

GATES LAND TITLE CORP.  
232 W VAN BUREN ST. STE 106  
COLUMBIA CITY IN 46725  
(260) 244-5127

  
Authorized Signatory THOMAS J. PUGH

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President

Attest  Secretary

# TITLE COMMITMENT

## TRACT 5

ES075/ John Grace Estate

to

Whitley CO.R.E.M.C.

T-37

Filed Sept. 20 1937 at 2 P.M.

### EASEMENT FORM

State of Indiana, County of Whitley SS:

KNOW ALL MEN BY THESE PRESENTS:-

That we, John Grace Estate by William Grace, Executor of Whitley County, State of Indiana, hereinafter called grantors, in consideration of the sum of one dollar and other valuable considerations, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto said Whitley County Rural Electric Membership Corporation, hereinafter called grantee, its successors and assigns, an easement to enter upon the property hereinafter described and, within 7 feet from the line for the transmission or distribution of electric energy which said grantee is building along the highway which is along the north side of said property and to stretch or sink 1 anchor weights or posts in said property and to stretch or place cables or other connections between said anchors and any poles or other parts of said line so that said anchors and connections will support or strengthen said poles or other parts, and to maintain said anchors and connections as long as said line exists along said highway. Said property being described as follows: The east one-half of the Northeast Quarter of Section 18, Township 30 North, Range 10 East, Indiana-7-Whitley

Together with the right to enter upon said property and do any and all digging, filling, passing, repassing, transporting of materials and tools necessary or incidental to the installation, repairing, replacing or maintenance of such anchors and cables or connections; or to the removal of the same if and when such line ceases to exist or to be used for its aforementioned purposes along said highway, which removal is hereby consented to by the grantors.

To have and to hold said easement, together with all and singular the rights and privileges pertaining thereto, unto said grantee, its successors and assigns, forever.

Said grantors covenant and warrant that they are law fully seized and possessed of all the property described above, that they have good right and lawful authority to convey said easement for the purposes herein expressed and that said property is free and clear of any deed of trust, mortgage, lien, charge or encumbrance thereon affecting said easement, except taxes or assessments not yet due, and said grantors, for themselves, their heirs, executors, administrators and assigns, covenant that they will forever warrant and defend said easement against any and all claims and demands whatsoever.

Witness our hands and seals this 22 day of Mar., 1937

John Grace Estate

Wm F. Grace, Executor----- (Seal)

### ACKNOWLEDGMENT

State of Indiana, County of Whitley

Before me, a notary public, personally appeared William F. Grace Executor for the estate of Jno. Grace this 15 day of July, 1937 and acknowledged the execution of the foregoing easement.

Shanton S. Trachsel





# PROPERTY PHOTOS



TRACT 1



TRACT 1





**TRACTS 3 & 4**



**TRACT 4**





**TRACT 5**



**TRACT 5**





**TRACT 5**



**TRACT 5**





**TRACT 1**



**TRACTS 1 & 2**





**TRACT 2**



**TRACTS 3, 4 & 5**





**TRACTS 3 & 4**



**TRACT 4**





**TRACTS 4 & 5**



**TRACT 5**







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