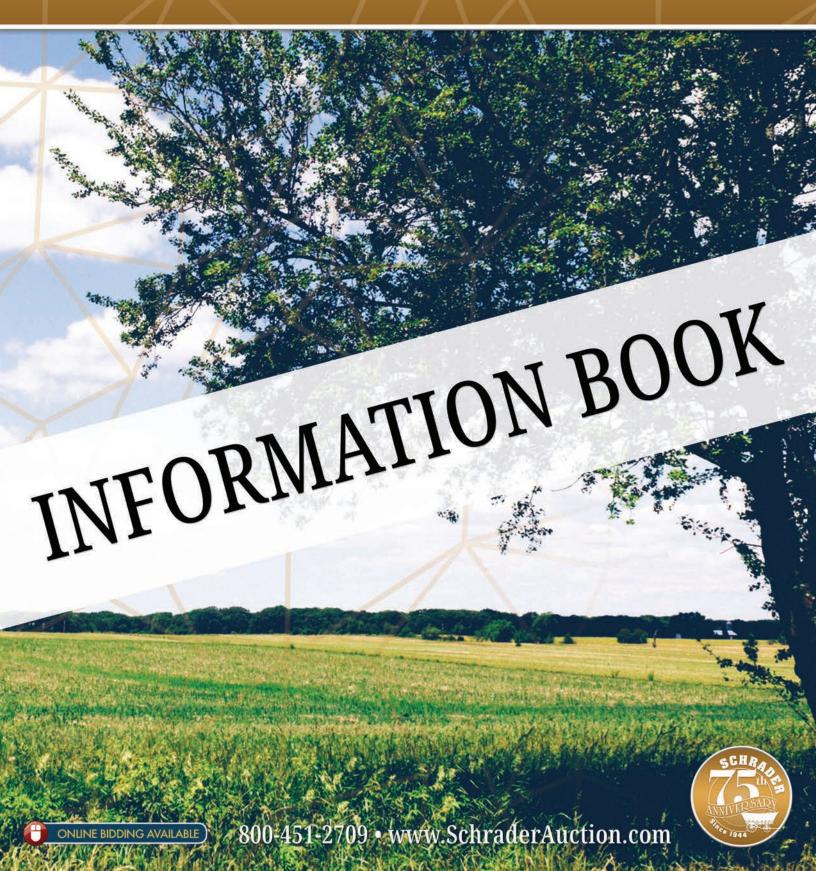
WELLS COUNTY, IN LAND AUCTION

Thursday, November 7 • 6pm

Held at the Lighted Garden Reception Hall | Ossian, IN

118 ± Acres Offered in 4 Tracts



DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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SELLER: Graft Heritage Farms, LLC



950 N. Liberty Dr., Columbia City, IN 46725 260-244-7606 or 800-451-2709 SchraderAuction.com

BOOKLET INDEX

BIDDER PRE-REGISTRATION
ONLINE BIDDING REGISTRATION FORM
LOCATION MAPS
AERIAL & SOIL MAPS
FARM RECORD
COUNTY TAX INFO
ASSESSOR CARD & PLAT MAP
NATIONAL WETLANDS INVENTORY INFO
PRELIMINARY TITLE AGREEMENT



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THUSDAY, NOVEMBER 7, 2019 118 ACRES – BLUFFTON, 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 <u>auctions@schraderauction.com</u> or fax to 260-244-4431, no later than Thursday, October 31, 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 A	UCTION?
☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio	o 🗆 TV 🗆 Friend
□ Other	
WOULD YOU LIKE TO BE NOTIFIED OF FUT	TURE AUCTIONS?
☐ Regular Mail ☐ E-Mail	
\Box Tillable \Box Pasture \Box Ranch \Box Timber \Box Recreation	onal Building Sites
What states are you interested in?	
Note: If you will be bidding for a partnership, corporation or other entity, y with you to the auction which authorizes you to bid and sign a Purchase Ag	O O
I hereby agree to comply with terms of this sale including, but not limited to, premiums, and signing and performing in accordance with the contract if I am Real Estate and Auction Company, Inc. represents the Seller in this transaction	the successful bidder. Schrader
Signature: D	ate:

Online Auction Bidder Registration 118± Acres • Wells County, Indiana Thursday, November 7, 2019

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

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

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

1. My name and physical address is as follows:

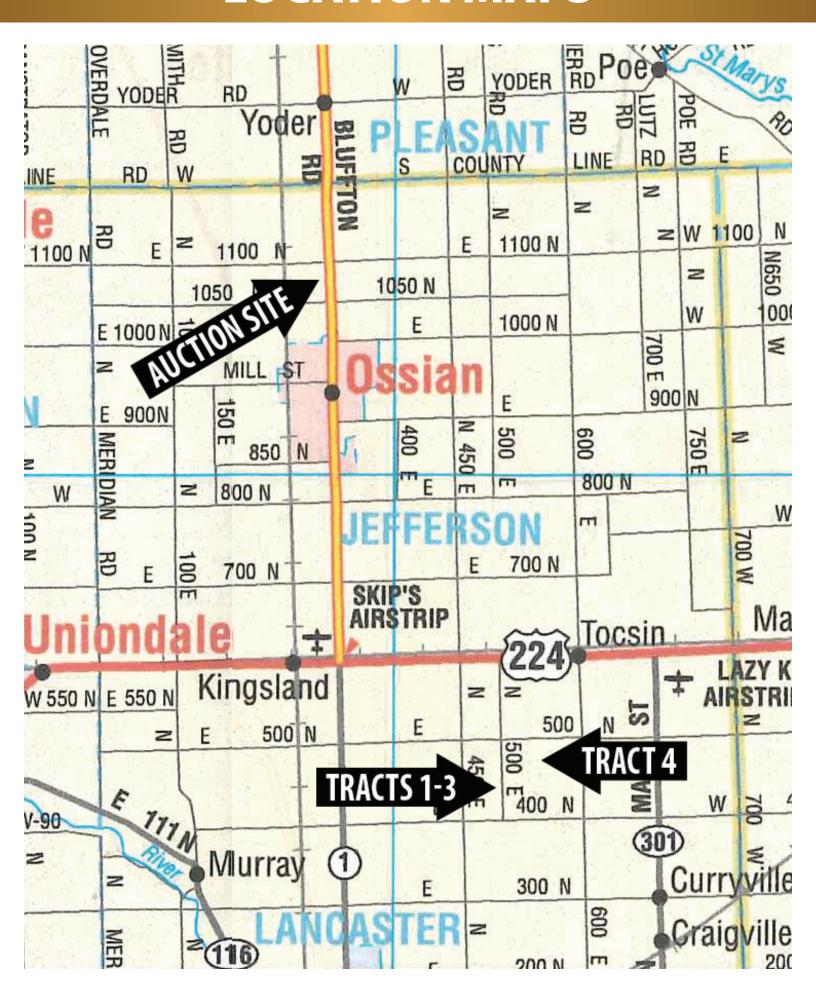
	My phone number is:
2.	I have received the Real Estate Bidder's Package for the auction being held on Thursday, November 7, 2019 at 6:00 PM.
3.	I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4.	I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5.	I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6.	I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.
	Schrader Real Estate & Auction Company, Inc. 950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725 Phone 260-244-7606; Fax 260-244-4431

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

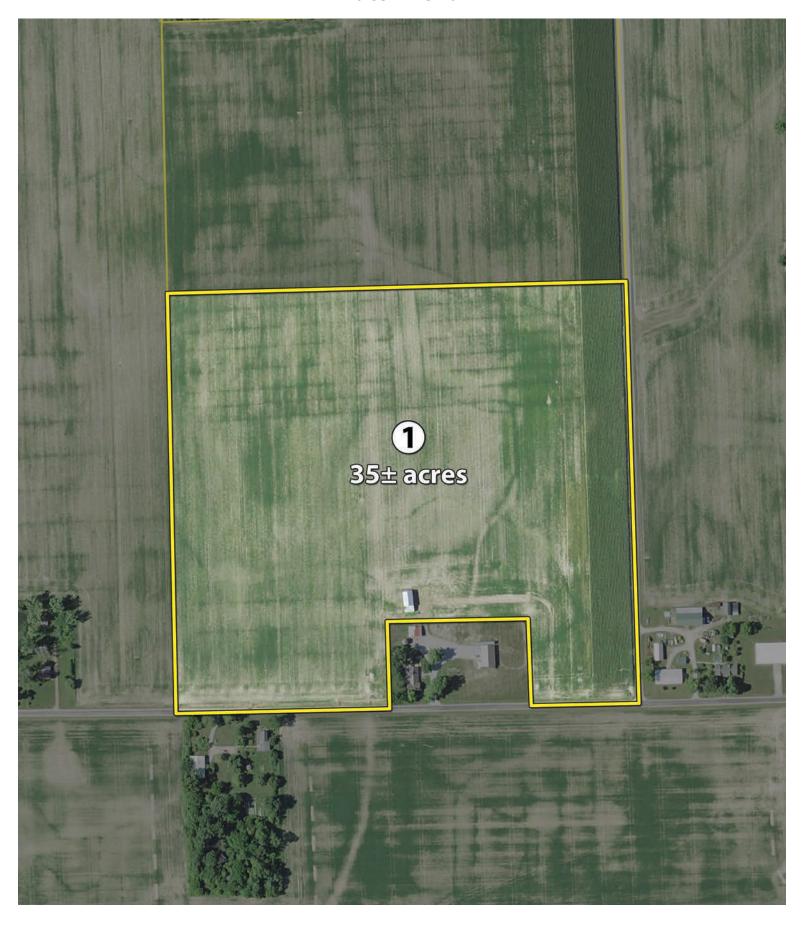
7.	My bank routing number is and bank account number is									
	(This for return of your deposit money). My bank name, address and phone number is:									
8.	TECHNOLOGY DISCLAIMER: Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet <i>in lieu of actually attending the auction</i> as a personal convenience to me.									
9.	This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by 4:00 PM, Thursday, October 31, 2019 . Send your deposit and return this form via fax to: 260-244-4431 .									
I unde	rstand and agree to the above statements.									
Regist	ered Bidder's signature Date									
Printed	d Name									
This d	ocument must be completed in full.									
	receipt of this completed form and your deposit money, you will be sent a bidder number assword via e-mail. Please confirm your e-mail address below:									
E-mail	address of registered bidder:									
conver	you for your cooperation. We hope your online bidding experience is satisfying and nient. If you have any comments or suggestions, please send them to: @schraderauction.com or call Kevin Jordan at 260-229-1904.									

LOCATION MAPS

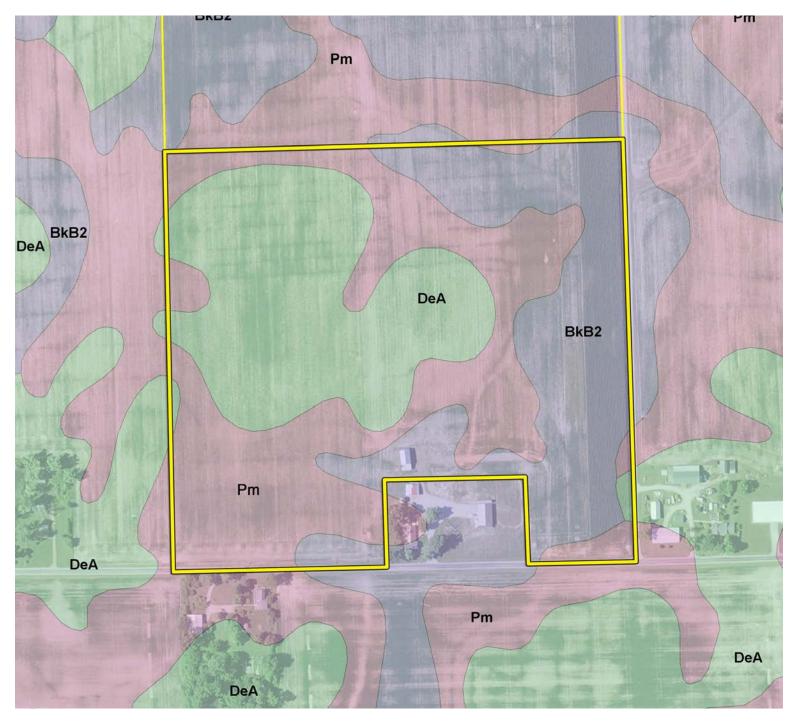
LOCATION MAPS



Tract 1 Aerial



Tract 1 Soils



Area S	Area Symbol: IN179, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture		
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	13.57	37.6%	llw	5	157		47	64	11		
	Del Rey-Blount silt loams, 0 to 1 percent slopes	11.81	32.7%	llw	5	126	8	41	57			
	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	10.73	29.7%	lle	5	122	8	40	55			
	Weighted Average					136.5	5	43	59	4.1		

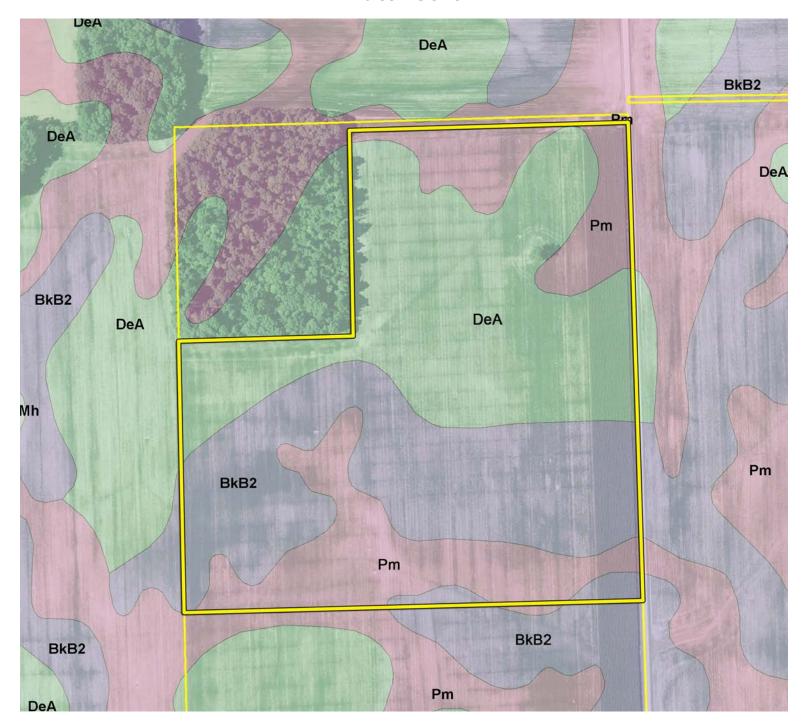
Tract 1 Topography



Tract 2 Aerial

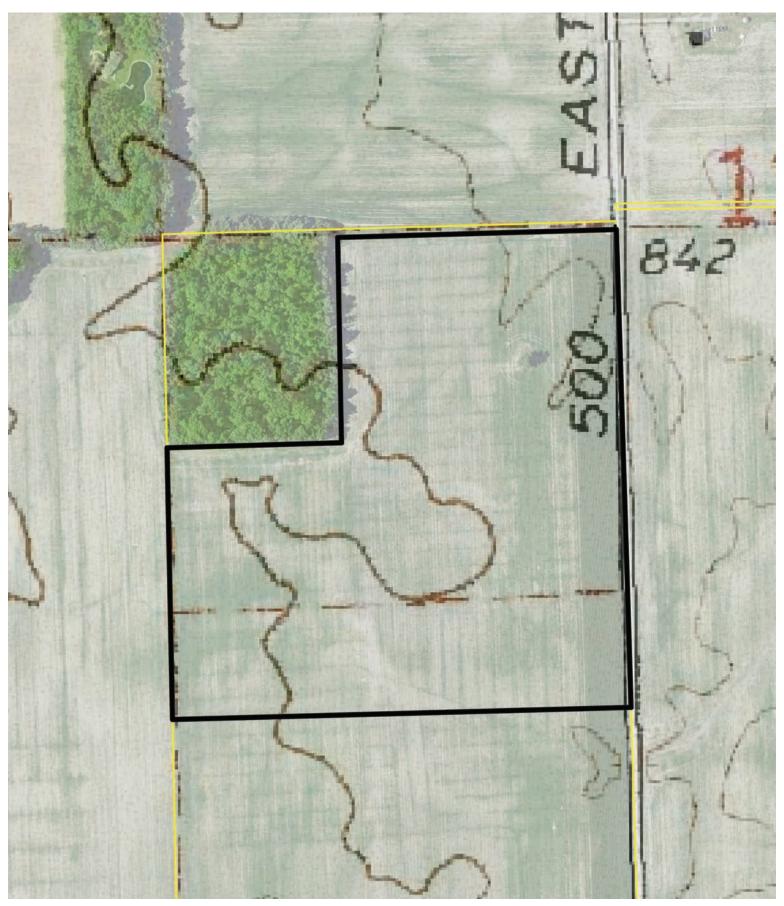


Tract 2 Soils



Area S	Area Symbol: IN179, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture		
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	14.67	40.6%	llw	5	126	8	41	57			
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	12.28	34.0%	lle	5	122	8	40	55			
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	9.16	25.4%	llw	5	157		47	64	11		
		d Average	5	132.5	6	42.2	58.1	2.8				

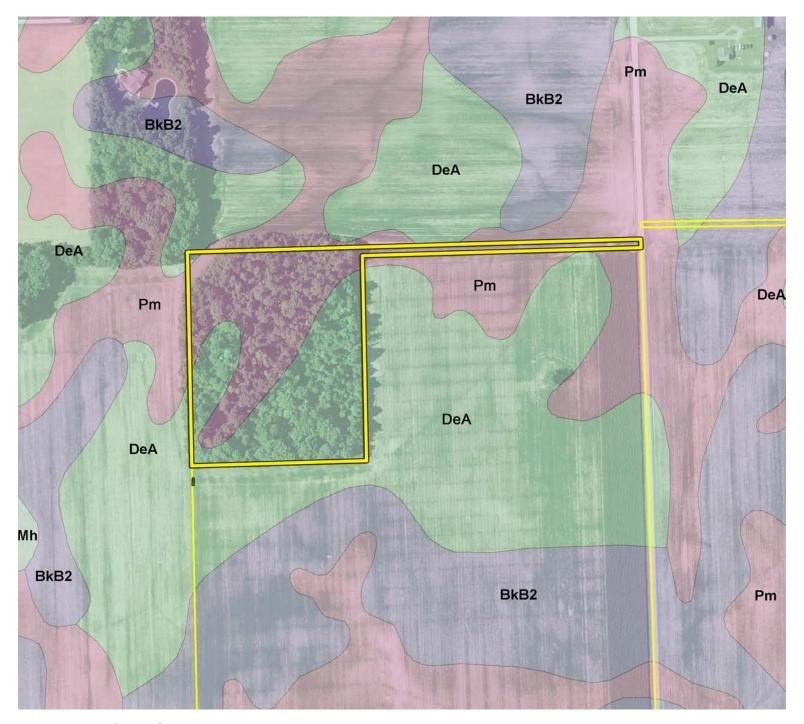
Tract 2 Topography



Tract 3 Aerial



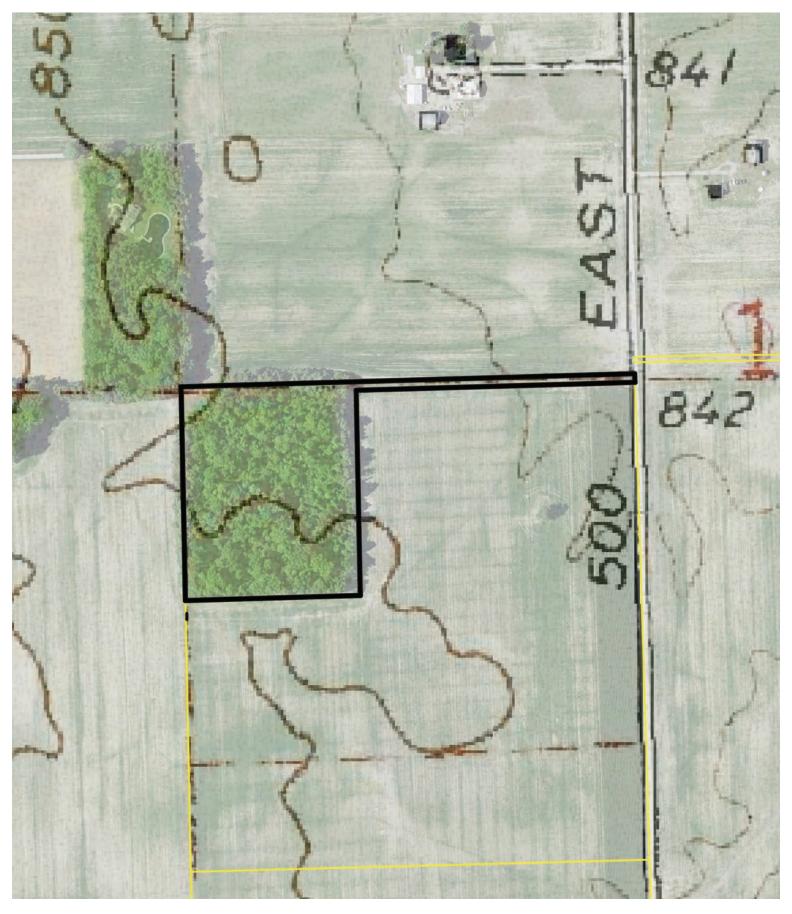
Tract 3 Soils



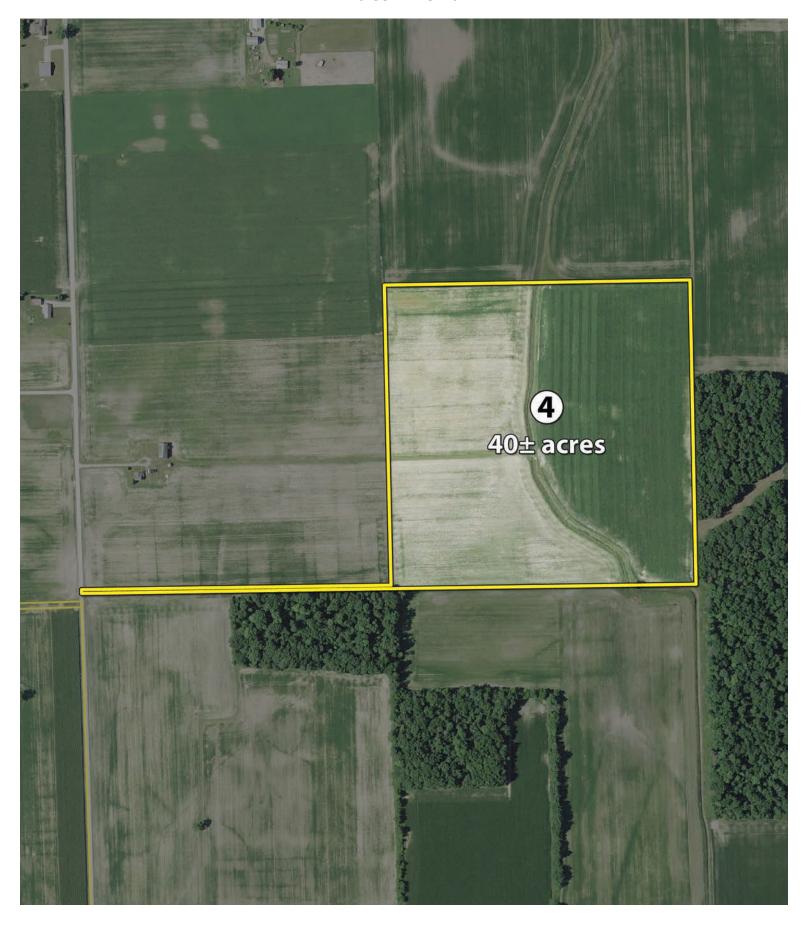
Area S	Area Symbol: IN179. Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture		
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	3.97	50.3%	llw	5	126	8	41	57			
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	3.92	49.7%	llw	5	157		47	64	11		
		5	141.4	4	44	60.5	5.5					

Soils data provided by USDA and NRCS.

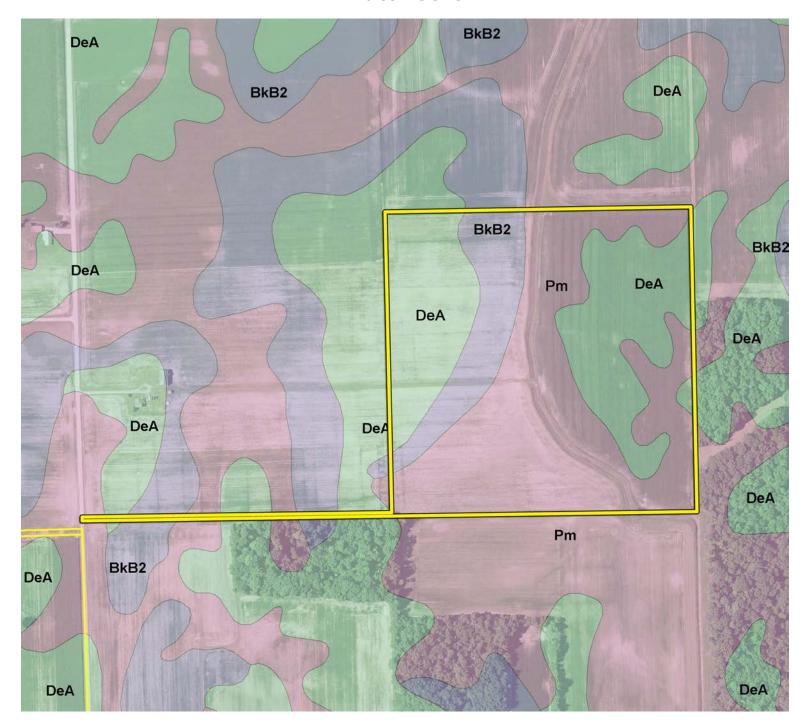
Tract 3 Topography



Tract 4 Aerial

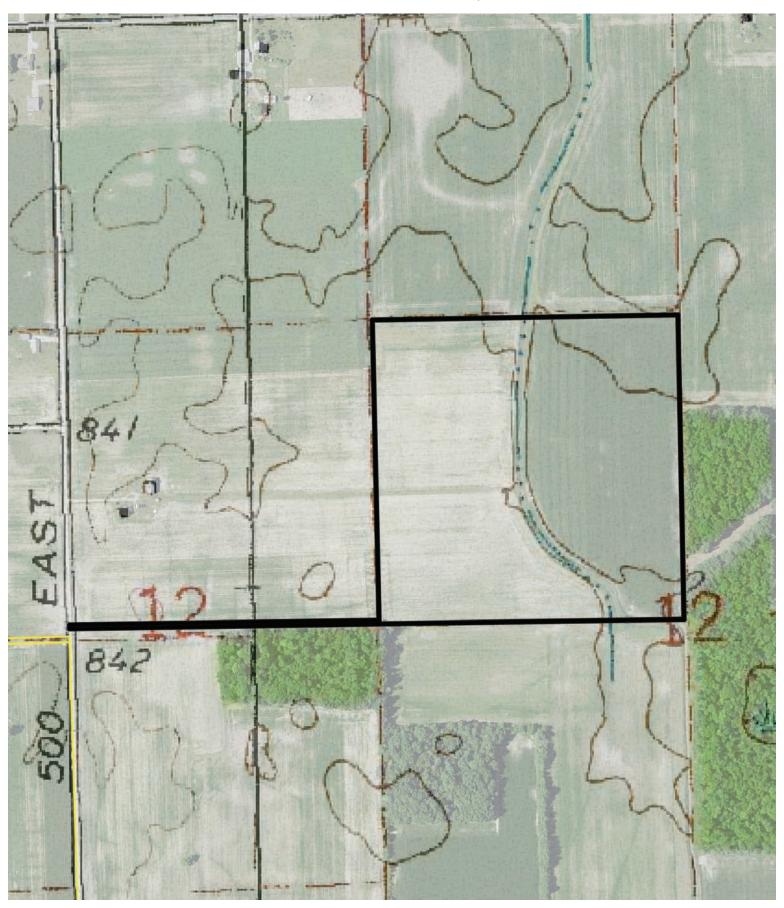


Tract 4 Soils



Area S	Area Symbol: IN179, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture		
	Pewamo silty clay loam, 0 to 1 percent slopes	19.87	49.1%	llw	5	157		47	64	11		
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	15.51	38.3%	llw	5	126	8	41	57			
	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	5.12	12.6%	lle	5	122	8	40	55			
		d Average	5	140.7	4.1	43.8	60.2	5.4				

Tract 4 Topography

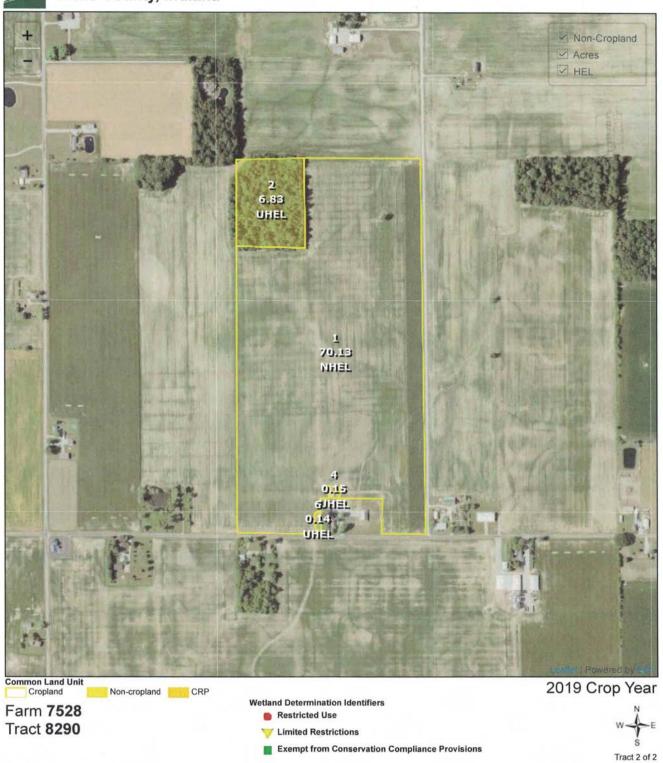




Tracts 1-3

USDA

Wells County, Indiana



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

Tract 4



Wells County, Indiana



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

INDIANA

WELLS

USDA

United States Department of Agriculture Farm Service Agency FARM: 7528

Prepared: Aug 6, 2019 Crop Year: 2019

Abbreviated 156 Farm Record

Tract 2430 Continued ...

Form: FSA-156EZ

Wheat	0.00	0	62
Corn	0.00	0	144
Soybeans	0.00	0	45 -

TOTAL

0.00

NOTES

Tract Number : 8290

Description :

FSA Physical Location : INDIANA/WELLS
ANSI Physical Location : INDIANA/WELLS

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : Non

Owners : GRAFT HERITAGE FARMS LLC

Other Producers : None

Recon ID : 18-179-2016-87

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.25	70.13	70.13	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	70.13	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	
Wheat	6.46	0.00	0	62	
Corn	16.52	0.00	0	144	
Soybeans	47.15	0.00	0	45	

TOTAL 70.13 0.00

NOTES

in accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, templyserand status, from a public assistance program, political beliefs, or reprisal or retailation for prior civil rights activity, in any program or ectivity 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 (600) 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.escr.updn.gov/complaint_filing_cust html and at any USDA office or write a letter addressed to USDA and provide in the letter at 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) fex: (202) 690-7442; or (3) e-mail program intellegication,gov, USDA is an equal opportunity provider, employer, and lender.

INDIANA

WELLS

United States Department of Agriculture

Farm Service Agency

FARM: 7528

Prepared: Aug 6, 2019

Crop Year: 2019

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

Farms Associated with Operator: 18-179-2887, 18-179-2889, 18-179-7528

CRP Contract Number(s)

: None : 18-179-2016-88

Recon ID

ARCPLC G/I/F Eligibility

: Eligible

	Farm Land Data											
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts			
			0.00	0.00	0.00	0.00	0.00	Active	2			
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		0.00		0.00		0.00	0.00	0.00			

Crop	E	lection	Cho	lce	
------	---	---------	-----	-----	--

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat		0.00	0	62	
Corn		0.00	0	144	
Soybeans		0.00	0	45	

TOTAL

108.87

0.00

NOTES

Tract Number

Description

: I4/2B NW1/4 SEC12 T27N-R12E Lancaster Twp

FSA Physical Location : INDIANA/WELLS ANSI Physical Location : INDIANA/WELLS

BIA Unit Range Number :

HEL Status

: NHEL: No agricultural commodity planted on undetermined fields

Wetland Status

: Tract contains a welland or farmed wetland

WL Violations

: None

Owners

: GRAFT HERITAGE FARMS LLC

Other Producers

: None

Recon ID

: 18-179-2016-87

Tract Land Data

			Tract maria bat				
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
			1.00	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	1,2	0.00	0.00	0.00	0.00	0.00

DOD	Crop	Ph-An
LIGHT	CLOD	Data

DOP Grop Data						
	Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	Ī



Buttermilk Ridge: Tracts 1-3





Parcel ID 90-05-11-400-002.000-010

ID

005-03342-00

Owner Address

11-27-12 Sec/Twp/Rng

AGRICULTURAL - OTHER AGRICULTURAL Class

USE

Property 400 N Address Craigville

77.56 Acreage

430 W 459 N Huntington, IN 46750

Attn: Carol S McCauley,

District Lancaster

11-27-12 77.56A E SE

(Note: Not to be used on legal documents)

Date created: 10/2/2019

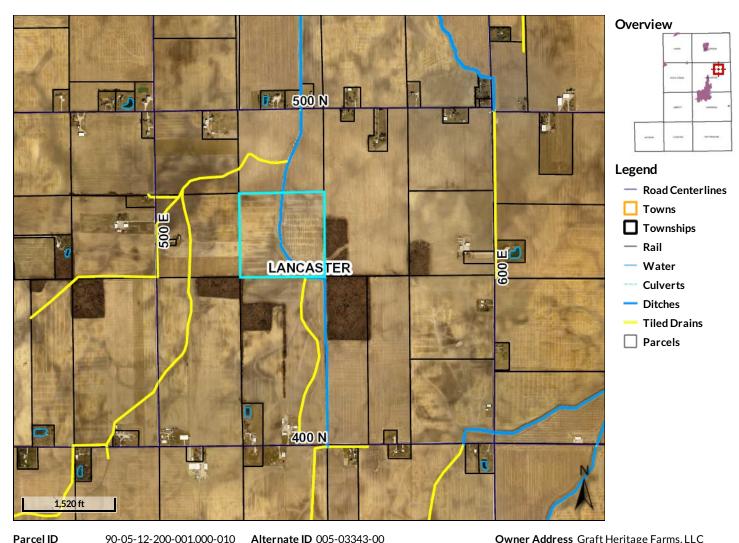
Brief Tax Description

Last Data Uploaded: 10/1/2019 10:21:11 PM



Ditches & Tiled Drains: Tracts 1-3





90-05-12-200-001.000-010 Parcel ID 12-27-12 Sec/Twp/Rng

AGRICULTURAL - VACANT LAND Class

Acreage

Property Address 500 N Craigville

District Lancaster

12-27-12 40.000A SE NW **Brief Tax Description**

(Note: Not to be used on legal documents)

Date created: 10/2/2019 Last Data Uploaded: 10/1/2019 10:21:11 PM



Owner Address Graft Heritage Farms, LLC

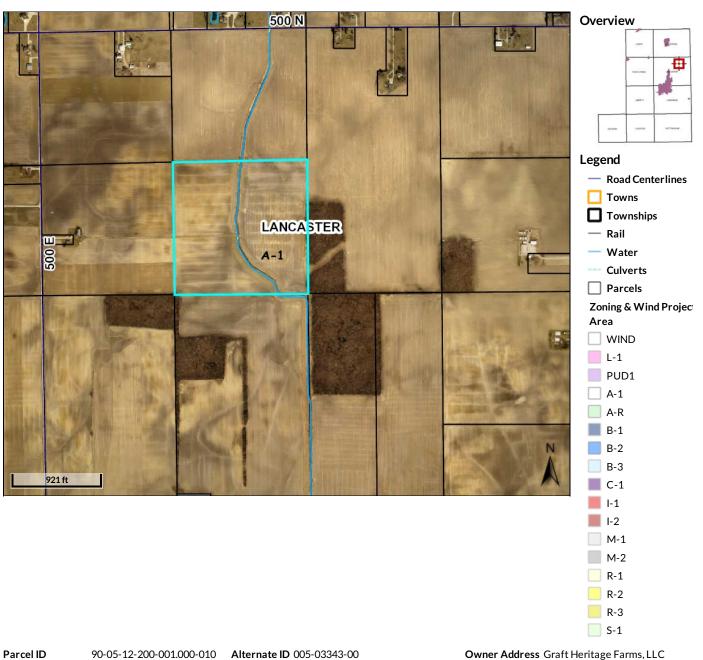
Attn: Carol S McCauley, Mgr

430 W 459 N

Huntington, IN 46750

Zoning: Tracts 1-3





Attn: Carol S McCauley, Mgr

430 W 459 N

Huntington, IN 46750

Parcel ID 90-05-12-200-001.000-010 Alternate ID 005-03343-00

Sec/Twp/Rng 12-27-12 AGRICULTURAL - VACANT LAND Class

Property Address 500 N Acreage 40

Craigville

District Lancaster

Brief Tax Description 12-27-12 40.000A SE NW

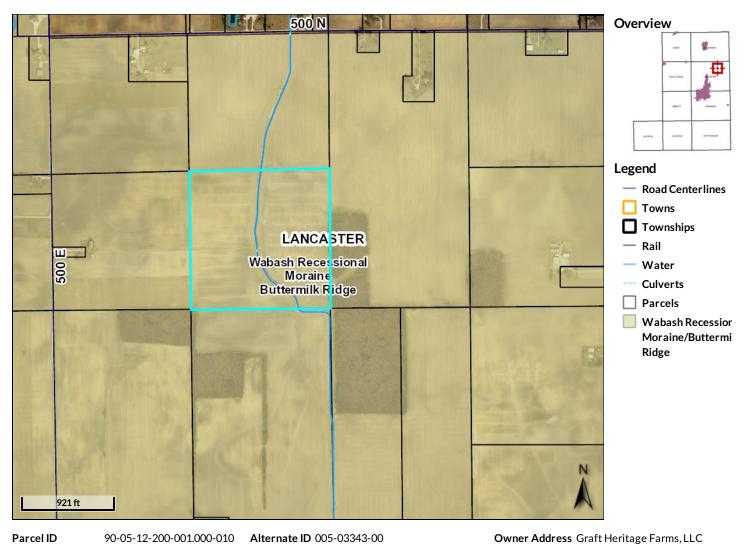
(Note: Not to be used on legal documents)

Date created: 10/2/2019 Last Data Uploaded: 10/1/2019 10:21:11 PM



Buttermilk Ridge: Tract 4





Parcel ID 90-05-12-200-001.000-010 Sec/Twp/Rng 12-27-12

Alternate ID 005-03343-00
Class AGRICULTURAL - VACANT LAND

Attn: Carol S McCauley, Mgr 430 W 459 N

Property Address 500 N

Acreage 40

430 W 459 N Huntington, IN 46750

Craigville

Lancaster

Brief Tax Description 12-27-12 40.000A SE NW

(Note: Not to be used on legal documents)

Date created: 10/2/2019

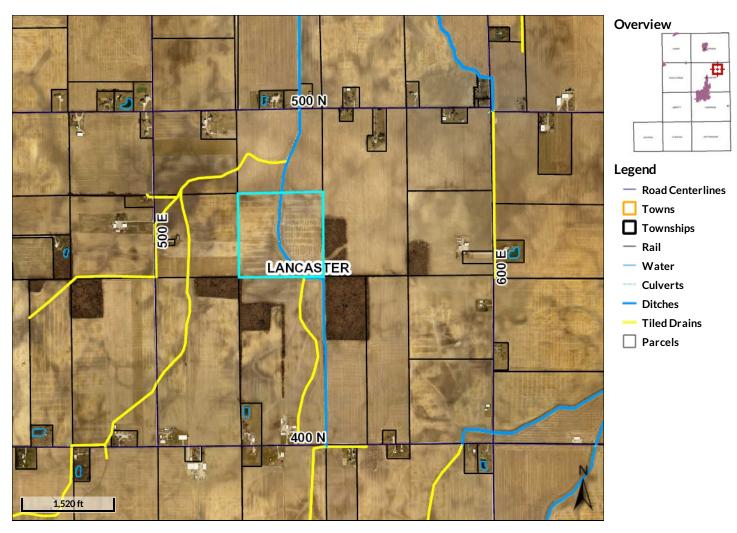
District

Last Data Uploaded: 10/1/2019 10:21:11 PM



Ditches & Tiled Drains: Tract 4





90-05-12-200-001.000-010 Parcel ID 12-27-12 Sec/Twp/Rng

Alternate ID 005-03343-00 AGRICULTURAL - VACANT LAND Class

Owner Address Graft Heritage Farms, LLC Attn: Carol S McCauley, Mgr

Property Address 500 N Craigville Acreage

430 W 459 N Huntington, IN 46750

District Lancaster

12-27-12 40.000A SE NW **Brief Tax Description**

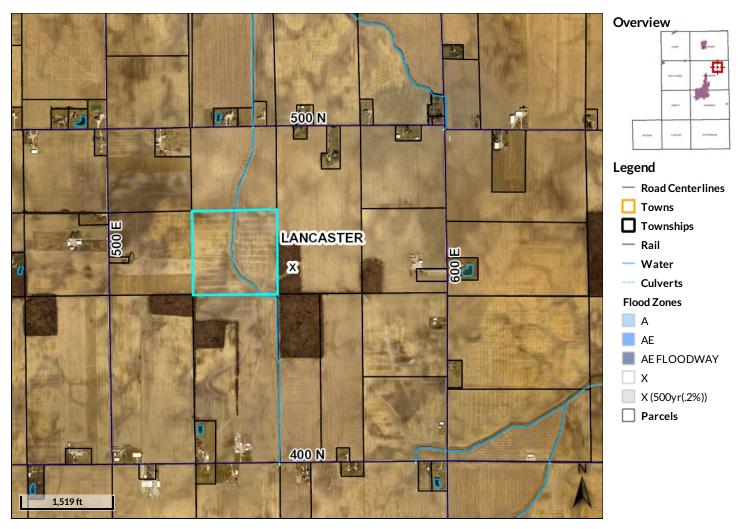
(Note: Not to be used on legal documents)

Date created: 10/2/2019 Last Data Uploaded: 10/1/2019 10:21:11 PM



Flood Zone: Tract 4





90-05-12-200-001.000-010 Parcel ID 12-27-12 Sec/Twp/Rng

Alternate ID 005-03343-00

Owner Address Graft Heritage Farms, LLC Attn: Carol S McCauley, Mgr

Property Address 500 N

District

AGRICULTURAL - VACANT LAND Class Acreage

430 W 459 N

Craigville

Lancaster

Huntington, IN 46750

12-27-12 40.000A SE NW **Brief Tax Description**

(Note: Not to be used on legal documents)

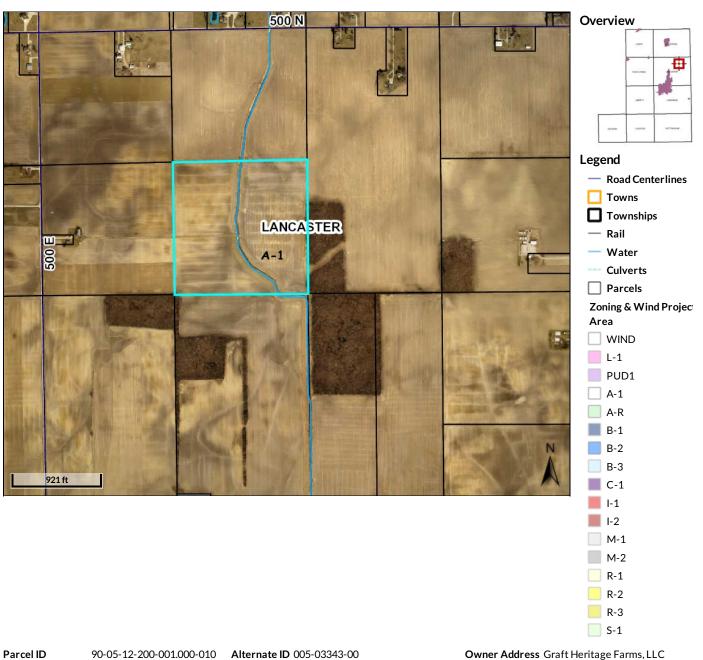
Date created: 10/2/2019

Last Data Uploaded: 10/1/2019 10:21:11 PM



Zoning: Tract 4





Attn: Carol S McCauley, Mgr

430 W 459 N

Huntington, IN 46750

Parcel ID 90-05-12-200-001.000-010 Alternate ID 005-03343-00

Sec/Twp/Rng 12-27-12 AGRICULTURAL - VACANT LAND Class

Property Address 500 N Acreage 40

Craigville

District Lancaster

Brief Tax Description 12-27-12 40.000A SE NW

(Note: Not to be used on legal documents)

Date created: 10/2/2019 Last Data Uploaded: 10/1/2019 10:21:11 PM





Summary

Parcel ID

90-05-11-400-002.000-010 005-03342-00

Tax Bill ID Map Reference #

Property Address

400 N

Brief Legal Description

Craigville, IN, 46731 11-27-12 77.56A E SE

(Note: Not to be used on legal documents)

Class AGRICULTURAL - OTHER AGRICULTURAL USE

Tax District

Lancaster 977912 - Adv. Tax Rate Tax Rate Code Property Type 65 - Agricultural

Mortgage Co N/A **Last Change Date**

Graft Heritage Farms, LLC Attn: Carol S Mccauley, Mgr 430 W 459 N Huntington, IN 46750

Taxing District

County: Township: Wells

LANCASTER TOWNSHIP State District 010 LANCASTER TOWNSHIP

Local District: 010

NORTHERN WELLS COMMUNITY School Corp:

502947-010 LANCASTER TOWNSHIP PAVED 010 Neighborhood:

Site Description

Topography: **Public Utilities:** Electricity Street or Road: Paved Area Quality

Parcel Acreage: 77.56

Refer to Brief Tax Description for Parcel Acreage.

Land

Land	Soil	Act	Eff.			Adj.	Ext.		
Туре	ID	Front.	Depth	Size	Rate	Rate	Value	Infl. %	Value
Land Used by Farm Buildings		0	0	.11	\$1,560.00	\$1,560.00	\$171.60	(\$40.00)	\$100.00
Road Right of Way	BKB2	0	0	1.98	\$1,560.00	\$1,388.00	\$2,748.24	(\$100.00)	\$0.00
Tillable Cropland	BKB2	0	0	21.18	\$1,560.00	\$1,388.00	\$29,397.84	\$0.00	\$29,400.00
Tillable Cropland	DEA	0	0	26.66	\$1,560.00	\$1,388.00	\$37,004.08	\$0.00	\$37,000.00
Woodland	DEA	0	0	3.03	\$1,560.00	\$1,388.00	\$4,205.64	(\$80.00)	\$840.00
Woodland	PM	0	0	3.72	\$1,560.00	\$1,732.00	\$6,443.04	(\$80.00)	\$1,290.00
Tillable Cropland	PM	0	0	20.88	\$1.560.00	\$1,732.00	\$36.164.16	\$0.00	\$36,160,00

Improvements

			Year	Eff				Nbhd	Mrkt
Descr	PC	Grade	Built	Year	Cond	LCM	Size	Factor	Factor
Barn, Bank & Flat (T2) R 01	100	D	1900	1900	F	1.01	1176	1.2	0.65
Lean-To R 01	100	D	1900	1900	E	1.01	504	12	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
2/16/2016	Graft Heritage Farms, LLC	202667	155/806	\$0.00
	Graft Lawrence / Viola			\$0.00

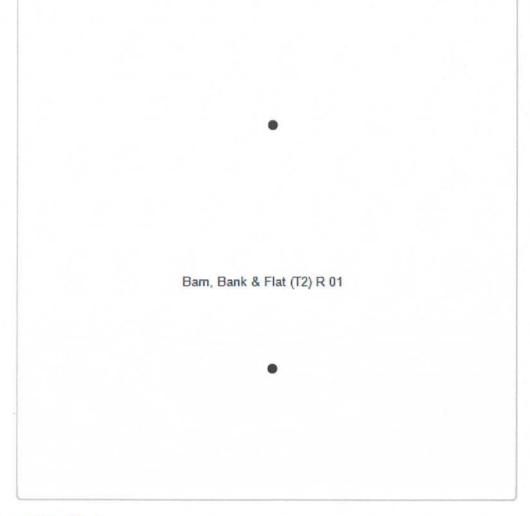


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ransfer History	2 2 2		7007	- 22		£ 36	22	1000
Date	Transfer From		Instru			Book	Page	Doc Ni
2/16/2016	Graft, Lawrence / Viola		Quit (Claim Deed		155	806	2026
2/16/2016						155	804	2026
aluation								
Assessment Year		2019		2018	2018 (2)		2017	20:
Reason	Annual	Adjustment	Annual Adju	stment	Annual Adjustment	Annual Adju		Annual Adjustme
As Of Date		3/15/2019		5/2018	4/3/2018		0/2017	6/28/20:
100		****			******	44		****
Land Land Res (1)		\$104,800 \$0	\$1	08,200 \$0	\$124,300 \$0	\$1	24,300 \$0	\$153,80
Land Non Res (2)		\$104,800	61	08,200	\$124,300	61	24,300	\$18,90 \$134,90
Land Non Res (3)		\$104,800	91	\$0	\$124,300	91	\$0	\$134,70
Improvement		\$2,200		\$2,200	\$2,200		\$2,100	\$71,40
Imp Res (1)		\$0		\$0	\$0		\$0	\$66,60
Imp Non Res (2)		\$0		\$0	\$0		\$0	400,00
Imp Non Res (3)		\$2,200		\$2,200	\$2,200		\$2,100	\$4,80
Total		\$107,000		10,400	\$126,500		26,400	\$225,20
Total Res (1)		\$0	7.	\$0	\$0	**	\$0	\$85,50
Total Non Res (2)		\$104,800	\$1	08,200	\$124,300	\$1	24,300	\$134,90
Total Non Res (3)		\$2,200		\$2,200	\$2,200		\$2,100	\$4,80
A-00 500 100 C 300 300 00 Type:		V 2,200		*2,200	92,200		42,100	\$ 7,00
ax History	20	18 Pay 2019	2017 Pa	v 2018	2016 Pay 2017	2015 Pa	v 2016	2014 Pay 20:
+ Spring Tax	20	\$727.98		756.06	\$937.28		014.06	\$1,030.4
+ Spring Penalty		\$0.00	4	\$0.00	\$0.00	41,	\$0.00	\$0.0
+ Spring Annual		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
+ Fall Tax		\$727.98	\$	756.06	\$937.28	\$1.	014.06	\$1,030.4
+ Fall Penalty		\$0.00		\$0.00	\$0.00	4-1	\$0.00	\$0.0
+ Fall Annual		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
+ Delq NTS Tax		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
+ Delq NTS Pen		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
+ Delq TS Tax		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
+ Delq TS Pen		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
+ Other Assess		\$179.16	\$	179.16	\$184.80	\$	208.80	\$208.8
+ Advert Fee		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
+ Tax Sale Fee		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
+ NSF Fee		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
PTRC		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
HMST Credit		\$0.00		\$0.00	\$0.00		\$72.18	\$57.3
Circuit Breaker		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
Over 65 CB		\$0.00		\$0.00	\$0.00		\$0.00	\$0.0
= Charges		\$1,635.12	\$1,	691.28	\$2,059.36	\$2,	236.92	\$2,269.6
- Surplus Transfer		\$0.00		\$0.00	\$1,029.68		\$0.20	\$0.0
- Credits		(\$817.56)	(\$1,6	591.28)	(\$3,089.04)	(\$2,2	237.12)	(\$2,269.6
= Total Due		\$817.56		\$0.00	(\$1,029.68)		(\$0.20)	\$0.0
eductions								
Туре	Description				2016 Pay 2017	2015 Pa	y 2016	2014 Pay 201
Homestead	Standard Hmst				\$45,000.00	\$45,	00.00	\$45,000.0
Homestead	Supplemental HSG	С			\$14,175.00	\$13,	335.00	\$11,340.0
Other Assessments								
Tax Year	Number		Name	Acreage	Rate Code	Rate/Acre	Minimu	m Amou
2018 Pay 2019	1167285	570 LITTL		77.56	ADV Rate	0.3		5
2018 Pay 2019	1167021	551 REBECCA F		77.56	ADV Rate	0.31	6.2	
2018 Pay 2019	1167017	518 EIGH		77.56	ADV Rate	2		5 155.1
2017 Pay 2018	1167285	570 LITTL		77.56	ADV Rate	0.3		5
2017 Pay 2018	1167021	551 REBECCA		77.56	ADV Rate	0.31	6.2	
ZOI/ Lay ZOIO			NAME OF THE	//,50				
2017 Pay 2018	1167017	518 EIGH		77.56	ADV Rate	2		.5 155.1

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2016 Pay 2017	1167021	551 REBECCA KNIGHT	80	ADV Rate	0.31	6.25	24.8
2016 Pay 2017	1167017	518 EIGHT MILE	80	ADV Rate	2	15	160
2015 Pay 2016	1167285	570 LITTLE RIVER	80	ADV Rate	0.3	5	24
2015 Pay 2016	1167021	551 REBECCA KNIGHT	80	ADV Rate	0.31	6.25	24.8
2015 Pay 2016	1167017	518 EIGHT MILE	80	ADV Rate	2	15	160
2014 Pay 2015	1167285	570 LITTLE RIVER	80	ADV Rate	0.3	5	24
2014 Pay 2015	1167021	551 REBECCA KNIGHT	80	ADV Rate	0.31	6.25	24.8
2014 Pay 2015	1167017	518 EIGHT MILE	80	ADV Rate	2	15	160

Sketches



Property Record Card

90-05-11-400-002.000-010

No data available for the following modules: Residential Dwellings, Photos.

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Summary

Parcel ID

90-05-12-200-001.000-010 005-03343-00

Tax Bill ID Map Reference #

Property Address

Craigville, IN, 46731

Brief Legal Description

12-27-12 40.000A SE NW (Note: Not to be used on legal documents)

Class AGRICULTURAL - VACANT LAND

Tax District Tax Rate Code **Property Type**

977912 - Adv. Tax Rate

Mortgage Co Last Change Date 65 - Agricultural

Owners

Graft Heritage Farms, LLC Attn: Carol S Mccauley, Mgr 430 W 459 N Huntington, IN 46750

Taxing District

County: Wells

Township:

LANCASTER TOWNSHIP 010 LANCASTER TOWNSHIP

State District Local District:

School Corp:

NORTHERN WELLS COMMUNITY

Neighborhood: 502947-010 LANCASTER TOWNSHIP PAVED 010

Site Description

Topography: Flat Public Utilities: Electricity Street or Road: Area Quality

Parcel Acreage: 40

Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl.%	Value
Tillable Cropland	BKB2	0	0	5.07	\$1,560.00	\$1,388.00	\$7,037.16	\$0.00	\$7,040.00
Legal Ditch	ВКВ2	0	0	2.63	\$1,560.00	\$1,388.00	\$3,650.44	(\$100.00)	\$0.00
Tillable Cropland	DEA	0	0	16.06	\$1,560.00	\$1,388.00	\$22,291.28	\$0.00	\$22,290.00
Tillable Cropland	PM	0	0	16.24	\$1,560.00	\$1,732.00	\$28,127,68	\$0.00	\$28,130.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
2/16/2016	Graft Heritage Farms, LLC	202667		\$0.00
2/16/2016	Graft Heritage Farms, LLC	202667	155/806	\$0.00
	GRAFT, LAWRENCE/VIOLA			\$0.00



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Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
2/16/2016	Graft, Lawrence / Viola	Quit Claim Deed	155	806	202667

Valuation

Assessment Year	2019	2018	2018 (2)	2017	2016
Reason	Annual Adjustment				
As Of Date	3/15/2019	4/5/2018	4/3/2018	6/20/2017	6/28/2016
Land	\$57,500	\$59,300	\$68,200	\$70,700	\$74,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2019	2018	2018 (2)	2017	2016
Land Non Res (2)	\$57,500	\$59,300	\$68,200	\$70,700	\$74,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$57,500	\$59,300	\$68,200	\$70,700	\$74,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$57,500	\$59,300	\$68,200	\$70,700	\$74,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

		2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring 7	Tax	\$391.02	\$422.89	\$448.54	\$505.44	\$519.99
+ Spring F	Penalty	\$0.00	\$0.00	\$0.00	\$50.54	\$52.00
+ Spring A	Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax		\$391.02	\$422.89	\$448.54	\$505.44	\$519.99
+ Fall Pen	nalty	\$0.00	\$0.00	\$0.00	\$50.54	\$52.00
+ Fall Ann	nual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq N7	TS Tax	\$0.00	\$0.00	\$505.44	\$519.99	\$0.00
+ Delq NT	TS Pen	\$0.00	\$0.00	\$50.54	\$52.00	\$0.00
+ Delq TS	Tax	\$0.00	\$0.00	\$505.44	\$519.99	\$0.00
+ Delq TS	Pen	\$0.00	\$0.00	\$50.54	\$52.00	\$0.00
+ Other A	Assess	\$92.40	\$92.40	\$207.24	\$229.68	\$114.84
+ Advert	Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale	Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	e	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST (Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit I	Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65	5 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	5	\$874.44	\$938.18	\$2,216.28	\$2,485.62	\$1,258.82
- Surplus	Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$437.22)	(\$938.18)	(\$2,216.28)	(\$1,258.82)	
= Total Di	ue	\$437.22	\$0.00	\$0.00	\$1,226.80	\$1,258.82

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2018 Pay 2019	1167285	570 LITTLE RIVER	40	ADV Rate	0,3	5	0
2018 Pay 2019	1167021	551 REBECCA KNIGHT	40	ADV Rate	0.31	6.25	12.4
2018 Pay 2019	1167017	518 EIGHT MILE	40	ADV Rate	2	15	80
2017 Pay 2018	1167285	570 LITTLE RIVER	40	ADV Rate	0.3	5	0
2017 Pay 2018	1167021	551 REBECCA KNIGHT	40	ADV Rate	0.31	6.25	12.4
2017 Pay 2018	1167017	518 EIGHT MILE	40	ADV Rate	2	15	80
2016 Pay 2017	1167285	570 LITTLE RIVER	40	ADV Rate	0.3	5	13.2
2016 Pay 2017	1167021	551 REBECCA KNIGHT	40	ADV Rate	0.31	6.25	26.04
2016 Pay 2017	1167017	518 EIGHT MILE	40	ADV Rate	2	15	168
2015 Pay 2016	1167285	570 LITTLE RIVER	40	ADV Rate	0.3	5	26.4
2015 Pay 2016	1167021	551 REBECCA KNIGHT	40	ADV Rate	0.31	6.25	27.28
2015 Pay 2016	1167017	518 EIGHT MILE	40	ADV Rate	2	15	176
2014 Pay 2015	1167285	570 LITTLE RIVER	40	ADV Rate	0,3	5	13.2
2014 Pay 2015	1167021	551 REBECCA KNIGHT	40	ADV Rate	0.31	6.25	13.64
2014 Pay 2015	1167017	518 EIGHT MILE	40	ADV Rate	2	15	88

Property Record Card

90-05-12-200-001.000-010

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

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Schneider

Version 2.3.7

NATIONAL WETLANDS INVENTORY INFO

NATIONAL WETLANDS INVENTORY INFO

Tract 3



Wetlands

U.S. Fish and Wildlife Service

National Wetlands Inventory (NWI) This page was produced by the NWI mapper

Riverine Other

Freshwater Forested/Shrub Wetland

Estuarine and Marine Deepwater

Wetlands

Estuarine and Marine Wetland

Freshwater Pond

Freshwater Emergent Wetland

112

Card Heritage Family LLC	The second secon	Oumorehin	Ommorphis in					Transfe	r of Ownorshin	shin				SetoN	
Mumber	General Information		Ownersh			ľ		Helibil	i ol owile	dine					
Number	Parcel Number 90-05-12-200-001.000-010	Graft Hentage Attn: Carol S	Prarms, LI McCauley,	Mgr	Date 02/16/2		ner ft Heritage Fan	ms,	202667	OC CC	ok/Page	adj sale	\$0 - N		
Number 1227-12 40,000A SE W	Local Parcel Number	430 W 459 N Huntington, II	N 46750		02/16/2		ft Heritage Fan	ms,	202667	9	155/806		\$00		
Value Valu	000000000000000000000000000000000000000	n.			01/01/1		AFT, LAWREN	CE/		WD	,		20		
Manual	lax ID:	12.27.12 40 0004	Legal		_										
Mainteen Mainteen	Routing Number M07 R07	2000													
According Acco	Property Class 100 Vacant Land								Agr	icultural					
State March Marc	Vacant Land		iluati	rds (V	rk In Prog	ress valu	ies are not c	ertified va	lues and a	re subjec	t to char	ige)			
Control Highway Control Hi	Year: 2019	20	-	ssment Year		2019		2018	2018	~	2017		2016		
Part	Location Information	>	minute safe	on For Chang	ø	Ą		A	\$	_	¥		*		
The part of the	County	02/20/20	V21.0 -1	f Date	8	3/15/2019	04/05/		04/03/2018		6/20/2017		06/28/2016		
Motice Required 1,0000 Equalization Factor 1,0000	Weils	Indiana Cost N	No.	ition Method		Cost Mod	Indiana Cost		ina Cost Moc		Cost Mod		Cost Mod		
Notice Required ST7,500 Land Res (1) ST7,500 S593,000 S593,000 S593,000 S70,700	Township	1.00		lization Factor		1.0000	÷	0000	1.0000		1.0000		1.0000		
STR STR	LANCASTER TOWNSHIP		Notic	e Required					>		>		>		
SST-500 Land Non Res (1) SST-500 SSB-300 SSB-300 SSB-300 ST0-300 ST0-3	District 010 (Local 010)	\$57,5		3		\$57,500	\$28	300	\$68,200		\$70,700		\$74,900		
Corp 8455 Corp	LANCASI EK LOWNSHIP	2 6 5 7 5		1 Kes (1)		\$00	450	300	#68 20C		\$70.700		\$74 900		
Park Well-15 Community State Sta	School Corp 8435	C' / C#		I Non Res (2)		\$000	n n n	000	\$00,500		80		\$00		
The Name of State	NORTHERN WELLS COMMUNITY		and the same	ovement		\$0		80	38		\$0		\$0		
Plate SST 500 Total Res (3) SST 500 SSS 300 SSS 300 SSS 200	Neighborhood 502947-010			Res (1)		9 8		0,0	A G		9 6		2 0		
Plate	LANCASTER TOWNSHIP PAVED			Non Res (2)		8 8		80	8		80		\$0		
Maddress (1) \$57,500 Total Non Res (2) \$57,500 \$59,300 \$68,200 \$70,700	Section/Plat 012:000	\$57,5		1000(4)		\$57,500	\$29	300	\$68,200		\$70,700		\$74,900	Land Comput	tions
Total Non Res (3) SO SO SO SO SO SO SO S	Anthon Address (4)	\$57.5		Non Res (2)		\$57,500	\$59	300	\$68,200		\$70,700		\$74,900	Calculated Acreage	
Land Pricing Soil	500 N			Non Res (3)		\$0		\$0	\$		\$0		\$0	Actual Frontage	
Land Pricing Soil	CRAIGVILLE, In 46731	THE REAL PROPERTY.		Land Data (Sta	andard Deg	pth: Res	120', CI 120'	Base Lo	t: Res 0' X	0, CI 0.	x 0.)	I		Developer Discount	
Type Method ID Front. Fr		Land Pricin	g Soil	Act		actor	Rate	Adj.			Res M	arket	Value	Parcel Acreage	40.0
A BKB2	Zoning	Type Metho	Ω p	Front.				Kate			_	actor		81 Legal Drain NV	
State Stat			BKB2	0	2.07	0.89	\$1,560	\$1,388	\$7,037	%0		1.0000	\$7,040	82 Public Roads NV	
A A PM	Subdivision		DEA	0	16.06	0.89	\$1,560	\$1,388	\$22,291	%0		1.0000	\$22,290	83 UT Towers NV	
Model			PM	0	16.24	1.11	\$1,560	\$1,732	\$28,128	%0		1.0000	\$28,130	9 Homesite	
Characteristics raphy Flood Hazard Utilities ERA ity ERA orhood Life Cycle Stage Tuesday, March 26, 2019	Lot		BKB2	0	2.63	0.89	\$1,560	\$1,388		-100%		1.0000	\$00	91/92 Acres	
Characteristics raphy Flood Hazard Utilities ERA ity														Total Acres Farmland	37.3
Characteristics raphy Flood Hazard Utilities ERA ity s or Roads TIF Tochood Life Cycle Stage	Market Model													Farmland Value	\$57,46
Characteristics raphy Flood Hazard Utilities ERA ity	N/A													Measured Acreage	37.3
raphy Flood Hazard Utilities ERA ity s or Roads TIF orthood Life Cycle Stage Tuesday, March 26, 2019	aracteris													Avg Farmland Value/Acre	
Utilities ERA ity	graphy													Value of Farmland	\$57,48
Utilities ERA	Level													Classified Total	
sty TIF s or Roads TIF orthood Life Cycle Stage Tuesday, March 26, 2019														Farm / Classifed Value	\$57,50
s or Roads TIF Conhood Life Cycle Stage Tuesday, March 26, 2019														Homesite(s) Value	
orhood Life Cycle Stage Tuesday, March 26, 2019	s or Roads													91/92 Value	
oorhood Life Cycle Stage Tuesday, March 26, 2019	Paved													Supp. Page Land Value	
Tuesday, March 26, 2019	Neighborhood Life Cycle Stage													CAP 1 Value	6
Tuesday, March 26, 2019														CAP 2 Value	90,704
2010 Data Common External Only		Data Course	Lotornol		lanton OR	118/2015	Movie		Annraied	,				Total Value	657 50

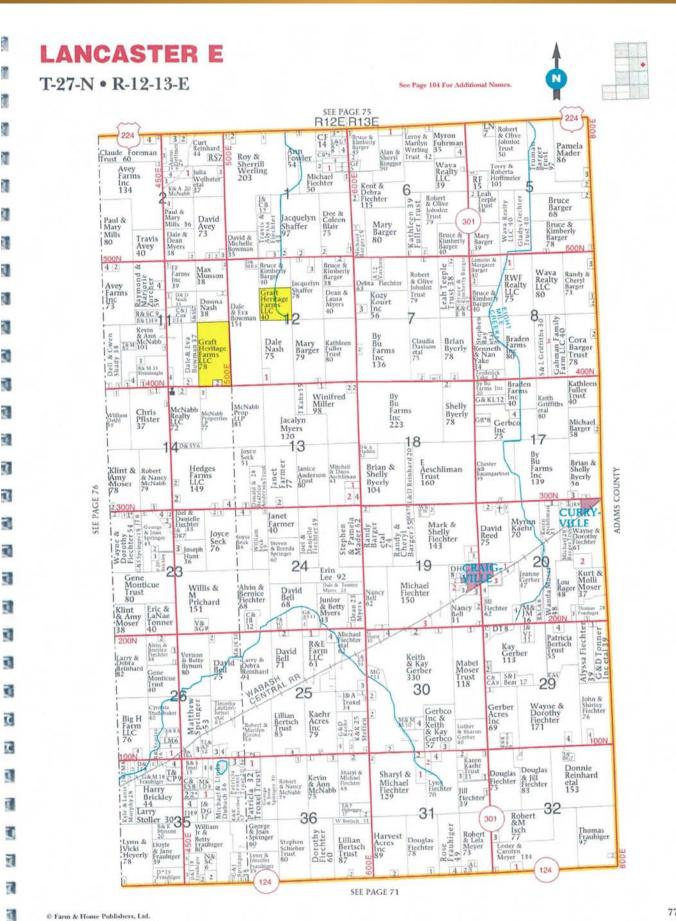
00-00-11-00-00-11-00-00	Clair lough and			The state of the s				-						
General Information		Owne	rship				Transf	er of Owner	ship				Notes	
Parcel Number 90-05-11-400-002.000-010 Local Parcel Number 0050334200	Graft Heritage Farms, LLC Attn: Carol S McCauley, Mgr 430 W 459 N Huntington, IN 46750	ige Farm S McCau N IN 4675	is, LLC uley, Mgr 0	Date 02/16 01/01	/2016	Owner Graft Heritage Farms, Graft, Lawrence / Viola	Farms, 9 / Viola	Doc ID C 202667	ode Bo OC WD	155/806	Adj Sale	Doc ID Code Book/Page Adj Sale Price V/I 202667 QC 155/806 \$0 I WD \$0 I	8/10/2016 SPLIT 2.44A TO 80-05-11-400- 002.001-010 1/P18 202663 155/804	4 0-05-11-400-
Tax ID: Routing Number	11-27-12 77-56A	Leg SA ESE	gai											
M07 R49														
Property Class 199 Other Agricultural Use	Valuation	anjey Selus	fion Records 0	Nork In Pr	roaress val	ues are no	Agricultural for In Progress values are not certified values and are subject to change	Agri alues and a	Agricultural	ct to ch	ange)	Control of the last		
Year: 2019		2019 A	30 E	ır	2019	and a second	2018	2018		2017	7	2016		
Location Information		WIP	Reason For Change	nge	A		A	AA		A	A	A		
2	02/20/2019		As Of Date		03/15/2019			04/03/2018		06/20/2017		06/28/2016		
Weils	Indiana Cost Mod		Valuation Method	,	Indiana Cost Mod	Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		
LANCASTER TOWNSHIP			Equalization rac Notice Required	015				>		>	3	>		
District 010 (Local 010)	\$104,800	nonlessonies 1	Land		\$104,800		\$108,200	\$124,300		\$124,300	0	\$153,800		
LANCASTER TOWNSHIP School Corp 8435	\$104,800		Land Res (1) Land Non Res (2)	23	\$104,800		\$108,200	\$124,300		\$124,300	0,00	\$18,900 \$134,900		
NORTHERN WELLS COMMUNITY		-	Land Non Res (3)	3)	20		\$0	\$0		9	20	90		
Neighborhood 502947-010	\$2	\$2,200 In	Improvement Imp Res (1)		\$2,200		\$2,200	\$2,200	-	\$2,100	00 20	\$71,400		
LANCASTER TOWNSHIP PAVED	\$	\$000	Imp Non Res (2)		\$0000		\$0	\$0000		\$0	80	\$4 800		
Section/Plat	\$107,000	-	Total		\$107,000		\$110,400	\$126,500		\$126,400	0	\$225,200		
(b) complete (4)	\$104.800		Total Res (1) Total Non Res (2)	8	\$104.800		\$108.200	\$124.300		\$124.300	000	\$85,500	Calculated Acreage	77.56
Location Address (1) 400 N	\$2		Total Non Res (3)	3)	\$2,200		\$2,200	\$2,200		\$2,100	Q	\$4,800	Actual Frontage	0
CRAIGVILLE, IN 46731			Land Data (Standard [Depth: Res	, 120', CI 120	20' Base L	ot: Res 0' X	0, CI 0.	x 0.)	Will state		Developer Discount	
Zonina		Pricing Soil	l Act	Size	Factor	Rate	Adj.	Ext.	Infl. %	Res Market	Res Market	Value	Parcel Acreage	77.56
-	4 A	BKB2		21.18	0.89	\$1,560	\$1,388	\$29,398	%0	%0	1.0000	\$29,400	81 Legal Drain NV	0.00
Subdivision	4 A	DEA	0	26.66	0.89	\$1,560	\$1,388	\$37,004	%0	%0	1.0000	\$37,000	83 UT Towers NV	0.00
	4 A	PM		20.88	1.11	\$1,560	\$1,732	\$36,164	%0	%0	1.0000	\$36,160	9 Homesite	0.00
	6 A	DEA		3.03	0.89	\$1,560	\$1,388	\$4,206	-80%	%0	1.0000	\$840	91/92 Acres	0.00
	6 A	PM	0	3.72	1.11	\$1,560	\$1,732	\$6,443	-80%	%0	1.0000	\$1,290	Total Acres Farmland	75.58
Market Model	71 A			1.	1.00	\$1,560	\$1,560		-40%	%0	1.0000	\$100	Farmland Value	\$104,790
	82 A	BKB2	32 0	1.98	0.89	\$1,560	\$1,388	\$2,748	-100%	%0	1.0000	\$00	Measured Acreage	75.58
Characteristics Topography Flood Hazard													Avg Farmland Value/Acre	\$104.750
													Classified Total	\$0
Public Utilities ERA													Farm / Classifed Value	\$104,800
Electricity													Homesite(s) Value	\$0
Streets or Roads TIF													91/92 Value	20
Paved													Supp. Page Land Value	S
Neighborhood Life Cycle Stage													CAP 1 value	\$104.800
Tuesday, March 26, 20													CAD 2 Value	9
													CAP 5 Value	000

General Information		Plumbing	Bu								,		September 1	Cost Ladd	Cost Ladder		
Occupancy Lean-T	Lean-To R 01	Full Bath	*	1								Floor Constr		Base Finish		Value	Totals
Story Height	0 4/4	Half Bath										. 2					
Finished Area	2	Kitchen Sinks Water Heaters										w 4					
Make		Add Fixtures							•			1/4					
Floor Fin		Total										112					
				1								3/4					
	7	Accomodations	tions									Attic					
Wood Joint Office	Del	Bedrooms										Bsmt					
		Living Rooms										Crawl					
Farquet		Dining Rooms										Slab					
Wall Finish		Family Rooms													Total Base	ase	
Placter/Drowell Unfinished	100	Total Rooms						- 0	2			Adjustments	ents		Row Type Adj.	Adj.	
	2	Heat To										Unfin Int (-)	(-)				
7		adkı ıkau	2									Ex Liv Units (+)	its (+)				
Delboard												Rec Room (+)	(+) u				
The state of the s	Roofing								•			Loft (+)					
Metal	Asphalt	Slate	ile						,			Fireplace (+)	(+)				
Wood Shingle Ot	Other											No Heating (-)	(-) Bu				
Exteri	Exterior Features	ıres	2000									AC (+)					
Description		Area	Value	0								No Elec (-)	~				
•				i								Plumbing (+ / -)	(-/+)				
								1000	10000			Spec Plumb (+)	(+) qu				
						100	7	eciality	Specially Plumbing	-	No.	Elevator (+)	+				
					Description	ption				Count	Value			Sub-1	Sub-Total, One Unit	Juit	\$0
														Sub	Sub-Total, 1 Units	nits	
												Exterior F	Exterior Features (+)	•		\$0	\$0
												Garages (+) 0 sqft	1) 0 sdft			\$0	\$0
													Quality a	nd Design	Quality and Design Factor (Grade)	(api	
														Loc	Location Multiplier	olier	0.95
														Repl	Replacement Cost	ost	\$1,800
ON THE REAL PRINT	100	THE REAL PROPERTY.				S	Summary of Impro-	if Impro	vements	10	THE PERSON	-	The state of the s		1		100
Description Eligi	tes Str ibl Heig	Res Story Construction Eligibl Height	Grade	Year Built Y	Eff Year A	Age nd	Base Rate	LCM	Adj	Size	RCN	Norm R Dep	Remain.	Abn P(PC Nbhd Mrkt	Arkt	Improv
1: Lean-To R 01 0	%0	1 Earth Floor	۵	1900 1	1900	119 F	\$4.70	0.95	\$4.70	18'x28' x 10'	\$1,800	%02		50% 100%	50% 100% 1.0000 1.0000	0000	\$300
2: Barn. Bank & Flat (T2) 0	%0			1900 1	4000	140 1	02000		-	107		-					

Total all pages

\$2,200

Total this page





WELLS COUNTY LAND TITLE CO. INC.

116 S. Main St. Bluffton, IN 46714 260-824-5263 * 260-824-4551 (fax) closings@wellscountylandtitle.com

PROPERTY SEARCH REPORT

19-154

Prepared for: Schrader Real Estate & Auction Co

Search period: From: 5/24/55

Through: 7/30/19

at 8:00 a.m.

County: Wells

Property Address: 500 N, Craigville

Names of Grantee(s) in last deed of record:

Graft Heritage Farms, LLC as evidenced by QuitClaim Deed recorded February 16, 2016 in the Office of the Recorder of Wells County, Indiana. Deed Book 155, page 806.

Legal Description: See Attached

Unreleased Mortgages - NONE

Real Estate Taxes

Assessed in the names of: Graft Heritage Farms, LLC: Key #90-05-12-200-001.000-010 Assessed Valuations: Land -\$59,300; Improvements -\$0; Exemptions - \$0 Spring 2018 taxes payable 2019 of \$391.02 paid; Fall 2018 taxes payable 2019 of \$391.02 unpaid. Taxes for the year 2019 payable 2020 are now a lien not yet due and payable.

Assessment in the name of Eight Mile Ditch for the year 2019, 1st installment \$40.00 paid; 2nd installment \$40.00 unpaid.

Assessment in the name of Rebecca Knight Ditch for the year 2019, 1st installment \$6.20 paid; 2nd installment \$6.20 unpaid.

Other liens of record against the land, easements, etc.:

Subject to: An easement for ingress and egress over and across the Southwest Quarter of the Northwest Quarter of Section 12, Township 27 north, range 12 east, the same to be one (1) rod of even width off of the South side thereof.

Right-of-way of all legal drains, ditches, feeders and laterals, if any.

Loss or damage arising out of computer abnormalities in the Wells County Recorder's Office.

General Judgment Search (Strictly limited to the names hereinafter written and not otherwise):

Graft Heritage Farms, LLC-none found of record.

NOTE: This report is for use by WCLT customers only. The information is derived from the indices of the public records available to WCLT in the county searched. This report is not a guarantee of title, abstract of title, Legal Opinion or title insurance. Easements, covenants, conditions and restrictions, rights-of-way or similar limitations are not reported unless indexed within the time frame of the search. Liability of WCLT for loss resulting from errors or omissions in the report is limited to \$10,000.00. Any updates, extensions, corrected reports or attachments associated with this report shall be a part of the original report and the maximum liability for the report shall apply.

MATTERS EXCLUDED

- 1. Easements or claims of easements.
- 2. Conditions, covenants and restrictions shown by the public records.
- Any law, ordinance or governmental regulation affecting the ownership or use of the land or the regulation of existing or future improvements.

DeLora Brubaker

DATE

19-154

ATTACHMENT "A"

The following described real estate is located in Wells County, Indiana.

The southeast quarter of the northwest quarter of Section 12, Township 27 North, Range 12 East.

Containing 40 acres more or less

Subject to: An easement for ingress and egress over and across the Southwest Quarter of the Northwest Quarter of Section 12, Township 27 north, range 12 east, the same to be one (1) rod of even width off of the South side thereof.

End of Attachment A





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



