













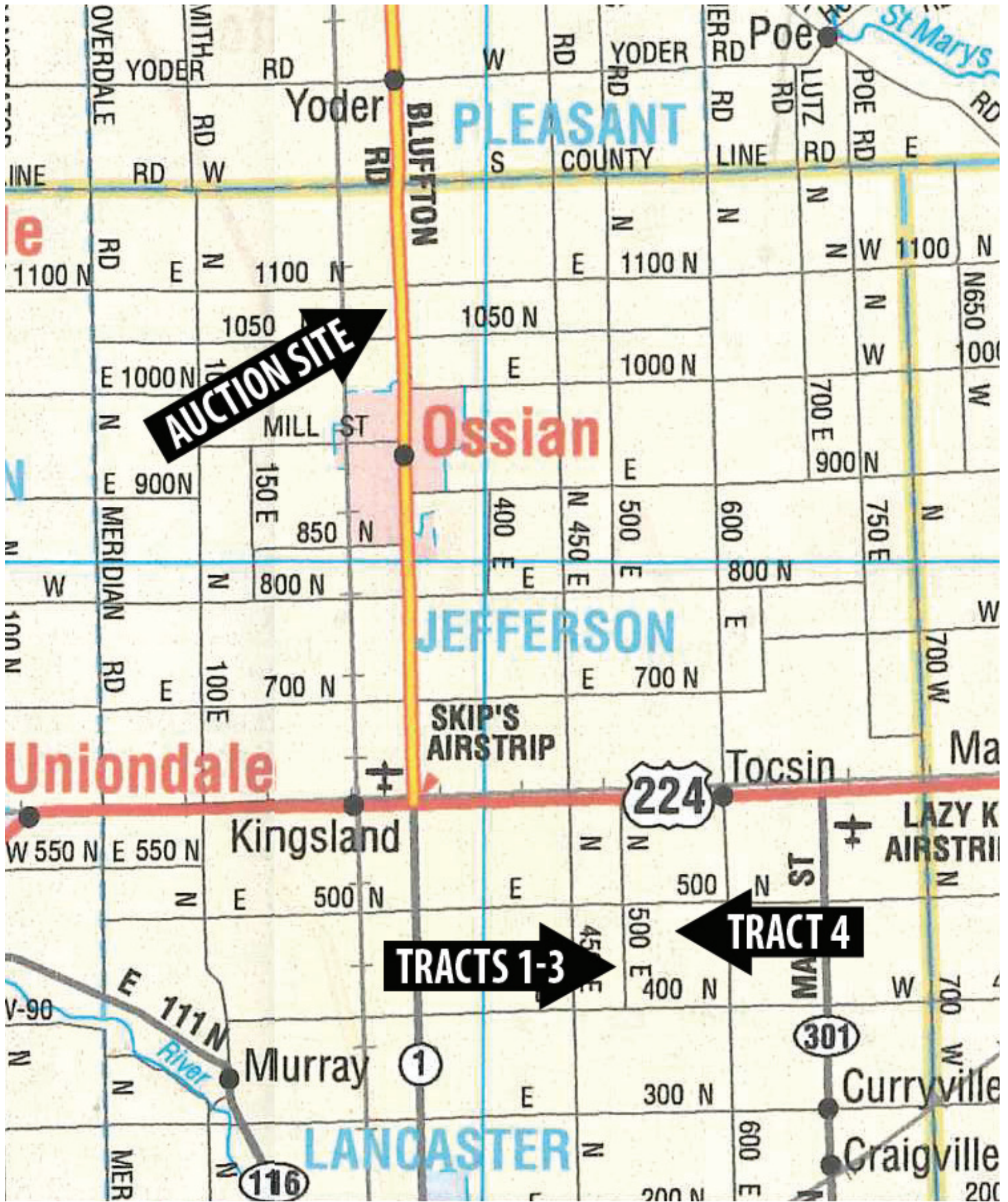






# LOCATION MAPS

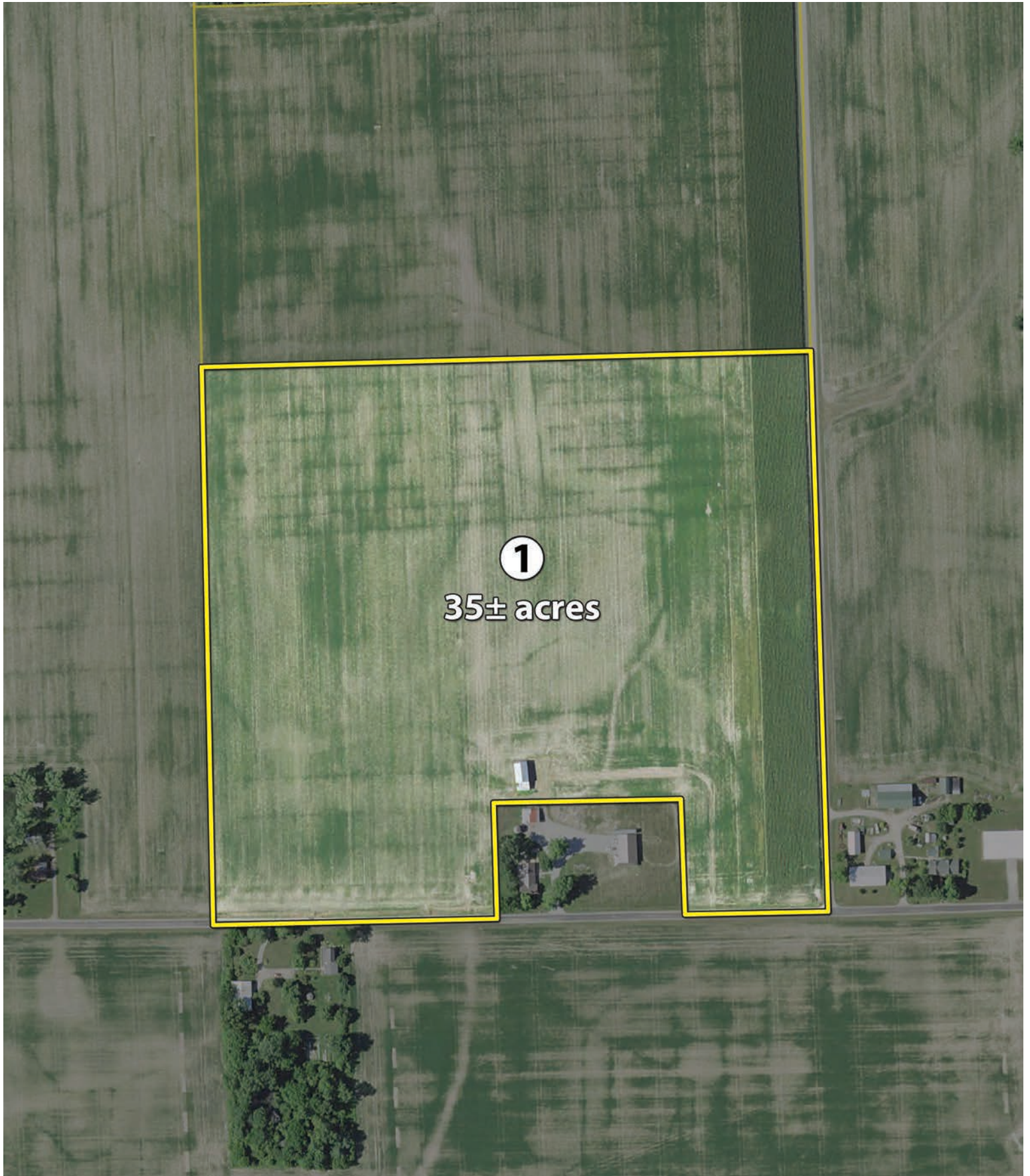
# LOCATION MAPS



# **AERIAL & SOIL MAPS**

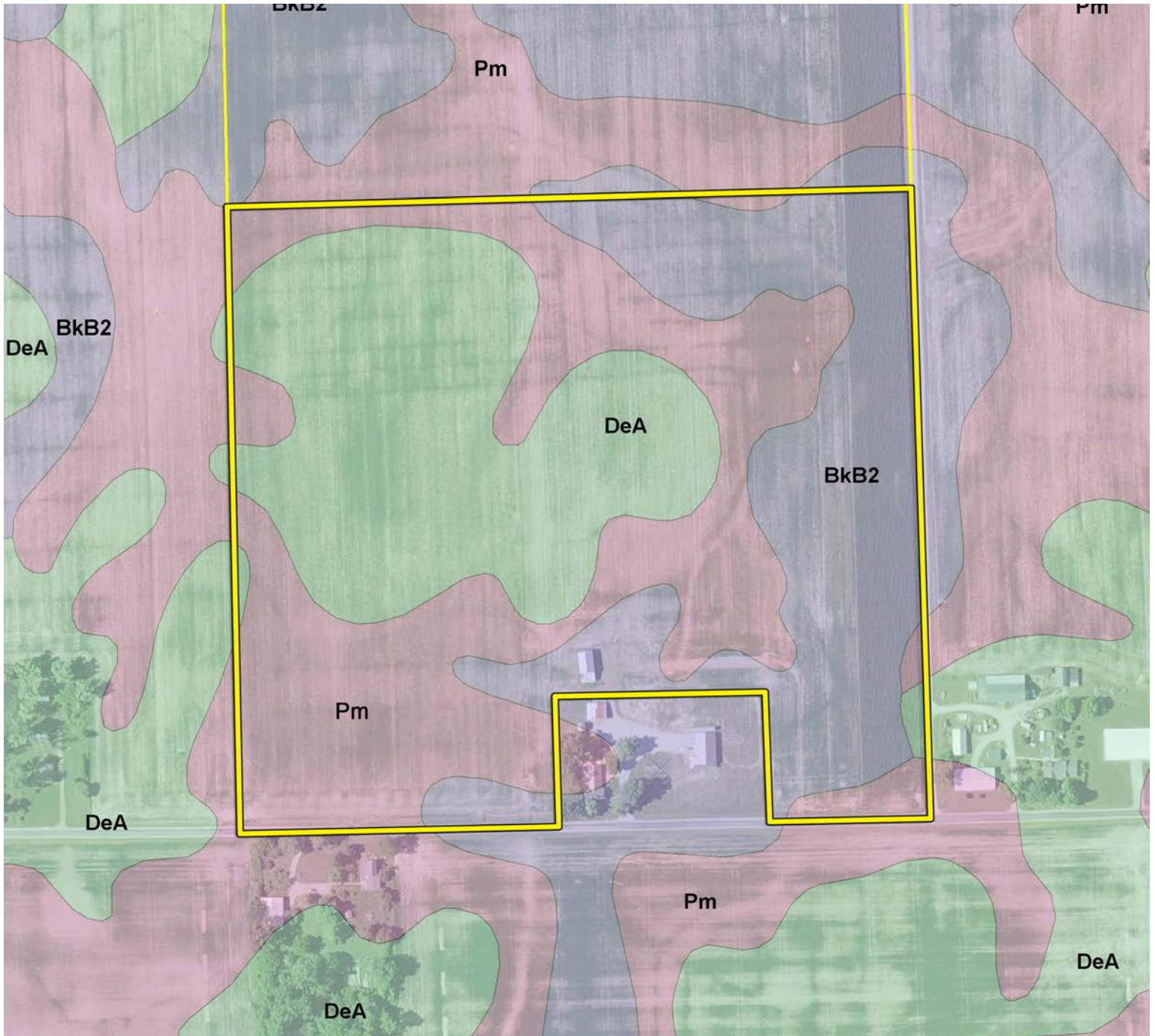
# AERIAL & SOIL MAPS

## *Tract 1 Aerial*



# AERIAL & SOIL MAPS

## Tract 1 Soils



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%	Ilw	5	157		47	64	11
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	11.81	32.7%	Ilw	5	126	8	41	57	
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	10.73	29.7%	Ile	5	122	8	40	55	
<b>Weighted Average</b>					<b>5</b>	<b>136.5</b>	<b>5</b>	<b>43</b>	<b>59</b>	<b>4.1</b>

Soils data provided by USDA and NRCS.

# AERIAL & SOIL MAPS

## *Tract 1 Topography*



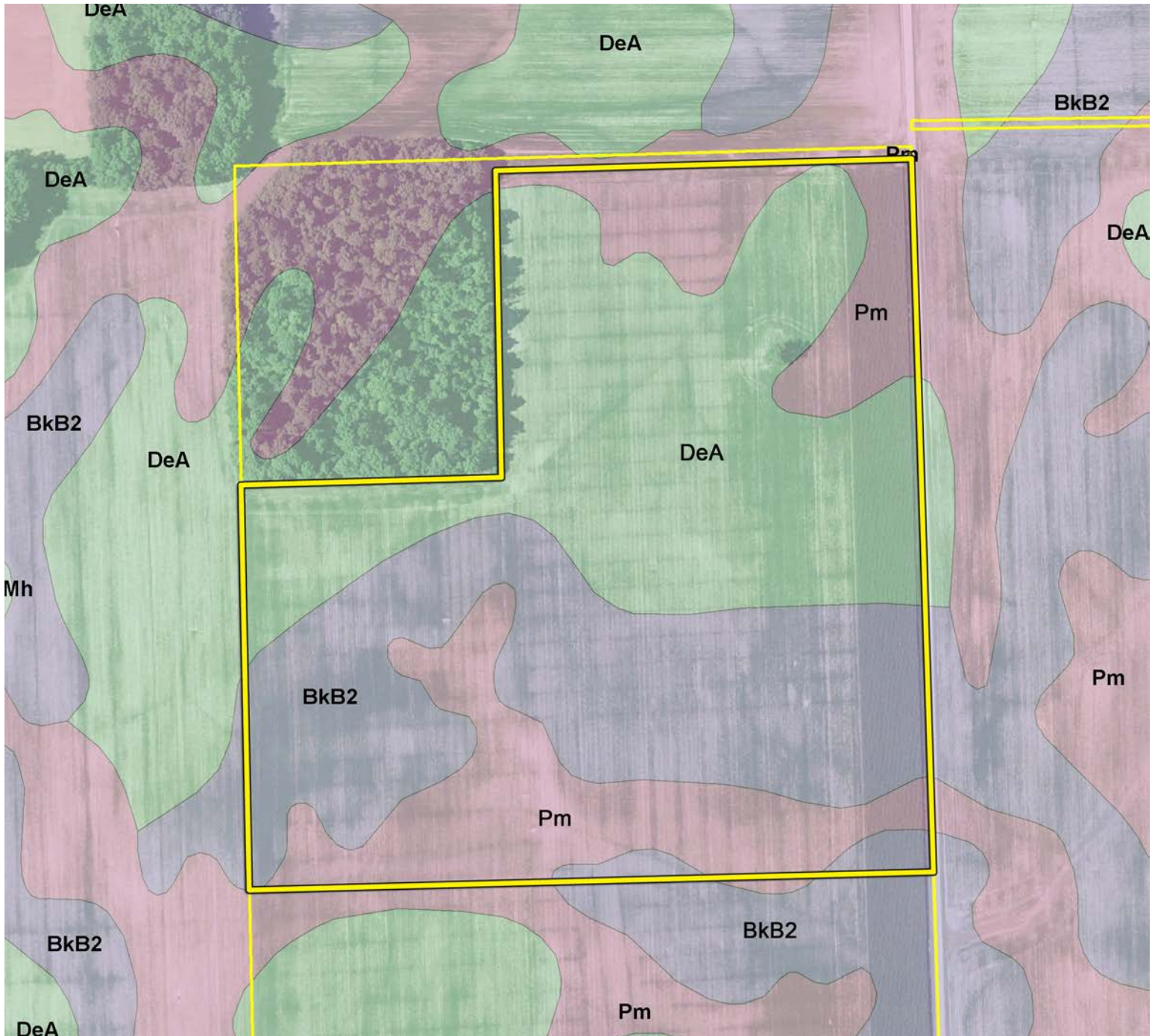
# AERIAL & SOIL MAPS

## *Tract 2 Aerial*



# AERIAL & SOIL MAPS

## Tract 2 Soils



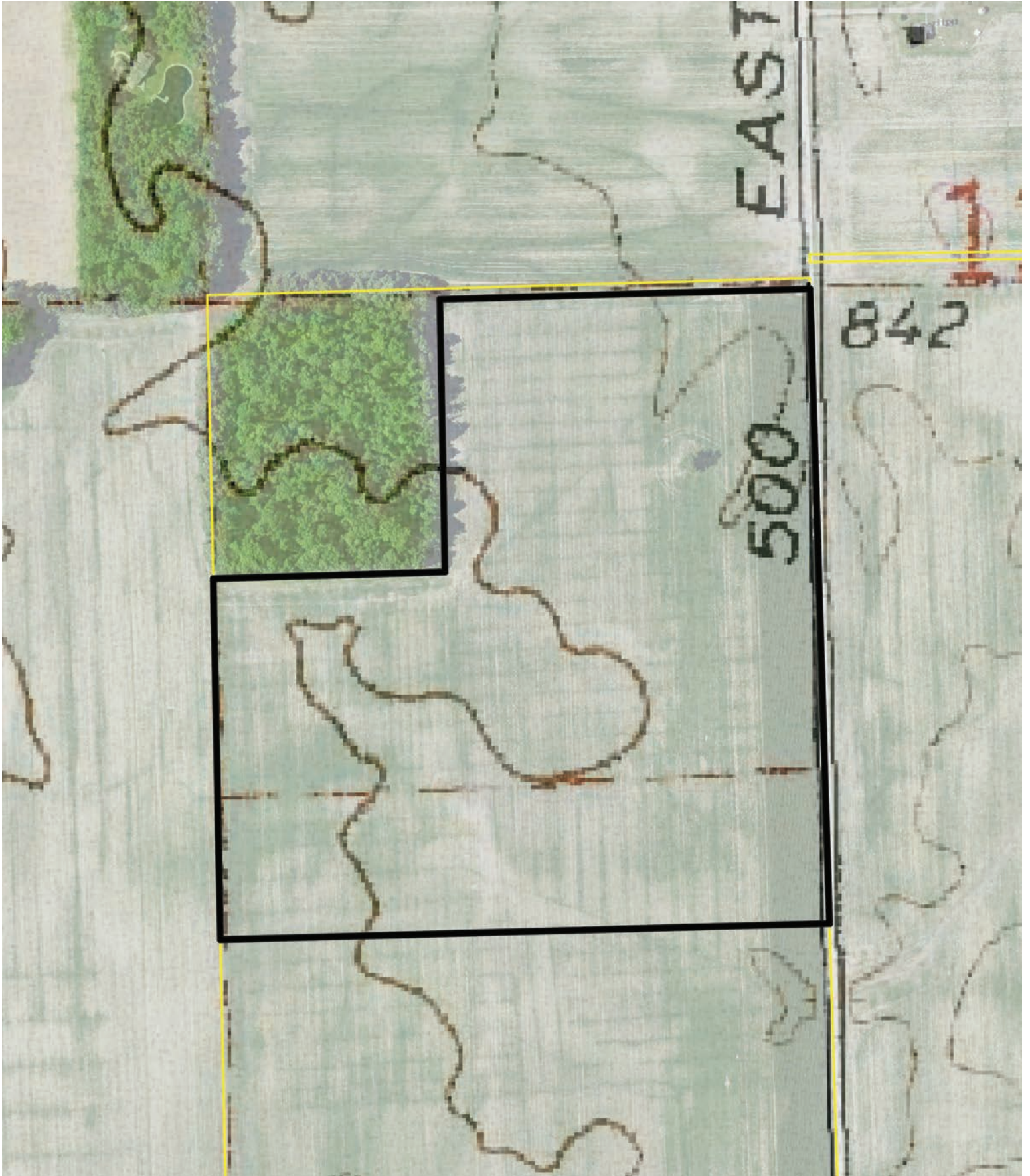
Area Symbol: IN179, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture	
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	14.67	40.6%	Ilw	5	126	8	41	57		
BkB2	Blount-Del Rey silt loams,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

Soils data provided by USDA and NRCS.



# AERIAL & SOIL MAPS

## *Tract 2 Topography*



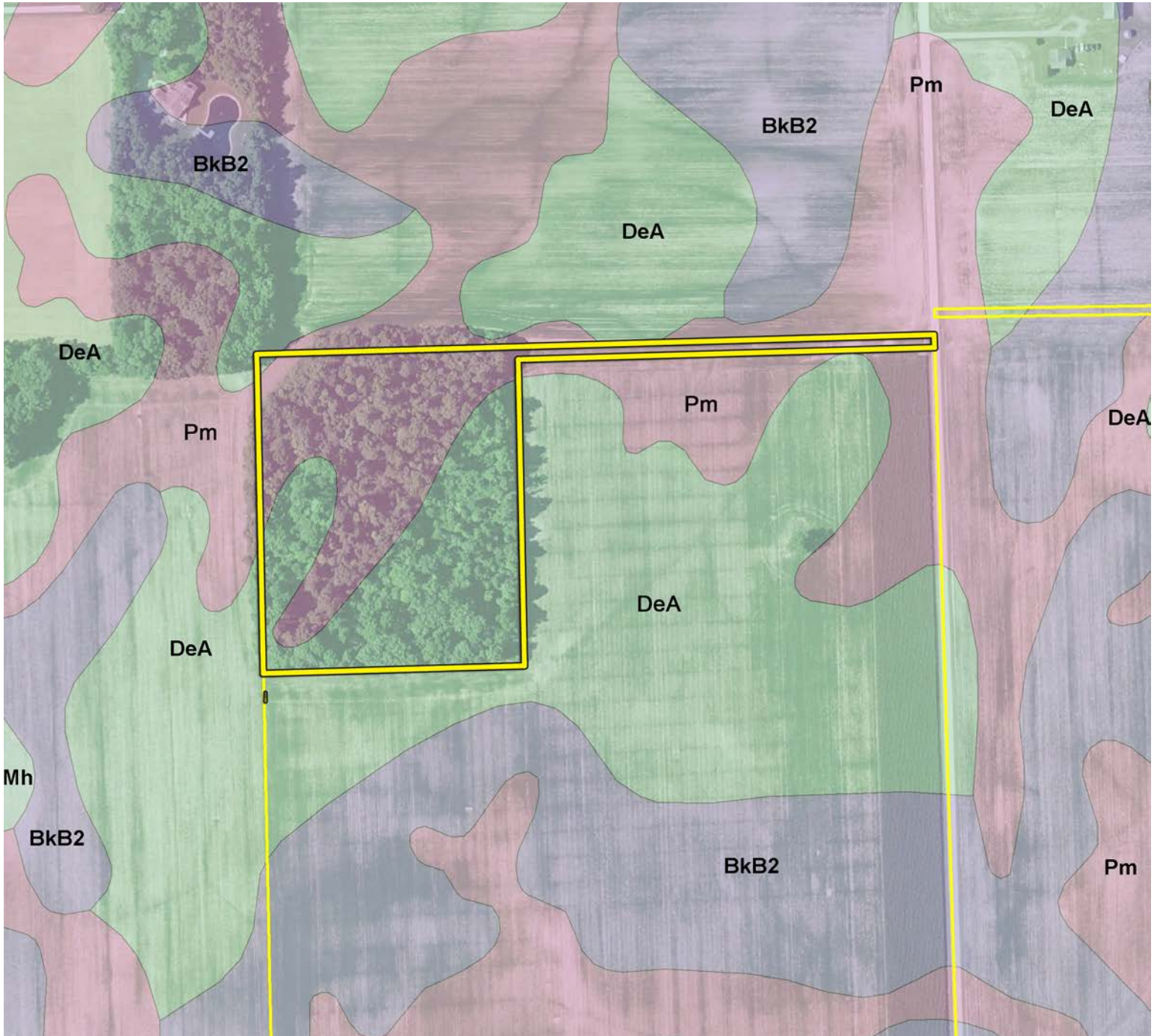
# AERIAL & SOIL MAPS

## *Tract 3 Aerial*



# AERIAL & SOIL MAPS

## Tract 3 Soils



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%	Ilw	5	126	8	41	57	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	3.92	49.7%	Ilw	5	157		47	64	11
<b>Weighted Average</b>					<b>5</b>	<b>141.4</b>	<b>4</b>	<b>44</b>	<b>60.5</b>	<b>5.5</b>

Soils data provided by USDA and NRCS.

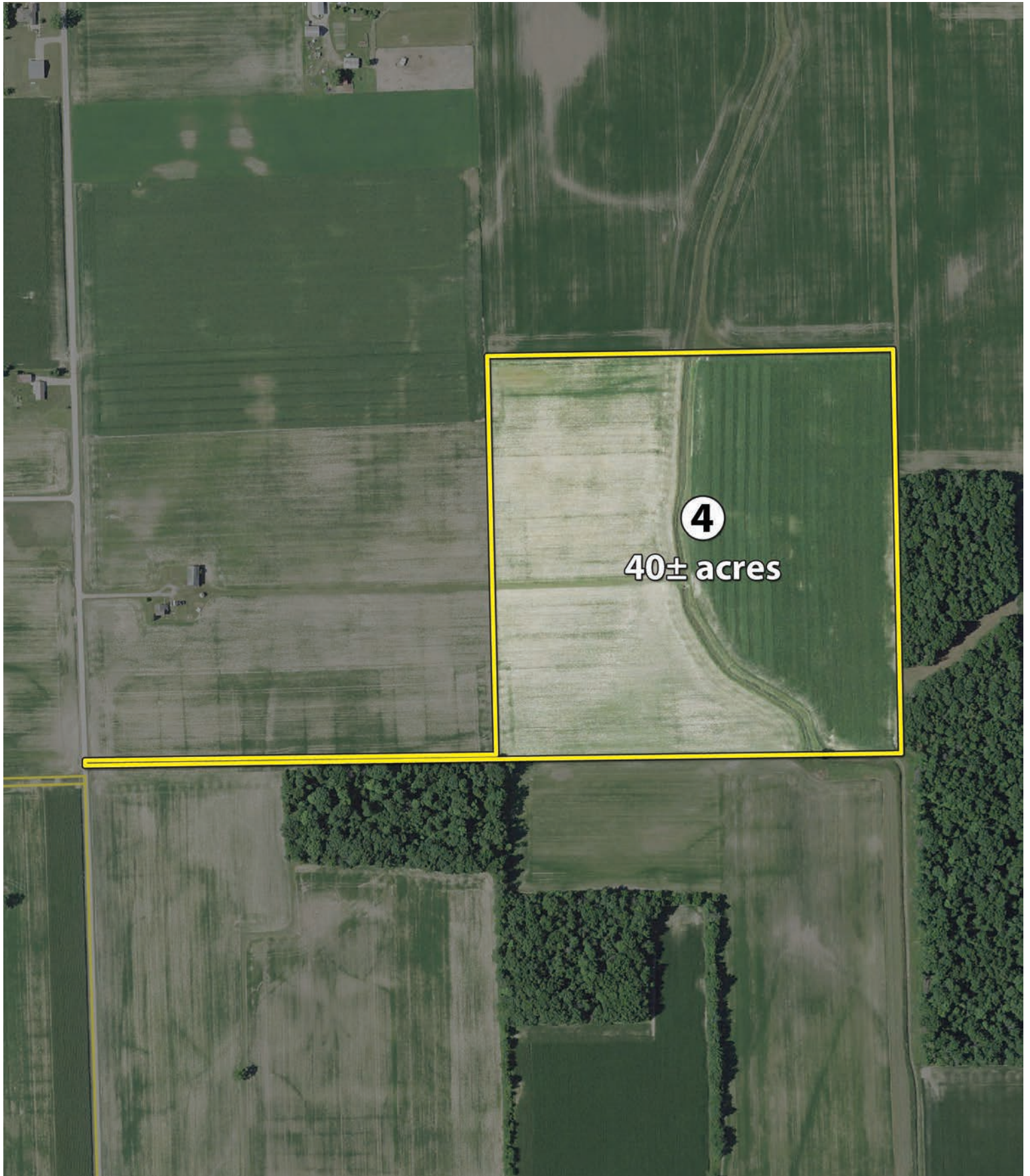
# AERIAL & SOIL MAPS

## *Tract 3 Topography*



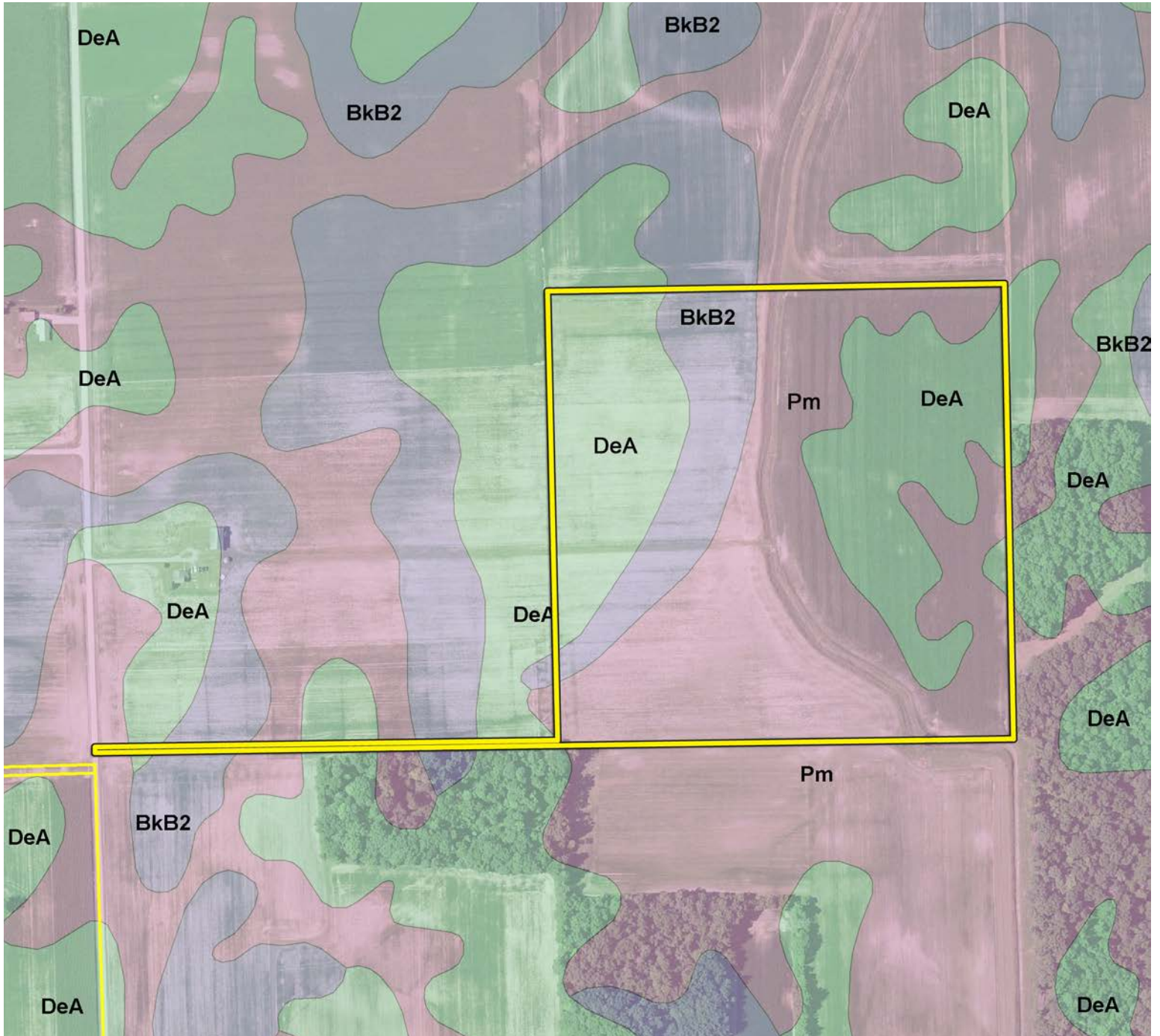
# AERIAL & SOIL MAPS

## *Tract 4 Aerial*



# AERIAL & SOIL MAPS

## Tract 4 Soils



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	19.87	49.1%	Ilw	5	157		47	64	11	
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	15.51	38.3%	Ilw	5	126	8	41	57		
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	5.12	12.6%	Ile	5	122	8	40	55		
<b>Weighted Average</b>						<b>5</b>	<b>140.7</b>	<b>4.1</b>	<b>43.8</b>	<b>60.2</b>	<b>5.4</b>

Soils data provided by USDA and NRCS.

# AERIAL & SOIL MAPS

## *Tract 4 Topography*







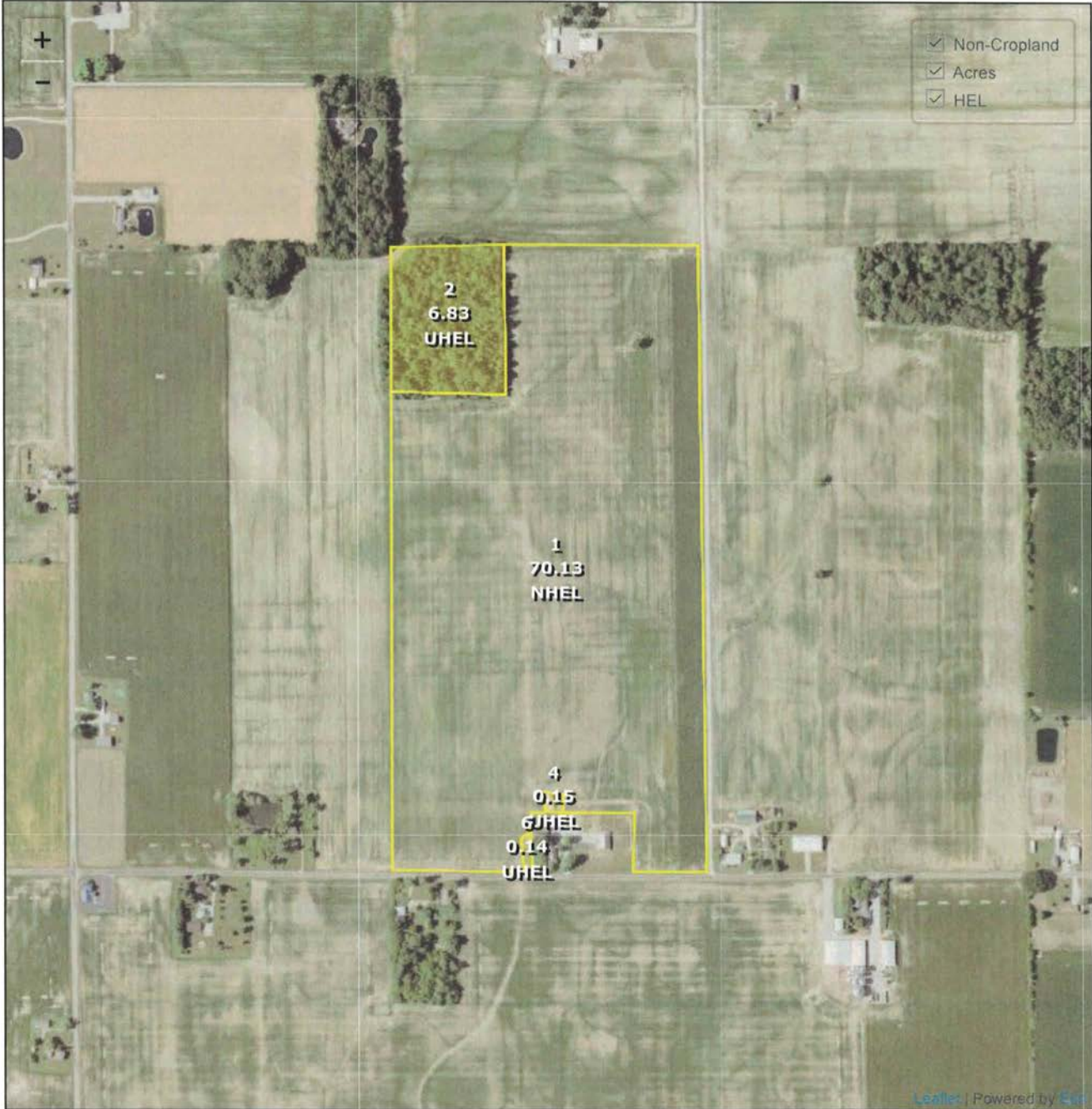
# FARM RECORD

# FARM RECORD

## Tracts 1-3



Wells County, Indiana



Leaflet | Powered by Esri

Common Land Unit  
Cropland Non-cropland CRP

Farm 7528  
Tract 8290

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

2019 Crop Year



Tract 2 of 2

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).

# FARM RECORD

## Tract 4



Wells County, Indiana



Common Land Unit  
 Cropland Non-cropland CRP

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

2019 Crop Year



Tract 1 of 2

Farm 7528  
 Tract 2430

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# FARM RECORD

INDIANA  
WELLS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7528  
Prepared : Aug 6, 2019  
Crop Year : 2019

## Abbreviated 156 Farm Record

### Tract 2430 Continued ...

Wheat		0.00	0	62
Corn		0.00	0	144
Soybeans		0.00	0	45
<b>TOTAL</b>	--	<b>0.00</b>		

### 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** : None  
**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
<b>TOTAL</b>	<b>70.13</b>	<b>0.00</b>		

### NOTES

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# FARM RECORD

INDIANA  
WELLS



United States Department of Agriculture  
Farm Service Agency

FARM : 7528  
Prepared : Aug 6, 2019  
Crop Year : 2019

Form: FSA-156EZ

## Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name :  
Farms Associated with Operator : 18-179-2887, 18-179-2889, 18-179-7528  
CRP Contract Number(s) : None  
Recon ID : 18-179-2016-88  
ARCPLC G//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 Election Choice

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	
<b>TOTAL</b>	<b>108.87</b>	<b>0.00</b>			

### 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 wetland or farmed wetland  
WL Violations : None  
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
			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		0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

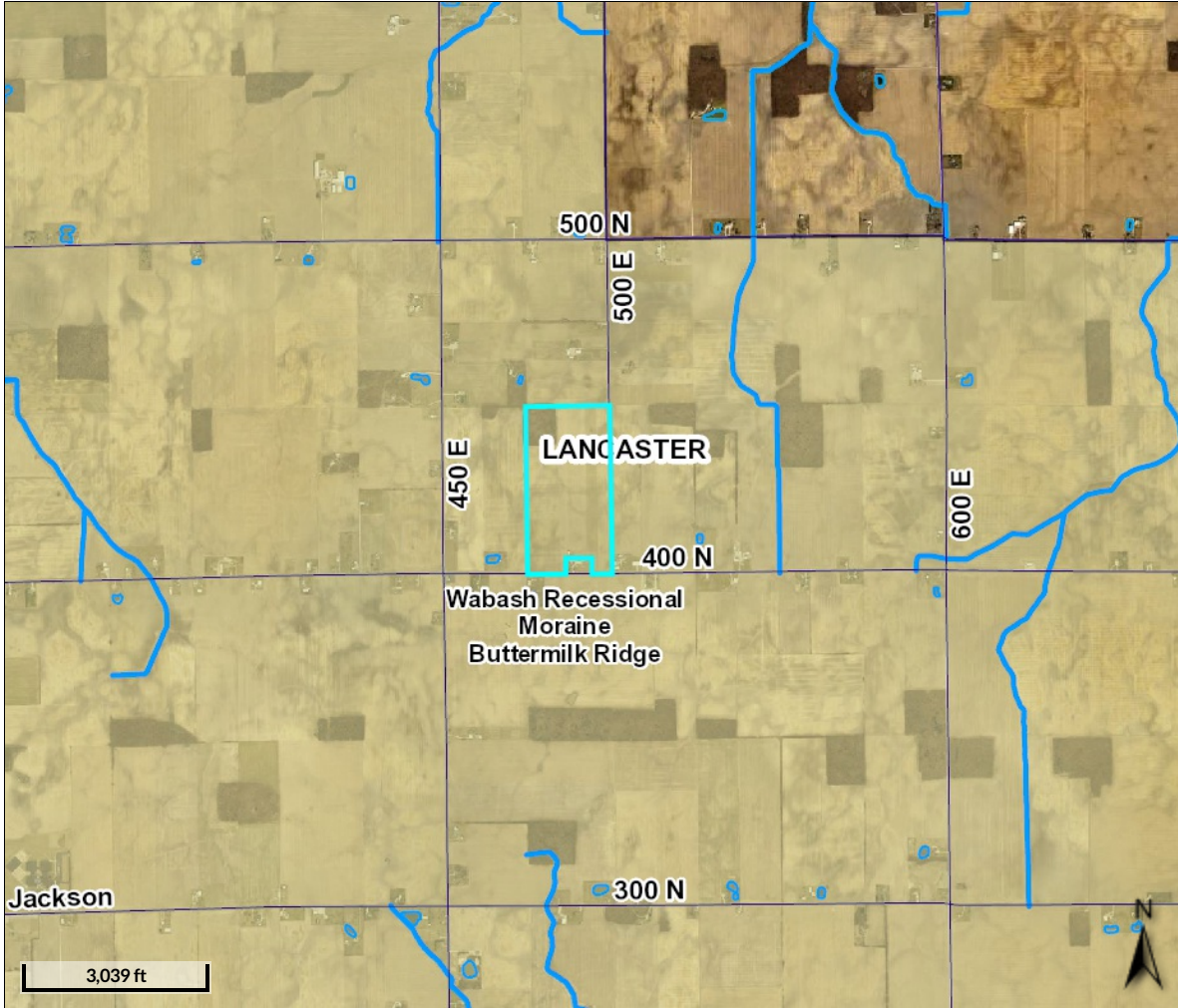
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield



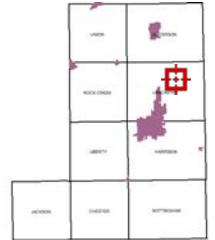
# COUNTY TAX INFO

# COUNTY TAX INFO

## Buttermilk Ridge: Tracts 1-3



### Overview



### Legend

- Road Centerlines
- Towns
- Townships
- Rail
- Water
- Culverts
- Ditches
- Parcels
- Wabash Recessional Moraine/Buttermilk Ridge

<b>Parcel ID</b>	90-05-11-400-002.000-010	<b>Alternate ID</b>	005-03342-00	<b>Owner Address</b>	Graft Heritage Farms, LLC Attn: Carol S McCauley, Mgr 430 W 459 N Huntington, IN 46750
<b>Sec/Twp/Rng</b>	11-27-12	<b>Class</b>	AGRICULTURAL - OTHER AGRICULTURAL USE		
<b>Property Address</b>	400 N Craigville	<b>Acres</b>	77.56		
<b>District</b>	Lancaster				
<b>Brief Tax Description</b>	11-27-12 77.56A E SE <i>(Note: Not to be used on legal documents)</i>				

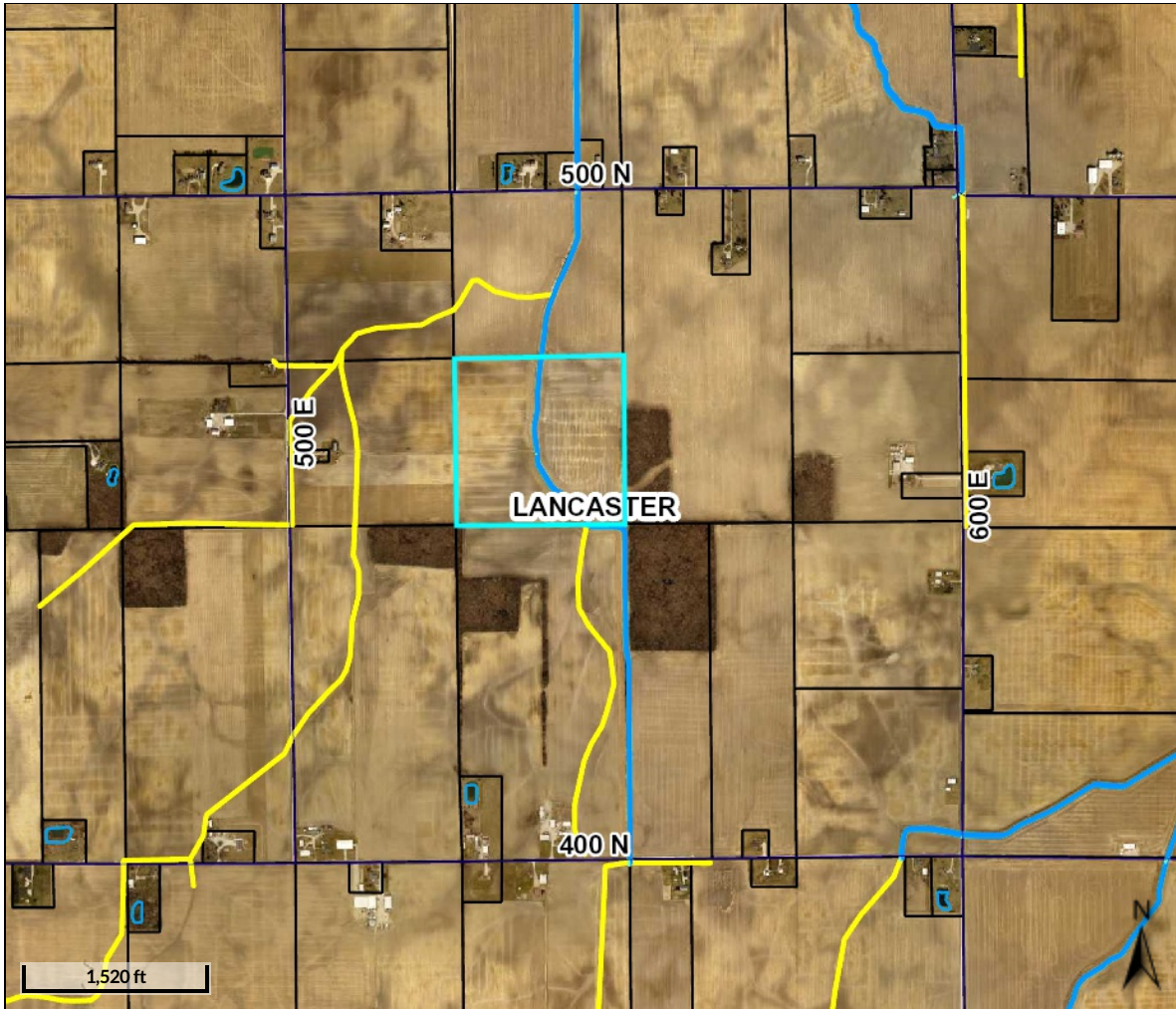
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Developed by Schneider GEOSPATIAL

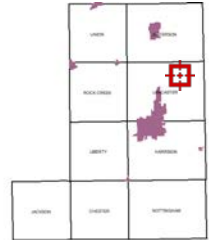


# COUNTY TAX INFO

## Ditches & Tiled Drains: Tracts 1-3



### Overview



### Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- Ditches
- Tiled Drains
- ▭ Parcels

<b>Parcel ID</b>	90-05-12-200-001.000-010	<b>Alternate ID</b>	005-03343-00	<b>Owner Address</b>	Graft Heritage Farms, LLC
<b>Sec/Twp/Rng</b>	12-27-12	<b>Class</b>	AGRICULTURAL - VACANT LAND		Attn: Carol S McCauley, Mgr
<b>Property Address</b>	500 N Craigville	<b>Acreage</b>	40		430 W 459 N Huntington, IN 46750
<b>District</b>	Lancaster				
<b>Brief Tax Description</b>	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

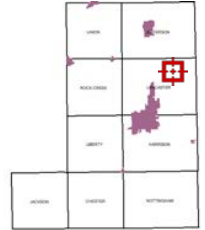
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# COUNTY TAX INFO

## Zoning: Tracts 1-3



### Overview



### Legend

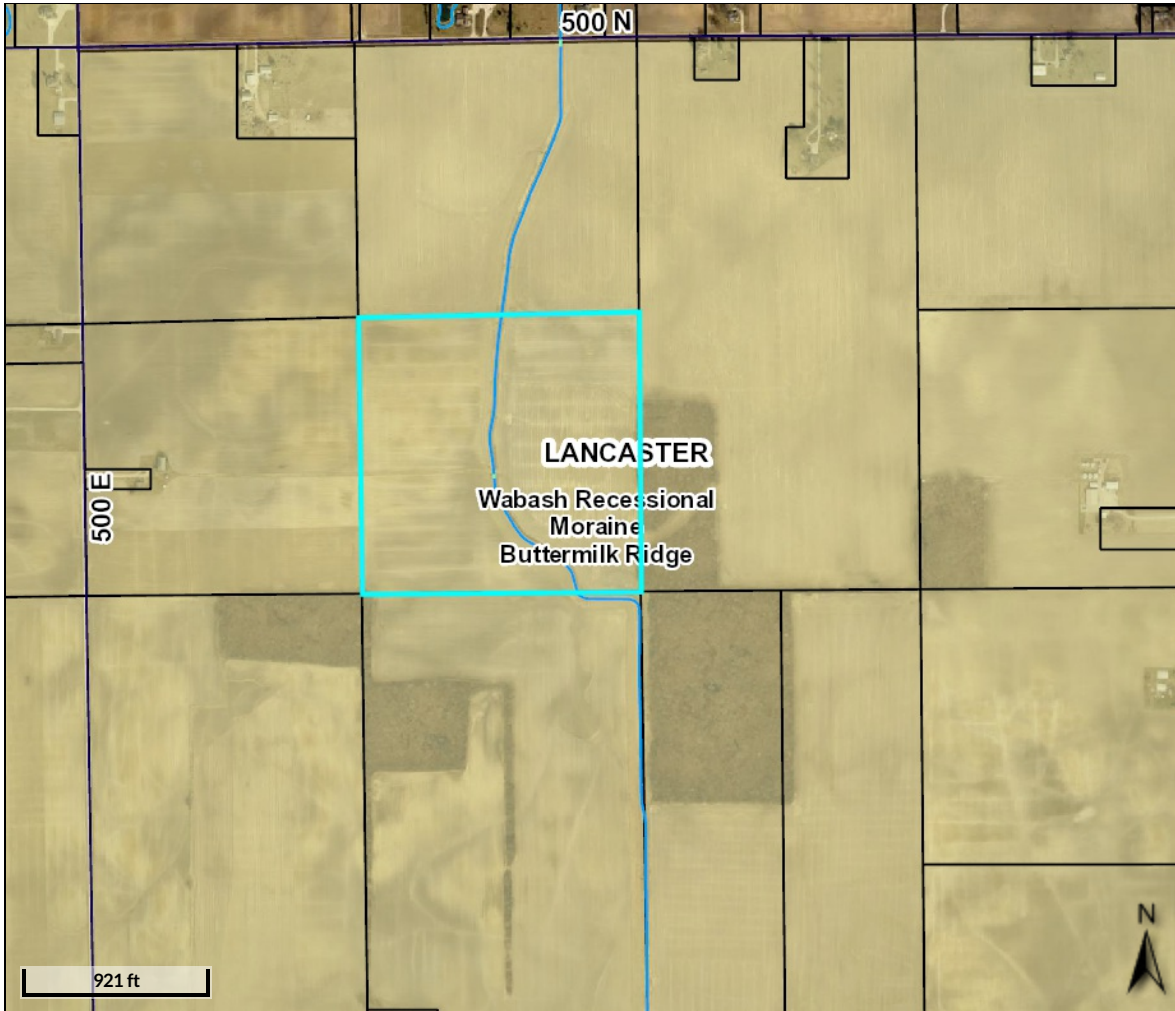
- Road Centerlines
- Towns
- Townships
- Rail
- Water
- Culverts
- Parcels
- Zoning & Wind Project Area**
- WIND
- L-1
- PUD1
- A-1
- A-R
- B-1
- B-2
- B-3
- C-1
- I-1
- I-2
- M-1
- M-2
- R-1
- R-2
- R-3
- S-1

<b>Parcel ID</b>	90-05-12-200-001.000-010	<b>Alternate ID</b>	005-03343-00	<b>Owner Address</b>	Graft Heritage Farms, LLC
<b>Sec/Twp/Rng</b>	12-27-12	<b>Class</b>	AGRICULTURAL - VACANT LAND		Attn: Carol S McCauley, Mgr
<b>Property Address</b>	500 N Craigville	<b>Acreage</b>	40		430 W 459 N Huntington, IN 46750
<b>District</b>	Lancaster				
<b>Brief Tax Description</b>	12-27-12 40.000A SE NW				
	<i>(Note: Not to be used on legal documents)</i>				

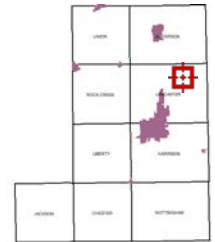
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# COUNTY TAX INFO

## Buttermilk Ridge: Tract 4



### Overview



### Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- ▭ Parcels
- ▭ Wabash Recessor Moraine/Buttermi Ridge

<b>Parcel ID</b>	90-05-12-200-001.000-010	<b>Alternate ID</b>	005-03343-00	<b>Owner Address</b>	Graft Heritage Farms, LLC
<b>Sec/Twp/Rng</b>	12-27-12	<b>Class</b>	AGRICULTURAL - VACANT LAND		Attn: Carol S McCauley, Mgr
<b>Property Address</b>	500 N Craigville	<b>Acreage</b>	40		430 W 459 N Huntington, IN 46750
<b>District</b>	Lancaster				
<b>Brief Tax Description</b>	12-27-12 40.000A SE NW				

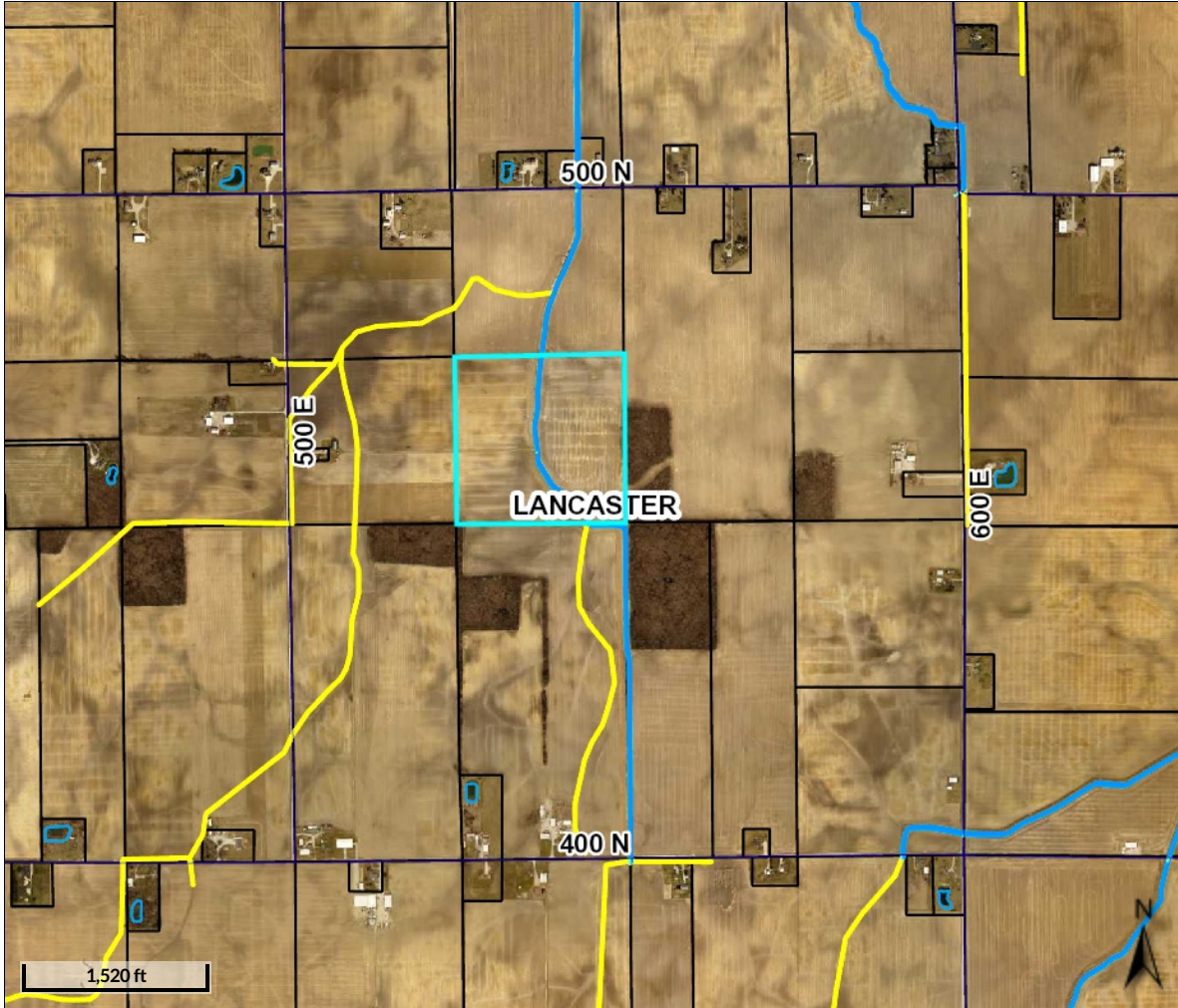
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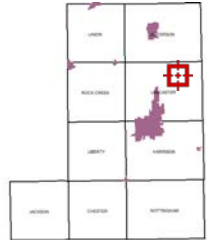
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# COUNTY TAX INFO

## Ditches & Tiled Drains: Tract 4



### Overview



### Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- Ditches
- Tiled Drains
- ▭ Parcels

<b>Parcel ID</b>	90-05-12-200-001.000-010	<b>Alternate ID</b>	005-03343-00	<b>Owner Address</b>	Graft Heritage Farms, LLC
<b>Sec/Twp/Rng</b>	12-27-12	<b>Class</b>	AGRICULTURAL - VACANT LAND		Attn: Carol S McCauley, Mgr
<b>Property Address</b>	500 N Craigville	<b>Acreage</b>	40		430 W 459 N Huntington, IN 46750
<b>District</b>	Lancaster				
<b>Brief Tax Description</b>	12-27-12 40.000A SE NW				

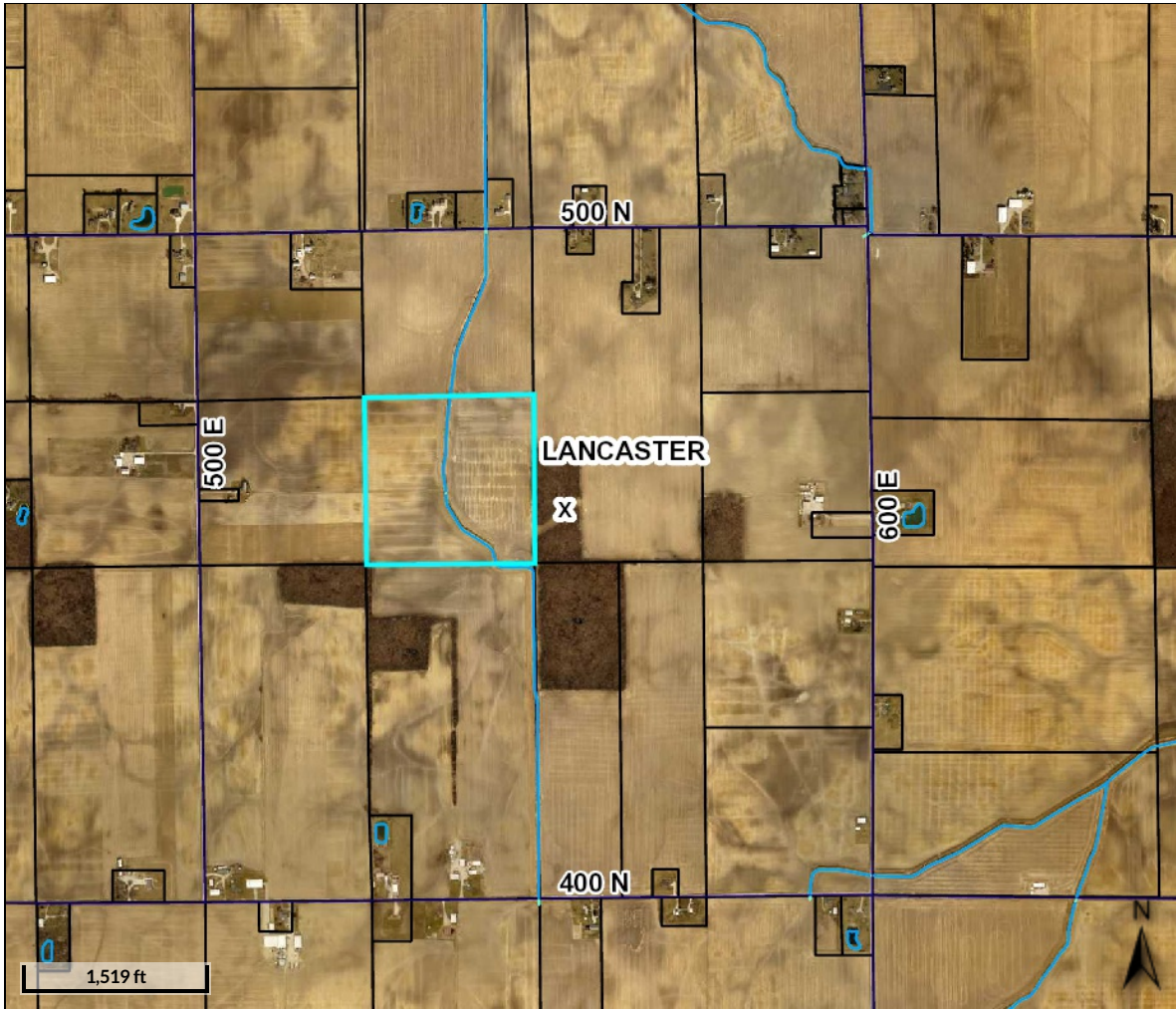
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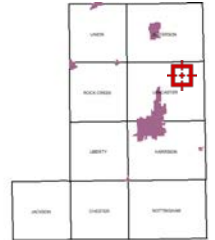
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# COUNTY TAX INFO

## Flood Zone: Tract 4



### Overview



### Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- Flood Zones**
- ▭ A
- ▭ AE
- ▭ AE FLOODWAY
- ▭ X
- ▭ X (500yr(.2%))
- ▭ Parcels

<b>Parcel ID</b>	90-05-12-200-001.000-010	<b>Alternate ID</b>	005-03343-00	<b>Owner Address</b>	Graft Heritage Farms, LLC
<b>Sec/Twp/Rng</b>	12-27-12	<b>Class</b>	AGRICULTURAL - VACANT LAND		Attn: Carol S McCauley, Mgr
<b>Property Address</b>	500 N Craigville	<b>Acreage</b>	40		430 W 459 N Huntington, IN 46750
<b>District</b>	Lancaster				
<b>Brief Tax Description</b>	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

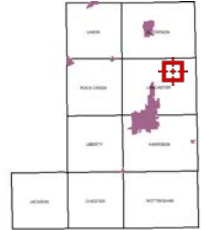
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# COUNTY TAX INFO

## Zoning: Tract 4



### Overview



### Legend

- Road Centerlines
- Towns
- Townships
- Rail
- Water
- Culverts
- Parcels
- Zoning & Wind Project Area**
- WIND
- L-1
- PUD1
- A-1
- A-R
- B-1
- B-2
- B-3
- C-1
- I-1
- I-2
- M-1
- M-2
- R-1
- R-2
- R-3
- S-1

<b>Parcel ID</b>	90-05-12-200-001.000-010	<b>Alternate ID</b>	005-03343-00	<b>Owner Address</b>	Graft Heritage Farms, LLC
<b>Sec/Twp/Rng</b>	12-27-12	<b>Class</b>	AGRICULTURAL - VACANT LAND		Attn: Carol S McCauley, Mgr
<b>Property Address</b>	500 N Craigville	<b>Acreage</b>	40		430 W 459 N Huntington, IN 46750
<b>District</b>	Lancaster				
<b>Brief Tax Description</b>	12-27-12 40.000A SE NW				
	<i>(Note: Not to be used on legal documents)</i>				

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

# COUNTY TAX INFO



## Summary

Parcel ID 90-05-11-400-002.000-010  
 Tax Bill ID 005-03342-00  
 Map Reference #  
 Property Address 400 N  
 Craigville, IN, 46731  
 Brief Legal Description 11-27-12 77.56A E SE  
 (Note: Not to be used on legal documents)  
 Class AGRICULTURAL - OTHER AGRICULTURAL USE  
 Tax District Lancaster  
 Tax Rate Code 977912 - Adv. Tax Rate  
 Property Type 65 - Agricultural  
 Mortgage Co N/A  
 Last Change Date

## Owners

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

## Taxing District

County: Wells  
 Township: LANCASTER TOWNSHIP  
 State District: 010 LANCASTER TOWNSHIP  
 Local District: 010  
 School Corp: NORTHERN WELLS COMMUNITY  
 Neighborhood: 502947-010 LANCASTER TOWNSHIP PAVED 010

## Site Description

Topography: Flat  
 Public Utilities: Electricity  
 Street or Road: Paved  
 Area Quality  
 Parcel Acreage: 77.56  
 Refer to Brief Tax Description for Parcel Acreage.

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. 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

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt 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	F	1.01	504	1.2	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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# COUNTY TAX INFO

## Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
2/16/2016	Graft, Lawrence / Viola	Quit Claim Deed	155	806	202667
2/16/2016			155	804	202663

## Valuation

Assessment Year	2019	2018	2018 (2)	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/15/2019	4/5/2018	4/3/2018	6/20/2017	6/28/2016
Land	\$104,800	\$108,200	\$124,300	\$124,300	\$153,800
Land Res (1)	\$0	\$0	\$0	\$0	\$18,900
Land Non Res (2)	\$104,800	\$108,200	\$124,300	\$124,300	\$134,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$2,200	\$2,200	\$2,200	\$2,100	\$71,400
Imp Res (1)	\$0	\$0	\$0	\$0	\$66,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$2,200	\$2,200	\$2,200	\$2,100	\$4,800
<b>Total</b>	<b>\$107,000</b>	<b>\$110,400</b>	<b>\$126,500</b>	<b>\$126,400</b>	<b>\$225,200</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$85,500
Total Non Res (2)	\$104,800	\$108,200	\$124,300	\$124,300	\$134,900
Total Non Res (3)	\$2,200	\$2,200	\$2,200	\$2,100	\$4,800

## Tax History

	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Tax	\$727.98	\$756.06	\$937.28	\$1,014.06	\$1,030.40
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$727.98	\$756.06	\$937.28	\$1,014.06	\$1,030.40
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$179.16	\$179.16	\$184.80	\$208.80	\$208.80
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$72.18	\$57.37
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$1,635.12</b>	<b>\$1,691.28</b>	<b>\$2,059.36</b>	<b>\$2,236.92</b>	<b>\$2,269.60</b>
- Surplus Transfer	\$0.00	\$0.00	\$1,029.68	\$0.20	\$0.00
- Credits	(\$817.56)	(\$1,691.28)	(\$3,089.04)	(\$2,237.12)	(\$2,269.60)
<b>= Total Due</b>	<b>\$817.56</b>	<b>\$0.00</b>	<b>(\$1,029.68)</b>	<b>(\$0.20)</b>	<b>\$0.00</b>

## Deductions

Type	Description	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
Homestead	Standard Hmst	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HSC	\$14,175.00	\$13,335.00	\$11,340.00

## Other Assessments

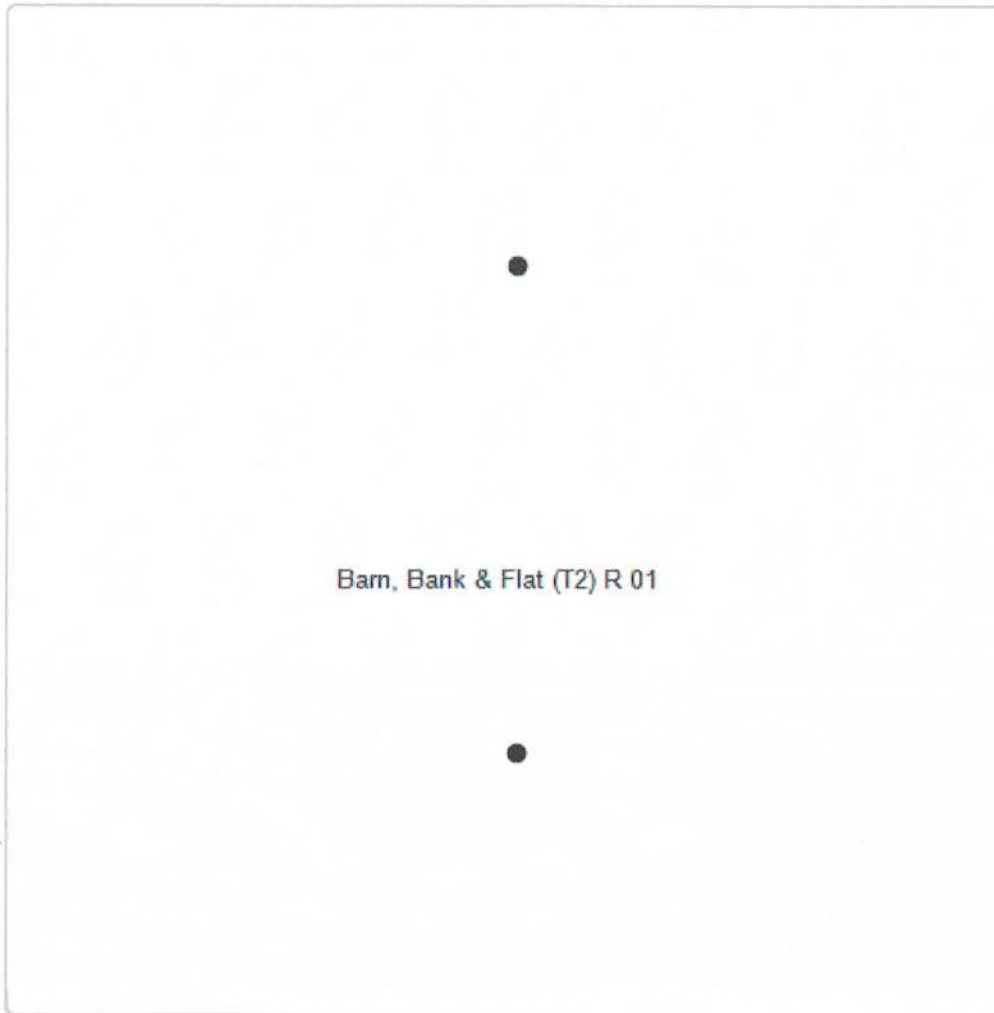
Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2018 Pay 2019	1167285	570 LITTLE RIVER	77.56	ADV Rate	0.3	5	0
2018 Pay 2019	1167021	551 REBECCA KNIGHT	77.56	ADV Rate	0.31	6.25	24.04
2018 Pay 2019	1167017	518 EIGHT MILE	77.56	ADV Rate	2	15	155.12
2017 Pay 2018	1167285	570 LITTLE RIVER	77.56	ADV Rate	0.3	5	0
2017 Pay 2018	1167021	551 REBECCA KNIGHT	77.56	ADV Rate	0.31	6.25	24.04
2017 Pay 2018	1167017	518 EIGHT MILE	77.56	ADV Rate	2	15	155.12
2016 Pay 2017	1167285	570 LITTLE RIVER	80	ADV Rate	0.3	5	0



# COUNTY TAX INFO

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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Developed by  
 **Schneider**  
GEO SPATIAL

Version 2.3.7

# COUNTY TAX INFO



## Summary

Parcel ID 90-05-12-200-001.000-010  
 Tax Bill ID 005-03343-00  
 Map Reference #  
 Property Address 500 N  
 Craigville, IN, 46731  
 12-27-12 40.000A SE NW  
 Brief Legal Description (Note: Not to be used on legal documents)  
 Class AGRICULTURAL - VACANT LAND  
 Tax District Lancaster  
 Tax Rate Code 977912 - Adv. Tax Rate  
 Property Type 65 - Agricultural  
 Mortgage Co N/A  
 Last Change Date

## Owners

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

## Taxing District

County: Wells  
 Township: LANCASTER TOWNSHIP  
 State District 010 LANCASTER TOWNSHIP  
 Local District: 010  
 School Corp: NORTHERN WELLS COMMUNITY  
 Neighborhood: 502947-010 LANCASTER TOWNSHIP PAVED 010

## Site Description

Topography: Flat  
 Public Utilities: Electricity  
 Street or Road: Paved  
 Area Quality  
 Parcel Acreage: 40  
 Refer to Brief Tax Description for Parcel Acreage.

## Land

Land Type	Soil ID	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	BKB2	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	Annual Adjustment	Annual Adjustment	Annual Adjustment	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

# COUNTY TAX INFO

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
<b>Total</b>	<b>\$57,500</b>	<b>\$59,300</b>	<b>\$68,200</b>	<b>\$70,700</b>	<b>\$74,900</b>
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 Tax	\$391.02	\$422.89	\$448.54	\$505.44	\$519.99
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$50.54	\$52.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$391.02	\$422.89	\$448.54	\$505.44	\$519.99
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$50.54	\$52.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$505.44	\$519.99	\$0.00
+ Delq NTS 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 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	\$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 Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$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)	
<b>= Total Due</b>	<b>\$437.22</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,226.80</b>	<b>\$1,258.82</b>

## 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.

# COUNTY TAX INFO

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Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.7

# **NATIONAL WETLANDS INVENTORY INFO**

# NATIONAL WETLANDS INVENTORY INFO

## Tract 3

### Wetlands



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

October 3, 2019

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

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

# **ASSESSOR CARD & PLAT MAP**

# ASSESSOR CARD & PLAT MAP

LANCASTER TOWNSHIP P 1/2

Notes

**90-05-12-200-001.000-010**  
**Parcel Number**  
 90-05-12-200-001.000-010  
**Local Parcel Number**  
 0050334300  
**Tax ID:**

**General Information**  
**Parcel Number**  
 90-05-12-200-001.000-010  
**Local Parcel Number**  
 0050334300  
**Tax ID:**

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

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

**Transfer of Ownership**  
 Doc ID Code Book/Page Adj Sale Price VII  
 202667 QC / \$0 I  
 202667 QC 155/806 \$0 I  
 01/01/1900 GRAFT, LAWRENCE/WD / \$0 I

**Routing Number**  
 M07 R07

**Property Class**  
 100  
**Vacant Land**

**Legal**  
 12-27-12 40.000A SENW

**Legal**  
 12-27-12 40.000A SENW

**Location Information**  
**Year: 2019**  
**County**  
 Wells  
**Township**  
 LANCASTER TOWNSHIP  
**District 010 (Local 010)**  
 LANCASTER TOWNSHIP  
**School Corp 8435**  
 NORTHERN WELLS COMMUNITY  
**Neighborhood 502947-010**  
 LANCASTER TOWNSHIP PAVED

**Location Information**  
**Year: 2019**  
**County**  
 Wells  
**Township**  
 LANCASTER TOWNSHIP  
**District 010 (Local 010)**  
 LANCASTER TOWNSHIP  
**School Corp 8435**  
 NORTHERN WELLS COMMUNITY  
**Neighborhood 502947-010**  
 LANCASTER TOWNSHIP PAVED

**Section/Plat**  
 012.000  
**Location Address (1)**  
 500 N  
 CRAIGVILLE, IN 46731

**Section/Plat**  
 012.000  
**Location Address (1)**  
 500 N  
 CRAIGVILLE, IN 46731

**Section/Plat**  
 012.000  
**Location Address (1)**  
 500 N  
 CRAIGVILLE, IN 46731

**Section/Plat**  
 012.000  
**Location Address (1)**  
 500 N  
 CRAIGVILLE, IN 46731

**Section/Plat**  
 012.000  
**Location Address (1)**  
 500 N  
 CRAIGVILLE, IN 46731

**Section/Plat**  
 012.000  
**Location Address (1)**  
 500 N  
 CRAIGVILLE, IN 46731

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

Assessment Year	2019	2018	2017	2016
Reason For Change	AA	AA	AA	AA
As Of Date	03/15/2019	04/03/2018	06/20/2017	06/28/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$57,500	\$59,300	\$70,700	\$74,900
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$57,500	\$59,300	\$70,700	\$74,900
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$57,500	\$59,300	\$70,700	\$74,900
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$57,500	\$59,300	\$70,700	\$74,900
Total Non Res (3)	\$0	\$0	\$0	\$0

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

Assessment Year	2019	2018	2017	2016
Reason For Change	AA	AA	AA	AA
As Of Date	03/15/2019	04/03/2018	06/20/2017	06/28/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$57,500	\$59,300	\$70,700	\$74,900
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$57,500	\$59,300	\$70,700	\$74,900
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$57,500	\$59,300	\$70,700	\$74,900
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$57,500	\$59,300	\$70,700	\$74,900
Total Non Res (3)	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Elig %	Res Market Factor	Value
4 A BKB2	0	5.07	\$1,560	\$1,388	\$7,037	0%	0%	1.0000	\$7,040
4 A DEA	0	16.06	\$1,560	\$1,388	\$22,291	0%	0%	1.0000	\$22,290
4 A PM	0	16.24	\$1,560	\$1,732	\$28,128	0%	0%	1.0000	\$28,130
81 A BKB2	0	2.63	\$1,560	\$1,388	\$3,650	-100%	0%	1.0000	\$0

**Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Elig %	Res Market Factor	Value
4 A BKB2	0	5.07	\$1,560	\$1,388	\$7,037	0%	0%	1.0000	\$7,040
4 A DEA	0	16.06	\$1,560	\$1,388	\$22,291	0%	0%	1.0000	\$22,290
4 A PM	0	16.24	\$1,560	\$1,732	\$28,128	0%	0%	1.0000	\$28,130
81 A BKB2	0	2.63	\$1,560	\$1,388	\$3,650	-100%	0%	1.0000	\$0

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Land Computations**

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
81 Legal Drain NV	2.63
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	37.37
Farmland Value	\$57,460
Measured Acreage	37.37
Avg Farmland Value/Acre	1538
Value of Farmland	\$57,480
Classified Total	\$0
Farm / Classified Value	\$57,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$57,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$57,500</b>

**Land Computations**

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
81 Legal Drain NV	2.63
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	37.37
Farmland Value	\$57,460
Measured Acreage	37.37
Avg Farmland Value/Acre	1538
Value of Farmland	\$57,480
Classified Total	\$0
Farm / Classified Value	\$57,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$57,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$57,500</b>

**Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Elig %	Res Market Factor	Value
4 A BKB2	0	5.07	\$1,560	\$1,388	\$7,037	0%	0%	1.0000	\$7,040
4 A DEA	0	16.06	\$1,560	\$1,388	\$22,291	0%	0%	1.0000	\$22,290
4 A PM	0	16.24	\$1,560	\$1,732	\$28,128	0%	0%	1.0000	\$28,130
81 A BKB2	0	2.63	\$1,560	\$1,388	\$3,650	-100%	0%	1.0000	\$0

**Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Elig %	Res Market Factor	Value
4 A BKB2	0	5.07	\$1,560	\$1,388	\$7,037	0%	0%	1.0000	\$7,040
4 A DEA	0	16.06	\$1,560	\$1,388	\$22,291	0%	0%	1.0000	\$22,290
4 A PM	0	16.24	\$1,560	\$1,732	\$28,128	0%	0%	1.0000	\$28,130
81 A BKB2	0	2.63	\$1,560	\$1,388	\$3,650	-100%	0%	1.0000	\$0

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019

**Market Model**  
 N/A

**Characteristics**  
 Topography Level   
 Flood Hazard   
 ERA   
 Public Utilities Electricity   
 Streets or Roads Paved   
 TIF   
 Neighborhood Life Cycle Stage Other   
 Tuesday, March 26, 2019  
 Review Group 2019



# ASSESSOR CARD & PLAT MAP

LANCASTER TOWNSHIP P 1/2

Notes  
8/10/2016 SPLI: SPLIT 2.44A TO 90-05-11-400-002.001-010 17P-18 202863 159804

199, Other Agricultural Use

400 N

Graft Heritage Farms, LLC

90-05-11-400-002.000-010

**Ownership**  
Graft Heritage Farms, LLC  
Atrn: Carol S McCauley, Mgr  
430 W 459 N  
Huntington, IN 46750

**Owner**  
Graft Heritage Farms,  
Graft, Lawrence / Viola

**Date**  
02/16/2016  
01/01/1900

**Doc ID** 202667  
**Code** QC  
**Book/Page** 155/806  
**Adj Sale Price** \$0  
**Price** \$0

**General Information**  
**Parcel Number**  
90-05-11-400-002.000-010  
**Local Parcel Number**  
0050334200

**Legal**  
11-27-12 77.56A E SE

**Routing Number**  
M07 R49

**Property Class** 199  
Other Agricultural Use

**Year: 2019**

**Location Information**  
**County**  
Wells

**Assessment Year** 2019  
**Reason For Change** AA  
**As Of Date** 03/15/2019  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000

**Notice Required**

2019	2018	2017	2016
\$104,800	\$108,200	\$124,300	\$153,800
\$0	\$0	\$0	\$18,900
\$104,800	\$108,200	\$124,300	\$134,900
\$0	\$0	\$0	\$0
\$2,200	\$2,200	\$2,100	\$71,400
\$0	\$0	\$0	\$66,600
\$0	\$0	\$0	\$0
\$0	\$2,200	\$2,100	\$4,800
\$2,200	\$2,200	\$2,100	\$225,200
\$107,000	\$110,400	\$126,500	\$225,200
\$0	\$0	\$0	\$0
\$104,800	\$108,200	\$124,300	\$134,900
\$2,200	\$2,200	\$2,100	\$4,800

**Section/Plat**  
11

**Location Address (1)**  
400 N  
CRAIGVILLE, IN 46731

**Land Data (Standard Depth: Res: 120', Cl: 120' Base Lot: Res: 0' X 0', Cl: 0' X 0')**

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Market Elig %	Factor	Value
4 A BKB2	0	21.18	0.89	\$1,560	\$29,398	0%	0%	1.0000	\$29,400
4 A DEA	0	26.66	0.89	\$1,388	\$37,004	0%	0%	1.0000	\$37,000
4 A PM	0	20.88	1.11	\$1,560	\$36,164	0%	0%	1.0000	\$36,160
6 A DEA	0	3.03	0.89	\$1,388	\$4,206	-80%	0%	1.0000	\$840
6 A PM	0	3.72	1.11	\$1,560	\$6,443	-80%	0%	1.0000	\$1,290
71 A	0	.11	1.00	\$1,560	\$1,732	-40%	0%	1.0000	\$100
82 A BKB2	0	1.98	0.89	\$1,560	\$2,748	-100%	0%	1.0000	\$00

**Land Computations**  
Calculated Acreage 77.56  
Actual Frontage 0  
Developer Discount

Parcel Acreage	77.56
81 Legal Drain NV	0.00
82 Public Roads NV	1.98
83 UT Towers NV	0.00
9 Homesite	0.00
9/92 Acres	0.00
Total Acres Farmland	75.58
Farmland Value	\$104,790
Measured Acreage	75.58
Avg Farmland Value/Acre	1386
Value of Farmland	\$104,750
Classified Total	\$0
Farm / Classified Value	\$104,800
Homesite(s) Value	\$0
9/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$104,800
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$104,800</b>

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

**Review Group** 2019  
Tuesday, March 26, 2019  
Printed

**Data Source** External Only  
**Collector** 08/18/2015  
**Nexus**  
**Appraiser**

# ASSESSOR CARD & PLAT MAP

90-05-11-400-002.000-010 Graft Heritage Farms, LLC 400 N 199, Other Agricultural Use LANCASTER TOWNSHIP P 2/2

General Information		Plumbing	
Occupancy	Lean-To	#	TF
Lean-To R 01	Lean-To R 01	0	
Story Height	N/A		
Style			
Finished Area			
Make			
<b>Floor Finish</b>			
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
<b>Wall Finish</b>			
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
<b>Roofing</b>			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
<b>Exterior Features</b>			
Description		Area	Value

Accommodations		Heat Type	
Bedrooms	Living Rooms	Dining Rooms	Family Rooms
2			
<b>Total Rooms</b>			
Total Base		Row Type Adj.	
<b>Adjustments</b>			
Unfin Int (-)			
Ex Liv Units (+)			
Rec Room (+)			
Loft (+)			
Fireplace (+)			
No Heating (-)			
A/C (+)			
No Elec (-)			
Plumbing (+ / -)			
Spec Plumb (+)			
Elevator (+)			

Description	Count	Value
Specialty Plumbing		
Sub-Total, One Unit		\$0
Sub-Total, 1 Units		\$0
Exterior Features (+)		\$0
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		
Location Multiplier	0.95	
Replacement Cost		\$1,800

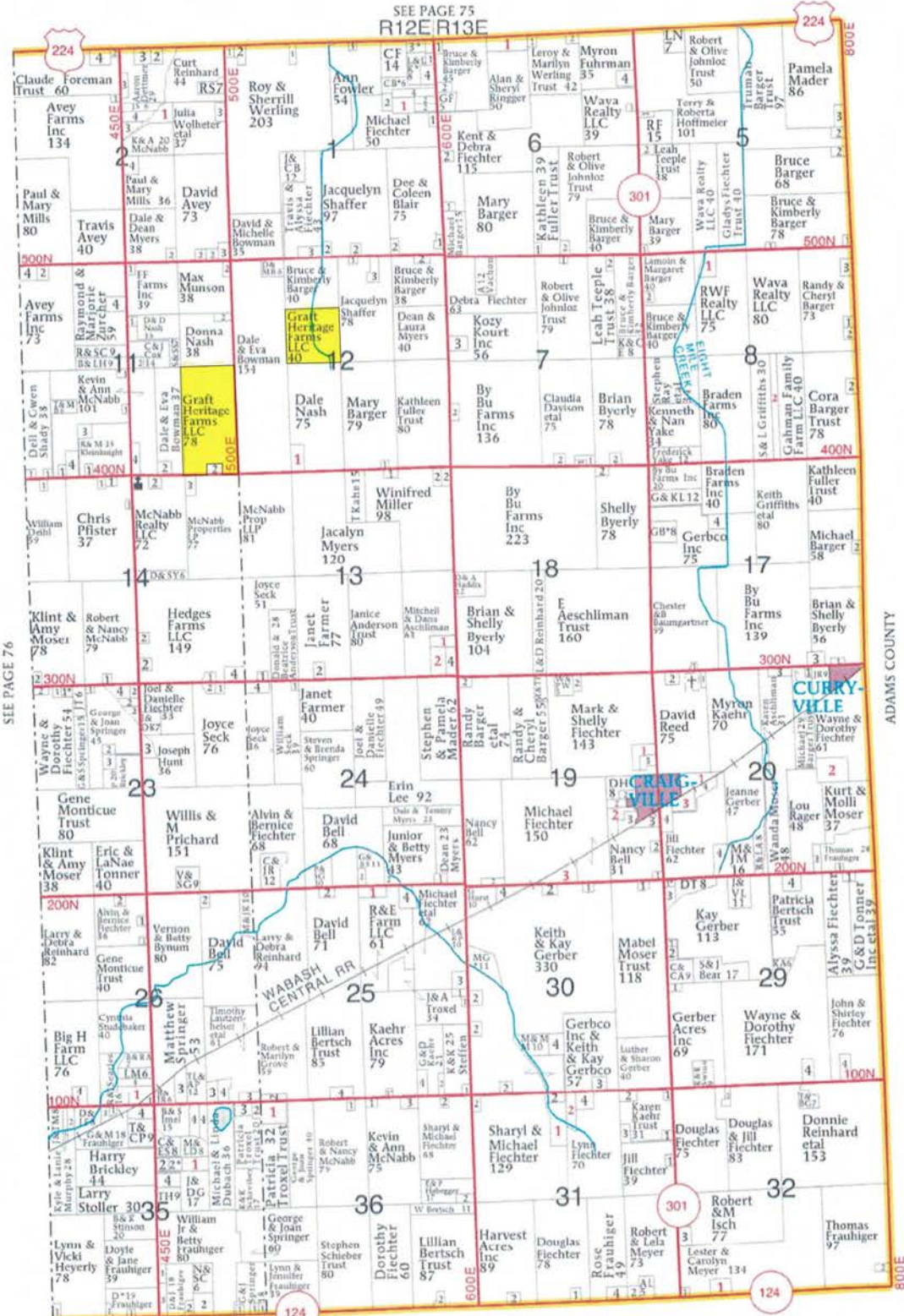
Summary of Improvements																
Description	Res Eligibl	Story Height	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt Value	Improv Value
1: Lean-To R 01	0%	1	1900	1900	119	F	\$4.70	0.95	\$4.70	\$1,800	70%	\$540	50%	100%	1,000	\$300
2: Barn, Bank & Flat (T2)	0%	1	1900	1900	119	F	\$32.50	0.95	\$35.72	\$31,927	70%	\$9,580	70%	100%	1,000	\$1,900
													Replacement Cost	\$1,800		
													Location Multiplier	0.95		
													Sub-Total, One Unit	\$0		
													Sub-Total, 1 Units	\$0		
													Exterior Features (+)	\$0		
													Garages (+) 0 sqft	\$0		
													Quality and Design Factor (Grade)			
													Location Multiplier	0.95		
													Replacement Cost	\$1,800		

# ASSESSOR CARD & PLAT MAP

## LANCASTER E

T-27-N • R-12-13-E

See Page 104 For Additional Names.



ADAMS COUNTY

SEE PAGE 71



# **PRELIMINARY TITLE AGREEMENT**

# PRELIMINARY TITLE AGREEMENT

**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, 1<sup>st</sup> installment \$40.00 paid; 2<sup>nd</sup> installment \$40.00 unpaid.

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

# PRELIMINARY TITLE AGREEMENT

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.
3. 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

# PRELIMINARY TITLE AGREEMENT

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**

