

Wednesday, January 22 • 6pm | Whitley County, IN

REAL ESTATE AUCTION

70±
Acres Offered in 2 Tracts

- Tillable & Wooded Land
- Possible Building Sites
- 2020 Farming Rights

INFORMATION BOOKLET

ONLINE BIDDING AVAILABLE

SCHRADER
A Real Estate and Auction Company, Inc.

800.451.2709 • SCHRADERAUCTION.COM



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SELLER: Donald Esterline, Al Esterline, & Dorothy McCoy



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, JANUARY 22, 2020
70 ACRES – COLUMBIA CITY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, January 15,
2020.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

Online Auction Bidder Registration
70± Acres • Whitley County, Indiana
Wednesday, January 22, 2020

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 Wednesday, January 22, 2020 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, January 15, 2020**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

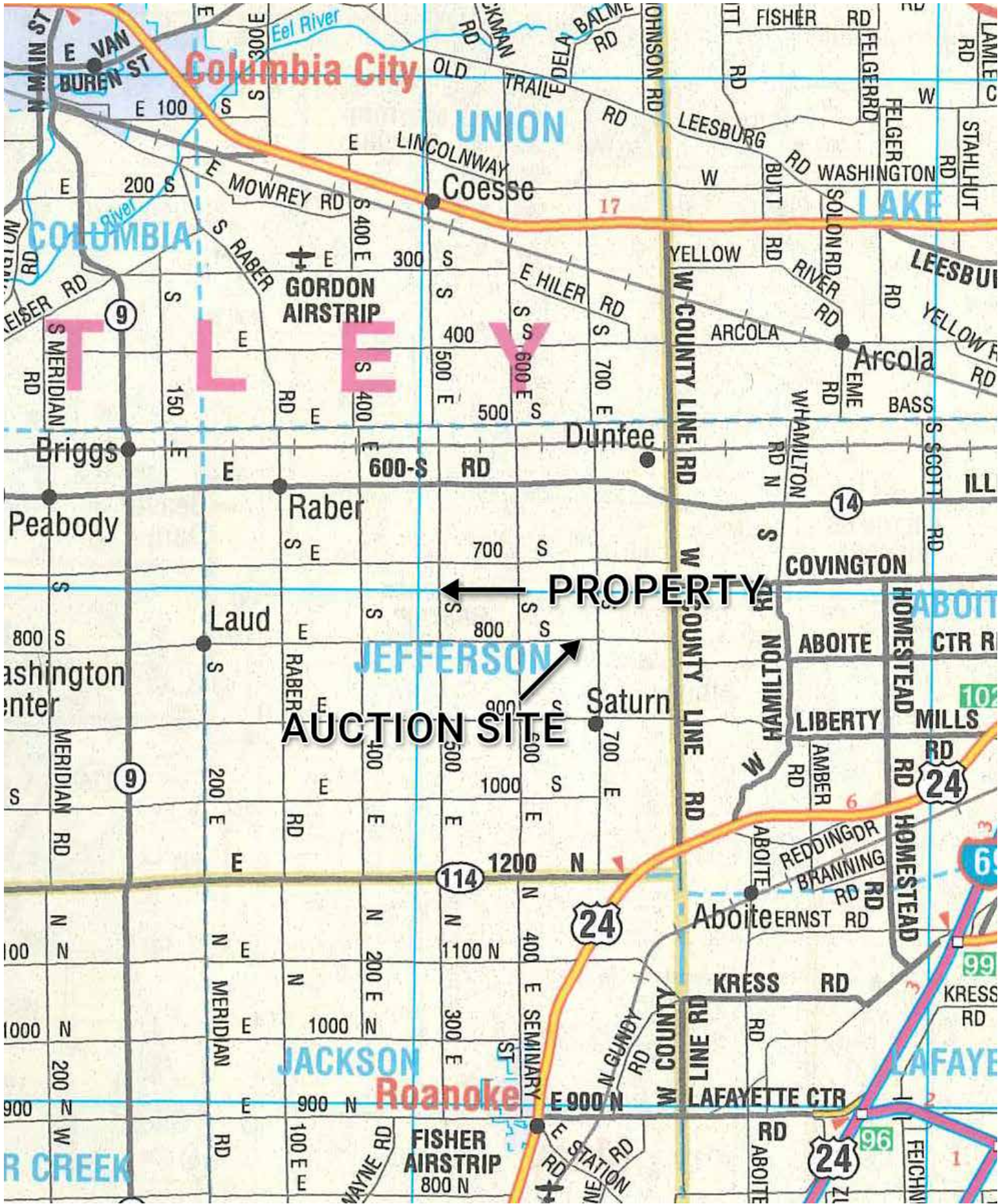
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION MAPS

LOCATION MAP



AERIAL & SOIL MAPS

AERIAL & SOIL MAPS



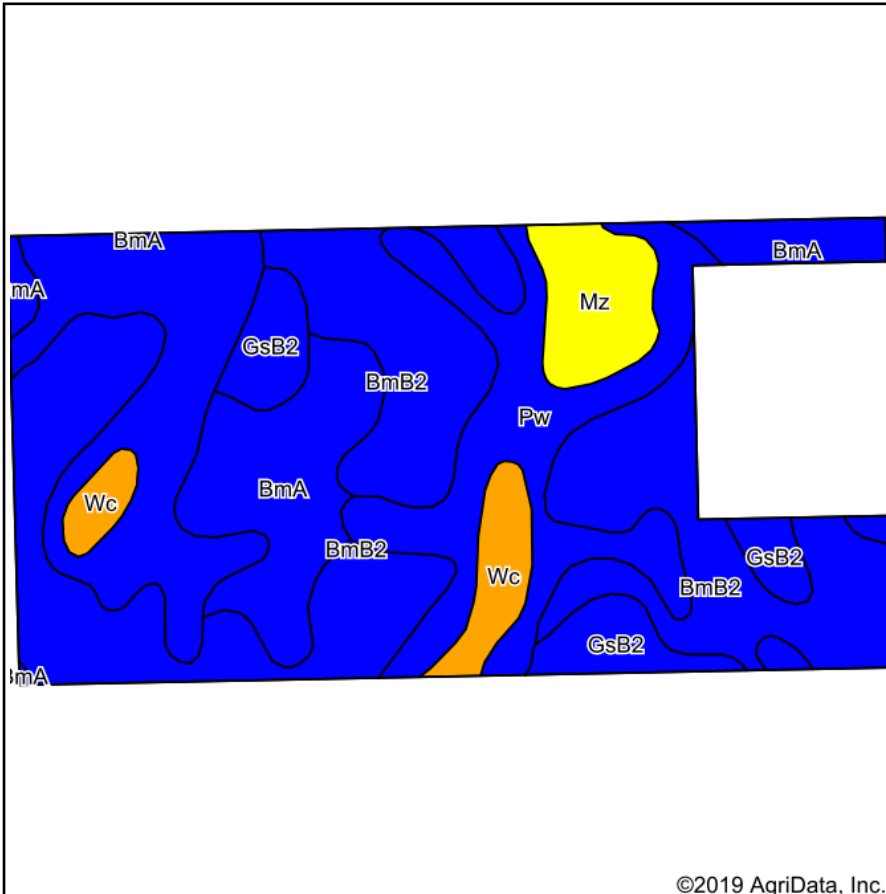
2 43± acres

1 27± acres

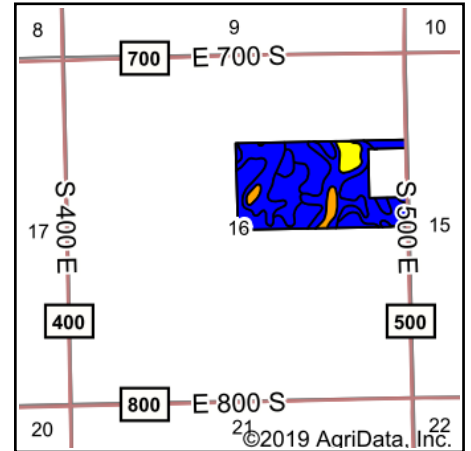
500 E

AERIAL & SOIL MAPS

Surety Soils Map



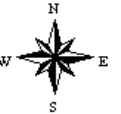
Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **16-30N-10E**
 Township: **Jefferson**
 Acres: **70.01**
 Date: **12/19/2019**



Maps Provided By:



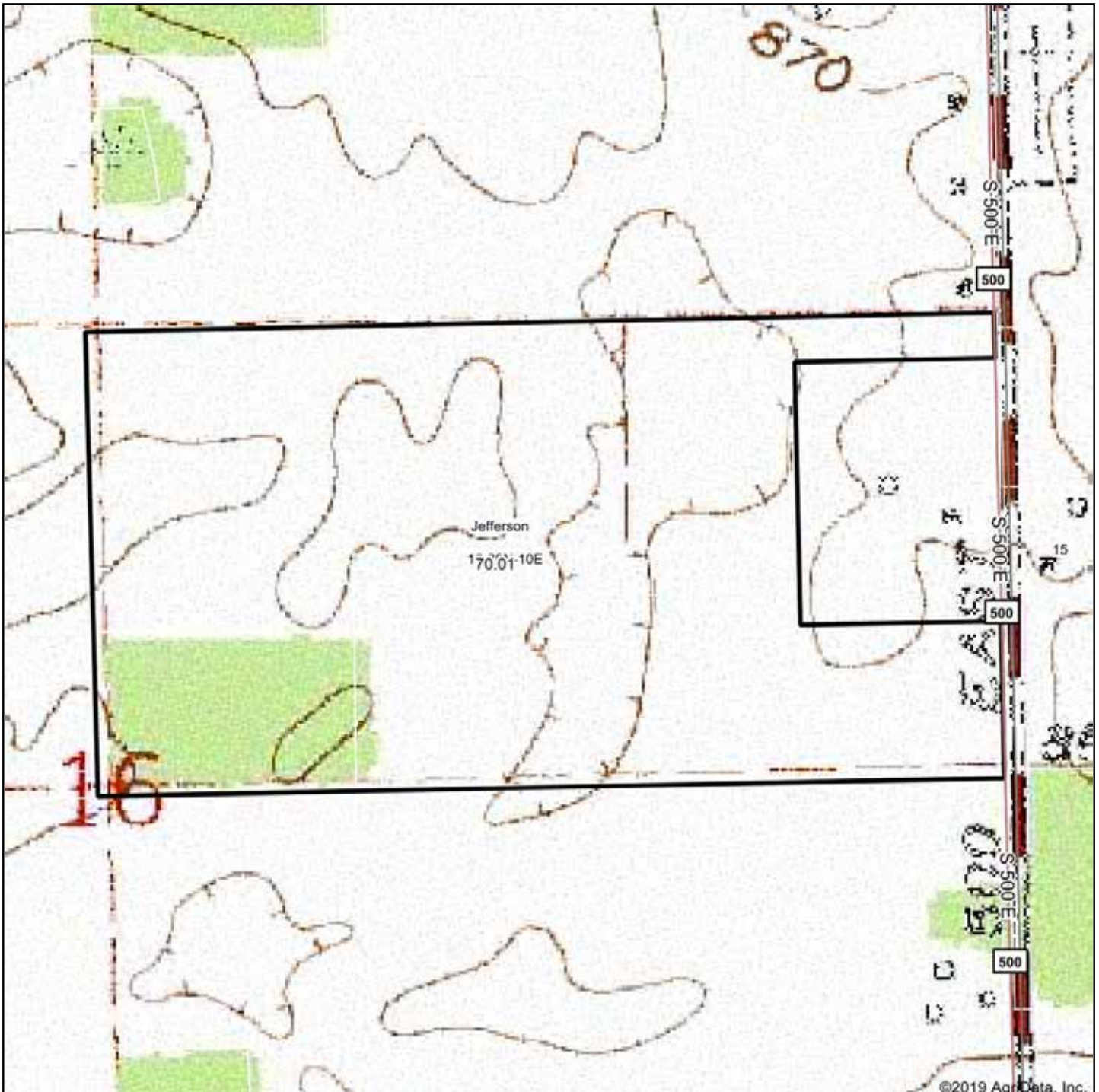
Area Symbol: IN183, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Corn silage	Winter wheat	Soybeans	Grass legume pasture	Alfalfa hay	Oats
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	27.95	39.9%		IIe	5	137	9	17	54	50			
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	21.62	30.9%		IIw	5	157			64	47	11		
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	9.41	13.4%		IIw	5	142	9	17	56	52			
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	4.61	6.6%		IIe	4	128		18	56	41	8	5	78
Mz	Muskego muck, clay loam substratum, drained	3.39	4.8%		IVw	5	135	9	20	54	35			
Wc	Walkill Variant silty clay loam, coprogenous earth substratum	3.03	4.3%		IIIw	5	165	11	21	66	49			
Weighted Average						4.9	144.4	5.7	12.1	58	48	3.9	0.3	5.1

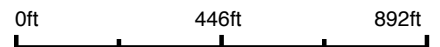
Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

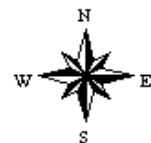
Topography Map



map center: 41° 3' 30.18, -85° 23' 55.55



16-30N-10E
Whitley County
Indiana



12/19/2019



AERIAL & SOIL MAPS

Wetlands Map



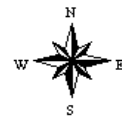
State: **Indiana**
 Location: **16-30N-10E**
 County: **Whitley**
 Township: **Jefferson**
 Date: **12/19/2019**



Maps Provided By:



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0ft 650ft 1299ft

Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	0.72
Total Acres		0.72

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



FSA INFO

FSA INFO

INDIANA

WHITLEY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 652

Prepared : Dec 18, 2019

Crop Year : 2020

Operator Name : STETZEL FARMS INC
 Farms Associated with Operator : 18-183-644, 18-183-652, 18-183-812, 18-183-1250, 18-183-3894, 18-183-4104, 18-183-4749, 18-183-4909, 18-183-4910, 18-183-4911, 18-183-5259, 18-183-5260, 18-183-5261, 18-183-5468, 18-183-5514, 18-183-5544, 18-183-5555, 18-183-5912, 18-183-6204, 18-183-6657, 18-183-6661, 18-183-6688, 18-183-6818, 18-183-6846
 CRP Contract Number(s) : None
 Recon ID : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.32	69.82	69.82	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	69.82	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	7.10	0.00	96	
Soybeans	30.40	0.00	36	
TOTAL	37.50	0.00		

NOTES

Tract Number : 2019
 Description : I10/T30N R10E/SEC16/Jefferson Twp/Whitley Co
 FSA Physical Location : INDIANA/WHITLEY
 ANSI Physical Location : INDIANA/WHITLEY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : DOROTHY MCCOY, DONALD L ESTERLINE, ALBERT ESTERLINE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.32	69.82	69.82	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	69.82	0.00	0.00	0.00	0.00	0.00

FSA INFO

USDA Farm 652 Tract 2019

Administered by: Whitley County, Indiana

Map prepared on: 11/27/2018
 80.32 Tract acres
 69.82 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:

- Restricted Use **TRS: 30N10E16**
- ▽ Limited Restrictions **Whitley Co., IN**
- Exempt from Conservation Compliance Provisions

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



0 170 340 510 680 Feet

Sturges Corporation

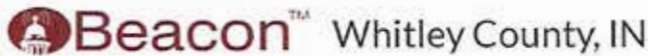
CLU	Acres	HEL	Contract	Prac	Yr
1	27.2	N			
2	7.71	N			
3	13.33	N			
4	8.75	N			
5	6.94	N			
6	5.89	N			

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



COUNTY TAX INFO

COUNTY TAX INFO



Summary

Parcel ID 92-10-16-000-109.000-006
 Alternate ID 9207-30-16-109
 Property Address 7340 S 500 E
 Columbia City, IN 46725
 Sec/Twp/Rng 16/30/10
 Tax Set Jefferson Township
 Subdivision N/A
 Brief Tax Description S2 NE4 EX 1.837A EX3.163A S16 T30 R10 75A
 (Note: Not to be used on legal documents)
 Book/Page [2014040302 - Purchase Copy](#)
 Acres 75.000
 Class 100 - Ag - Vacant lot

Owners

Deeded Owner
 Esterline, Albert L, McCoy Dorothy M, & Esterline Donald L
 c/o Dorothy M McCoy
 7342 S 500 East
 Columbia City, IN 46725

Taxing District

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

Site Description

Topography:
 Public Utilities:
 Street or Road:
 Area Quality Static
 Parcel Acreage: 75

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.8180	\$1,560.00	\$1,326.00	\$1,084.67	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	10.0680	\$1,560.00	\$1,388.00	\$13,974.38	\$0.00	\$13,970.00
Woodland	BMA	0	0	1.2360	\$1,560.00	\$1,388.00	\$1,715.57	(\$80.00)	\$340.00
Tillable Cropland	BMB2	0	0	25.7680	\$1,560.00	\$1,326.00	\$34,168.37	\$0.00	\$34,170.00
Woodland	BMB2	0	0	3.1260	\$1,560.00	\$1,326.00	\$4,145.08	(\$80.00)	\$830.00
Tillable Cropland	G5B2	0	0	4.9790	\$1,560.00	\$1,201.00	\$5,979.78	\$0.00	\$5,980.00
Tillable Cropland	MZ	0	0	3.4170	\$1,560.00	\$1,466.00	\$5,009.32	\$0.00	\$5,010.00
Tillable Cropland	PW	0	0	19.7360	\$1,560.00	\$1,732.00	\$34,182.75	\$0.00	\$34,180.00
Woodland	PW	0	0	2.9080	\$1,560.00	\$1,732.00	\$5,036.66	(\$80.00)	\$1,010.00
Tillable Cropland	SPB	0	0	1.5990	\$1,560.00	\$858.00	\$1,371.94	\$0.00	\$1,370.00
Woodland	WC	0	0	0.2540	\$1,560.00	\$1,201.00	\$305.05	(\$80.00)	\$60.00
Farm Ponds	WTR	0	0	0.4000	\$1,560.00	\$780.00	\$312.00	(\$40.00)	\$190.00
Farm Ponds	WTR	0	0	0.6910	\$1,560.00	\$780.00	\$538.98	(\$40.00)	\$320.00

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book Page	From	To
21753	4/24/2014	Split Property	Warranty Deed	2014040302 - Purchase Copy		Esterline, Albert L, McCoy Dorothy M, & Esterline Donald L	Esterline, Albert L, McCoy Dorothy M, & Esterline Donald L
427	3/27/2001	Change Ownership	Warranty Deed			Esterline, Clela Trustee	Esterline, Albert L, McCoy Dorothy M, & Esterline Donald L
426	3/27/2001	Split Property	Warranty Deed	01-3-573 - Purchase Copy		Esterline, Clela Trustee	Esterline, Clela Trustee

COUNTY TAX INFO

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2014	Esterline, Albert L, McCoy Dorothy M, & Esterline	2014040302		\$0.00
3/27/2001	Esterline, Albert L, McCoy Dorothy M		0103/574	\$0.00
3/27/2001	ESTERLINE C TRUSTEE		0103/573	\$0.00
2/23/2000	SPLIT 1.837A TO MCCOY D		0002/436	\$0.00
	REMOVE CLIFFORD & ADD TRUSTEE			\$0.00

Valuation

Assessment Year	2019	2019 (2)	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending	54-Annual Trending
As Of Date	6/27/2019	4/16/2019	1/1/2018	1/1/2017	1/1/2016
Land	\$97,400	\$97,400	\$100,600	\$115,600	\$122,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$97,400	\$97,400	\$100,700	\$115,500	\$122,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$97,400	\$97,400	\$100,600	\$115,600	\$122,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$97,400	\$97,400	\$100,700	\$115,500	\$122,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

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

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$800.93	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Taylor B 1st Installment Tax	\$10.00	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$0.00	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$800.93	\$800.93
2018 Pay 2019	Special Assessment Detail	Tax	Taylor B 2nd Installment Tax	\$0.00	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$913.99	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Robinette F 1st Installment Tax	\$124.47	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Taylor B 1st Installment Tax	\$10.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$913.99	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Robinette F 2nd Installment Tax	\$124.47	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Taylor B 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$896.64	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Robinette F 1st Installment Tax	\$124.47	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$896.64	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Robinette F 2nd Installment Tax	\$124.47	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$920.77	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$22.50	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Robinette F 1st Installment Tax	\$124.47	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Smith- Braden 1st Installment Tax	\$25.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Taylor B 1st Installment Tax	\$10.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$920.77	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Robinette F 2nd Installment Tax	\$124.47	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Smith- Braden 2nd Installment Tax	\$25.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Taylor B 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$1,029.04	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.45	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Robinette F 1st Installment Tax	\$127.91	\$0.00

COUNTY TAX INFO

Tax Year	Type	Category	Description	Amount	Bal Due
2014 Pay 2015	Special Assessment Detail	Tax	Smith- Braden 1st Installment Tax	\$25.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Taylor B 1st Installment Tax	\$10.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$1,029.04	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Robinette F 2nd Installment Tax	\$127.90	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Smith- Braden 2nd Installment Tax	\$25.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Taylor B 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$928.03	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.45	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Robinette F 1st Installment Tax	\$255.81	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Smith- Braden 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$928.03	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Robinette F 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Smith- Braden 2nd Installment Tax	\$5.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$866.08	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.45	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Robinette F 1st Installment Tax	\$255.81	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Schinbeckler F #5 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$866.08	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Robinette F 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Schinbeckler F #5 2nd Installment Tax	\$160.12	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$737.35	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$23.44	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Robinette F 1st Installment Tax	\$279.72	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Schinbeckler F #5 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$737.35	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Robinette F 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Schinbeckler F #5 2nd Installment Tax	\$120.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2018 Pay 2019	\$1,611.86	\$800.93
2017 Pay 2018	\$2,086.92	\$0.00
2016 Pay 2017	\$2,042.22	\$0.00
2015 Pay 2016	\$2,172.98	\$0.00
2014 Pay 2015	\$2,397.34	\$0.00
2013 Pay 2014	\$2,140.32	\$0.00
2012 Pay 2013	\$2,171.54	\$0.00
2011 Pay 2012	\$1,897.86	\$0.00

Property taxes for 2018 Pay 2019 are certified.

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

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2018 Pay 2019	5/7/2019	clela esterline irr trust	\$810.93
2017 Pay 2018	11/7/2018	Esterline, Albert L, McCoy Dorothy M, & Esterline Donald L	\$1,038.46
2017 Pay 2018	5/10/2018	Esterline, Albert L, McCoy Dorothy M,	\$1,048.46
2016 Pay 2017	11/8/2017	Esterline, Clela , McCoy, Dorothy	\$1,021.11
2016 Pay 2017	5/10/2017	Esterline, Celia	\$1,021.11
2015 Pay 2016	11/10/2016	Clela Esterline IRR Trust	\$1,070.24
2015 Pay 2016	5/10/2016	Esterline, Clela, McCoy Dorothy M,	\$1,102.74
2014 Pay 2015	11/10/2015	Clela Esterline Trust	\$1,181.94
2014 Pay 2015	5/7/2015	Esterline, Clela / Dorothy McCoy co-tee	\$1,215.40

COUNTY TAX INFO

Tax Year	Payment Date	Paid By	Amount
2013 Pay 2014	11/10/2014	Esterline, Albert L, McCoy Dorothy M, & Esterline Donald L	\$933.03
2013 Pay 2014	5/12/2014	Esterline, Albert L, McCoy Dorothy M, & Esterline Donald L	\$1,207.29
2012 Pay 2013	11/12/2013	Esterline, Albert L, McCoy Dorothy M, & Esterline Donald L	\$1,026.20
2012 Pay 2013	5/10/2013	Esterline, Clea IRR Trust, Dorothy McCoy Co-TTEE	\$1,145.34
2011 Pay 2012	11/13/2012	Clea Esterline IRR Trust Dorothy McCoy co-TTEE	\$857.35
2011 Pay 2012	5/10/2012	Esterline, Cela IIR, McCoy Dorothy M Co-TTEE	\$1,040.51

Total:

Tax Year	Amount
2018 Pay 2019	\$810.93
2017 Pay 2018	\$2,086.92
2016 Pay 2017	\$2,042.22
2015 Pay 2016	\$2,172.98
2014 Pay 2015	\$2,397.34
2013 Pay 2014	\$2,140.32
2012 Pay 2013	\$2,171.54
2011 Pay 2012	\$1,897.86

2019 Property Record Cards

92-10-16-000-109.000-006

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

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

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Version 2.3.16



PRELIMINARY TITLE

PRELIMINARY TITLE

Schedule A

1. Effective Date: **January 7, 2020 8:00 A.M.**

2. Policy or Policies to be issued: Amount:

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

Proposed Insured: **to be determined**

b. _____ Loan Policy: \$ _____

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is fee simple

4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:

Albert L. Esterline, a 4/15 interest, Dorothy M. McCoy, a 5/15 interest, and Donald L. Esterline, a 6/15 interest, as equal tenants in common.

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

(SEE FULL DESCRIPTION ATTACHED)

Property Address: **0 S 500 East, Columbia City IN 46725**

Tax Key Number: **92-10-16-000-109.000-006**

PRELIMINARY TITLE

Schedule A Continued

File Number

Policy Number

The South Half of the Northeast Quarter of Section 16, Township 30 North, Range 10 East, Whitley County, Indiana, containing eighty (80) acres more or less.

EXCEPT

Part of the South half of the Northeast Quarter of Section 16, Township 30 North, Range 10 East, Whitley County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of original survey QW-165 "B" completed by J.K. Walker and Associates, P.C., dated November 13, 2019), being more particularly described as follows, to wit:

Commencing at a railroad spike found at the Southeast corner of said Northeast Quarter; thence N00°-00'-00"E (deed bearing and used as the basis of bearings for this description), on and along the East line of said Northeast Quarter, a distance of 450.00 feet to a Mag nail at the POINT OF BEGINNING; thence continuing N00°-00'-00"E, on and along said East line, being within the right-of-way of County Road 500E, a distance of 772.10 feet to a Mag nail; thence N89°-29'-00"W, a distance of 601.05 feet to a 5/8-inch iron pin capped "Walker"; thence S00°-00'-00"W, a distance of 727.41 feet to a 5/8-inch iron pin capped "Walker"; thence S89°-59'-23"E, a distance of 601.03 feet to the point of beginning, containing 10.00 acres of land, more or less, subject to legal right-of-way for County Road 500E, subject to all legal drain easements and all other easements of record.

PRELIMINARY TITLE

Schedule B-1

COMMITMENT

Requirements:

The following requirements must be met:

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

PRELIMINARY TITLE

Schedule B-II

COMMITMENT

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

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

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Albert L. Esterline et al.
Tax Key Number: 92-10-16-000-109.000-006
Tax Description: S2 NE4 EX 1.837A EX 3.163A 16-30-10 75A
Valuations: Land - \$100600; Improvements - none; Exemptions - none.
Taxes for 2018 payable 2019: \$800.93 due May 10 was paid May 7; \$800.93 due November 10 was paid November 12.
Taxes for the year 2019, a lien for an amount not yet due or payable.
Possible future assessments on Ditches: #278-000A; #413-000A; #574-000B; #611-000B; #611-005B; #644-000B and #701-000A.
6. Possible easements for drainage ditches and tile drains.
7. Subject to legal right of way for County Road 500E.
8. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
9. We have made judgment searches vs: Albert L. Esterline; Dorothy M. McCoy; Donald L. Esterline; and found none.

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

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

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

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

PRELIMINARY TITLE

Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

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

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

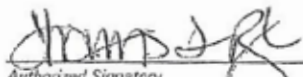
The Company will provide a sample of the policy form upon request.

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

Continued on back page

Issued through the Office of

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


Authorized Signatory THOMAS J. PUGH

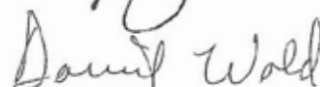
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

PHOTOS

PHOTOS



PHOTOS



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

