

LAND AUCTION



**WHITLEY COUNTY
INDIANA**



188[±]
acres

Offered in 9 Tracts,
Combinations, or
as a Whole



**ONLINE BIDDING
AVAILABLE**

INFORMATION BOOKLET

THURSDAY, OCTOBER 8 • 6PM

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

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.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Seller: Maryellen Wright



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts & as a total 188± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

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

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

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

DEED: Seller shall provide Warranty Deed(s).

DEED RESTRICTIONS: The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes & typical doublewide modular homes.) The minimum square footage (exclusive of garages, basements & porches) on single story homes shall be 1,400 square feet. The minimum square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less

than a 5/12 roof pitch & no less than a two-car, attached garage.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Whitley County Health Department.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to the harvest of the 2020 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in 2022 & thereafter.

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

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

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

insurance. Combination purchases will receive a perimeter survey only. Certain tracts in this auction may require new surveys on existing parcels. Contact Auction Manager w/ questions.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only & were not taken on the auction property.

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

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

Auction Manager: Arden Schrader • 260.229.2442

AC63001504, AU01050022

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 8, 2020

188 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 Thursday, October 1, 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
188± Acres • Whitley County, Indiana
Thursday, October 8, 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 Thursday, October 8, 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, Thursday, October 1, 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.

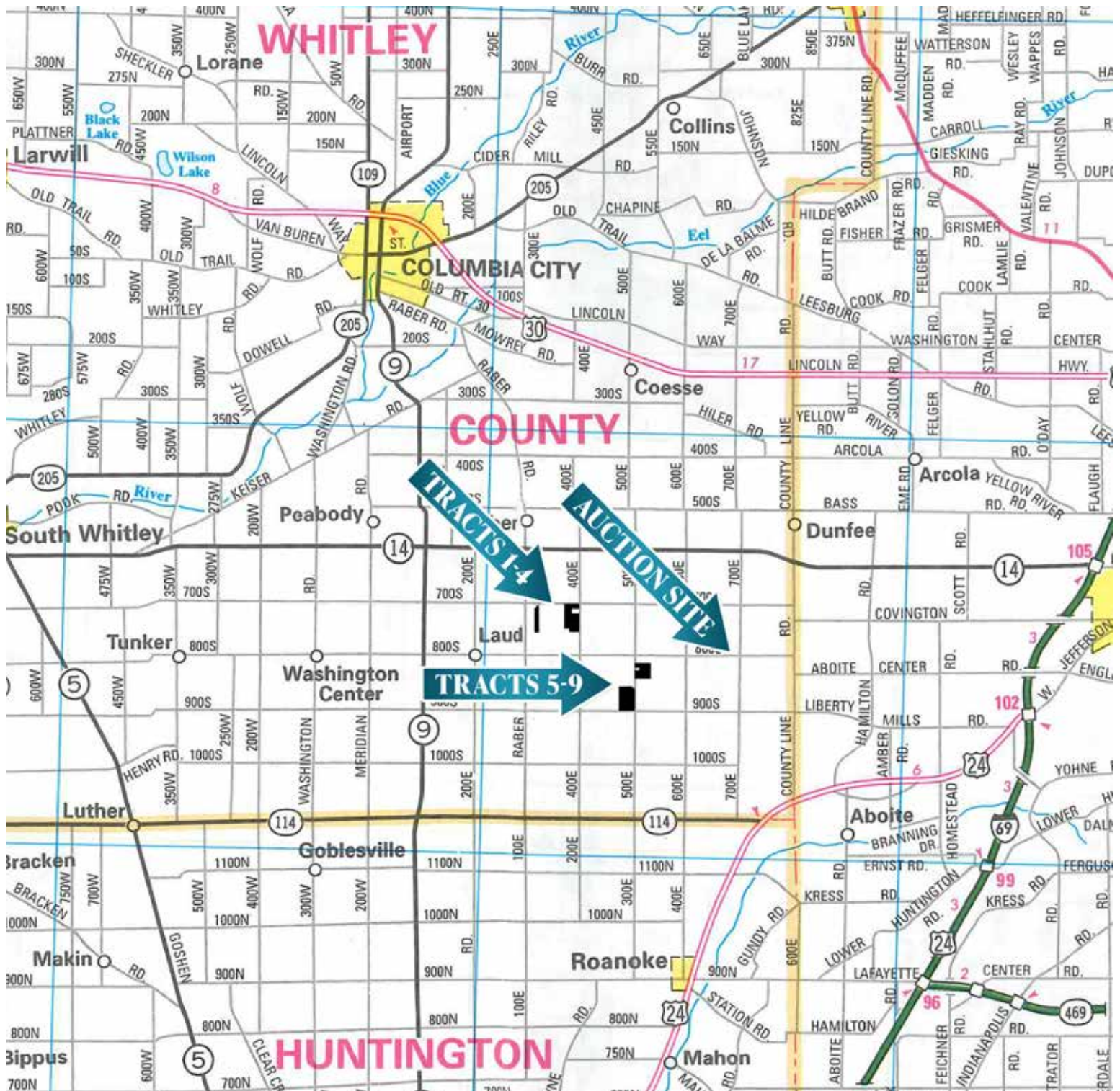
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



Auction Location

Saturn Christian Church • 6731 E 800 S, Columbia City, IN 46725 • From the intersection of SR 9 & SR 14 (South of Columbia City) take SR 14 East 6 miles to CR 700 E then South 2 miles to CR 800 S then just West to the church.

Property Locations

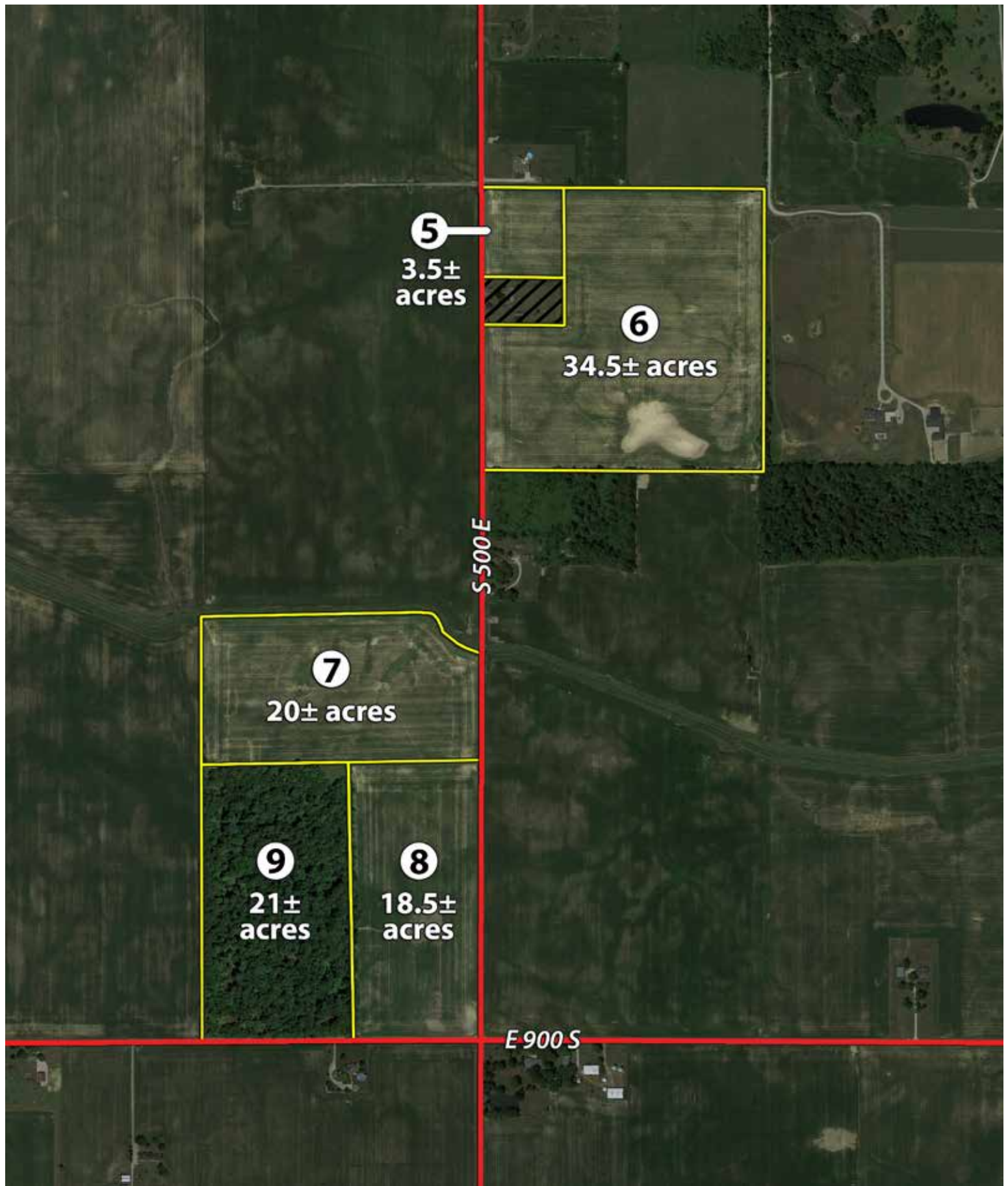
TRACTS 1-4: From the intersection of SR 9 & SR 14, take SR 14 East 3 miles to CR 400 E then South 1 mile to Tracts 1-3 beginning at CR 700 S - go West ¾ mile on 700 S to Tract 4.

TRACTS 5-9: From the intersection of SR 9 & SR 14, take SR 14 East 4 miles to CR 500 E, then South 2¼ miles to Tracts 5 & 6, continue South to Tracts 7 & 8. From the corner of CR 500 E & CR 900S go West to Tract 9.

LOCATION & TRACT MAPS



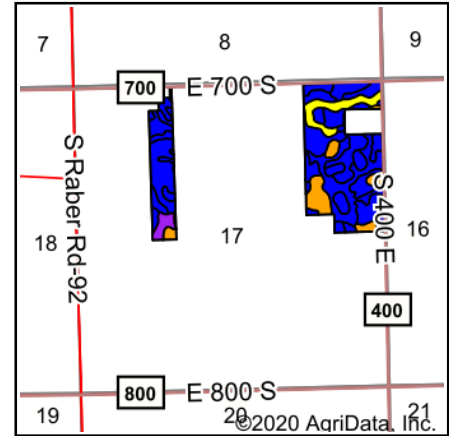
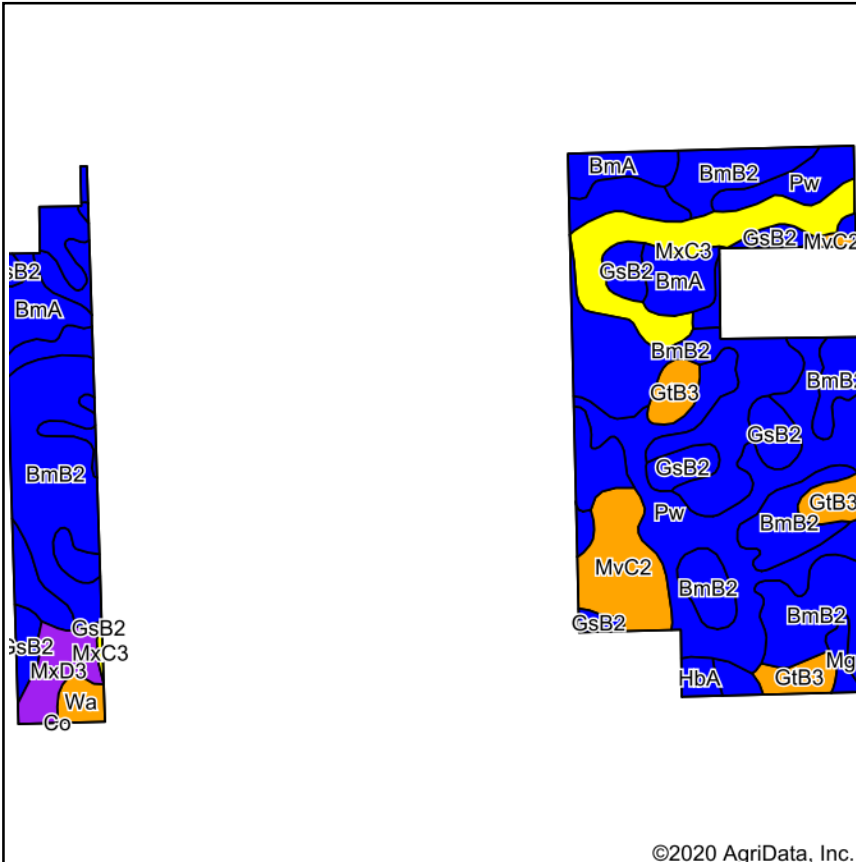
LOCATION & TRACT MAPS



SOIL MAPS

SOIL MAPS

Surety Soils: Tracts 1-4



State: **Indiana**
 County: **Whitley**
 Location: **17-30N-10E**
 Township: **Jefferson**
 Acres: **94.47**
 Date: **9/1/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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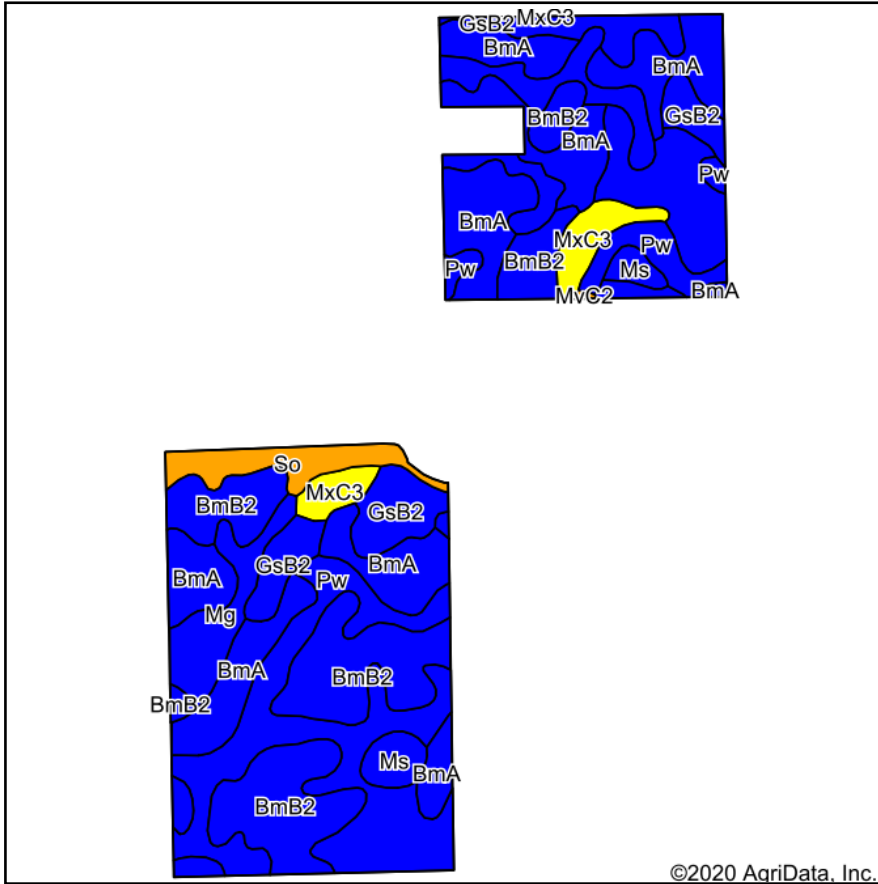
Soils data provided by USDA and NRCS.

Area Symbol: IN183, Soil Area Version: 23														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Pasture	Soybeans	Winter wheat
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	34.62	36.6%		IIe		137	17	5			9	50	54
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	23.89	25.3%		IIw		157		5	11			47	64
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	7.83	8.3%		IIw		142	17	5			9	52	56
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	6.97	7.4%		IVe		105	15	4	7			37	47
GsB2	Glywood loam, 2 to 6 percent slopes, eroded	6.47	6.8%		IIe	5	128	18	4	8	78		41	56
MvC2	Morley loam, 6 to 12 percent slopes, eroded	5.19	5.5%		IIIe		115	18	4			8	40	52
GtB3	Glywood clay loam, 2 to 6 percent slopes, severely eroded	3.88	4.1%		IIIe	5	119	17	4	8	70		41	53
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	2.55	2.7%		VIe		92	15	3	7			32	42
Mg	Mermill loam	1.34	1.4%		IIw		170	23	6			11	49	68
Wa	Wallkill silty clay loam	1.01	1.1%		IIIw		165	23	5			11	49	66
HbA	Haskins loam, 0 to 3 percent slopes	0.72	0.8%		IIw		158		5	11			59	62
Weighted Average						0.5	137.3	12.6	4.7	4.4	8.2	4.8	46.5	56.2

Soils data provided by USDA and NRCS.

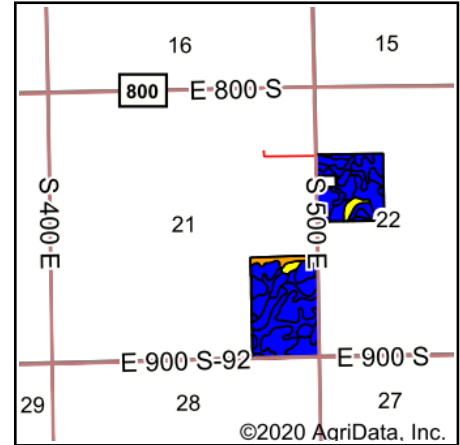
SOIL MAPS

Surety Soils: Tracts 5-9



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Soils data provided by USDA and NRCS.



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State: **Indiana**
 County: **Whitley**
 Location: **21-30N-10E**
 Township: **Jefferson**
 Acres: **98.52**
 Date: **9/1/2020**



Maps Provided By:



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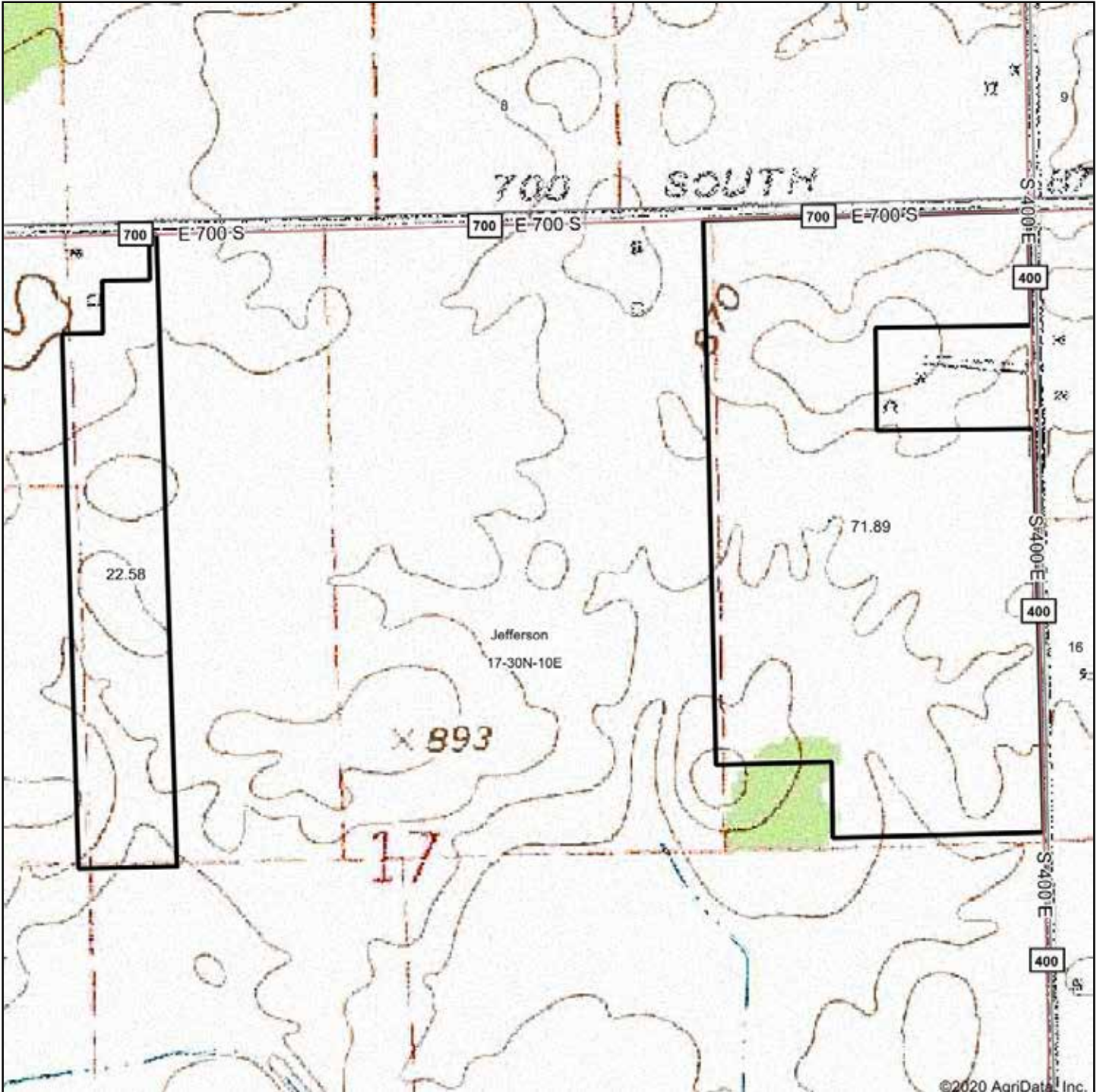


Area Symbol: IN183. Soil Area Version: 23														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Pasture	Soybeans	Winter wheat
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	28.63	29.1%		lle		137	17	5			9	50	54
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	25.68	26.1%		llw		142	17	5			9	52	56
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	24.02	24.4%		llw		157		5	11			47	64
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	6.64	6.7%		lle	5	128	18	4	8	78		41	56
Mg	Merrill loam	3.92	4.0%		llw		170	23	6			11	49	68
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	3.58	3.6%		lVe		105	15	4	7			37	47
So	Sloan loam, sandy substratum, frequently flooded	3.52	3.6%		lllw		150	22					40	
Ms	Milford silty clay loam, 0 to 2 percent slopes	2.33	2.4%		llw		154		5			11	43	62
RcB	Rawson sandy loam, 2 to 6 percent slopes	0.13	0.1%		lle		126	18	5			8	44	57
MvC2	Morley loam, 6 to 12 percent slopes, eroded	0.07	0.1%		llle		115	18	4			8	40	52
Weighted Average						0.3	143.6	12.9	4.8	3.5	5.3	5.7	48.1	55.7

Soils data provided by USDA and NRCS.

SOIL MAPS

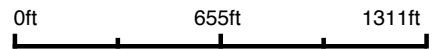
Topography: Tracts 1-4



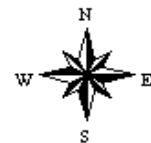
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map center: 41° 3' 36.04, -85° 25' 13.88



17-30N-10E
Whitley County
Indiana



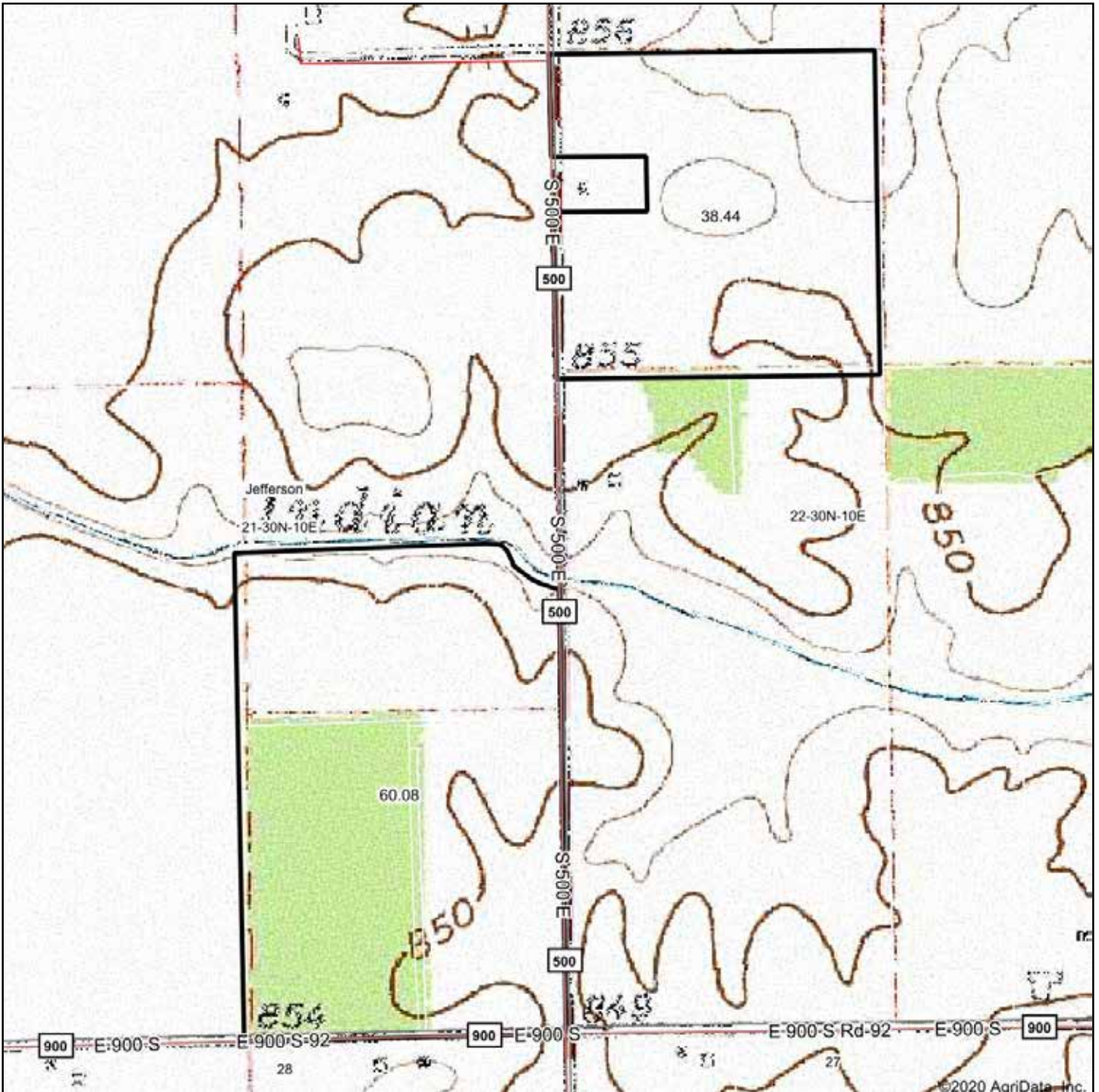
9/1/2020



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SOIL MAPS

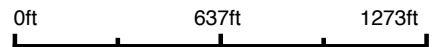
Topography: Tracts 5-9



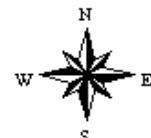
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map center: 41° 2' 24.21, -85° 23' 38.81



21-30N-10E
Whitley County
Indiana



9/1/2020

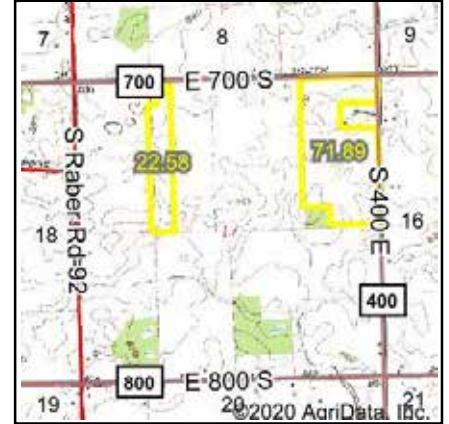
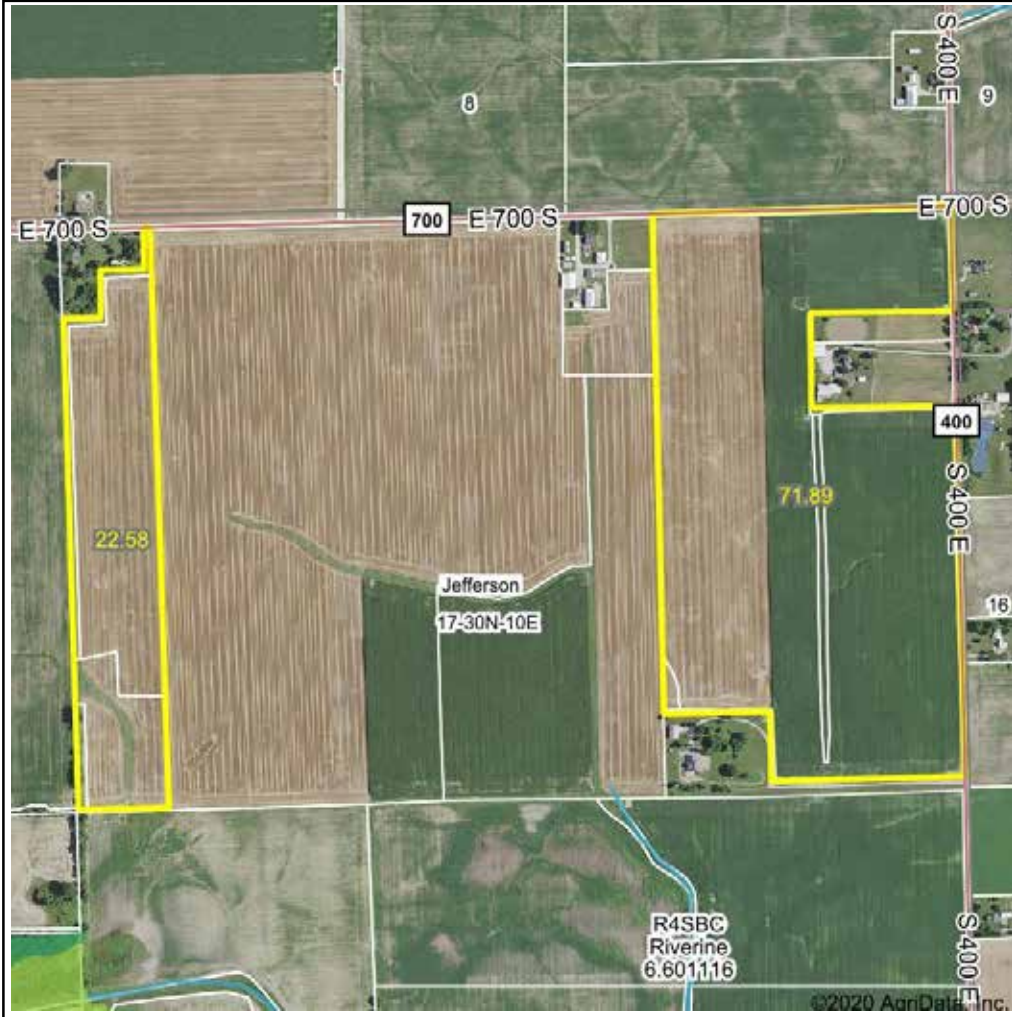


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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAPS

Wetlands: Tracts 1-4

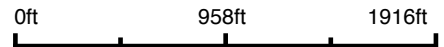
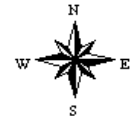


State: **Indiana**
 Location: **17-30N-10E**
 County: **Whitley**
 Township: **Jefferson**
 Date: **9/1/2020**



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Classification Code	Type	Acres
		Total Acres 0.00

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

SOIL MAPS

Wetlands: Tracts 5-9



State: **Indiana**
 Location: **21-30N-10E**
 County: **Whitley**
 Township: **Jefferson**
 Date: **9/1/2020**



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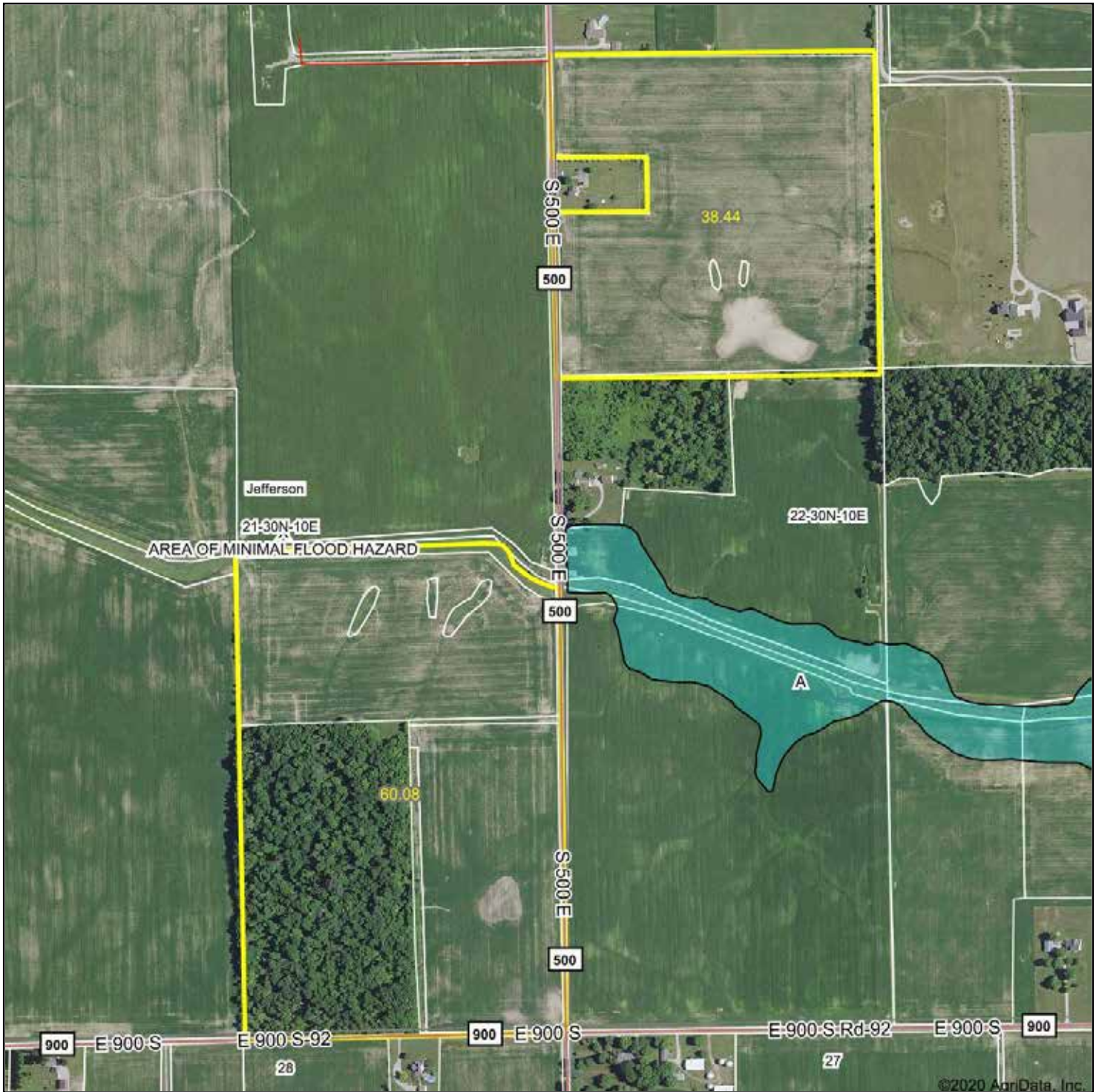


Classification Code	Type	Acres
R5UBH	Riverine	0.09
Total Acres		0.09

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

SOIL MAPS

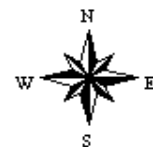
Floodzone: Tracts 5-9



Map Center: 41° 2' 24.21, -85° 23' 38.81



21-30N-10E
Whitley County
Indiana



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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01/1/2020

FSA INFORMATION

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6340
Prepared : 8/10/20 9:18 AM
Crop Year : 2020

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : 18-183-2016-29
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
173.95	163.19	163.19	0.00	0.00	0.00	0.00	0.00	Active	4
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	163.19	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	40.78	0.00	67	
Corn	40.76	0.00	150	
Soybeans	80.16	0.00	42	
TOTAL	161.70	0.00		

NOTES

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Tract Number : 2006
Description : I9/T30N R10E/SEC17/Jefferson Twp/Whitley Co
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARYELLEN WRIGHT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
25.11	20.52	20.52	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	20.52	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6340
Prepared : 8/10/20 9:18 AM
Crop Year : 2020

DCP Crop Data

Tract 2006 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.14	0.00	67
Corn	5.14	0.00	150
Soybeans	10.10	0.00	42
TOTAL	20.38	0.00	

NOTES

Tract Number : 2060

Description : J10/T30N R10E/SEC21/Jefferson Twp/Whitley Co
 FSA Physical Location : INDIANA/WHITLEY
 ANSI Physical Location : INDIANA/WHITLEY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : MARYELLEN WRIGHT
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.98	35.26	35.26	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	35.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	8.83	0.00	67
Corn	8.82	0.00	150
Soybeans	17.35	0.00	42
TOTAL	35.00	0.00	

NOTES

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6340
Prepared : 8/10/20 9:18 AM
Crop Year : 2020

Tract Number : 2075
Description : J10/T30N R10E/SEC22/Jefferson Twp/Whitley Co
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARYELLEN WRIGHT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.22	37.03	37.03	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	37.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.27	0.00	67
Corn	9.26	0.00	150
Soybeans	18.22	0.00	42
TOTAL	36.75	0.00	

NOTES

Tract Number : 12167

Description : I9 T30N R10E SEC17 JEFFERSON TWP
FSA Physical Location : INDIANA/WHITLEY
ANSI Physical Location : INDIANA/WHITLEY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARYELLEN WRIGHT
Other Producers : None
Recon ID : 18-183-2016-28

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
70.64	70.38	70.38	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	70.38	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6340
Prepared : 8/10/20 9:18 AM
Crop Year : 2020

DCP Crop Data

Tract 12167 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	17.54	0.00	67
Corn	17.54	0.00	150
Soybeans	34.49	0.00	42
TOTAL	69.57	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

USDA Farm 6340 Tract 2006

Map prepared on: 4/9/2020

Administered by: Whitley County, Indiana

☐ CRP **TRS: 30N10E17**
 ☐ CLU **Whitley Co., IN**



25.11 Tract acres
 20.52 Cropland acres
 0 CRP acres

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

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02



CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	15.17	N					Y
2	5.35	N					Y

Farm 6340 Tract 2006

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FSA INFORMATION

USDA Farm 6340 Tract 2060

Map prepared on: 4/9/2020

Administered by: Whitley County, Indiana

38.98 Tract acres
35.26 Cropland acres
0 CRP acres

☐ CRP **TRS: 30N10E21**
☐ CLU **Whitley Co., IN**



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

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02



CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	18.83	N					Y
2	16.43	N					Y

Farm 6340 Tract 2060

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FSA INFORMATION

USDA Farm 6340 Tract 2075

Administered by: **Whitley County, Indiana**

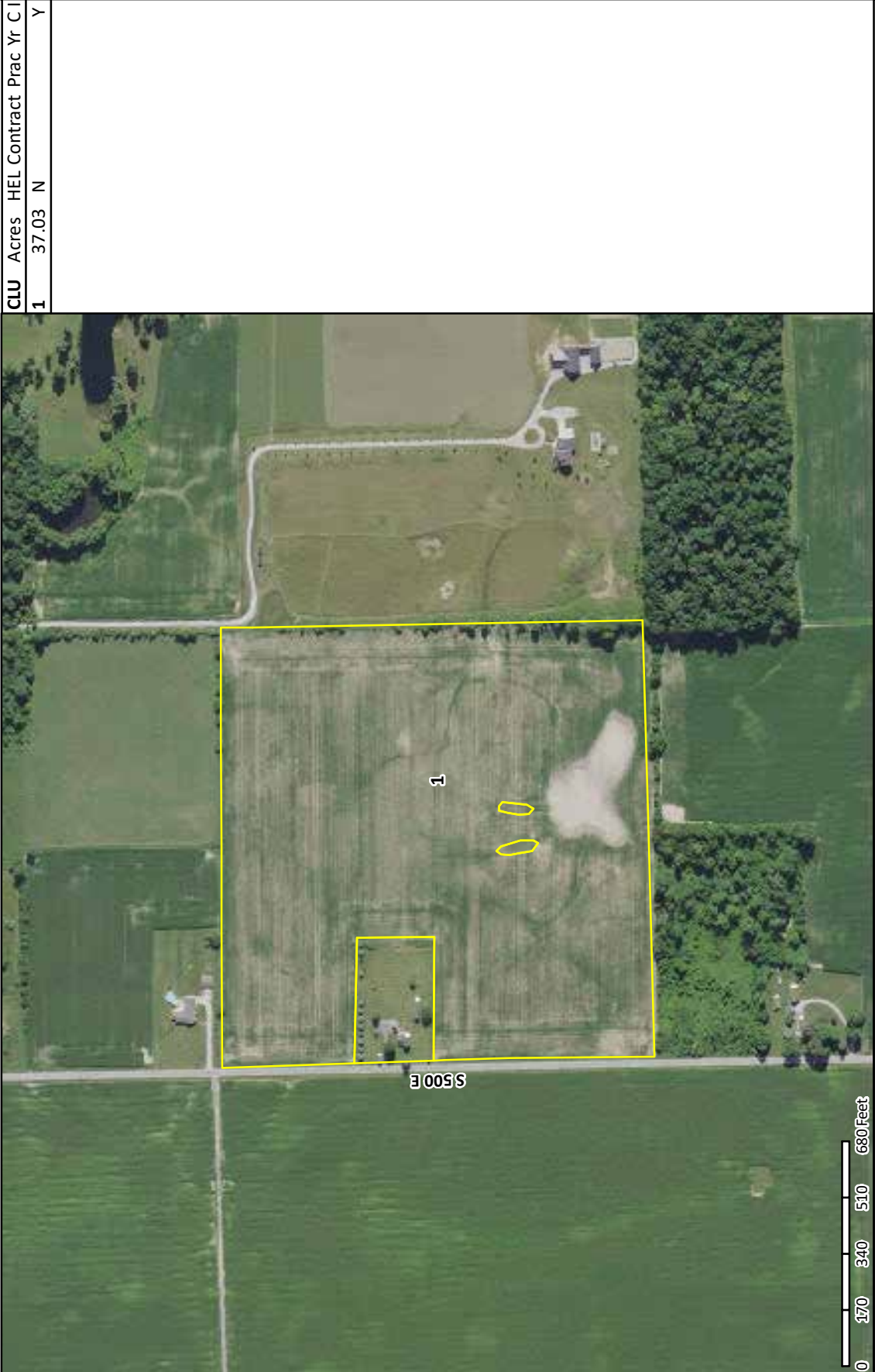
Map prepared on: 4/9/2020
 39.22 Tract acres
 37.03 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:
 ● Restricted Use **TRS: 30N10E22**
 ▼ Limited Restrictions **Whitley Co., IN**
 ■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02



CLU	Acres	HEL Contract	Prac Yr	CI
1	37.03	N		Y

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

FSA INFORMATION

USDA Farm 6340 Tract 12167

Map prepared on: 4/9/2020

Administered by: Whitley County, Indiana

CRP **TRS: 30N10E17**
 CLU **Whitley Co., IN**



70.64 Tract acres
 70.38 Cropland acres
 0 CRP acres

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

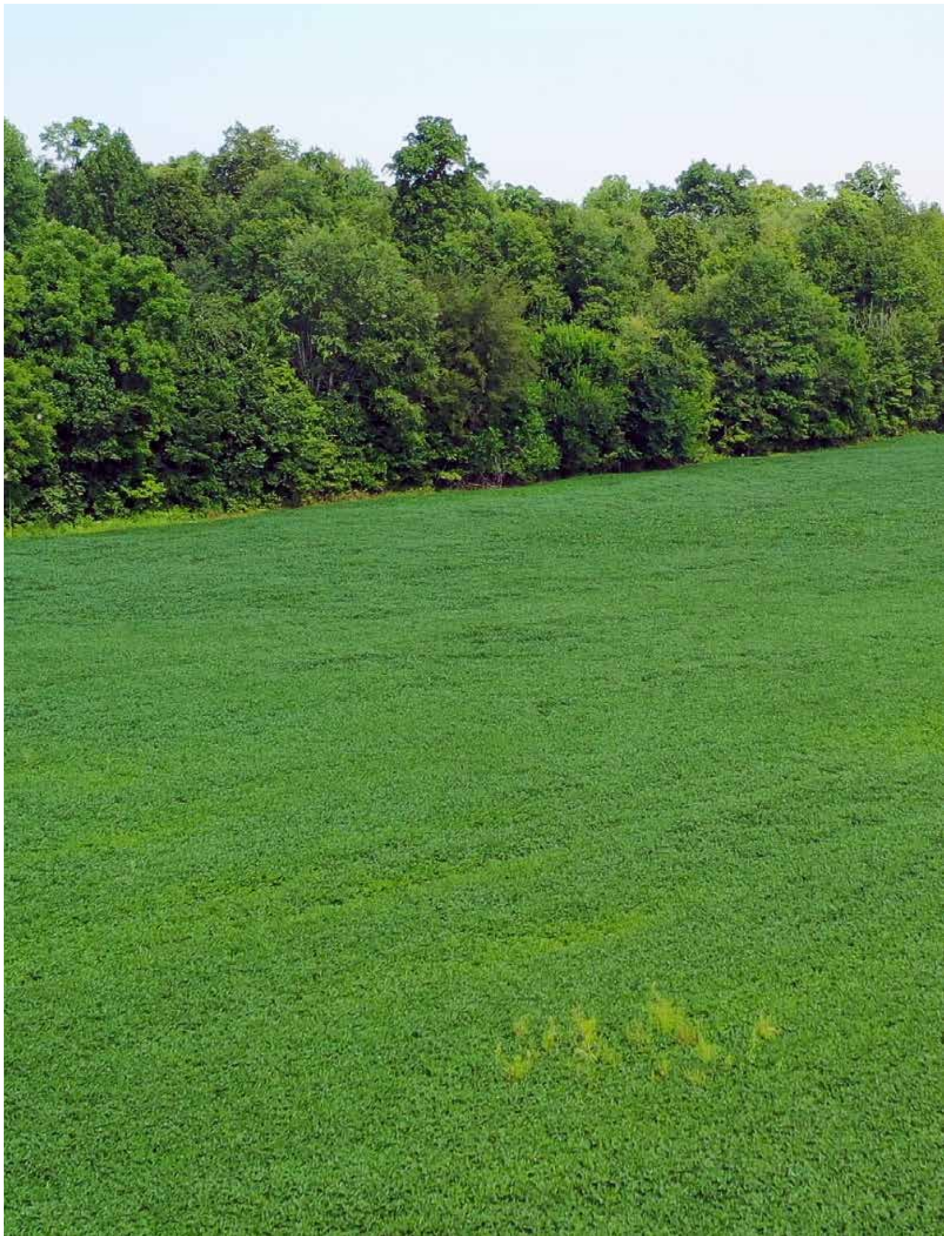
Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02



CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	70.07	H					Y
3	0.31	N					Y

Farm 6340 Tract 12167

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 INFORMATION

COUNTY TAX INFORMATION

Tracts 1-3

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-102.000-006

8/13/20, 11:36 AM



Summary

Parcel ID 92-10-17-000-102.000-006
Alternate ID 9207-30-17-102
Property Address S 400 E
Columbia City, IN 46725
Sec/Twp/Rng 17/30/10
Tax Set Jefferson Township
Subdivision N/A
Brief Tax Description E2 NE4 EX 5.10A EX 4.545 EX 2A S17 T30 R10 68.355A
(Note: Not to be used on legal documents)
Book/Page [2019050013 - Purchase Copy](#)
Acres 68.355
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
[Wright, Maryellen](#)
1435 Dell Loch
Fort Wayne, IN 46814

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: 68.355

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BMA	0	0	2.3180	\$1,280.00	\$1,139.00	\$2,640.20	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	3.8120	\$1,280.00	\$1,139.00	\$4,341.87	\$0.00	\$4,340.00
Tillable Cropland	BMB2	0	0	23.0420	\$1,280.00	\$1,088.00	\$25,069.70	\$0.00	\$25,070.00
Land Used by Farm Buildings	BMB2	0	0	0.0360	\$1,280.00	\$1,088.00	\$39.17	(\$40.00)	\$20.00
Non-tillable Land	GSB2	0	0	0.1430	\$1,280.00	\$986.00	\$141.00	(\$60.00)	\$60.00
Tillable Cropland	GSB2	0	0	5.2160	\$1,280.00	\$986.00	\$5,142.98	\$0.00	\$5,140.00
Land Used by Farm Buildings	GSB2	0	0	0.6420	\$1,280.00	\$986.00	\$633.01	(\$40.00)	\$380.00
Tillable Cropland	GTB3	0	0	3.4220	\$1,280.00	\$870.00	\$2,977.14	\$0.00	\$2,980.00
Tillable Cropland	HBA	0	0	0.4630	\$1,280.00	\$1,357.00	\$628.29	\$0.00	\$630.00
Non-tillable Land	HBA	0	0	0.1780	\$1,280.00	\$1,357.00	\$241.55	(\$60.00)	\$100.00
Tillable Cropland	MG	0	0	1.3190	\$1,280.00	\$1,472.00	\$1,941.57	\$0.00	\$1,940.00
Non-tillable Land	MVC2	0	0	0.1430	\$1,280.00	\$870.00	\$124.41	(\$60.00)	\$50.00
Land Used by Farm Buildings	MVC2	0	0	0.1780	\$1,280.00	\$870.00	\$154.86	(\$40.00)	\$90.00
Tillable Cropland	MVC2	0	0	5.0300	\$1,280.00	\$870.00	\$4,376.10	\$0.00	\$4,380.00
Tillable Cropland	MXC3	0	0	3.370	\$1,280.00	\$768.00	\$2,588.16	\$0.00	\$2,590.00
Tillable Cropland	PW	0	0	19.0430	\$1,280.00	\$1,421.00	\$27,060.10	\$0.00	\$27,060.00

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
29318	5/1/2019	Change Ownership	Quitclaim Deed	2019050013 - Purchase Copy			Krick, Caroline	Wright, Maryellen
29317	5/1/2019	Change Ownership	Transfer on Death Affidavit	2019050012 - Purchase Copy			Schonefeld, Steven A	Krick, Caroline
10288	6/2/2006	Split Property	Warranty Deed	2006060060 - Purchase Copy			Schonefeld, Steven A	Schonefeld, Steven A

COUNTY TAX INFORMATION

Tracts 1-3

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-102.000-006

8/13/20, 11:36 AM

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
5/1/2019	Wright, Maryellen	2019050013		\$0.00
5/1/2019	Krick, Caroline	2019050012		\$0.00
6/2/2006	Schonefeld, Steven A	2006060060		\$8,000.00
8/6/1996	SPLIT 2A TO HURLEY C & J		9608/103	\$0.00
7/31/1996	SCHONEFELD A & D		9607/554	\$0.00
	SPLIT 4.545A TO HURLEY C & J			\$0.00

Valuation

Assessment Year	2020	2019	2019 (2)	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending
As Of Date	1/1/2020	6/27/2019	4/16/2019	1/1/2018	1/1/2017
Land	\$74,800	\$91,200	\$91,200	\$94,100	\$108,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$74,800	\$91,200	\$91,200	\$94,200	\$108,200
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	\$74,800	\$91,200	\$91,200	\$94,100	\$108,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$74,800	\$91,200	\$91,200	\$94,200	\$108,200
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
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$704.88	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$704.88	\$704.88
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$749.18	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$749.18	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$854.69	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Mowrey J1 A 1st Installment Tax	\$25.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$854.69	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Mowrey J1 A 2nd Installment Tax	\$25.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$839.50	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$839.50	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$862.50	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$15.35	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$862.50	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$811.72	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$15.35	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$811.72	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2019 Pay 2020	\$1,409.76	\$704.88
2018 Pay 2019	\$1,498.36	\$0.00
2017 Pay 2018	\$1,759.38	\$0.00
2016 Pay 2017	\$1,679.00	\$0.00
2015 Pay 2016	\$1,740.35	\$0.00
2014 Pay 2015	\$1,638.79	\$0.00

COUNTY TAX INFORMATION

Tracts 1-3

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-102.000-006

8/13/20, 11:36 AM

Property taxes for 2019 Pay 2020 are certified.

First installment for 2019 Pay 2020 tax is due May 11th. The second installment is due November 10th.

Payments

Detail: Tax Year	Payment Date	Paid By	Amount
2019 Pay 2020	4/20/2020	Maryellen Wright	\$704.88
2018 Pay 2019	10/7/2019	Wright, Maryellen	\$749.18
2018 Pay 2019	4/11/2019	Wright, Maryellen	\$749.18
2017 Pay 2018	10/25/2018	Wright, Maryellen	\$879.69
2017 Pay 2018	4/12/2018	M Wright	\$879.69
2016 Pay 2017	10/12/2017	Wright, Maryellen	\$839.50
2016 Pay 2017	4/17/2017	m wright	\$839.50
2015 Pay 2016	9/29/2016	Wright, MaryEllen	\$862.50
2015 Pay 2016	4/19/2016	Schonefeld, S & Wright, M	\$877.85
2014 Pay 2015	4/16/2015	Schonefeld, Steven A	\$1,638.79

Total:

Tax Year	Amount
2019 Pay 2020	\$704.88
2018 Pay 2019	\$1,498.36
2017 Pay 2018	\$1,759.38
2016 Pay 2017	\$1,679.00
2015 Pay 2016	\$1,740.35
2014 Pay 2015	\$1,638.79

2020 Property Record Cards

[92-10-17-000-102.000-006\(PDF\)](#)

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

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GEOSPATIAL

COUNTY TAX INFORMATION

Tract 4

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-402.000-006

8/13/20, 11:35 AM



Summary

Parcel ID 92-10-17-000-402.000-006
Alternate ID 9207-30-17-402
Property Address E 700 S
Columbia City, IN 46725
Sec/Twp/Rng 17/30/10
Tax Set Jefferson Township
Subdivision N/A
Brief Tax Description PT E2 NW4 EX E 40A EX 2.669A S17 T30 R10 22.331A
(Note: Not to be used on legal documents)
Book/Page [2015120217 - Purchase Copy](#)
Acres 22.331
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
[Wright, Maryellen](#)
11435 Dell Loch Way
Fort Wayne, IN 46814

Taxing District

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

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 22.331

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.0110	\$1,280.00	\$1,088.00	\$11.97	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	3.7810	\$1,280.00	\$1,139.00	\$4,306.56	\$0.00	\$4,310.00
Tillable Cropland	BMB2	0	0	9.214	\$1,280.00	\$1,088.00	\$10,024.83	\$0.00	\$10,020.00
Tillable Cropland	GSB2	0	0	1.5420	\$1,280.00	\$986.00	\$1,520.41	\$0.00	\$1,520.00
Tillable Cropland	MXD3	0	0	2.3130	\$1,280.00	\$640.00	\$1,480.32	\$0.00	\$1,480.00
Tillable Cropland	PW	0	0	4.5890	\$1,280.00	\$1,421.00	\$6,520.97	\$0.00	\$6,520.00
Tillable Cropland	WA	0	0	0.8810	\$1,280.00	\$1,088.00	\$958.53	\$0.00	\$960.00

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
24319	12/16/2015	Change Ownership	Quitclaim Deed	2015120217 - Purchase Copy			Schonefeld, Steven A & Wright, MaryEllen	Wright, Maryellen
17646	6/15/2011	Change Ownership	Warranty Deed	2011060182 - Purchase Copy			Schonefeld, Steven A	Schonefeld, Steven A & Wright, MaryEllen

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
12/16/2015	Wright, Maryellen	2015120217		\$0.00
6/15/2011	Schonefeld, Steven A & Wright, MaryE	2011060182		\$0.00
8/6/1996	Schonefeld, Steven A FROM SCHONEFELD D		9608/103	\$0.00

COUNTY TAX INFORMATION

Tract 4

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-402.000-006

8/13/20, 11:35 AM

Valuation

Assessment Year	2020	2019	2019 (2)	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending
As Of Date	1/1/2020	6/27/2019	4/16/2019	1/1/2018	1/1/2017
Land	\$24,800	\$30,200	\$30,200	\$31,200	\$35,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$24,800	\$30,200	\$30,200	\$30,500	\$34,900
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	\$24,800	\$30,200	\$30,200	\$31,200	\$35,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$24,800	\$30,200	\$30,200	\$30,500	\$34,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

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

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$233.42	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$233.42	\$233.42
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$248.40	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$248.40	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$283.84	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Mowrey J1 A 1st Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$283.84	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Mowrey J1 A 2nd Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$278.37	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$278.37	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$286.30	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$6.70	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$286.30	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$269.45	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$6.70	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$269.45	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2019 Pay 2020	\$466.84	\$233.42
2018 Pay 2019	\$496.80	\$0.00
2017 Pay 2018	\$567.68	\$0.00
2016 Pay 2017	\$556.74	\$0.00
2015 Pay 2016	\$579.30	\$0.00
2014 Pay 2015	\$545.60	\$0.00

Property taxes for 2019 Pay 2020 are certified.

First installment for 2019 Pay 2020 tax is due May 11th. The second installment is due November 10th.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2019 Pay 2020	4/20/2020	Maryellen Wright	\$233.42
2018 Pay 2019	10/7/2019	Wright, Maryellen	\$248.40
2018 Pay 2019	4/11/2019	Wright, Maryellen	\$248.40

COUNTY TAX INFORMATION

Tract 4

Beacon - Whitley County, IN - Parcel Report: 92-10-17-000-402.000-006

8/13/20, 11:35 AM

2017 Pay 2018	10/25/2018	Wright, Maryellen	\$283.84
2017 Pay 2018	4/12/2018	M Wright	\$283.84
2016 Pay 2017	10/12/2017	Wright, Maryellen	\$278.37
2016 Pay 2017	4/17/2017	m wright	\$278.37
2015 Pay 2016	9/29/2016	Wright, MaryEllen	\$286.30
2015 Pay 2016	4/19/2016	Schonefeld, S & Wright, M	\$293.00
2014 Pay 2015	4/16/2015	Schonefeld, Steven A	\$545.60

Total:

Tax Year	Amount
2019 Pay 2020	\$233.42
2018 Pay 2019	\$496.80
2017 Pay 2018	\$567.68
2016 Pay 2017	\$556.74
2015 Pay 2016	\$579.30
2014 Pay 2015	\$545.60

2020 Property Record Cards

[92-10-17-000-402.000-006\(PDF\)](#)

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

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COUNTY TAX INFORMATION

Tracts 5 & 6

Beacon - Whitley County, IN - Parcel Report: 92-10-22-000-401.000-006

8/13/20, 11:31 AM



Summary

Parcel ID 92-10-22-000-401.000-006
Alternate ID 9207-30-22-401
Property Address 5 500 E
Columbia City, IN 46725
Sec/Twp/Rng 22/30/10
Tax Set Jefferson Township
Subdivision N/A
Brief Tax Description S2 W2 NW4 EX 2A S22 T30 R10 38A
(Note: Not to be used on legal documents)
Book/Page [2015120217 - Purchase Copy](#)
Acres 38.000
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
[Wright, Maryellen](#)
11435 Dell Loch Way
Fort Wayne, IN 46814

Taxing District

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

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality Static
Parcel Acreage: 38

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.5660	\$1,280.00	\$1,088.00	\$615.81	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	13.6790	\$1,280.00	\$1,139.00	\$15,580.38	\$0.00	\$15,580.00
Tillable Cropland	BMB2	0	0	11.6170	\$1,280.00	\$1,088.00	\$12,639.30	\$0.00	\$12,640.00
Non-tillable Land	BMB2	0	0	0.2170	\$1,280.00	\$1,088.00	\$236.10	(\$60.00)	\$90.00
Tillable Cropland	GSB2	0	0	1.8460	\$1,280.00	\$986.00	\$1,820.16	\$0.00	\$1,820.00
Tillable Cropland	MS	0	0	1.0860	\$1,280.00	\$1,472.00	\$1,598.59	\$0.00	\$1,600.00
Tillable Cropland	MVC2	0	0	0.0720	\$1,280.00	\$870.00	\$62.64	\$0.00	\$60.00
Tillable Cropland	MXC3	0	0	1.39	\$1,280.00	\$768.00	\$1,067.52	\$0.00	\$1,070.00
Non-tillable Land	MXC3	0	0	0.0360	\$1,280.00	\$768.00	\$27.65	(\$60.00)	\$10.00
Tillable Cropland	PW	0	0	7.4910	\$1,280.00	\$1,421.00	\$10,644.71	\$0.00	\$10,640.00

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
24319	12/16/2015	Change Ownership	Quitclaim Deed	2015120217 - Purchase Copy			Schonefeld, Steven A & Wright, MaryEllen	Wright, Maryellen
17646	6/15/2011	Change Ownership	Warranty Deed	2011060182 - Purchase Copy			Schonefeld, Steven A	Schonefeld, Steven A & Wright, MaryEllen

COUNTY TAX INFORMATION

Tracts 5 & 6

Beacon - Whitley County, IN - Parcel Report: 92-10-22-000-401.000-006

8/13/20, 11:31 AM

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
12/16/2015	Wright, Maryellen	2015120217		\$0.00
6/15/2011	Schonefeld, Steven A & Wright, MaryE	2011060182		\$0.00
8/6/1996	Schonefeld, Steven A		9608/103	\$0.00
5/9/1991	SCHONEFELD D		9105/180	\$0.00
7/12/1990	SCHONEFIELD FROM BOSWORTH L		9007/149	\$0.00

Valuation

Assessment Year	2020	2019	2019 (2)	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending
As Of Date	1/1/2020	6/27/2019	4/16/2019	1/1/2018	1/1/2017
Land	\$43,500	\$53,000	\$53,000	\$54,500	\$62,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$43,500	\$53,000	\$53,000	\$55,300	\$63,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$43,500	\$53,000	\$53,000	\$54,500	\$62,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$43,500	\$53,000	\$53,000	\$55,300	\$63,500
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
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$409.64	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	Schinbeckler F 1st Installment Tax	\$12.95	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$409.64	\$409.64
2019 Pay 2020	Special Assessment Detail	Tax	Schinbeckler F 2nd Installment Tax	\$12.95	\$12.95
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$433.90	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$433.90	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$494.95	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$494.95	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$485.68	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$485.68	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$499.23	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$11.40	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$499.23	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$469.84	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$11.40	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$469.84	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2019 Pay 2020	\$845.18	\$422.59
2018 Pay 2019	\$867.80	\$0.00
2017 Pay 2018	\$989.90	\$0.00
2016 Pay 2017	\$971.36	\$0.00
2015 Pay 2016	\$1,009.86	\$0.00
2014 Pay 2015	\$951.08	\$0.00

COUNTY TAX INFORMATION

Tracts 5 & 6

Beacon - Whitley County, IN - Parcel Report: 92-10-22-000-401.000-006

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Property taxes for 2019 Pay 2020 are certified.

First installment for 2019 Pay 2020 tax is due May 11th. The second installment is due November 10th.

Payments

Detail: Tax Year	Payment Date	Paid By	Amount
2019 Pay 2020	4/20/2020	Maryellen Wright	\$422.59
2018 Pay 2019	10/7/2019	Wright, Maryellen	\$433.90
2018 Pay 2019	4/11/2019	Wright, Maryellen	\$433.90
2017 Pay 2018	10/25/2018	Wright, Maryellen	\$494.95
2017 Pay 2018	4/12/2018	M Wright	\$494.95
2016 Pay 2017	10/12/2017	Wright, Maryellen	\$485.68
2016 Pay 2017	4/17/2017	m wright	\$485.68
2015 Pay 2016	9/29/2016	Wright, MaryEllen	\$499.23
2015 Pay 2016	4/19/2016	Schonefeld, S & Wright, M	\$510.63
2014 Pay 2015	4/16/2015	Schonefeld, Steven A & m wright	\$951.08

Total:

Tax Year	Amount
2019 Pay 2020	\$422.59
2018 Pay 2019	\$867.80
2017 Pay 2018	\$989.90
2016 Pay 2017	\$971.36
2015 Pay 2016	\$1,009.86
2014 Pay 2015	\$951.08

2020 Property Record Cards

[92-10-22-000-401.000-006\(PDF\)](#)

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COUNTY TAX INFORMATION

Tracts 7 & 8

Beacon - Whitley County, IN - Parcel Report: 92-10-21-000-201.000-006

8/13/20, 11:35 AM



Summary

Parcel ID 92-10-21-000-201.000-006
Alternate ID 9207-30-21-201
Property Address 5 500 E
Columbia City, IN 46725
Sec/Twp/Rng 21/30/10
Tax Set Jefferson Township
Subdivision N/A
Brief Tax Description E2 SE4 EX N 20.50A EX 20.94A S21 T30 R10 38.56A
(Note: Not to be used on legal documents)
Book/Page [2015120217 - Purchase Copy](#)
Acres 38.560
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
[Wright, Maryellen](#)
11435 Dell Loch Way
Fort Wayne, IN 46814

Taxing District

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

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 38.56

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch	AE	0	0	2.1760	\$1,280.00	\$1,088.00	\$2,367.49	(\$100.00)	\$0.00
Road Right of Way	AE	0	0	1.3720	\$1,280.00	\$1,088.00	\$1,492.74	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	6.0840	\$1,280.00	\$1,139.00	\$6,929.68	\$0.00	\$6,930.00
Tillable Cropland	BMB2	0	0	9.5860	\$1,280.00	\$1,088.00	\$10,429.57	\$0.00	\$10,430.00
Woodland	BMB2	0	0	0.1410	\$1,280.00	\$1,088.00	\$153.41	(\$80.00)	\$30.00
Tillable Cropland	GSB2	0	0	4.3510	\$1,280.00	\$986.00	\$4,290.09	\$0.00	\$4,290.00
Tillable Cropland	MG	0	0	1.4860	\$1,280.00	\$1,472.00	\$2,187.39	\$0.00	\$2,190.00
Tillable Cropland	MS	0	0	1.4500	\$1,280.00	\$1,472.00	\$2,134.40	\$0.00	\$2,130.00
Tillable Cropland	MXC3	0	0	.736	\$1,280.00	\$768.00	\$565.25	\$0.00	\$570.00
Tillable Cropland	PW	0	0	9.5860	\$1,280.00	\$1,421.00	\$13,621.71	\$0.00	\$13,620.00
Tillable Cropland	RCB	0	0	0.1770	\$1,280.00	\$1,203.00	\$212.93	\$0.00	\$210.00
Tillable Cropland	SO	0	0	1.4150	\$1,280.00	\$1,306.00	\$1,847.99	\$0.00	\$1,850.00

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
24319	12/16/2015	Change Ownership	Quitclaim Deed	2015120217 - Purchase Copy			Schonefeld, Steven A	Wright, Maryellen

COUNTY TAX INFORMATION

Tracts 7 & 8

Beacon - Whitley County, IN - Parcel Report: 92-10-21-000-201.000-006

8/13/20, 11:35 AM

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
12/16/2015	Wright, Maryellen	2015120217		\$0.00
8/6/1996	Schonefeld, Steven A		9608/103	\$0.00
10/16/1990	SCHONEFELD D		9010/252	\$0.00
7/12/1990	SCHONEFELD FROM BOSWORTH L		9007/149	\$0.00

Valuation

Assessment Year	2020	2019	2019 (2)	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending
As Of Date	1/1/2020	6/27/2019	4/16/2019	1/1/2018	1/1/2017
Land	\$42,300	\$51,500	\$51,500	\$52,700	\$60,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$42,300	\$51,500	\$51,500	\$53,900	\$62,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$42,300	\$51,500	\$51,500	\$52,700	\$60,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$42,300	\$51,500	\$51,500	\$53,900	\$62,100
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
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$398.04	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$398.04	\$398.04
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$419.57	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Long P 1st Installment Tax	\$28.67	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$419.57	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Long P 2nd Installment Tax	\$28.67	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$478.34	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$478.34	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$469.56	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Foley G 1st Installment Tax	\$143.36	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$469.56	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Foley G 2nd Installment Tax	\$143.36	\$0.00
2015 Pay 2016	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$45.43	\$0.00
2015 Pay 2016	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$45.43	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$482.68	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$454.27	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$454.27	\$0.00
2015 Pay 2016	Special Assessment Detail	Penalty	Foley G LY 1st Installment Penalty	\$14.34	\$0.00
2015 Pay 2016	Special Assessment Detail	Penalty	Foley G LY 2nd Installment Penalty	\$14.34	\$0.00
2015 Pay 2016	Special Assessment Detail	Penalty	Little Wabash River LY 1st Installment Penalty	\$1.16	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Foley G 1st Installment Tax	\$143.36	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Foley G Last Year 1st Installment Tax	\$143.36	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Foley G Last Year 2nd Installment Tax	\$143.36	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$11.57	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River Last Year 1st Installment Tax	\$11.57	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$482.68	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Foley G 2nd Installment Tax	\$143.36	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Penalty	1st Installment Penalty	\$45.43	\$45.43

COUNTY TAX INFORMATION

Tracts 7 & 8

Beacon - Whitley County, IN - Parcel Report: 92-10-21-000-201.000-006

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2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$454.27	\$454.27
2014 Pay 2015	Special Assessment Detail	Penalty	Foley G 1st Installment Penalty	\$14.34	\$14.34
2014 Pay 2015	Special Assessment Detail	Penalty	Little Wabash River 1st Installment Penalty	\$1.16	\$1.16
2014 Pay 2015	Special Assessment Detail	Tax	Foley G 1st Installment Tax	\$143.36	\$143.36
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$11.57	\$11.57
2014 Pay 2015	Property Tax Detail	Penalty	2nd Installment Penalty	\$45.43	\$45.43
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$454.27	\$454.27
2014 Pay 2015	Special Assessment Detail	Penalty	Foley G 2nd Installment Penalty	\$14.34	\$14.34
2014 Pay 2015	Special Assessment Detail	Tax	Foley G 2nd Installment Tax	\$143.36	\$143.36
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2019 Pay 2020	\$796.08	\$398.04
2018 Pay 2019	\$896.48	\$0.00
2017 Pay 2018	\$956.68	\$0.00
2016 Pay 2017	\$1,225.84	\$0.00
2015 Pay 2016	\$2,591.18	\$0.00
2014 Pay 2015	\$1,327.53	\$1,327.53

Property taxes for 2019 Pay 2020 are certified.

First installment for 2019 Pay 2020 tax is due May 11th. The second installment is due November 10th.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2019 Pay 2020	4/20/2020	Maryellen Wright	\$398.04
2018 Pay 2019	10/7/2019	Wright, Maryellen	\$448.24
2018 Pay 2019	4/11/2019	Wright, Maryellen	\$448.24
2017 Pay 2018	10/25/2018	Wright, Maryellen	\$478.34
2017 Pay 2018	4/12/2018	M Wright	\$478.34
2016 Pay 2017	10/12/2017	Wright, Maryellen	\$612.92
2016 Pay 2017	4/17/2017	m wright	\$612.92
2015 Pay 2016	9/29/2016	Wright, MaryEllen	\$626.04
2015 Pay 2016	4/19/2016	Schonefeld, S & Wright, M	\$637.61
2015 Pay 2016	2/3/2016	Schonefeld, Steven A & Wright, MaryEllen	\$1,327.53

Total:

Tax Year	Amount
2019 Pay 2020	\$398.04
2018 Pay 2019	\$896.48
2017 Pay 2018	\$956.68
2016 Pay 2017	\$1,225.84
2015 Pay 2016	\$2,591.18

2020 Property Record Cards

[92-10-21-000-201.000-006\(PDF\)](#)

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

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COUNTY TAX INFORMATION

Tract 9

Beacon - Whitley County, IN - Parcel Report: 92-10-21-000-204.000-006

8/13/20, 11:33 AM



Summary

Parcel ID 92-10-21-000-204.000-006
Alternate ID 9207-30-21-204
Property Address E 900 S-92
Roanoke, IN 46783
Sec/Twp/Rng 21/30/10
Tax Set Jefferson Township
Subdivision N/A
Brief Tax Description PT E2 SE4 S21 T30 R10 20.94A
(Note: Not to be used on legal documents)
Book/Page [2015120217 - Purchase Copy](#)
Acres 20.940
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
[Wright, Maryellen](#)
11435 Dell Loch Way
Fort Wayne, IN 46814

Taxing District

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

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 20.94

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Woodland	BMA	0	0	2.9150	\$1,280.00	\$1,139.00	\$3,320.19	(\$80.00)	\$660.00
Tillable Cropland	BMA	0	0	0.2880	\$1,280.00	\$1,139.00	\$328.03	\$0.00	\$330.00
Road Right of Way	BMB2	0	0	0.4250	\$1,280.00	\$1,088.00	\$462.40	(\$100.00)	\$0.00
Woodland	BMB2	0	0	6.5850	\$1,280.00	\$1,088.00	\$7,164.48	(\$80.00)	\$1,430.00
Tillable Cropland	BMB2	0	0	1.767	\$1,280.00	\$1,088.00	\$1,922.50	\$0.00	\$1,920.00
Woodland	GSB2	0	0	0.3240	\$1,280.00	\$986.00	\$319.46	(\$80.00)	\$60.00
Woodland	MG	0	0	2.1230	\$1,280.00	\$1,472.00	\$3,125.06	(\$80.00)	\$630.00
Tillable Cropland	PW	0	0	0.5040	\$1,280.00	\$1,421.00	\$716.18	\$0.00	\$720.00
Woodland	PW	0	0	6.0090	\$1,280.00	\$1,421.00	\$8,538.79	(\$80.00)	\$1,710.00

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
24319	12/16/2015	Change Ownership	Quitclaim Deed	2015120217 - Purchase Copy			Schonefeld, Steven A & Wright, MaryEllen	Wright, Maryellen
17646	6/15/2011	Change Ownership	Warranty Deed	2011060182 - Purchase Copy			Schonefeld, Steven A	Schonefeld, Steven A & Wright, MaryEllen

COUNTY TAX INFORMATION

Tract 9

Beacon - Whitley County, IN - Parcel Report: 92-10-21-000-204.000-006

8/13/20, 11:33 AM

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
12/16/2015	Wright, Maryellen	2015120217		\$0.00
6/15/2011	Schonefeld, Steven A & Wright, MaryE	2011060182		\$0.00
10/16/1990	Schonefeld, Steven A		9010/252	\$0.00
	FROM SCHONEFELD			\$0.00

Valuation

Assessment Year	2020	2019	2019 (2)	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending
As Of Date	1/1/2020	6/27/2019	4/16/2019	1/1/2018	1/1/2017
Land	\$7,500	\$9,100	\$9,100	\$8,500	\$9,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$7,500	\$9,100	\$9,100	\$8,100	\$9,400
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	\$7,500	\$9,100	\$9,100	\$8,500	\$9,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$7,500	\$9,100	\$9,100	\$8,100	\$9,400
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
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$70.33	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$70.33	\$70.33
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$67.67	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Long P 1st Installment Tax	\$26.62	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$67.67	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Long P 2nd Installment Tax	\$26.62	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$76.69	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$76.69	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$75.45	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Foley G 1st Installment Tax	\$133.02	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$75.45	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Foley G 2nd Installment Tax	\$133.02	\$0.00
2015 Pay 2016	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$7.31	\$0.00
2015 Pay 2016	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$7.31	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$77.69	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$73.12	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$73.12	\$0.00
2015 Pay 2016	Special Assessment Detail	Penalty	Foley G LY 1st Installment Penalty	\$13.30	\$0.00
2015 Pay 2016	Special Assessment Detail	Penalty	Foley G LY 2nd Installment Penalty	\$13.30	\$0.00
2015 Pay 2016	Special Assessment Detail	Penalty	Little Wabash River LY 1st Installment Penalty	\$0.63	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Foley G 1st Installment Tax	\$133.02	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Foley G Last Year 1st Installment Tax	\$133.02	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Foley G Last Year 2nd Installment Tax	\$133.02	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$6.28	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River Last Year 1st Installment Tax	\$6.28	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$77.69	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Foley G 2nd Installment Tax	\$133.02	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Penalty	1st Installment Penalty	\$7.31	\$7.31
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$73.12	\$73.12

COUNTY TAX INFORMATION

Tract 9

Beacon - Whitley County, IN - Parcel Report: 92-10-21-000-204.000-006

8/13/20, 11:33 AM

Tax Year	Assessment Detail	Category	Description	Amount	Balance Due
2014 Pay 2015	Special Assessment Detail	Penalty	Foley G 1st Installment Penalty	\$13.30	\$13.30
2014 Pay 2015	Special Assessment Detail	Penalty	Little Wabash River 1st Installment Penalty	\$0.63	\$0.63
2014 Pay 2015	Special Assessment Detail	Tax	Foley G 1st Installment Tax	\$133.02	\$133.02
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 1st Installment Tax	\$6.28	\$6.28
2014 Pay 2015	Property Tax Detail	Penalty	2nd Installment Penalty	\$7.31	\$7.31
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$73.12	\$73.12
2014 Pay 2015	Special Assessment Detail	Penalty	Foley G 2nd Installment Penalty	\$13.30	\$13.30
2014 Pay 2015	Special Assessment Detail	Tax	Foley G 2nd Installment Tax	\$133.02	\$133.02
2014 Pay 2015	Special Assessment Detail	Tax	Little Wabash River 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2019 Pay 2020	\$140.66	\$70.33
2018 Pay 2019	\$188.58	\$0.00
2017 Pay 2018	\$153.38	\$0.00
2016 Pay 2017	\$416.94	\$0.00
2015 Pay 2016	\$888.11	\$0.00
2014 Pay 2015	\$460.41	\$460.41

Property taxes for 2019 Pay 2020 are certified.

First installment for 2019 Pay 2020 tax is due May 11th. The second installment is due November 10th.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2019 Pay 2020	4/20/2020	Maryellen Wright	\$70.33
2018 Pay 2019	10/7/2019	Wright, Maryellen	\$94.29
2018 Pay 2019	4/11/2019	Wright, Maryellen	\$94.29
2017 Pay 2018	10/25/2018	Wright, Maryellen	\$76.69
2017 Pay 2018	4/12/2018	M Wright	\$76.69
2016 Pay 2017	10/12/2017	Wright, Maryellen	\$208.47
2016 Pay 2017	4/17/2017	m wright	\$208.47
2015 Pay 2016	9/29/2016	Wright, MaryEllen	\$210.71
2015 Pay 2016	4/19/2016	Schonefeld, S & Wright, M	\$216.99
2015 Pay 2016	2/3/2016	Schonefeld, Steven A & Wright, MaryEllen	\$460.41

Total:

Tax Year	Amount
2019 Pay 2020	\$70.33
2018 Pay 2019	\$188.58
2017 Pay 2018	\$153.38
2016 Pay 2017	\$416.94
2015 Pay 2016	\$888.11

2020 Property Record Cards

[92-10-21-000-204.000-006\(PDF\)](#)

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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Developed by


PRELIMINARY TITLE

PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016

Transaction Identification Data for reference only:

Issuing Agent: North American Title Company, LLC
Issuing Office: 236 Frontage Road, Columbia City, IN 46725
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 15701-20-04072-IN
Issuing Office File No.: 15701-20-04072-IN
Property Address: E 900 S-92, Roanoke, IN 46783
S 500 E, Columbia City, IN 46725
E 700 S, Columbia City, IN 46725
S 400 E, Columbia City, IN 46725
S 500 E, Columbia City, IN 46725

SCHEDULE A

1. Commitment Date: August 19, 2020 at 12:00 AM
2. Policy to be issued:
 - a. ALTA 2013 Homeowner's Policy of Title Insurance
Proposed Insured: Purchaser with Contractual Rights Under Purchase Agreement
Proposed Policy Amount: \$0.00
 - b. ALTA Loan Policy of Title Insurance
Proposed Insured: , its successors and/or assigns as their respective interests may appear.
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Maryellen Wright
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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PRELIMINARY TITLE

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Adopted 08-01-2016

Authorized Countersignature:



By: Laura Ormsby
North American Title Company

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Commitment for Title Insurance
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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. In the event any document is to be notarized using remote online notary, the following requirements apply:
 - A. Confirmation prior to closing that the County Recorders Office of Huntington, Indiana will accept and approve authorized electronic recording of electronically signed and notarized instruments in the form and format being used.
 - B. Electronic recordation in the Recorders Office of Huntington of the documents required herein to create the insured estates or interests.
 - C. Execution of instruments in accordance with Indiana law.
 - D. Acknowledgment of the documents required herein to create the insured estates or interests by a notary public properly commissioned as an online notary public by the Indiana Secretary of State with the ability to perform electronic and online notarial acts under IC 33-42-17.
6. Indiana Code 32-21-2-3(a) was changed effective 7/1/2020 to require the addition of a notarized proof in addition to a notarized acknowledgement. Therefore, effective July 1, 2020, any instrument that requires a notarized acknowledgement must now also include a notarized proof by an independent witness. If the Company is presented with instruments that do not comply with IC 32-21-2-3(a), the following exception will be added to Schedule B of the policy: Any defect, lien, encumbrance, adverse claim, or other matter resulting from the failure of the instrument(s) vesting title or creating the interest insured to comply with IC 32-21-2-3(a).
7. Furnish for recordation a deed as set forth below:
Type of deed: Warranty
Grantor(s): Fee Simple Title Holder as shown on Schedule A
Grantee(s): Proposed Insured as shown on Schedule A
8. Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditors Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.

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Commitment for Title Insurance
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9. Mortgage executed by proposed Mortgagor to the proposed insured lender.
10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
11. As per the purchase agreement, current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid.
12. The Company should be furnished a Vendors Affidavit.
13. Furnish evidence that all assessments which are due the owners' association and/or master association, if any, have been paid in full and are current.
14. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.
15. NOTE: A 36 month chain of title was done and we find the following:
16. A Deed dated December 9, 2015 and recorded December 16, 2015 from Steven A. Schonefeld and Maryellen Wright, husband and wife, adults over the age of twenty-one (21) years to Maryellen Wright as Instrument No. 2015120217.
Tracts 1,2, and 4
17. A Deed dated April 24, 2019 and recorded May 1, 2019 from Caroline Krick, an adult over the age of twenty-one (21) years to Maryellen Wright, an adult over the age of twenty-one (21) years as Instrument No. 2019050013.
Tract 3
18. A Deed dated April 24, 2019 and recorded May 1, 2019 from Steven A. Schonefeld, deceased to Caroline Krick as Instrument No. 2019050012.
Tract 3
19. A Deed dated July 30, 1996 and recorded August 6, 1996 from Estate of Dorothy R. Schonefeld to Steven A. Schonefeld as Instrument No. 96-8-103.
Tract 3
20. NOTE: If an insured closing is completed by North American Title Insurance Company Short Form Policy/Policies will be issued at the time of closing.
21. NOTE: If North American Title Insurance Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.

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SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the report date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.

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PRELIMINARY TITLE

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Commitment for Title Insurance
Adopted 08-01-2016

Property Taxes are as follows:

Tax Year: 2019

Due and Payable: 2020

May Installment: \$70.33 Paid

November Installment: \$70.33 Unpaid

Name of Taxpayer: Maryellen Wright

Land: \$9,100.00

Improvements: \$0.00

Exemptions: \$0.00 (None)

Taxing Unit: Jefferson Township

Tax Identification No.: 92-10-21-000-204.000-006/9207-30-21-204

Description: PT E2 SE4 S21 T30 R10 20.94A

7. Property Taxes are as follows:

Tax Year: 2019

Due and Payable: 2020

May Installment: \$398.04 Paid

November Installment: \$398.04 Unpaid

Name of Taxpayer: Maryellen Wright

Land: \$51,500.00

Improvements: \$0.00

Exemptions: \$0.00 (None)

Taxing Unit: Jefferson Township

Tax Identification No.: 92-10-21-000-201.000-006/9207-30-21-201

Description: E2 SE4 EX N 20.50A EX 20.94A S21 T30 R10 38.56A

8. Property Taxes are as follows:

Tax Year: 2019

Due and Payable: 2020

May Installment: \$233.42 Paid

November Installment: \$233.42 Unpaid

Name of Taxpayer: Maryellen Wright

Land: \$30,200.00

Improvements: \$0.00

Exemptions: \$0.00 (None)

Taxing Unit: Jefferson Township

Tax Identification No.: 92-10-17-000-402.000-006/9207-30-17-402

Description: PT E2 NW4 EX E 40A EX 2.669A S17 T30 R10 22.331A

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9. Property Taxes are as follows:
Tax Year: 2019
Due and Payable: 2020
May Installment: \$704.88 Paid
November Installment: \$704.88 Unpaid
Name of Taxpayer: Maryellen Wright
Land: \$91,200.00
Improvements: \$0.00
Exemptions: \$0.00 (None)
Taxing Unit: Jefferson Township
Tax Identification No.: 92-10-17-000-102.000-006/9207-30-17-102
Description: E2 NE4 EX 5.10A EX 4.545 EX 2A S17 T30 R10 68.355A
10. Property Taxes are as follows:
Tax Year: 2019
Due and Payable: 2020
May Installment: \$409.64 Paid
November Installment: \$409.64 Unpaid
Name of Taxpayer: Maryellen Wright
Land: \$53,000.00
Improvements: \$0.00
Exemptions: \$0.00 (None)
Taxing Unit: Jefferson Township
Tax Identification No.: 92-10-22-000-401.000-006/9207-30-22-401
Description: S2 W2 NW4 EX 2A S22 T30 R10 38A
11. Semi-Annual Assessment as set forth below:
Type of Assessment: Schinbeckler F
May Installment: \$12.95, Paid
November Installment: \$12.95, Unpaid
All future assessments are not yet due and payable.
12. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable.
13. Added improvements in place as of January 1, 2020 are subject to assessment which could increase the tax amounts due in 2021, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
14. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.

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15. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
16. The acreage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purposes of identifying said tract and should not be construed as insuring the quantity of land, and/or the address as set forth in the description of the property.
17. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
18. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
19. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
20. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the Land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.
21. NOTE: A judgment search has been made versus Maryellen Wright and none were found.
22. NOTE: North American Title Insurance Company has not conducted a state court judgment search against the purchaser, as any state court judgment against the purchaser is subordinate to the insured mortgage herein pursuant to Indiana Code 32-29-1-4 which states: PURCHASE MONEY MORTGAGE Sec. 4. A Mortgage granted by a purchaser to secure purchase money has priority over a prior judgment against the Purchaser.
23. NOTE: Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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SCHEDULE C

The Land is described as follows:

TRACT 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 10 EAST, EXCEPT THE NORTH 20.5 ACRES, THEREOF.

TRACT 2: PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTH LINE OF SAID NORTHWEST QUARTER, AT A POINT SITUATED 384.5 FEET, NORTH 90 DEGREES 00 MINUTES EAST OF THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 90 DEGREES 00 MINUTES EAST ON AND ALONG SAID NORTH LINE, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 700 SOUTH, A DISTANCE OF 25.0 FEET, THENCE SOUTH 00 DEGREES 28 MINUTES EAST AND PARALLEL TO THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2659.0 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, ON AND ALONG SAID SOUTH LINE, A DISTANCE OF 409.5 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 00 DEGREES 28 MINUTES WEST, ON AND ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2236.8 FEET TO A POINT SITUATED SOUTH 00 DEGREES 28 MINUTES EAST, A DISTANCE OF 423.0 FEET FROM THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 90 DEGREES 00 MINUTES EAST AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 176.5 FEET; THENCE NORTH 00 DEGREES 28 MINUTES WEST AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 223.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES EAST AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 208.0 FEET; THENCE NORTH 00 DEGREES 28 MINUTES WEST AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING, CONTAINING 22.331 ACRES OF LAND.

TRACT 3:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY (30) NORTH, RANGE 10 EAST.

EXCEPT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES WEST (ASSUMED BEARING), ON AND ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE OF 1366.0 FEET TO A RAIL IRON POST FOUND AT THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 00 DEGREES 01 MINUTES EAST, ON AND ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 370.0 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES EAST AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 480.8 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES WEST AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 320.0 FEET TO A POINT SITUATED NORTH 00 DEGREES 01 MINUTES EAST A DISTANCE OF 50.0 FEET FROM THE SOUTH LINE OF SAID

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Adopted 08-01-2016

EAST HALF, THENCE SOUTH 90 DEGREES 00 MINUTES EAST AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 885.2 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES WEST, ON AND ALONG SAID EAST LINE, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 400E, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, CONTAINING 5.100 ACRES OF LAND.

FURTHER EXCEPT:

COMMENCING AT AN IRON PIN FOUND MARKING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH, ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 615.0 FEET TO AN IRON PIN AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ON AND ALONG SAID EAST LINE, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 400E, A DISTANCE OF 300.0 FEET TO A P.K. NAIL; THENCE WEST, BY AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES, A DISTANCE OF 660.0 FEET TO AN IRON PIN; THENCE NORTH, BY AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES, A DISTANCE OF 300.0 FEET TO AN IRON PIN; THENCE EAST, BY AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES, A DISTANCE 6,660.0 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.545 ACRES OF LAND, MORE OR LESS.

FURTHER EXCEPT:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS WEST ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 17 (ASSUMED BEARING, BEING THE BASIS OF BEARINGS THIS SURVEY) 615.00 FEET TO A MASONRY NAIL SET, BEING THE NORTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY CHRISTOPHER A. HURLEY, AND RECORDED IN INSTRUMENT NO. 96-7-554 IN THE OFFICE OF THE RECORDER OF WHITLEY COUNTY, INDIANA. SAID POINT BEING THE POINT OF BEGINNING. THENCE WEST AND PERPENDICULAR TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 17, AND WITH A BEARING OF SOUTH 90 DEGREES 0, MINUTES 0 SECONDS WEST 660.00 FEET TO AN IRON REBAR SET; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, AND PARALLEL TO SAID EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 17, 132.00 FEET TO AN IRON REBAR SET; THENCE SOUTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, AND PERPENDICULAR TO SAID EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 17, 660.00 FEET TO A MASONRY NAIL SET; THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS WEST, ON AND ALONG SAID EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 17, TO THE POINT OF BEGINNING. SAID IN SURVEY TO CONTAIN 2.00 ACRES, MORE OR LESS.

SAID TRACT TO CONTAIN, AFTER THE ABOVE THREE EXCEPTIONS, 68.355 ACRES, MORE OR LESS.

TRACT 4:

THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH OF RANGE 10 EAST.

EXCEPT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER: THENCE NORTH, ON
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AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 685.1 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH, ON AND ALONG SAID WEST LINE, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 500 EAST, A DISTANCE OF 225.0 FEET; THENCE EASTERLY, BY AN INTERIOR ANGLE OF 88 DEGREES 40 MINUTES, A DISTANCE OF 387.3 FEET; THENCE SOUTH, BY AN INTERIOR ANGLE OF 91 DEGREES 20 MINUTES, PARALLEL TO SAID WEST LINE, A DISTANCE OF 225.0 FEET; THENCE WESTERLY, BY AN INTERIOR ANGLE OF 88 DEGREES 40 MINUTES, A DISTANCE OF 387.3 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.

SAID TRACT TO CONTAIN, AFTER THE ABOVE EXCEPTION, 38 ACRES, MORE OR LESS.

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PHOTOS

PHOTOS

Tracts 1-3



Tracts 1-3



PHOTOS

Tracts 5 & 6



Tracts 7-9



PHOTOS



PHOTOS



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