

# Real Estate

*Jasper County, IN*

4+ miles Southeast of Wheatfield, IN

# AUCTION

# 537<sup>±</sup> *acres*

Offered in 6 Tracts  
Ranging from 25<sup>±</sup> to 189<sup>±</sup> acres

# INFORMATION *Booklet*



800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)

## *Monday, March 29*

Bidder Pre-Registration Strongly Encouraged  
held at The Farmhouse Restaurant and  
Conference Center, Fair Oaks, IN

### 10:00am CENTRAL

Online Bidding Available

## DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION  
MANAGERS

**Matt Wiseman** (o) 866-419-7223 (c) 219-689-4373

**Jim Hayworth** (o) 888-808-8680 (c) 765-427-1913

**Jimmy Hayworth** (c) 219-869-0329



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

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# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, MARCH 29, 2021**

**537+/- ACRES – JASPER COUNTY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Monday, March 22, 2021.  
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**  
**537± Acres • Jasper County, Indiana**  
**Monday, March 29, 2021**

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

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

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

1. My name and physical address is as follows:

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

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, March 29, 2021 at 10:00 AM CT.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, March 22, 2021**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com.**

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:**

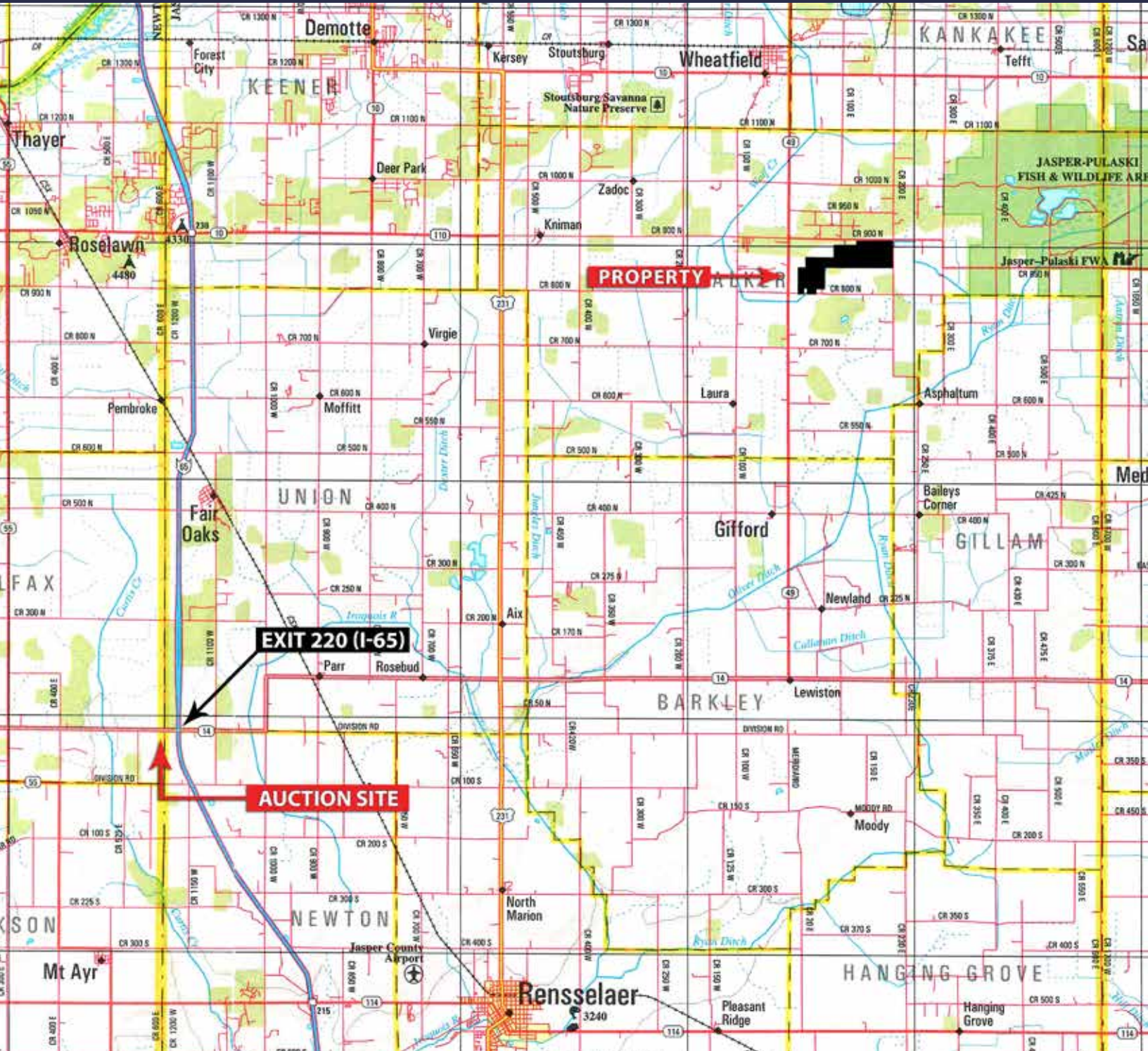
E-mail address of registered bidder: \_\_\_\_\_

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 MAP***

# LOCATION MAP



## INSPECTION DATES:

Thursday, March 4 • 2:00 – 4:00 PM Central

Saturday, March 13 • 9:00 – 11:00 AM Central

Meet a Schrader representative at the buildings on Tract 5.  
Contact auction managers for a private showing of the buildings.

## AUCTION LOCATION:

The Farmhouse Restaurant and Conference Center, 754 N 600 E, Fair Oaks, IN 47943. From the intersection of SR 10 and I-65; take I-65 approximately 9 miles south to SR 14 (Exit 220), go west on SR 14 to the first county road (600 E), take CR 600 E south to The Farmhouse Restaurant and Conference Center.

## PROPERTY LOCATION:

From SR 10 and SR 49 on the east side of Wheatfield, go south on SR 49 for 3 miles to CR 900 N. Go east on CR 900 N approximately 1.1 miles to Tract 3 on the south side of the road, and then go approximately 1/4 mile more to Tract 1 on the south side of the road. Continue east on CR 900 N to CR 200 E and go south on CR 200 E. Tract 1 will be on the west side of the road and Tract 2 is on the south side of Tract 1. For Tracts 4-6 from SR 49 and CR 900 N, go south on SR 49 for 1 mile to CR 800 N, then go east on CR 800 N approximately 1/4 mile to Tract 5. Tract 4 is less than another 1/4 mile east. Tract 6 is behind Tract 5.

# ***TRACT MAP***

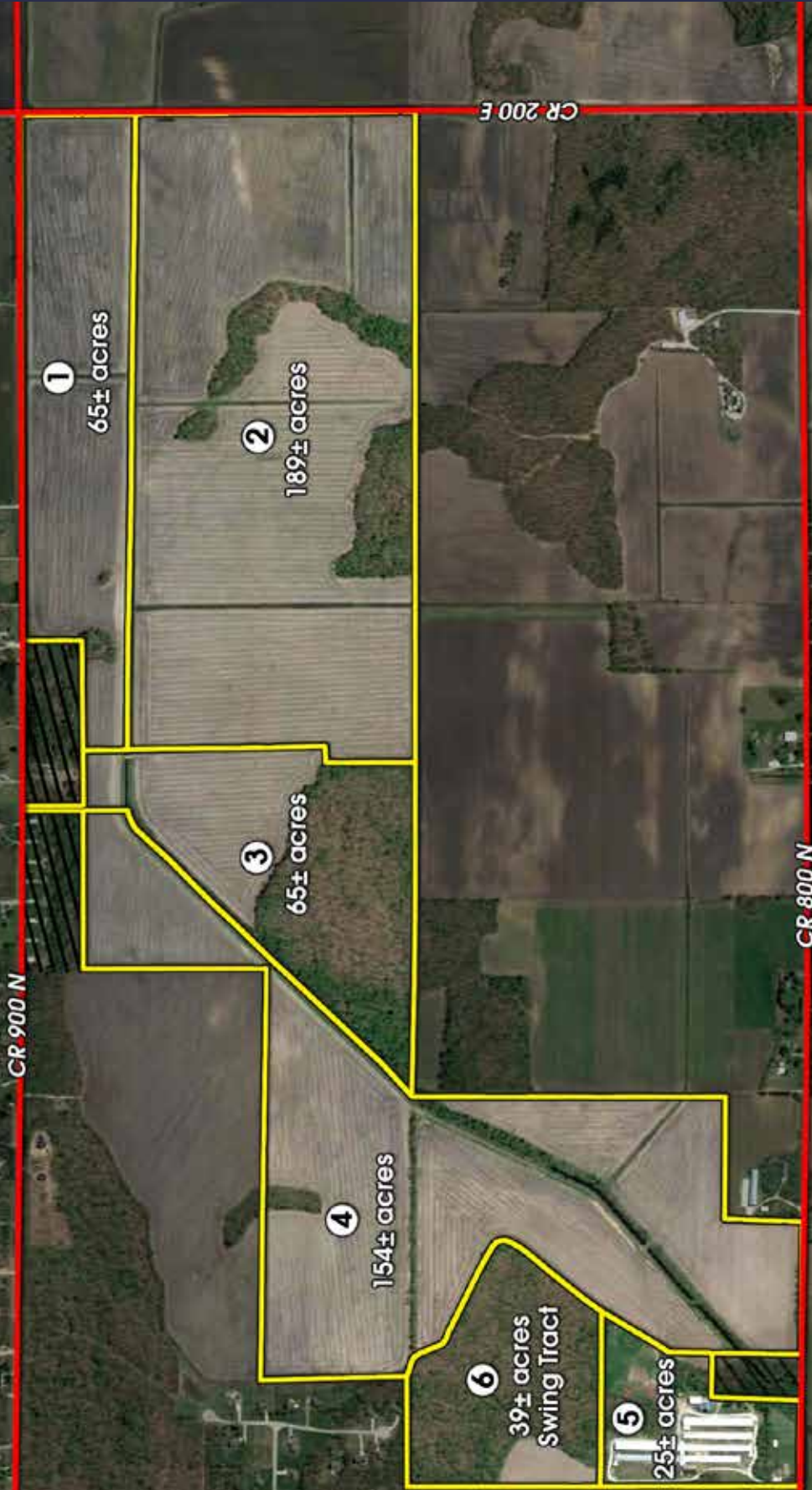
# TRACT MAP

## INSPECTION DATES:

Thursday, March 4 • 2 - 4 PM Central

Saturday, March 13 • 9 - 11 AM Central

Meet a Schrader representative at the buildings on Tract 5. Contact auction managers for a private showing of the buildings.





# ***TRACT DESCRIPTIONS***

# Real Estate Auction *Jasper County, IN*

4+ miles Southeast  
of Wheatfield, IN

# 537± acres

Offered in 6 Tracts  
Ranging from 25± to 189± acres

## Monday, March 29 10am CENTRAL

held at The Farmhouse Restaurant and  
Conference Center, 754 N 600 E, Fair Oaks, IN

📍 Online Bidding Available

Bidder Pre-Registration Strongly Encouraged

**TRACT 1: 65± acres;** Mostly all tillable productive farmland. Frontage on CR 900 N and CR 200 E.

**TRACT 2: 189± acres;** Mostly tillable productive farmland. Two patches of woods providing hunting and recreational opportunities. Timber from these two woods is being selectively harvested prior to the auction. This Tract has frontage on CR 200 E.

**TRACT 3: 65± acres;** An excellent hunting and recreational tract with a great mix of woods and tillable. Approximately 35 acres of woods with heavy deer activity and plenty of tillable for food plots and farm income. Timber from this woods is being selectively harvested prior to the auction. This Tract has access from CR 900 N on an owned lane.

**TRACT 4: 154± acres;** Mostly tillable tract with productive cropland. This tract has frontage on CR 800 N.

**OWNER:** TD Farm Investments LLC, MYSUE LLC, Legacy Family Holdings LLC, Fair Valley LLC, RB Farm Investments LLC, GD Farm Investments LLC, RD Farm Investments LLC

**Tract 5: 25± acres** This is a highly improved Tract. Nice 4 bedroom, 2 bath ranch style home with an attached 3 car garage. 2132 SF and built in 1977 per County Assessor records. Home has a metal roof less than 1 year old. There is also a nice outbuilding for storage or animals as well as a fenced pasture near the home.

- Load-out Building, 2 bay – concrete floor, dock high loading-covered
- 40'6" x 460' building, 7'10" x 23'6" door, concrete floor
- 49' x 456' x 15'6" cattle shed, 30" concrete side wall, concrete floor, open 10' high
- 40' x 370' x 8' building, concrete walk-way – dirt floor
- 55' x 464' x 8' building, concrete floor
- 40'8" x 460' x 8' metal pole cattle building, concrete floor, curtain sides
- 49'7" x 474' x 17' building, 8' concrete side walls
- North grain bin (Brock), 30'D – 6 rings, air floor, top vents, (2) Shivers driers, bottom auger
- South grain bin, 36'D – 12 rings, air floor, top vents, bottom unloader auger
- 51' x 100' x 14' metal Quonset – 19'8" door.

272 E 800 N, Wheatfield, IN 46392. This Tract has frontage on CR 800 N.

**TRACT 6: 39± acres Swing Tract;** Mostly wooded providing excellent hunting and recreational opportunities. This Tract must be bid on in a combination including Tracts 4 and/or 5, or by an adjoining landowner.

## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts (subject to "swing tract" limitations) and as a total 537± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

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

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**DEED:** Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon as possible thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by Buyer(s).

**POSSESSION:** Possession will be delivered at closing, except for the dwelling, which will be 120 days after closing. The Seller will also have 45 days after closing to remove personal property from the buildings and, the renter of the grain bins, will have until 8/15/21 to remove all grain from the 2 bins. Immediate access is available for

the cropland, prior to closing, if Buyer so elects, for normal spring farming activities, including preparing for and/or planting the 2021 crop, soil testing, fertilizer application and/or tillage. If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) and sign a Pre-Closing Access Agreement.

**REAL ESTATE TAXES:** Seller shall pay all of 2020 real estate taxes due and payable in 2021. Buyer will assume the 2021 real estate taxes due and payable in 2022 and any ditch taxes due after closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for 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, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, survey and/or aerial mapping.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres, except with respect to Tract 5 or any combination that includes Tract 5.

**TIMBER:** Timber in the wooded areas of Tracts 2 and 3 is to be selectively harvested prior to the auction with proceeds going to Seller.

**DWELLING RENT:** Buyer of Tract 5 will receive \$1,000.00 per month rent from Seller until they deliver possession to Buyer which will be no longer than 120 days after closing.

**CAFO PERMIT:** Existing CAFO Permit will be transferrable to Buyer only if the property sells as a whole and subject to IDEM approval.

**EASEMENTS:** Subject to any and all existing easements.

**STOCK PHOTOGRAPHY:** A deer photo was used for illustrative purposes only and was not taken on the auction property.

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

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



800.451.2709  
SchraderAuction.com

# ***FSA INFORMATION***

# FSA INFORMATION

## TRACTS 1, 2, 3 & PART OF TRACT 4

**USDA Farm 4602 Tract 11356**

Administered by: Newton County, Indiana

Map prepared on: 5/8/2019  
 406.6 Tract acres  
 317.22 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**

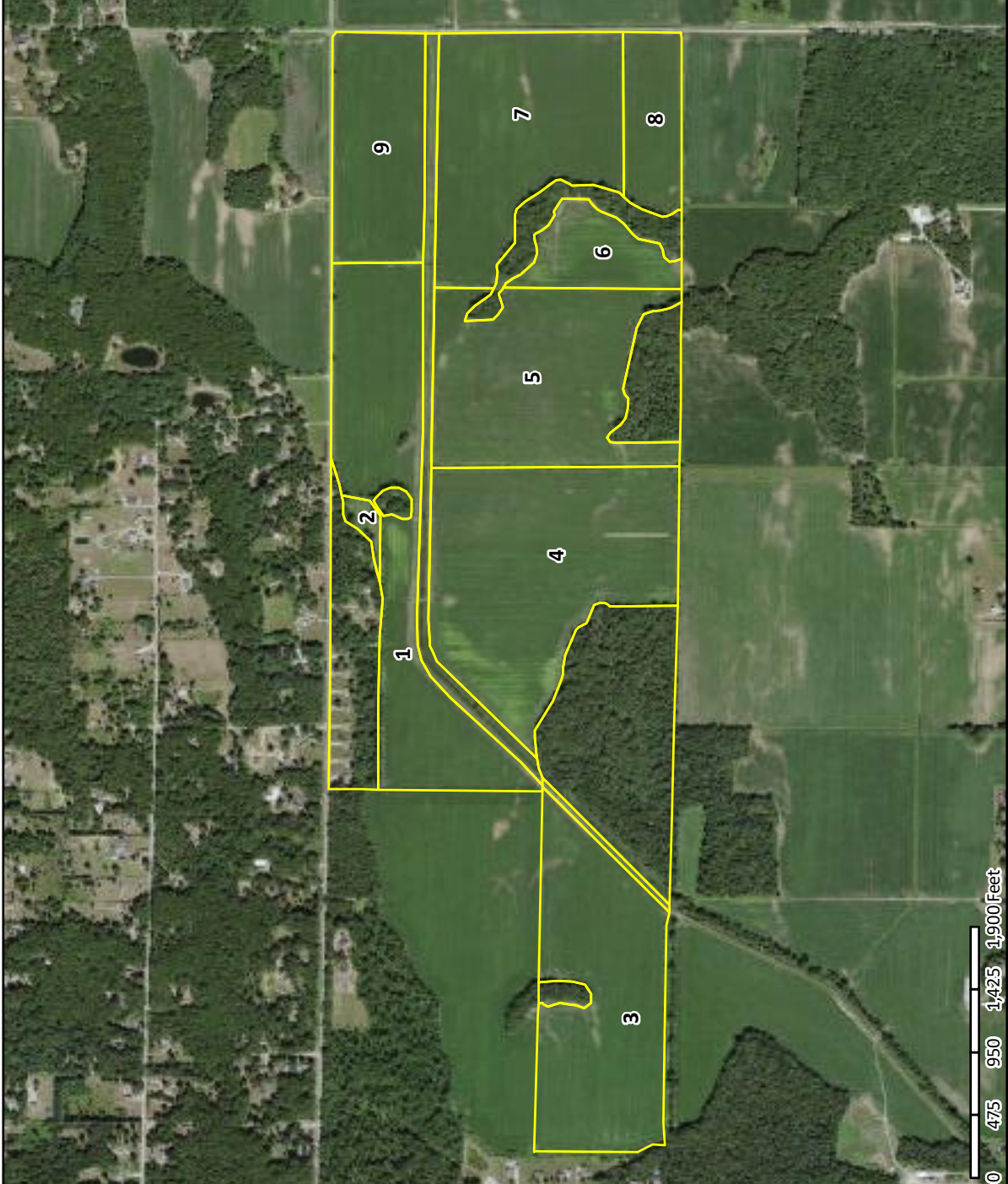
- Restricted Use
- ▼ Limited Restrictions *Jasper Co., IN*
- Exempt from Conservation Compliance Provisions

- CRP
- CLU



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-05-08 08:29:00

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	52.7	N	2				Y
2	1.76	N	2				Y
3	48.98	N	2				Y
4	63.54	N	2				Y
5	48.15	N	2				Y
6	12.77	N	2				Y
7	47.85	N	2				Y
8	13.53	N	2				Y
9	27.94	N	2				Y



INCLUDES SOME LAND  
 THAT IS NOT PART OF  
 AUCTION PROPERTY

0 475 950 1,425 1,900 Feet

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

## PART OF TRACT 4 & TRACTS 5 & 6

**USDA Farm 4602 Tract 11355**

Map prepared on: 5/8/2019

Administered by: Newton County, Indiana

□ CRP

□ CLU Jasper Co., IN



149.27 Tract acres

74.84 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

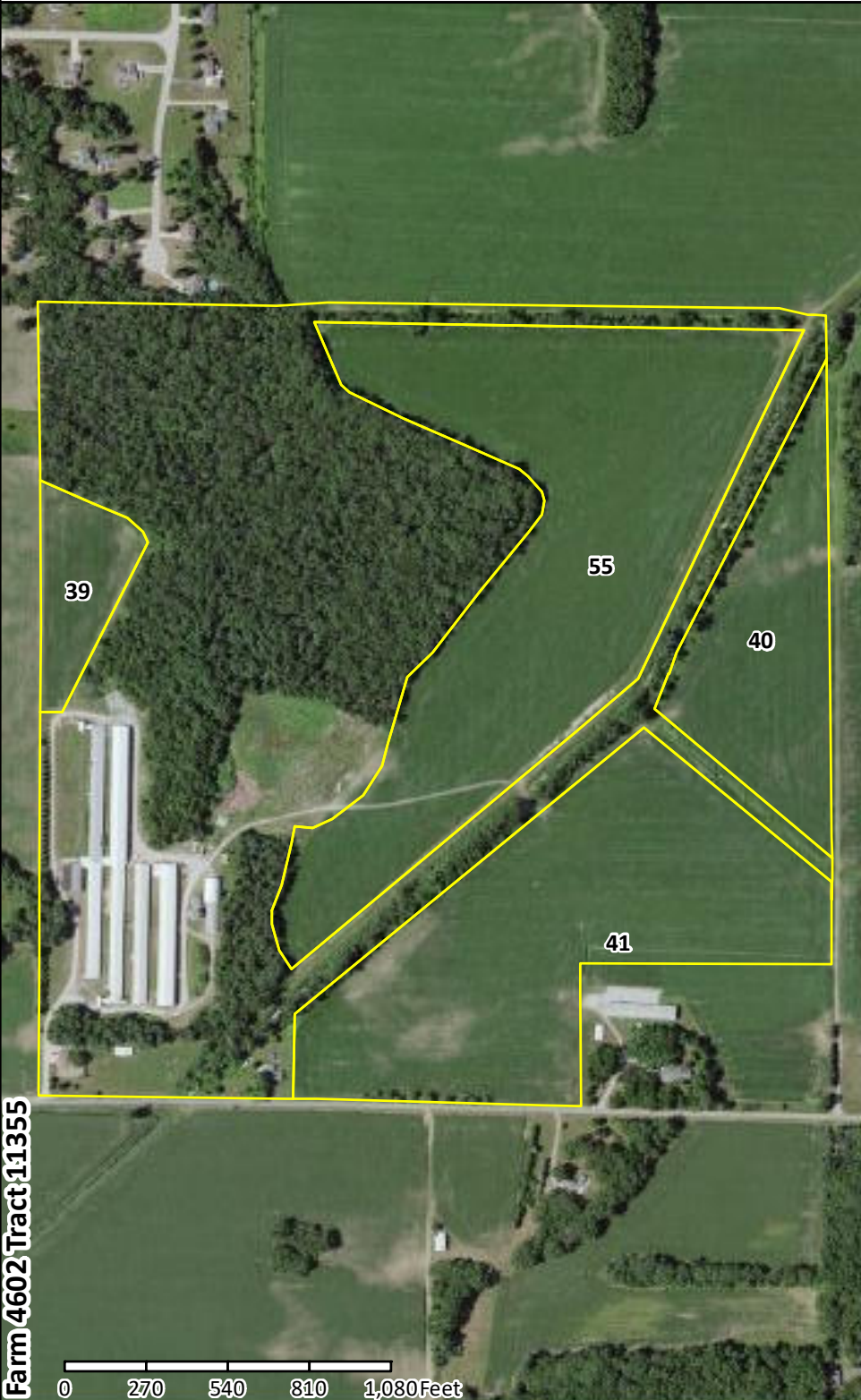
▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

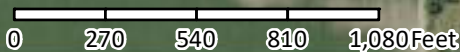
Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-05-08 08:29:00

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
39	3.75	N	2					Y
40	11.29	N	2					Y
41	25.7	N	2					Y
55	34.1	N	2					Y

**INCLUDES SOME LAND THAT IS NOT PART OF AUCTION PROPERTY**



Farm 4602 Tract 11355



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

# FSA INFORMATION

Tract Number: 11356      Description S17 T31 R5  
 FSA Physical Location : Jasper, IN      ANSI Physical Location: Jasper, IN  
 BIA Range Unit Number:  
 HEL Status: HEL Determinations not complete  
 Wetland Status: Wetland determinations not complete  
 WL Violations: None

**TRACTS 1, 2, 3 & PART OF TRACT 4**

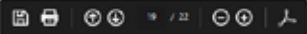
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
406.6	317.22	317.22	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	317.22	0.0	0.0			

**INCLUDES SOME LAND THAT IS NOT PART OF AUCTION PROPERTY**

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	218.9	137	0.00
SOYBEANS	98.3	41	0.00
<b>Total Base Acres:</b>	<b>317.2</b>		

Owners: FAIR VALLEY LLC      GD FARM INVESTMENTS LLC  
 MYSUE LLC      RB FARM INVESTMENTS LLC  
 RD FARM INVESTMENTS LLC      TD FARM INVESTMENTS LLC  
 LEGACY FAMILY HOLDINGS LLC

Other Producers: [REDACTED]



Tract Number: 11355      Description Jasper CO S18 T31 R5  
 FSA Physical Location : Jasper, IN      ANSI Physical Location: Jasper, IN  
 BIA Range Unit Number:  
 HEL Status: HEL Determinations not complete  
 Wetland Status: Wetland determinations not complete  
 WL Violations: None

**PART OF TRACT 4 & TRACTS 5 & 6**

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
149.27	74.84	74.84	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	74.84	0.0	0.0			

**INCLUDES SOME LAND THAT IS NOT PART OF AUCTION PROPERTY**

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	62.9	137	0.00
SOYBEANS	11.9	41	0.00
<b>Total Base Acres:</b>	<b>74.8</b>		

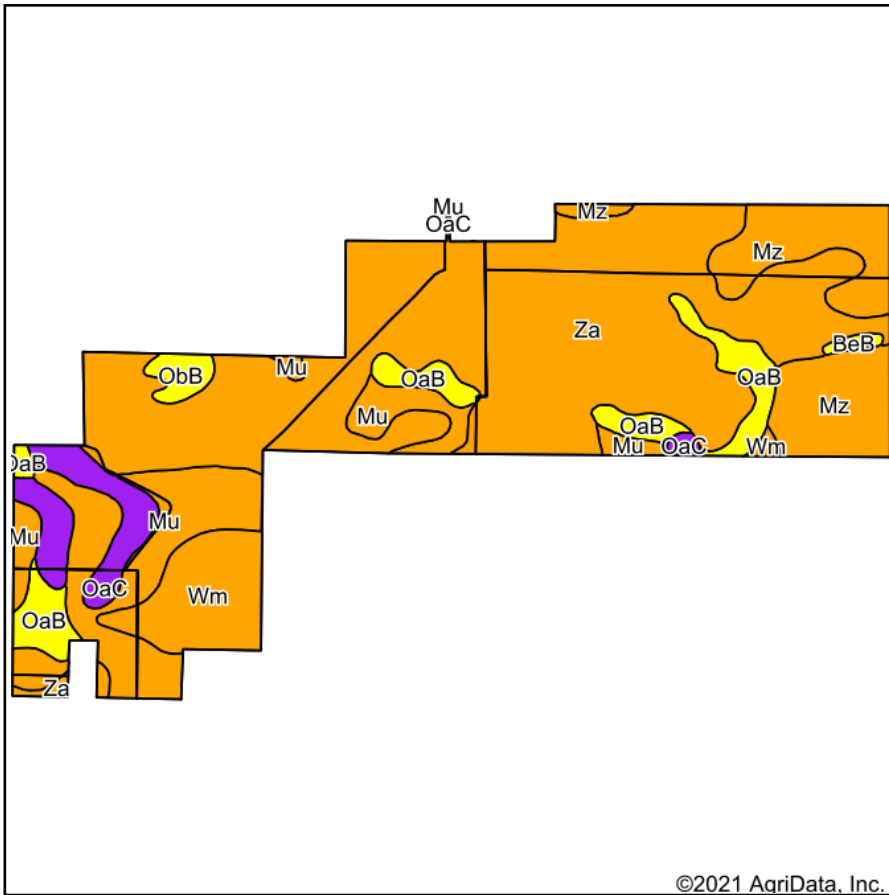
Owners: FAIR VALLEY LLC      GD FARM INVESTMENTS LLC  
 MYSUE LLC      RB FARM INVESTMENTS LLC  
 RD FARM INVESTMENTS LLC      TD FARM INVESTMENTS LLC  
 LEGACY FAMILY HOLDINGS LLC

Other Producers: None

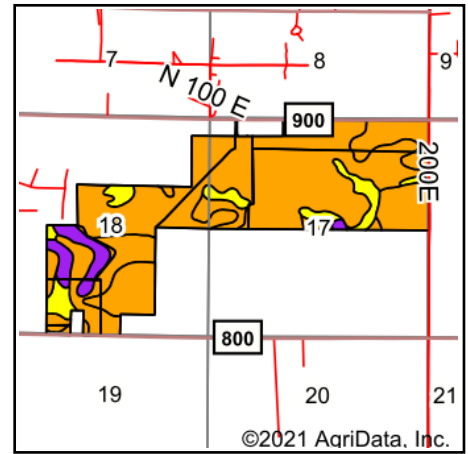


# ***SOILS MAPS***

# SOILS MAP WHOLE PROPERTY



©2021 AgriData, Inc.



©2021 AgriData, Inc.

State: **Indiana**  
 County: **Jasper**  
 Location: **18-31N-5W**  
 Township: **Walker**  
 Acres: **531.53**  
 Date: **1/29/2021**



Maps Provided By:



© AgriData, Inc. 2021

www.AgridataInc.com



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Corn Irrigated	Grass legume hay	Pasture	Soybeans	Soybeans Irrigated	Wheat	Winter wheat	*n NCCPI Soybeans
Za	Zadog-Maumee loamy sands	282.96	53.2%		IIIw	146		5	10	36			58	41
Mu	Morocco loamy sand, 0 to 2 percent slopes	78.46	14.8%		IIIls	102		3	7	36		38	3	32
Mz	Mussey mucky sandy loam	64.30	12.1%		IIIw	160		5	11	44			64	40
OaB	Oakville fine sand, 2 to 6 percent slopes	35.68	6.7%		IVs	72		3	5	25			36	30
Wm	Watseska-Maumee loamy sands	34.84	6.6%		IIIls	125		4	8	29			53	37
OaC	Oakville fine sand, 6 to 15 percent slopes	26.95	5.1%		VIe	63		2	5	23			32	28
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	6.40	1.2%		IVs	81		3	5	29			37	30
BeB	Brems loamy sand, 1 to 3 percent slopes	1.94	0.4%		IVs	91		5	6	32	2		41	33
<b>Weighted Average</b>						<b>129.7</b>	<b>*-</b>	<b>4.3</b>	<b>8.9</b>	<b>35</b>	<b>*-</b>	<b>5.6</b>	<b>47.2</b>	<b>*n 37.7</b>

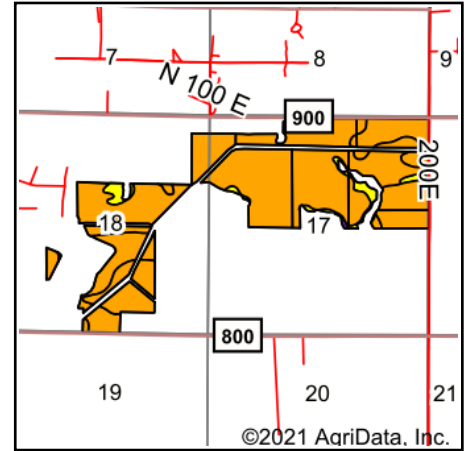
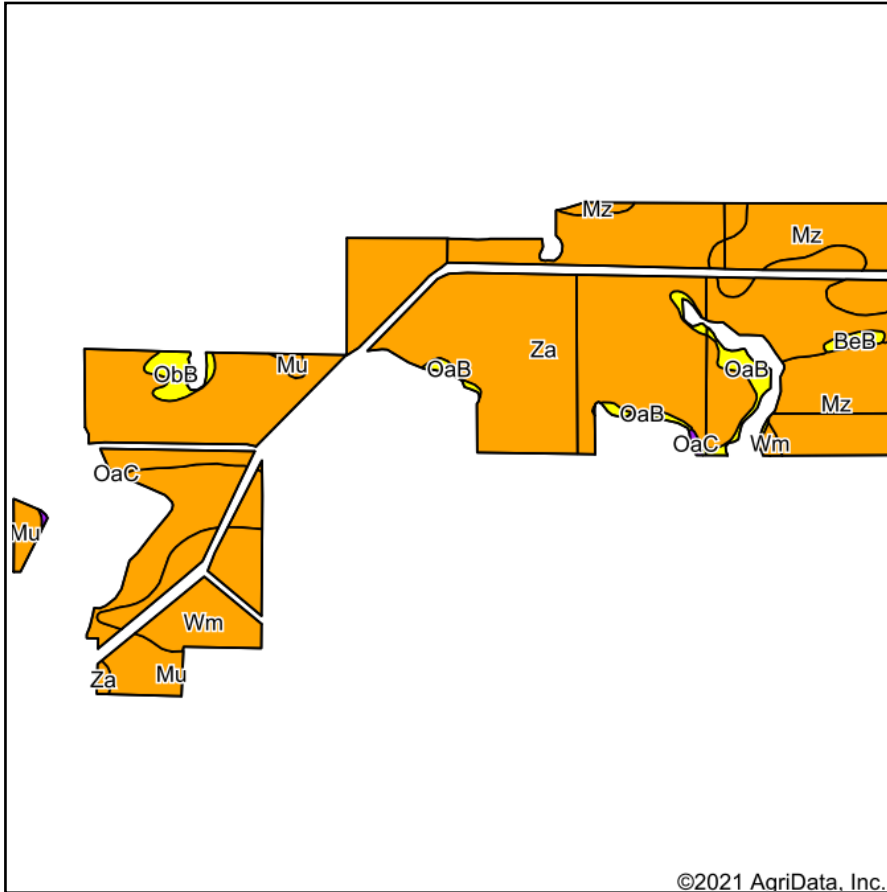
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOILS MAP

## APPROXIMATE TILLABLE SOILS



State: **Indiana**  
 County: **Jasper**  
 Location: **17-31N-5W**  
 Township: **Walker**  
 Acres: **385.94**  
 Date: **3/2/2021**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: IN073, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn Irrigated	Grass legume hay	Pasture	Soybeans	Soybeans Irrigated	Wheat	Winter wheat
Za	Zadog-Maumee loamy sands	241.67	62.6%		IIIw	146			5	10	36		58
Mz	Mussey mucky sandy loam	60.86	15.8%		IIIw	160			5	11	44		64
Mu	Morocco loamy sand, 0 to 2 percent slopes	38.30	9.9%		IIIs	102			3	7	36	38	3
Wm	Watseka-Maumee loamy sands	29.48	7.6%		IIIs	125			4	8	29		53
OaB	Oakville fine sand, 2 to 6 percent slopes	8.17	2.1%		IVs	72			3	5	25		36
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	4.82	1.2%		IVs	81			3	5	29		37
BeB	Brems loamy sand, 1 to 3 percent slopes	1.94	0.5%		IVs	91	5		3	6	32	2	41
OaC	Oakville fine sand, 6 to 15 percent slopes	0.70	0.2%		Vle	63			2	5	23		32
<b>Weighted Average</b>						<b>139.4</b>	<b>*-</b>	<b>4.6</b>	<b>9.5</b>	<b>36.4</b>	<b>*-</b>	<b>3.8</b>	<b>52.2</b>

Soils data provided by USDA and NRCS.





# ***COUNTY PROPERTY RECORD CARDS***

# COUNTY PROPERTY RECORD CARD

## TRACTS 1 & 2 & PART OF TRACTS 3 & 4

1/2

13101-032 / 13101-032

100, Vacant Land

TD FARM INVESTMENTS LLC ET 900 N

37-14-17-000-006.000-032

Notes

Transfer of Ownership

Ownership

<b>General Information</b>		<b>Owner</b>	
Parcel Number 37-14-17-000-006.000-032	Date 12/22/2014	Doc ID 144058	Book/Page WD /
Local Parcel Number 0130126900	TD FARM INVESTMENT	Adj Sale Price /	VI \$0
Tax ID:	FAIR OAKS DAIRY FARM LLC		
Routing Number 17-31-5 P51/A17	FAIR OAKS DAIRY FA		
Property Class Vacant Land	KEYSTONE UNLIMIT		
Year: 2021	SCHURINGA FARMS I		
County Jasper	JONKMAN BUILDERS		
Township WALKER TOWNSHIP	WOHLGEMUTH, JOS		
District 032 (Local 013)			
Walker Township			
School Corp 3785 KANKAKEE VALLEY			
Neighborhood 13101-032			
13101-032			

Legal

Assessment Year

Assessment Year

Assessment Year	2020	2019	2018	2017	2016
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/08/2020	04/11/2019	04/26/2018	05/12/2017	01/01/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$288,500	\$351,600	\$362,800	\$416,900	\$441,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$288,500	\$351,600	\$362,800	\$416,900	\$441,600
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	\$288,500	\$351,600	\$362,800	\$416,900	\$441,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$288,500	\$351,600	\$362,800	\$416,900	\$441,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Section/Plat

Location Address (1)

Location Address (1)

900 N	WHEATFIELD, IN 46392	Base Lot: Res 0' X 0', Cl 0' X 0'
Zoning	A1 Conservation Agricultural	
Subdivision		
Lot		
Market Model	N/A	

Land Data (Standard Depth: Res 100', Cl 100')

Land Data (Standard Depth: Res 100', Cl 100')

Land Data (Standard Depth: Res 100', Cl 100')

Land Pricing	Soil Method ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Elig	Market Factor	Value
4 A	BEB	0	1.9760	0.60	\$1,290	\$774	\$1,529	0%	0%	1.0000	\$1,530
4 A	MU	0	0.4919	0.68	\$1,290	\$877	\$431	0%	0%	1.0000	\$430
4 A	MZ	0	54.5853	0.89	\$1,290	\$1,148	\$62,664	0%	0%	1.0000	\$62,660
4 A	OAB	0	7.4633	0.51	\$1,290	\$658	\$4,911	0%	0%	1.0000	\$4,910
4 A	OAC	0	0.5606	0.50	\$1,290	\$645	\$362	0%	0%	1.0000	\$360
4 A	WM	0	1.1821	0.85	\$1,290	\$1,097	\$1,297	0%	0%	1.0000	\$1,300
4 A	ZA	0	170.2254	0.94	\$1,290	\$1,213	\$206,483	0%	0%	1.0000	\$206,480
5 A	MU	0	10.0256	0.68	\$1,290	\$877	\$8,792	-60%	0%	1.0000	\$3,520
5 A	MZ	0	0.9411	0.89	\$1,290	\$1,148	\$1,090	-60%	0%	1.0000	\$430
5 A	OAB	0	16.2284	0.51	\$1,290	\$658	\$10,678	-60%	0%	1.0000	\$4,270
5 A	OAC	0	1.2964	0.50	\$1,290	\$645	\$836	-60%	0%	1.0000	\$330
5 A	WM	0	0.1556	0.85	\$1,290	\$1,097	\$171	-60%	0%	1.0000	\$70
5 A	ZA	0	9.3280	0.94	\$1,290	\$1,213	\$11,315	-60%	0%	1.0000	\$4,530
81 A	<NON	0	25.0454	1.00	\$1,290	\$1,290	\$32,309	-100%	0%	1.0000	\$0
82 A	<NON	0	4.9700	1.00	\$1,290	\$1,290	\$6,411	-100%	0%	1.0000	\$0

Land Computations

Land Computations

Land Computations

Calculated Acreage	304.48
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	304.48
81 Legal Drain NV	25.05
82 Public Roads NV	4.97
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	274.46
Farmland Value	\$290,820
Measured Acreage	274.46
Avg Farmland Value/Acre	1060
Value of Farmland	\$290,930
Classified Total	\$0
Farm / Classified Value	\$290,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$290,900
CAP 3 Value	\$0
Total Value	\$290,900

Appraiser 07/26/2019 NEXUS

Collector

Data Source Aerial

Review Group 2019

Printed Wednesday, February 17, 2021



# COUNTY PROPERTY RECORD CARD

## PART OF TRACTS 3 & 4

1/2

13101-032 /13101-032

100, Vacant Land

800 N

TD FARM INVESTMENTS LLC ET  
c/o FAIR OAKS DAIRY FARM LLC  
588.3 MILE RD NW, STE 203  
GRAND RAPIDS, MI 49544

37-14-18-000-014.000-032

**Ownership**  
TD FARM INVESTMENTS LLC ET AL  
12/22/2014 TD FARM INVESTME  
144058 WD / \$0 I  
10/06/2008 FAIR OAKS DAIRY FA  
282384 WD / \$0 I  
01/15/2008 KEYSTONE UNLIMIT  
279414 WD / \$0 I  
10/18/1995 SCHURINGA FARMS I  
WD / \$0 I  
01/02/1991 JONKMAN BUILDERS  
WD / \$0 I  
01/01/1900 FROM LAKE COUNTY  
WD / \$0 I

**Transfer of Ownership**  
Doc ID Code Book/Page Adj Sale Price VI  
144058 WD / \$0 I  
282384 WD / \$0 I  
279414 WD / \$0 I

**Owner**  
TD FARM INVESTME  
FAIR OAKS DAIRY FA  
KEYSTONE UNLIMIT  
SCHURINGA FARMS I  
JONKMAN BUILDERS  
FROM LAKE COUNTY

**Date**  
12/22/2014  
10/06/2008  
01/15/2008  
10/18/1995  
01/02/1991  
01/01/1900

**Legal**  
PT N 1/2-18-31.5, 96.413A

**Routing Number**  
18-31-5 P52/A18

**Property Class**  
Vacant Land

**Year: 2021**

**Location Information**  
County Jasper  
Township WALKER TOWNSHIP  
District 032 (Local 013)  
Walker Township  
School Corp 3785  
KANKAKEE VALLEY  
Neighborhood 13101-032  
13101-032

**Section/Plat**

**Location Address (1)**  
800 N  
WHEATFIELD, IN 46392

**Zoning**  
A1 Conservation Agricultural

**Subdivision**  
**Lot**  
**Market Model**  
N/A

**Notes**

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

Assessment Year	2020	2019	2018	2017	2016
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/09/2020	04/11/2019	04/28/2018	05/12/2017	01/01/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Land	2020	2019	2018	2017	2016
Land Res (1)	\$77,300	\$94,100	\$97,200	\$111,700	\$118,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
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	\$77,300	\$94,100	\$97,200	\$111,700	\$118,300

Land Pricing Soil	Act	Rate	Ext. Value	Res Market	Value
4 A MU	0	\$1,290	\$955	0%	\$870
4 A OBB	0	\$1,290	\$3,357	0%	\$3,360
4 A ZA	0	\$1,290	\$66,325	0%	\$66,330
5 A MU	0	\$1,290	\$4,536	0%	\$1,810
5 A OAB	0	\$1,290	\$820	0%	\$330
5 A OBB	0	\$1,290	\$710	0%	\$370
5 A ZA	0	\$1,290	\$12,010	0%	\$4,800
81 A <NON	0	\$1,290	\$10,809	-100%	\$00

**Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Pricing Soil	Act	Rate	Ext. Value	Res Market	Value
4 A MU	0	\$1,290	\$955	0%	\$870
4 A OBB	0	\$1,290	\$3,357	0%	\$3,360
4 A ZA	0	\$1,290	\$66,325	0%	\$66,330
5 A MU	0	\$1,290	\$4,536	0%	\$1,810
5 A OAB	0	\$1,290	\$820	0%	\$330
5 A OBB	0	\$1,290	\$710	0%	\$370
5 A ZA	0	\$1,290	\$12,010	0%	\$4,800
81 A <NON	0	\$1,290	\$10,809	-100%	\$00

Land Pricing Soil	Act	Rate	Ext. Value	Res Market	Value
4 A MU	0	\$1,290	\$955	0%	\$870
4 A OBB	0	\$1,290	\$3,357	0%	\$3,360
4 A ZA	0	\$1,290	\$66,325	0%	\$66,330
5 A MU	0	\$1,290	\$4,536	0%	\$1,810
5 A OAB	0	\$1,290	\$820	0%	\$330
5 A OBB	0	\$1,290	\$710	0%	\$370
5 A ZA	0	\$1,290	\$12,010	0%	\$4,800
81 A <NON	0	\$1,290	\$10,809	-100%	\$00

**Land Computations**  
Calculated Acreage 85.41  
Actual Frontage 0  
Developer Discount   
Parcel Acreage 85.41  
81 Legal Drain NV 8.38  
82 Public Roads NV 0.00  
83 UT Towers NV 0.00  
9 Homesite 0.00  
91/92 Acres 0.00  
Total Acres Farmland 78.03  
Farmland Value \$77,870  
Measured Acreage 78.03  
Avg Farmland Value/Acre 998  
Value of Farmland \$77,880  
Classified Total \$0  
Farm / Classified Value \$77,900  
Homesite(s) Value \$0  
91/92 Value \$0  
Supp. Page Land Value \$0  
CAP 1 Value \$0  
CAP 2 Value \$77,900  
CAP 3 Value \$0  
Total Value \$77,900

**Topography**  
Flood Hazard   
ERA   
Public Utilities   
TIF   
Streets or Roads

**Neighborhood Life Cycle Stage**  
Other

**Data Source**  
Aerial

**Collector**

**Appraiser**  
07/26/2019 NEXUS

**Review Group**  
2019

**Printed**  
Wednesday, February 17, 2021

# COUNTY PROPERTY RECORD CARD

## PART OF TRACT 4 & TRACT 5

1/4

13101-032 /13101-032

110, Hog Farm

272 E 800 N

TD FARM INVESTMENTS LLC ET C/O FAIR OAKS DAIRY FARM LLC

37-14-18-000-003.000-032

**Notes**

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Vlt
12/22/2014	TD FARM INVESTME	144058	WD	/	\$0	I
10/06/2008	FAIR OAKS DAIRY FA		WD	282/384	\$0	I
01/15/2008	KEYSTONE UNLIMIT		CW	279/411	\$1,000,000	I
07/27/1989	BROOKHILL FARMS I		WD	/	\$0	I
01/01/1900	FROM BROOKHILL F		WD	/	\$0	I

**Ownership**

Date	Owner
12/22/2014	TD FARM INVESTME
10/06/2008	FAIR OAKS DAIRY FA
01/15/2008	KEYSTONE UNLIMIT
07/27/1989	BROOKHILL FARMS I
01/01/1900	FROM BROOKHILL F

**General Information**

Parcel Number: 37-14-18-000-003.000-032  
 Local Parcel Number: 0130012800  
 Tax ID: PT-S1/2 E 1/2 SW 18 31 5, 30A  
 Routing Number: 18-31-5 P52/A18  
 Property Class: 110 Hog Farm

### Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2021	2020	2019	2018	2017	2016
02/03/2021	WIP	04/08/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$53,500	\$53,400	\$53,300	\$53,900	\$56,900	\$68,300
						\$19,000	\$19,000	\$15,400	\$15,400	\$15,400	\$15,400
						\$16,000	\$15,900	\$19,400	\$20,000	\$23,000	\$24,400
						\$18,500	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500
						\$1,139,500	\$1,133,400	\$1,131,000	\$1,097,200	\$1,069,800	\$1,081,300
						\$128,600	\$122,700	\$116,800	\$114,700	\$116,000	\$116,000
						\$0	\$0	\$0	\$0	\$0	\$0
						\$1,010,700	\$1,010,700	\$1,014,200	\$985,100	\$955,100	\$965,300
						\$1,193,000	\$1,186,800	\$1,184,300	\$1,151,100	\$1,126,700	\$1,139,600
						\$147,800	\$141,700	\$132,200	\$127,000	\$130,100	\$131,400
						\$16,000	\$15,900	\$19,400	\$20,000	\$23,000	\$24,400
						\$1,029,200	\$1,029,200	\$1,032,700	\$1,004,100	\$973,500	\$983,800

**Land Data (Standard Depth: Res 100', Cl 0' X 0', Cl 0' X 0')**

Land Type	Pricing Method ID	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
9	A		0	1.0000	\$19,000	\$19,000	\$19,000	0%	100%	1.0000	\$19,000
11	A		0	0.5000	\$24,600	\$36,900	\$18,450	0%	0%	1.0000	\$18,450
4	A	MU	0	6.14	\$1,290	\$877	\$5,385	0%	0%	1.0000	\$5,380
4	A	OAC	0	0.18	\$1,290	\$645	\$116	0%	0%	1.0000	\$120
4	A	WM	0	1.34	\$1,290	\$1,097	\$1,470	0%	0%	1.0000	\$1,470
4	A	ZA	0	0.79	\$1,290	\$1,213	\$958	0%	0%	1.0000	\$960
5	A	MU	0	6.55	\$1,290	\$877	\$5,744	-60%	0%	1.0000	\$2,300
5	A	OAB	0	2.98	\$1,290	\$658	\$1,961	-60%	0%	1.0000	\$780
5	A	OAC	0	3.81	\$1,290	\$645	\$2,457	-60%	0%	1.0000	\$980
5	A	ZA	0	0.32	\$1,290	\$1,213	\$388	-60%	0%	1.0000	\$160
71	A	MU	0	2.108	\$1,290	\$877	\$1,849	-40%	0%	1.0000	\$1,110
71	A	OAB	0	6.39	\$1,290	\$858	\$4,205	-40%	0%	1.0000	\$2,520
71	A	OAC	0	0.012	\$1,290	\$645	\$08	-40%	0%	1.0000	\$00
81	A	<NON	0	3.12	\$1,290	\$1,290	\$4,025	-100%	0%	1.0000	\$00
82	A	<NON	0	0.76	\$1,290	\$1,290	\$960	-100%	0%	1.0000	\$00

**Land Computations**

Calculated Acreage	36.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	36.00
81 Legal Drain NV	3.12
82 Public Roads NV	0.76
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	31.12
Farmland Value	\$15,780
Measured Acreage	30.62
Avg Farmland Value/Acre	\$515
Value of Farmland	\$16,030
Classified Total	\$0
Farm / Classified Value	\$16,000
HomeSite(s) Value	\$19,000
91/92 Value	\$0
Supp. Page Land Value	\$19,000
CAP 1 Value	\$16,000
CAP 2 Value	\$16,500
CAP 3 Value	\$53,500
<b>Total Value</b>	<b>\$53,500</b>

Appraiser: 11/25/2019 NEXUS

Data Source: External Only Collector

Printed: Wednesday, February 17, 2021  
 Review Group: 2019

# COUNTY PROPERTY RECORD CARD

## PART OF TRACT 4 & TRACT 5

2/4

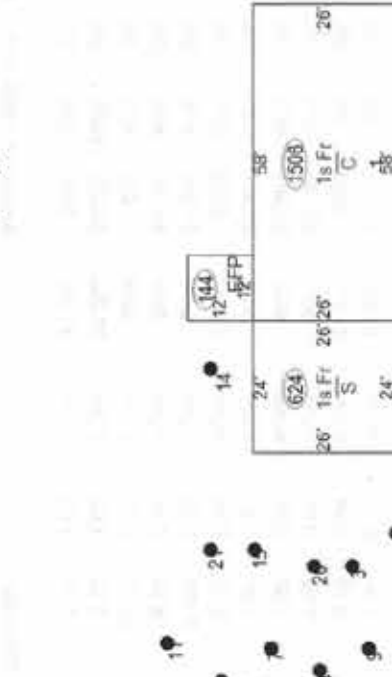
13101-032 / 13101-032

110, Hog Farm

TD FARM INVESTMENTS LLC ET 272 E 800 N

37-14-18-000-0032

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	2	6
Story Height	1	1	2
Style	37 RANCH 1999 & BE	1	1
Finished Area	2132 sqft	1	1
Make		0	0
		5	10
		6	



Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	4
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	0
<input type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	10

Wall Finish		Roofing	
<input type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Tile
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input type="checkbox"/> Metal	<input type="checkbox"/> Slate
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other

Heat Type		Exterior Features	
Central Warm Air		Description	Value
		Porch, Enclosed Frame	\$8,100

Area		Value	
144		\$8,100	

Specialty Plumbing

Description	Count	Value
Sub-Total, One Unit		\$134,500
Sub-Total, 1 Units		\$8,100
Exterior Features (+)		\$142,600
Garages (+) 0 sqft		\$142,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.95
Replacement Cost		\$135,470

Adjustments	1 Row Type Adj. x 1.00	Total Base
Unfin Int (-)		\$126,200
Ex Liv Units (+)		\$126,200
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1.2132	\$4,300
No Elec (-)		\$0
Plumbing (+/-)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Res Eligible	Story Height	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt	Improv Value	
1: Single-Family R 01	100%	1	1977	44	A	0.95	\$16.28	2,132 sqft	\$135,470	30%	\$94,830	0%	100%	1.2000	0.9500	\$108,100
2: Barn, Pole (T3) R 01	0%	1	1999	22	A	0.95	\$22.48	27' x 38' x 12'	\$15,865	40%	\$9,520	0%	100%	1.0000	0.9500	\$9,000
3: Barn, Pole (T3) R 01	0%	1	1972	49	A	0.95	\$21.59	6' x 25' x 8'	\$3,203	65%	\$1,120	0%	100%	1.0000	0.9500	\$1,100
4: Barn, Pole (T3) R 01	0%	1	1972	49	A	0.95	\$21.59	6' x 31' x 8'	\$3,815	65%	\$1,340	0%	100%	1.0000	0.9500	\$1,300
5: Barn, Pole (T3) R 01	0%	1	1972	49	A	0.95	\$18.75	10' x 38' x 8'	\$6,768	65%	\$2,370	0%	100%	1.0000	0.9500	\$2,300
6: Barn, Pole (T3) R 01	0%	1	1972	49	A	0.95	\$21.10	6' x 35' x 8'	\$4,209	65%	\$1,470	0%	100%	1.0000	0.9500	\$1,400
7: Confinement Facility, P	0%	1	1972	49	A	0.95	\$17.27	50' x 468'	\$383,888	65%	\$134,360	0%	100%	1.0000	0.9500	\$127,600
8: Confinement Facility, P	0%	1	1972	49	A	0.95	\$18.50	40' x 463'	\$325,533	65%	\$113,940	0%	100%	1.0000	0.9500	\$108,200
9: Confinement Facility, P	0%	1	1972	49	A	0.95	\$18.50	40' x 463'	\$325,533	65%	\$113,940	0%	100%	1.0000	0.9500	\$108,200
10: Confinement Facility,	0%	1	1975	46	A	0.95	\$18.50	40' x 463'	\$325,533	65%	\$113,940	0%	100%	1.0000	0.9500	\$108,200
11: Confinement Facility,	0%	1	1973	48	A	0.95	\$17.27	50' x 468'	\$383,888	65%	\$134,360	0%	100%	1.0000	0.9500	\$127,600

Summary of Improvements															
														Total all pages	\$1,139,500
														Total supplemental page	\$436,500
														Total this page	\$703,000

Summary of Improvements															
														Total all pages	\$1,139,500
														Total supplemental page	\$436,500
														Total this page	\$703,000

Summary of Improvements															
														Total all pages	\$1,139,500
														Total supplemental page	\$436,500
														Total this page	\$703,000

# COUNTY PROPERTY RECORD CARD

## PART OF TRACT 4 & TRACT 5

3/4

13101-032 /13101-032

110, Hog Farm

TD FARM INVESTMENTS LLC ET 272 E 800 N

37-14-18-000-003-032

Description	Area	Value	Description	Count	Value
Exterior Features			Specialty Plumbing		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
12: Confinement Facility,	0%	1	Metal Siding	C	1983	1983	38	A	\$16.36	0.95	\$16.36	60' x468'	\$436,544	65%	\$152,790	0%	100%	1,000	0.9500	\$145,200
13: Confinement Facility,	0%	1	Metal Siding	C	1999	1999	22	A	\$20.72	0.95	\$20.72	50' x468'	\$460,666	55%	\$207,300	0%	100%	1,000	0.9500	\$196,900
14: Detached Garage	100%	1	Wood Frame	C	2005	2005	16	A	\$21.08	0.95	\$21.08	32'x40'	\$25,633	15%	\$21,790	0%	100%	1,000	0.9500	\$20,700
15: Lean-To R 01	0%	1	Concrete Floor	C	1970	1970	51	A	\$7.41	0.95	\$7.41	18'x38' x 8'	\$4,815	65%	\$1,690	0%	100%	1,000	0.9500	\$1,600
16: Quonset R 01	0%	1		C	1999	1999	22	A	\$11.81	0.95	\$11.81	50' x100'	\$56,074	40%	\$33,640	0%	100%	1,000	0.9500	\$32,000
17: Steel Grain Bin R 01	0%	1		C	1999	1999	22	A		0.95		30' x 18'	\$17,197	55%	\$7,740	0%	100%	1,000	0.9500	\$7,400
18: Steel Grain Bin R 01	0%	1		C	1999	1999	22	A		0.95		36' x 32'	\$43,322	55%	\$19,490	0%	100%	1,000	0.9500	\$18,500
19: UNK R	0%	1	SV	C	1970	1970	51	A		0.95				65%		0%	100%	1,000	0.9500	\$10,500
20: UNK R	0%	1	SV	C	1900	1900	121	A		0.95				65%		0%	100%	1,000	0.9500	\$2,700
21: Utility Shed R 01	0%	1		C	1977	1977	44	F	\$17.06	0.95	\$17.06	15'x15'	\$3,647	70%	\$1,090	0%	100%	1,000	0.9500	\$1,000

Total this page \$436,500

Total all pages \$1,139,500

Total all pages \$1,139,500

# COUNTY PROPERTY RECORD CARD

## PART OF TRACT 4 & TRACT 6

1/2

13101-032 /13101-032

100, Vacant Land

800 N

TD FARM INVESTMENTS LLC ET AL

37-14-18-000-005,000-032

**Notes**

**Ownership**  
 TD FARM INVESTMENTS LLC ET AL  
 c/o FAIR OAKS DAIRY FARM LLC  
 588 3 MILE RD NW, STE 203  
 GRAND RAPIDS, MI 49544

**Transfer of Ownership**  
 Doc ID Code Book/Page Adj Sale Price VII  
 12/22/2014 TD FARM INVESTME 144058 WD / \$0  
 10/06/2008 FAIR OAKS DAIRY FA 282384 / \$0  
 12/31/2007 KEYSTONE UNLIMIT TD / \$500,000  
 06/05/1987 LAKE COUNTY TRUS WD / \$0  
 01/01/1900 TO MULDER, DOUGL WD / \$0

**Ownership**  
 TD FARM INVESTMENTS LLC ET AL  
 c/o FAIR OAKS DAIRY FARM LLC  
 588 3 MILE RD NW, STE 203  
 GRAND RAPIDS, MI 49544

**General Information**  
 Parcel Number 37-14-18-000-005,000-032  
 Local Parcel Number 0130055700  
 Tax ID:  
 Routing Number 18-31-5 P50/A18  
 Property Class 100  
 Vacant Land

**Legal**  
 N1/2 E1/2 SW 18 31 5, 40A,  
 PTW 1/2 EE 18 31 5, 70A

**Assessment Year**  
 2021 WIP  
 02/03/2021  
 Indiana Cost Mod  
 1.0000

**Reason For Change**  
 As Of Date 04/06/2020  
 Valuation Method Indiana Cost Mod  
 Equalization Factor 1.0000  
 Notice Required

**Location Information**  
 County Jasper  
 Township WALKER TOWNSHIP  
 District 032 (Local 013)  
 School Corp 3785  
 KANKAKEE VALLEY

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

Assessment Year	2020	2018	2017	2016
Reason For Change	AA	AA	AA	AA
As Of Date	04/06/2020	04/28/2018	05/12/2017	01/01/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$70,400	\$85,900	\$101,800	\$107,800
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$70,400	\$85,900	\$101,800	\$107,800
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$70,400	\$85,900	\$101,800	\$107,800
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$70,400	\$85,900	\$101,800	\$107,800
Total Non Res (3)	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')**

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4 A MU	0	28.6666	\$1,290	\$977	\$25,141	0%	0%	1.0000	\$25,140
4 A OAB	0	0.2670	\$1,290	\$658	\$176	0%	0%	1.0000	\$180
4 A OAC	0	0.4303	\$1,290	\$645	\$278	0%	0%	1.0000	\$280
4 A WM	0	22.4291	\$1,290	\$1,097	\$24,605	0%	0%	1.0000	\$24,600
4 A ZA	0	8.4758	\$1,290	\$1,213	\$10,281	0%	0%	1.0000	\$10,290
5 A MU	0	12.5979	\$1,290	\$677	\$11,048	-60%	0%	1.0000	\$4,420
5 A OAB	0	1.4897	\$1,290	\$658	\$980	-60%	0%	1.0000	\$390
5 A OAC	0	21.0758	\$1,290	\$645	\$13,594	-60%	0%	1.0000	\$5,440
5 A ZA	0	0.4923	\$1,290	\$1,213	\$597	-60%	0%	1.0000	\$240
81 A <NON	0	13.7355	\$1,290	\$1,290	\$17,719	-100%	0%	1.0000	\$0
82 A <NON	0	0.3435	\$1,290	\$1,290	\$443	-100%	0%	1.0000	\$0

**Land Computations**

Calculated Acreage	110.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	110.00
81 Legal Drain NV	13.74
82 Public Roads NV	0.34
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	95.92
Farmland Value	\$70,970
Measured Acreage	95.92
Avg Farmland Value/Acre	740
Value of Farmland	\$70,980
Classified Total	\$0
Farm / Classified Value	\$71,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$71,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$71,000

**Characteristics**  
 Flood Hazard   
 Public Utilities ERA   
 Streets or Roads TIF   
 Neighborhood Life Cycle Stage Other  
 Printed Wednesday, February 17, 2021  
 Review Group 2019

**Collector**  
 Appraiser 07/26/2019 NEXUS

**Data Source** Aerial

**Collector**



# ***TAX STATEMENTS***

# TAX STATEMENTS

## TRACTS 1 & 2 & PART OF TRACTS 3 & 4

JASPER COUNTY, INDIANA | Logout

Log In: kmathew

eAssessor eAuditor eTreasurer eOffice

Quick Search

BM

013-01269-00 2019 TD FARM INVESTMENTS LLC ETAL — AS OF 12/22/14 900 N AGRICULTURAL : 100 PRC CUR

Edit Parcel

Appeals

Current Tax Season 2019 Payable 2020



### Tax Information

#### Tax Summary

Type	Unpaid
19/20 Spring Tax	\$0.00
19/20 Spring Ditch: Kankakee River	\$0.00
19/20 Fall Tax	\$0.00
19/20 Fall Ditch: Kankakee River	\$0.00
<hr/>	
Current Due:	\$0.00
Total Due:	\$0.00

Tran Hist

Tax Duplicate

Tax Sum

#### Payment History

Type	Charge	Paid	AC	Unpaid
19/20 Spring Tax	\$1,899.09	\$1,899.09	\$0.00	\$0.00
19/20 Spring Ditch: Kankakee River	\$385.59	\$385.59	\$0.00	\$0.00
19/20 Fall Tax	\$1,899.09	\$1,899.09	\$0.00	\$0.00
19/20 Fall Ditch: Kankakee River	\$385.59	\$385.59	\$0.00	\$0.00
<b>Total:</b>	<b>\$4,569.36</b>	<b>\$4,569.36</b>	<b>\$0.00</b>	<b>\$0.00</b>

#### Penalty Option

Do Not Calculate Penalty:

#### Bill Code Information

#### Bill To Summary

Bill Code: 313

Multi-Parcel Owner TD FARM INVESTMENTS LLC

#### Certified Value Information

#### Certified Values

	Land	Improvements	Eligible Total	Actual Total	Deductions	Net
Homestead-C1	\$0	\$0	\$0	\$0		
Residential-C2	\$351,600	\$0	\$351,600	\$351,600		
Non-Residential-C3	\$0	\$0	\$0	\$0		
<b>Total</b>	<b>\$351,600</b>	<b>\$0</b>	<b>\$351,600</b>	<b>\$351,600</b>	<b>\$0</b>	<b>\$351,600</b>



# TAX STATEMENTS

## PART OF TRACTS 3 & 4

Log In: kmathew

eAssessor eAuditor eTreasurer eOffice

Quick Search

BM

013-01270-00 2019 TD FARM INVESTMENTS LLC ETAL — AS OF 12/22/14 800 N AGRICULTURAL : 100 PRC CUR

- Parcel Search
- Parcel Info
- Owners
- Sales
- Tax Display
- Error Correction
- Photos
- Flags
- Judgment Info
- Property Listing
- Surplus
- AV Change
- Ditch Reconstruction
- Mobile Home Permit
- Owner Search
- Apply Payment
- Cash Drawers
- Cash Modification
- Payment Search
- New Bankruptcy
- Bill Codes
- Parcel Groups
- Pending Corrections
- Reports
- Adhoc
- TaxSale Info

Edit Parcel Appeals

Current Tax Season 2019 Payable 2020



### Tax Information

#### Tax Summary

Type	Unpaid
19/20 Spring Tax	\$0.00
19/20 Spring Ditch: Kankakee River	\$0.00
19/20 Fall Tax	\$0.00
19/20 Fall Ditch: Kankakee River	\$0.00
Current Due: \$0.00	
Total Due: \$0.00	

Tran Hist Tax Duplicate Tax Sum

#### Payment History

Type	Charge	Paid	AC	Unpaid
19/20 Spring Tax	\$508.26	\$508.26	\$0.00	\$0.00
19/20 Spring Ditch: Kankakee River	\$129.62	\$129.62	\$0.00	\$0.00
19/20 Fall Tax	\$508.26	\$508.26	\$0.00	\$0.00
19/20 Fall Ditch: Kankakee River	\$129.62	\$129.62	\$0.00	\$0.00
<b>Total:</b>	\$1,275.76	\$1,275.76	\$0.00	\$0.00

#### Penalty Option

Do Not Calculate Penalty:

#### Bill Code Information

#### Bill To Summary

Bill Code: 313 Multi-Parcel Ownr TD FARM INVESTMENTS LLC

#### Certified Value Information

#### Certified Values

	Land	Improvements	Eligible Total	Actual Total	Deductions	Net
Homestead-C1	\$0	\$0	\$0	\$0		
Residential-C2	\$94,100	\$0	\$94,100	\$94,100		
Non-Residential-C3	\$0	\$0	\$0	\$0		
<b>Total</b>	\$94,100	\$0	\$94,100	\$94,100	\$0	\$94,100

# TAX STATEMENTS

## PART OF TRACT 4 & TRACT 5

JASPER COUNTY, INDIANA | Logout

Log In: kmathew

eAssessor eAuditor eTreasurer eOffice

Quick Search

BM

013-00128-00 2019 TD FARM INVESTMENTS LLC ETAL — AS OF 12/22/14 272 E 800 N AGRICULTURAL : 104

PRC CI

Edit Parcel

Appeals

Current Tax Season 2019 Payable 2020



### Tax Information

#### Tax Summary

Type	Unpaid
19/20 Spring Tax	\$0.00
19/20 Spring Ditch: Kankakee River	\$0.00
19/20 Fall Tax	\$0.00
19/20 Fall Ditch: Kankakee River	\$0.00
<hr/>	
Current Due:	\$0.00
Total Due:	\$0.00

Tran Hist

Tax Duplicate

Tax Sum

#### Payment History

Type	Charge	Paid	AC	Unpaid
19/20 Spring Tax	\$6,396.72	\$6,396.72	\$0.00	\$0.00
19/20 Spring Ditch: Kankakee River	\$54.00	\$54.00	\$0.00	\$0.00
19/20 Fall Tax	\$6,396.72	\$6,396.72	\$0.00	\$0.00
19/20 Fall Ditch: Kankakee River	\$54.00	\$54.00	\$0.00	\$0.00
<b>Total:</b>	<b>\$12,901.44</b>	<b>\$12,901.44</b>	<b>\$0.00</b>	<b>\$0.00</b>

#### Penalty Option

Do Not Calculate Penalty:

### Bill Code Information

#### Bill To Summary

Bill Code: 313 Multi-Parcel Ownr TD FARM INVESTMENTS LLC

### Certified Value Information

#### Certified Values

	Land	Improvements	Eligible Total	Actual Total	Deductions	Net
Homestead-C1	\$15,400	\$116,800	\$132,200	\$0	Homestead Eligible	
Residential-C2	\$19,400	\$0	\$19,400	\$151,600		
Non-Residential-C3	\$18,500	\$1,014,200	\$1,032,700	\$1,032,700		
<b>Total</b>	<b>\$53,300</b>	<b>\$1,131,000</b>	<b>\$1,184,300</b>	<b>\$1,184,300</b>	<b>\$0</b>	<b>\$1,184,300</b>

- Parcel Search
- Parcel Info
- Owners
- Sales
- Tax Display
- Error Correction
- Photos
- Flags
- Judgment Info
- Property Listing
- Surplus
- AV Change
- Ditch Reconstruction
- Mobile Home Permit
- Owner Search
- Apply Payment
- Cash Drawers
- Cash Modification
- Payment Search
- New Bankruptcy
- Bill Codes
- Parcel Groups
- Pending Corrections
- Reports
- Adhoc
- TaxSale Info

# TAX STATEMENTS

## PART OF TRACT 4 & TRACT 6

JASPER COUNTY, INDIANA | Logout

Log In: kmathew

eAssessor eAuditor eTreasurer eOffice

Quick Search

BM

013-00557-00 2019 TD FARM INVESTMENTS LLC ETAL — AS OF 12/22/14 800 N AGRICULTURAL : 100 PRC CUR

Parcel Search

-Parcel Info

--Owners

--Sales

--Tax Display

--Error Correction

--Photos

--Flags

--Judgment Info

--Property Listing

--Surplus

--AV Change

--Ditch Reconstruction

--Mobile Home Permit

Owner Search

Apply Payment

Cash Drawers

Cash Modification

Payment Search

New Bankruptcy

Bill Codes

Parcel Groups

Pending Corrections

Reports

Adhoc

TaxSale Info

Edit Parcel

Appeals

Current Tax Season 2019 Payable 2020



### Tax Information

#### Tax Summary

Type	Unpaid
19/20 Spring Tax	\$0.00
19/20 Spring Ditch: Kankakee River	\$0.00
19/20 Fall Tax	\$0.00
19/20 Fall Ditch: Kankakee River	\$0.00
<hr/>	
Current Due:	\$0.00
Total Due:	\$0.00

Tran Hist

Tax Duplicate

Tax Sum

#### Payment History

Type	Charge	Paid	AC	Unpaid
19/20 Spring Tax	\$463.97	\$463.97	\$0.00	\$0.00
19/20 Spring Ditch: Kankakee River	\$165.00	\$165.00	\$0.00	\$0.00
19/20 Fall Tax	\$463.97	\$463.97	\$0.00	\$0.00
19/20 Fall Ditch: Kankakee River	\$165.00	\$165.00	\$0.00	\$0.00
<b>Total:</b>	<b>\$1,257.94</b>	<b>\$1,257.94</b>	<b>\$0.00</b>	<b>\$0.00</b>

#### Penalty Option

Do Not Calculate Penalty:

#### Bill Code Information

#### Bill To Summary


Bill Code: 313 Multi-Parcel Owner TD FARM INVESTMENTS LLC

#### Certified Value Information

#### Certified Values

	Land	Improvements	Eligible Total	Actual Total	Deductions	Net
Homestead-C1	\$0	\$0	\$0	\$0		
Residential-C2	\$85,900	\$0	\$85,900	\$85,900		
Non-Residential-C3	\$0	\$0	\$0	\$0		
<b>Total</b>	<b>\$85,900</b>	<b>\$0</b>	<b>\$85,900</b>	<b>\$85,900</b>	<b>\$0</b>	<b>\$85,900</b>





# ***PROPERTY PHOTOS***



























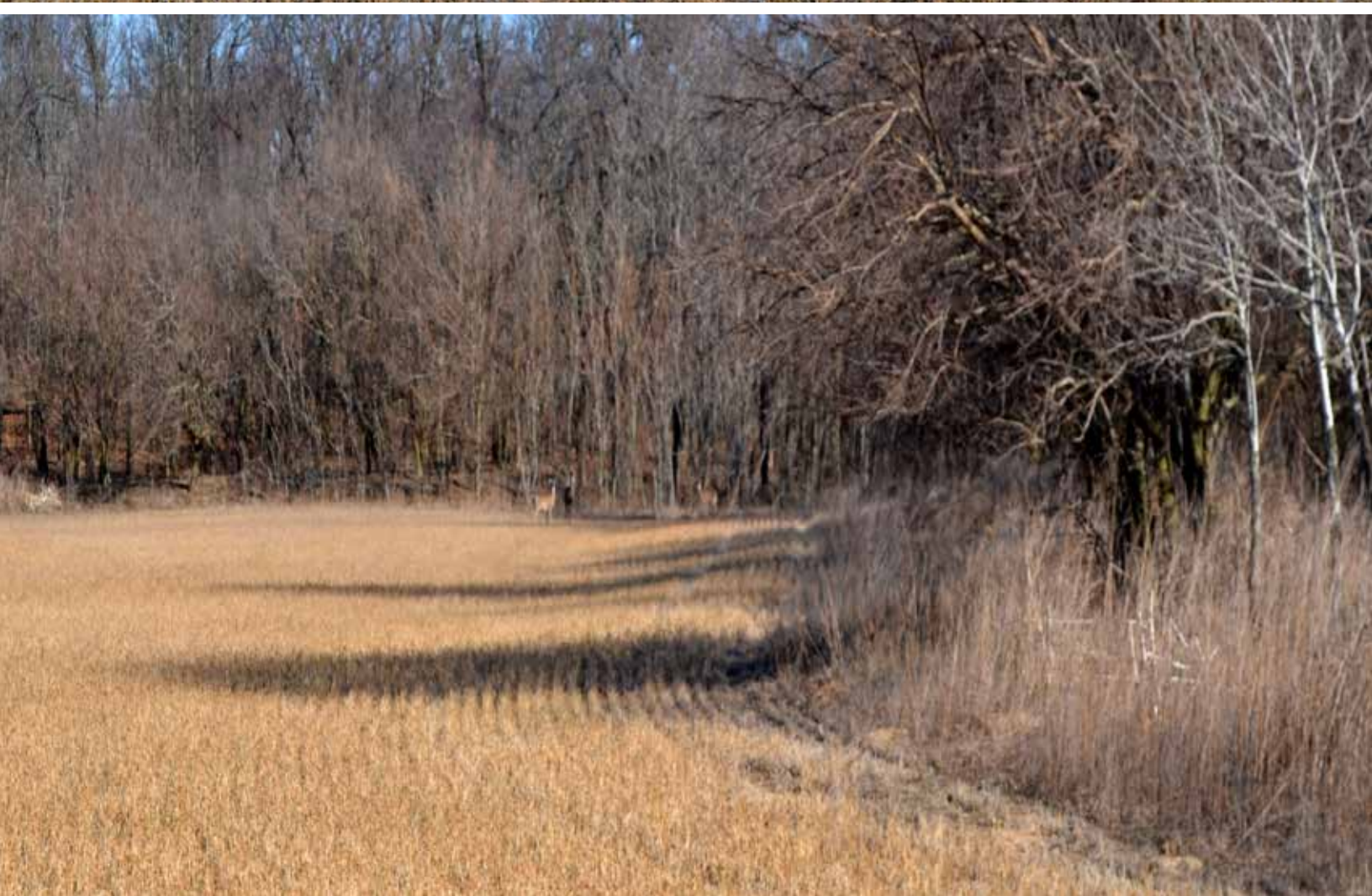


















































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