

EASTERN INDIANA

RANDOLPH COUNTY

# LAND AUCTION

# 245± acres

in 6 Tracts, Combinations & as a Whole



- Quality Soils with 195.58± FSA Crop Acres
- 2022 Crop Rights to the Buyer
- Picturesque Farmstead with 1800's Brick Home & Buildings
- 5 Miles East of Lynn, IN & 5 Miles West of Palestine, OH
- Wooded Recreational Land with 49± Acres in the Indiana Classified Forest Program
- Abundant Frontage Along 3 Roads, Including US 36

# INFORMATION BOOK



*Tuesday, August 17 • 11am*

**SCHRADER**  
Real Estate and Auction Company, Inc.

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



ONLINE BIDDING AVAILABLE

## 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.

**OWNER:** Estate of James Jordan, Judith A. Springer, Personal Representative



**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 & PROCEDURES:**

**PROCEDURES:** The property will be offered in 6 individual tracts, any combination of tracts, or as the total 245.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** Real Estate 10% down payment on the day of the auction w/ the balance in cash at closing. The down payment may be made in the form of cash, 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:** Successful bidder(s) will be required to enter into a purchase agreement 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's shall provide an owners title insurance policy in the amount of the purchase price

**DEED:** Seller(s) shall provide a Personal Representative's Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing,

which will take place approximately 30 days after the auction, on or before October 1st, 2021.

**POSSESSION:** Possession will be delivered at closing subject to the right of the tenant / owner to remove the 2021 crop. Buyer to receive 2022 CROP RIGHTS! Possession of buildings, house, & woodland will be conveyed at closing.

**REAL ESTATE TAXES / ASSESSMENTS:** Seller to pay taxes for the 2021 calendar year due & payable in 2022 by giving the buyer(s) a credit at closing.

**ACREAGE:** All boundaries are approximate & have been estimated based on current legal descriptions.

**SURVEY:** Survey(s) will be done where new boundaries are created by the tract divisions in this auction. Buyer(s) & Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised & surveyed acreages.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives

are exclusive agents of the seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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 COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**AUCTION MANAGERS:** Andy Walther • 765.969.0401 & Mark Smithson • 765.744.1846  
**Emails:** andy@schraderauction.com • mark@schraderauction.com

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# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, AUGUST 17, 2021**

**245 ACRES – RANDOLPH 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 Tuesday, August 10, 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**  
**245± Acres • Randolph County, Indiana**  
**Tuesday, August 17, 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 Tuesday, August 17, 2021 at 11:00 AM.
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, Tuesday, August 10, 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:**

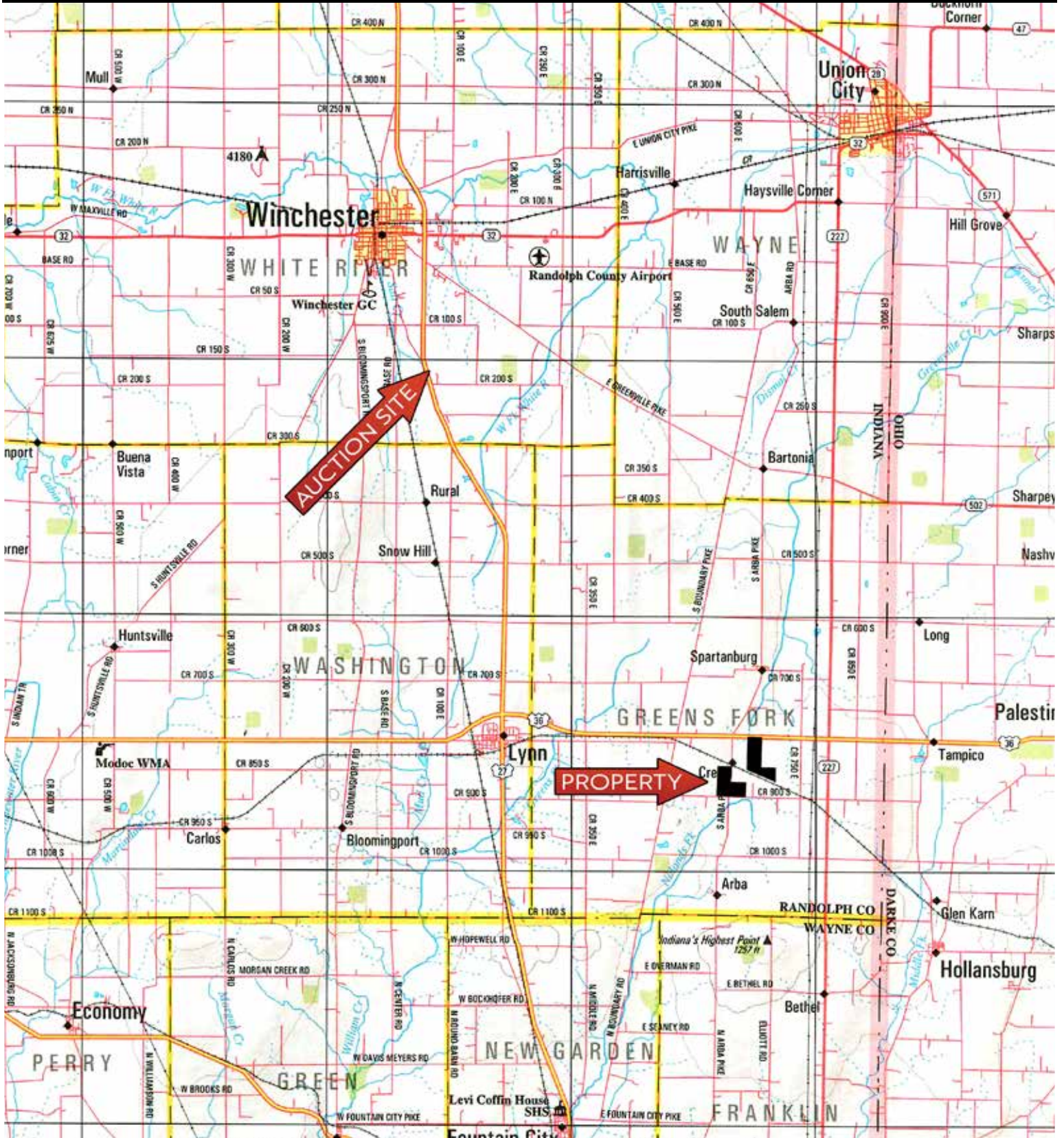
E-mail address of registered bidder: \_\_\_\_\_

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.



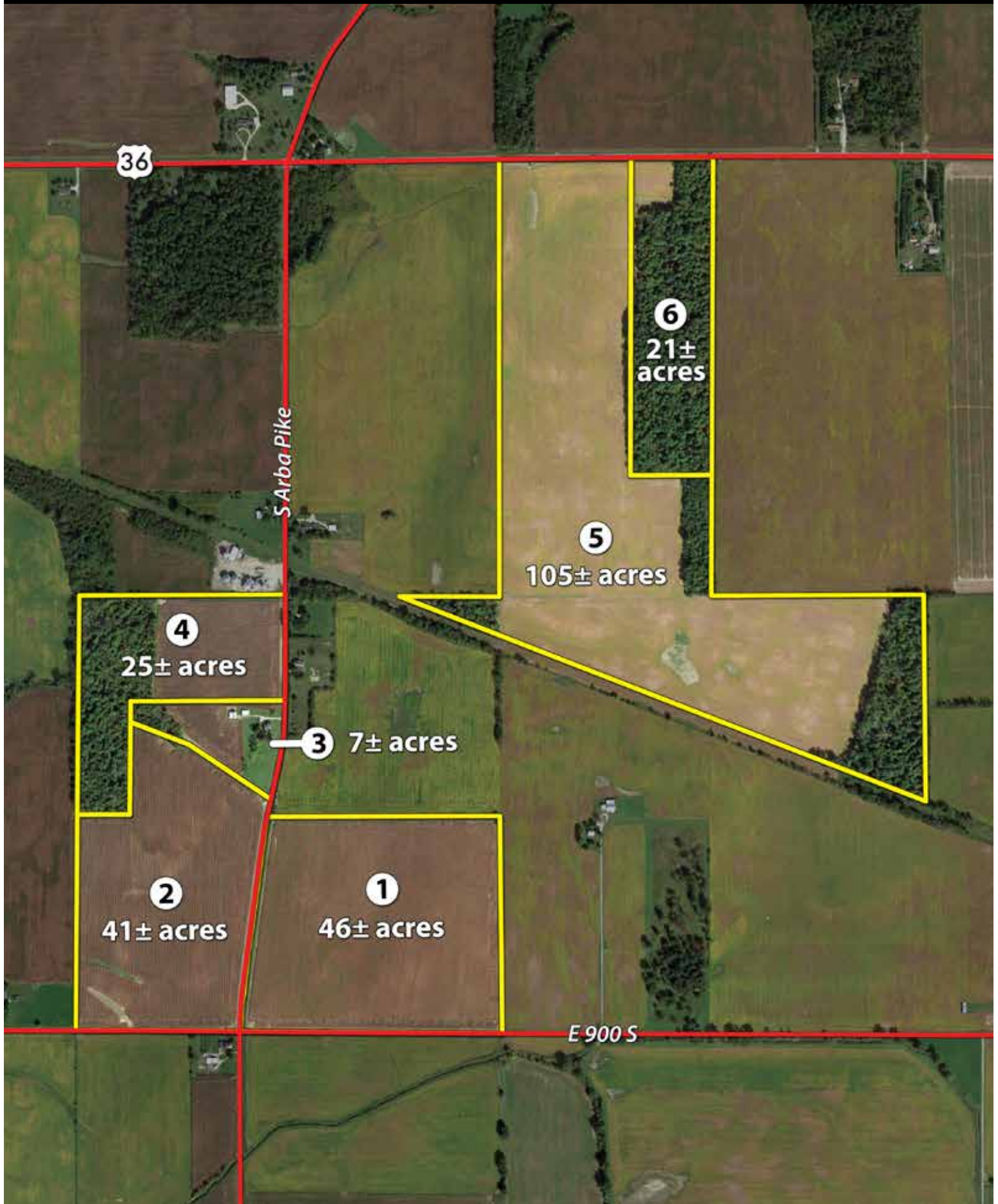
# **LOCATION & TRACT MAPS**

# LOCATION & TRACT MAPS



**AUCTION SITE:** Randolph County Fairgrounds • 1885 US 27 Winchester, IN 47394  
**PROPERTY LOCATION:** 8646 S Arba Pike Lynn, IN 47355 • The property lies South of US 36. **TRACTS 1-4** have frontage on Arba Pike & CR 900S. **TRACTS 5 & 6** have frontage on the South side of US 36, ¼ mile East of the Arba Pike.

# LOCATION & TRACT MAPS

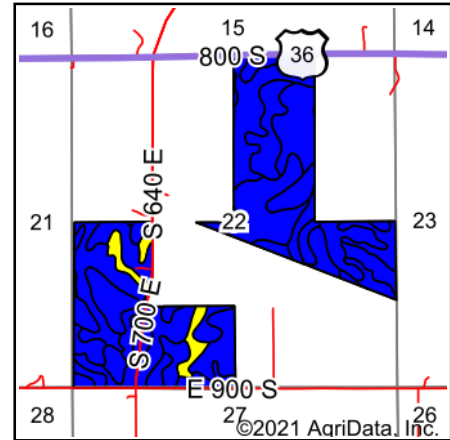
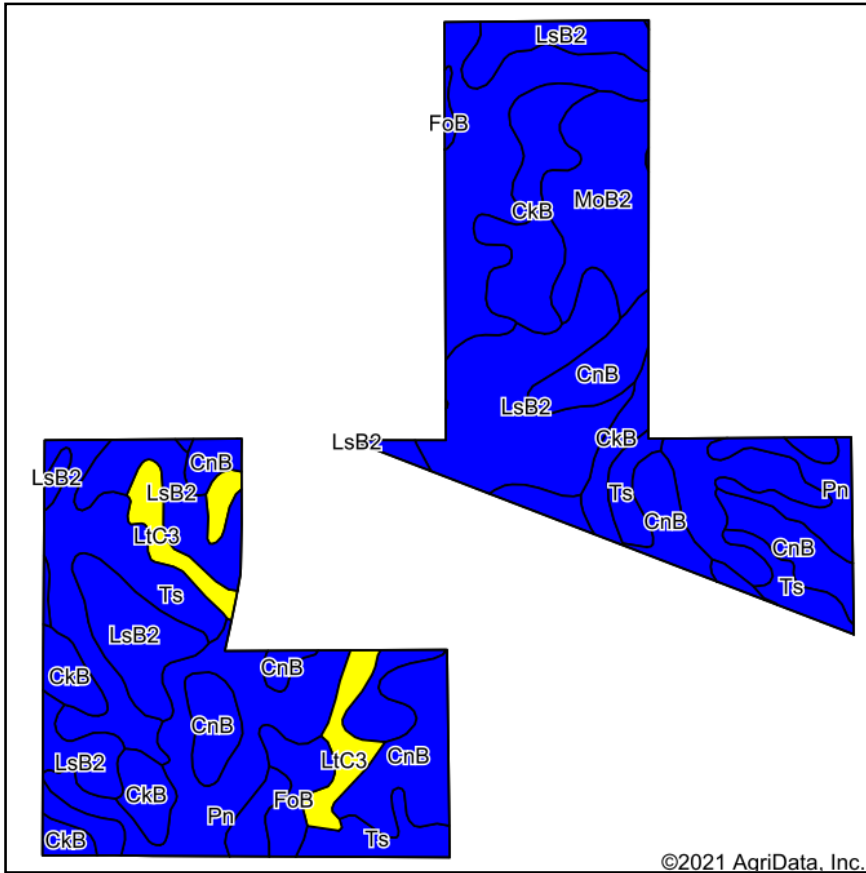




# MAPS

# SURETY SOILS MAP

## Soils Map



State: **Indiana**  
 County: **Randolph**  
 Location: **22-16N-1W**  
 Township: **Greensfork**  
 Acres: **249.5**  
 Date: **5/4/2021**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

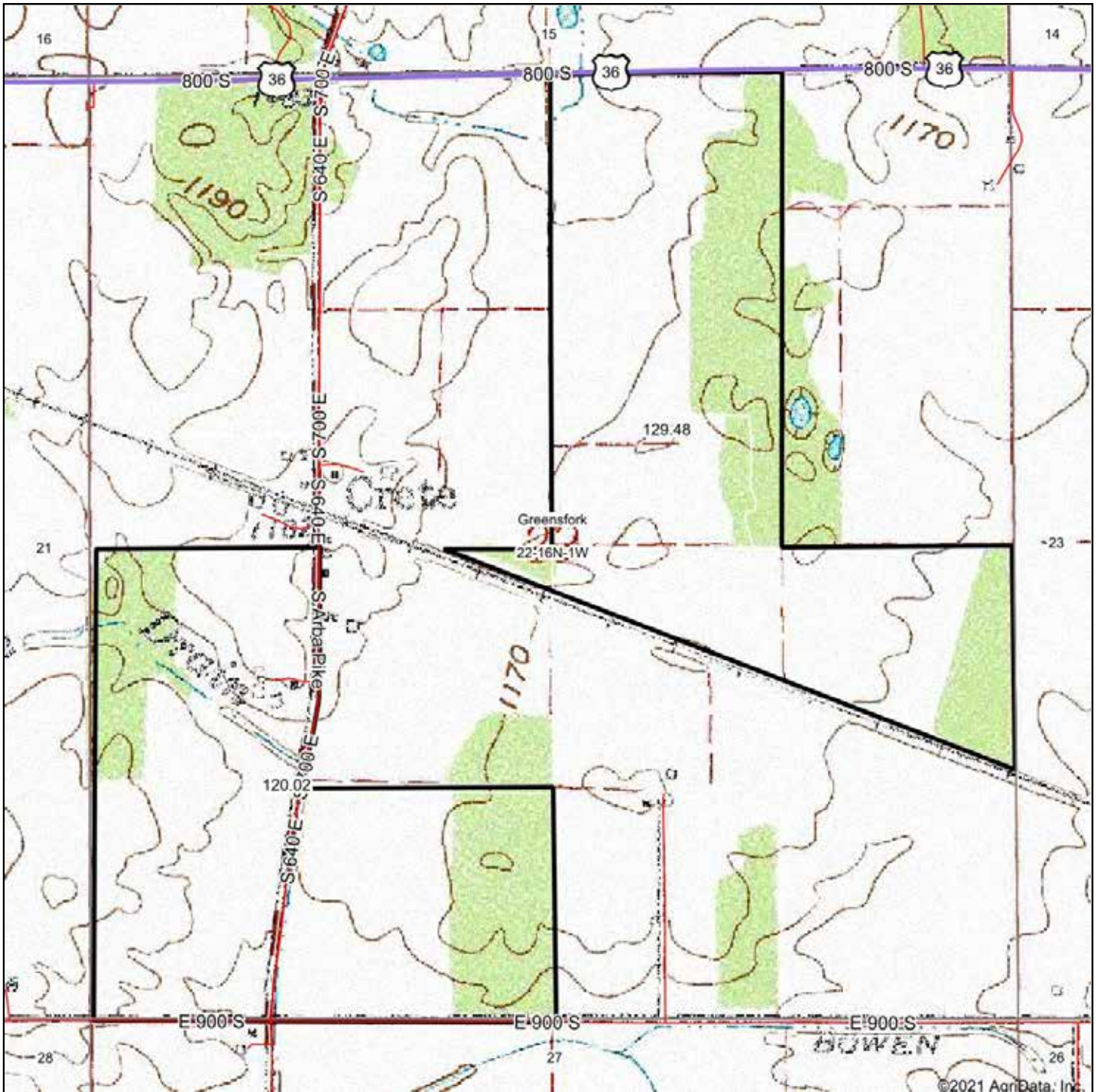
Area Symbol: IN135, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
LsB2	Losantville silt loam, stony subsoil, 2 to 6 percent slopes, eroded	60.28	24.2%		Ile	113	4	7	40	50
Pn	Patton silty clay loam, 0 to 2 percent slopes	49.74	19.9%		Ilw	172	6	12	50	69
CnB	Crosby silt loam, stony subsoil, 1 to 3 percent slopes	37.80	15.2%		Ilw	135	5	9	45	61
CkB	Celina silt loam, stony subsoil, 1 to 4 percent slopes	35.37	14.2%		Ile	117	4	8	41	53
Ts	Treaty silt loam, stony subsoil, drained, 0 to 2 percent slopes	33.07	13.3%		Ilw	181	6	12	64	68
MoB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	17.01	6.8%		Ile	126	5	8	44	63
LtC3	Losantville clay loam, stony subsoil, 6 to 12 percent slopes, severely eroded	10.67	4.3%		IVe	113	4	8	39	50
FoB	Fox loam, 2 to 6 percent slopes	5.56	2.2%		Ile	101	4	7	34	45
<b>Weighted Average</b>						<b>138.3</b>	<b>4.9</b>	<b>9.2</b>	<b>46.2</b>	<b>59</b>

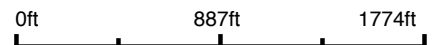
Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP

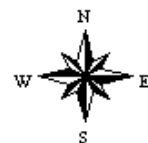
## Topography Map



map center: 40° 2' 32.73, -84° 51' 25.55



**22-16N-1W**  
**Randolph County**  
**Indiana**



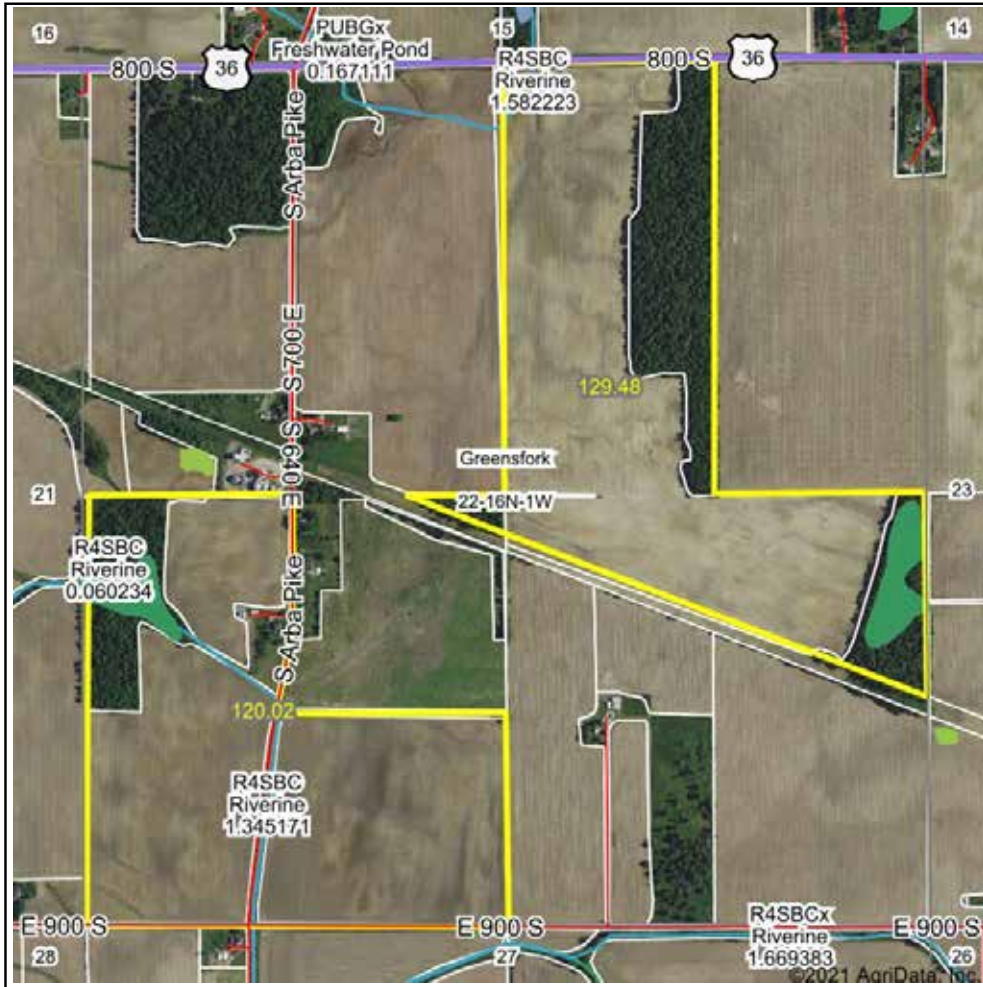
5/4/2021

Maps Provided By  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# WETLANDS MAP

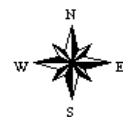
## Wetlands Map



State: **Indiana**  
 Location: **22-16N-1W**  
 County: **Randolph**  
 Township: **Greensfork**  
 Date: **5/4/2021**



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 1270ft 2541ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	7.78
R4SBC	Riverine	1.23
Total Acres		9.01

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



# **FSA INFORMATION**

# FSA INFORMATION

Indiana  
 Randolph  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 373  
 Prepared: 7/15/21 8:02 AM  
 Crop Year: 2021  
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: BUSSEAR, JOHN A  
 Farm Identifier

Farms Associated with Operator:  
 7288

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
253.51	195.58	195.58	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	195.58	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	95.0	150	0.00
SOYBEANS	95.0	48	0.00
<b>Total Base Acres:</b>	190.0		

Tract Number: 2705 Description L11/NE 675E-HWY 36 NE1/4 S22 T18N R1W  
 FSA Physical Location : Randolph, IN ANSI Physical Location: Randolph, IN

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
136.95	97.27	97.27	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	97.27	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	46.2	150	0.00
SOYBEANS	46.1	48	0.00
<b>Total Base Acres:</b>	92.3		

Owners: JORDAN, JAMES H

# FSA INFORMATION

Indiana  
Randolph

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 373**  
Prepared: 7/15/21 8:02 AM  
Crop Year: 2021  
Page: 2 of 2

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 2706 Description L11/NE 600E-900S SE1/4 S22 T18N R1W

FSA Physical Location : Randolph, IN ANSI Physical Location: Randolph, IN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
116.56	98.31	98.31	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	98.31	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	48.8	150	0.00
SOYBEANS	48.9	48	0.00
<b>Total Base Acres:</b>	<b>97.7</b>		

Owners: JORDAN, JAMES H

Other Producers: None

# FSA INFORMATION

## Tracts 1-4



# FSA INFORMATION

## Tracts 5 & 6



# FSA INFORMATION

## Tracts 5 & 6

<b>Producer Farm Data Report</b> <b>Crop Year: 2021</b> <small>DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained the MIDAS system, which is the system of record for Farm Records.</small>		<b>Date: 7/15/21 7:58 AM</b> <b>Page: 1</b>									
<b>Producer Name and Address</b> JORDAN, JAMES H C/O STEVE AND JUDY SPRINGER 8252 BOWLINE CT INDIANAPOLIS IN 46236-8870 Telephone: (317) 849-0174		<b>Recording County Office Name</b> Randolph, Indiana									
Number of Farms 1	Number of Tracts 2	Farmland 253.51	Cropland 195.58	DCP Cropland 195.58	CRP Cropland 0.0	Eff DCP Cropland 195.58					
<b>State &amp; County</b> Randolph, IN		Farm 373	Tract 2705 2706	Relationship to Farm Tract Operator Owner Owner	Producer BUSSEAR, JOHN A JORDAN, JAMES H JORDAN, JAMES H	Farmland Cropland 136.95 116.56	DCP Cropland 97.27 98.31	CRP Cropland 0.0 0.0	Eff DCP Cropland 97.27 98.31	HEL Code N SA	Wetland Code DNC DNC
<b>HEL Codes</b> SA = HEL: Sys Applied SNA = HEL: Sys Not Applied	SNR = HEL: Sys Not Required 2YR = HEL: 2-yr Implement	DNC = Determination Not Complete N = Not HEL	Wetland Codes WL = Wetland N = No Wetland	DNC = Determination Not Complete							

# **PROPERTY REPORT CARDS**

# PROPERTY REPORT CARDS

101

8646 S ARBA PIKE

Printed 7/20/2021

Jordan, James H

Tax ID 003-00324-00

OWNERSHIP

Jordan, James H  
656 Masten St  
Plainfield, IN 46168

Se Sw & W 1/2 Sw 22-16-1 119.75 A( 15.056 A Forest & Wildlands)

68-20-22-300-021.000-005

ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
68-20-22-300-021.000-005  
Parent Parcel Number

Property Address  
8646 S ARBA PIKE  
Neighborhood  
30103 Greensfork TWP  
Property Class  
101 Agr Cash grain/general farm

TAXING DISTRICT INFORMATION

Jurisdiction 68  
Area 003 Greensfork  
Corporation N  
District 005  
Section & Plat 0022  
Routing Number 005 016 027.00

### Site Description

Topography: High, Rolling  
Public Utilities: Electric

Street or Road: Paved  
Neighborhood: Slatc  
Zoning:

Legal Acres:  
119.7500

# AGRICULTURAL

## VALUATION RECORD

Assessment Year	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason For Change	19- Annual Adj	19- Annual Adj	19- Annual Adj	19- Annual Adj	Reassessment -	19- Annual Adj	Reassessment -	19- Annual Adj
VALUATION	L 195300	195300	187300	177700	155100	151200	127500	130400
Appraised Value	B 88500	89800	93000	92600	89100	94600	100200	112500
	T 283800	285100	280300	270300	244200	245800	227700	242900
VALUATION	L 195300	195300	187300	177700	155100	151200	127500	130400
True Tax Value	B 88500	89800	93000	92600	89100	94600	100200	112500
	T 283800	285100	280300	270300	244200	245800	227700	242900

## LAND DATA AND CALCULATIONS

Land Type	Rating	Measured Acreage	Table Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 TILLABLE LAND	CKB	7.4430				1290.00	993.00	7390		7390
2 TILLABLE LAND	CNB	15.9480				1290.00	1264.00	20160		20160
3 TILLABLE LAND	Fob	6.3790				1290.00	993.00	6330		6330
4 TILLABLE LAND	LsB2	32.1560				1290.00	774.00	24890		24890
5 TILLABLE LAND	LtC3	9.5690				1290.00	645.00	6170		6170
6 TILLABLE LAND	Ph	18.0740				1290.00	1651.00	29840		29840
7 TILLABLE LAND	Ts	12.7580				1290.00	1587.00	20250		20250
8 CLASSIFIED FOREST	LsB2	5.0560				1290.00	774.00	3910	0 -100%	0
9 CLASSIFIED FOREST	Ts	10.6320				1290.00	1587.00	16870	0 -100%	0
10 PUBLIC ROAD/ROW	ROAD	0.7350				1290.00	1290.00	950	0 -100%	0
11 HOMESITE		1.0000				12500.00	12500.00	12500	L 21%	15130

OFLC: LAND CHANGE  
15.056 A PUT IN CLASS FOREST FOR 10 PAY 11. SC 01/10  
RE13: REASSESSMENT 12 PAY 13  
REMOVED CRIB POOL AND WDK. SC  
RE16: Reassessment 2016  
NC 9/4/15 B/J  
RE20: Reassessment 2020  
No changes made. 20 pay 21. (MD 6/26/19)

### Supplemental Cards

TRUE TAX VALUE 130160

### FARMLAND COMPUTATIONS

Parcel Acreage	[ ]	Measured Acreage	119.7500
81 Legal Drain NV	[ ]	Average True Tax Value/Acre	119.7500
82 Public Roads NV	[ ]	TRUE TAX VALUE FARMLAND	119.7500
83 UT Towers NV	[ ]	Classified Land Total	1087
9 Homesites(s)	[ ]	Homesite(s) Value	130400
91/92 Excess Acreage	[ ]	Excess Acreage Value	15130
TOTAL ACRES FARMLAND		Supplemental Cards	130400
TRUE TAX VALUE		TOTAL LAND VALUE	130400



# PROPERTY REPORT CARDS

68-20-22-300-021 000-005  
8646 S ARBA PIKE

Property Class: 101

Construction	Base Area	Floor	Finished Area Sq Ft	Value
7 Brick	1143	1.0	1143	79790
7 Brick	1143	2.0	1143	39200

Basement	Bsmt	Value
286 Bsmt	0	14070
857 Crawl	---	5050

TOTAL BASE	Row Type	Adjustment	SUB-TOTAL
138110		1.00%	138110

Interior Finish	Value
Interior Finish	0
Ext Lvg Units	0
Basement Finish	0
Fireplace(s)	4300
Heating	0
Air Conditioning	0
Frame/Siding/Roof	17270
Plumbing Fixt:	7
Plumbing	1600

Exterior Features	Description	Value
Garages	Integral	0
	Alt Garage	0
	Alt Carports	0
	Bsmt Garage	0
Ext Features		15470

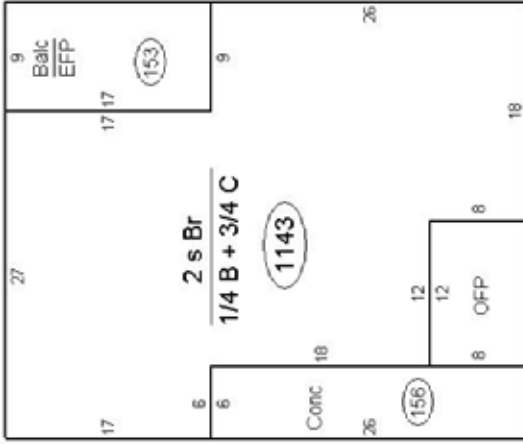
SUB-TOTAL ONE UNIT	SUB-TOTAL
161280	161280

Quality Class/Grade: SUB-TOTAL 176750

GRADE ADJUSTED VALUE: 163320

## IMPROVEMENT DATA

01 02 04



## PHYSICAL CHARACTERISTICS

Style: 23 Older 2sBrick - Pre 1950  
Occupancy: Single family  
Story Height: 2.0  
Finished Area: 2286  
Attic: None  
Basement: 1/4

## ROOFING

Material: Asphalt shingles  
Type:

## FLOORING

Sub and Joists: 1.0, 2.0  
Carpet: 1.0, 2.0

## EXTERIOR COVER

Brick: 1.0, 2.0

## INTERIOR FINISH

Drywall: 1.0, 2.0

## ACCOMMODATIONS

Finished Rooms: 10  
Bedrooms: 5

## HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air  
Lower /Bsmt: 1  
Full Upper: 1  
Part Upper: 1

## PLUMBING

#  
3 Fixt. Baths: 1, 3  
2 Fixt. Baths: 1, 2  
Kit Sink: 1, 1  
Water Heat: 1, 1  
TOTAL: 7

## REMODELING AND MODERNIZATION

Amount Date

## SUMMARY OF IMPROVEMENTS

## SPECIAL FEATURES

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Const	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D MAS	3400.00	D	DWELL	2.00	C+1	C	1810	1810	AV	0.00	Y	0.00	2572	163320	45	0	101	100	90700
D MAS-STK	900.00	01	T2/S	16.00	C	D	1890	1890	AV	33.17	N	28.19	30 X 42	36780	65	0	101	100	13000
04 D	-3.57	02	T3AW	12.00	D	D	1900	1900	AV	20.19	N	13.73	16 X 42	9230	65	0	101	100	3300
		04	T3AW	10.00	C	C	1990	1990	AV	18.09	Y	11.79	23 X 40	10850	50	0	101	100	5500

Data Collector/Date  
LB/5/11/2019

Appraiser/Date  
MD/11/2020

Neighborhood  
Neigh: 30103

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

112500

# PROPERTY REPORT CARDS

100

E US HWY 36 (VACANT AG)

Jordan, James H

68-20-22-800-003.000-005

Printed 7/20/2021

Tax ID 003-00323-00

OWNERSHIP

Jordan, James H  
656 Masten St  
Plainfield, IN 46168  
Pt Se 22-16-1 44.50 A (11.51 A Forest & Wildlands) W Ne 22-16-1 80 A ( 22.50 A Forest & Wildlands)

ADMINISTRATIVE INFORMATION  
PARCEL NUMBER  
68-20-22-800-003.000-005  
Parent Parcel Number

Property Address  
E US HWY 36 (VACANT AG)

Neighborhood  
30103 Greensfork TWP  
Property Class  
100 Agr Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 68  
Area 003 Greensfork  
Corporation N  
District 005  
Section & Plat 0022  
Routing Number 005 016 038.00

### Site Description

Topography:  
Rolling  
Public Utilities:  
Electric

Street or Road:  
Paved  
Neighborhood:  
Satic  
Zoning:

Legal Acres:  
124.5000

## AGRICULTURAL

### VALUATION RECORD

Assessment Year	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason For Change	19- Annual Adj	19- Annual Adj	19- Annual Adj	19- Annual Adj	Reassessment -	19- Annual Adj	Reassessment -	19- Annual Adj
VALUATION	L 161600	161600	154200	146000	127100	123200	101200	102000
Appraised Value	B 0	0	0	0	0	0	0	0
	T 161600	161600	154200	146000	127100	123200	101200	102000
VALUATION	L 161600	161600	154200	146000	127100	123200	101200	102000
True Tax Value	B 0	0	0	0	0	0	0	0
	T 161600	161600	154200	146000	127100	123200	101200	102000

### LAND DATA AND CALCULATIONS

Land Type	Rating	Measured Acreage	Table Effective Frontage	Table Effective Depth	Prod. Factor	Depth Factor	Adjusted Rate	Extended Value	Influence Factor	Value
1 TILLABLE LAND	CKB	24.6840					993.00	24510		24510
2 TILLABLE LAND	CnB	11.8060					1264.00	14920		14920
3 TILLABLE LAND	LsB2	25.7590					774.00	19940		19940
4 TILLABLE LAND	Ph	20.3920					1651.00	33670		33670
5 TILLABLE LAND	Ts	5.3080					1587.00	8420		8420
6 CLASSIFIED FOREST	CKB	2.1470					993.00	2130	0 -100%	0
7 CLASSIFIED FOREST	CnB	8.5860					1264.00	10850	0 -100%	0
8 CLASSIFIED FOREST	LsB2	3.2200					774.00	2490	0 -100%	0
9 CLASSIFIED FOREST	MoB2	18.2460					1148.00	20950	0 -100%	0
10 CLASSIFIED FOREST	Ph	3.2200					1651.00	5320	0 -100%	0
11 CLASSIFIED FOREST	Ts	1.1320					1587.00	1800	0 -100%	0

OFLC: LAND CHANGE  
36.551 A WERE PUT IN CLASS: FOREST FOR 10 PAY 11. SC  
01/10  
RE 16: Reassessment 2016  
No changes made. 16 pay 17. (KT 09/04/15)  
RE 20: Reassessment 2020  
No changes made. 20 pay 21. (MD 6/28/19)

Supplemental Cards  
TRUE TAX VALUE 101460

Measured Acreage  
Average True Tax Value/Acre  
TRUE TAX VALUE FARMLAND 124.5000  
Classified Land Total  
Homestead(s) Value [+] 815  
Excess Acreage Value [+] 102000  
Supplemental Cards  
TOTAL LAND VALUE 102000

# PROPERTY REPORT CARDS

**68-20-22-300-024.000-005**  
**ADMINISTRATIVE INFORMATION**  
 PARCEL NUMBER  
 68-20-22-300-024.000-005  
 Parent Parcel Number

**Jordan, James H**  
**OWNERSHIP**  
 Jordan, James H  
 656 Masten St  
 Plainfield, IN 46168  
 NE COR NE SW 22-16-1.75 A

**Tax ID 003-00931-00**  
**S ARBA PIKE (REAR WOODS PARCEL) 100**  
 Printed 7/20/2021

Property Address  
 S ARBA PIKE (REAR WOODS PARCEL)  
 Neighborhood  
 30103 Greensfork TWP  
 Property Class  
 100 Agri Vacant land  
 TAXING DISTRICT INFORMATION  
 Jurisdiction 68  
 Area 003 Greensfork  
 Corporation N  
 District 005  
 Section & Plat 0022  
 Routing Number 005 016 043.00

## AGRICULTURAL

### VALUATION RECORD

Assessment Year	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason For Change	19- Annual Adju	19- Annual Adju	19- Annual Adju	19- Annual Adju	Reassessment -	19- Annual Adju	Reassessment -	19- Annual Adju
VALUATION	L 200	200	300	200	200	200	200	200
Appraised Value	B 0	0	0	0	0	0	0	0
	T 200	200	300	200	200	200	200	200
VALUATION	L 200	200	300	200	200	200	200	200
True Tax Value	B 0	0	0	0	0	0	0	0
	T 200	200	300	200	200	200	200	200

### Site Description

Topography:  
 Rolling  
 Public Utilities:  
 Electric  
 Street or Road:  
 Paved  
 Neighborhood:  
 Satic  
 Zoning:

### LAND DATA AND CALCULATIONS

Rating	Measured Acreage	Table Effective Frontage	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
LsB2	0.4238	120	0.60	1290.00	774.00	330	0 -80%	70
PN	0.3262		1.28	1290.00	1651.00	540	0 -80%	110

- 1 WOODLAND
- 2 WOODLAND

RE16: Reassessment 2016  
 No changes made. 16 pay 17. (KT 09/04/15)  
 RE20: Reassessment 2020  
 No changes made. 20 pay 21. (MD 6/28/19)

Supplemental Cards	TRUE TAX VALUE	Supplemental Cards	TOTAL LAND VALUE
Measured Acreage	0.7500	Supplemental Cards	0.7500
Average True Tax Value/Acre	0.7500	TRUE TAX VALUE	240
TRUE TAX VALUE FARMLAND			200
Classified Land Total			
Homesite(s) Value	[+]		
Excess Acreage Value	[+]		
TOTAL ACRES FARMLAND	0.7500	Supplemental Cards	200
TRUE TAX VALUE	180	TOTAL LAND VALUE	200

# PROPERTY REPORT CARDS

100

S ARBA PK (REAR WOODS PARCEL)

Printed 7/20/2021

Tax ID 003-00322-00

Jordan, James H

OWNERSHIP

Jordan, James H  
656 Masten St  
Plainfield, IN 46168  
PT LOT NO NW 22-16-1 .50 A

68-20-22-200-012.000-005

ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
68-20-22-200-012.000-005  
Parent Parcel Number

Property Address  
S ARBA PK (REAR WOODS PARCEL)

Neighborhood  
30103 Greensfork TWP  
Property Class  
100 Agr Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 68  
Area 003 Greensfork  
Corporation N  
District 005  
Section & Plat 0022  
Routing Number 005 016 041.00

## Site Description

Topography:  
High, Rolling  
Public Utilities:  
Electric

Street or Road:  
Paved  
Neighborhood:  
Satic  
Zoning:

Legal Acres:  
0.5000

# AGRICULTURAL

## VALUATION RECORD

Assessment Year	03/01/2014	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason For Change	19- Annual Adju	19- Annual Adju	19- Annual Adju	19- Annual Adju	Reassessment -	19- Annual Adju	Reassessment -	19- Annual Adju
VALUATION	L 500	0	0	0	200	200	200	200
Appraised Value	B 500	500	200	200	0	0	0	0
VALUATION	L 500	0	0	0	200	200	200	200
True Tax Value	B 500	500	200	200	0	0	0	0
	T 500	500	200	200	200	200	200	200

## LAND DATA AND CALCULATIONS

Rating	Measured Acreage	Table Effective Frontage	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
LSB2	0.0159		0.60	1290.00	774.00	10	0 -80%	10
PN	0.4841		1.28	1290.00	1651.00	800	0 -80%	160
2 WOODLAND								
3 WOODLAND								

## FARMLAND COMPUTATIONS

Parcel Acreage  
81 Legal Drain NV  
82 Public Roads NV  
83 UT Towers NV  
9 Homestead(s)  
91/92 Excess Acreage

Measured Acreage  
Average True Tax Value/Acre  
TRUE TAX VALUE FARMLAND  
Classified Land Total  
Homestead(s) Value  
Excess Acreage Value

TOTAL ACRES FARMLAND  
TRUE TAX VALUE

0.5000  
340  
200

Supplemental Cards  
TRUE TAX VALUE  
170

Supplemental Cards  
TOTAL LAND VALUE  
200

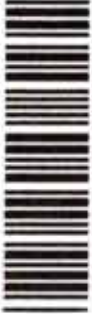
RE16: Reassessment 2016  
Updated land table. 16 pay 17. (KT 09/04/15)  
RE20: Reassessment 2020  
No changes made. 20 pay 21. (MD 6/28/19)

# **COUNTY TAX INFORMATION**

# COUNTY TAX INFORMATION

## COUNTY: 68 - RANDOLPH

PARCEL NUMBER 68-20-22-800-003-0005 TAXING UNIT NAME 005-Greensfork	DUPLICATE NUMBER 1534	TAX YEAR 2020 Payable 2021 LEGAL DESCRIPTION Pt Se 22-16-1 44.50 A (11.51 A Forest & Wildlands) W Ne 22-16-1 80 A ( 22.50 A Forest & Wildlands)	Late Payment Penalty: 5% penalty after November 10, 2021, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2021
--	--------------------------	---	--



**\$884.13**

Jordan, James H  
656 Masten St  
Plainfield IN 46168-1539

Office Phone: (765) 584-0704  
Pay Online at: <https://billpay.forte.net/randolphcountax/>  
(877) 690-3729 Jurisdiction Code: 2480

Remit Payment and Make Check Payable to:  
Randolph County Treasurer  
100 S Main Street, Room 103  
Winchester, IN 47394

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00000015340000000084137

## COUNTY: 68 - RANDOLPH

PARCEL NUMBER 68-20-22-800-003-0005 TAXING UNIT NAME 005-Greensfork	DUPLICATE NUMBER 1534	TAX YEAR 2020 Payable 2021 LEGAL DESCRIPTION Pt Se 22-16-1 44.50 A (11.51 A Forest & Wildlands) W Ne 22-16-1 80 A ( 22.50 A Forest & Wildlands)	DUE DATES SPRING - May 10, 2021 FALL - November 10, 2021
--	--------------------------	---	--

DATE OF STATEMENT: 03/31/2021

PROPERTY ADDRESS	
E Us Hwy 36 (Vacant Ag) Lynn IN 47355	
PROPERTY TYPE	TOWNSHIP
Real	Greensfork Twp
ACRES	Total AV PYRC Rate
124.5000	7.9799

TOTAL DUE FOR 20 PAY 21: **\$1,768.26**

### ITEMIZED CHARGES

Tax	\$747.18		\$747.18
Delinquent Tax	\$0.00		\$0.00
Delinquent Penalty	\$0.00		\$0.00
Other Assessment (OA)	\$136.95		\$136.95
Delinquent OA Tax	\$0.00		\$0.00
Delinquent OA Penalty	\$0.00		\$0.00
Fees	\$0.00		\$0.00
Adjustments	\$0.00		\$0.00
<b>Amount Due</b>	\$884.13		\$884.13
Payment Received	\$0.00		\$0.00
<b>Balance Due</b>	<b>\$884.13</b>		<b>\$884.13</b>

Jordan, James H  
656 Masten St  
Plainfield IN 46168-1539



# COUNTY TAX INFORMATION

## COUNTY: 68 - RANDOLPH

PARCEL NUMBER 68-20-22-200-012.000-005	DUPLICATE NUMBER 1533	TAX YEAR 2020 Payable 2021	<b>Late Payment Penalty:</b> 5% penalty after November 10, 2021, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2021
TAXING UNIT NAME 005-Greensfork	LEGAL DESCRIPTION Pt Lot No Nw 22-16-1 .50 A		



**\$15.23**

Jordan, James H  
656 Masten St  
Plainfield IN 46168-1539

Office Phone: (765) 584-0704  
Pay Online at: <https://billpay.forte.net/randolphcointax/>  
(877) 690-3729 Jurisdiction Code: 2480

Remit Payment and Make Check Payable to:  
Randolph County Treasurer  
100 S Main Street, Room 103  
Winchester, IN 47394

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## COUNTY: 68 - RANDOLPH

PARCEL NUMBER 68-20-22-200-012.000-005	DUPLICATE NUMBER 1533	TAX YEAR 2020 Payable 2021	<b>TAXPAYER'S COPY - KEEP FOR YOUR RECORDS</b>  DUE DATES SPRING - May 10, 2021 FALL - November 10, 2021
TAXING UNIT NAME 005-Greensfork	LEGAL DESCRIPTION Pt Lot No Nw 22-16-1 .50 A		

DATE OF STATEMENT: 03/31/2021

PROPERTY ADDRESS	
S Arba Pk (Rear Woods Parcel) Lynn IN 47355	
PROPERTY TYPE Real	TOWNSHIP Greensfork Twp
ACRES 0.5000	Total AV P/ERC Rate 7.9799

**TOTAL DUE FOR 20 PAY 21: \$30.46**

### ITEMIZED CHARGES

ITEMIZED CHARGES	SPRING PAYMENT	FALL PAYMENT
Tax	\$1.48	\$1.48
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$13.75	\$13.75
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$15.23</b>	<b>\$15.23</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$15.23</b>	<b>\$15.23</b>

Jordan, James H  
656 Masten St  
Plainfield IN 46168-1539



# COUNTY TAX INFORMATION

## COUNTY: 68 - RANDOLPH

PARCEL NUMBER 68-20-22-300-021.000-005	DUPLICATE NUMBER 1535	TAX YEAR 2020 Payable 2021
TAXING UNIT NAME 005-Greensfork	LEGAL DESCRIPTION Se Sw & W 1/2 Sw 22-16-1 119.75 A( 15.056 A Forest & Wildlands)	Late Payment Penalty: 5% penalty after November 10, 2021, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2021



**\$1,812.88**

Jordan, James H  
656 Masten St  
Plainfield IN 46168-1539

Office Phone: (765) 584-0704  
Pay Online at: <https://billpay.forte.net/randolphcointax/>  
(877) 690-3729 Jurisdiction Code: 2480

Remit Payment and Make Check Payable to:  
Randolph County Treasurer  
100 S Main Street, Room 103  
Winchester, IN 47394

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## COUNTY: 68 - RANDOLPH

PARCEL NUMBER 68-20-22-300-021.000-005	DUPLICATE NUMBER 1535	TAX YEAR 2020 Payable 2021
TAXING UNIT NAME 005-Greensfork	LEGAL DESCRIPTION Se Sw & W 1/2 Sw 22-16-1 119.75 A( 15.056 A Forest & Wildlands)	DUE DATES SPRING - May 10, 2021 FALL - November 10, 2021

DATE OF STATEMENT: 03/31/2021

PROPERTY ADDRESS 8646 S Arba Pike Lynn IN 47355	TOWNSHIP Greensfork Twp
PROPERTY TYPE Real	Total AV PTRC Rate 7.9799
ACRES 119.7500	

TOTAL DUE FOR 20 PAY 21: **\$3,625.76**

### ITEMIZED CHARGES

Tax	\$1,681.16	\$1,681.16
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$131.72	\$131.72
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$1,812.88</b>	<b>\$1,812.88</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$1,812.88</b>	<b>\$1,812.88</b>

Jordan, James H  
656 Masten St  
Plainfield IN 46168-1539





# COUNTY TAX INFORMATION

**COUNTY: 68 - RANDOLPH**

PARCEL NUMBER 68-20-22-300-024.000-005	DUPLICATE NUMBER 2156	TAX YEAR 2020 Payable 2021
TAXING UNIT NAME 005-Greensfork		
LEGAL DESCRIPTION Ne Cor Ne Sw 22-16-1 .75 A		



**\$15.23**

Jordan, James H  
656 Masten St  
Plainfield IN 46168-1539

Office Phone: (765) 584-0704  
Pay Online at: <https://billpay.fortc.net/randolphcointax/>  
(877) 690-3729 Jurisdiction Code: 2480

Remit Payment and Make Check Payable to:  
Randolph County Treasurer  
100 S Main Street, Room 103  
Winchester, IN 47394

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00000021560000000015235

**COUNTY: 68 - RANDOLPH**

PARCEL NUMBER 68-20-22-300-024.000-005	DUPLICATE NUMBER 2156	TAX YEAR 2020 Payable 2021
TAXING UNIT NAME 005-Greensfork		
LEGAL DESCRIPTION Ne Cor Ne Sw 22-16-1 .75 A		

**DATE OF STATEMENT: 03/31/2021**

**TAXPAYER'S COPY - KEEP FOR YOUR RECORDS**

DUE DATES SPRING - May 10, 2021 FALL - November 10, 2021
--

**DATE OF STATEMENT: 03/31/2021**

PROPERTY ADDRESS S Arba Pike (Rear Woods Parcel ) Lynn IN 47355	
PROPERTY TYPE Real	TOWNSHIP Greensfork Twp
ACRES 0.7500	Total AV PTRC Rate 7.9799

**TOTAL DUE FOR 20 PAY 21: \$30.46**

**ITEMIZED CHARGES**

Tax	\$1.48
Delinquent Tax	\$0.00
Delinquent Penalty	\$0.00
Other Assessment (OA)	\$13.75
Delinquent OA Tax	\$0.00
Delinquent OA Penalty	\$0.00
Fees	\$0.00
Adjustments	\$0.00
<b>Amount Due</b>	<b>\$15.23</b>
Payment Received	\$0.00
<b>Balance Due</b>	<b>\$15.23</b>

Jordan, James H  
656 Masten St  
Plainfield IN 46168-1539





**PRELIMINARY TITLE**

# PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form  
Adopted 6-17-06

WFG Title Insurance Company

Commitment Number: 2021077356

## SCHEDULE A

1. Effective Date: July 2, 2021 at 07:00 AM
2. Policy or Policies to be issued: Amount
  - (a)  Owner's Policy ( ALTA 2006 Owner's ) \$ 0.00  
Proposed Insured:  
TBD
  - (b) \_\_\_\_\_ Loan Policy ( ALTA 2006 Lender's )  
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
James H. Jordan

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

### TRACT I

The Southeast Quarter of the Southwest Quarter of Section 22, Township 16 North, Range 1 West.

ALSO: The Northwest Quarter of the Southwest Quarter of Section 22, Township 16 North, Range 1 West.

EXCEPT: Beginning at the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 22, running thence North 27 rods, thence in a southwesterly direction in the center of the Arba and Spartansburg Turnpike 21 rods, thence South 11 rods, thence East 2 rods and 10 feet to the place of beginning. Estimated to contain 1/4 of an acre.

Said first two tracts, after excluding said exception, containing 79.75 acres, more or less.

ALSO, The Southwest Quarter of the Southwest Quarter of Section 22, Township 16 North, Range 1 West containing 40 acres more or less.

### TRACT II

All that part of the Southeast Quarter of Section 22, Township 16, Range 1 lying North of the Cleveland, Cincinnati, Chicago & St. Louis Railway, containing 44.50 acres.

ALSO, The West half of the Northeast Quarter of Section 22, Township 16 North, Range 1 West, containing 80 acres, and containing in both tracts 124.50 acres, more or less.

### TRACT III

All that part of the Southwest Quarter of Section 22, Township 16 North, Range 1 West which lies North of the right-of-way of New York Central Railroad Company, estimated to contain 3/4 of an acre, more or less.

### TRACT IV

A strip of land lying in Section 22, Township 16 North, Range 1 West in Randolph County, Indiana, North of the right-of-way line of the Cleveland, Cincinnati, Chicago & St. Louis Railroad as the same extends across the South end of the Southeast Quarter of the Northeast Quarter of said section: Beginning at a point 65 feet North of and at right angles to a point in the center line of the Cleveland, Cincinnati, Chicago & St. Louis Railroad track which latter point is 300 feet Southeast along the centerline from the East line of the public highway running North and South dividing the Northwest Quarter of said Section 22; thence northwestwardly along the northerly property line of said railroad to the East line of

# PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form  
Adopted 6-17-06

Commitment Number: 2021077356

## SCHEDULE A (Continued)

said highway at a point 16 feet East thereof; thence North parallel to said highway 81 1/2 feet measured northeastwardly at right angles to the center line of said railroad track; thence southeastwardly parallel to the centerline of said railroad track and at a right angle a distance of 16 1/2 feet from the north-easterly property line of said railroad to a point 16 1/2 feet northeastwardly and 33 feet southeastwardly from the place of beginning; thence south-westwardly 15 feet at right angles to the centerline of said railroad track to a point 16 1/2 feet north-eastwardly from the northeasterly property line of said railroad; thence southeastwardly parallel to the northeastwardly property line of said railroad to the point of intersection with a line 1 rod North of the South line of the East half of the Northwest Quarter of said Section 22; thence East to the East line of said East half of the Northwest Quarter of Section 22; thence South 1 rod, to the Southeast corner of said East half of the Northwest Quarter of Section 22; thence West on the South line of the East half of the Northwest Quarter of said Section 22, to the point of intersection with the North property line of the Cleveland, Cincinnati, Chicago and St. Louis Railroad, at a point 50 feet measured Northeast, at right angles from the centerline of the railroad track; thence Northwest along said right-of-way line to a point 50 feet Northeast of, and at right angles to a point in the centerline of said railroad track which latter point is 300 feet Southeast along the centerline of said track from the East line of the highway dividing the Northwest quarter of said Section 22; thence Northeast at the same right angle, 15 feet, to the place of beginning.

RANDOLPH COUNTY ABSTRACT, LLC

By: \_\_\_\_\_

MEMBER

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(2021077356.PFD/2021077356/20)

# PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form  
Adopted 6-17-06

WFG Title Insurance Company

Commitment Number: 2021077356

## SCHEDULE B

1. Requirements:

1. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
  2. Pay us the premiums, fees, and charges for the policy.
  3. Documents satisfactory to us creating the interest in the Land and/or the mortgage to be insured must be signed, delivered, and recorded.
  4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
  5. If WFG is acting as closing agent on behalf of the proposed Insureds, the following additional requirements must be satisfied at or prior to the closing:
    - a. The borrower and seller must bring a valid government issued photo ID bearing their signature to closing.
    - b. Each seller must provide a valid forwarding address and social security number to be submitted to the IRS for 1099 purposes.
    - c. Payoff letters must be current and not subject to additional terms. We reserve the right to verify payoff figures prior to disbursement. Any additional funds required to satisfy a lien in full must be deposited by the parties involved immediately.
  6. By virtue of I.C. 27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
  7. Beginning July 1, 2006, any document to be recorded must contain a statement in the following form, "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)", before the document will be accepted for recording by the County Recorder. Failure to comply will result in a delay or cancellation of closing.
  8. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000 must be Good Funds in accordance with IC 27-7-3.7 such as cash, irrevocable wire transfer, certified or cashier's check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. No personal checks exceeding \$500.00 will be accepted.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. STANDARD EXCEPTIONS: Rights or claims of parties in possession not shown by the Public Records.
  2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complex land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto an adjoining land and encroachments onto the Land of existing improvements located on adjoining land.

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# PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form  
Adopted 6-17-06

Commitment Number: 2021077356

## SCHEDULE B (Continued)

3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
5. Taxes or special assessments that are not shown as existing lines by the Public Records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. SPECIAL EXCEPTIONS: 2020 Real Estate Taxes due and payable in 2021- TRACT I  
  
First installment for Parcel #003-00324-00, in the amount of \$1681.16, in Greensfork Township, is shown PAID  
Second installment for Parcel #003-00324-00, in the amount of \$1681.16, in Greensfork Township, is shown UNPAID.  
  
Taxes for the year 2021 due and payable in 2022 are a lien, but have not been extended upon the tax duplicates to date.  
  
State key: 68-20-22-300-021.000-005  
  
No Guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
8. Ditch assessment for maintenance of Ralph A. Coats Ditch, assessed on this and other real estate is as follows:  
First installment, in the amount of \$131.72, is shown PAID  
Second installment, in the amount of \$131.72, is shown UNPAID  
  
State key: 68-20-22-300-021.000-005
9. SPECIAL EXCEPTIONS: 2020 Real Estate Taxes due and payable in 2021- TRACT II  
  
First installment for Parcel #003-00323-00, in the amount of \$747.18, in Greensfork Township, is shown PAID  
Second installment for Parcel #003-00323-00, in the amount of \$747.18, in Greensfork Township, is shown UNPAID.  
  
Taxes for the year 2021 due and payable in 2022 are a lien, but have not been extended upon the tax duplicates to date.  
  
State key: 68-20-22-800-003.000-005  
  
No Guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
10. Ditch assessment for maintenance of Ralph A. Coats Ditch, assessed on this and other real estate is as follows:

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# PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form  
Adopted 6-17-06

Commitment Number: 2021077356

## SCHEDULE B (Continued)

First installment, in the amount of \$22.00, is shown PAID  
Second installment, in the amount of \$22.00, is shown UNPAID

State key: 68-20-22-800-003.000-005

11. Ditch assessment for maintenance of William Shockney Ditch, assessed on this and other real estate is as follows:

First installment, in the amount of \$114.95, is shown PAID  
Second installment, in the amount of \$114.95, is shown UNPAID

State key: 68-20-22-800-003.000-005

12. SPECIAL EXCEPTIONS: 2020 Real Estate Taxes due and payable in 2021- TRACT III

First installment for Parcel #003-00931-00, in the amount of \$1.48, in Greensfork Township, is shown PAID  
Second installment for Parcel #003-00931-00, in the amount of \$1.48, in Greensfork Township, is shown UNPAID.

Taxes for the year 2021 due and payable in 2022 are a lien, but have not been extended upon the tax duplicates to date.

State key: 68-20-22-300-024.000-005

No Guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

13. Ditch assessment for maintenance of Ralph A. Coats Ditch, assessed on this and other real estate is as follows:

First installment, in the amount of \$13.75, is shown PAID  
Second installment, in the amount of \$13.75, is shown UNPAID

State key: 68-20-22-300-024.000-005

14. SPECIAL EXCEPTIONS: 2020 Real Estate Taxes due and payable in 2021- TRACT IV

First installment for Parcel #003-00322-00, in the amount of \$1.48, in Greensfork Township, is shown PAID  
Second installment for Parcel #003-00322-00, in the amount of \$1.48, in Greensfork Township, is shown UNPAID.

Taxes for the year 2021 due and payable in 2022 are a lien, but have not been extended upon the tax duplicates to date.

State key: 68-20-22-200-0012.000-005

No Guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

15. Ditch assessment for maintenance of William Shockney Ditch, assessed on this and other real estate is as

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# PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form  
Adopted 6-17-06

Commitment Number: 2021077356

## SCHEDULE B (Continued)

follows:

First installment, in the amount of \$13.75, is shown PAID  
Second installment, in the amount of \$13.75, is shown UNPAID

State key: 68-20-22-200-012.000-005

16. Rights of the State of Indiana, the municipality and the public in and to that part which may fall within Arba Pike, together with public utilities therein.
17. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
18. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
19. Covenants, conditions, building lines, easements, rights of way, restrictions, legal ditches and drains and all rights associated therewith. This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
20. Application for the Classification of Land as Forest Land and Wildlands, recorded 01/12/2010, as Instrument # 20100169, Recorder's Office, Randolph County, Indiana. (TRACT II)
21. Application for the Classification of Land as Forest Land and Wildlands, recorded 01/12/2010, as Instrument # 20100170, Recorder's Office, Randolph County, Indiana. (TRACT II)
22. Application for the Classification of Land as Forest Land and Wildlands, recorded 01/12/2010, as Instrument # 20100171, Recorder's Office, Randolph County, Indiana. (TRACT I)
23. Survey done by Indiana Department of Transportation recorded 12/15/1999, as Instrument # 0998168, Recorder's Office, Randolph County, Indiana. (TRACT I)

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**PHOTOS**

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# SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
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