

# Monday, November 15 • 6pm

*Auction Held at the Columbia City 4-H Community Center*

## INFORMATION BOOKLET

# 134<sup>±</sup> acres

Offered in 5 Tracts or Combinations

*Whitley County, Columbia City, Indiana*

- Tillable Land
- Wooded, Recreational Land
- Country Homestead

# REAL ESTATE AUCTION





## 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:** Wilma J. Miller Irrevocable Trust



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

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts & as a total 134± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.

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

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

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

**DEED:** Seller shall provide Trustee's Deed(s).

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

**CLOSING:** The targeted closing date will be approximately 30 days after

the auction.

**POSSESSION:** Possession of the wooded land possible at closing. Possession of tillable acres subject to the harvest of the 2021 crop. Possession of the home is 60 days after closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in May of 2023 & thereafter. Seller to pay taxes for the 2021 calendar year due & payable in 2022 by giving the Buyer(s) a credit at closing.

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

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

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

tion & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**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 an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & due diligence concerning the property. The 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

# BOOKLET INDEX

- **BIDDER REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **MAPS** PAGE 13
- **RESIDENTIAL DISCLOSURE** PAGE 19
- **FSA INFORMATION** PAGE 23
- **COUNTY TAX INFORMATION** PAGE 27
- **PHOTOS** PAGE 33



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, NOVEMBER 15, 2021**

**134 ACRES – COLUMBIA CITY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Monday, October 8, 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**  
**134± Acres • Whitley County, Indiana**  
**Monday, November 15, 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, November 15, 2021 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](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, November 8, 2021**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

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

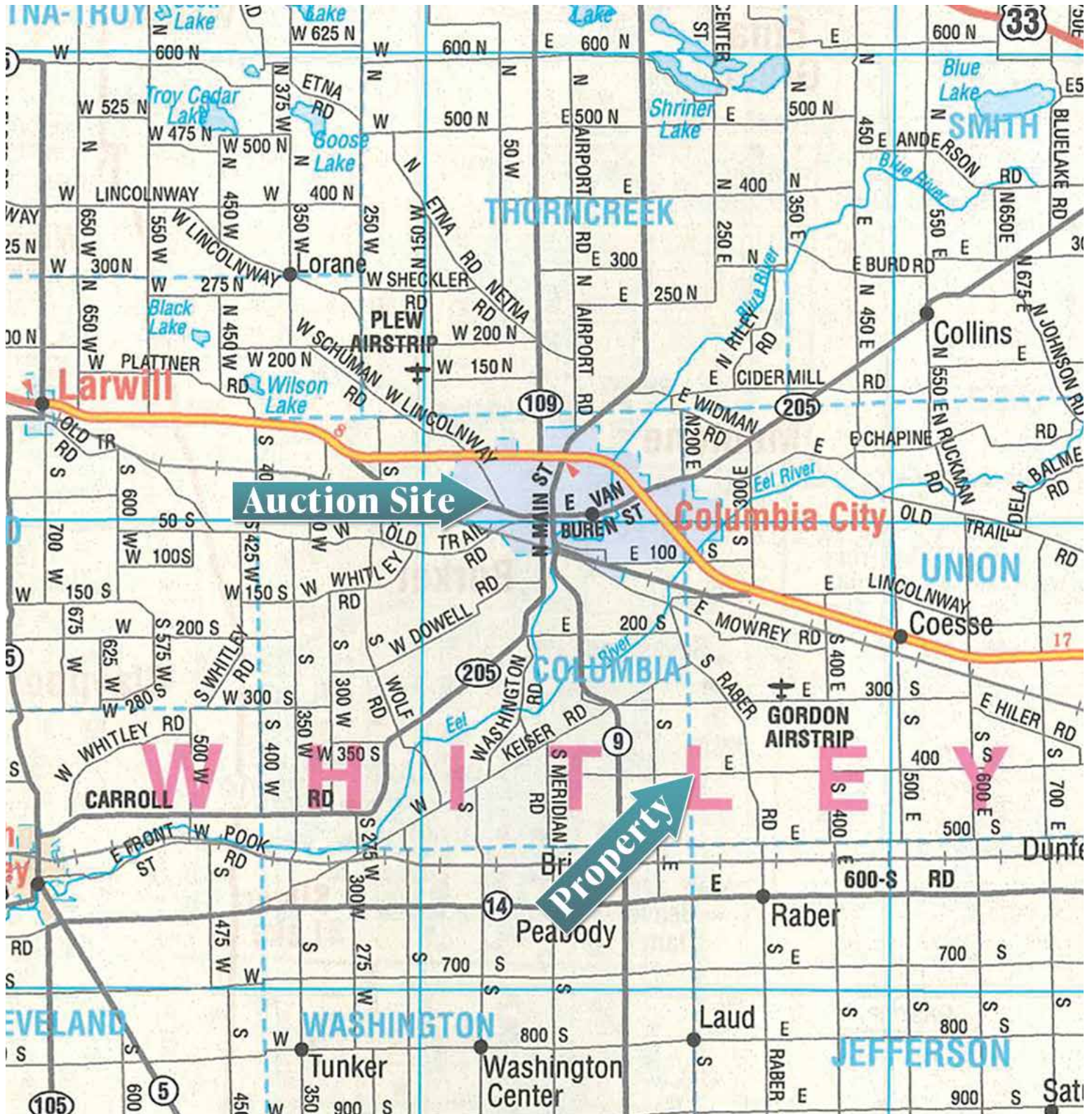
E-mail address of registered bidder: \_\_\_\_\_

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



# **LOCATION & TRACT MAPS**

# LOCATION & TRACT MAPS

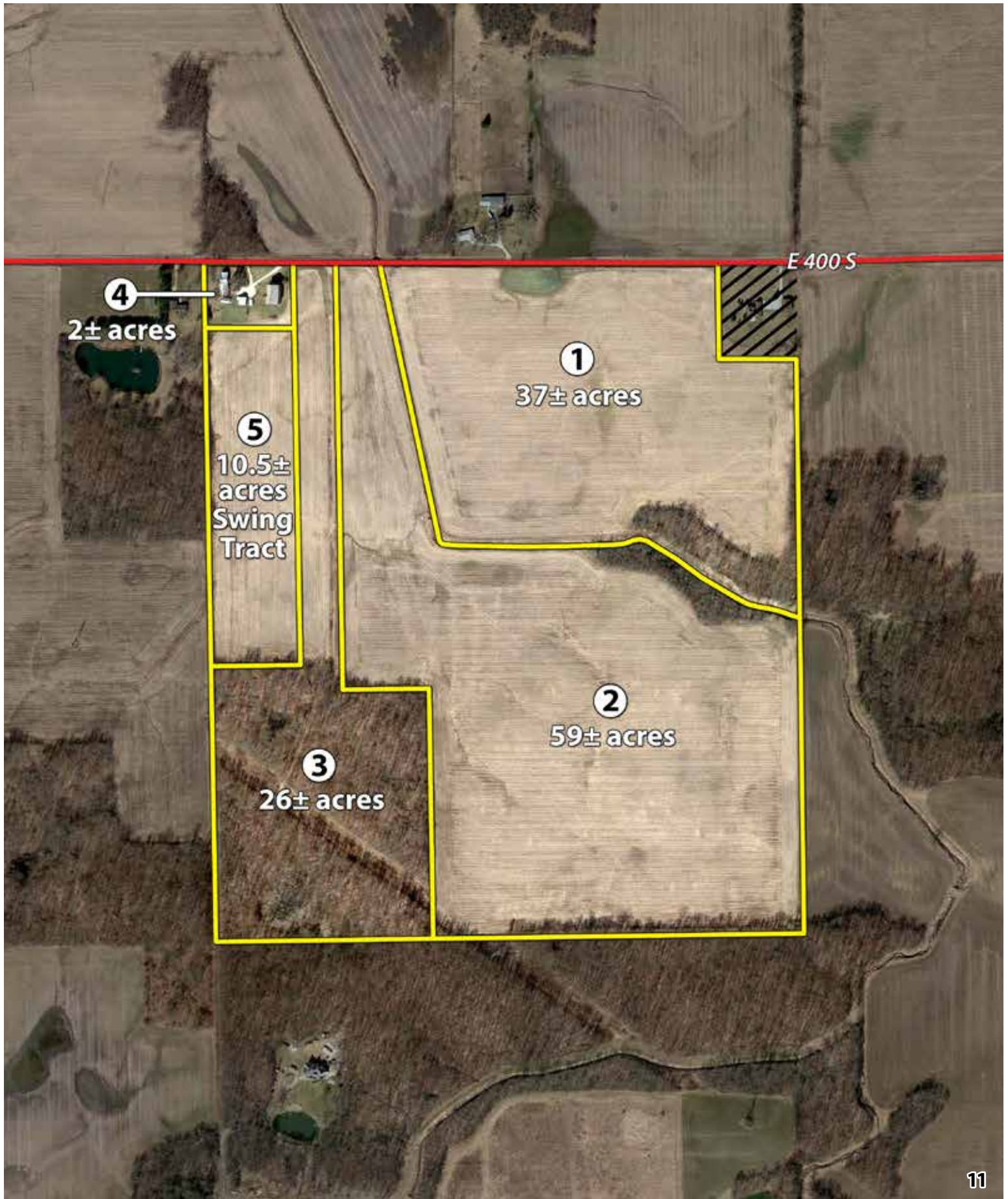


**Auction Location:** 4-H Community Center • 680 Squawbuck Rd Columbia City, IN 46725

**Property Location:** 2030 E 400 S Columbia City, IN 46725 • Approximately 3 miles south of Columbia City, IN or 2 miles north of SR 14 on SR 9 to CR 400S, then east 1½ miles to the property.



# LOCATION & TRACT MAPS

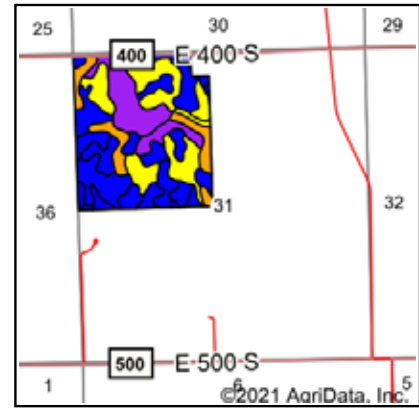
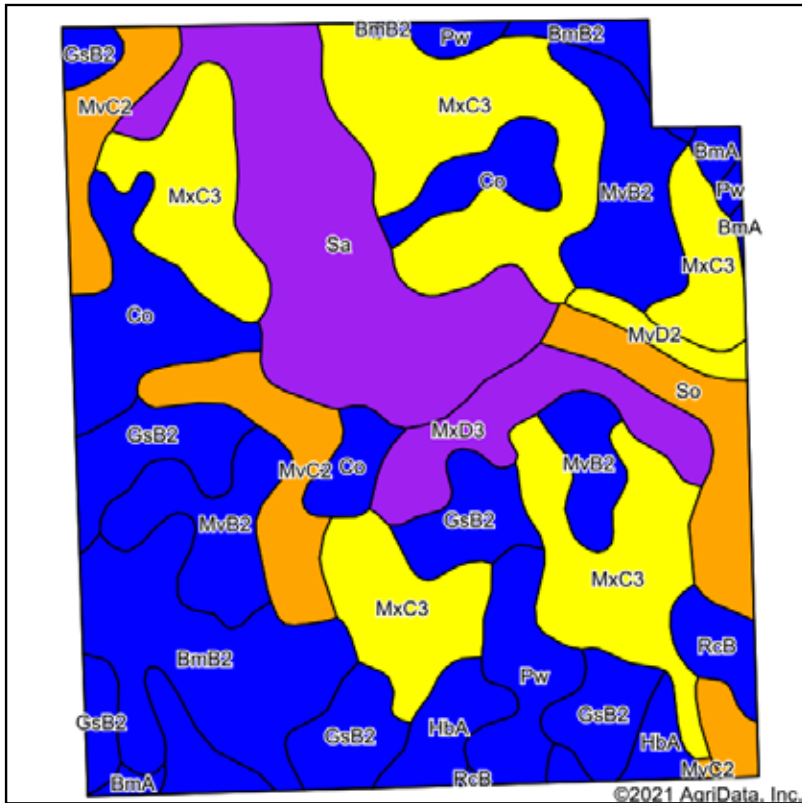






# MAPS

# SURETY SOILS MAP



State: **Indiana**  
 County: **Whitley**  
 Location: **31-31N-10E**  
 Township: **Union**  
 Acres: **134.71**  
 Date: **6/16/2021**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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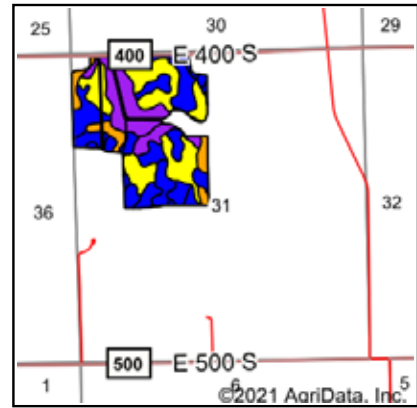
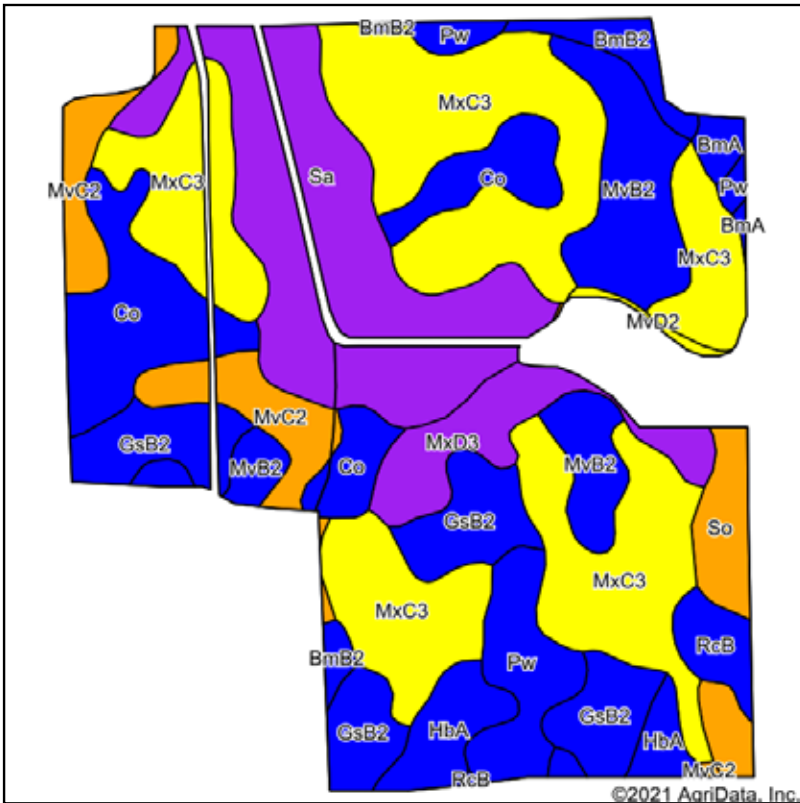
Soils data provided by USDA and NRCS.

Area Symbol: IN183, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Pasture	Soybeans	Winter wheat
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	34.51	25.6%		IVe		105	15	4	7			37	47
Sa	Saranac silty clay loam, sandy substratum, frequently flooded	18.12	13.5%		Vw									
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	13.35	9.9%		Ile	5	128	18	4	8	78		41	56
MvB2	Morley loam, 3 to 6 percent slopes, eroded	12.17	9.0%		Ile		119	17	4			8	42	53
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	11.64	8.6%		Ile		137	17	5			9	50	54
Co	Coesse silty clay loam	9.99	7.4%		IIw		150	22	5			10	44	60
MvC2	Morley loam, 6 to 12 percent slopes, eroded	8.30	6.2%		IIIe		115	18	4			8	40	52
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	6.74	5.0%		IIw		157		5	11			47	64
So	Sloan loam, sandy substratum, frequently flooded	6.15	4.6%		IIIw		150	22					40	
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	5.62	4.2%		Vle		92	15	3	7			32	42
HbA	Haskins loam, 0 to 3 percent slopes	3.91	2.9%		IIw		158		5	11			59	62
RcB	Rawson sandy loam, 2 to 6 percent slopes	1.85	1.4%		Ile		126	18	5			8	44	57
MvD2	Morley loam, 12 to 20 percent slopes, eroded	1.29	1.0%		IVe		100	15	3			7	35	45
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	1.07	0.8%		IIw		142	17	5			9	52	56
<b>Weighted Average</b>						<b>0.5</b>	<b>107.3</b>	<b>13.5</b>	<b>3.5</b>	<b>3.7</b>	<b>7.7</b>	<b>3</b>	<b>36</b>	<b>43.1</b>

Soils data provided by USDA and NRCS.

# TILLABLE SOILS MAP



State: **Indiana**  
 County: **Whitley**  
 Location: **31-31N-10E**  
 Township: **Union**  
 Acres: **105.51**  
 Date: **6/16/2021**

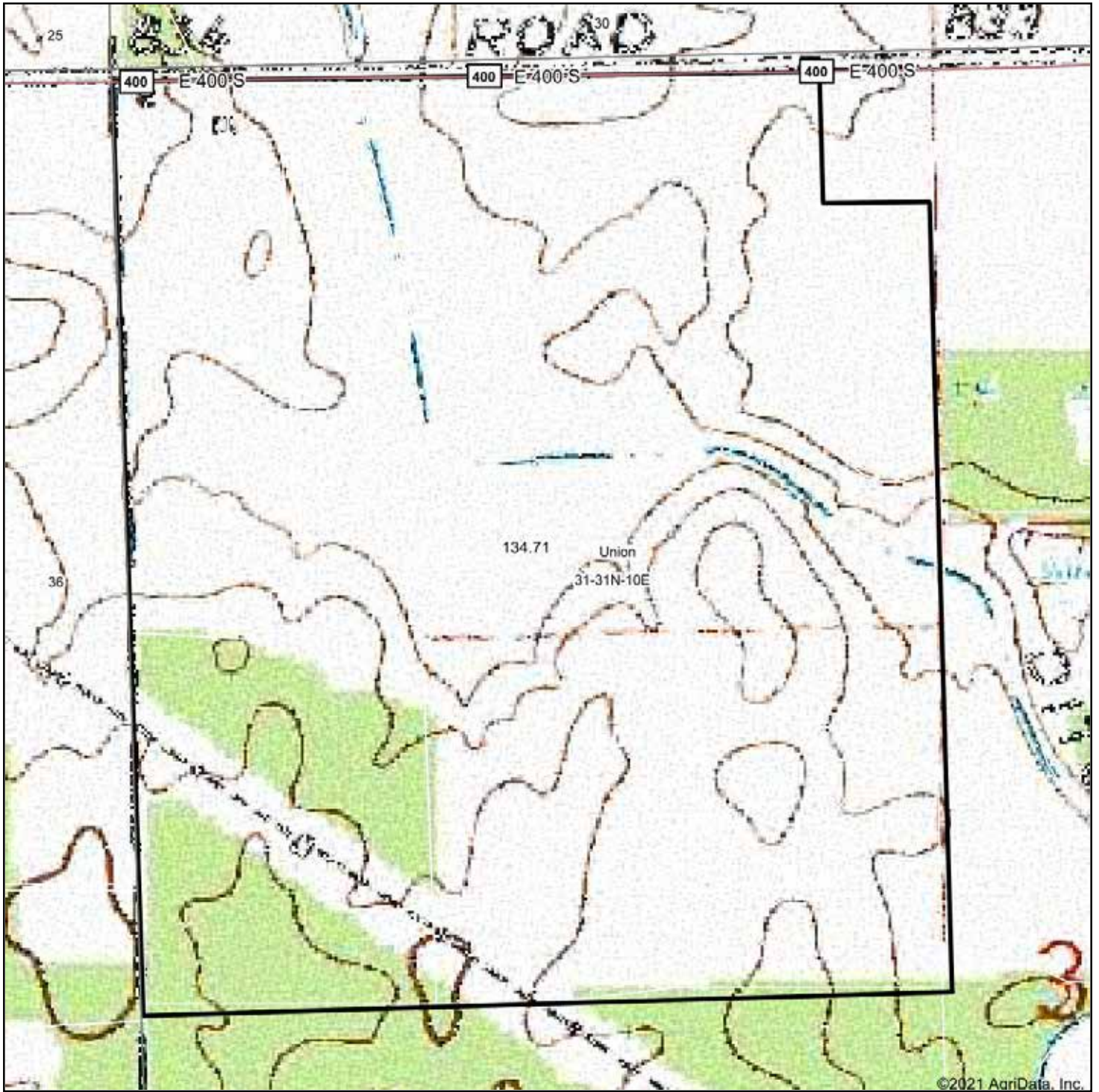


Soils data provided by USDA and NRCS.

Area Symbol: IN183, Soil Area Version: 23														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Pasture	Soybeans	Winter wheat
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	33.92	32.1%		IVe		105	15	4	7			37	47
Sa	Saranac silty clay loam, sandy substratum, frequently flooded	16.61	15.7%		Vw									
Co	Coesse silty clay loam	9.96	9.4%		IIw		150	22	5			10	44	60
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	9.95	9.4%		Ile	5	128	18	4	8	78		41	56
MvB2	Morley loam, 3 to 6 percent slopes, eroded	8.78	8.3%		Ile		119	17	4			8	42	53
MvC2	Morley loam, 6 to 12 percent slopes, eroded	5.44	5.2%		IIIe		115	18	4			8	40	52
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	4.81	4.6%		IIw		157		5	11			47	64
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	4.43	4.2%		Vle		92	15	3	7			32	42
HbA	Haskins loam, 0 to 3 percent slopes	3.63	3.4%		IIw		158		5	11			59	62
So	Sloan loam, sandy substratum, frequently flooded	3.26	3.1%		IIIw		150	22					40	
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	2.01	1.9%		Ile		137	17	5			9	50	54
RcB	Rawson sandy loam, 2 to 6 percent slopes	1.63	1.5%		Ile		126	18	5			8	44	57
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	0.77	0.7%		IIw		142	17	5			9	52	56
MvD2	Morley loam, 12 to 20 percent slopes, eroded	0.31	0.3%		IVe		100	15	3			7	35	45
<b>Weighted Average</b>						<b>0.5</b>	<b>102.8</b>	<b>13</b>	<b>3.4</b>	<b>4.2</b>	<b>7.4</b>	<b>2.4</b>	<b>34.3</b>	<b>42.4</b>

Soils data provided by USDA and NRCS.

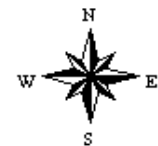
# TOPOGRAPHY MAP



map center: 41° 5' 59.85, -85° 26' 51.77



**31-31N-10E**  
**Whitley County**  
**Indiana**



6/16/2021



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



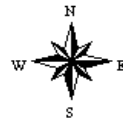
# WETLANDS MAP



State: **Indiana**  
 Location: **31-31N-10E**  
 County: **Whitley**  
 Township: **Union**  
 Date: **6/16/2021**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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0ft 674ft 1348ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	2.10
PFO1C	Freshwater Forested/Shrub Wetland	0.87
R5UBFx	Riverine	0.78
Total Acres		3.75

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



# **RESIDENTIAL DISCLOSURE**

# RESIDENTIAL DISCLOSURE



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)  
Sept 13 2021

**NOTE:** This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)  
2030 East 400 South Columbia City Ind 46725

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System					Cistern					
Clothes Dryer	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		Septic Field / Bed			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Clothes Washer	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher			<input checked="" type="checkbox"/>		Plumbing			<input checked="" type="checkbox"/>		
Disposal			<input checked="" type="checkbox"/>		Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump	<input checked="" type="checkbox"/>				
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood	<input checked="" type="checkbox"/>				Water Heater / Electric			<input checked="" type="checkbox"/>		
Microwave Oven			<input checked="" type="checkbox"/>		Water Heater / Gas	<input checked="" type="checkbox"/>				
Oven			<input checked="" type="checkbox"/>		Water Heater / Solar	<input checked="" type="checkbox"/>				
Range			<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator			<input checked="" type="checkbox"/>		Water Softener			<input checked="" type="checkbox"/>		
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well	<u>2016</u>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Trash Compactor	<input checked="" type="checkbox"/>				Septic & Holding Tank/Septic Mound			<input checked="" type="checkbox"/>		
TV Antenna / Dish	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
Other:					Other Sewer System (Explain)	<input checked="" type="checkbox"/>				
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				<input checked="" type="checkbox"/>	
					Are the structures connected to a public sewer system?				<input checked="" type="checkbox"/>	
					Are there any additions that may require improvements to the sewage disposal system?					<input checked="" type="checkbox"/>
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	
<b>B. ELECTRICAL SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	<b>D. HEATING &amp; COOLING SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan			<input checked="" type="checkbox"/>		
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning	<input checked="" type="checkbox"/>				
Ceiling Fan(s)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Water Heat			<input checked="" type="checkbox"/>		
Garage Door Opener / Controls			<input checked="" type="checkbox"/>		Furnace Heat / Gas			<input checked="" type="checkbox"/>		
Inside Telephone Wiring and Blocks / Jacks				<input checked="" type="checkbox"/>	Furnace Heat / Electric			<input checked="" type="checkbox"/>		
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace	<u>Shut/ cap off</u>	<input checked="" type="checkbox"/>			
Smoke / Fire Alarm(s)			<input checked="" type="checkbox"/>		Fireplace Insert	<input checked="" type="checkbox"/>				
Switches and Outlets			<input checked="" type="checkbox"/>		Air Cleaner	<input checked="" type="checkbox"/>				
Vent Fan(s) <u>Attic</u>			<input checked="" type="checkbox"/>		Humidifier	<input checked="" type="checkbox"/>				
60 / 100 / 200 Amp Service (Circle one)			<input checked="" type="checkbox"/>		Propane Tank	<input checked="" type="checkbox"/>				
Generator	<input checked="" type="checkbox"/>				Other Heating Source	<input checked="" type="checkbox"/>				

**NOTE:** "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller William J. Miller Date (mm/dd/yy) Sept 13 2021 Signature of Buyer \_\_\_\_\_ Date (mm/dd/yy) \_\_\_\_\_  
 Signature of Seller John L. Miller POA Date (mm/dd/yy) Sept 13 2021 Signature of Buyer \_\_\_\_\_ Date (mm/dd/yy) \_\_\_\_\_

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing) \_\_\_\_\_ Date (mm/dd/yy) \_\_\_\_\_ Signature of Seller (at closing) \_\_\_\_\_ Date (mm/dd/yy) \_\_\_\_\_



# RESIDENTIAL DISCLOSURE

Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? <u>none</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>			
Signature of Seller <u>Andy Miller</u>	Date (mm/dd/yy) <u>10-18-21</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



# **FSA INFORMATION**

# FSA INFORMATION

**FARM: 1518**

Indiana  
Whitley

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 9/28/21 9:41 AM  
Crop Year: 2022

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

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 Farm Identifier

Farms Associated with Operator:

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
134.81	105.51	105.51	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	105.51	0.0	0.0					

**ARC/PLC**

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	11.4	48	0.00
CORN	38.2	113	0.00
SOYBEANS	55.9	35	0.00
<b>Total Base Acres:</b>	105.5		

Tract Number: 1534 Description J8/T31N R10E/SEC31/Union Twp/Whitley Co

FSA Physical Location: Whitley, IN ANSI Physical Location: Whitley, IN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
134.81	105.51	105.51	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	105.51	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	11.4	48	0.00
CORN	38.2	113	0.00
SOYBEANS	55.9	35	0.00



# FSA INFORMATION

Indiana

Whitley

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1518

Prepared: 9/28/21 9:41 AM

Crop Year: 2022

Page: 2 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.

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	105.5		

Owners: MILLER, WILMA  
Other Producers: None

---

# FSA INFORMATION

**USDA Farm 1518 Tract 1534**

Map prepared on: 4/9/2020

Administered by: Whitley County, Indiana

134.81 Tract acres  
105.51 Cropland acres  
0 CRP acres

CRP TRS: 31N10E31  
CLU Whitley Co., IN



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

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

CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	15.12	N					Y
2	11.71	N					Y
3	34.0	H					Y
4	44.68	H					Y



Farm 1518 Tract 1534

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

# COUNTY TAX INFORMATION

# COUNTY TAX INFORMATION

9/30/21, 1:30 PM

Beacon - Whitley County IN - Parcel Report: 92-05-31-000-401.000-012



## Summary

Parcel ID 92-05-31-000-401.000-012  
 Property Address 2030 E 400 S  
 Columbia City, IN, 46725  
 Brief Legal Description FRL NW4 EX 2.50A S31 T31 R10 134.75A  
 (Note: Not to be used on legal documents)  
 Doc Nbr 2021020025 - Purchase Copy  
 Tax District Union Township  
 Tax Rate Code 978353 - ADV TAX RATE  
 Property Type 65 - Agricultural  
 Mortgage Co N/A  
 Acreage 134.75

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

## Owners

Deeded Owner  
 Miller, Wilma J Irrevocable Trust  
 2030 E 400 S  
 Trudy L Miller  
 Columbia City, IN 46725

## Taxing District

County: Whitley  
 Township: UNION TOWNSHIP  
 State District: 012 UNION TOWNSHIP  
 Local District: 080  
 School Corp: WHITLEY COUNTY CONSOLIDATED  
 Neighborhood: 921210-012 UNION AG & RURAL

## Site Description

Topography: Rolling, High  
 Public Utilities: Electricity  
 Street or Road: Paved  
 Area Quality: Static  
 Parcel Acreage: 134.75  
 Class: 101 - Cash Grain/General Farm

## Land

Land Type	Soil ID	Act Front.	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Legal Ditch	AE	0	0	8.7690	\$1,290.00	\$1,097.00	\$9,619.59	(\$100.00)	\$0.00
Road Right of Way	AE	0	0	1.0970	\$1,290.00	\$1,097.00	\$1,203.41	(\$100.00)	\$0.00
Utility Towers	AE	0	0	0.1250	\$1,290.00	\$1,097.00	\$137.13	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	0.6240	\$1,290.00	\$1,148.00	\$716.35	\$0.00	\$720.00
Woodland	BMA	0	0	0.1100	\$1,290.00	\$1,148.00	\$126.28	(\$80.00)	\$30.00
Woodland	BMB2	0	0	6.5380	\$1,290.00	\$1,097.00	\$7,172.19	(\$80.00)	\$1,490.00
Tillable Cropland	BMB2	0	0	5.5100	\$1,290.00	\$1,097.00	\$6,044.47	\$0.00	\$6,040.00
Tillable Cropland	CO	0	0	9.4030	\$1,290.00	\$1,367.00	\$12,853.90	\$0.00	\$12,850.00
Woodland	GSB2	0	0	3.2320	\$1,290.00	\$993.00	\$3,209.38	(\$80.00)	\$640.00
Tillable Cropland	GSB2	0	0	10.2480	\$1,290.00	\$993.00	\$10,176.26	\$0.00	\$10,180.00
Tillable Cropland	HBA	0	0	3.4160	\$1,290.00	\$1,367.00	\$4,669.67	\$0.00	\$4,670.00
Woodland	HBA	0	0	0.1470	\$1,290.00	\$1,367.00	\$200.95	(\$80.00)	\$40.00
Woodland	MVB2	0	0	3.2320	\$1,290.00	\$993.00	\$3,209.38	(\$80.00)	\$640.00
Tillable Cropland	MVB2	0	0	8.0810	\$1,290.00	\$993.00	\$8,024.43	\$0.00	\$8,020.00
Woodland	MVC2	0	0	1.8370	\$1,290.00	\$877.00	\$1,611.05	(\$80.00)	\$320.00
Land Used by Farm Buildings	MVC2	0	0	0.2940	\$1,290.00	\$877.00	\$257.84	(\$40.00)	\$150.00
Tillable Cropland	MVC2	0	0	4.4080	\$1,290.00	\$877.00	\$3,865.82	\$0.00	\$3,870.00
Woodland	MVD2	0	0	0.8080	\$1,290.00	\$1,097.00	\$886.38	(\$80.00)	\$180.00
Tillable Cropland	MVD2	0	0	0.0370	\$1,290.00	\$1,097.00	\$40.59	\$0.00	\$40.00
Woodland	MXC3	0	0	0.1470	\$1,290.00	\$774.00	\$113.78	(\$80.00)	\$20.00
Tillable Cropland	MXC3	0	0	28.6870	\$1,290.00	\$774.00	\$22,203.74	\$0.00	\$22,200.00
Tillable Cropland	MXD3	0	0	14.521	\$1,290.00	\$645.00	\$9,366.05	\$0.00	\$9,370.00

# COUNTY TAX INFORMATION

9/30/21, 1:30 PM

Beacon - Whitley County IN - Parcel Report: 92-05-31-000-401.000-012

Tillable Cropland	PW	0	0	4.9220	\$1,290.00	\$1,432.00	\$7,048.30	\$0.00	\$7,050.00
Woodland	PW	0	0	1.7260	\$1,290.00	\$1,432.00	\$2,471.63	(\$80.00)	\$490.00
Tillable Cropland	RCB	0	0	1.5790	\$1,290.00	\$1,213.00	\$1,915.33	\$0.00	\$1,920.00
Tillable Cropland	SA	0	0	10.8360	\$1,290.00	\$1,264.00	\$13,696.70	\$0.00	\$13,700.00
Tillable Cropland	SO	0	0	3.0120	\$1,290.00	\$1,316.00	\$3,963.79	\$0.00	\$3,960.00
Woodland	SO	0	0	0.4040	\$1,290.00	\$1,316.00	\$531.66	(\$80.00)	\$110.00

## Residential Dwellings

Description	Single-Family R 01
Story Height	1.5
Style	24
Finished Area	2534
# Fireplaces	1
Heat Type	Heat Pump
Air Cond	0
Bedrooms	4
Living Rooms:	0
Dining Rooms:	1
Family Rooms:	1
Finished Rooms:	6
Full Baths	1
Full Bath Fixtures	3
Half Baths	2
Half Bath Fixtures	6
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1792	1792
1/2	Wood Frame	742	742
B		510	0
C		1282	0

Features	Area
Canopy, Roof Extension	60
Patio, Concrete	54
Patio, Concrete	60
Porch, Enclosed Frame	119

## Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Poultry House (16x29)	100	D	1910	1910	F	1.01	464	1.5	0
Barn, Bank & Flat (T2) (44x72x16)	100	D	1901	1901	P	1.01	3168	1.5	0
Corn Crib, Frame (24x30)	100	C	1901	1901	A	1.01	720	1.5	0
Lean-To (10x10x8)	100	C	1900	1900	A	1.01	100	1.5	0
Single-Family R 01	100	C-1	1885	1954	G	1.01	2534	1.5	0
Car Shed (10x18)	100	D	1901	1901	F	1.01	180	1.5	0

## Transfer History

Date	From	To	Instrument	Doc #
2/1/2021	Miller, Trudy L & Casner, Julie M	Miller, Wilma J Irrevocable Trust	Affidavit in Aid of Title	<a href="#">2021020025 - Purchase Copy</a>
2/1/2021	Miller, Wilma J	Miller, Trudy L & Casner, Julie M	Affidavit in Aid of Title	<a href="#">2021020025 - Purchase Copy</a>
9/19/2019	Miller-Longhenry, Trudy L; Casner, Julie Miller; Fisher, Colin S & Ross, Sarah K	Miller, Wilma J	Quitclaim Deed	<a href="#">2019090373 - Purchase Copy</a>
8/10/2017	Miller, Amos J & Wilma J	Miller-Longhenry, Trudy L; Casner, Julie Miller; Fisher, Colin S & Ross, Sarah K	Gift Warranty Deed	<a href="#">2017080242 - Purchase Copy</a>



# COUNTY TAX INFORMATION

9/30/21, 1:30 PM

Beacon - Whitley County IN - Parcel Report: 92-05-31-000-401.000-012

## Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
2/1/2021	Miller, Wilma J Irrevocable Trust	2021020025		\$0.00
2/1/2021	Miller, Trudy L & Casner, Julie M	2021020025		\$0.00
9/19/2019	Miller, Wilma J	2019090373		\$0.00
8/10/2017	Miller-Longhenry, Trudy L; Casner, Julie Miller; F	2017080242		\$0.00
10/31/1996	Miller, Amos J & Wilma J SPLIT 2.50A TO MILLER A & W		9610/570	\$0.00
				\$0.00

## Valuation

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$125,800	\$149,400	\$156,500	\$177,200
+ Improvements Value	\$163,100	\$152,400	\$135,100	\$133,300
= Total Assessed Value	\$288,900	\$301,800	\$291,600	\$310,500

## Deductions

Type	Description	2020 Pay 2021	2019 Pay 2020	2017 Pay 2018
Homestead	Homestead - Supp	\$43,155.00	\$39,410.00	\$33,390.00
Homestead	Homestead Credit	\$45,000.00	\$45,000.00	\$45,000.00

## Tax History

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

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$1,523.53	\$1,607.97	\$2,235.55	\$1,786.26
+ Spring Penalty	\$0.00	\$5.30	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,523.53	\$1,607.97	\$2,235.55	\$1,786.26
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$255.13	\$53.00	\$53.00	\$53.00
	310-Whitley CO Solid Waste - \$53.00	310-Whitley CO Solid Waste - \$53.00	310-Whitley CO Solid Waste - \$53.00	310-Whitley CO Solid Waste - \$53.00
	5203-000a-Gangwer H - \$202.13			
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,302.19	\$3,274.24	\$4,524.10	\$3,625.52
- Surplus Transfer	\$0.00	\$0.00	\$53.00	\$0.00
- Credits	(\$1,677.59)	(\$3,274.24)	(\$4,577.10)	(\$3,625.52)
= Total Due	\$1,624.60	\$0.00	(\$53.00)	\$0.00

*Property taxes for 2020 Pay 2021 are certified.*

*First installment for 2020 Pay 2021 tax is due May 10th. The second installment is due November 10th.*

# COUNTY TAX INFORMATION

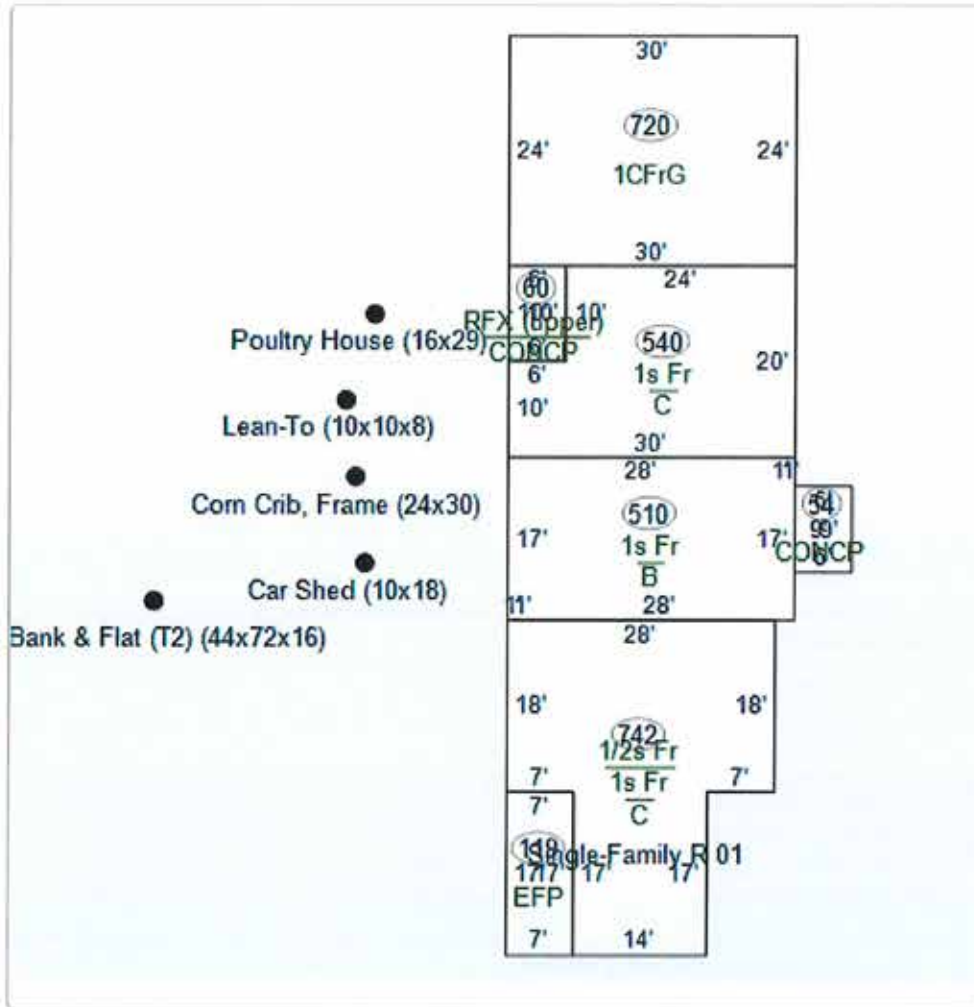
9/30/21, 1:30 PM

Beacon - Whitley County IN - Parcel Report: 92-05-31-000-401.000-012

## Payments

Year	Receipt #	Transaction Date	Amount
2020 Pay 2021	1142052	4/22/2021	\$1,677.59
2019 Pay 2020	1128592	11/10/2020	\$1,666.27
2019 Pay 2020	1133623	5/5/2020	\$1,607.97
2018 Pay 2019	1095067	11/12/2019	\$2,288.55
2018 Pay 2019	1071795	5/10/2019	\$2,288.55
2017 Pay 2018	1035716	11/13/2018	\$1,786.26
2017 Pay 2018	1039924	5/7/2018	\$1,839.26

## Sketches



## 2021 Property Record Cards

[92-05-31-000-401.000-012 \(PDF\)](#)

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

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Last Data Upload: 9/30/2021, 2:35:56 AM

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