

Wagler Farms

Defiance County, OH & DeKalb County, IN

AUCTION

# INFORMATION BOOKLET

## Indiana Farm 8

### Tracts 20, 21 & 22

- Productive Tillable Land
- Hunting & Recreational Land
- Potential Building Site
- Great Investment Opportunities

8 FARMS

578±  
acres

Offered in 22 Tracts or  
Any Combination

MONDAY, NOVEMBER 1 AT 6:00PM  
held at Defiance County Fairgrounds, Hicksville OH • Online Bidding Available



in cooperation with  
HARVEST FARM MANAGEMENT



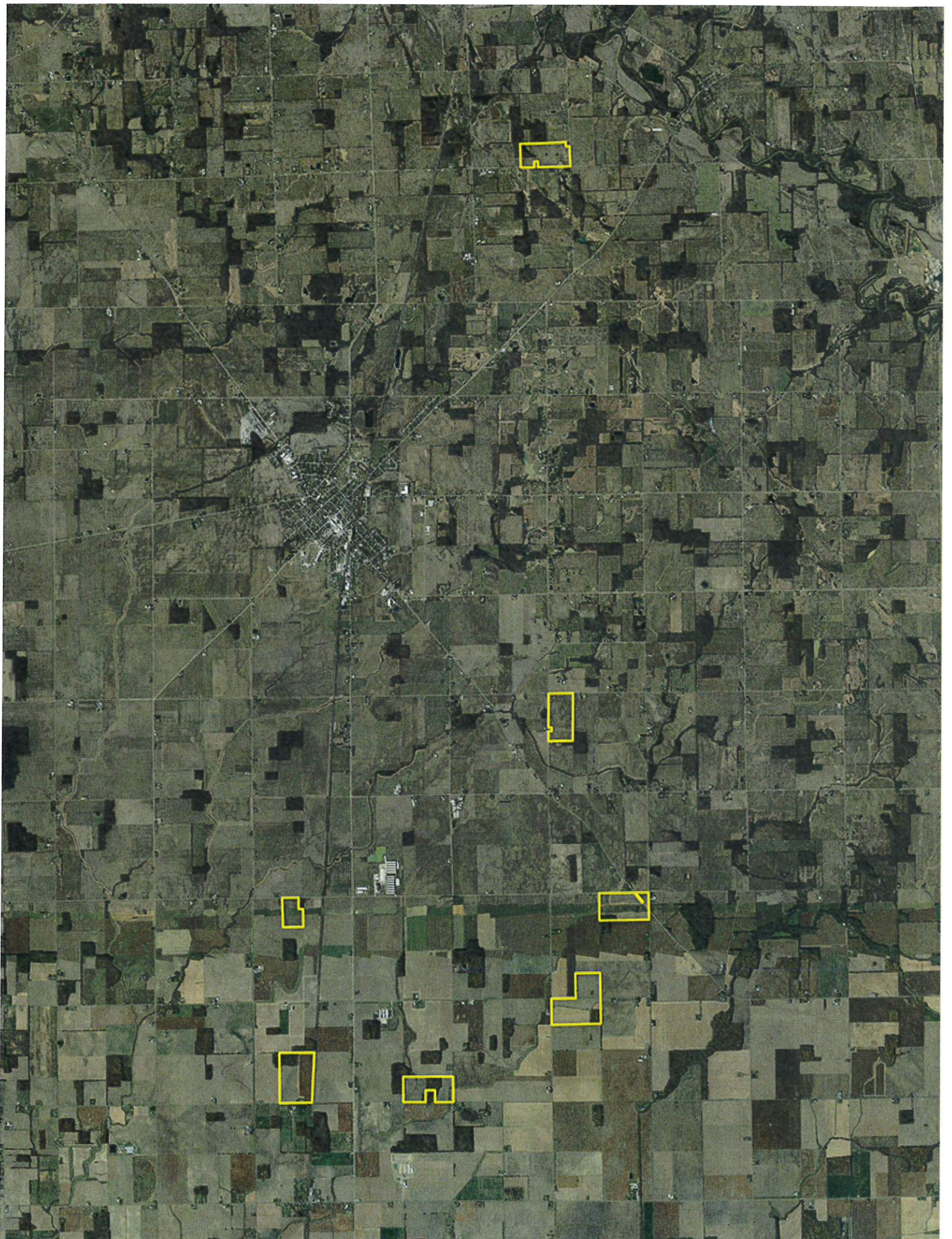
TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

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

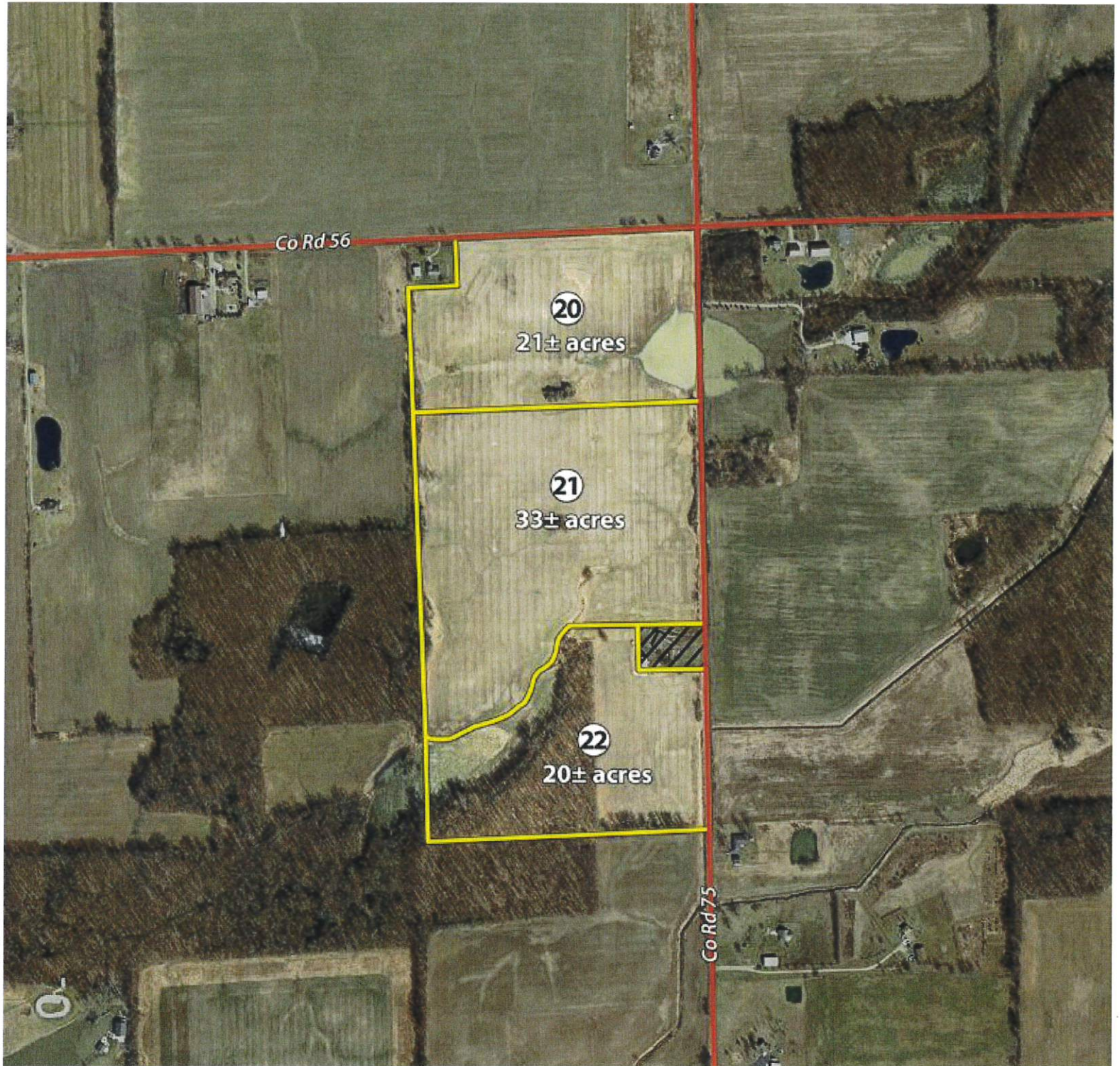






**FARM**

**8**



Co Rd 56

20

21± acres

21

33± acres

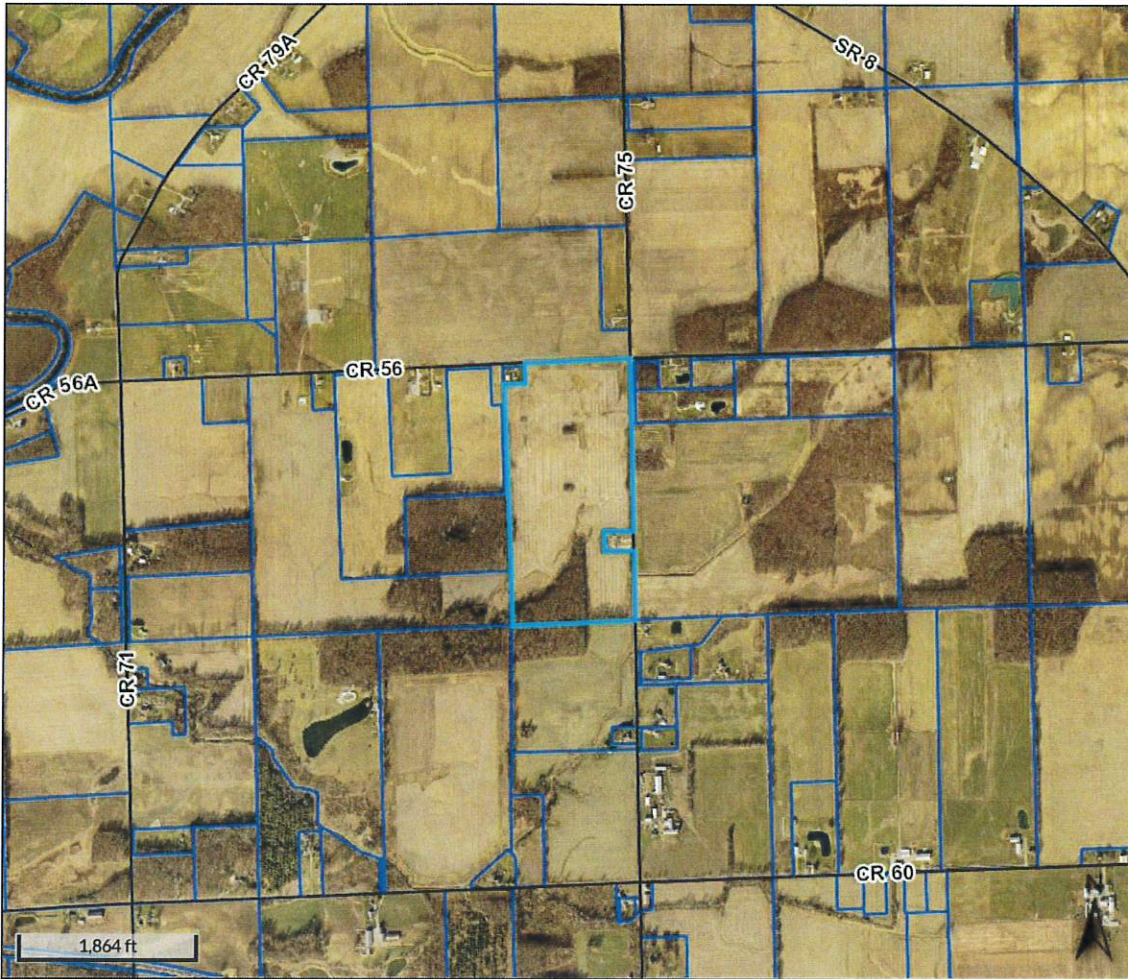
22

20± acres

Co Rd 75

0-





Overview



Legend

- Tax Parcel Info
- Subdivision/Condo Lot Info
- Street**
- Alley
- Street
- Intersections
- Subdiv/Condo Lot Cart Elmnt**
- <all other values>
- Dimension Line
- Hook
- ➔ Leader
- Other
- Subdiv/Condo Lot
- Protected Use Buffer Shading

|                         |                             |                     |                            |                      |                       |
|-------------------------|-----------------------------|---------------------|----------------------------|----------------------|-----------------------|
| <b>Parcel ID</b>        | 08-12-18-200-004            | <b>Alternate ID</b> | 08-12-18-200-004           | <b>Owner Address</b> | Wagler, Ray A.        |
| <b>Sec/Twp/Rng</b>      | 0018-0033-15                | <b>Class</b>        | AGRICULTURAL - VACANT LAND |                      | 10556 Wonderly Road   |
| <b>Property Address</b> | County Road 75<br>Saint Joe | <b>Acres</b>        | 77.57                      |                      | Mark Center, OH 43536 |

**District** Newville 015  
**Brief Tax Description** E1/2 NE1/4

(Note: Not to be used on legal documents)

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Date created: 6/25/2021  
 Last Data Uploaded: 6/25/2021 12:41:56 AM

# 2 DEKALB CO. TRACTS 20, 21, 22



120 FT. ROAD  
MIN. 2 ACRES

N 3 Plus Percent Parcel

### Summary - Auditor's Office

Parcel ID 08-12-18-200-004  
Bill ID 08-12-18-200-004  
State ID 17-12-18-200-004:000-015

Reference #  
Property Address County Road 75  
Saint Joe, IN, 46785  
E1/2 NE1/4

Brief Legal Description  
(Note: Not to be used on legal documents)

AGRICULTURAL - VACANT LAND

Class Newville 015  
Tax District 8065 - Advertised  
Tax Rate Code 65 - Agricultural  
Property Type N/A  
Mortgage Co  
Last Change Date 77.57  
Acreage

Zoning Code(s): A1

**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.**

### Tax Rate

1.2402

### Owners - Auditor's Office

Deeded Owner  
Wagler, Ray A.  
10556 Wonderly Road  
Mark Center, OH 43536

### Taxing District - Assessor's Office

County: DeKalb  
Township: Newville Township  
State District: 015 NEWVILLE TOWNSHIP  
Local District: 008  
School Corp: DEKALB COUNTY EASTERN COMMUNITY  
Neighborhood: 981004-17015 VARIOUS AGRICULTURAL AREAS 981004-17015

### Site Description - Assessor's Office

Topography: Swampy, High, Low, Rolling  
Public Utilities: Electricity  
Street or Road: Paved  
Area Quality:

### Land - Assessor's Office

| Land Type   | Soil ID | Act Front. | Eff. Depth | Size  | Rate       | Adj. Rate  | Ext. Value | Inf. %     | Value  |
|-------------|---------|------------|------------|-------|------------|------------|------------|------------|--------|
| Legal Ditch | BAB2    | 0          | 0          | .9300 | \$1,290.00 | \$1,097.00 | \$1,020.21 | (\$100.00) | \$0.00 |



| Date       | New Owner                            | Doc ID | Book/Page | Sale Price |
|------------|--------------------------------------|--------|-----------|------------|
| 10/30/2015 | WAGLER, RAY A.                       |        |           | \$0.00     |
|            | WAGLER, OMER & RAY(TENANTS IN COMMON |        |           | \$0.00     |

**Transfer History (Cama) - Auditor & Assessor's Off**

| Date       | Transfer From                          | Instrument                   | 2019 Pay 2020 | 2018 Pay 2019 | 2017 Pay 2018 | 2016 Pay 2017 |
|------------|--|------------------------------|---------------|---------------|---------------|---------------|
| 10/30/2015 | Wagler, Omer & Ray (Tenants In Common) | Personal Representative Deed | \$91,900.00   | \$94,800.00   | \$109,000.00  | \$115,400.00  |
| 1/1/1900   | Unknown At Conversion                  |                              | \$0.00        | \$0.00        | \$0.00        | \$0.00        |

**Transfer History (Tax)**

| Date       | Transfer From                          | Instrument                   | 2019 Pay 2020 | 2018 Pay 2019 | 2017 Pay 2018 | 2016 Pay 2017 |
|------------|--|------------------------------|---------------|---------------|---------------|---------------|
| 10/30/2015 | Wagler, Omer & Ray (Tenants In Common) | Personal Representative Deed | \$91,900.00   | \$94,800.00   | \$109,000.00  | \$115,400.00  |
| 1/1/1900   | Unknown At Conversion                  |                              | \$0.00        | \$0.00        | \$0.00        | \$0.00        |

**Valuation - Assessor's Office**

| Assessment Year | Reason           | As Of Date | 2020 Annual Adjustment | 2019 Annual Adjustment | 2018 Annual Adjustment | 2017 Annual Adjustment | 2016 Annual Adjustment |
|-----------------|------------------|------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|                 | Land             |            | \$75,400               | \$91,900               | \$94,800               | \$109,000              | \$115,400              |
|                 | Land Res (1)     |            | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |
|                 | Land Non Res (2) |            | \$75,400               | \$91,900               | \$94,800               | \$109,000              | \$115,400              |
|                 | Land Non Res (3) |            | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |
|                 | Improvement      |            | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |
|                 | Imp Res (1)      |            | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |
|                 | Imp Non Res (2)  |            | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |

|                   | 2020 Pay 2021 | 2019 Pay 2020 | 2018 Pay 2019 | 2017 Pay 2018 | 2016 Pay 2017 |
|-------------------|---------------|---------------|---------------|---------------|---------------|
| Imp Non Res (3)   | \$0           | \$0           | \$0           | \$0           | \$0           |
| Total             | \$75,400      | \$91,900      | \$94,800      | \$109,000     | \$115,400     |
| Total Res (1)     | \$0           | \$0           | \$0           | \$0           | \$0           |
| Total Non Res (2) | \$75,400      | \$91,900      | \$94,800      | \$109,000     | \$115,400     |
| Total Non Res (3) | \$0           | \$0           | \$0           | \$0           | \$0           |

### Tax History - Auditor's Office

|                  | 2020 Pay 2021                            | 2019 Pay 2020                            | 2018 Pay 2019                            | 2017 Pay 2018                            | 2016 Pay 2017                            |
|------------------|--|--|--|--|--|
| + Spring Tax     | \$467.56                                 | \$585.22                                 | \$607.62                                 | \$710.68                                 | \$763.43                                 |
| + Spring Penalty | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   |
| + Spring Annual  | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   |
| + Fall Tax       | \$467.56                                 | \$585.22                                 | \$607.62                                 | \$710.68                                 | \$763.43                                 |
| + Fall Penalty   | \$0.00                                   | \$29.26                                  | \$0.00                                   | \$0.00                                   | \$0.00                                   |
| + Fall Annual    | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   |
| + Delq NTS Tax   | \$585.22                                 | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   |
| + Delq NTS Pen   | \$58.52                                  | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   |
| + Delq TS Tax    | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   |
| + Delq TS Pen    | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   | \$0.00                                   |
| + Other Assess   | \$484.75                                 | \$137.41                                 | \$411.02                                 | \$410.90                                 | \$133.92                                 |
|                  | 0089-00-0 Nancy Davis 60805 - \$276.96   | 0116-00-0 Alvin Kessler 60995 - \$137.41 | 0089-00-0 Nancy Davis 60805 - \$276.96   | 0116-00-0 Alvin Kessler 60995 - \$276.96 | 0116-00-0 Alvin Kessler 60995 - \$133.92 |
|                  | 0116-00-0 Alvin Kessler 60995 - \$207.79 | 0116-00-0 Alvin Kessler 60995 - \$134.06 | 0116-00-0 Alvin Kessler 60995 - \$134.06 | 0116-00-0 Alvin Kessler 60995 - \$133.94 | 0116-00-0 Alvin Kessler 60995 - \$133.92 |

|                |        |        |        |        |        |
|----------------|--------|--------|--------|--------|--------|
| + Advert Fee   | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + Tax Sale Fee | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| + NSF Fee      | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

|                 |        |        |        |        |        |
|-----------------|--------|--------|--------|--------|--------|
| PTRC            | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HMST Credit     | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Circuit Breaker | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Over 65 CB      | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

|                    |              |            |              |              |              |
|--------------------|--------------|------------|--------------|--------------|--------------|
| = Charges          | \$2,063.61   | \$1,337.11 | \$1,626.26   | \$1,832.26   | \$1,660.78   |
| - Surplus Transfer | \$0.00       | \$0.00     | \$0.00       | \$0.00       | \$0.00       |
| - Credits          | (\$1,390.54) | (\$652.25) | (\$1,626.26) | (\$1,832.26) | (\$1,660.78) |
| = Total Due        | \$673.07     | \$684.86   | \$0.00       | \$0.00       | \$0.00       |

**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. Amounts shown do not include late penalties. Please call our office at 260-925-2712 for current balance information.**



**Payments**

| Year          | Receipt # | Transaction Date | Amount     |
|---------------|-----------|------------------|------------|
| 2020 Pay 2021 | 1889996   | 5/10/2021        | \$673.07   |
| 2020 Pay 2021 | 1860749   | 2/4/2021         | \$717.47   |
| 2019 Pay 2020 | 1830388   | 5/11/2020        | \$652.25   |
| 2018 Pay 2019 | 1774294   | 5/10/2019        | \$1,626.26 |
| 2017 Pay 2018 | 1717128   | 5/10/2018        | \$916.13   |
| 2017 Pay 2018 | 1717129   | 5/10/2018        | \$916.13   |
| 2016 Pay 2017 | 1639147   | 5/1/2017         | \$1,660.78 |
| 2015 Pay 2016 | 1587931   | 5/2/2016         | \$2,159.86 |

**Property Tax Bill**

[Print tax bill](#)

[Make a Payment Online](#)

**Map**



No data available for the following modules: Residential Dwellings - Assessor's Office, Commercial Buildings, Improvements - Assessor's Office, Auditor's Office, Sketches - Assessor's Office.

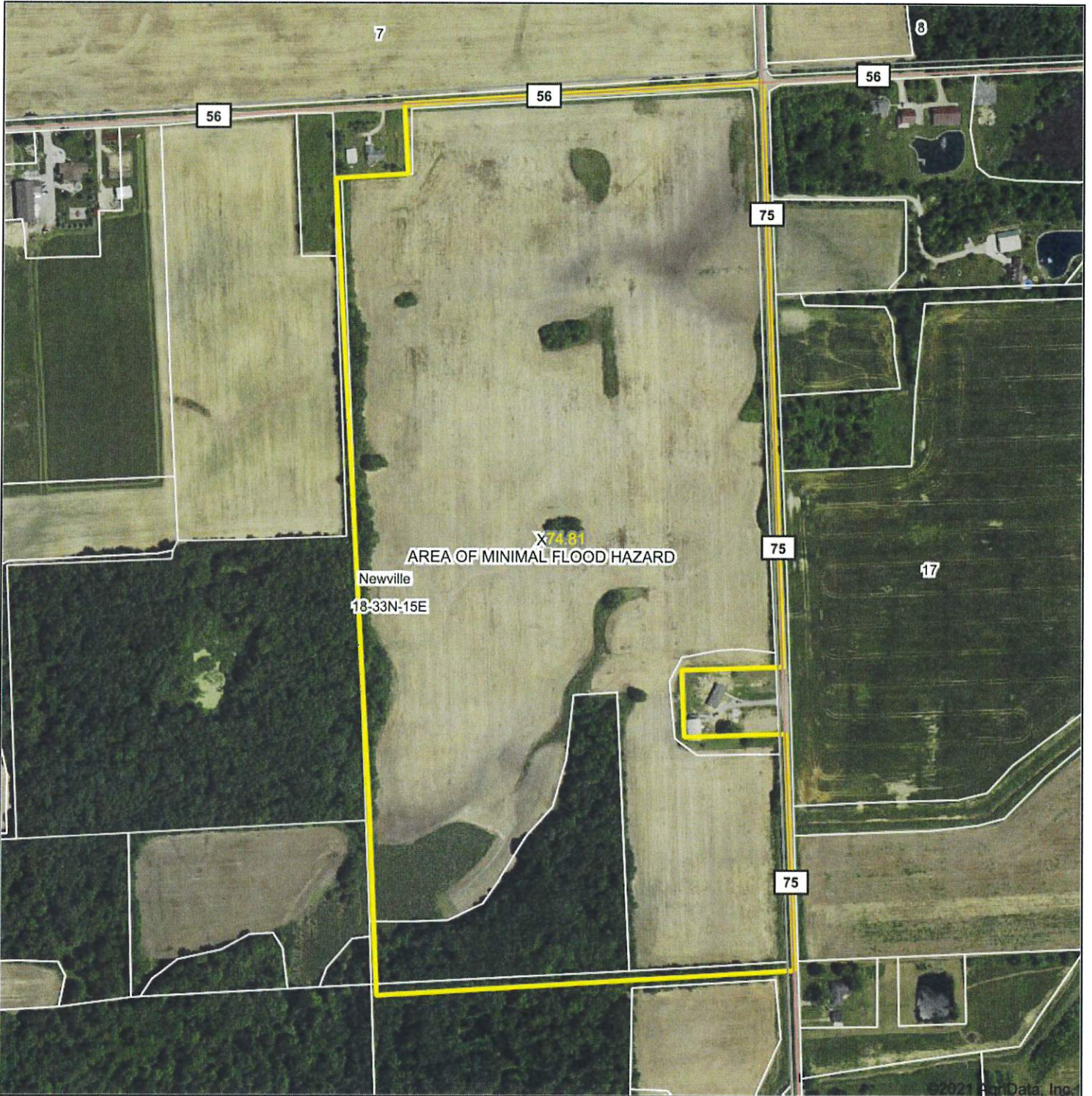
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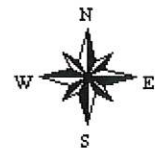
# Aerial Map



Map Center: 41° 19' 29.4, -84° 49' 57.32



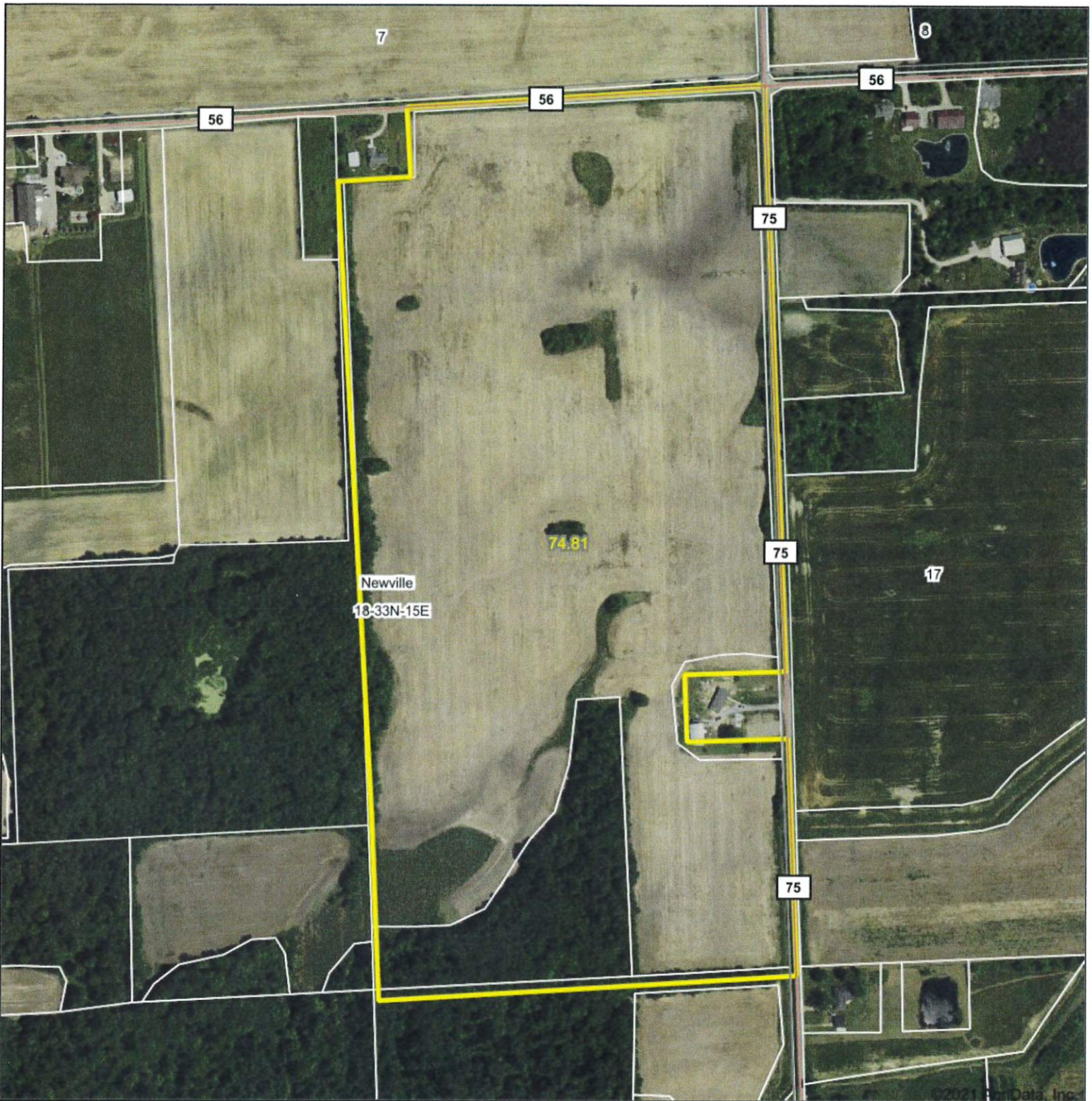
**18-33N-15E**  
**De Kalb County**  
**Indiana**



6/28/2021



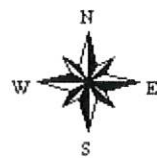
# Aerial Map



Map Center: 41° 19' 29.4, -84° 49' 57.32



**18-33N-15E**  
**De Kalb County**  
**Indiana**



6/28/2021



# Aerial Map

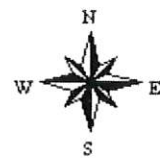


Newville  
18-33N-15E

Map Center: 41° 19' 29.4, -84° 49' 57.32



18-33N-15E  
De Kalb County  
Indiana



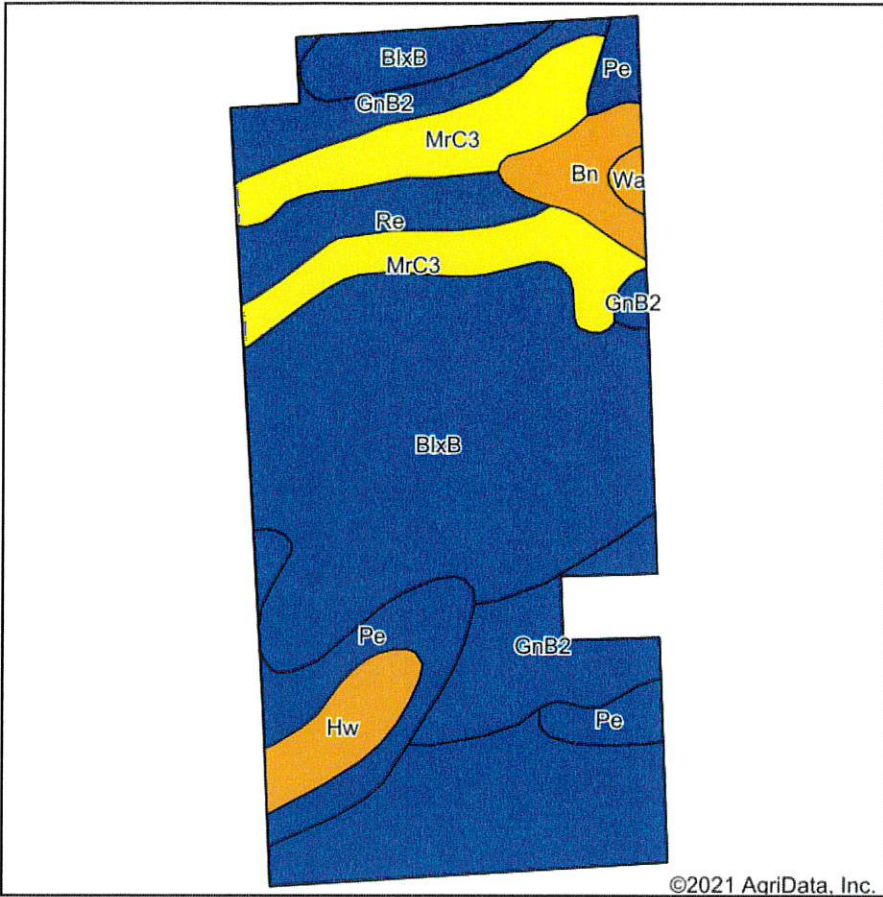
6/28/2021

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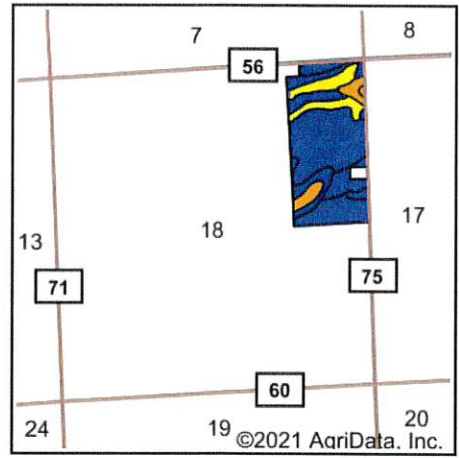
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **De Kalb**  
 Location: **18-33N-15E**  
 Township: **Newville**  
 Acres: **74.81**  
 Date: **6/28/2021**



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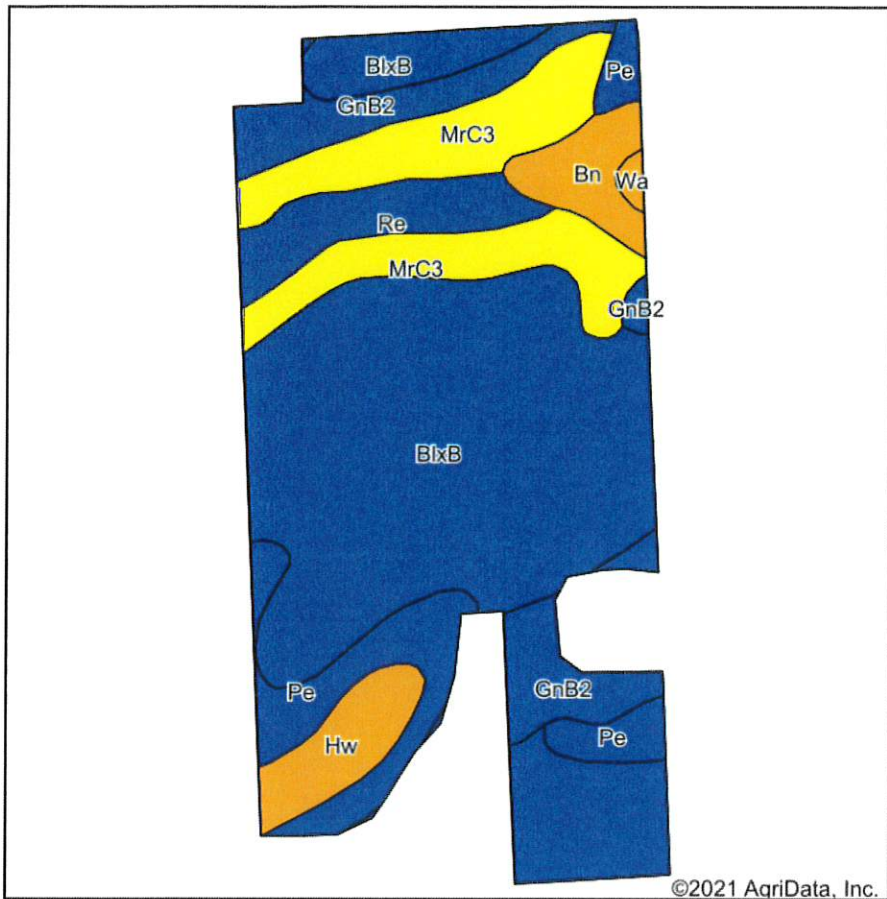
Area Symbol: IN033, Soil Area Version: 25

| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Alfalfa hay | Corn         | Corn silage | Grass legume hay | Winter wheat |
|-------------------------|---|-------|------------------|----------------------|---------------|-------------|--------------|-------------|------------------|--------------|
| BlxB                    | Blount loam, 2 to 6 percent slopes                              | 39.94 | 53.4%            |                      | Ile           |             | 140          | 19          |                  | 63           |
| MrC3                    | Morley silty clay loam, 6 to 12 percent slopes, severely eroded | 9.69  | 13.0%            |                      | IVe           |             | 105          | 15          |                  | 47           |
| GnB2                    | Glynwood loam, 2 to 6 percent slopes, eroded                    | 9.10  | 12.2%            |                      | Ile           | 5           | 128          | 18          |                  | 56           |
| Pe                      | Pewamo silty clay   | 6.89  | 9.2%             |                      | IIw           |             | 155          | 22          |                  | 62           |
| Re                      | Rensselaer loam, 0 to 1 percent slopes                          | 3.64  | 4.9%             |                      | IIw           |             | 167          |             |                  | 68           |
| Hw                      | Houghton muck, drained  | 2.68  | 3.6%             |                      | IIIw          |             | 159          |             |                  | 64           |
| Bn                      | Bono silty clay   | 2.49  | 3.3%             |                      | IIIw          |             | 150          | 21          |                  | 60           |
| Wa                      | Walkkill silt loam  | 0.38  | 0.5%             |                      | IIIw          |             | 165          | 23          |                  | 66           |
| <b>Weighted Average</b> |   |       |                  |                      |               | <b>0.6</b>  | <b>137.8</b> | <b>17.1</b> | <b>4.8</b>       | <b>60.2</b>  |

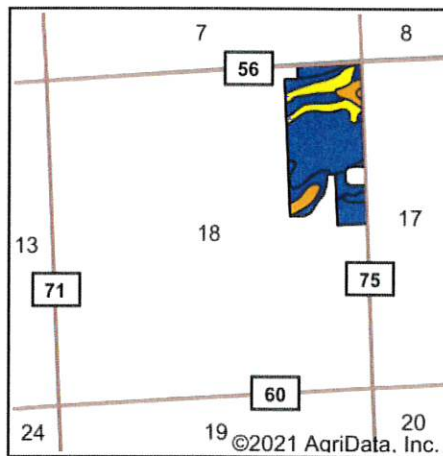
Soils data provided by USDA and NRCS.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **De Kalb**  
 Location: **18-33N-15E**  
 Township: **Newville**  
 Acres: **64.28**  
 Date: **6/28/2021**



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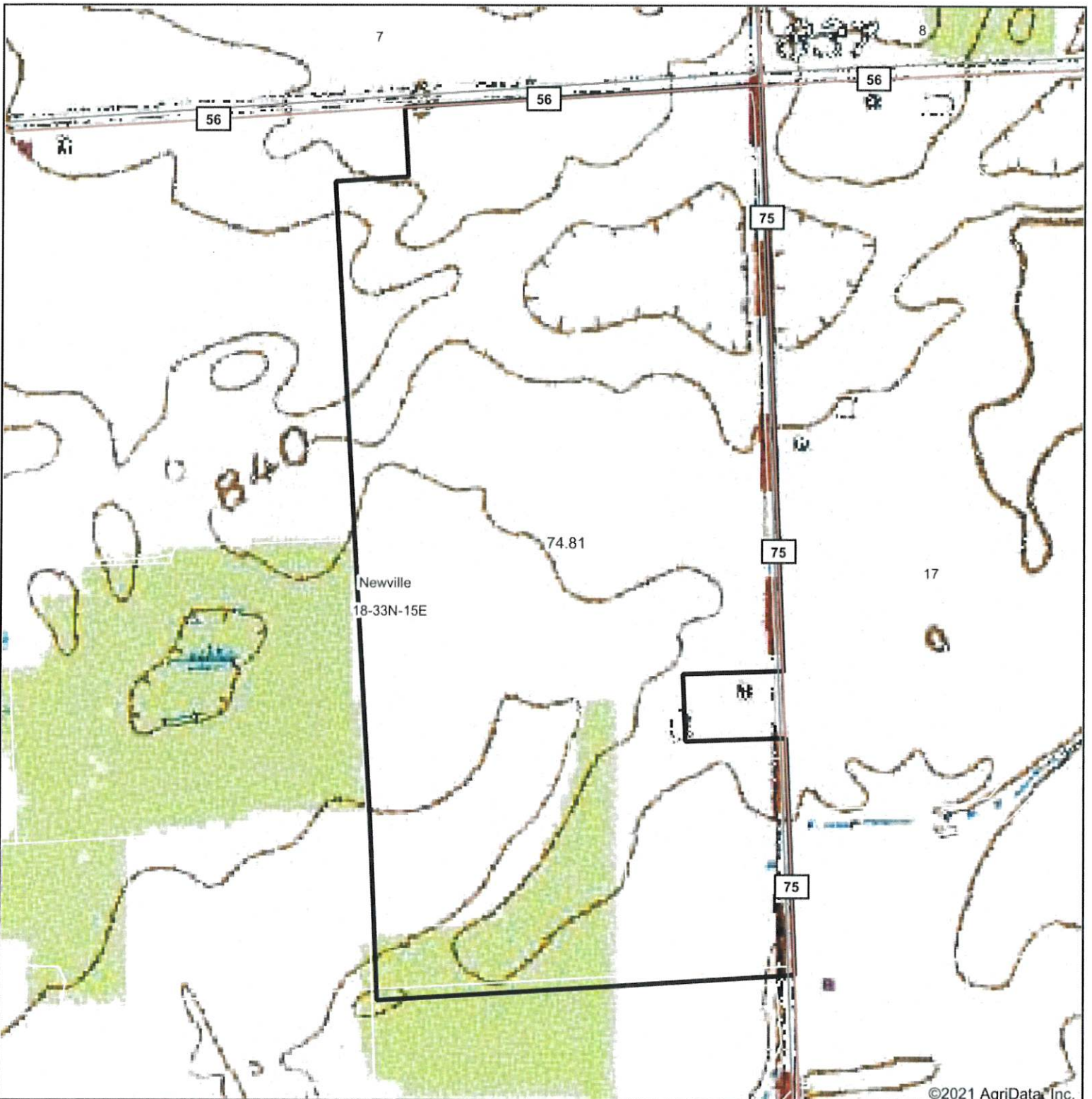
Area Symbol: IN033, Soil Area Version: 25

| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Alfalfa hay | Corn         | Corn silage | Grass legume hay | Winter wheat |
|-------------------------|---|-------|------------------|----------------------|---------------|-------------|--------------|-------------|------------------|--------------|
| BlxB                    | Blount loam, 2 to 6 percent slopes                              | 33.40 | 52.0%            |                      | Ile           |             | 140          | 19          |                  | 63           |
| MrC3                    | Morley silty clay loam, 6 to 12 percent slopes, severely eroded | 9.60  | 14.9%            |                      | IVe           |             | 105          | 15          |                  | 47           |
| Pe                      | Pewamo silty clay   | 6.27  | 9.8%             |                      | IIw           |             | 155          | 22          |                  | 62           |
| GnB2                    | Glynwood loam, 2 to 6 percent slopes, eroded                    | 6.13  | 9.5%             |                      | Ile           | 5           | 128          | 18          |                  | 56           |
| Re                      | Rensselaer loam, 0 to 1 percent slopes                          | 3.57  | 5.6%             |                      | IIw           |             | 167          |             |                  | 68           |
| Hw                      | Houghton muck, drained  | 2.73  | 4.2%             |                      | IIIw          |             | 159          |             |                  | 64           |
| Bn                      | Bono silty clay   | 2.32  | 3.6%             |                      | IIIw          |             | 150          | 21          |                  | 60           |
| Wa                      | Walkkill silt loam  | 0.26  | 0.4%             |                      | IIIw          |             | 165          | 23          |                  | 66           |
| <b>Weighted Average</b> |   |       |                  |                      |               | <b>0.5</b>  | <b>137.9</b> | <b>16.8</b> | <b>4.8</b>       | <b>60.1</b>  |

Soils data provided by USDA and NRCS.

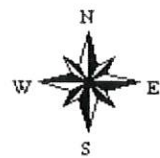


# Topography Map



map center: 41° 19' 29.4, -84° 49' 57.32

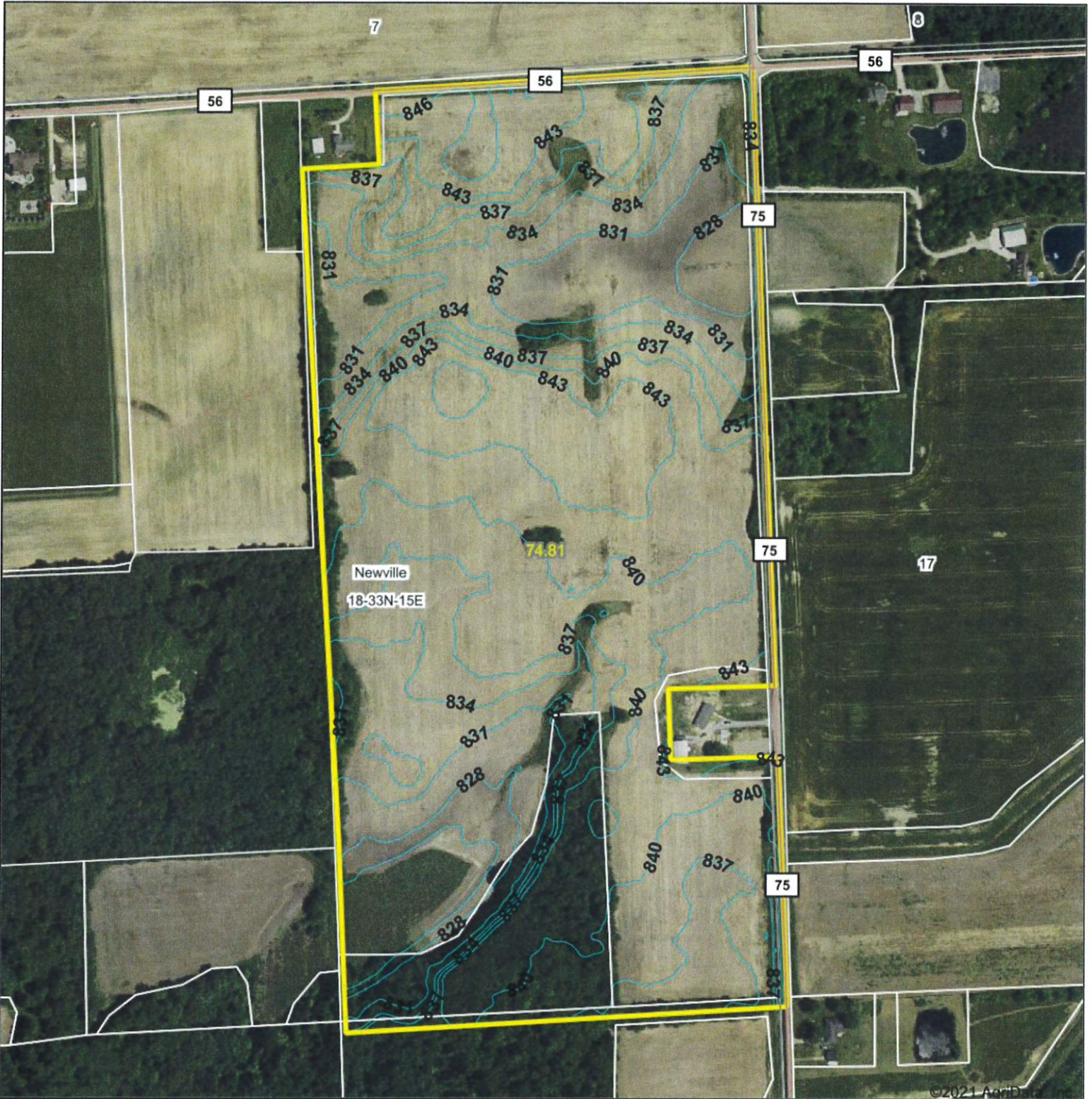
**18-33N-15E**  
**De Kalb County**  
**Indiana**



6/28/2021



# Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 822.8

Max: 848.4

Range: 25.6

Average: 836.7

Standard Deviation: 5.61 ft



18-33N-15E  
De Kalb County  
Indiana

6/28/2021

Map Center: 41° 19' 29.4, -84° 49' 57.32



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



Map prepared on: 4/22/2020  
 73.4 Tract acres  
 64.57 Cropland acres  
 0 CRP acres



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

□ CRP  
 □ CLU

Source: Primari<sup>al</sup>, SDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-22 11:34:47

| CLU | Acres | HEL | Contract | Prac | Yr |
|-----|-------|-----|----------|------|----|
| 1   | 64.57 | H   |          |      |    |
| 2   | 1.86  | U   |          |      |    |
| 3   | 6.97  | U   |          |      |    |



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