

EASTERN INDIANA LAND AUCTION

WAYNE & FAYETTE COUNTY
Between Centerville & Connersville, IN

172[±] Acres

In 4 Tracts

- Quality Soils w/ 158± FSA Crop Acres
- 2022 Crop Rights to the Buyer
- Competitive Markets - Ethanol & Soybean Processors within 40 miles
- Convenient location(s) between Richmond & Connersville, IN

Come examine all of the possibilities this property has to offer!

INFORMATION BOOKLET

Tract 1

FRIDAY, FEBRUARY 11th • 11 AM

Auction held at: Golay Community Center • 1007 E. Main St., Cambridge City, IN 47327

800-451-2709 • SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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

OWNER: Debra K. Squires

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

AC63001504, AU19400167



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 4 individual tracts, any combination of tracts (subject to swing tract requirements), or as the total 172± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with 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 and 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 Warranty Deed.

CLOSING: The balance of the real estate pur-

chase price is due at closing, which will take place on or before March 15, 2022.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2022 CROP RIGHTS!

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

ACREAGE: All boundaries are approximate and 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) and 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 and surveyed acreages.

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

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject

to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and 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, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as 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.

BOOKLET INDEX

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- **ONLINE BIDDING REGISTRATION FORM**
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For Information Call Sale Manager: Andy Walther at 765-969-0401



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

FRIDAY, FEBRUARY 11, 2022

172+ ACRES – CONNERSVILLE, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Friday, February 4, 2022.
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
172± Acres • Wayne & Fauette County,
Indiana
Friday, February 11, 2022

**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 Friday, February 11, 2022 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) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Friday, February 4, 2022**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAPS

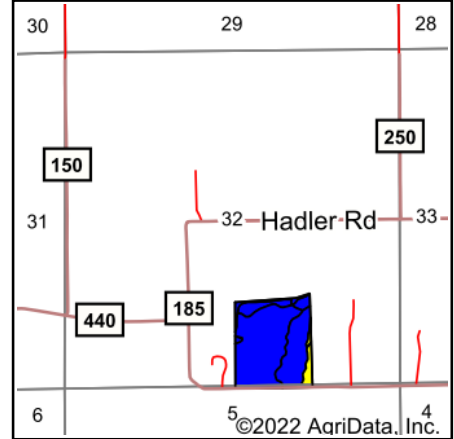
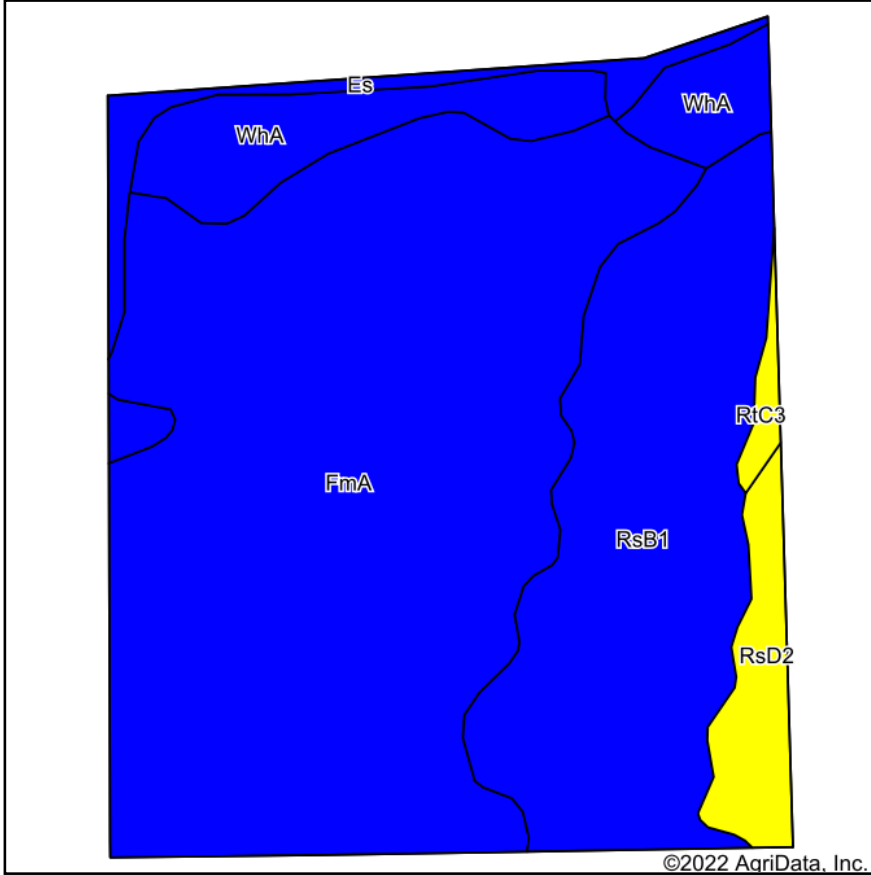
AERIAL TRACT MAPS





SOIL INFORMATION

SOIL MAP - TRACT 1



State: **Indiana**
 County: **Fayette**
 Location: **32-15N-13E**
 Township: **Waterloo**
 Acres: **38.95**
 Date: **1/5/2022**



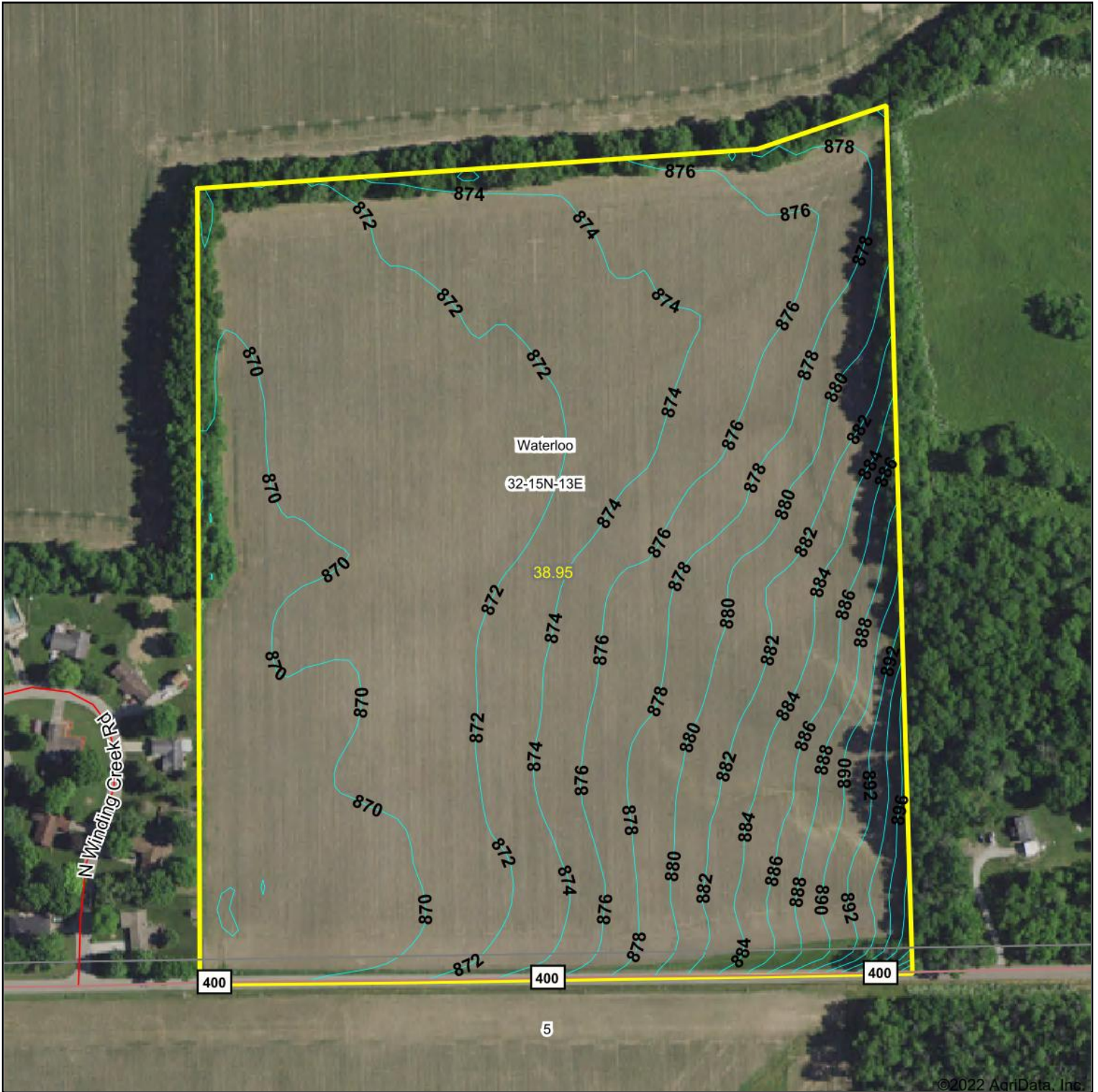
Soils data provided by USDA and NRCS.

Area Symbol: IN041, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FmA	Fox loam, 0 to 2 percent slopes	22.66	58.2%		IIs	106	3	7	37	52
RSB1	Russell silt loam, 2 to 6 percent slopes	9.72	25.0%		IIe	156	5	10	54	69
WhA	Whitaker silt loam, 0 to 2 percent slopes	3.38	8.7%		IIw	155	5	10	51	70
RSD2	Russell silt loam, 12 to 18 percent slopes, moderately eroded	1.58	4.1%		IVe	125	4	8	44	63
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	1.30	3.3%		IIw	127	4	8	44	18
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	0.31	0.8%		IVe	135	5	9	47	68
Weighted Average					2.10	124.4	3.8	8.1	43.1	57.2

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 1



©2022 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 867.9

Max: 896.0

Range: 28.1

Average: 874.9

Standard Deviation: 5.64 ft

0ft 267ft 535ft



1/5/2022

32-15N-13E
Fayette County
Indiana

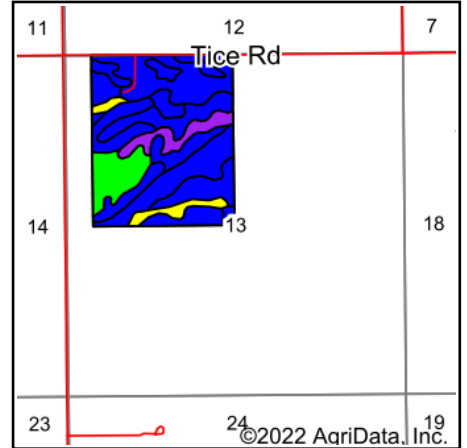
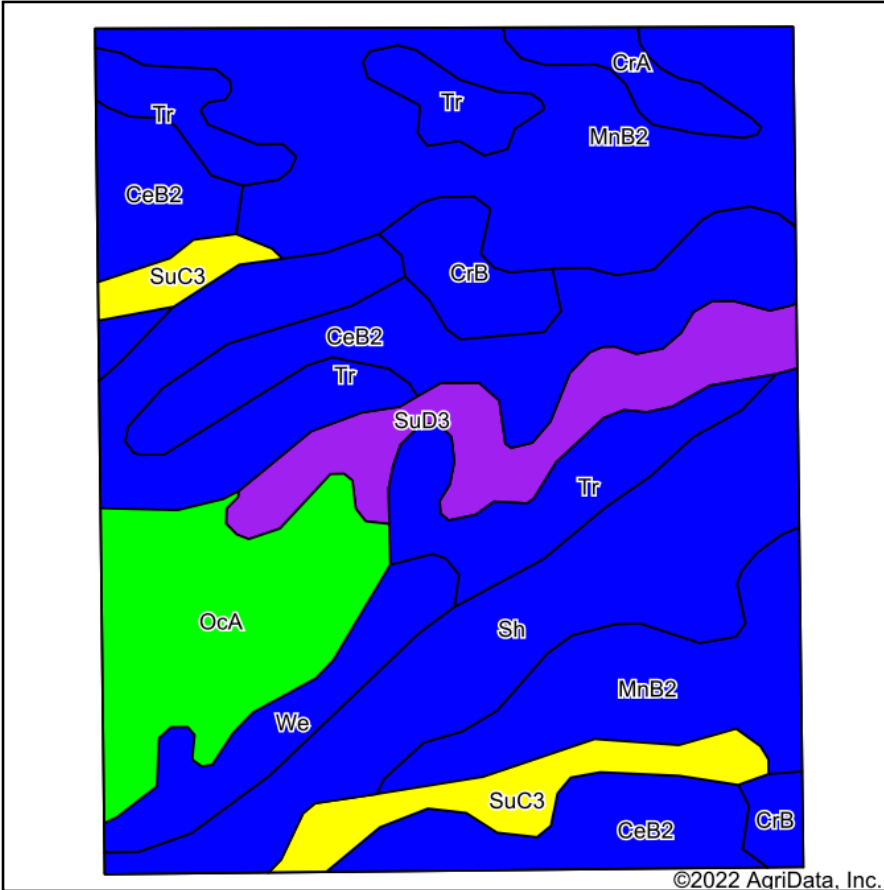
Map Center: 39° 42' 9.22, -85° 5' 53.78

Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com

SOIL MAP - TRACTS 2-4



State: **Indiana**
 County: **Wayne**
 Location: **13-15N-13E**
 Township: **Abington**
 Acres: **133.42**
 Date: **1/4/2022**

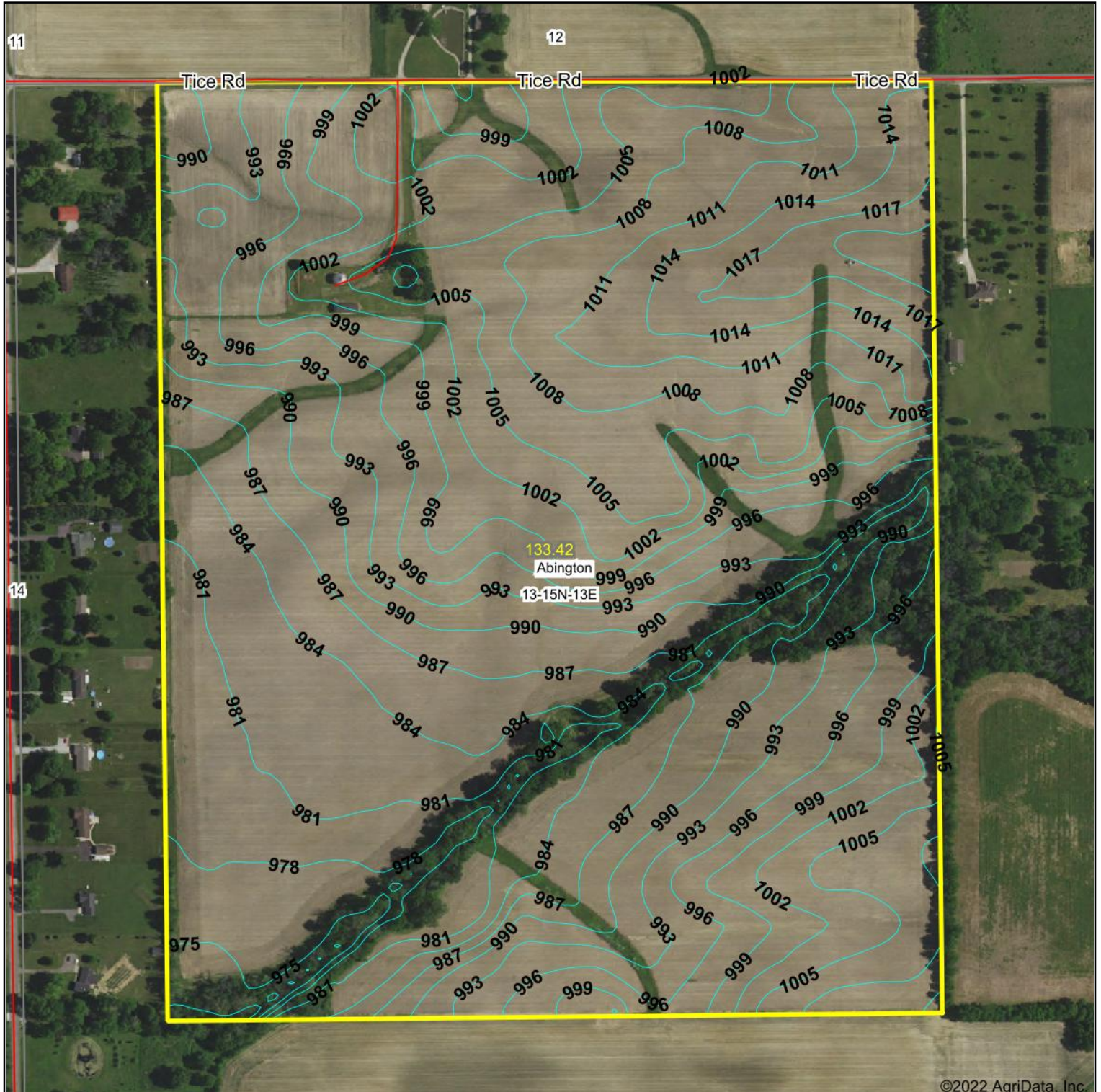


Soils data provided by USDA and NRCS.

Area Symbol: IN177, Soil Area Version: 23													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	Winter wheat Bu
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	32.93	24.7%		Ile	142	5		9	49			63
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	21.98	16.5%		Ile	125	4	67	8	40	6	43	52
Tr	Treaty silty clay loam, 0 to 1 percent slopes	20.01	15.0%		Ilw	181	6		12	64			61
Sh	Shoals silt loam, occasionally flooded	17.36	13.0%		Ilw	131	5		9	43			59
OcA	Ockley silt loam, 0 to 2 percent slopes	13.26	9.9%		I	106	4		7	38			43
SuD3	Strawn clay loam, 12 to 18 percent slopes, severely eroded	9.13	6.8%		Vle	106	4		7	38			53
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	6.31	4.7%		IVe	121	4		8	43			54
We	Westland silty clay loam, 0 to 2 percent slopes	5.51	4.1%		Ilw	174	6		12	49			69
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	4.48	3.4%		Ilw	138	5		9	46			61
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	2.45	1.8%		Ilw	123	5	59	1	41	6		49
Weighted Average					2.27	137.4	4.8	12.1	8.9	46.6	1.1	7.1	57.2

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 2-4



©2022 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 970.2

Max: 1,021.2

Range: 51.0

Average: 996.0

Standard Deviation: 11.06 ft

0ft 441ft 883ft



1/4/2022

13-15N-13E
Wayne County
Indiana

Map Center: 39° 45' 16.86, -85° 1' 43.18

Maps Provided By



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USDA INFORMATION & MAPS

USDA INFORMATION - TRACT 1

USDA Farm 4851 Tract 9520

2021 Certification map prepared on: 10/8/2021

CRP

TRS: 15N13E32



Administered by: Wayne County, Indiana

CLU

Fayette Co., IN

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

37.11 Tract acres

37.11 Cropland acres

0 CRP acres

All NIRR / Shares:

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-10-08 13:12:09

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

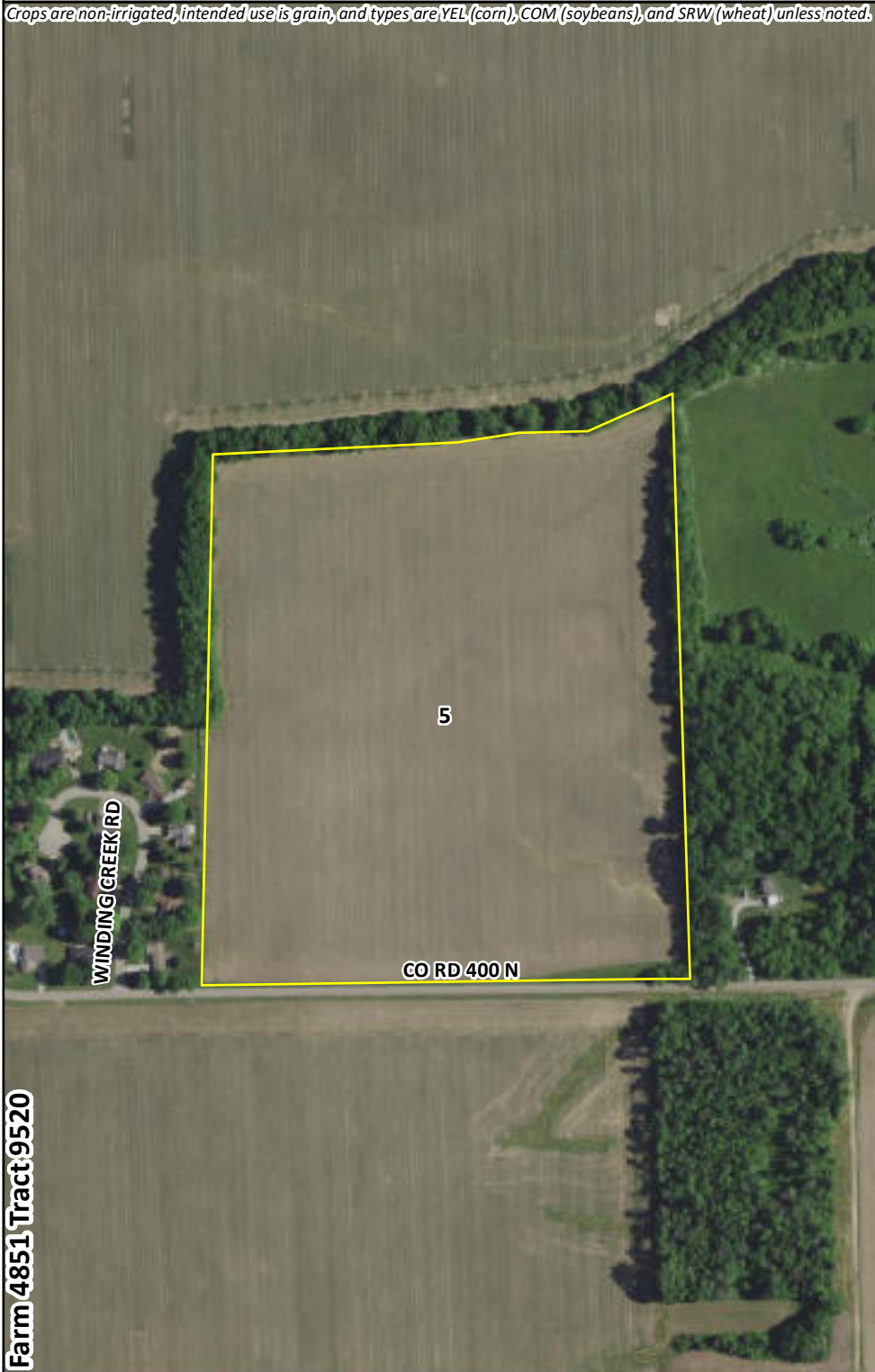
CLU	Acres	HEL	LC	Contract	Prac	Yr
-----	-------	-----	----	----------	------	----

5	37.11	N	2			
---	-------	---	---	--	--	--

IUse:

NI or IRR

Shares:



Farm 4851 Tract 9520

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

USDA INFORMATION - TRACTS 2-4

USDA Farm 4851 Tract 851

2021 Certification map prepared on: 10/8/2021

Administered by: Wayne County, Indiana

CRP **TRS: 15N13E13**
 CLU **Wayne Co., IN**



132.14 Tract acres
 119.59 Cropland acres
 0.9 CRP acres

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All NIRR / Shares:

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-10-08 13:12:09

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL	LC	Contract	Prac	Yr
1	8.85	N	2			
IUse:						
NI or IRR						
Shares:						
2	81.36	N	2			
IUse:						
NI or IRR						
Shares:						
3	28.48	N	2			
IUse:						
NI or IRR						
Shares:						
4	1.8	U	10			
IUse:						
NI or IRR						
Shares:						
5	9.77	U	10			
IUse:						
NI or IRR						
Shares:						
6	0.98	U	10			
IUse:						
NI or IRR						
Shares:						
7	0.4	N	2	11340	8A	30
9	0.5	N	2	11272	8A	29

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



FSA INFORMATION

FSA INFORMATION

Indiana
Wayne

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

FARM: 4851
Prepared: 1/3/22 2:06 PM
Crop Year: 2022
Page: 4 of 6

Report ID: FSA-156EZ

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
------	--------------	-----------	-----------------------

Total Base Acres:

C

Other Producers: None

Tract Number: 851 Description: G11/1A SEC14 TWP15N R13E
FSA Physical Location: Wayne, IN ANSI Physical Location: Wayne, 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
132.14	119.59	119.59	0.0	0.0	0.0	0.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	118.69	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
------	--------------	-----------	-----------------------

CORN	55.0	141	0.00
------	------	-----	------

SOYBEANS	63.69	41	0.00
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Total Base Acres:	118.69		
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Other Producers: None

FSA INFORMATION

Tract Number: 9520 Description: IN TRANSFER FAYETTE/UNION 2005

FSA Physical Location: Fayette, IN ANSI Physical Location: Fayette, 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
37.11	37.11	37.11	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	37.11	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	22.93	141	0.00
SOYBEANS	14.0	41	0.00
Total Base Acres:	36.93		



TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION - TRACT 1

9/29/21, 8:31 AM

https://fayettein.wthgis.com/tgis/printpreview1.ashx?soid=210929083116126



Type notes here	Printed 09/29/2021	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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21-03-32-400-002.000-015

- General
- Bills
- Payments
- Deductions
- Assessments

FAYETTE

Owner and General Parcel Information

Property Card	Show Property Card
	NOTE: Property Record Cards will be updated following the next assessment certification data (late spring each year).
Owner Name	Squires, David M. & Debra K.
State Parcel Number	21-03-32-400-002.000-015
Property Key	009-00045-03
Map Number	0090004503
Legal Description	Pt. Se 1/4 32-15-13 39.731 Acres (tracts #8 & 9) Co. Rd. 400 North
Acreage	39.7310
Instrument Number	
Book Number	000

TAX/PARCEL INFORMATION - TRACTS 2-4

Beacon - Wayne County, IN - Parcel Report: 891213100111000001

https://beacon.schneidercorp.com/Application.aspx?AppID=402&Layer...



Property Tax Exemption

Apply for Property Tax Exemption

Summary

Tax ID 001-00242-00
State Parcel ID 89-12-13-100-111.000-001
Map # 35-13-100-111.000-01
Property Address 8087 TICE RD
 CENTERVILLE
Sec/Twp/Rng n/a
Tax Set ABINGTON TWP
Subdivision n/a
Brief Tax Description PT NW SEC 13-15-13 133A
 (Note: Not to be used on legal documents)
Book/Page DR: 379-118*WD: 3-1-92 475-654
Acres 133.000
Class 199 AG OTHER AGRICULTURAL USE-199
[Eagle View](#)
[INFRAME Street View](#)
[Plat Map](#)
[Web Soil Survey](#)

Owners

Deeded Owner
 SQUIRES, DAVID & DEBRA
 5389 ABINGTON TOWNSHIP LINE RD
 CENTERVILLE, IN 47330

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	1.260000	\$1,290.00	\$1,290.00	\$1,625.40	(\$100.00)	\$0.00
TILLABLE LAND	CEB2	0	0	22.380000	\$1,290.00	\$993.00	\$22,223.34	\$0.00	\$22,220.00
FARM BUILDINGS	CEB2	0	0	0.380000	\$1,290.00	\$993.00	\$377.34	(\$40.00)	\$230.00
TILLABLE LAND	CRA	0	0	2.260000	\$1,290.00	\$1,316.00	\$2,974.16	\$0.00	\$2,970.00
TILLABLE LAND	CRB	0	0	4.430000	\$1,290.00	\$1,148.00	\$5,085.64	\$0.00	\$5,090.00
TILLABLE LAND	MNB2	0	0	30.290000	\$1,290.00	\$1,148.00	\$34,772.92	\$0.00	\$34,770.00
FARM BUILDINGS	MNB2	0	0	0.450000	\$1,290.00	\$1,148.00	\$516.60	(\$40.00)	\$310.00
WOODLAND	MNB2	0	0	0.190000	\$1,290.00	\$1,148.00	\$218.12	(\$80.00)	\$40.00
TILLABLE LAND	OCA	0	0	13.290000	\$1,290.00	\$1,213.00	\$16,120.77	\$0.00	\$16,120.00
TILLABLE LAND	SH	0	0	8.000000	\$1,290.00	\$1,432.00	\$11,456.00	\$0.00	\$11,460.00
WOODLAND	SH	0	0	9.210000	\$1,290.00	\$1,432.00	\$13,188.72	(\$80.00)	\$2,640.00
FARM BUILDINGS	SUC3	0	0	0.060000	\$1,290.00	\$877.00	\$52.62	(\$40.00)	\$30.00
TILLABLE LAND	SUC3	0	0	6.220000	\$1,290.00	\$877.00	\$5,454.94	\$0.00	\$5,450.00
TILLABLE LAND	SUD3	0	0	9.060000	\$1,290.00	\$710.00	\$6,432.60	\$0.00	\$6,430.00
WOODLAND	SUD3	0	0	0.030000	\$1,290.00	\$710.00	\$21.30	(\$80.00)	\$0.00
WOODLAND	TR	0	0	0.240000	\$1,290.00	\$1,651.00	\$396.24	(\$80.00)	\$80.00
TILLABLE LAND	TR	0	0	19.750000	\$1,290.00	\$1,651.00	\$32,607.25	\$0.00	\$32,610.00
TILLABLE LAND	WE	0	0	4.930000	\$1,290.00	\$1,535.00	\$7,567.55	\$0.00	\$7,570.00
WOODLAND	WE	0	0	0.570000	\$1,290.00	\$1,535.00	\$874.95	(\$80.00)	\$170.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Type 3 Barn	100	C	1955	1955	F	1.01	1560	1.19	0
Steel Grain Bin	100	C	1972	1972	A	1.01	706	1.19	0

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/16/2021	1/1/2020	1/1/2019	5/1/2018	5/2/2017
Land	\$148,200	\$147,000	\$179,200	\$198,800	\$226,200
Land Res (1)	\$0	\$0	\$0	\$0	\$15,000
Land Non Res (2)	\$148,200	\$147,000	\$179,200	\$198,800	\$211,200

TAX/PARCEL INFORMATION - TRACTS 2-4

Beacon - Wayne County, IN - Parcel Report: 891213100111000001

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Assessment Year	2021	2020	2019	2018	2017
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$13,900	\$13,900	\$13,900	\$12,200	\$11,400
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$13,900	\$13,900	\$13,900	\$12,200	\$11,400
Total	\$162,100	\$160,900	\$193,100	\$211,000	\$237,600
Total Res (1)	\$0	\$0	\$0	\$0	\$15,000
Total Non Res (2)	\$148,200	\$147,000	\$179,200	\$198,800	\$211,200
Total Non Res (3)	\$13,900	\$13,900	\$13,900	\$12,200	\$11,400

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Balance Due
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$1,640.53	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	19/20 Fall Tax	\$1,954.82	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$1,640.53	\$1,640.53
2020 PAYABLE 2021	Fall Penalty	Tax	Penalty - 19/20 Fall Tax	\$195.48	\$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.

Total:

Tax Year	Amount	Balance Due
2020 PAYABLE 2021	\$5,431.36	\$1,640.53

Pay Taxes Online

[Pay Taxes Online](#)

Transfers

Transfer Date	Buyer Name	Seller Name	Type	Description
03/10/1992	SQUIRES, DAVID & DEBRA	MARLING, JOHN W & EDNA MAE		

Property Record Cards

View 2021 Property Record Card(PDF)	View 2020 Property Record Card(PDF)	View 2019 Property Record Card(PDF)	View 2018 Property Record Card(PDF)
View 2017 Property Record Card(PDF)	View 2016 Property Record Card(PDF)	View 2015 Property Record Card(PDF)	View 2014 Property Record Card(PDF)
View 2013 Property Record Card(PDF)	View 2012 Property Record Card(PDF)	View 2011 Property Record Card(PDF)	View 2010 Property Record Card(PDF)
View 2009 Property Record Card(PDF)	View 2008 Property Record Card(PDF)	View 2007 Property Record Card(PDF)	View 2006 Property Record Card(PDF)
View 2005 Property Record Card(PDF)	View 2004 Property Record Card(PDF)	View 2003 Property Record Card(PDF)	View 2002 Property Record Card(PDF)
View 2001 Property Record Card(PDF)			

Sketches

TAX/PARCEL INFORMATION - TRACTS 2-4

Beacon - Wayne County, IN - Parcel Report: 891213100111000001

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Auditor Certificates

[001-00242-00_2927891213100111000001.pdf\(PDF\)](#)

No data available for the following modules: Homestead Verification, Residential Dwellings, Commercial Buildings, Deductions, Payments.

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Tracts 2-4



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