

NEWTON COUNTY, INDIANA • 4± MILES N.W. OF KENTLAND, IN

Tuesday, June 7 • 5pm CT  
(6pm EST)

*Real Estate*  
**AUCTION**

**INFORMATION  
BOOKLET**

**117±**  
*acres*

**Offered in 3 Tracts**

Held at  
South Newton High School  
Auxiliary Gymnasium.  
13102 S. 50 E  
Kentland, IN 47951



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

800-451-2709 • [SchraderAuction.com](http://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.

**SELLERS: Robert Brown, Anne Patton Schubert, Estate of Mary A. Patton**

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

**AUCTION MANAGERS:**

**Matt Wiseman, 219-689-4373**

**Dean Retherford, 765-427-1244**

AC63001504, AU11100128, RB14050397



**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 3 individual tracts, any combination of tracts & as a total 117± acre unit.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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 PRICE:** The successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Warranty Deed.

**CLOSING:** The targeted closing date will be 30 days after the auction.

**POSSESSION:** Possession is at closing subject to the 2022 farm lease. Buyer shall be issued a credit at closing for \$125 per acre farmed in 2022. A breakout of expected credits per tract is listed here:

• Tract 1: 30.46 acres @ \$125 = \$3,807.50 • Tract 2: 39.26 acres @ \$125 = \$4,907.50 • Tract 3: 26.3 acres

@ \$125 = \$3,287.50\* *\*Subject to change if the tenant plants additional acreage.*

**REAL ESTATE TAXES:** Seller shall pay 2021 real estate taxes due & payable in 2022, as well as the first half of the 2022 taxes due in 2023, as a credit at closing. Buyer will be responsible for the payment of these taxes when due. Buyer shall assume any taxes thereafter, including the second half of 2022 due in 2023. Buyer shall assume any ditch & drainage assessments due after 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 with 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 to the property by virtue of the offering of the property for sale.

**ACREAGE:** All acreages, dimensions & proposed boundaries are approximate & have been estimated based on County GIS and/or Tax Parcel Data.

**SURVEY:** Tracts 1 and 3 will be surveyed prior to the auction, with cost of this survey being split 50/50 between Seller and Buyer at closing. Any need for further Survey work to be determined solely by the Seller.

**AGENCY:** Schrader Real Estate & Auction Compa-

ny, 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 PRE-REGISTRATION FORM**
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- **FSA INFORMATION & MAPS**
- **TAX AND ASSESSMENT INFORMATION**
- **PRELIMINARY TITLE**
- **PHOTOS**



# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, JUNE 7, 2022**

**117+ ACRES – KENTLAND, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,

Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, May 31, 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**  
**117± Acres • Newton County, Indiana**  
**Tuesday, June 7, 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 Tuesday, June 7, 2022 at 5:00 PM. (Central)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, May 31, 2022**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

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

\_\_\_\_\_  
Date

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

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

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

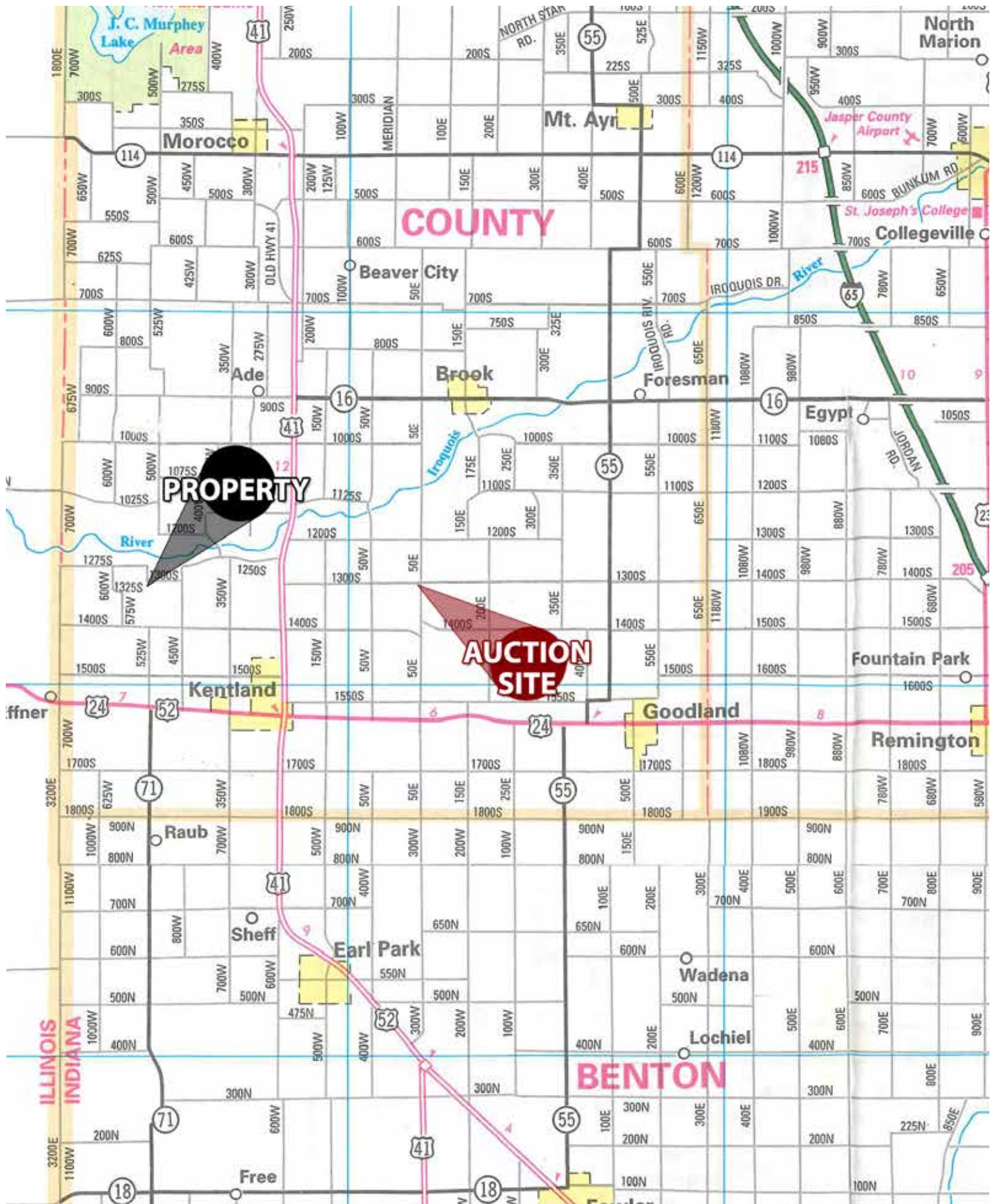
E-mail address of registered bidder: \_\_\_\_\_

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

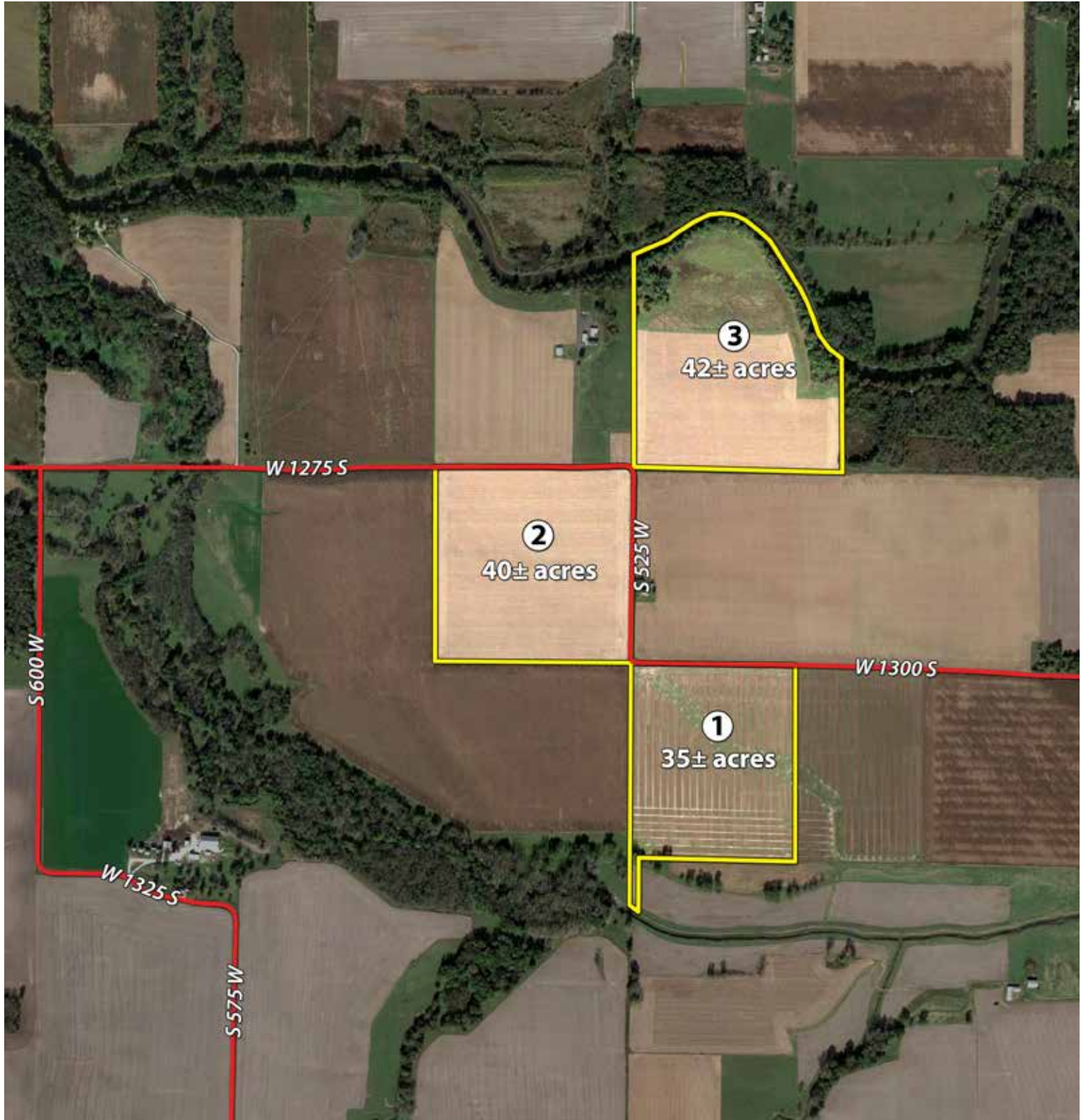


**LOCATION &  
AERIAL TRACT MAP**

# LOCATION MAP



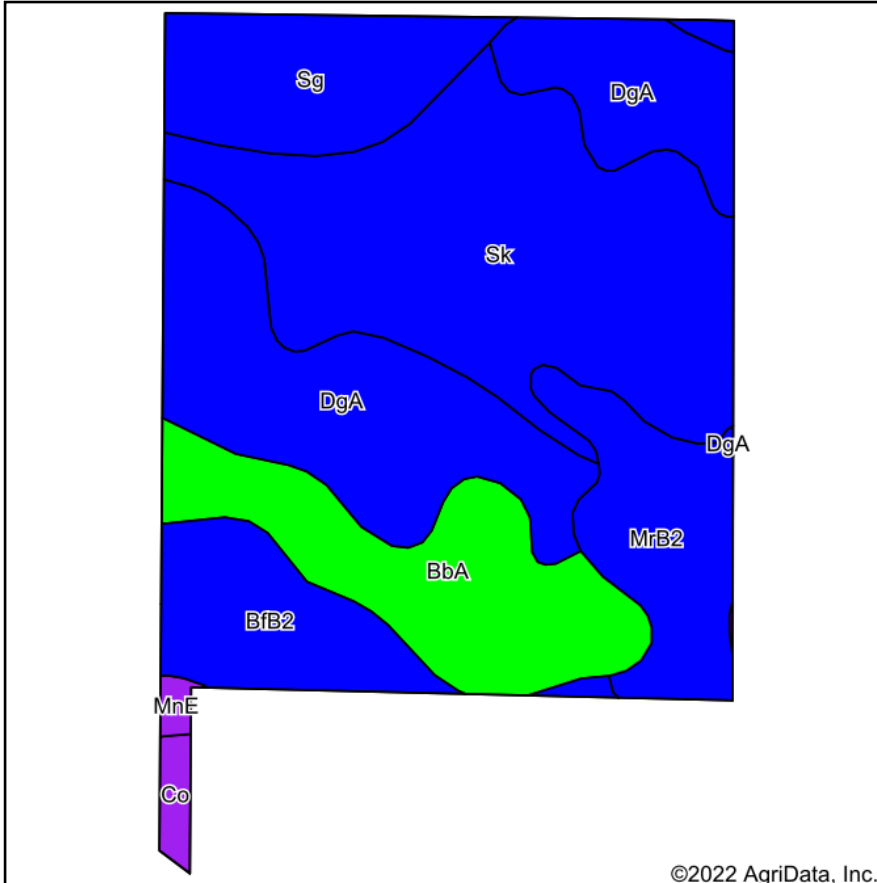
# AERIAL TRACT MAP



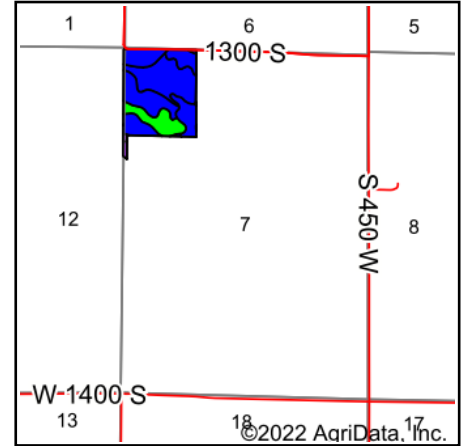


# **SOIL INFORMATION**

# SOIL MAP - Tract 1



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Newton**  
 Location: **6-27N-9W**  
 Township: **Jefferson**  
 Acres: **34.51**  
 Date: **4/27/2022**



©2022 AgriData, Inc.

Area Symbol: IN111, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Sk	Selma silty clay loam, till substratum	10.93	31.7%		Ilw	175	6			12	49	70
DgA	Darroch loam, till substratum, 0 to 2 percent slopes	8.47	24.5%		Ilw	149	5			10	46	67
BbA	Barce-Corwin complex, 0 to 2 percent slopes	4.95	14.3%		Is	140	5			9	46	63
Sg	Selma loam, 0 to 2 percent slopes	3.45	10.0%		Ilw	154	6	10	78		50	60
MrB2	Montmorenci fine sandy loam, 2 to 6 percent slopes, eroded	3.27	9.5%		Ile	126	5			8	42	57
BfB2	Barce-Montmorenci complex, 1 to 4 percent slopes, eroded	2.93	8.5%		Ile	133	5			9	44	60
Co	Comfrey loam, frequently flooded, undrained	0.35	1.0%		Vlw							
MnE	Miami loam, 15 to 25 percent slopes	0.16	0.5%		Vle							
<b>Weighted Average</b>					<b>1.92</b>	<b>150.7</b>	<b>5.3</b>	<b>1</b>	<b>7.8</b>	<b>9.1</b>	<b>46.1</b>	<b>64.1</b>

Soils data provided by USDA and NRCS.

# FLOOD MAP - Tract 1



Map Center: 40° 48' 26.59, -87° 29' 22.86

0ft 310ft 620ft

7-27N-9W  
Newton County  
Indiana

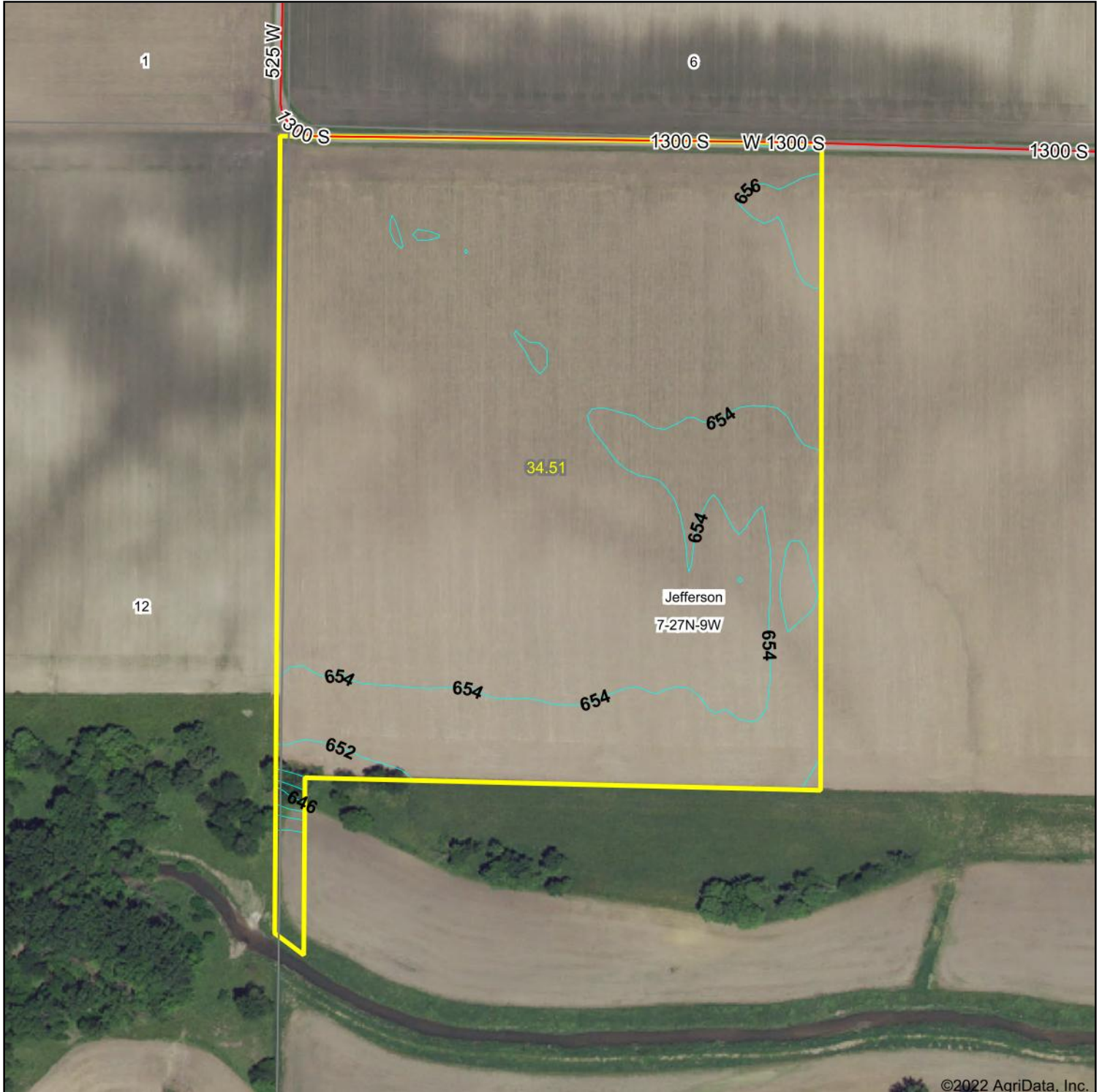


4/27/2022



Flood related information provided by FEMA

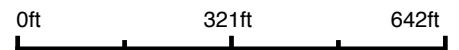
# TOPOGRAPHY CONTOURS MAP - Tract 1



©2022 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 2.0  
 Min: 638.5  
 Max: 656.5  
 Range: 18.0  
 Average: 654.2  
 Standard Deviation: 1.44 ft



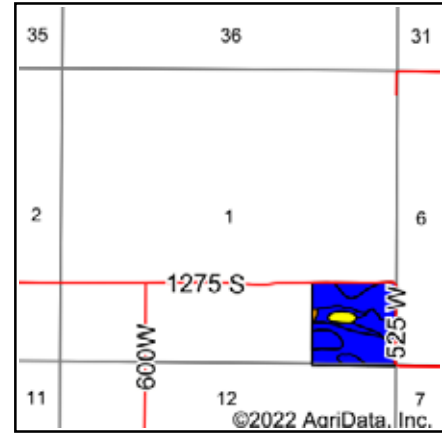
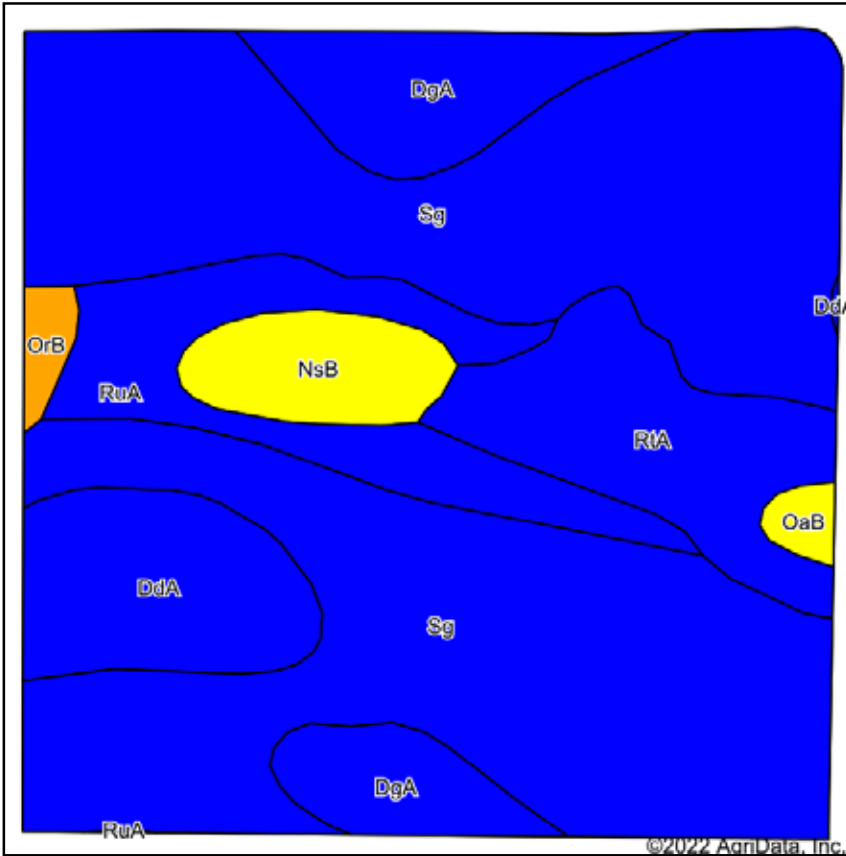
4/27/2022

**7-27N-9W**  
**Newton County**  
**Indiana**

Map Center: 40° 48' 26.59, -87° 29' 22.86



# SOIL MAP - Tract 2



State: **Indiana**  
 County: **Newton**  
 Location: **1-27N-10W**  
 Township: **Jefferson**  
 Acres: **40.66**  
 Date: **4/27/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IN111, Soil Area Version: 26												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Sg	Selma loam, 0 to 2 percent slopes	24.42	60.1%		IIw	154	6	10	78		50	60
RtA	Ridgeville fine sandy loam, 0 to 2 percent slopes	3.73	9.2%		IIIs	122	5			8	33	55
DgA	Darroch loam, till substratum, 0 to 2 percent slopes	3.67	9.0%		IIw	149	5			10	46	67
RuA	Ridgeville fine sandy loam, till substratum, 0 to 2 percent slopes	3.57	8.8%		IIw	122	5			8	33	55
DdA	Darroch fine sandy loam, sandy substratum, 0 to 2 percent slopes	3.02	7.4%		IIw	144	5			10	44	65
NsB	Nesius loamy fine sand, 1 to 4 percent slopes	1.60	3.9%		IVs	95	4			6	30	42
OrB	Ormas loamy sand, sandy substratum, 1 to 4 percent slopes	0.36	0.9%		IIIs	99	4			6	35	50
OaB	Oakville fine sand, 2 to 6 percent slopes	0.29	0.7%		IVs	72	3			5	26	37
<b>Weighted Average</b>					<b>2.10</b>	<b>143.7</b>	<b>5.5</b>	<b>6</b>	<b>46.8</b>	<b>3.4</b>	<b>45.1</b>	<b>59.1</b>

Soils data provided by USDA and NRCS.

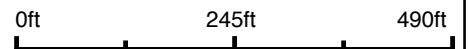
# FLOOD MAP - Tract 2



©2022 AgriData, Inc.



Map Center: 40° 48' 41.14, -87° 29' 37.26



**1-27N-10W**  
**Newton County**  
**Indiana**



4/27/2022



Flood related information provided by FEMA

# TOPOGRAPHY CONTOURS MAP - Tract 2



©2022 AgriData, Inc.



Source: USGS 10 meter dem  
Interval(ft): 2.0  
Min: 652.4  
Max: 657.2  
Range: 4.8  
Average: 654.3  
Standard Deviation: 0.95 ft

0ft 275ft 549ft

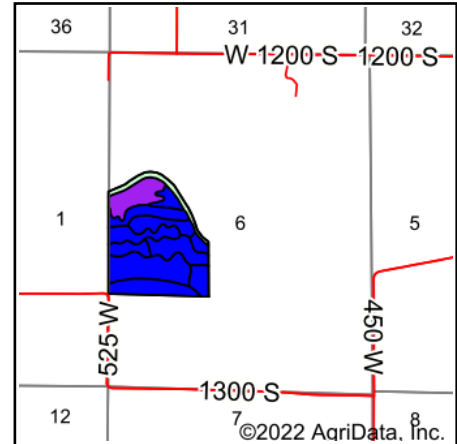
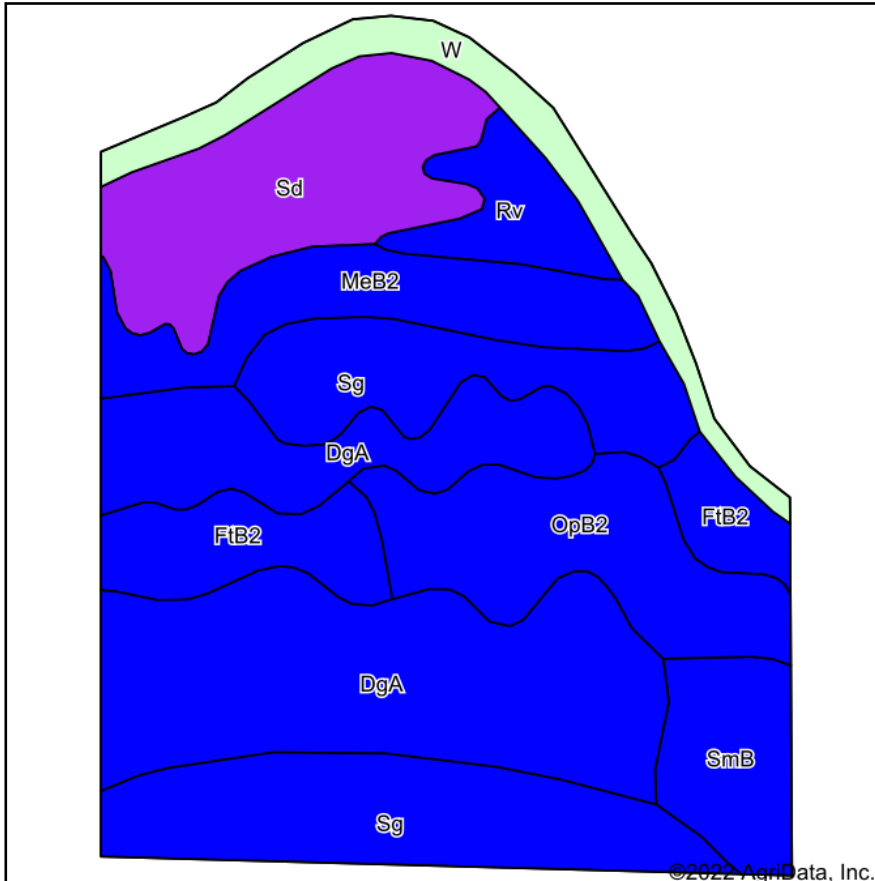


4/27/2022

1-27N-10W  
Newton County  
Indiana

Map Center: 40° 48' 41.14, -87° 29' 37.26

# SOIL MAP - Tract 3



State: **Indiana**  
 County: **Newton**  
 Location: **6-27N-9W**  
 Township: **Jefferson**  
 Acres: **47.16**  
 Date: **4/27/2022**

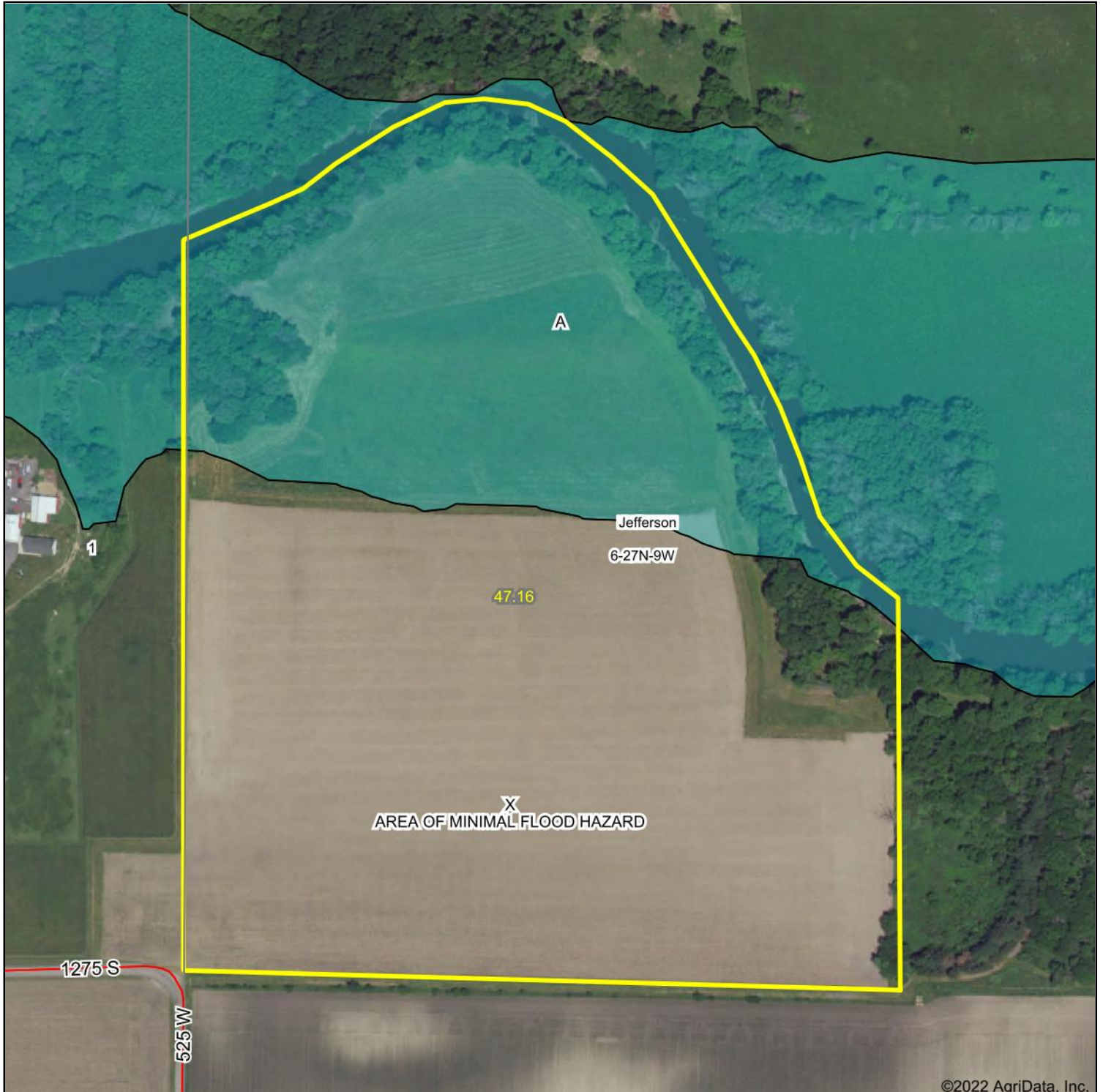


Soils data provided by USDA and NRCS.

Area Symbol: IN111, Soil Area Version: 26												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
DgA	Darroch loam, till substratum, 0 to 2 percent slopes	13.19	28.0%		IIw	149	5			10	46	67
Sg	Selma loam, 0 to 2 percent slopes	9.12	19.3%		IIw	154	6	10	78		50	60
Sd	Sawabash silty clay loam, frequently flooded, undrained	5.82	12.3%		Vw							
OpB2	Onarga fine sandy loam, till substratum, 2 to 6 percent slopes, eroded	4.79	10.2%		Ile	117	4			8	38	53
MeB2	Martinsville-Williamstown complex, 2 to 6 percent slopes, eroded	3.81	8.1%		Ile	123	5			8	43	59
FtB2	Foresman silt loam, till substratum, 2 to 6 percent slopes, eroded	3.41	7.2%		Ile	135	5			9	44	61
W	Water	2.83	6.0%									
SmB	Simonin loamy sand, 1 to 3 percent slopes	2.43	5.2%		Ile	126	5			8	41	57
Rv	Ross silt loam, frequently flooded	1.76	3.7%		IIw	122					38	
<b>Weighted Average</b>					<b>2.25</b>	<b>114.1</b>	<b>4</b>	<b>1.9</b>	<b>15.1</b>	<b>5.3</b>	<b>36.6</b>	<b>47.8</b>

Soils data provided by USDA and NRCS.

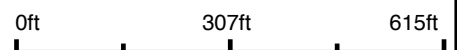
# FLOOD MAP - Tract 3



©2022 AgriData, Inc.



Map Center: 40° 48' 56.22, -87° 29' 19.31



6-27N-9W  
Newton County  
Indiana



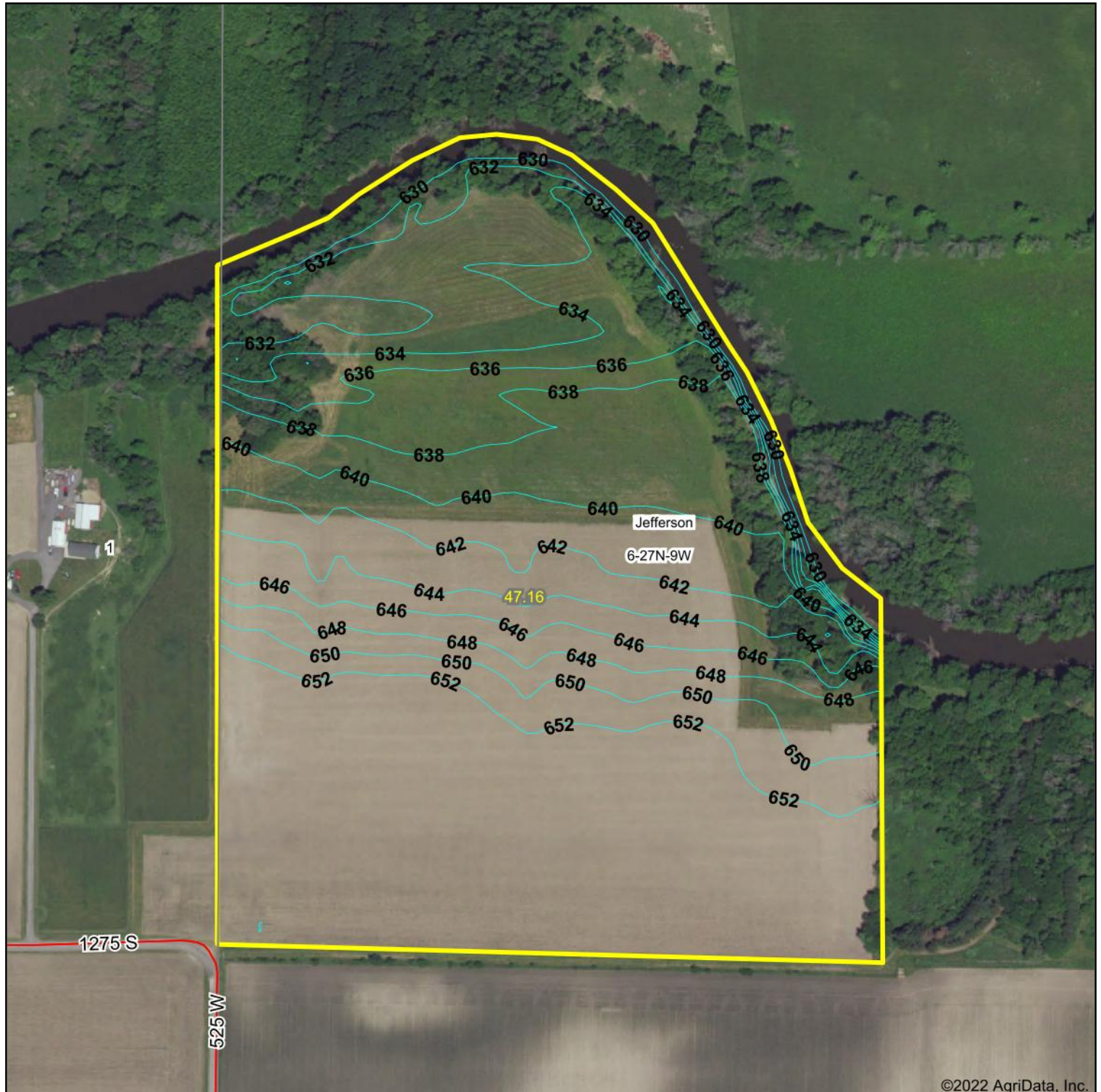
4/27/2022



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Flood related information provided by FEMA

# TOPOGRAPHY CONTOURS MAP - Tract 3



©2022 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 629.6

Max: 654.1

Range: 24.5

Average: 644.7

Standard Deviation: 8.17 ft

0ft 330ft 661ft



4/27/2022

**6-27N-9W**  
**Newton County**  
**Indiana**

Map Center: 40° 48' 56.22, -87° 29' 19.31



# **FSA INFORMATION & MAPS**

# FSA INFORMATION

Indiana  
Newton  
Report ID: FSA-156EZ

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

FARM: 490  
Prepared: 4/11/22 11:09 AM  
Crop Year: 2022  
Page: 1 of 3

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: [REDACTED] Farm Identifier

Farms Associated with Operator: [REDACTED]

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): 11162, 11163

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
112.94	109.02	109.02	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	109.02	0.0	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	58.7	180	0.00	0
SOYBEANS	49.8	47	0.00	0
<b>Total Base Acres:</b>	108.5			

Tract Number: 120 Description: S6 T27 R9

FSA Physical Location: Newton, IN ANSI Physical Location: Newton, 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
43.22	39.3	39.3	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	39.3	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	21.08	180	0.00
SOYBEANS	17.7	47	0.00
<b>Total Base Acres:</b>	38.78		

Owners: SCHUBERT, ANNE PATTON  
MARY AILEEN PATTON ESTATE

BROWN, ROBERT A



# FSA INFORMATION

FARM: 490

Indiana  
Newton

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

Prepared: 4/11/22 11:09 AM  
Crop Year: 2022  
Page: 2 of 3

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.

Other Producers: [REDACTED]

Tract Number: 121 Description: S1 T27 R10

FSA Physical Location: Newton, IN ANSI Physical Location: Newton, 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
39.26	39.26	39.26	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	39.26	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	21.06	180	0.00
SOYBEANS	18.2	47	0.00
<b>Total Base Acres:</b>	<b>39.26</b>		

Owners: SCHUBERT, ANNE PATTON BROWN, ROBERT A  
MARY AILEEN PATTON ESTATE

Other Producers: [REDACTED]

Tract Number: 122 Description: S7 T27 R8

FSA Physical Location: Newton, IN ANSI Physical Location: Newton, 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
30.46	30.46	30.46	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	30.46	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	16.56	180	0.00
SOYBEANS	13.9	47	0.00
<b>Total Base Acres:</b>	<b>30.46</b>		

# FSA INFORMATION

Indiana  
Newton

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

Report ID: FSA-156EZ

**FARM: 490**  
Prepared: 4/11/22 11:09 AM  
Crop Year: 2022  
Page: 3 of 3

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.

Owners: SCHUBERT, ANNE PATTON  
MARY AILEEN PATTON ESTATE

BROWN, ROBERT A

Other Producers: 

---

# FSA INFORMATION

## USDA Farm 490 Tract 120

Map prepared on: 1/4/2022

CRP TRS: 27N9W6  
 CLU Newton



Administered by: Newton County, Indiana

43.22 Tract acres  
 39.3 Cropland acres  
 0 CRP acres

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

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-04 08:30:27

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
10	11.6	N	2					Y
11	26.3	N	2					Y
12	1.4	N	2					Y



Farm 490 Tract 120

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

**USDA Farm 490 Tract 122**

Map prepared on: 1/4/2022

CRP TRS: 27N9W7  
 CLU Newton

Administered by: Newton County, Indiana

30.46 Tract acres  
 30.46 Cropland acres  
 0 CRP acres

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

Source: Primarily USDA NAIP 2020 Imagery; IDHS or Dynamap roads; FSA data 2022-01-04 08:30:27

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	30.46	N		2				Y



Farm 490 Tract 122

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.



# **TAX AND ASSESSMENT INFORMATION**

# TAX & ASSESSMENT INFO - Tract 1



Prescribed by Department of Local Government Finance



Name and address of property owner

Brown, Robert 1  
2 interest Mary Aileen Patton 1/4 interest; Annie  
Anne Patton Schubert  
4040 Taylorsville Rd  
Taylorsville, KY 40073

Parcel or identification number

56-16-07-200-003 000-010  
0060219000

FR N/2 NW SEC 7 T27N R9W  
35 ACRES  
JEFFERSON TWP

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

VACANT LAND W 1300 S. KENTLAND, IN 47951

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1, 4, 5 2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 of the year that the tax statements are mailed. (IC 6-1.1-15-1.4) This form is available from the assessing official or at [www.in.gov/dlgf/Download.aspx?app=130](http://www.in.gov/dlgf/Download.aspx?app=130). An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2022	
LAND	\$50,400	LAND	\$57,000
STRUCTURES/ IMPROVEMENTS*	\$00	STRUCTURES/ IMPROVEMENTS*	\$00
<b>TOTAL</b>	<b>\$50,400</b>	<b>TOTAL</b>	<b>\$57,000</b>

Reason for revision of assessment:

Above you will find the current assessed value as of January 1, 2022. You have until June 15, 2022 to appeal the 2022 value of your property. This Form 11 serves as your notification of a new assessed value and your ONLY opportunity to appeal for your 2023 taxes. There will be no option to appeal your 2023 tax bill.

Portions of the county are reassessed each year and increases may be a result of previously un-assessed or undervalued land and structures. No changes were applied to previous years; however, corrections/changes have been made going forward.

We are happy to answer any questions you may have regarding changes to your assessment/property

\*\*\*The term "IMPROVEMENTS" above, only refers to structures on your land. THIS DOES NOT MEAN THAT WE BELIEVE YOU HAVE MADE IMPROVEMENTS TO YOUR PROPERTY.\*\*\*

Indiana is a Market Value state, which means that valid sales prices drive the values in each market area. Fluctuations in the market dictate changes in assessments even when no physical changes are present.

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website, [www.IN.gov/dlgf](http://www.IN.gov/dlgf). Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/MBD.

County <b>Newton</b>	Township <b>JEFFERSON TOWNSHIP</b>	Date of Notice (month, day, year) <b>4/21/2022</b>
Assessing Official <b>Kristen L. Hoskins</b>	Telephone Number <b>(219)474-6081</b>	
Address (number and street, city, state and ZIP code) <b>201 N. 3rd St., Kentland, IN 47951</b>		



# TAX & ASSESSMENT INFO - Tract 2



## NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R19 / 12-21)

Prescribed by Department of Local Government Finance

FORM 11



Name and address of property owner

Brown, Robert 1  
2 interest Mary Aileen Patton 1/4 interest; Annie  
% Anne Patton Schubert  
4040 Taylorsville Rd  
Taylorsville, KY 40071

Legal description

SE SE SEC 1 T27N R10W  
40 ACRES  
JEFFERSON TWP

Parcel or identification number

56-15-01-400-009-000-010  
0060218000

Property Address

(Number and street, city, state, and ZIP code)

VACANT LAND S 525 W, KENTLAND, IN 47951

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1.1.2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2022	
LAND	\$55,900	LAND	\$65,000
STRUCTURES/ IMPROVEMENTS*	\$00	STRUCTURES/ IMPROVEMENTS*	\$00
TOTAL	\$55,900	TOTAL	\$65,000

Reason for revision of assessment

Above you will find the current assessed value as of January 1, 2022. You have until June 15, 2022 to appeal the 2022 value of your property. This Form 11 serves as your notification of a new assessed value and your **ONLY** opportunity to appeal for your 2023 taxes. There will be no option to appeal your 2023 tax bill.

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County	Newton	Township	JEFFERSON TOWNSHIP	Date of Notice (month, day, year)	4/21/2022
Assessing Official	Kristen L. Hoskins			Telephone number	(219)474-6081
Address (number and street, city, state and ZIP code)					
201 N 3rd St., Kentland, IN 47951					

# TAX & ASSESSMENT INFO - Part of Tract 3



## NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R19 / 12-21)  
Prescribed by Department of Local Government Finance

FORM 11



Name and address of property owner

Brown, Robert 1  
2 interest Mary Aileen Patton 1/4 interest, Annie  
% Anne Patton Schubert  
4040 Taylorsville Rd.  
Taylorsville, KY 40071

Legal description

PT LOT 4 & PT LOT 5 SEC 6 T27N R9W  
41.49 ACRES  
JEFFERSON TWP

Parcel or identification number

56-16-06-600-005,000-010  
0060217000

Property Address

(Number and street, city, state, and ZIP code)

VACANT LAND S 525 W, KENTLAND, IN 47951

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2)

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed (IC 6-1.1-15-1.1). This form is available from the assessing official or at <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35-7-3 or IC 6-1.1-35-7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35-7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2022	
LAND	\$43,400	LAND	\$54,300
STRUCTURES/ IMPROVEMENTS*	\$00	STRUCTURES/ IMPROVEMENTS*	\$00
<b>TOTAL</b>	<b>\$43,400</b>	<b>TOTAL</b>	<b>\$54,300</b>

Reason for revision of assessment:

Above you will find the current assessed value as of January 1, 2022. You have until June 15, 2022, to appeal the 2022 value of your property. This Form 11 serves as your notification of a new assessed value and your ONLY opportunity to appeal for your 2023 taxes. There will be no option to appeal your 2023 tax bill.

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If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see IND ANA PROPERTY TAX BENEFITS (State Form 51784) available on the DLGF website: [www.in.gov/dlglf](http://www.in.gov/dlglf). Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VDD.

County	Newton	Township	JEFFERSON TOWNSHIP	Date of Notice (month, day, year)	4/21/2022
Assessing Official	Kristen L. Hoskins	Telephone number	(219)474-6081		
Address (number and street, city, state and ZIP code)					

# TAX & ASSESSMENT INFO - Part of Tract 3



## NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21565 (R19 / 12-21)  
Prescribed by Department of Local Government Finance

FORM 11



Name and address of property owner

Brown, Robert and 1  
2 int; Anne Patton Gorham nka Schubert, und 1 / 4 in  
% Anne Patton Schubert  
4040 Taylorsville Rd.  
Taylorsville, KY 40071

Legal description

PT LOT 5 SEC 6 T27N R9W  
150 X 150 .51 ACRES  
JEFFERSON TWP

Parcel or identification number

56-16-06-300-006,000-010

C060271003

Property Address

Number and street, city, state, and ZIP code

12701 S 525 W, KENTLAND, IN 47951

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2)

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. Those deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed (IC 6-1.1-15-1.1). This form is available from the assessing official or at <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2022	
LAND	\$13,300	LAND	\$1,000
STRUCTURES/ IMPROVEMENTS*	\$00	STRUCTURES/ IMPROVEMENTS*	\$00
<b>TOTAL</b>	<b>\$13,300</b>	<b>TOTAL</b>	<b>\$1,000</b>

Reason for revision of assessment:

Above you will find the current assessed value as of January 1, 2022. You have until June 15, 2022 to appeal the 2022 value of your property. This Form 11 serves as your notification of a new assessed value and your ONLY opportunity to appeal for your 2023 taxes. There will be no option to appeal your 2023 tax bill.

Portions of the county are reassessed each year and increases may be a result of previously un-assessed or undervalued land and structures. No changes were applied to previous years; however, corrections/changes have been made going forward.

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If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website: [www.IN.gov/dlgf](http://www.IN.gov/dlgf). Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/V&D.

County	Newton	Township	JEFFERSON TOWNSHIP	Date of Notice (month, day, year)	4/21/2022
Assessing Official	Kristen L. Hoskins			Telephone number	(219)474-6081
Address (number and street, city, state and ZIP code)					
201 N. 3rd St., Kentland, IN 47951					

# TAX & ASSESSMENT INFO - Tract 1

56-16-07-200-003,000-010 **Brown, Robert 1** **VACANT LAND W 1300 S** **100, Vacant Land** **Jefferson Township010/56** 1/2

**Parcel Number** 56-16-07-200-003,000-010 **Owner** Brown, Robert 1 **Date** 01/01/1900 **Doc ID** Code Book/Page Adj Sale Price VII **Notes** 8/12/2021 ZARRS - UNDATED AGLAND

**Local Parcel Number** 0060219600 **Address** 2 interest Mary Aileen Patton 1/4 interest Arno Patton Schubert 4040 Taylorsville Rd Taylorsville, KY 40071 **Doc ID** Code Book/Page Adj Sale Price VII **WD** \$0

**Tax ID:** **Legal:** BR N12 NW SEC 17 T37N R37W 35 ACRES JEFFERSON TWP

**Routing Number** 15-07-006 **Property Class** 100 Vacant Land **Valuation Records (Work in Progress yellow are not certified values and are subject to change)** **Agricultural**

**Year: 2021** **Location Information** **Assessment Year** 2021 **Reason For Change** WIP **As Of Date** 02/14/2021 **Valuation Method** Indiana Cost Mod **Equalization Factor** 1.0000 **Notice Required**

**County** Newton **Township** JEFFERSON TOWNSHIP **District** 010 (Local 006) **Location Address (1)** VACANT LAND W 1300 S KENTLAND, IN 47951 **Land Pricing Soil Type Method ID** **Act Front** **Size Factor** **Rate** **Adj. Rate** **Ext. Value** **Int'l. %** **Elig %** **Res Market Factor** **Value**

**Subdivision** **Lot** **Market Model** **Topography** **Public Utilities** **Electricity** **Streets or Roads** **Paved** **Neighborhood Life Cycle Stage** **Other** **Review Group** **Data Source** **Collector** **Appraiser**

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Elig %	Res Market Factor	Value
4 A SG	0	2.6700	\$1,296	\$1,651	\$4,408	0%	0%	1.0000	\$4,410
4 A DGA	0	8.0000	\$1,296	\$1,316	\$10,528	0%	0%	1.0000	\$10,530
4 A SK	0	12.0000	\$1,296	\$1,651	\$19,812	0%	0%	1.0000	\$19,810
4 A BBA	0	5.3300	\$1,296	\$1,367	\$7,266	0%	0%	1.0000	\$7,290
4 A BFB2	0	2.6700	\$1,296	\$1,264	\$3,375	0%	0%	1.0000	\$3,370
4 A MRB2	0	1.3300	\$1,296	\$1,148	\$1,527	0%	0%	1.0000	\$1,530
82 A AYB	0	0.8200	\$1,296	\$993	\$616	-100%	0%	1.0000	\$00

**Land Comparisons**

Parcel Acreage	Developer Discount	Calculated Acreage	Actual Acreage
35.00	<input type="checkbox"/>	32.62	0
81 Legal Drain NV			
82 Public Roads NV			
83 UT Towers NV			
9 Homesite			
91/92 Acres			
Total Acres Farmland			
Farmland Value			
Measured Acreage			
Avg Farmland Value/Acre			
Value of Farmland			
Classified Total			
Farm / Classified Value			
Homesite(s) Value			
91/92 Value			
Supp. Page Land Value			
CAP 1 Value			
CAP 2 Value			
CAP 3 Value			
Total Value			

**Location Address (1)** VACANT LAND W 1300 S KENTLAND, IN 47951 **Location Address (2)** **Location Address (3)** **Land Data (Standard Depth: Rate 100' CI 100' Base Est: Rate of X'0', CI @ X'0')**

**Valuation Method** Indiana Cost Mod **Equalization Factor** 1.0000 **Notice Required**  **Assessment Year** 2021 **Reason For Change** WIP **As Of Date** 02/14/2021 **Valuation Method** Indiana Cost Mod **Equalization Factor** 1.0000 **Notice Required**

**Calculated Acreage** 32.62 **Actual Acreage** 0 **Developer Discount**  **Parcel Acreage** 35.00 **81 Legal Drain NV** 0.00 **82 Public Roads NV** 0.62 **83 UT Towers NV** 0.00 **9 Homesite** 0.00 **91/92 Acres** 0.00 **Total Acres Farmland** 34.38 **Farmland Value** \$46,940 **Measured Acreage** 32.00 **Avg Farmland Value/Acre** 1467 **Value of Farmland** \$50,440 **Classified Total** \$0 **Farm / Classified Value** \$50,400 **Homesite(s) Value** \$0 **91/92 Value** \$0 **Supp. Page Land Value** \$0 **CAP 1 Value** \$0 **CAP 2 Value** \$50,400 **CAP 3 Value** \$0 **Total Value** \$50,400

# TAX & ASSESSMENT INFO - Tract 2

56-15-01-400-009,000-010

Brown, Robert 1

VACANT LAND S 525 W

100, Vacant Land

Jefferson Township010/56

1/2

**General Information**

Parcel Number  
56-15-01-400-009,000-010

Local Parcel Number  
0060218000

Tax ID:  
SE BE SEC 1 T27N R10W  
46 ACRES  
JEFFERSON TWP

**Ownership**

Brown, Robert 1  
2 interest Mary Aileen Patton 1/4 interest  
% Anne Patton Schubert  
4040 Taylorsville Rd  
Taylorsville, KY 40071

Date  
01/01/1900

Owner  
Brown, Robert 1

Doc ID Code Book/Page Adj Sale Price VII  
WD / \$0

2/28/2018 AG18 UPDATED AGLAND

Routing Number  
14-01-001

Property Class 100  
Vacant Land

Year: 2021



Agricultural

**Location Information**

County  
Newton

Township  
JEFFERSON TOWNSHIP

District 010 (Local 006)  
Jefferson Township

School Corp 5995  
SOUTH NEWTON

Neighborhood 5610001-010  
Jefferson Township010

Section/Plat  
0001

Location Address (1)  
VACANT LAND S 525 W  
KENTLAND, IN 47951

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

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2021	2021	WIP	04/07/2021	Indiana Cost Mod	1.0000		\$55,900	\$0	\$55,900	\$0	\$0	\$0	\$0	\$0	\$55,900	\$0	\$55,900	\$0
2020	2020	AA	03/23/2021	Indiana Cost Mod	1.0000		\$55,900	\$0	\$55,900	\$0	\$0	\$0	\$0	\$0	\$55,900	\$0	\$55,900	\$0
2019	2019	AA	01/01/2020	Indiana Cost Mod	1.0000		\$55,500	\$0	\$55,500	\$0	\$0	\$0	\$0	\$0	\$55,500	\$0	\$55,500	\$0
2018	2018	AA	01/01/2019	Indiana Cost Mod	1.0000		\$67,600	\$0	\$67,600	\$0	\$0	\$0	\$0	\$0	\$67,600	\$0	\$67,600	\$0
2017	2017	AA	01/01/2018	Indiana Cost Mod	1.0000		\$69,800	\$0	\$69,800	\$0	\$0	\$0	\$0	\$0	\$69,800	\$0	\$69,800	\$0
2017	2017	AA	01/01/2017	Indiana Cost Mod	1.0000		\$78,400	\$0	\$78,400	\$0	\$0	\$0	\$0	\$0	\$78,400	\$0	\$78,400	\$0

**Land Computations**

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	
Parcel Acreage	40.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.48
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	38.52
Farmland Value	\$55,920
Measured Acreage	38.52
Avg Farmland Value/Acre	1452
Value of Farmland	\$55,930
Classified Total	\$0
Farm / Classified Value	\$55,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$55,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$55,900

**Zoning**  
4 A

**Subdivision**  
4 A

**Lot**  
4 A

**Market Model**  
5610001

**Characteristics**  
Topography  
Level  
Public Utilities  
Electricity  
Streets or Roads  
Unpaved

**Flood Hazard**  
82 A  
82 A  
82 A  
82 A

**Neighborhood Life Cycle Stage**  
Other  
Printed

Tuesday, April 05, 2022  
Review Group 2022

Land Pricing Method ID	Act	Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Elig %	Res Market Factor	Value
DDA	0	2.950000	0.98	0.98	\$1,290	\$1,284	\$3,729	0%	0%	1.0000	\$3,730
DGA	0	3.210000	1.02	1.02	\$1,290	\$1,316	\$4,224	0%	0%	1.0000	\$4,220
NSB	0	1.570000	0.68	0.68	\$1,290	\$877	\$1,377	0%	0%	1.0000	\$1,380
OAB	0	0.210000	0.51	0.51	\$1,290	\$658	\$138	0%	0%	1.0000	\$140
ORB	0	0.350000	0.60	0.60	\$1,290	\$774	\$271	0%	0%	1.0000	\$270
RTA	0	3.550000	0.89	0.89	\$1,290	\$1,148	\$4,075	0%	0%	1.0000	\$4,080
RUA	0	3.510000	0.85	0.85	\$1,290	\$1,097	\$3,850	0%	0%	1.0000	\$3,850
SG	0	23.170000	1.28	1.28	\$1,290	\$1,651	\$38,254	0%	0%	1.0000	\$38,250
DDA	0	0.020000	0.98	0.98	\$1,290	\$1,284	\$25	-100%	0%	1.0000	\$0
DGA	0	0.410000	1.02	1.02	\$1,290	\$1,316	\$540	-100%	0%	1.0000	\$0
OAB	0	0.080000	0.51	0.51	\$1,290	\$658	\$53	-100%	0%	1.0000	\$0
RTA	0	0.120000	0.89	0.89	\$1,290	\$1,148	\$138	-100%	0%	1.0000	\$0
SG	0	0.850000	1.28	1.28	\$1,290	\$1,651	\$1,403	-100%	0%	1.0000	\$0

Data Source N/A

Collector

Appraiser

# TAX & ASSESSMENT INFO - Part of Tract 3

56-16-06-600-005.000-010

Brown, Robert 1

VACANT LAND S 525 W

100, Vacant Land

Jefferson Township 10/56 1/2

**Parcel Number**  
56-16-06-600-005.000-010  
**Local Parcel Number**  
C060217000  
**Tax ID:**

**Ownership**  
Brown, Robert 1  
2 Interest Mary Aileen Patton 1/4 Interest  
% Arlene Patton Schaubert  
4040 Taylorsville Rd.  
Taylorsville, KY 40071  
**Legal**

**Date**  
01/01/1900  
**Owner**  
Brown, Robert 1

**Transfer of Ownership**  
Doc ID Code Book/Page Adj Sale Price V/I  
W/D / / \$0 1

**Notes**  
1/16/2022 22RS - UNDATED AGLAND  
1/16/2025 18CA - Scan backdoors of updates  
associated to non-adjacent land/ no honey/pollen bands

**Routing Number**  
15-06-010  
**Property Class 100**  
Vacant Land

PT LOT 4 A PT LOT 5 SEC 5 T27N R9W  
41.89 ACRES  
JEFFERSON TWP

Year: 2021

2021  
W/P  
02/14/2021

Assessment Year

Reason For Change  
As Of Date  
Valuation Method

Equalization Factor

Notice Required

2021  
AA  
03/29/2021  
Indiana Coal Mod  
1,0000

Agricultural  
2020  
AA  
01/01/2020  
Indiana Coal Mod  
1,0000  
2019  
General  
01/01/2019  
Indiana Coal Mod  
10,000  
2018  
AA  
01/01/2018  
Indiana Coal Mod  
1,0000  
2017  
AA  
01/01/2017  
Indiana Coal Mod  
1,0000

**Location Information**  
County  
Newton  
Township  
JEFFERSON TOWNSHIP  
District 010 (Local 006)  
Jefferson Township  
School Corp 5995  
SOUTH NEWTON  
Neighborhood 5610001-010  
Jefferson Township 010

Section/Plat	Land Pricing	Soil	Type	Method	ID	Front	Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market	Factor	Value	
06	\$43,400	Land Res (1)	SD			0	4.0000	0.50	1.3300	\$1,290	\$645	\$2,530	0%	0%	1,0000		\$2,580	
	\$0	Land Non Res (2)	RV			0	1.3300	1.15	0.94	\$1,290	\$1,484	\$1,974	0%	0%	1,0000		\$1,970	
	\$0	Land Non Res (3)	MEB2			0	2.6700	0.94	0.89	\$1,290	\$1,213	\$3,239	0%	0%	1,0000		\$3,240	
	\$0	Improvement	SG			0	6.6700	1.28	0.50	\$1,290	\$1,651	\$11,012	0%	0%	1,0000		\$11,010	
	\$0	Imp Non Res (1)	DGA			0	4.0000	1.02	0.89	\$1,290	\$1,316	\$5,264	0%	0%	1,0000		\$5,260	
	\$0	Imp Non Res (2)	FTB2			0	2.6700	0.89	0.72	\$1,290	\$1,148	\$3,065	0%	0%	1,0000		\$3,070	
	\$0	Imp Non Res (3)	OPB2			0	4.0000	0.72	0.81	\$1,290	\$929	\$3,716	0%	0%	1,0000		\$3,720	
	\$0	Total Res (1)	MNC2			0	9.3300	0.81	0.96	\$1,290	\$1,045	\$9,750	0%	0%	1,0000		\$9,750	
	\$0	Total Non Res (2)	SMB			0	1.3300	0.96	0.50	\$1,290	\$1,264	\$1,681	0%	0%	1,0000		\$1,680	
	\$0	Total Non Res (3)	SD			0	1.3300	0.94	0.89	\$1,290	\$1,213	\$1,613	0%	0%	1,0000		\$1,650	
	\$43,400	Total	FTB2			0	1.3300	0.89	0.50	\$1,290	\$1,148	\$1,527	0%	0%	1,0000		\$1,527	
	\$43,400	Total Res (1)				0	2.6700	0.50		\$1,290	\$645	\$1,722	0%	0%	1,0000		\$1,722	
	\$43,400	Total Non Res (2)				0												
	\$0	Total Non Res (3)				0												
	\$43,400	Total				0												

Land Computations	Calculated Acreage	Actual Frontage	Developer Discount	Parcel Acreage
	42.66	0		41.49
				81 Legal Drain NV
				82 Public Roads NV
				83 UT Towers NV
				9 Homestead
				Total Acres Farmland
	41.49			Farmland Value
	\$44,570			Measured Acreage
	42.66			Avg Farmland Value/Acre
	1045			Value of Farmland
	\$43,360			Classified Total
	\$0			Farm / Classified Value
	\$43,400			Homestead(s) Value
	\$0			91/92 Value
	\$0			Supp. Page Land Value
	\$0			CAP 1 Value
	\$43,400			CAP 2 Value
	\$0			CAP 3 Value
	\$43,400			Total Value

**Neighborhood Life Cycle Stage**  
Unimproved  
Public Utilities  
Electricity  
Streets or Roads  
TIF

2022  
Tuesday, April 05, 2022  
Review Group

Data Source: N/A

Collector

Appraiser

\$0  
\$43,400  
\$0  
\$43,400

# TAX & ASSESSMENT INFO - Part of Tract 3

56-16-06-300-006,000-010

Parcel Number

56-16-06-300-006,000-010

Local Parcel Number

0060271000

Tax ID:

Routing Number

15-06-011

Property Class 500

Vacant - Platted Lot

Year: 2021

Location Information

County

Newton

Township

JEFFERSON TOWNSHIP

District 010 (Local 006)

Jefferson Township

School Corp 5895

SOUTH NEWTON

Neighborhood 5610001-010

Jefferson Township010

Section/Plat

06

Location Address (1)

12701 S 525 W

KENTLAND, IN 47951

Zoning

Subdivision

Lot

Market Model

5610001

Brown, Robert und 1

12701 S 525 W

Owner

Brown, Robert und 1

Date

08/27/2007

Doc ID

08/27/2007

Book/Page

ROSETTE EXPRESS,

4040 Taylorsville Rd,

Taylorsville, KY 40071

Adj Sale Price

\$8,000

Code

WD

CD

CD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

500, Vacant - Platted Lot

Transfer of Ownership

Doc ID

08/27/2007

Book/Page

ROSETTE EXPRESS,

4040 Taylorsville Rd,

Taylorsville, KY 40071

Adj Sale Price

\$8,000

Code

WD

CD

CD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

WD

Jefferson Township010156

Notes

214922 ZRS; REMOVED HOME SITE AND

MADE TILABLE / UNPLATTED ACREAGE

214920 BK 10; RE-CHECK 2010 FOR RURAL DF

MM AND DET GAR

214920 88DP; DESTROYED PROPERTY

471508 REMOVED ALL BLDGS, EXCEPT FOR MAIN

AND DET GAR, CARIL

214920 99BK; RE-CHECK 09BK FOR

REMOVAL OF MH AND DET GAR, CARIL

211990 MH15; MAIN/ARENCE 2010 RMVD MH

AND DET GAR

Res

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

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
2021	2021	W/P	02/14/2021	Indiana Cost Mod	1.0000	
2020	2020	AA	03/29/2021	Indiana Cost Mod	1.0000	
2019	2019	General	01/01/2019	Indiana Cost Mod	1.0000	
2018	2018	AA	01/01/2018	Indiana Cost Mod	1.0000	
2017	2017	AA	01/01/2017	Indiana Cost Mod	1.0000	

Land Pricing Soil	Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market	Value
Type	Method	ID	Front				30%	0%	Factor	
9	A		0	0.5100	1.49	\$25,000			1.0000	\$13,300

Land Compositions

Calculated Acreage	Actual Frontage	Developer Discount	Parcel Acreage
0.51	0		0.51
			81 Legal Drain NV
			82 Public Roads NV
			83 UT Towers NV
			9 Homesite
			91/92 Acres
			Total Acres Farmland
			Farmland Value
			Measured Acreage
			Avg Farmland Value/Acre
			Value of Farmland
			Classified Total
			Farm / Classified Value
			HomeSite(s) Value
			91/92 Value
			Supp. Page Land Value
			CAP 1 Value
			CAP 2 Value
			CAP 3 Value
			<b>Total Value</b>

Printed Tuesday, April 05, 2022

Review Group 2022

Data Source N/A

Collector

Appraiser

# TAX & ASSESSMENT INFO - Tract 1

STATE FORM 53569 (R21 / 12-21)  
 APPROVED BY STATE BOARD OF ACCOUNTS, 2021  
**COUNTY: 56 - Newton**

TREASURER FORM TS-1A  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1  
**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 56-16-07-200-003.000-010	DUPLICATE NUMBER 2176	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Fr N1/2 NW Sec 7 T27N R9W 35 Acres		



<b>SPRING AMOUNT DUE by May 10, 2022:</b>	<b>\$510.93</b>
---	-----------------

Brown, Robert 1/2 interest Mary Aileen P  
 Anne Patton Schubert  
 4040 Taylorsville Rd  
 Taylorsville KY 40071

(219)474-6081  
 Pay Online at: [www.newtoncounty.in.gov](http://www.newtoncounty.in.gov)  
 Remit Payment and Make Check Payable to:  
 Newton County Treasurer  
 201 N 3rd Street  
 Kentland IN 47951

0000002176 000000051093

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**COUNTY: 56 - Newton**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 56-16-07-200-003.000-010	DUPLICATE NUMBER 2176	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Fr N1/2 NW Sec 7 T27N R9W 35 Acres		



<b>FALL AMOUNT DUE by November 10, 2022:</b>	<b>\$499.84</b>
--	-----------------

Brown, Robert 1/2 interest Mary Aileen P  
 Anne Patton Schubert  
 4040 Taylorsville Rd  
 Taylorsville KY 40071

(219)474-6081  
 Pay Online at: [www.newtoncounty.in.gov](http://www.newtoncounty.in.gov)  
 Remit Payment and Make Check Payable to:  
 Newton County Treasurer  
 201 N 3rd Street  
 Kentland IN 47951

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**COUNTY: 56 - Newton**

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

PARCEL NUMBER 56-16-07-200-003.000-010	DUPLICATE NUMBER 2176	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Fr N1/2 NW Sec 7 T27N R9W 35 Acres		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 04/05/2022

TOTAL DUE FOR 21 PAY 22: \$1,010.77

PROPERTY ADDRESS Vacant Land W 1300 S, Kentland IN 47951	
PROPERTY TYPE Real	TOWNSHIP Jefferson
ACRES 35.0000	

Brown, Robert 1/2 interest Mary Aileen P  
 Anne Patton Schubert  
 4040 Taylorsville Rd  
 Taylorsville KY 40071

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$499.84	\$499.84
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$11.09	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$510.93</b>	<b>\$499.84</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$510.93</b>	<b>\$499.84</b>

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# TAX & ASSESSMENT INFO - Tract 2

STATE FORM 53509 (R21 / 12-21)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

**COUNTY: 56 - Newton**

**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 56-15-01-400-009.000-010	DUPLICATE NUMBER 2175	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION SE SE Sec 1 T27N R10W 40 Acres		



<b>SPRING AMOUNT DUE by May 10, 2022:</b>	<b>\$566.69</b>
---	-----------------

Brown, Robert 1/2 interest Mary Aileen P  
% Anne Patton Schubert  
4040 Taylorsville Rd  
Taylorsville KY 40071

(219)474-6081  
Pay Online at: [www.newtoncounty.in.gov](http://www.newtoncounty.in.gov)  
Remit Payment and Make Check Payable to:  
Newton County Treasurer  
201 N 3rd Street  
Kentland IN 47951

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**COUNTY: 56 - Newton**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 56-15-01-400-009.000-010	DUPLICATE NUMBER 2175	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION SE SE Sec 1 T27N R10W 40 Acres		



<b>FALL AMOUNT DUE by November 10, 2022:</b>	<b>\$554.39</b>
--	-----------------

Brown, Robert 1/2 interest Mary Aileen P  
% Anne Patton Schubert  
4040 Taylorsville Rd  
Taylorsville KY 40071

(219)474-6081  
Pay Online at: [www.newtoncounty.in.gov](http://www.newtoncounty.in.gov)  
Remit Payment and Make Check Payable to:  
Newton County Treasurer  
201 N 3rd Street  
Kentland IN 47951

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**COUNTY: 56 - Newton**

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

PARCEL NUMBER 56-15-01-400-009.000-010	DUPLICATE NUMBER 2175	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION SE SE Sec 1 T27N R10W 40 Acres		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 04/05/2022

TOTAL DUE FOR 21 PAY 22: \$1,121.08

PROPERTY ADDRESS Vacant Land S 525 W, Kentland IN 47951	
PROPERTY TYPE Real	TOWNSHIP Jefferson
ACRES 40.0000	

Brown, Robert 1/2 interest Mary Aileen P  
% Anne Patton Schubert  
4040 Taylorsville Rd  
Taylorsville KY 40071

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$554.39	\$554.39
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$12.30	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$566.69</b>	<b>\$554.39</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$566.69</b>	<b>\$554.39</b>

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# TAX & ASSESSMENT INFO - Part of Tract 3

STATE FORM 53569 (8/21) (12-21)  
 APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 56 - Newton

**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 56-16-06-600-005.000-010	DUPLICATE NUMBER 2174	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Pt Lot 4 & Pt Lot 5 Sec 6 T27N R9W 41.49 Acres		



<b>SPRING AMOUNT DUE by May 10, 2022:</b>	<b>\$439.97</b>
---	-----------------

Brown, Robert 1/2 interest Mary Aileen P  
 % Anne Patton Schubert  
 4040 Taylorsville Rd.  
 Taylorsville KY 40071

(219)474-6081  
 Pay Online at: [www.newtoncounty.in.gov](http://www.newtoncounty.in.gov)  
 Remit Payment and Make Check Payable to:  
 Newton County Treasurer  
 201 N 3rd Street  
 Kentland IN 47951

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COUNTY: 56 - Newton

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 56-16-06-600-005.000-010	DUPLICATE NUMBER 2174	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Pt Lot 4 & Pt Lot 5 Sec 6 T27N R9W 41.49 Acres		



<b>FALL AMOUNT DUE by November 10, 2022:</b>	<b>\$430.42</b>
--	-----------------

Brown, Robert 1/2 interest Mary Aileen P  
 % Anne Patton Schubert  
 4040 Taylorsville Rd.  
 Taylorsville KY 40071

(219)474-6081  
 Pay Online at: [www.newtoncounty.in.gov](http://www.newtoncounty.in.gov)  
 Remit Payment and Make Check Payable to:  
 Newton County Treasurer  
 201 N 3rd Street  
 Kentland IN 47951

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COUNTY: 56 - Newton

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

PARCEL NUMBER 56-16-06-600-005.000-010	DUPLICATE NUMBER 2174	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Pt Lot 4 & Pt Lot 5 Sec 6 T27N R9W 41.49 Acres		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 04/05/2022

TOTAL DUE FOR 21 PAY 22: \$870.39

PROPERTY ADDRESS Vacant Land S 525 W, Kentland IN 47951	
PROPERTY TYPE Real	TOWNSHIP Jefferson
ACRES 41.4900	

Brown, Robert 1/2 interest Mary Aileen P  
 % Anne Patton Schubert  
 4040 Taylorsville Rd.  
 Taylorsville KY 40071

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$430.42	\$430.42
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$9.55	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$439.97</b>	<b>\$430.42</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$439.97</b>	<b>\$430.42</b>

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# TAX & ASSESSMENT INFO - Part of Tract 3

STATE FORM 53589 (R21 / 12-21)  
 APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1-1-22-4.1

**COUNTY: 56 - Newton**

**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 56-16-06-300-006.000-010	DUPLICATE NUMBER 2237	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Pt Lot 5 Sec 6 T27N R9W 150 X 150 .51 Acres (12701 S 525W)		



<b>SPRING AMOUNT DUE by May 10, 2022:</b>	<b>\$134.83</b>
---	-----------------

Brown, Robert und 1/2 int; Anne Patton Go  
 % Anne Patton Schubert  
 4040 Taylorsville Rd.  
 Taylorsville KY 40071

(219)474-6081  
 Pay Online at: [www.newtoncounty.in.gov](http://www.newtoncounty.in.gov)  
 Remit Payment and Make Check Payable to:  
 Newton County Treasurer  
 201 N 3rd Street  
 Kentland IN 47951

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**COUNTY: 56 - Newton**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 56-16-06-300-006.000-010	DUPLICATE NUMBER 2237	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Pt Lot 5 Sec 6 T27N R9W 150 X 150 .51 Acres (12701 S 525W)		



<b>FALL AMOUNT DUE by November 10, 2022:</b>	<b>\$131.90</b>
--	-----------------

Brown, Robert und 1/2 int; Anne Patton Go  
 % Anne Patton Schubert  
 4040 Taylorsville Rd.  
 Taylorsville KY 40071

(219)474-6081  
 Pay Online at: [www.newtoncounty.in.gov](http://www.newtoncounty.in.gov)  
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 Newton County Treasurer  
 201 N 3rd Street  
 Kentland IN 47951

0000002237 000000013190

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**COUNTY: 56 - Newton**

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

PARCEL NUMBER 56-16-06-300-006.000-010	DUPLICATE NUMBER 2237	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME Jefferson	LEGAL DESCRIPTION Pt Lot 5 Sec 6 T27N R9W 150 X 150 .51 Acres (12701 S 525W)		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 04/05/2022

TOTAL DUE FOR 21 PAY 22: \$266.73

PROPERTY ADDRESS 12701 S 525 W, Kentland IN 47951	
PROPERTY TYPE Real	TOWNSHIP Jefferson
ACRES 0.5100	

Brown, Robert und 1/2 int; Anne Patton Go  
 % Anne Patton Schubert  
 4040 Taylorsville Rd.  
 Taylorsville KY 40071

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$131.90	\$131.90
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$2.93	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$134.83</b>	<b>\$131.90</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$134.83</b>	<b>\$131.90</b>

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**PRELIMINARY  
TITLE**

# PRELIMINARY TITLE

## CHICAGO TITLE INSURANCE COMPANY

### COMMITMENT FOR TITLE INSURANCE

Issued by: Sammons & Sammons d/b/a Newton County Title Company

AN ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY

*Chicago Title Insurance Company ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.*

*This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.*

*All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.*

*The Company will provide a sample of the policy form upon request.*

*IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.*

CHICAGO TITLE INSURANCE COMPANY

BY:

*Louis DeStefano*  
SAMMONS & SAMMONS  
d/b/a Newton County Title Company  
116 North Third Street  
Kentland, IN 47951  
Ph (219) 474-5181  
Fax (219) 474-5516

# PRELIMINARY TITLE

American Land Title Association  
Chicago Title Insurance Company

Commitment for Title Insurance  
Adopted 08-01-2016

## SCHEDULE A

**Newton County Title Company**  
116 N. Third St.  
Kentland, IN 47951  
ALTA® Universal ID: 1038688

Property Address:

Commitment No. #16,057

1. Commitment Date: **April 22, 2022 @ 8 00 A.M**
2. Policy to be issued:  
(a) 2006 ALTA® Owner's Policy: Proposed Policy Amount: \$  
Proposed Insured:  
(b) 2006 ALTA® Loan Policy: Proposed Policy Amount: \$  
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in: **ROBERT BROWN undivided 1/2 interest  
Anne Patton Gorham n/k/a Schubert, undivided 1/4 interest  
Estate of Mary Aileen Patton, undivided 1/4 interest, Estate pending**
5. The Land is described as follows: **in Benton Circuit Court.**

SEE ATTACHED LEGAL DESCRIPTIONS

**Chicago Title Insurance Company**  
SAMMONS & SAMMONS d/b/a  
NEWTON COUNTY TITLE COMPANY

By:   
Louise Stutesman, Authorized Signatory

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance[ issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).*

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# PRELIMINARY TITLE

American Land Title Association

Chicago Title Insurance Company

Commitment for Title Insurance

Adopted 08-01-2016

## DESCRIPTIONS

- Parcel I: Lot Five (5) and the West six (6) acres of Lot Four (4) in Section 6, Township 27 North, Range 9 West, EXCEPT the following tract: A part of Lot 5, described as follows: Commencing at the Southwest corner of said Lot 5 and running thence North a distance of 150 feet; thence East a distance of 150 feet; thence South a distance of 150 feet; thence West a distance of 150 feet to the point of beginning. #56-16-06-600-005.000-010
- Parcel II Lot Five (5) in Section 6, Township 27 North, Range 9 West, described as follows: Commencing at the Southwest corner of said Lot 5 and running thence North a distance of 150 feet; thence East a distance of 150 feet; thence South a distance of 150 feet; thence West a distance of 150 feet to the point of beginning. #56-16-06-300-006.000-010
- Parcel III The North fractional half of the Northwest quarter of Section 7, Township 27 North, Range 9 West, containing 35 acres more or less, together with a strip of land sixty feet wide extending from the Southwest corner of said tract South of the Anderson branch (the strip described is referred to in a deed by James Martin and Addison Williams in Deed Record 5, page 118 of the records of Newton County, Indiana, and is described as "a lane" 100 yards long by 60 feet wide and beginning at the Northwest corner of the South half of the Northwest quarter, thence South 100 yards to a branch of running water. #56-16-07-200-003.000-010
- Parcel IV The Southeast quarter of the Southeast quarter of Section 1, Township 27 North, Range 10 West of the Second Principal Meridian, Newton County, Indiana. #56-15-01-400-009.000-010

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# PRELIMINARY TITLE

American Land Title Association

Chicago Title Insurance Company

Commitment for Title Insurance

Adopted 08-01-2016

## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

## SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by any public records.
6. Taxes or special assessments which are not shown as existing liens by public record.

Special Exceptions:

1. Taxes for the year 2021 due and payable May 10th and November 10, 2022 are as follows:  
#56-16-06-600-005.000-010 \$430.42 x 2 unpaid; Iroq Cons. \$9.55 x 1 unpaid. Assessed value of land \$43,000.00  
#56-16-06-300-006.000-010 \$131.90 x 2 unpaid; Iroq Con. \$2.93 x 1 unpaid. Assessed value of land \$13,300.00  
#56-16-07-200-003.000-010 \$499.84 x 2 unpaid; Iroq Con \$11.09 x 1 unpaid. Assessed value of land \$50,000.00  
#56-15-01-400-009.000-010 \$554.39 x 2 unpaid; Iroq Con \$12.30 x 1 unpaid. Assessed value of land \$55,500.00

CONTINUED

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AMERICAN  
LAND TITLE  
ASSOCIATION



# PRELIMINARY TITLE

American Land Title Association  
Chicago Title Insurance Company

Commitment for Title Insurance

Adopted 08-01-2016

#16,057

2. Taxes for the year 2022 due in 2023 are now a lien but have not been determined or entered for collection and are not yet due.
3. Right of way for drainage tiles, ditches, feeders and laterals, if any; and public utilities, and the Iroquois River.
4. Rights of way of the Public, the State of Indiana, and County of Newton in and to that part of the premises taken or used for road purposes.
5. We will require Warranty Deed from Robert Brown and Anne Patton Gorham n/k/a Schubert along with a Sales Disclosure for filing a fee of \$60.00 is payable to the Auditor for the disclosure.
6. We will require a Personal Representative's Deed along with a Disclosure form. A fee of \$40.00 is payable for 4 parcels.

We reserve the right to make additional exceptions upon being furnished additional information.

END

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# PRELIMINARY TITLE

## CHICAGO TITLE INSURANCE COMPANY

### CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*

SAMMONS & SAMMONS  
d/b/a Newton County Title Company  
116 North Third Street  
Kentland, IN 47951  
(219) 474-5181



**PHOTOS**

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