

Straughn, IN
HENRY CO.

35± miles east of Indianapolis
15± miles west of Richmond, IN

Offered in 3 Tracts

75±
acres

Land AUCTION

INFORMATION BOOKLET

Between NEW CASTLE & CAMBRIDGE CITY

- Top Agricultural Area - ½ mile from I-70 Interchange at Exit 131
- Nearly All Tillable less 1.83 acres of CRP waterway
- Cyclone, Crosby, & Celina soils with corn index of 147.4
- 2023 Crop Rights to Buyer

TUESDAY, AUGUST 23 • 11:00 AM

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: Ronald K. Miller

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

AU19400167, AC63001504



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 and as a total 75± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete.

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

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

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon comple-

tion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing subject to tenant rights for the 2022 crop.

REAL ESTATE TAXES: Seller shall pay all 2022 real estate taxes due and payable in 2023. Buyer(s) shall assume any taxes thereafter. Buyer(s) shall assume any ditch and drainage assessments due after closing. 2021 Taxes pay 2022 are \$1,790 (annual). Current Ditch assessment \$393.75.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction person-

nel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

CRP CONTRACT: Buyer(s) will assume current CRP contract that consists of 1.83 acres which expires in 2027.

EASEMENTS: Subject to any and all existing easements.

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP**
- **SOIL INFORMATION (Soils, Topo Contours Maps, Flood Zone Map)**
- **FSA INFORMATION**
- **TAX INFORMATION**
- **PHOTOS**

For Information Call Sale Manager: Andy Walther, 765-969-0401



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, AUGUST 23, 2022

75+ ACRES – STRAUGHN, 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 Tuesday, August 16, 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
75± Acres • Henry County, Indiana
Tuesday, August 23, 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, August 23, 2022 at 11:00 AM. (EST)
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; email: auctions@schraderauction.com

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, August 16, 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.

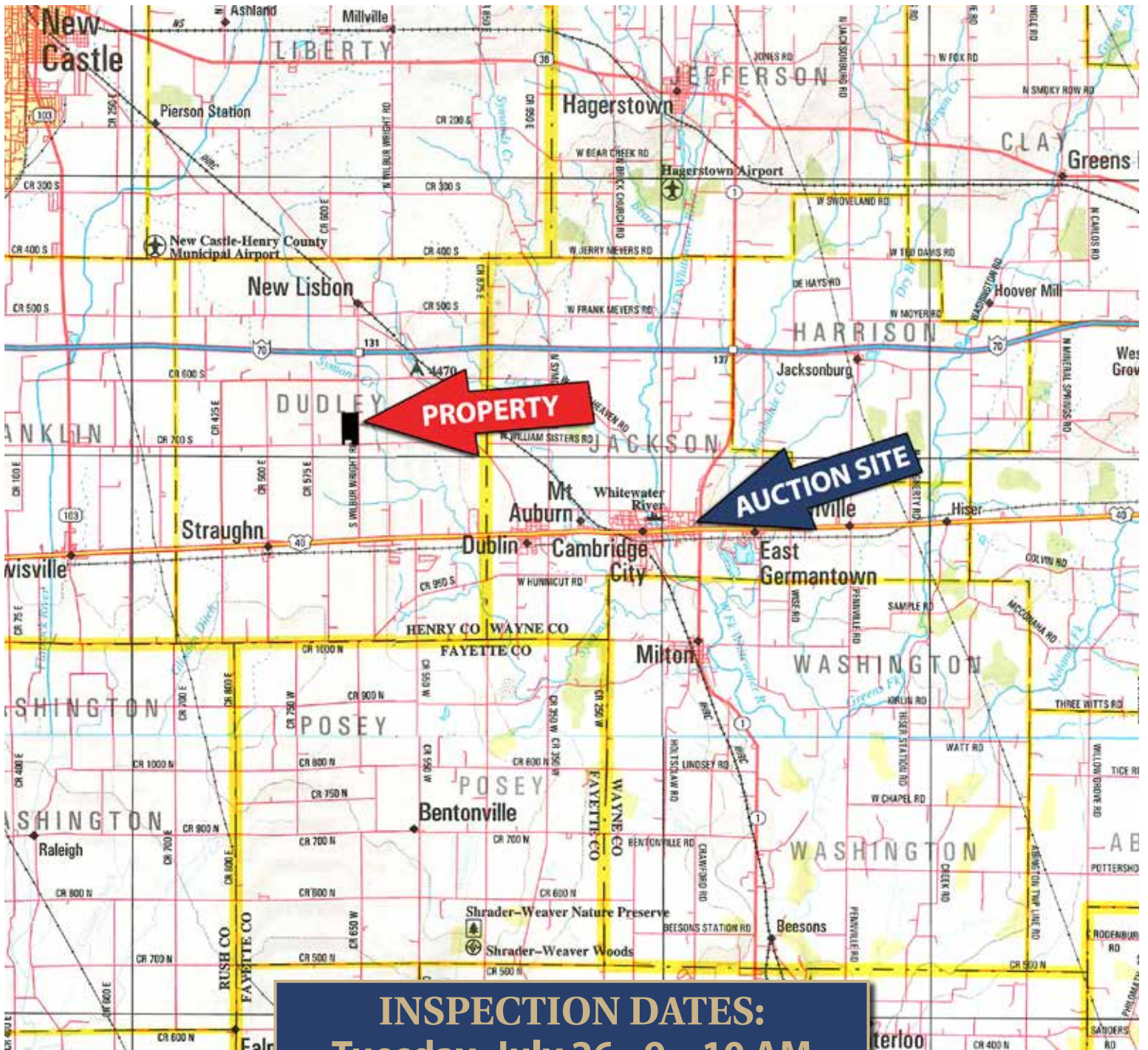
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



INSPECTION DATES:
Tuesday, July 26 • 9 – 10 AM
Tuesday, August 9 • 9 – 10 AM

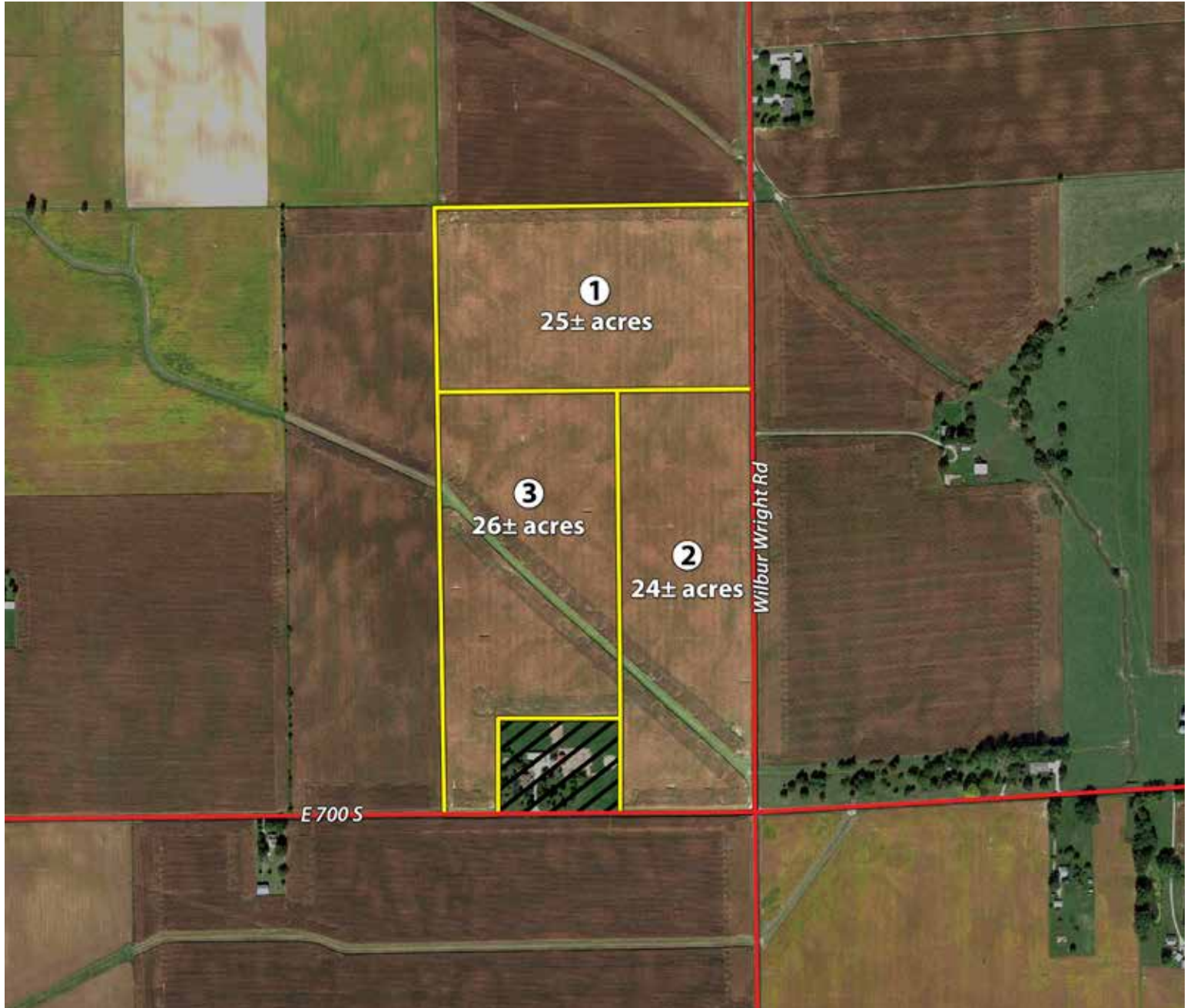
AUCTION LOCATION: Goley Community Center. 1007 East Main St. Cambridge City, IN 47327

PROPERTY LOCATION: Located just south of I-70 at the S. Wilbur Wright Rd. (Exit 131). From I-70 take Exit 131 and travel south ½ mile to the farm. The farm has frontage on Wilbur Wright Rd. AND CR E 700 South. Located 1 mile south of New Lisbon, IN.

Between NEW CASTLE & CAMBRIDGE CITY

35± miles east of Indianapolis • 15± miles west of Richmond, IN

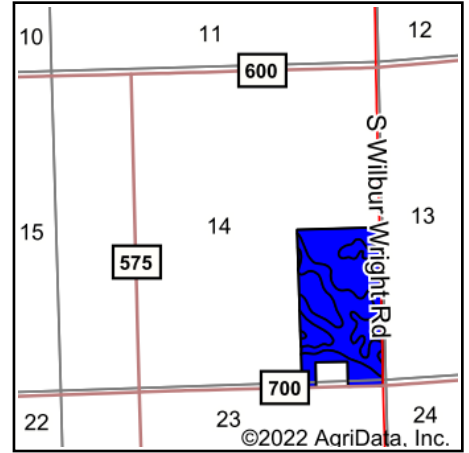
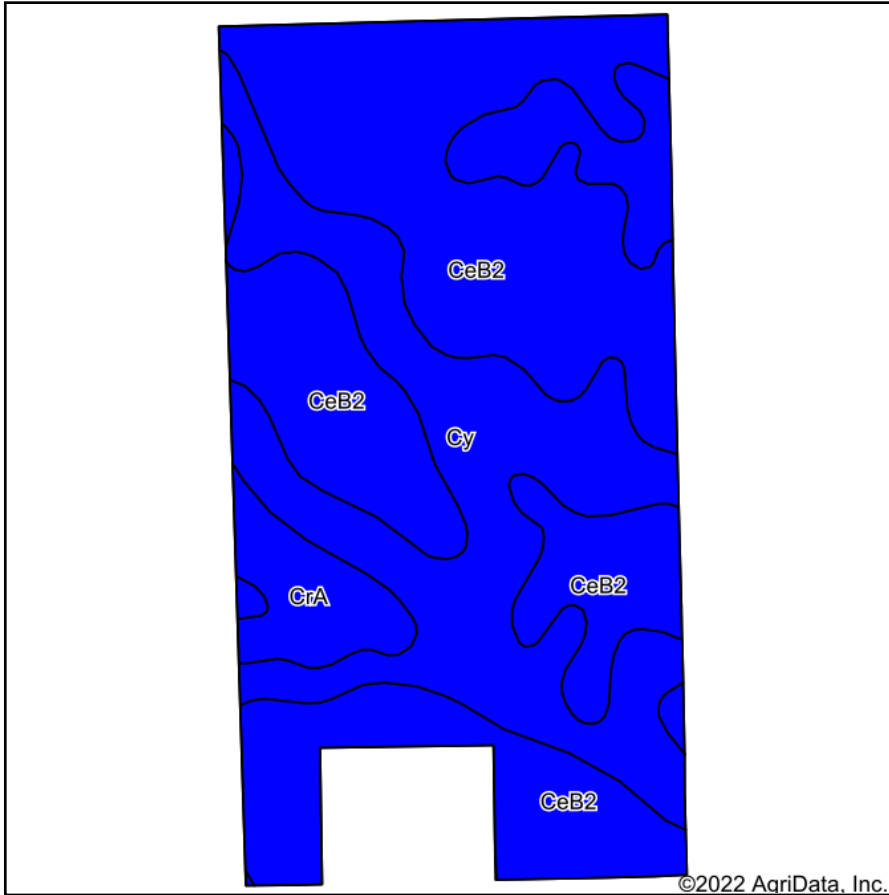
AERIAL MAP





SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Henry**
 Location: **14-16N-11E**
 Township: **Dudley**
 Acres: **76.54**
 Date: **5/2/2022**



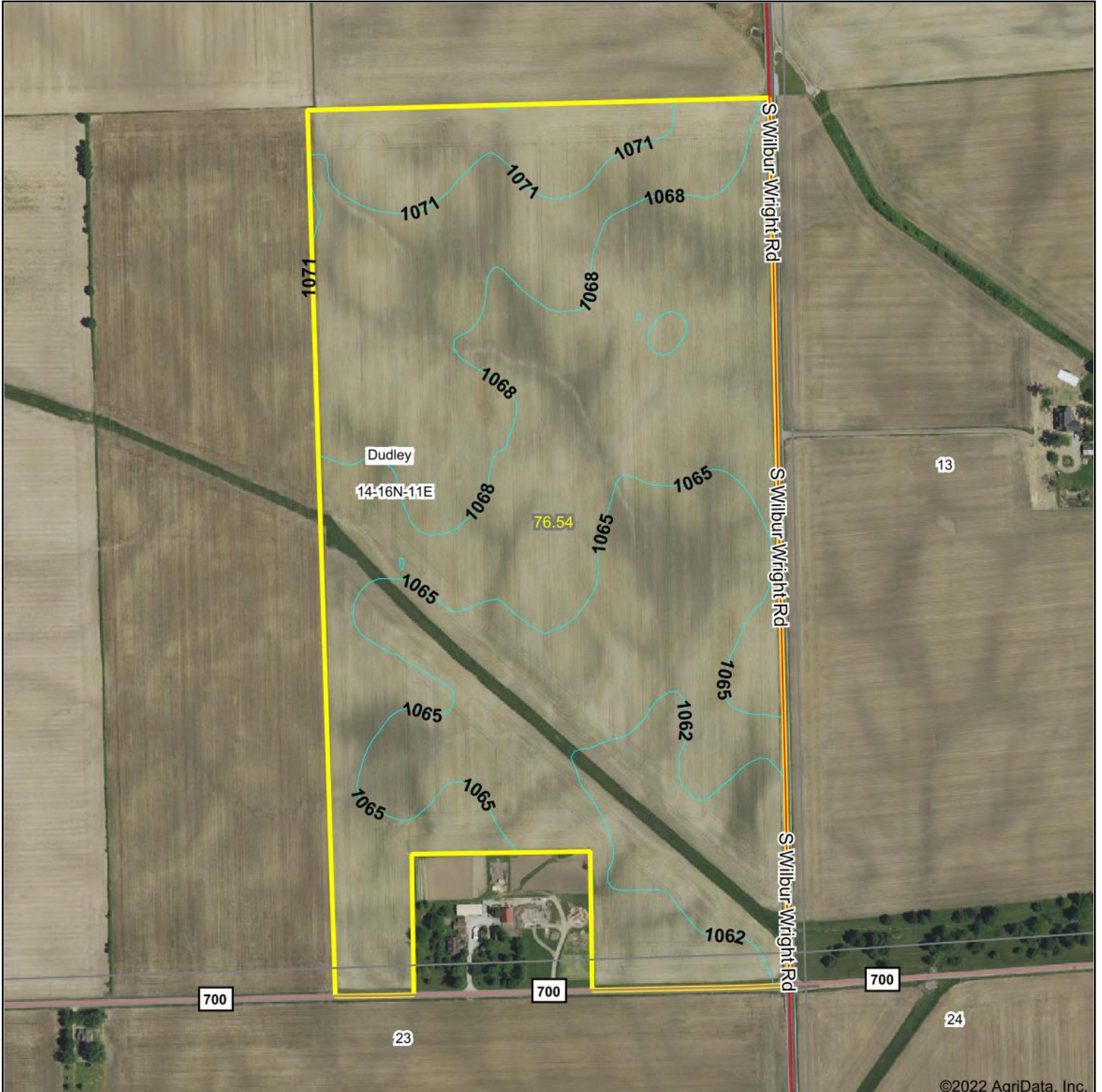
Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: IN065, Soil Area Version: 23														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	Winter wheat Bu
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	45.07	58.9%		Ile	4	125	4	67	8	40	6	43	52
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	27.44	35.9%		Ilw		185	6		13	65			75
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	4.03	5.3%		Ilw		142	5		9	52			55
Weighted Average					2.00	2.4	147.4	4.8	39.5	9.8	49.6	3.5	25.3	60.4

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP



©2022 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,059.1

Max: 1,073.2

Range: 14.1

Average: 1,066.1

Standard Deviation: 3.05 ft



5/2/2022

14-16N-11E
Henry County
Indiana

Map Center: 39° 50' 6.31, -85° 15' 54.67

Maps Provided By



© AgriData, Inc. 2021 www.AgrIDataInc.com

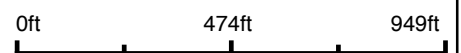
FLOOD ZONE MAP



©2022 AgriData, Inc.



Map Center: 39° 50' 6.31, -85° 15' 54.67



14-16N-11E
Henry County
Indiana



5/2/2022



Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION

HENRY



United States Department of Agriculture
Farm Service Agency

FARM : 4643

Prepared : 6/16/22 12:17 PM

Form: FSA-156EZ

Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator : 18-065-4025, 18-065-4643, 18-065-5581, 18-065-5583, 18-065-5584
 CRP Contract Number(s) : 11075B
 Recon ID : None
 Transferred From : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.28	75.22	75.22	0.00	0.00	1.83	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	73.39	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.90	0.00	52	
Corn	46.50	0.00	185	
Soybeans	23.40	0.00	54	0
TOTAL	71.80	0.00		

NOTES

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Tract Number : 491
 Description : I10/28 S 14 T 16N R 11E
 FSA Physical Location : INDIANA/HENRY
 ANSI Physical Location : INDIANA/HENRY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.28	75.22	75.22	0.00	0.00	1.83	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	73.39	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

HENRY

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4643

Prepared : 6/16/22 12:17 PM

Crop Year : 2022

DCP Crop Data

Tract 491 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.90	0.00	52
Corn	46.50	0.00	185
Soybeans	23.40	0.00	54
TOTAL	71.80	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.espc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

USDA Farm 4643 Tract 491
 Administered by: Henry County, Indiana

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-07-28 09:52:16

Map prepared on: 7/28/2021
 80.28 Tract acres
 75.22 Cropland acres
 1.83 CRP acres

CRP
 CLU

Wetland Determination Identifiers:
 Restricted Use TRS: 16N11E14
 Limited Restrictions Henry
 Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	Cl
14	1.83	N	2	11075B	8A	27	Y
15	56.34	N	2				Y
16	17.05	N	2				Y

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 INFORMATION

TAX INFORMATION

33-18-14-000-402,000-003

General Information

Parcel Number
33-18-14-000-402,000-003
Local Parcel Number
002-01020-00

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2022

Location Information

County
Henry
Township
DUDELEY TOWNSHIP
District 003 (Local 002)
DUDELEY TOWNSHIP
School Corp 3415
SOUTH HENRY
Neighborhood 0002C006-003
0002C006-003 C AV
Section/Plat
14
Location Address (1)
E COUNTY ROAD 700 S
STRAUGHN, IN 47387

MILLER RONALD K

Ownership

MILLER RONALD K
4960 SOUTHWIND DR
MULBERRY, FL 33886

Legal

PT E1/2 SE 1/4 14-16-11 75A

E COUNTY ROAD 700 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/16/2021	MILLER RONALD K		QC	/	\$0	I
05/08/2018	MILLER SUSANN KAT		QC	/	\$0	I
05/08/2018	MILLER SUSANN KAT		SA	/	\$0	I
01/01/2010	MILLER SUSANN MILL		WD	/	\$0	I

100, Vacant Land

0002C006-003 C AV/0002

Notes



Agricultural

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

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)
2022	WIP	02/09/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$104,000	\$0	\$104,000	\$0	\$0	\$0	\$0	\$0	\$104,000	\$0	\$104,000	\$0
2022	AA	04/06/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$104,000	\$0	\$104,000	\$0	\$0	\$0	\$0	\$0	\$104,000	\$0	\$104,000	\$0
2021	AA	04/02/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$89,500	\$0	\$89,500	\$0	\$0	\$0	\$0	\$0	\$89,500	\$0	\$89,500	\$0
2020	AA	03/29/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$88,800	\$0	\$88,800	\$0	\$0	\$0	\$0	\$0	\$88,800	\$0	\$88,800	\$0
2019	AA	04/07/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$108,200	\$0	\$108,200	\$0	\$0	\$0	\$0	\$0	\$108,200	\$0	\$108,200	\$0
2018	AA	03/22/2018	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$111,700	\$0	\$111,700	\$0	\$0	\$0	\$0	\$0	\$111,700	\$0	\$111,700	\$0

Land Computations

Calculated Acreage	75.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	75.00
81 Legal Drain NV	0.00
82 Public Roads NV	2.83
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	72.17
Farmland Value	\$104,030
Measured Acreage	72.17
Avg Farmland Value/Acre	1441

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4 A CEB2	0	41.580000	0.77	\$1,500	\$48,025	0%	0%	1.0000	\$48,020
4 A CRA	0	3.600000	1.02	\$1,500	\$5,508	0%	0%	1.0000	\$5,510
4 A CY	0	26.040000	1.28	\$1,500	\$49,997	0%	0%	1.0000	\$50,000
5 A CEB2	0	0.670000	0.77	\$1,500	\$774	-60%	0%	1.0000	\$310
71 A CEB2	0	0.280000	0.77	\$1,500	\$323	-40%	0%	1.0000	\$190
82 A CEB2	0	2.060000	0.77	\$1,500	\$2,379	-100%	0%	1.0000	\$00
82 A CY	0	0.770000	1.28	\$1,500	\$1,478	-100%	0%	1.0000	\$00

Characteristics

Topography **Flood Hazard**
Level
Public Utilities **ERA**
Electricity
Streets or Roads **TIF**
Paved
Neighborhood Life Cycle Stage

Printed Saturday, June 11, 2022
Review Group 2019

Data Source N/A

Collector 07/20/2018

LP

Appraiser

Classified Total	\$0
Farm / Classified Value	\$104,000
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$104,000
CAP 3 Value	\$0
Total Value	\$104,000

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



SCHRADER REAL ESTATE & AUCTION CO., INC.
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SchraderAuction.com

