

Important Noble County, IN **LAND AUCTION**

Wednesday, October 12th • 6pm

253[±] Acres

Offered in 10 Tracts

- Mix of tillable acreage, woods, and pasture
- Heavy Deer Traffic-Tremendous Hunting Opportunities
- 3 Different Farms, two being off SR 8 and SR 9
- Potential Building Sites
- Tracts ranging from

INFORMATION BOOKLET

www.schraderAuction.com

Auction held at The Lodge at the Noble County Fairgrounds

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.

SELLER: Estate of Bud F Edsall

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

AC63001504, AU08801377, RB22000867



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

Term and Conditions:

PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts and as a total 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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed

by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Subject to removal of the 2022 crop.

REAL ESTATE TAXES: Seller to pay taxes for the 2022 calendar year due and payable in 2023 by giving the buyer(s) a credit at closing.

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

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter

survey only.

AGENCY: Schrader Real Estate & 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.

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**For Information Call Auction Managers:
Dean Rummel, 260-343-8511 & Daniel Days, 260-233-1401**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, OCTOBER 12, 2022

253+ ACRES – ALBION, 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 Wednesday, October 5, 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
253± Acres • Noble County, Indiana
Wednesday, October 12, 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 Wednesday, October 12, 2022 at 6:00 PM. (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, Wednesday, October 5, 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.

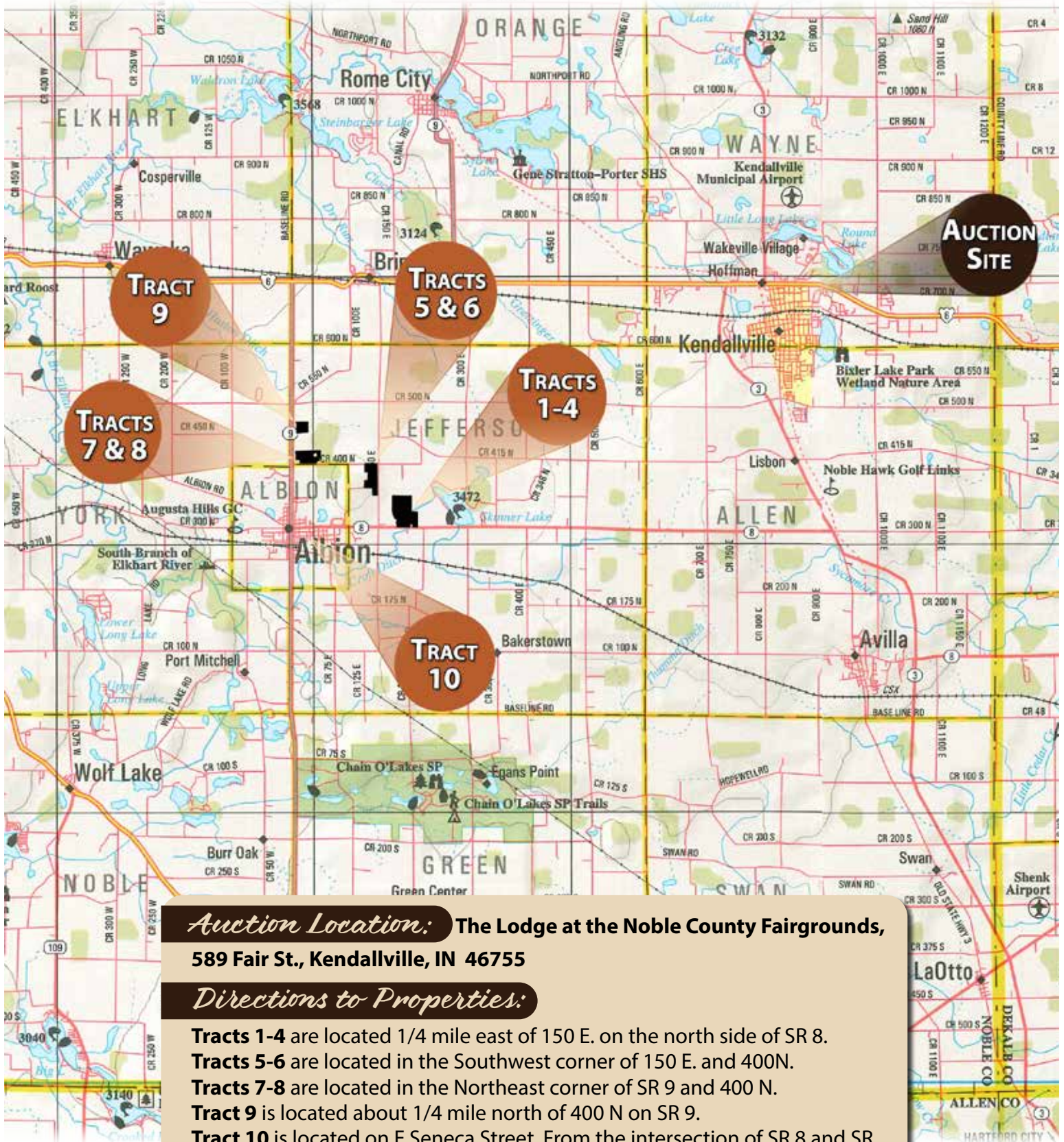
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 MAPS

LOCATION MAP



Auction Location: The Lodge at the Noble County Fairgrounds,
589 Fair St., Kendallville, IN 46755

Directions to Properties:

Tracts 1-4 are located 1/4 mile east of 150 E. on the north side of SR 8.

Tracts 5-6 are located in the Southwest corner of 150 E. and 400N.

Tracts 7-8 are located in the Northeast corner of SR 9 and 400 N.

Tract 9 is located about 1/4 mile north of 400 N on SR 9.

Tract 10 is located on E Seneca Street. From the intersection of SR 8 and SR 9 take SR 8 west for a quarter of a mile, then head south on S 1st St. Once the road turns into E Seneca Street follow the road around the curve to the west and the property will be on your left.

AERIAL MAP - TRACTS 1-4



Tract Descriptions:

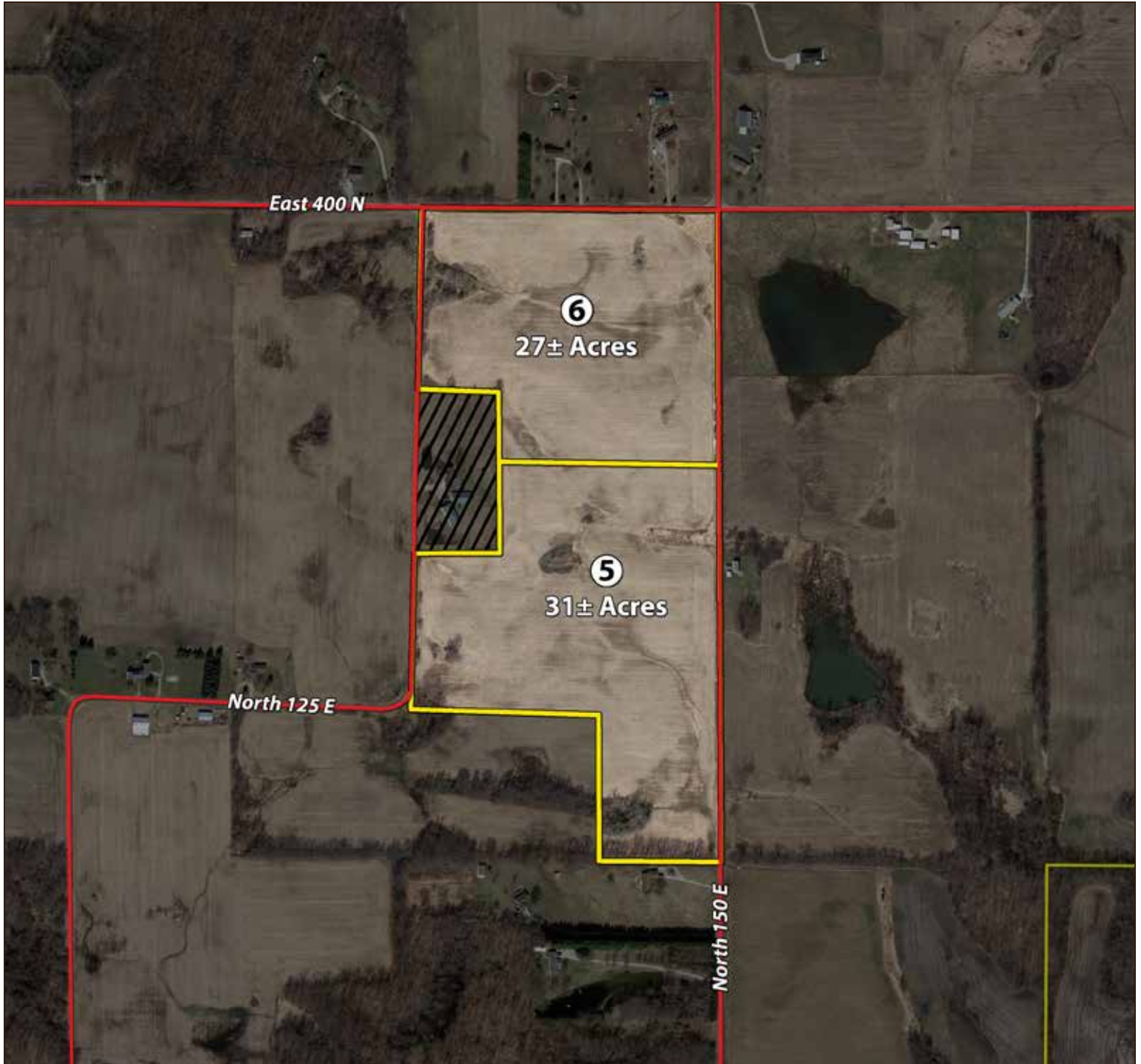
TRACT #1: 26± ACRES of nearly 100% tillable farmland containing a high percentage of Milford silty clay loam soils. Easy access from SR 8. Consider combining with Tracts #2 and #3 for larger amounts of tillable acreage.

TRACT #2: 12.5± ACRES bordered by a drainage ditch on the north and east sides. Consider combining with Tracts 1, 3, or 4. Great potential building site.

TRACT #3: "SWING TRACT", 61± ACRES of beautiful hunting land plentiful with wildlife, and tillable acreage. The property can be purchased by an adjoining land owner OR combined with Tracts 1, 2, or 4 to gain road frontage. If purchased solely in combination with Tract 1, the new owner will have to put in a culvert to gain access across the ditch.

TRACT #4: 22± ACRES with road access to SR 8. Good hunting land with a mix of woods and tillable acreage and approx. 75' wide access onto SR 8.

AERIAL MAP - TRACTS 5 & 6



Tract Descriptions:

TRACT #5: 31± ACRES of majority tillable farmland with road access from both CR 125 and CR 150.

TRACT #6: 27± ACRES of majority tillable farmland that has road access from 3 sides creating for great possible build sites.

AERIAL MAP - TRACTS 7-9



Tract Descriptions:

TRACT #7: 15± ACRES of a good mix of tillable land and woods creating solid hunting opportunities. The gentle roll of the topography creates for a beautiful potential homestead. If the new owner desired for development purposes, the property could possibly be annexed into the city of Albion. **TRACT #8: 33± ACRES** comprised of grassland for possible grazing opportunities along with tillable acreage. If the new owner desired for development

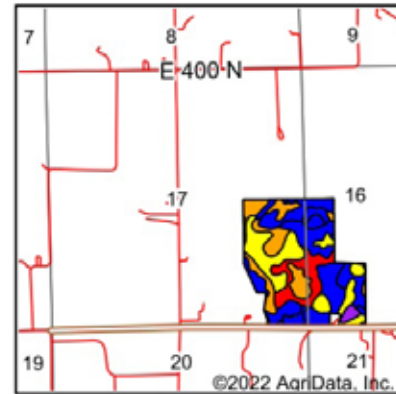
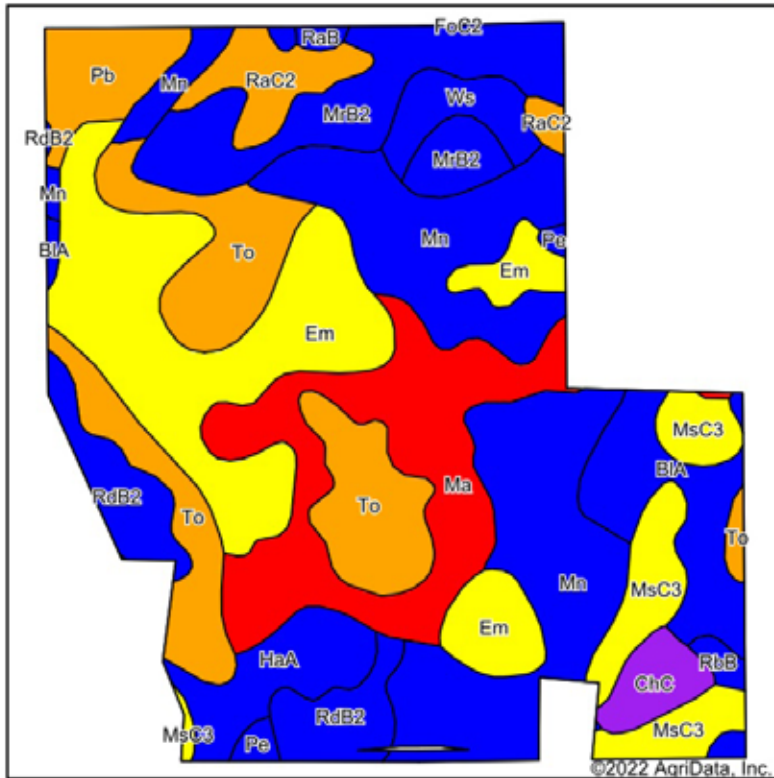
purposes, the property could possibly be annexed into the city of Albion.

TRACT #9: 25.5± ACRES of grassland with possible grazing or hay opportunities. Tract also has a 24' x 250' chicken barn and property has direct road access to SR 9.

TRACT #10: .231± ACRES within Albion City Limits. Utilities available. Great homesite potential in town.

SOIL INFORMATION

SOIL MAP - TRACTS 1-4



State: **Indiana**
 County: **Noble**
 Location: **17-34N-10E**
 Township: **Jefferson**
 Acres: **121.67**
 Date: **9/1/2022**

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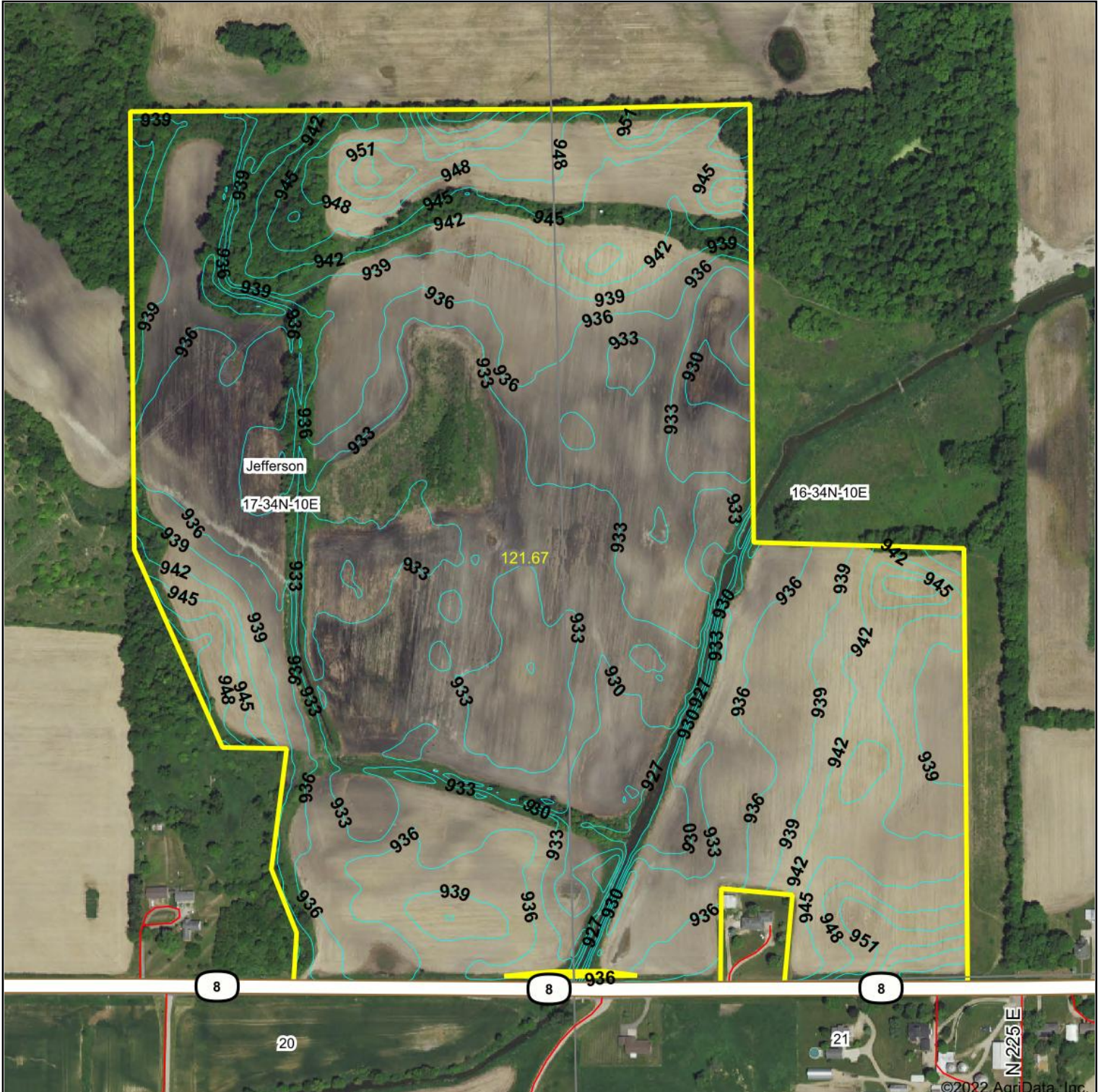
Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Mn	Milford silty clay loam, 0 to 2 percent slopes	23.91	19.7%		IIw		154		5			11	43	62
Em	Edwards muck, drained	20.93	17.2%		IVw		137		5			9	36	55
To	Toledo silty clay loam	15.46	12.7%		IIIw		155	21	5			10	44	62
Ma	Mari beds	14.95	12.3%		VIII									
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	10.26	8.4%		IIe		128	1	4	8	5		44	57
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	6.45	5.3%		IVe		105	15	4	7			37	47
BIA	Blount loam, interlobate moraines, 0 to 2 percent slopes	6.02	4.9%		IIw		142	17	5			9	52	56
RdB2	Rawson, Morley, and Miami loams, 2 to 6 percent slopes, eroded	5.86	4.8%		IIe		124	17	4			8	44	56
HaA	Haskins loam, 0 to 3 percent slopes	4.27	3.5%		IIw		158		5	11			59	62
RaC2	Rawson sandy loam, 6 to 12 percent slopes, eroded	3.60	3.0%		IIIe		130	18	4			9	46	59
Pb	Palms muck, drained	3.54	2.9%		IIIw		158		5			11	43	63
Ws	Washtenaw silt loam	2.59	2.1%		IIw		170	22	6			11	51	68
ChC	Chelsea fine sand, 6 to 12 percent slopes	2.10	1.7%		VIe		82		3			5	29	37
RbB	Rawson loam, 2 to 6 percent slopes	0.77	0.6%		IIe		143	20	5			10	50	65
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	0.64	0.5%		IIw		157		5	11			47	64
RaB	Rawson sandy loam, 2 to 6 percent slopes	0.32	0.3%		IIe		138	19	5			10	48	62
Weighted Average					3.44	*.	124	6.4	4.2	1.5	0.4	6.8	37.6	51

TOPO CONTOURS MAP - TRACTS 1-4



Source: USGS 3 meter dem

Interval(ft): 3.0

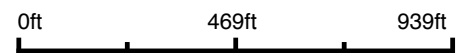
Min: 924.4

Max: 962.3

Range: 37.9

Average: 937.3

Standard Deviation: 5.81 ft



9/1/2022

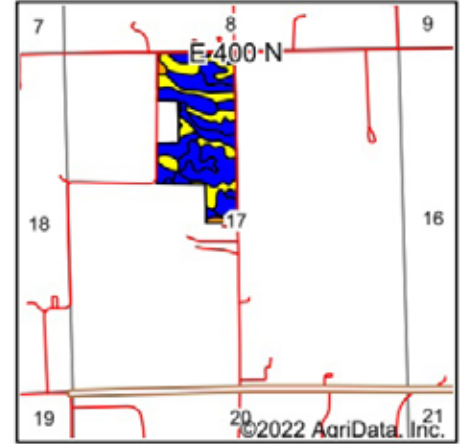
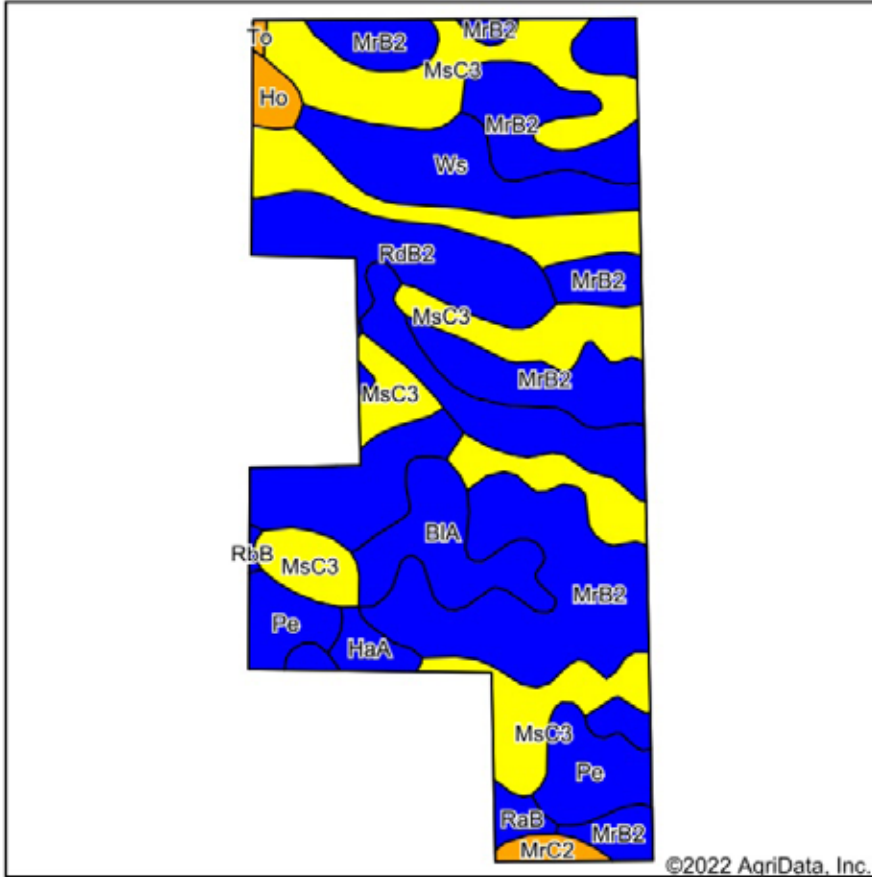
17-34N-10E
Noble County
Indiana

Map Center: 41° 23' 57.98, -85° 23' 10.71



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SOIL MAP - TRACTS 5 & 6



State: Indiana
 County: Noble
 Location: 17-34N-10E
 Township: Jefferson
 Acres: 60.23
 Date: 9/1/2022

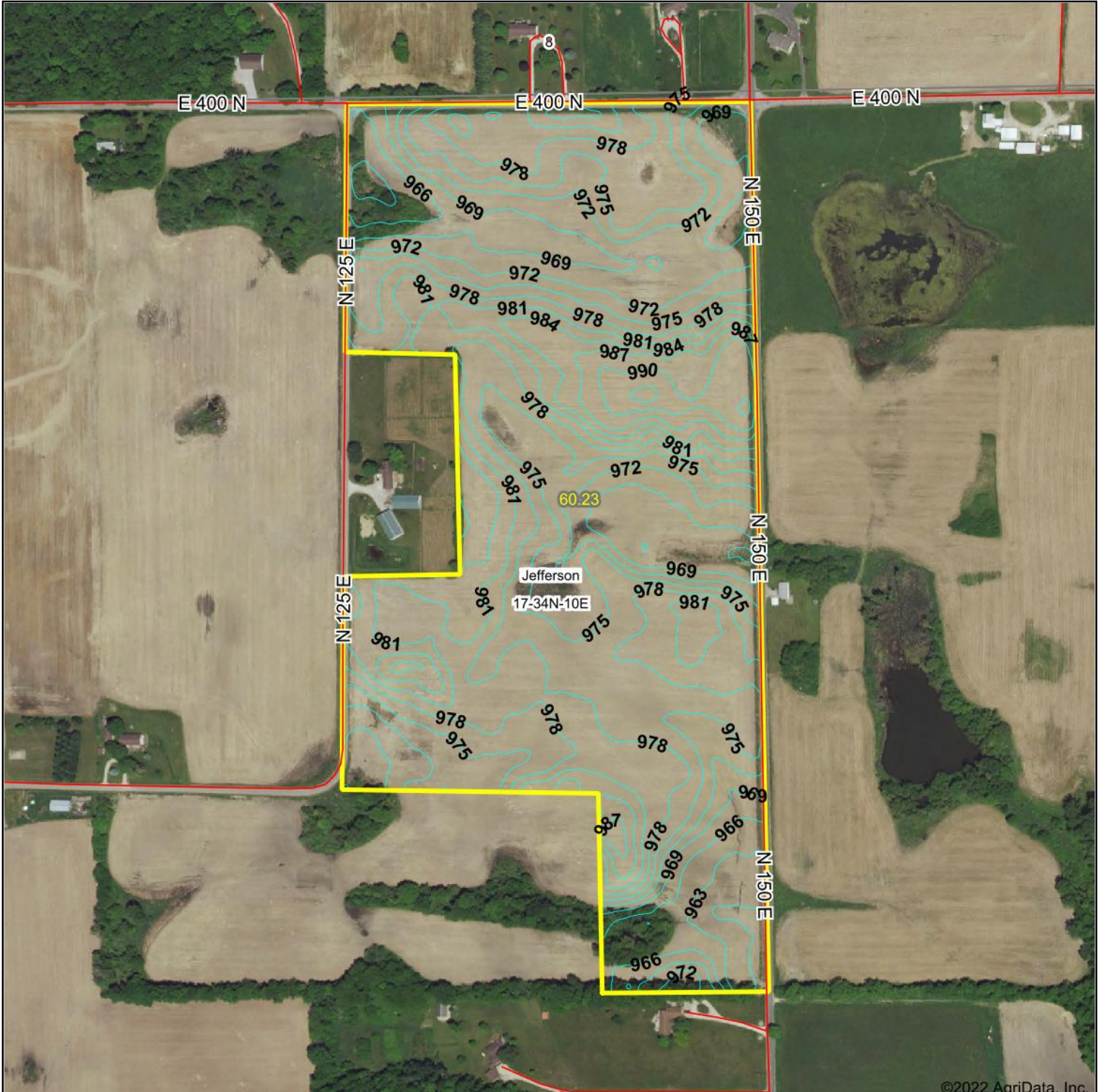


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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	17.44	29.0%		Ive	105	15	4	7			37	47	
MrB2	Glywood silt loam, 2 to 6 percent slopes, eroded	16.76	27.8%		Ile	128	1	4	8	5		44	57	
Ws	Washenaw silt loam	8.27	13.7%		Ilw	170	22	6			11	51	68	
RdB2	Rawson, Morley, and Miami loams, 2 to 6 percent slopes, eroded	7.92	13.1%		Ile	124	17	4			8	44	56	
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	3.55	5.9%		Ilw	157		5	11			47	64	
BIA	Blount loam, interlobate moraines, 0 to 2 percent slopes	3.31	5.5%		Ilw	142	17	5			9	52	56	
RaB	Rawson sandy loam, 2 to 6 percent slopes	0.80	1.3%		Ile	138	19	5			10	48	62	
HaA	Haskins loam, 0 to 3 percent slopes	0.79	1.3%		Ilw	158		5	11			59	62	
Ho	Houghton muck, drained	0.64	1.1%		Illw	159		5			11	42	64	
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.56	0.9%		Ille	118	16	4	8			41	53	
To	Toledo silty clay loam	0.10	0.2%		Illw	155	21	5			10	44	62	
RbB	Rawson loam, 2 to 6 percent slopes	0.09	0.1%		Ile	143	20	5			10	50	65	
Weighted Average						2.60	129.9	11.3	4.4	5.1	1.4	3.3	43.8	56

TOPO CONTOURS MAP - TRACTS 5 & 6



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 959.1

Max: 993.8

Range: 34.7

Average: 975.7

Standard Deviation: 6.66 ft



9/1/2022

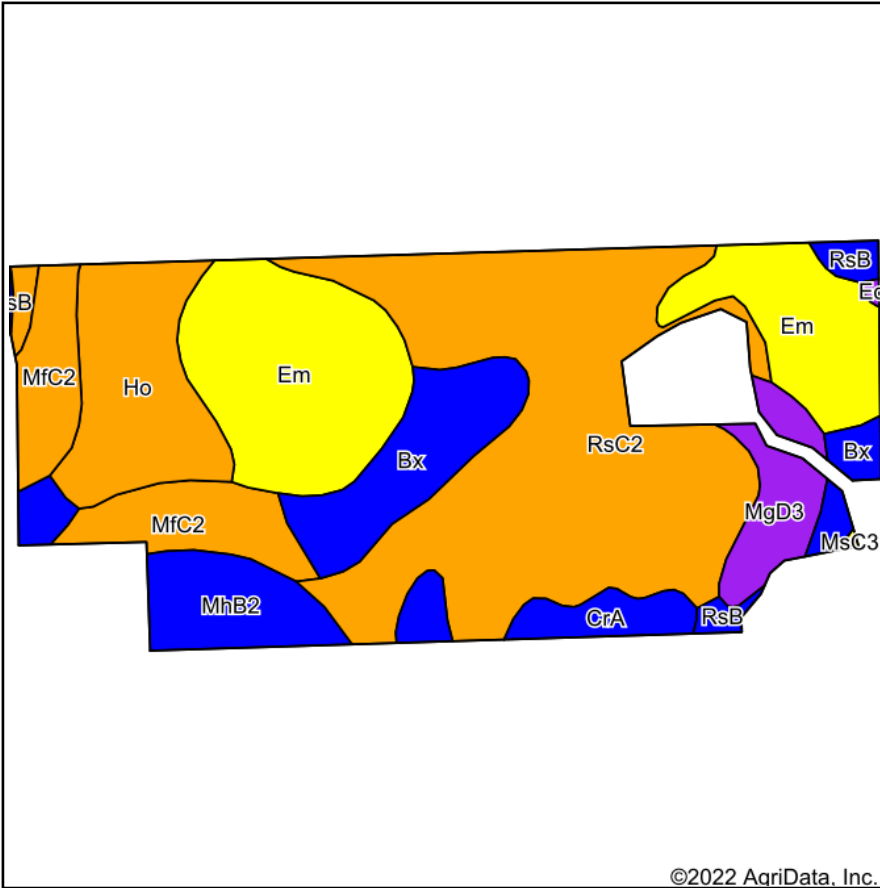
17-34N-10E
Noble County
Indiana

Map Center: 41° 24' 24.5, -85° 23' 52.09



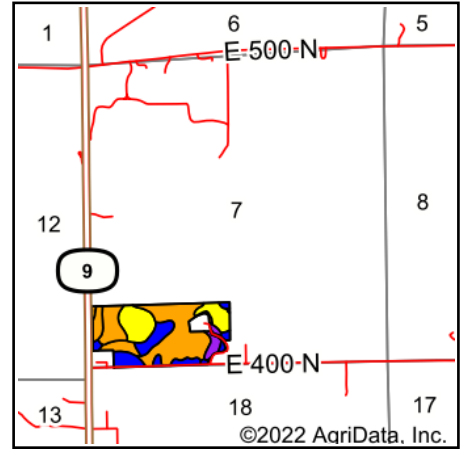
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SOIL MAP - TRACTS 7 & 8



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Soils data provided by USDA and NRCS.



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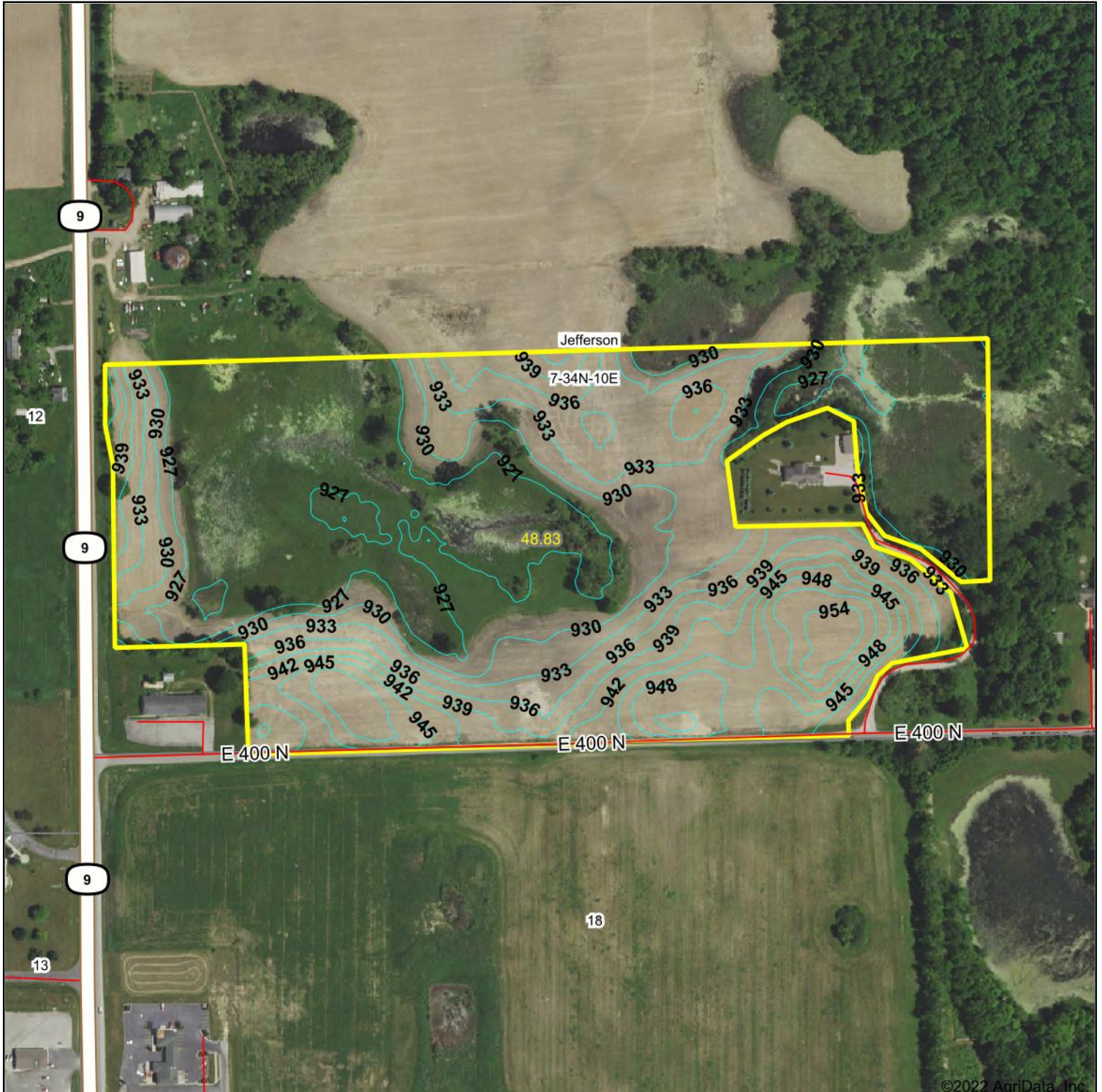
State: **Indiana**
 County: **Noble**
 Location: **7-34N-10E**
 Township: **Jefferson**
 Acres: **48.83**
 Date: **9/1/2022**



Area Symbol: IN113, Soil Area Version: 27												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
RsC2	Riddles sandy loam, 6 to 12 percent slopes, eroded	17.61	36.1%		IIIe	129		4	8		45	53
Em	Edwards muck, drained	10.52	21.5%		IVw	137		5		9	36	55
Ho	Houghton muck, drained	4.80	9.8%		IIIw	159		5		11	42	64
MfC2	Miami loam, 6 to 12 percent slopes, eroded	4.26	8.7%		IIIe	135	19	4	9		47	61
Bx	Brookston silt loam	4.25	8.7%		IIw	175	24	6		12	49	70
MhB2	Miami loam, gravelly substratum, 2 to 6 percent slopes, eroded	3.01	6.2%		Ile	130	19	4		9	46	59
MgD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	2.09	4.3%		VIe	110	16	4	7		39	51
CrA	Crosier loam, 0 to 2 percent slopes	1.65	3.4%		IIw	154		5		10	50	69
RsB	Riddles sandy loam, 1 to 6 percent slopes	0.64	1.3%		Ile	143		5	9		49	58
Weighted Average					3.15	138.5	5.6	4.5	4.1	5	43.3	57.6

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 7 & 8



Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 923.1
Max: 956.7
Range: 33.6
Average: 932.9
Standard Deviation: 7.71 ft

0ft 412ft 824ft

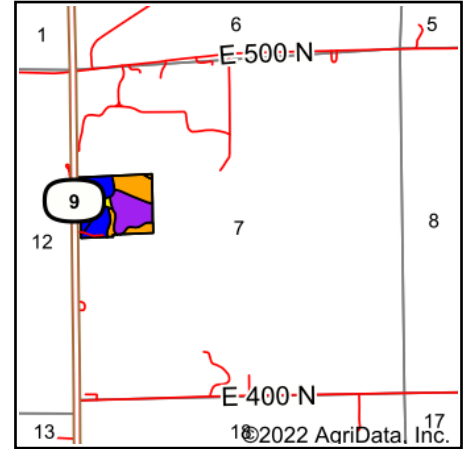
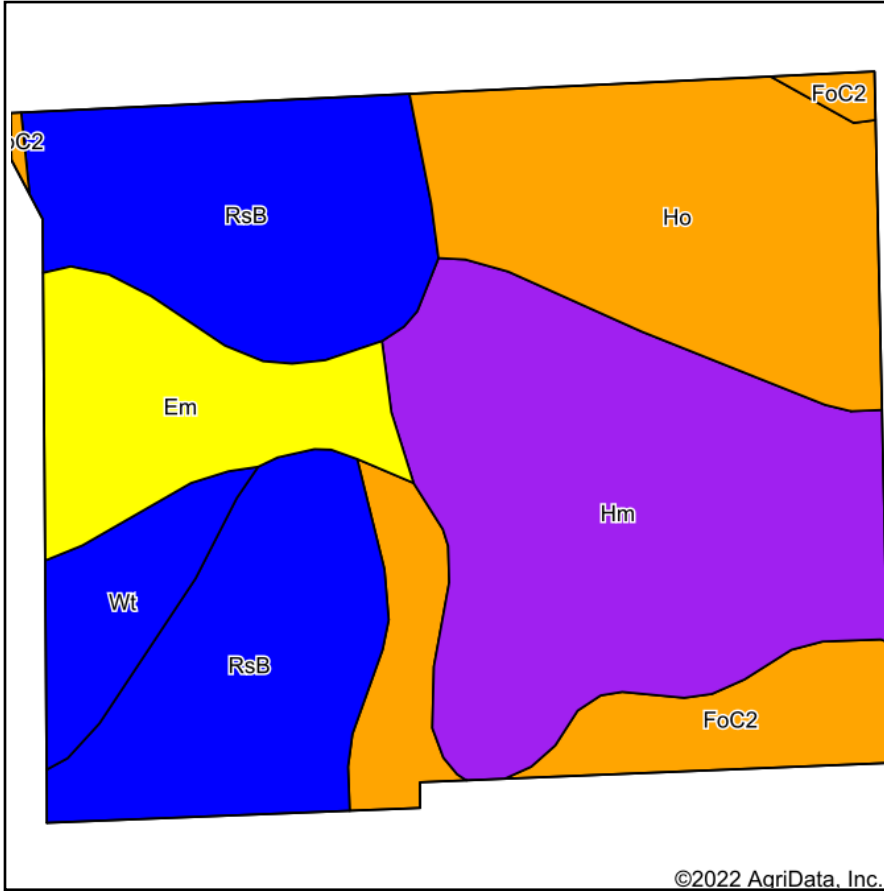


9/1/2022

7-34N-10E
Noble County
Indiana

Map Center: 41° 24' 43.07, -85° 25' 9.33

SOIL MAP - TRACT 9



State: **Indiana**
 County: **Noble**
 Location: **7-34N-10E**
 Township: **Jefferson**
 Acres: **23.49**
 Date: **9/1/2022**

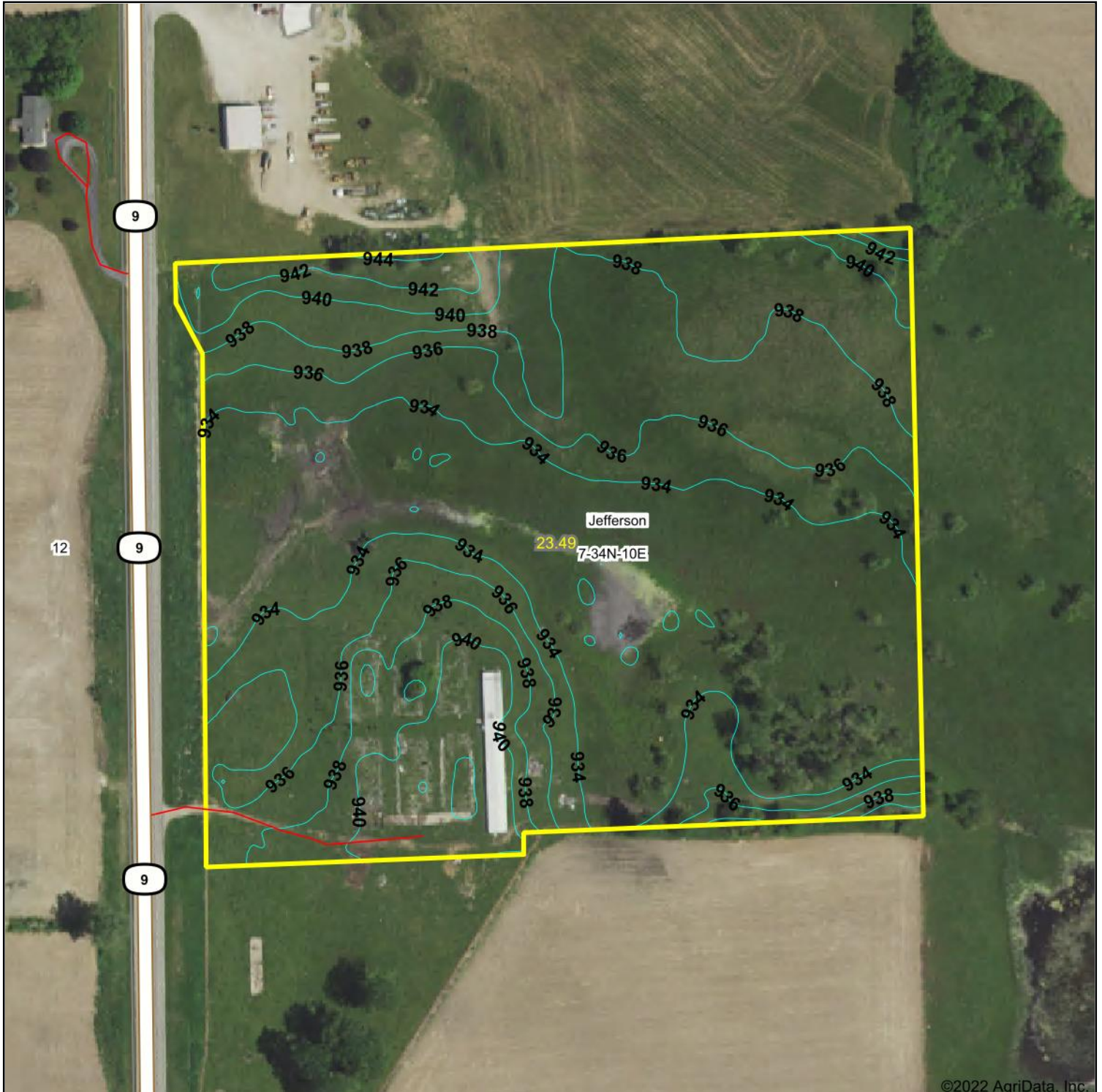


Area Symbol: IN113, Soil Area Version: 27

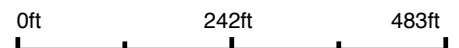
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfafa Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Hm	Houghton muck, disintegration moraine, 0 to 2 percent slopes	6.81	29.0%		Vw									
RsB	Riddles sandy loam, 1 to 6 percent slopes	6.54	27.8%		Ile		143		5	9		49	58	
Ho	Houghton muck, drained	4.42	18.8%		IIIw		159		5		11	42	64	
FoC2	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes, eroded	2.33	9.9%		IIIe	4	89	14	3	6		29	43	
Em	Edwards muck, drained	2.30	9.8%		IVw		137		5		9	36	55	
Wt	Whitaker loam	1.09	4.6%		IIw		154		5		10	50	69	
Weighted Average						3.35	0.4	99.1	1.4	3.4	3.1	3.4	30.3	41

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 9



Source: USGS 3 meter dem
 Interval(ft): 2.0
 Min: 931.5
 Max: 945.8
 Range: 14.3
 Average: 935.9
 Standard Deviation: 2.99 ft

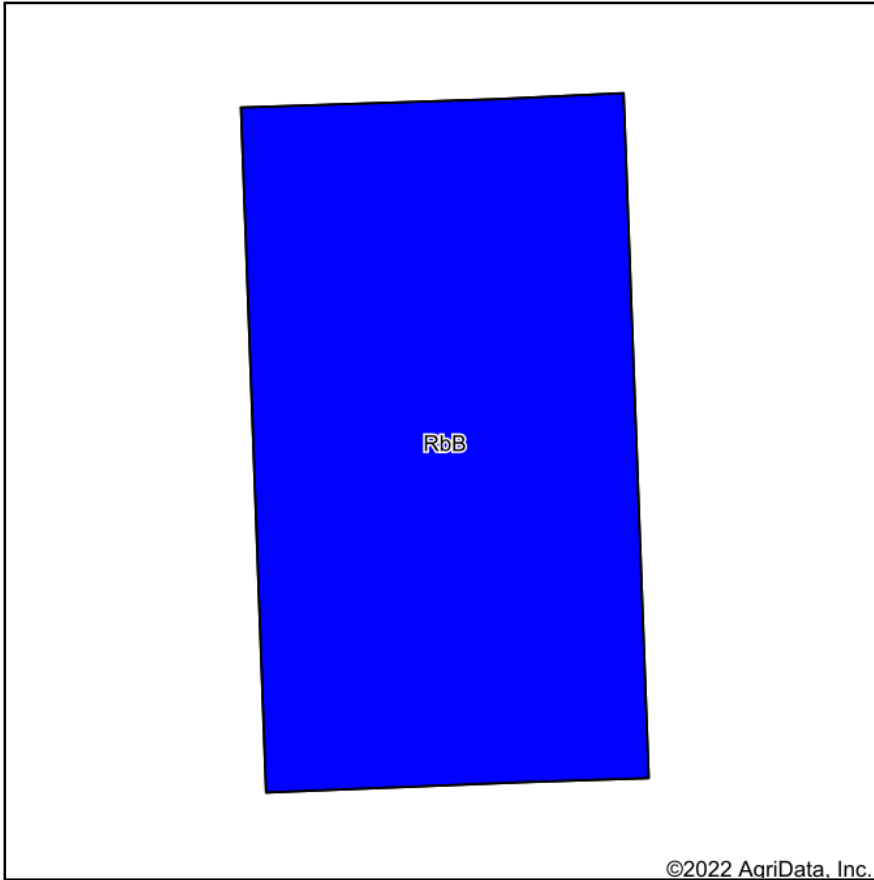


9/1/2022

Map Center: 41° 25' 7.2, -85° 25' 17.22

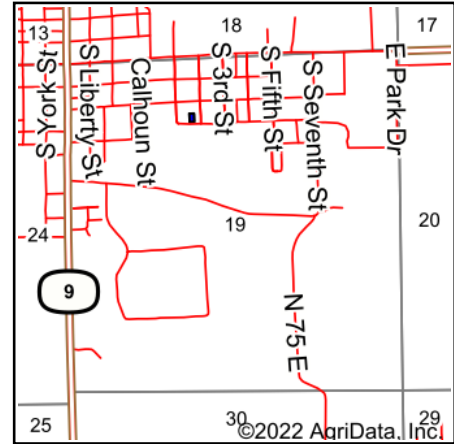
7-34N-10E
Noble County
Indiana

SOIL MAP - TRACT 10



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Noble**
 Location: **19-34N-10E**
 Township: **Albion**
 Acres: **0.23**
 Date: **9/1/2022**



Area Symbol: IN113, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
RbB	Rawson loam, 2 to 6 percent slopes	0.23	100.0%		Ile	143	20	5	10	50	65
Weighted Average					2.00	143	20	5	10	50	65

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 10

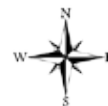


©2022 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 1.0
 Min: 945.9
 Max: 950.7
 Range: 4.8
 Average: 947.0
 Standard Deviation: 1.02 ft

0ft 100ft 200ft



9/1/2022

19-34N-10E
Noble County
Indiana

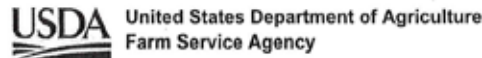
Map Center: 41° 23' 35.56, -85° 25' 1.12

FSA INFORMATION

FSA INFORMATION

Contains Info Not In The Auction

INDIANA
NOBLE
Form: FSA-156EZ



FARM : 9090
Prepared : 7/26/22 8:20 AM
Crop Year : 2022

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]
Farms Associated with Operator : [REDACTED]
CRP Contract Number(s) : None
Recon ID : 18-113-2019-102
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
461.15	348.30	348.30	0.00	0.00	0.00	0.00	0.00	Active	3
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	348.30	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.10	0.00	39	
Corn	328.10	0.00	97	
Soybeans	8.80	0.00	29	0
TOTAL	337.00	0.00		

NOTES

[Empty notes box]

Tract Number : 2353
Description : SEC 7, JEFFERSON TWP.
FSA Physical Location : INDIANA/NOBLE
ANSI Physical Location : INDIANA/NOBLE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MR BUD F EDSALL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
229.97	145.90	145.90	0.00	0.00	0.00	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	145.90	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

Contains Info Not In The Auction

INDIANA
NOBLE
Form: FSA-156EZ



FARM : 9090
Prepared : 7/26/22 8:20 AM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 2353 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	140.20	0.00	97
TOTAL	140.20	0.00	

NOTES

Tract Number : 2354

Description : SEC 17, JEFFERSON TWP.

FSA Physical Location : INDIANA/NOBLE

ANSI Physical Location : INDIANA/NOBLE

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MR BUD F EDSALL

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
110.90	97.30	97.30	0.00	0.00	0.00	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	97.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	90.10	0.00	97
Soybeans	5.50	0.00	29
TOTAL	95.60	0.00	

NOTES

Tract Number : 14008

Description : SEC 17 JEFFERSON TWP

FSA Physical Location : INDIANA/NOBLE

ANSI Physical Location : INDIANA/NOBLE

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MR BUD F EDSALL

FSA INFORMATION

Contains Info Not In The Auction

INDIANA
NOELE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9090
Prepared : 7/26/22 8:20 AM
Crop Year : 2022

Tract 14008 Continued ...

Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
120.28	105.10	105.10	0.00	0.00	0.00	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	105.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.10	0.00	39
Corn	97.80	0.00	97
Soybeans	3.30	0.00	29
TOTAL	101.20	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.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

Contains Info Not In The Auction

USDA Farm 9090 Tract 2353
 Administered by: Noble County, Indiana

Source: Primarily USDA NAIP 2020 Imagery, IDHS or Dynamap roads; FSA data 2022-02-16 07:53:09

Map prepared on: 2/16/2022
 229.97 Tract acres
 145.9 Cropland acres
 0 CRP acres

CRP
 CIU
 Wetland Determination Identifiers:
 Restricted Use TRS: 34N10E7
 Limited Restrictions Noble
 Exempt from Conservation Compliance Provisions



CU	Acres	HEL Contract	Prac	Yr
1	17.5	N		
2	20.8	N		
3	16.1	N		
4	3.9	N		
5	7.8	U		
6	37.4	N		
7	33.7	N		
11	16.44	U		
19	16.5	U		

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FSA INFORMATION

USDA Farm 9090 Tract 14008
 Administered by: Noble County, Indiana

Map prepared on: 2/16/2022
 120.28 Tract acres
 105.1 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 TRS: 34N10E17
 Restricted Use
 Limited Restrictions Noble
 Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-02-16 07:53:09



CLU	Acres	HEL Contract	Prac Yr
2	8.4	H	
8	14.1	N	
11	11.1	N	
16	24.3	N	
17	47.2	N	

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

Contains Info Not In The Auction



TAX INFORMATION

TAX INFORMATION - TRACT 1, 2 & 3

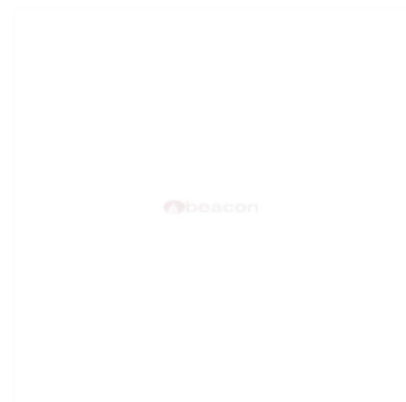
Beacon - Noble County, IN - Report: 57-12-16-300-008.000-008

9/7/22, 6:00 AM



Summary (Auditor)

Parcel ID 57-12-16-300-008.000-008
Bill ID 012-100062-01
Reference # 571216300007000008
Property Address E Sr 8
Albion, IN, 46701
Brief Legal Description Pt W1/2 Sw1/4 Sec 16 50.61a
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District 57008 Jefferson Twp
Tax Rate Code 12065 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Tax Rate

1.2694

Ownership (Auditor)

Deeded Owner
[Edsall Bud F](#)
Tammy Greer
0582 E 500 N
Albion, IN 46701

Taxing District (Assessor)

County: Noble
Township: JEFFERSON TOWNSHIP
State District 57008 JEFFERSON TOWNSHIP
Local District: 57012
School Corp: CENTRAL NOBLE COMMUNITY
Neighborhood: 0850100 Jefferson Base Area

Site Description (Assessor)

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 50.618

Sales

Sale Date	Sale Price	Parcel Count	Valid
7/12/2006	\$231,050	1	Y

Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
7/12/2006	EDSALL BUD F		0607/00240	\$231,050.00
1/17/2002	CARTER DAVID E PHYLLIS K			\$0.00

Contact the Auditor's Office for correct transfer dates.

TAX INFORMATION - TRACT 1, 2 & 3

Beacon - Noble County, IN - Report: 57-12-16-300-008.000-008

9/7/22, 6:00 AM

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
7/12/2006		Warranty			060700241
7/12/2006	Carter David E & Phyllis K % Edsall Bud F	Warranty			0607000240
5/28/1997	Contract-edsall Bud F		970	5777	

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2022	2021	2020	2019	2018
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/15/2022	4/14/2021	4/9/2020	4/12/2019	4/25/2018
Land	\$56,400	\$48,700	\$48,300	\$59,000	\$60,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$56,400	\$48,700	\$48,300	\$59,000	\$60,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$56,400	\$48,700	\$48,300	\$59,000	\$60,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$56,400	\$48,700	\$48,300	\$59,000	\$60,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Homestead Allocations

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$48,700.00	\$48,300.00	\$59,000.00	\$60,900.00	\$69,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$309.10	\$340.56	\$402.85	\$424.29	\$485.80
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$309.10	\$340.56	\$402.85	\$424.29	\$485.80
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$253.04	\$0.00	\$0.00	\$253.04
		Croft - \$253.04			Croft - \$253.04
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFORMATION - TRACT 1, 2 & 3

Beacon - Noble County, IN - Report: 57-12-16-300-008.000-008

9/7/22, 6:00 AM

= Charges	\$618.20	\$934.16	\$805.70	\$848.58	\$1,224.64
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$309.10)	(\$934.16)	(\$805.70)	(\$848.58)	(\$1,224.64)
= Total Due	\$309.10	\$0.00	\$0.00	\$0.00	\$0.00

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

Note: Total due amount rolls forward to the most current year

Property Tax Bill Payment

Visit Noble County Treasurer's Office

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2021 Pay 2022	1954625	4/26/2022	4/25/22 B 3 W/OE	\$309.10
2020 Pay 2021	1924747	10/22/2021	6657 TAMMY/BUD	\$467.08
2020 Pay 2021	1901408	4/29/2021	5069 BUD EDSALL	\$467.08
2019 Pay 2020	1876488	11/2/2020	10P 5059 BUD EDSALL	\$402.85
2019 Pay 2020	1854035	5/7/2020	6649	\$402.85
2018 Pay 2019	1813567	10/22/2019	6626 Bud Edsall	\$424.29
2018 Pay 2019	1781720	4/18/2019	6554 Bud Edsall	\$424.29
2017 Pay 2018	1761785	10/30/2018	6450 BF Edsall	\$612.32
2017 Pay 2018	1732332	4/25/2018	6225 BudEdsall	\$612.32
2016 Pay 2017	1704696	10/17/2017	25p 6280 BUD EDSALL	\$489.62
2016 Pay 2017	1675339	4/27/2017	6075 BEdsall	\$489.62
2015 Pay 2016	1651509	10/27/2016	5943 BEdsall	\$675.72
2015 Pay 2016	1620296	4/28/2016	24P 5801 BUD EDSALL	\$675.72
2014 Pay 2015	1599543	11/3/2015	5678 BEdsall	\$633.26
2014 Pay 2015	1570224	5/6/2015	5531	\$633.26
2013 Pay 2014	1539072	11/5/2014	5422	\$629.00
2013 Pay 2014	1502981	4/11/2014	5246	\$629.00

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

Croft	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$0.00	\$126.52	\$0.00	\$0.00	\$126.52	\$0.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$126.52	\$0.00	\$0.00	\$126.52	\$0.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
LEGAL DITCH		0	0	5.923	\$1,500.00	\$1,500.00	\$8,884.50	(\$100.00)	\$0.00
PUBLIC ROAD/ROW		0	0	0.91	\$1,500.00	\$1,500.00	\$1,365.00	(\$100.00)	\$0.00
TILLABLE LAND	BLA	0	0	5.790	\$1,500.00	\$1,335.00	\$7,729.65	\$0.00	\$7,730.00
TILLABLE LAND	CHC	0	0	2.119	\$1,500.00	\$750.00	\$1,589.25	\$0.00	\$1,590.00
TILLABLE LAND	EM	0	0	2.696	\$1,500.00	\$1,410.00	\$3,801.36	\$0.00	\$3,800.00
TILLABLE LAND	FOC2	0	0	0.010	\$1,500.00	\$900.00	\$9.00	\$0.00	\$10.00
TILLABLE LAND	MA	0	0	5.104	\$1,500.00	\$750.00	\$3,828.00	\$0.00	\$3,830.00

TAX INFORMATION - TRACT 1, 2 & 3

Beacon - Noble County, IN - Report: 57-12-16-300-008.000-008

9/7/22, 6:00 AM

TILLABLE LAND	MN	0	0	13.808	\$1,500.00	\$1,725.00	\$23,818.80	\$0.00	\$23,820.00
TILLABLE LAND	MRB2	0	0	4.092	\$1,500.00	\$1,155.00	\$4,726.26	\$0.00	\$4,730.00
WOODLAND	MRB2	0	0	0.225	\$1,500.00	\$1,155.00	\$259.88	(\$80.00)	\$50.00
TILLABLE LAND	MSC3	0	0	5.839	\$1,500.00	\$900.00	\$5,255.10	\$0.00	\$5,260.00
TILLABLE LAND	PE	0	0	0.191	\$1,500.00	\$1,665.00	\$318.02	\$0.00	\$320.00
TILLABLE LAND	RAC2	0	0	0.279	\$1,500.00	\$1,215.00	\$338.99	\$0.00	\$340.00
WOODLAND	RAC2	0	0	0.211	\$1,500.00	\$1,215.00	\$256.37	(\$80.00)	\$50.00
TILLABLE LAND	RBB	0	0	0.636	\$1,500.00	\$1,470.00	\$934.92	\$0.00	\$930.00
TILLABLE LAND	TO	0	0	0.811	\$1,500.00	\$1,530.00	\$1,240.83	\$0.00	\$1,240.00
TILLABLE LAND	WS	0	0	1.539	\$1,500.00	\$1,665.00	\$2,562.44	\$0.00	\$2,560.00
WOODLAND	WS	0	0	0.435	\$1,500.00	\$1,665.00	\$724.28	(\$80.00)	\$140.00

2019 Pay 2020 Tax Statements (Treasurer)

[57-12-16-300-008.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2020 Pay 2021 Tax Statements (Treasurer)

[57-12-16-300-008.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2021 Pay 2022 Tax Statements (Treasurer)

[57-12-16-300-008.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2022 Property Record Cards

[57-12-16-300-008.000-008 \(PDF\)](#)

2021 Property Record Cards

[57-12-16-300-008.000-008 \(PDF\)](#)

2020 Property Record Cards

[57-12-16-300-008.000-008 \(PDF\)](#)

Map



No data available for the following modules: Exemptions, Residential, Commercial, Improvements, Sketches.

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Last Data Upload: 9/6/2022 9:39:38 PM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.218

TAX INFORMATION - TRACTS 2-4

Beacon - Noble County, IN - Report: 57-12-17-200-009.000-008

9/7/22, 6:01 AM



Summary (Auditor)

Parcel ID 57-12-17-200-009.000-008
Bill ID 012-100062-50
Reference #
Property Address E Sr 8
Albion, IN, 46701
Brief Legal Description E 1/2 Se 1/4 Sec 17 71.06a PS
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District 57008 Jefferson Twp
Tax Rate Code 12065 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Tax Rate

1.2694

Ownership (Auditor)

Deeded Owner
[Edsall Bud F](#)
Tammy Greer
0582 E 500 N
Albion, IN 46701

Taxing District (Assessor)

County: Noble
Township: JEFFERSON TOWNSHIP
State District 57008 JEFFERSON TOWNSHIP
Local District: 57012
School Corp: CENTRAL NOBLE COMMUNITY
Neighborhood: 0850100 Jefferson Base Area

Site Description (Assessor)

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 71.06

Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
9/30/2010	EDSALL BUD F	060700240		\$0.00
7/12/2006	EDSALL BUD F	060700240E		\$0.00
1/17/2002	CARTER DAVID E PHYLLIS K			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/30/2010	Edsall Bud	Warranty			060700240
1/1/1900					

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2022	2021	2020	2019	2018
Reason	ANNUAL	ANNUAL	ANNUAL	ANNUAL	ANNUAL

TAX INFORMATION - TRACTS 2-4

Beacon - Noble County, IN - Report: 57-12-17-200-009.000-008

9/7/22, 6:01 AM

As Of Date	ADJUSTMENT 4/15/2022	ADJUSTMENT 4/14/2021	ADJUSTMENT 4/9/2020	ADJUSTMENT 4/12/2019	ADJUSTMENT 4/25/2018
Land	\$82,200	\$70,900	\$70,300	\$85,700	\$88,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$82,200	\$70,900	\$70,300	\$85,700	\$88,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$82,200	\$70,900	\$70,300	\$85,700	\$88,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$82,200	\$70,900	\$70,300	\$85,700	\$88,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Homestead Allocations

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$70,900.00	\$70,300.00	\$85,700.00	\$88,500.00	\$101,600.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$450.00	\$495.68	\$585.16	\$616.58	\$706.12
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$450.00	\$495.68	\$585.16	\$616.58	\$706.12
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$355.30	\$0.00	\$0.00	\$355.30
		Croft - \$355.30			Croft - \$355.30
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$900.00	\$1,346.66	\$1,170.32	\$1,233.16	\$1,767.54
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$450.00)	(\$1,346.66)	(\$1,170.32)	(\$1,233.16)	(\$1,767.54)
= Total Due	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
 Note: Total due amount rolls forward to the most current year

Property Tax Bill Payment

Visit Noble County Treasurer's Office

TAX INFORMATION - TRACTS 2-4

Beacon - Noble County, IN - Report: 57-12-17-200-009.000-008

9/7/22, 6:01 AM

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2021 Pay 2022	1954624	4/26/2022	4/25/22 B 3 W/OE	\$450.00
2020 Pay 2021	1924748	10/22/2021	6657 TAMMY/BUD	\$673.33
2020 Pay 2021	1901409	4/29/2021	5069 BUD EDSALL	\$673.33
2019 Pay 2020	1876489	11/2/2020	10P 5059 BUD EDSALL	\$585.16
2019 Pay 2020	1854034	5/7/2020	6649	\$585.16
2018 Pay 2019	1813568	10/22/2019	6626 Bud Edsall	\$616.58
2018 Pay 2019	1781719	4/18/2019	6554 Bud Edsall	\$616.58
2017 Pay 2018	1761786	10/30/2018	6450 BF Edsall	\$883.77
2017 Pay 2018	1732333	4/25/2018	6225 BudEdsall	\$883.77
2016 Pay 2017	1704697	10/17/2017	25p 6280 BUD EDSALL	\$711.63
2016 Pay 2017	1675338	4/27/2017	6075 BEdsall	\$711.63
2015 Pay 2016	1651512	10/27/2016	5943 BEdsall	\$975.59
2015 Pay 2016	1620297	4/28/2016	24P 5801 BUD EDSALL	\$975.59
2014 Pay 2015	1599544	11/3/2015	5678 BEdsall	\$913.89
2014 Pay 2015	1570223	5/6/2015	5531	\$913.89
2013 Pay 2014	1539071	11/5/2014	5422	\$908.31
2013 Pay 2014	1502982	4/11/2014	5246	\$908.31

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

Croft

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$0.00	\$177.65	\$0.00	\$0.00	\$177.65	\$0.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$177.65	\$0.00	\$0.00	\$177.65	\$0.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
LEGAL DITCH		0	0	4.90	\$1,500.00	\$1,500.00	\$7,350.00	(\$100.00)	\$0.00
PUBLIC ROAD/ROW		0	0	.783	\$1,500.00	\$1,500.00	\$1,174.50	(\$100.00)	\$0.00
TILLABLE LAND	BLA	0	0	.229	\$1,500.00	\$1,335.00	\$305.72	\$0.00	\$310.00
TILLABLE LAND	EM	0	0	16.328	\$1,500.00	\$1,410.00	\$23,022.48	\$0.00	\$23,020.00
WOODLAND	EM	0	0	.054	\$1,500.00	\$1,410.00	\$76.14	(\$80.00)	\$20.00
TILLABLE LAND	HAA	0	0	4.059	\$1,500.00	\$1,530.00	\$6,210.27	\$0.00	\$6,210.00
TILLABLE LAND	MA	0	0	6.384	\$1,500.00	\$750.00	\$4,788.00	\$0.00	\$4,790.00
TILLABLE LAND	MN	0	0	4.741	\$1,500.00	\$1,725.00	\$8,178.23	\$0.00	\$8,180.00
WOODLAND	MN	0	0	1.1	\$1,500.00	\$1,725.00	\$1,897.50	(\$80.00)	\$380.00
TILLABLE LAND	MRB2	0	0	4.121	\$1,500.00	\$1,155.00	\$4,759.76	\$0.00	\$4,760.00
WOODLAND	MRB2	0	0	1.837	\$1,500.00	\$1,155.00	\$2,121.74	(\$80.00)	\$420.00
NONTILLABLE LAND	MSC3	0	0	.003	\$1,500.00	\$900.00	\$2.70	(\$60.00)	\$0.00
TILLABLE LAND	MSC3	0	0	.171	\$1,500.00	\$900.00	\$153.90	\$0.00	\$150.00
WOODLAND	PB	0	0	2.123	\$1,500.00	\$1,665.00	\$3,534.80	(\$80.00)	\$710.00
TILLABLE LAND	PB	0	0	1.453	\$1,500.00	\$1,665.00	\$2,419.25	\$0.00	\$2,420.00
TILLABLE LAND	PE	0	0	.286	\$1,500.00	\$1,665.00	\$476.19	\$0.00	\$480.00
TILLABLE LAND	RAB	0	0	.336	\$1,500.00	\$1,410.00	\$473.76	\$0.00	\$470.00
TILLABLE LAND	RAC2	0	0	2.689	\$1,500.00	\$1,215.00	\$3,267.14	\$0.00	\$3,270.00
WOODLAND	RAC2	0	0	.434	\$1,500.00	\$1,215.00	\$527.31	(\$80.00)	\$110.00

TAX INFORMATION - TRACTS 2-4

Beacon - Noble County, IN - Report: 57-12-17-200-009.000-008

9/7/22, 6:01 AM

WOODLAND	RDB2	0	0	.259	\$1,500.00	\$1,275.00	\$330.23	(\$80.00)	\$70.00
NONTILLABLE LAND	RDB2	0	0	.25	\$1,500.00	\$1,275.00	\$318.75	(\$60.00)	\$130.00
TILLABLE LAND	RDB2	0	0	4.897	\$1,500.00	\$1,275.00	\$6,243.68	\$0.00	\$6,240.00
TILLABLE LAND	TO	0	0	12.281	\$1,500.00	\$1,530.00	\$18,789.93	\$0.00	\$18,790.00
NONTILLABLE LAND	TO	0	0	.179	\$1,500.00	\$1,530.00	\$273.87	(\$60.00)	\$110.00
WOODLAND	TO	0	0	.554	\$1,500.00	\$1,530.00	\$847.62	(\$80.00)	\$170.00
TILLABLE LAND	WS	0	0	.565	\$1,500.00	\$1,665.00	\$940.73	\$0.00	\$940.00
WOODLAND	WS	0	0	.043	\$1,500.00	\$1,665.00	\$71.60	(\$80.00)	\$10.00

2019 Pay 2020 Tax Statements (Treasurer)

[57-12-17-200-009.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2020 Pay 2021 Tax Statements (Treasurer)

[57-12-17-200-009.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2021 Pay 2022 Tax Statements (Treasurer)

[57-12-17-200-009.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2022 Property Record Cards

[57-12-17-200-009.000-008 \(PDF\)](#)

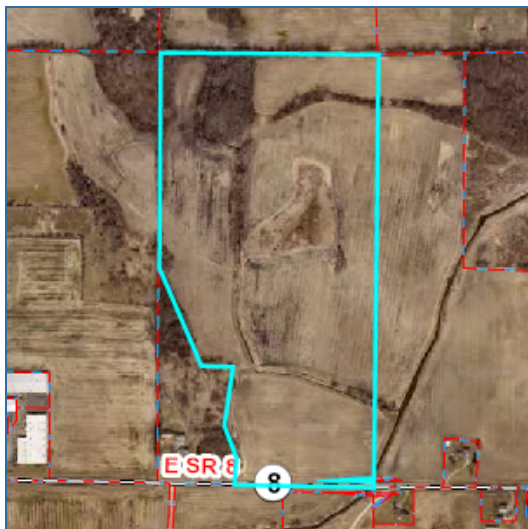
2021 Property Record Cards

[57-12-17-200-009.000-008 \(PDF\)](#)

2020 Property Record Cards

[57-12-17-200-009.000-008 \(PDF\)](#)

Map



No data available for the following modules: Sales, Exemptions, Residential, Commercial, Improvements, Sketches.

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TAX INFORMATION - TRACTS 5 & 6

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-17-400-001.000-008

9/7/22, 6:02 AM



Summary (Auditor)

Parcel ID 57-12-17-400-001.000-008
Bill ID 012-100145-00
Reference # 571217400001000008
Property Address N 150 E
Albion, IN, 46701
Brief Legal Description E3/4 Ex 5a Nw1/4 Sec 17 110.891a
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District 57008 Jefferson Twp
Tax Rate Code 12065 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Tax Rate

1.2694

Ownership (Auditor)

Deeded Owner
[Edsall Bud F](#)
Tammy Greer
0582 E 500 N
Albion, IN 46701

Taxing District (Assessor)

County: Noble
Township: JEFFERSON TOWNSHIP
State District 57008 JEFFERSON TOWNSHIP
Local District: 57012
School Corp: CENTRAL NOBLE COMMUNITY
Neighborhood: 0850100 Jefferson Base Area

Site Description (Assessor)

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 110.891

Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
1/18/2002	EDSALL BUD F			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/7/2021					
9/21/1995	Edsall Dolores J (qc Deed)		950	9446	

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2022	2022 (2)	2021	2020	2019
Reason	ANNUAL ADJUSTMENT	SPLIT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/15/2022	10/22/2021	4/14/2021	4/9/2020	4/12/2019

TAX INFORMATION - TRACTS 5 & 6

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-17-400-001.000-008

9/7/22, 6:02 AM

Land	\$127,400	\$109,700	\$111,100	\$110,300	\$134,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$123,800	\$106,600	\$111,100	\$110,300	\$134,400
Land Non Res (3)	\$3,600	\$3,100	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$127,400	\$109,700	\$111,100	\$110,300	\$134,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$123,800	\$106,600	\$111,100	\$110,300	\$134,400
Total Non Res (3)	\$3,600	\$3,100	\$0	\$0	\$0

Homestead Allocations

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$111,100.00	\$110,300.00	\$134,400.00	\$138,700.00	\$159,300.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$705.15	\$777.72	\$917.68	\$966.32	\$1,107.14
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$705.15	\$777.72	\$917.68	\$966.32	\$1,107.14
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$127.02	\$313.32	\$127.02	\$127.02	\$313.32
	Lewis - \$127.02	Croft - \$186.30 Lewis - \$127.02	Lewis - \$127.02	Lewis - \$127.02	Croft - \$186.30 Lewis - \$127.02
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,537.32	\$1,868.76	\$1,962.38	\$2,059.66	\$2,527.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$768.66)	(\$1,868.76)	(\$1,962.38)	(\$2,059.66)	(\$2,527.60)
= Total Due	\$768.66	\$0.00	\$0.00	\$0.00	\$0.00

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

Note: Total due amount rolls forward to the most current year

Property Tax Bill Payment

Visit Noble County Treasurer's Office

TAX INFORMATION - TRACTS 5 & 6

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-17-400-001.000-008

9/7/22, 6:02 AM

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2021 Pay 2022	1954626	4/26/2022	4/25/22 B 3 W/OE	\$768.66
2020 Pay 2021	1924744	10/22/2021	6657 TAMMY/BUD	\$934.38
2020 Pay 2021	1901406	4/29/2021	5069 BUD EDSALL	\$934.38
2019 Pay 2020	1876483	11/2/2020	10P 5059 BUD EDSALL	\$981.19
2019 Pay 2020	1854037	5/7/2020	6649	\$981.19
2018 Pay 2019	1813569	10/22/2019	6626 Bud Edsall	\$1,029.83
2018 Pay 2019	1781718	4/18/2019	6554 Bud Edsall	\$1,029.83
2017 Pay 2018	1761789	10/30/2018	6450 BF Edsall	\$1,263.80
2017 Pay 2018	1732334	4/25/2018	6225 BudEdsall	\$1,263.80
2016 Pay 2017	1704698	10/17/2017	25p 6280 BUD EDSALL	\$1,178.85
2016 Pay 2017	1675337	4/27/2017	6075 BEdsall	\$1,178.85
2015 Pay 2016	1651511	10/27/2016	5943 BEdsall	\$1,449.88
2015 Pay 2016	1620298	4/28/2016	24P 5801 BUD EDSALL	\$1,449.88
2014 Pay 2015	1599534	11/3/2015	5678 BEdsall	\$1,353.10
2014 Pay 2015	1570225	5/6/2015	5531	\$1,353.10
2013 Pay 2014	1539069	11/5/2014	5422	\$1,343.89
2013 Pay 2014	1502978	4/11/2014	5246	\$1,343.89

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

Croft

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$0.00	\$93.15	\$0.00	\$0.00	\$93.15	\$0.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$93.15	\$0.00	\$0.00	\$93.15	\$0.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Lewis

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$63.51	\$63.51	\$63.51	\$63.51	\$63.51	\$63.51
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$63.51	\$63.51	\$63.51	\$63.51	\$63.51	\$63.51
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	3.1900	\$1,500.00	\$1,500.00	\$4,785.00	(\$100.00)	\$0.00
AGRICULTURAL EXCESS ACREAGE		0	0	0.48100	\$7,400.00	\$7,400.00	\$3,559.40	\$0.00	\$3,560.00
TILLABLE LAND	BLA	0	0	6.070000	\$1,500.00	\$1,335.00	\$8,103.45	\$0.00	\$8,100.00
NONTILLABLE LAND	BLA	0	0	0.570000	\$1,500.00	\$1,335.00	\$760.95	(\$60.00)	\$300.00
TILLABLE LAND	CHB	0	0	0.870000	\$1,500.00	\$825.00	\$717.75	\$0.00	\$720.00
WOODLAND	CHB	0	0	0.210000	\$1,500.00	\$825.00	\$173.25	(\$80.00)	\$30.00

TAX INFORMATION - TRACTS 5 & 6

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-17-400-001.000-008

9/7/22, 6:02 AM

WOODLAND	CHC	0	0	0.220000	\$1,500.00	\$750.00	\$165.00	(\$80.00)	\$30.00
TILLABLE LAND	CHC	0	0	2.120000	\$1,500.00	\$750.00	\$1,590.00	\$0.00	\$1,590.00
NONTILLABLE LAND	CHC	0	0	0.200000	\$1,500.00	\$750.00	\$150.00	(\$60.00)	\$60.00
NONTILLABLE LAND	HAA	0	0	0.500000	\$1,500.00	\$1,530.00	\$765.00	(\$60.00)	\$310.00
TILLABLE LAND	HAA	0	0	2.330000	\$1,500.00	\$1,530.00	\$3,564.90	\$0.00	\$3,560.00
WOODLAND	HAA	0	0	0.500000	\$1,500.00	\$1,530.00	\$765.00	(\$80.00)	\$150.00
WOODLAND	HO	0	0	0.980000	\$1,500.00	\$1,665.00	\$1,631.70	(\$80.00)	\$330.00
TILLABLE LAND	HO	0	0	0.610000	\$1,500.00	\$1,665.00	\$1,015.65	\$0.00	\$1,020.00
NONTILLABLE LAND	HO	0	0	1.980000	\$1,500.00	\$1,665.00	\$3,296.70	(\$60.00)	\$1,320.00
NONTILLABLE LAND	MEB	0	0	0.290000	\$1,500.00	\$1,080.00	\$313.20	(\$60.00)	\$130.00
TILLABLE LAND	MEB	0	0	2.070000	\$1,500.00	\$1,080.00	\$2,235.60	\$0.00	\$2,240.00
WOODLAND	MEB	0	0	0.060000	\$1,500.00	\$1,080.00	\$64.80	(\$80.00)	\$10.00
WOODLAND	MRB2	0	0	0.060000	\$1,500.00	\$1,155.00	\$69.30	(\$80.00)	\$10.00
TILLABLE LAND	MRB2	0	0	15.190000	\$1,500.00	\$1,155.00	\$17,544.45	\$0.00	\$17,540.00
NONTILLABLE LAND	MRB2	0	0	0.130000	\$1,500.00	\$1,155.00	\$150.15	(\$60.00)	\$60.00
TILLABLE LAND	MRC2	0	0	0.280000	\$1,500.00	\$1,020.00	\$285.60	\$0.00	\$290.00
WOODLAND	MRC2	0	0	0.260000	\$1,500.00	\$1,020.00	\$265.20	(\$80.00)	\$50.00
WOODLAND	MSC3	0	0	0.510000	\$1,500.00	\$900.00	\$459.00	(\$80.00)	\$90.00
TILLABLE LAND	MSC3	0	0	19.060000	\$1,500.00	\$900.00	\$17,154.00	\$0.00	\$17,150.00
NONTILLABLE LAND	MSC3	0	0	0.830000	\$1,500.00	\$900.00	\$747.00	(\$60.00)	\$300.00
NONTILLABLE LAND	PE	0	0	0.730000	\$1,500.00	\$1,665.00	\$1,215.45	(\$60.00)	\$490.00
TILLABLE LAND	PE	0	0	6.100000	\$1,500.00	\$1,665.00	\$10,156.50	\$0.00	\$10,160.00
WOODLAND	PE	0	0	0.790000	\$1,500.00	\$1,665.00	\$1,315.35	(\$80.00)	\$260.00
WOODLAND	RAB	0	0	1.750000	\$1,500.00	\$1,410.00	\$2,467.50	(\$80.00)	\$490.00
TILLABLE LAND	RAB	0	0	11.140000	\$1,500.00	\$1,410.00	\$15,707.40	\$0.00	\$15,710.00
NONTILLABLE LAND	RAB	0	0	0.400000	\$1,500.00	\$1,410.00	\$564.00	(\$60.00)	\$230.00
NONTILLABLE LAND	RBB	0	0	0.540000	\$1,500.00	\$1,470.00	\$793.80	(\$60.00)	\$320.00
TILLABLE LAND	RBB	0	0	5.390000	\$1,500.00	\$1,470.00	\$7,923.30	\$0.00	\$7,920.00
TILLABLE LAND	RDB2	0	0	14.640000	\$1,500.00	\$1,275.00	\$18,666.00	\$0.00	\$18,670.00
NONTILLABLE LAND	RDB2	0	0	0.320000	\$1,500.00	\$1,275.00	\$408.00	(\$60.00)	\$160.00
TILLABLE LAND	TO	0	0	0.030000	\$1,500.00	\$1,530.00	\$45.90	\$0.00	\$50.00
WOODLAND	TO	0	0	0.010000	\$1,500.00	\$1,530.00	\$15.30	(\$80.00)	\$0.00
WOODLAND	WS	0	0	0.130000	\$1,500.00	\$1,665.00	\$216.45	(\$80.00)	\$40.00
TILLABLE LAND	WS	0	0	7.770000	\$1,500.00	\$1,665.00	\$12,937.05	\$0.00	\$12,940.00
NONTILLABLE LAND	WS	0	0	1.580000	\$1,500.00	\$1,665.00	\$2,630.70	(\$60.00)	\$1,050.00

2019 Pay 2020 Tax Statements (Treasurer)

[57-12-17-400-001.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2020 Pay 2021 Tax Statements (Treasurer)

[57-12-17-400-001.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2021 Pay 2022 Tax Statements (Treasurer)

[57-12-17-400-001.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2022 Property Record Cards

[57-12-17-400-001.000-008 \(PDF\)](#)

2021 Property Record Cards

[57-12-17-400-001.000-008 \(PDF\)](#)

2020 Property Record Cards

[57-12-17-400-001.000-008 \(PDF\)](#)

TAX INFORMATION - TRACTS 5 & 6

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-17-400-001.000-008

9/7/22, 6:02 AM

Map



No data available for the following modules: Sales, Exemptions, Residential, Commercial, Improvements, Sketches.

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TAX INFORMATION - TRACTS 7 & 8

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-07-300-001.000-008

9/7/22, 6:03 AM



Summary (Auditor)

Parcel ID 57-12-07-300-001.000-008
Bill ID 012-100142-00
Reference # 571207300001000008
Property Address 4288 N Sr 9
Albion, IN, 46701
Brief Legal Description Ex Sw Cor 2a & EX 4.15 A & Ex 1.841a Sw1/4 Sec 7 130.579
(Note: Not to be used on legal documents)
Class RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON UNPLATTED
LAND OF 40 OR MORE ACRES
Tax District 57008 Jefferson Twp
Tax Rate Code 12065 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Tax Rate

1.2694

Ownership (Auditor)

Deeded Owner
[Edsall Bud F](#)
Tammy Greer
0582 E 500 N
Albion, IN 46701

Taxing District (Assessor)

County: Noble
Township: JEFFERSON TOWNSHIP
State District 57008 JEFFERSON TOWNSHIP
Local District: 57012
School Corp: CENTRAL NOBLE COMMUNITY
Neighborhood: 0850100 Jefferson Base Area

Site Description (Assessor)

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 130.579

Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
5/3/1999	EDSALL BUD F			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/7/2021					
11/15/1996	Edsall Elsa B & Ella Exe Deed		961	1449	
11/15/1996	Edsall Elsa B & Ella Exe Deed		000	0000	9611449

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2022	2022 (2)	2021	2020	2019
Reason	ANNUAL ADJUSTMENT	SPLIT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT

TAX INFORMATION - TRACTS 7 & 8

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-07-300-001.000-008

9/7/22, 6:03 AM

As Of Date	4/15/2022	10/22/2021	4/14/2021	4/9/2020	4/12/2019
Land	\$143,300	\$123,500	\$127,900	\$124,700	\$144,000
Land Res (1)	\$27,300	\$23,700	\$23,700	\$22,000	\$21,800
Land Non Res (2)	\$101,500	\$87,300	\$91,600	\$90,800	\$110,700
Land Non Res (3)	\$14,500	\$12,500	\$12,600	\$11,900	\$11,500
Improvement	\$80,900	\$75,000	\$75,000	\$75,300	\$75,300
Imp Res (1)	\$8,700	\$3,800	\$3,800	\$3,800	\$3,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$72,200	\$71,200	\$71,200	\$71,500	\$71,500
Total	\$224,200	\$198,500	\$202,900	\$200,000	\$219,300
Total Res (1)	\$36,000	\$27,500	\$27,500	\$25,800	\$25,600
Total Non Res (2)	\$101,500	\$87,300	\$91,600	\$90,800	\$110,700
Total Non Res (3)	\$86,700	\$83,700	\$83,800	\$83,400	\$83,000

Exemptions

Type	Description	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Mortgage	Mortgage Ex	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Homestead	STD_EX	\$16,500.00	\$15,480.00	\$15,360.00	\$14,880.00	\$13,260.00
Homestead	Supplement STD	\$3,850.00	\$3,612.00	\$3,584.00	\$3,472.00	\$3,094.00
Disabled Veteran	Veteran Ded	\$24,960.00	\$24,960.00	\$24,960.00	\$24,960.00	\$24,960.00
Disabled Veteran	Veterans W/Age			\$12,480.00	\$12,480.00	\$12,480.00

Homestead Allocations

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$127,900.00	\$124,700.00	\$144,000.00	\$146,700.00	\$139,800.00
Res Land	\$23,700.00	\$22,000.00	\$21,800.00	\$21,000.00	\$18,200.00
Improve	\$75,000.00	\$75,300.00	\$75,300.00	\$75,300.00	\$71,900.00
Res Improve	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,900.00

Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$935.80	\$1,031.14	\$1,046.46	\$1,137.07	\$1,076.60
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$935.80	\$1,031.14	\$1,046.46	\$1,137.07	\$1,076.60
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$391.74	\$398.32	\$398.32	\$398.32	\$398.32
	J W Long - \$391.74	J W Long - \$398.32	J W Long - \$398.32	J W Long - \$398.32	J W Long - \$398.32
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$75.03	\$75.18	\$72.56	\$0.00	\$0.00
= Charges	\$2,263.34	\$2,460.60	\$2,491.24	\$2,672.46	\$2,551.52
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,131.67)	(\$2,460.60)	(\$2,491.24)	(\$2,672.46)	(\$2,551.52)
= Total Due	\$1,131.67	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFORMATION - TRACTS 7 & 8

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-07-300-001.000-008

9/7/22, 6:03 AM

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
 Note: Total due amount rolls forward to the most current year

Property Tax Bill Payment

Visit Noble County Treasurer's Office

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2021 Pay 2022	1954623	4/26/2022	4/25/22 B 3 W/OE	\$1,131.67
2020 Pay 2021	1924749	10/22/2021	6657 TAMMY/BUD	\$1,230.30
2020 Pay 2021	1901410	4/29/2021	5069 BUD EDSALL	\$1,230.30
2019 Pay 2020	1876482	11/2/2020	10P 5059 BUD EDSALL	\$1,245.62
2019 Pay 2020	1854036	5/7/2020	6649	\$1,245.62
2018 Pay 2019	1813572	10/22/2019	6626 Bud Edsall	\$1,336.23
2018 Pay 2019	1781715	4/18/2019	6554 Bud Edsall	\$1,336.23
2017 Pay 2018	1761787	10/30/2018	6450 BF Edsall	\$1,275.76
2017 Pay 2018	1732335	4/25/2018	6225 BudEdsall	\$1,275.76
2016 Pay 2017	1704701	10/17/2017	25p 6280 BUD EDSALL	\$1,209.34
2016 Pay 2017	1675342	4/27/2017	6075 BEdsall	\$1,209.34
2015 Pay 2016	1651510	10/27/2016	5943 BEdsall	\$1,312.34
2015 Pay 2016	1620299	4/28/2016	24P 5801 BUD EDSALL	\$1,312.34
2014 Pay 2015	1599552	11/3/2015	5678 BEdsall	\$1,149.88
2014 Pay 2015	1570213	5/6/2015	5531	\$1,149.88
2013 Pay 2014	1539073	11/5/2014	5422	\$1,260.81
2013 Pay 2014	1533358	8/4/2014	m 11516	(\$300.00)
2013 Pay 2014	1533091	7/8/2014	m 11516	\$300.00
2013 Pay 2014	1502983	4/11/2014	5246	\$1,260.81

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

J W Long

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$195.87	\$199.16	\$199.16	\$199.16	\$199.16	\$199.16
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$195.87	\$199.16	\$199.16	\$199.16	\$199.16	\$199.16
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9ag		0	0	1	\$27,300.00	\$27,300.00	\$27,300.00	\$0.00	\$27,300.00
FARM BUILDINGS		0	0	.42000	\$1,500.00	\$1,500.00	\$630.00	(\$40.00)	\$380.00
FARM POND		0	0	7.700	\$1,500.00	\$750.00	\$5,775.00	(\$40.00)	\$3,470.00
AGRICULTURAL EXCESS ACREAGE		0	0	1.96000	\$7,400.00	\$7,400.00	\$14,504.00	\$0.00	\$14,500.00
TILLABLE LAND	BX	0	0	1.080000	\$1,500.00	\$1,920.00	\$2,073.60	\$0.00	\$2,070.00
NONTILLABLE LAND	BX	0	0	3.270000	\$1,500.00	\$1,920.00	\$6,278.40	(\$60.00)	\$2,510.00
TILLABLE LAND	CRA	0	0	0.910000	\$1,500.00	\$1,530.00	\$1,392.30	\$0.00	\$1,390.00
NONTILLABLE LAND	ED	0	0	0.040000	\$1,500.00	\$750.00	\$30.00	(\$60.00)	\$10.00
NONTILLABLE LAND	EM	0	0	9.100000	\$1,500.00	\$1,410.00	\$12,831.00	(\$60.00)	\$5,130.00
TILLABLE LAND	EM	0	0	1.220000	\$1,500.00	\$1,410.00	\$1,720.20	\$0.00	\$1,720.00

TAX INFORMATION - TRACTS 7 & 8

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-07-300-001.000-008

9/7/22, 6:03 AM

WOODLAND	EM	0	0	0.180000	\$1,500.00	\$1,410.00	\$253.80	(\$80.00)	\$50.00
WOODLAND	FOB	0	0	2.540000	\$1,500.00	\$1,080.00	\$2,743.20	(\$80.00)	\$550.00
TILLABLE LAND	FOB	0	0	6.220000	\$1,500.00	\$1,080.00	\$6,717.60	\$0.00	\$6,720.00
NONTILLABLE LAND	FOB	0	0	0.310000	\$1,500.00	\$1,080.00	\$334.80	(\$60.00)	\$130.00
NONTILLABLE LAND	FOC2	0	0	4.690000	\$1,500.00	\$900.00	\$4,221.00	(\$60.00)	\$1,690.00
TILLABLE LAND	FOC2	0	0	19.010000	\$1,500.00	\$900.00	\$17,109.00	\$0.00	\$17,110.00
WOODLAND	FOC2	0	0	0.770000	\$1,500.00	\$900.00	\$693.00	(\$80.00)	\$140.00
TILLABLE LAND	FSD2	0	0	4.350000	\$1,500.00	\$750.00	\$3,262.50	\$0.00	\$3,260.00
NONTILLABLE LAND	FSD2	0	0	1.910000	\$1,500.00	\$750.00	\$1,432.50	(\$60.00)	\$570.00
NONTILLABLE LAND	HM	0	0	2.140000	\$1,500.00	\$750.00	\$1,605.00	(\$60.00)	\$640.00
TILLABLE LAND	HM	0	0	0.020000	\$1,500.00	\$750.00	\$15.00	\$0.00	\$20.00
WOODLAND	HM	0	0	7.600000	\$1,500.00	\$750.00	\$5,700.00	(\$80.00)	\$1,140.00
TILLABLE LAND	HO	0	0	0.260000	\$1,500.00	\$1,665.00	\$432.90	\$0.00	\$430.00
NONTILLABLE LAND	HO	0	0	6.180000	\$1,500.00	\$1,665.00	\$10,289.70	(\$60.00)	\$4,120.00
NONTILLABLE LAND	MFC2	0	0	1.590000	\$1,500.00	\$1,215.00	\$1,931.85	(\$60.00)	\$770.00
TILLABLE LAND	MFC2	0	0	3.390000	\$1,500.00	\$1,215.00	\$4,118.85	\$0.00	\$4,120.00
TILLABLE LAND	MGD3	0	0	1.650000	\$1,500.00	\$960.00	\$1,584.00	\$0.00	\$1,580.00
NONTILLABLE LAND	MGD3	0	0	0.510000	\$1,500.00	\$960.00	\$489.60	(\$60.00)	\$200.00
NONTILLABLE LAND	MHB2	0	0	0.310000	\$1,500.00	\$1,335.00	\$413.85	(\$60.00)	\$170.00
TILLABLE LAND	MHB2	0	0	2.180000	\$1,500.00	\$1,335.00	\$2,910.30	\$0.00	\$2,910.00
TILLABLE LAND	MN	0	0	0.250000	\$1,500.00	\$1,725.00	\$431.25	\$0.00	\$430.00
NONTILLABLE LAND	MN	0	0	1.610000	\$1,500.00	\$1,725.00	\$2,777.25	(\$60.00)	\$1,110.00
NONTILLABLE LAND	MSC3	0	0	0.030000	\$1,500.00	\$900.00	\$27.00	(\$60.00)	\$10.00
NONTILLABLE LAND	RSB	0	0	2.630000	\$1,500.00	\$1,470.00	\$3,866.10	(\$60.00)	\$1,550.00
TILLABLE LAND	RSB	0	0	0.100000	\$1,500.00	\$1,470.00	\$147.00	\$0.00	\$150.00
TILLABLE LAND	RSC2	0	0	24.739000	\$1,500.00	\$1,275.00	\$31,542.23	\$0.00	\$31,540.00
NONTILLABLE LAND	RSC2	0	0	6.100000	\$1,500.00	\$1,275.00	\$7,777.50	(\$60.00)	\$3,110.00
WOODLAND	RSC2	0	0	0.290000	\$1,500.00	\$1,275.00	\$369.75	(\$80.00)	\$70.00
WOODLAND	RSD2	0	0	2.320000	\$1,500.00	\$1,080.00	\$2,505.60	(\$80.00)	\$500.00

2019 Pay 2020 Tax Statements (Treasurer)

[57-12-07-300-001.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2020 Pay 2021 Tax Statements (Treasurer)

[57-12-07-300-001.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2021 Pay 2022 Tax Statements (Treasurer)

[57-12-07-300-001.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Residential

Description	Single-Family
Story Height	1
Style	
Finished Area	924
# Fireplaces	0
Heat Type	
Air Cond	0
Bedrooms	0
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	0
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Metal	924	924

TAX INFORMATION - TRACTS 7 & 8

Info Contains Property That Is Not In The Auction

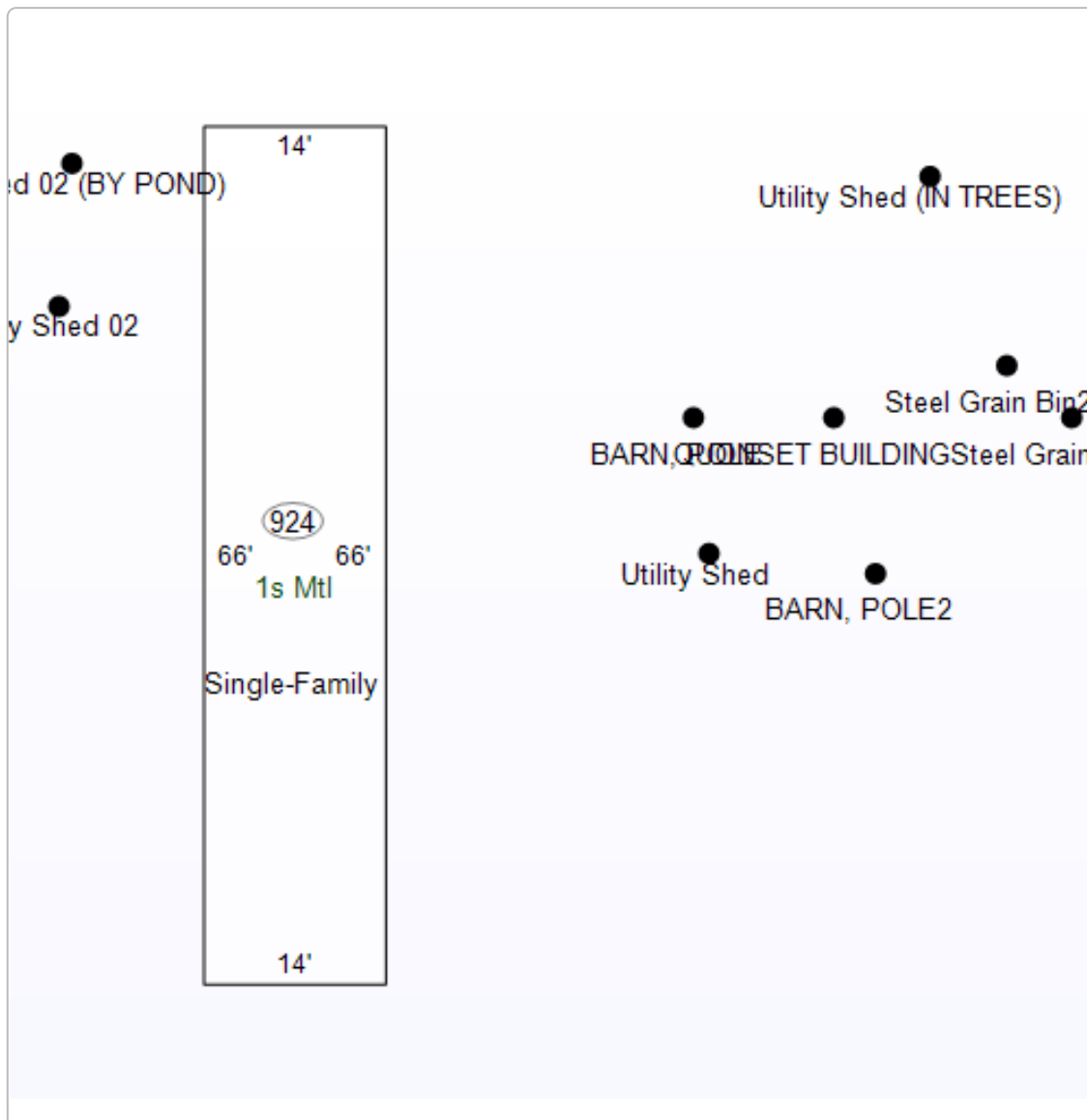
Beacon - Noble County, IN - Report: 57-12-07-300-001.000-008

9/7/22, 6:03 AM

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
BARN, POLE	100	C	1959	1959	VP	0.95	4800	1.44	1
BARN, POLE2	100	B	1980	1980	F	0.95	4000	1.44	1
QUONSET BUILDING	100	D	1980	1980	F	0.95	5000	1.44	1
Steel Grain Bin1	100	C	1978	1978	P	0.95	2827	1.44	1
Steel Grain Bin2	100	C	1978	1978	F	0.95	1017	1.44	1
Utility Shed	100	D	2000	2000	F	0.95	192	1.44	1
Single-Family	100	E-1	1994	1994	P	0.95	924	1.44	0.56
Utility Shed (IN TREES)	100	E	1900	1900	VP	0.95	126	1.44	1
Utility Shed 02 (BY POND)	100	E-1	1990	1990	P	0.95	416	1.44	1
Utility Shed 02	100	D	1990	1990	F	0.95	64	1.44	1

Sketches



Sketches Last Updated May 2022.

TAX INFORMATION - TRACTS 7 & 8

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-07-300-001.000-008

9/7/22, 6:03 AM

2022 Property Record Cards

[57-12-07-300-001.000-008 \(PDF\)](#)

2021 Property Record Cards

[57-12-07-300-001.000-008 \(PDF\)](#)

2020 Property Record Cards

[57-12-07-300-001.000-008 \(PDF\)](#)

Map



No data available for the following modules: Sales, Commercial.

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TAX INFORMATION - TRACT 9

Info Contains Property That Is Not In The Auction

Beacon - Noble County, IN - Report: 57-12-07-400-003.000-008

9/7/22, 6:03 AM



Summary (Auditor)

Parcel ID 57-12-07-400-003.000-008
 Bill ID 012-100147-00
 Reference # 571207400003000008
 Property Address N Sr 9
 Albion, IN, 46701
 Brief Legal Description S End W1/2 Nw1/4 Sec 7 25a
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - OTHER AGRICULTURAL USE
 Tax District 57008 Jefferson Twp
 Tax Rate Code 12065 - Adv Tax Rate
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date



Tax Rate

1.2694

Ownership (Auditor)

Deeded Owner
[Edsall Bud F](#)
 Tammy Greer
 0582 E 500 N
 Albion, IN 46701

Taxing District (Assessor)

County: Noble
 Township: JEFFERSON TOWNSHIP
 State District 57008 JEFFERSON TOWNSHIP
 Local District: 57012
 School Corp: CENTRAL NOBLE COMMUNITY
 Neighborhood: 0850100 Jefferson Base Area

Site Description (Assessor)

Topography:
 Public Utilities:
 Street or Road:
 Area Quality: Static
 Parcel Acreage: 25

Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
1/10/2002	EDSALL BUD F			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/21/1995	Edsall Delores J (qc Deed)		950	9445	

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2022	2022 (2)	2021	2020	2019
Reason	ANNUAL ADJUSTMENT	Ag land update	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/15/2022	1/25/2022	4/14/2021	4/9/2020	4/12/2019

TAX INFORMATION - TRACT 9

Beacon - Noble County, IN - Report: 57-12-07-400-003.000-008

9/7/22, 6:03 AM

Land	\$12,500	\$12,500	\$13,200	\$13,100	\$16,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$12,500	\$12,500	\$13,200	\$13,100	\$16,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$17,100	\$17,100	\$17,200	\$17,200	\$17,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$17,100	\$17,100	\$17,200	\$17,200	\$17,200
Total	\$29,600	\$29,600	\$30,400	\$30,300	\$33,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$12,500	\$12,500	\$13,200	\$13,100	\$16,000
Total Non Res (3)	\$17,100	\$17,100	\$17,200	\$17,200	\$17,200

Homestead Allocations

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$13,200.00	\$13,100.00	\$16,000.00	\$16,500.00	\$19,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$17,200.00	\$17,200.00	\$17,200.00	\$17,200.00	\$16,800.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$192.95	\$213.64	\$226.69	\$234.78	\$248.81
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$192.95	\$213.64	\$226.69	\$234.78	\$248.81
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00
	J W Long - \$75.00	J W Long - \$75.00	J W Long - \$75.00	J W Long - \$75.00	J W Long - \$75.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$460.90	\$502.28	\$528.38	\$544.56	\$572.62
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$230.45)	(\$502.28)	(\$528.38)	(\$544.56)	(\$572.62)
= Total Due	\$230.45	\$0.00	\$0.00	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
 Note: Total due amount rolls forward to the most current year

Property Tax Bill Payment

Visit Noble County Treasurer's Office

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
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TAX INFORMATION - TRACT 9

Beacon - Noble County, IN - Report: 57-12-07-400-003.000-008

9/7/22, 6:03 AM

2021 Pay 2022	1954621	4/26/2022	4/25/22 B 3 W/OE	\$230.45
2020 Pay 2021	1924745	10/22/2021	6657 TAMMY/BUD	\$251.14
2020 Pay 2021	1901405	4/29/2021	5069 BUD EDSALL	\$251.14
2019 Pay 2020	1876487	11/2/2020	10P 5059 BUD EDSALL	\$264.19
2019 Pay 2020	1854041	5/7/2020	6649	\$264.19
2018 Pay 2019	1813571	10/22/2019	6626 Bud Edsall	\$272.28
2018 Pay 2019	1781716	4/18/2019	6554 Bud Edsall	\$272.28
2017 Pay 2018	1761790	10/30/2018	6450 BF Edsall	\$286.31
2017 Pay 2018	1732336	4/25/2018	6225 BudEdsall	\$286.31
2016 Pay 2017	1704699	10/17/2017	25p 6280 BUD EDSALL	\$202.02
2016 Pay 2017	1675343	4/27/2017	6075 BEdsall	\$202.02
2015 Pay 2016	1651513	10/27/2016	5943 BEdsall	\$219.62
2015 Pay 2016	1620295	4/28/2016	24P 5801 BUD EDSALL	\$219.62
2014 Pay 2015	1599551	11/3/2015	5678 BEdsall	\$193.77
2014 Pay 2015	1570214	5/6/2015	5531	\$193.77
2013 Pay 2014	1539068	11/5/2014	5422	\$223.38
2013 Pay 2014	1502979	4/11/2014	5246	\$223.38

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

J W Long

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50	\$37.50
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
NONTILLABLE LAND	EM	0	0	2.500000	\$1,500.00	\$1,410.00	\$3,525.00	(\$60.00)	\$1,410.00
NONTILLABLE LAND	FOC2	0	0	2.240000	\$1,500.00	\$900.00	\$2,016.00	(\$60.00)	\$810.00
FARM BUILDINGS	FOC2	0	0	0.160000	\$1,500.00	\$900.00	\$144.00	(\$40.00)	\$90.00
NONTILLABLE LAND	HM	0	0	7.360000	\$1,500.00	\$750.00	\$5,520.00	(\$60.00)	\$2,210.00
NONTILLABLE LAND	HO	0	0	4.790000	\$1,500.00	\$1,665.00	\$7,975.35	(\$60.00)	\$3,190.00
NONTILLABLE LAND	RSB	0	0	6.670000	\$1,500.00	\$1,470.00	\$9,804.90	(\$60.00)	\$3,920.00
FARM BUILDINGS	RSB	0	0	0.070000	\$1,500.00	\$1,470.00	\$102.90	(\$40.00)	\$60.00
NONTILLABLE LAND	WT	0	0	1.210000	\$1,500.00	\$1,665.00	\$2,014.65	(\$60.00)	\$810.00

2019 Pay 2020 Tax Statements (Treasurer)

[57-12-07-400-003.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2020 Pay 2021 Tax Statements (Treasurer)

[57-12-07-400-003.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2021 Pay 2022 Tax Statements (Treasurer)

[57-12-07-400-003.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

TAX INFORMATION - TRACT 9

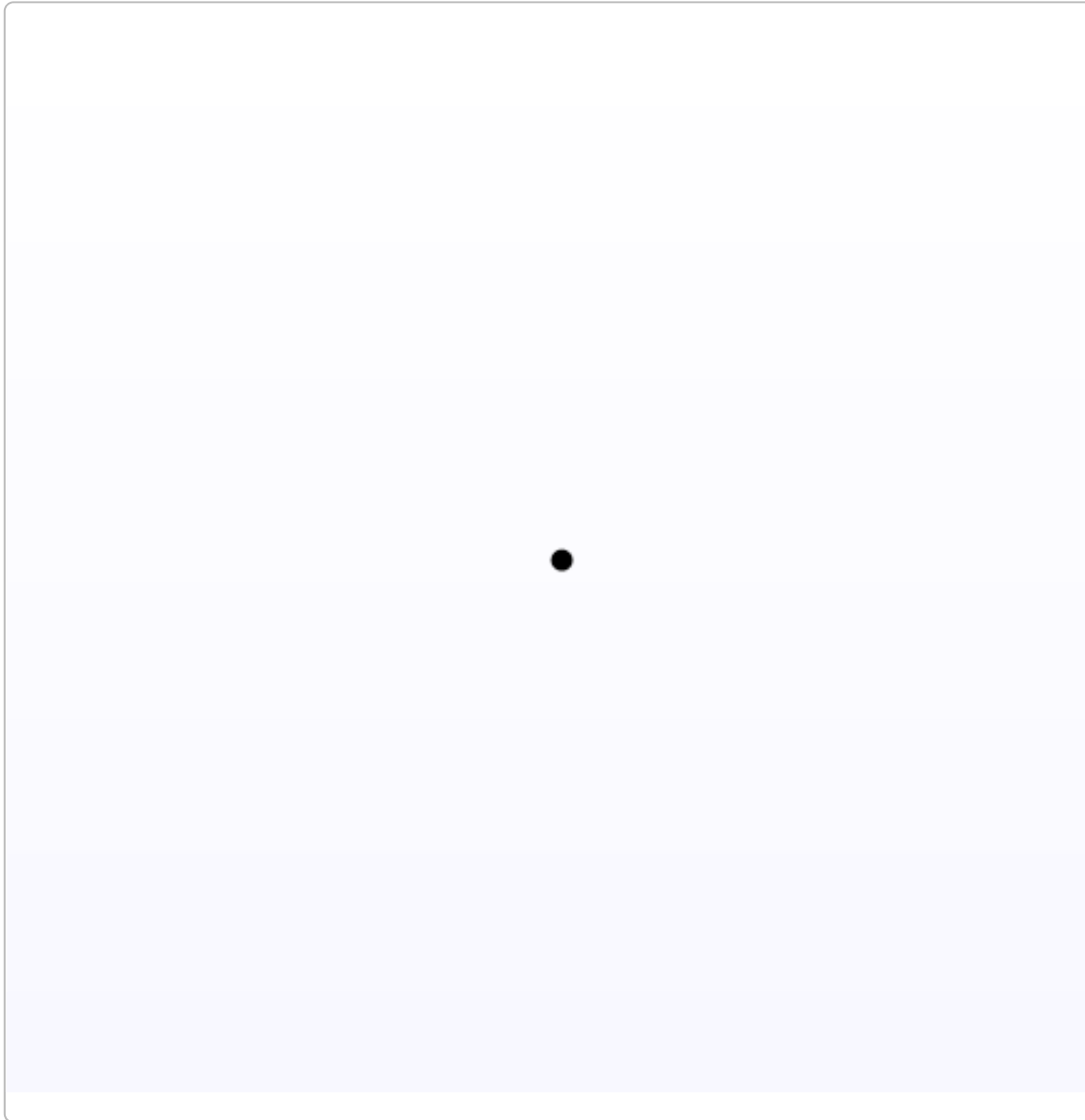
Beacon - Noble County, IN - Report: 57-12-07-400-003.000-008

9/7/22, 6:03 AM

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
BARN, POLE	100	C	1980	1980	P	0.95	6000	1.44	0

Sketches



Sketches Last Updated May 2022.

2022 Property Record Cards

[57-12-07-400-003.000-008 \(PDF\)](#)

2021 Property Record Cards

[57-12-07-400-003.000-008 \(PDF\)](#)

2020 Property Record Cards

[57-12-07-400-003.000-008 \(PDF\)](#)

TAX INFORMATION - TRACT 9

Beacon - Noble County, IN - Report: 57-12-07-400-003.000-008

9/7/22, 6:03 AM

Map



No data available for the following modules: Sales, Exemptions, Residential, Commercial.

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TAX INFORMATION - TRACT 10

Beacon - Noble County, IN - Report: 57-13-19-400-413.000-002

8/19/22, 10:30 AM



Summary (Auditor)

Parcel ID 57-13-19-400-413.000-002
Bill ID 014-100736-01
Reference # 571219400114000002
Property Address E Seneca St
Albion, IN, 46701
Brief Legal Description Tiffin Add Lot 204 & W1/2 Lot 203
(Note: Not to be used on legal documents)
Class RESIDENTIAL VACANT PLATTED LOT
Tax District 57002 Albion Town
Tax Rate Code 14065 - Adv Tax Rate
Property Type 82 - Residential
Mortgage Co N/A
Last Change Date



Tax Rate

2.2131

Ownership (Auditor)

Deeded Owner
Greer Tammy S & Middleton Judy K/j/t/w/r/o/s
0582 E 500n
Albion, IN 46701

Taxing District (Assessor)

County: Noble
Township: ALBION TOWNSHIP
State District 57002 ALBION-ALBION
Local District: 57014
School Corp: CENTRAL NOBLE COMMUNITY
Neighborhood: 0250100 Albion Original Town

Site Description (Assessor)

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 0.231

Sales

Sale Date	Sale Price	Parcel Count	Valid
6/3/2008	\$13,000	1	Y
12/4/2007	\$12,000	1	Y

Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
8/16/2021	GREER TAMMY S & MIDDLETON JUDY K	210800469		\$0.00
12/21/2020	GREER TAMMY S & MIDDLETON JUDY K	201200748		\$0.00
6/26/2012	EDSALL BUD F	120600583		\$13,400.00
6/27/2008	GREER TAMMY S & JARED C			\$13,000.00
12/18/2007	PARVU MARY L & JERRY T MIDDLETON		0712/00387	\$12,000.00
6/8/2006	LEATHERMAN DAVID A			\$0.00

Contact the Auditor's Office for correct transfer dates.

TAX INFORMATION - TRACT 10

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
8/16/2021	Greer Tammy S & Middleton Judy K	Quit Claim Deed			210800469
12/21/2020	Edsall Bud F	Quit Claim Deed			201200748
6/26/2012	Greer Tammy S & Jared C Joint Tenants with Rights of Survivorship	Quit Claim Deed			120600583
6/27/2008	Parvu Mary L & Jerry T Middleton Joint Tenants with Rights of Survivorship	Warranty			080600642
12/18/2007	Leatherman David A	Warranty			071200387
6/7/2006		Warranty			060600243
6/7/2006	D A Leatherman Llc	Warranty			060600243

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2022	2022 (2)	2021	2020	2019
Reason	ANNUAL ADJUSTMENT	DESTROYED STRUCTURE	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/15/2022	11/16/2021	4/14/2021	4/9/2020	4/12/2019
Land	\$14,200	\$14,200	\$14,200	\$12,800	\$12,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$14,200	\$14,200	\$12,800	\$12,100
Land Non Res (3)	\$14,200	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$2,500	\$2,500	\$2,400
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$2,500	\$2,500	\$2,400
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$14,200	\$14,200	\$16,700	\$15,300	\$14,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$14,200	\$16,700	\$15,300	\$14,500
Total Non Res (3)	\$14,200	\$0	\$0	\$0	\$0

Homestead Allocations

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$14,200.00	\$12,800.00	\$12,100.00	\$11,900.00	\$11,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$2,500.00	\$2,500.00	\$2,400.00	\$2,400.00	\$2,300.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$167.00	\$153.00	\$145.00	\$143.00	\$142.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$167.00	\$153.00	\$145.00	\$143.00	\$142.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
	Lewis - \$50.00	Lewis - \$50.00	Lewis - \$50.00	Lewis - \$50.00	Lewis - \$50.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFORMATION - TRACT 10

Beacon - Noble County, IN - Report: 57-13-19-400-413.000-002

8/19/22, 10:30 AM

LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$35.59	\$62.87	\$56.13	\$59.73	\$64.03
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$384.00	\$356.00	\$340.00	\$336.00	\$334.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$192.00)	(\$356.00)	(\$340.00)	(\$336.00)	(\$334.00)
= Total Due	\$192.00	\$0.00	\$0.00	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
Note: Total due amount rolls forward to the most current year

Property Tax Bill Payment

[Visit Noble County Treasurer's Office](#)

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2021 Pay 2022	1949193	4/22/2022	b5 4/21/22 w/oe	\$192.00
2020 Pay 2021	1924751	10/22/2021	6657 TAMMY/BUD	\$178.00
2020 Pay 2021	1901403	4/29/2021	5069 BUD EDSALL	\$178.00
2019 Pay 2020	1876481	11/2/2020	10P 5059 BUD EDSALL	\$170.00
2019 Pay 2020	1854043	5/7/2020	6649	\$170.00
2018 Pay 2019	1813553	10/22/2019	6626 Bud Edsall	\$168.00
2018 Pay 2019	1781735	4/18/2019	6554 Bud Edsall	\$168.00
2017 Pay 2018	1761797	10/30/2018	6450 BF Edsall	\$167.00
2017 Pay 2018	1732322	4/25/2018	6225 BudEdsall	\$167.00
2016 Pay 2017	1704708	10/17/2017	25p 6280 BUD EDSALL	\$168.00
2016 Pay 2017	1675353	4/27/2017	6075 BEdsall	\$168.00
2015 Pay 2016	1651506	10/27/2016	5943 BEdsall	\$163.00
2015 Pay 2016	1620310	4/28/2016	24P 5801 BUD EDSALL	\$163.00
2014 Pay 2015	1599541	11/3/2015	5678 BEdsall	\$164.62
2014 Pay 2015	1570221	5/6/2015	5531	\$164.62
2013 Pay 2014	1539079	11/5/2014	5422	\$165.19
2013 Pay 2014	1502968	4/11/2014	5246	\$165.19

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

Lewis	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		50	134	50x134	\$220.00	\$222.00	\$11,100.00	(\$15.00)	\$9,440.00
(F) FRONT LOT		25	134	25x134	\$220.00	\$222.00	\$5,550.00	(\$15.00)	\$4,720.00

TAX INFORMATION - TRACT 10

Beacon - Noble County, IN - Report: 57-13-19-400-413.000-002

8/19/22, 10:30 AM

2019 Pay 2020 Tax Statements (Treasurer)

[57-13-19-400-413.000-002 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2020 Pay 2021 Tax Statements (Treasurer)

[57-13-19-400-413.000-002 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2021 Pay 2022 Tax Statements (Treasurer)

[57-13-19-400-413.000-002 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2022 Property Record Cards

[57-13-19-400-413.000-002 \(PDF\)](#)

2021 Property Record Cards

[57-13-19-400-413.000-002 \(PDF\)](#)

2020 Property Record Cards

[57-13-19-400-413.000-002 \(PDF\)](#)

Map



No data available for the following modules: Exemptions, Residential, Commercial, Improvements, Sketches.

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TITLE COMMITMENT

TITLE COMMITMENT



COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance. 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.

ALTA Commitment for Title Insurance 8-1-16

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TITLE COMMITMENT



2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
 - (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
 - (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

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TITLE COMMITMENT



The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

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 Proposed Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Countersigned:

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Jamie McKenzie

Jamie McKenzie
Assurance Title Company, LLC
102 E Main St.
Albion, IN 46701

By: *Michael J. Nolan*
Michael J. Nolan
President

ATTEST: *Marjorie Nemzura*
Marjorie Nemzura
Secretary

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ALTA Commitment for Title Insurance 8-1-16

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TITLE COMMITMENT



Transaction Identification Data for reference only:

Issuing Agent: Assurance Title Company, LLC
Issuing Office: 102 E Main St., Albion, IN 46701
ALTA® Universal ID: 1125584
Loan ID Number:
Issuing Office File Number: 22-930
Commitment Number: 22-930
Revision Number:
Property Address: N State Road 9, Albion, IN 46701; 4288 N State Road 9, Albion, IN 46701; N 150 E, Albion, IN 46701; E State Road 8, Albion, IN; and E Seneca St, Albion, IN 46701

SCHEDULE A

1. Commitment Date: 08/02/2022 at 8:00 AM

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy

\$ To Be Determined

PROPOSED INSURED:

Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

3. The estate or interest in the Land described or referred to in this Commitment is:

Property 1: fee simple, and title to the estate or interest in the Land is at the Commitment Date vested in The devisees of the Last Will and Testament of Bud Francis Edsall, deceased, subject to the rights of Tammy Greer, Personal Representatives of the estate of said decedent which is being administered without supervision in the Circuit Court of Noble County, Indiana under cause 57C01-2201-EU-000007.

Property 2: fee simple, and title to the estate or interest in the Land is at the Commitment Date vested in The devisees of the Last Will and Testament of Bud Francis Edsall, deceased, subject to the rights of Tammy Greer, Personal Representatives of the estate of said decedent which is being administered without supervision in the Circuit Court of Noble County, Indiana under cause 57C01-2201-EU-000007.

Property 3: fee simple, and title to the estate or interest in the Land is at the Commitment Date vested in The devisees of the Last Will and Testament of Bud Francis Edsall, deceased, subject to the rights of Tammy Greer, Personal Representatives of the estate of said decedent which is being administered without supervision in the Circuit Court of Noble County, Indiana under cause 57C01-2201-EU-000007.

Property 4: fee simple, and title to the estate or interest in the Land is at the Commitment Date vested in The devisees of the Last Will and Testament of Bud Francis Edsall, deceased, subject to the rights of Tammy Greer, Personal Representatives of the estate of said decedent which is being administered without supervision in the Circuit Court of Noble County, Indiana under cause 57C01-2201-EU-000007.

Property 5: fee simple, and title to the estate or interest in the Land is at the Commitment Date vested in Tammy S. Greer and Judy K. Middleton, as joint tenants with rights of survivorship

4. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

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ALTA Commitment for Title Insurance 8-1-16



TITLE COMMITMENT



COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: Jamie McKenzie
Jamie McKenzie, License #: 3388018
Authorized Signatory

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ALTA Commitment for Title Insurance 8-1-16



TITLE COMMITMENT



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.
5. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Duly authorized and executed Deed from Tammy Greer, Personal Representative of Bud F. Edsall Estate, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below, to be executed and recorded at closing. (Property 1, 2, 3 & 4)

RECITAL: Bud F. Edsall is one and the same as Bud Francis Edsall.

7. SURVEY REQUIREMENT: Every document required for transfer of title MUST be recorded. When transferring title to less than a whole tract a survey or qualified drawing (i.e. drawing by surveyor with date and surveyor's signature) is required. Also, proper county or city/town approval must be received. This survey or drawing must be recorded. Please be sure to include recording fees.
8. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
9. Vendors, (Sellers), Closing Affidavit to be furnished this office.
10. Affidavit of Survivorship acceptable to the title company that the decedent Judy K. Middleton, and the affiant, Tammy S. Greer, acquired title as joint tenants with rights of survivorship to said real estate by a deed of conveyance on August 12, 2021, and recorded as Instrument No. 210800469 and that they jointly held said real estate until the death of Judy K. Middleton on November 17, 2021. (Property 5)
11. Duly authorized and executed Deed from Tammy S. Greer, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below, to be executed and recorded at closing. (Property 5)
12. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.

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ALTA Commitment for Title Insurance 8-1-16



TITLE COMMITMENT



13. Vendors, (Sellers), Closing Affidavit to be furnished this office.
14. Release of the insured property from the Mortgage dated May 5, 2006 and recorded on May 23, 2006 as Instrument #060500776 in the official records of Noble County Recorder, to be paid with proceeds of loan and released in the original principal amount of _____ from Bud F. Edsall to STAR Financial Bank (Property 2).

Modified by a written Modification of Mortgage, dated June 4, 2012 and recorded June 13, 2012 as Instrument No. 120600249.

NOTE: The mortgage set forth above is purported to be a "Credit Line" mortgage. It is a requirement that the Mortgagor of said mortgage provide written authorization to close said credit line account to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this mortgage to the proposed mortgage to be recorded at closing.

15. Release of the insured property from the Mortgage dated October 7, 2010 and recorded on October 18, 2010 as Instrument #101000383 in the official records of Noble County Recorder, to be paid with proceeds of loan and released in the original principal amount of _____ from Bud F. Edsall to STAR Financial Bank (Property 4).

Modified by a written Modification of Mortgage, dated April 15, 2015 and recorded June 15, 2015 as Instrument No. 150600319.

NOTE: The mortgage set forth above is purported to be a "Credit Line" mortgage. It is a requirement that the Mortgagor of said mortgage provide written authorization to close said credit line account to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this mortgage to the proposed mortgage to be recorded at closing.

16. Release of the Assignment of Rents from Bud F. Edsall to STAR Financial Bank, dated April 15, 2015 and recorded June 15, 2015 as Instrument No. 150600320 (Property 4).
17. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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ALTA Commitment for Title Insurance 8-1-16



TITLE COMMITMENT



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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Property 1
Taxes for 2021 payable 2022
Parcel No. 012-100147-00
Tax Unit of Jefferson
State ID No. 57-12-07-400-003.000-008
May 10 \$192.95 PAID
November 10 \$192.95 NOT PAID
Assessed Valuation: Land \$13,200 Improvements \$17,200
Exemptions \$0
8. Annual assessment of \$75.00 for maintenance of JW Long Drain 2022,
May 10 \$37.50 PAID, November 10 \$37.50 NOT PAID.
9. Property 2
Taxes for 2021 payable 2022
Parcel No. 012-100142-00
Tax Unit of Jefferson
State ID No. 57-12-07-300-001.000-008
May 10 \$935.80 PAID

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ALTA Commitment for Title Insurance 8-1-16

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TITLE COMMITMENT



November 10 \$935.80 NOT PAID
Assessed Valuation: Land \$127,900 Improvements \$75,000
Exemptions \$16,500-H/\$3,850-Supp/\$3,000-Mtg/\$24,960-Vet

10. Annual assessment of \$391.74 for maintenance of JW Long Drain 2022,
May 10 \$195.87 PAID, November 10 \$195.87 NOT PAID.

11. Property 3
Taxes for 2021 payable 2022
Parcel No. 012-100145-00
Tax Unit of Jefferson
State ID No. 57-12-17-400-001.000-008
May 10 \$705.15 PAID
November 10 \$705.15 NOT PAID
Assessed Valuation: Land \$111,100 Improvements \$0
Exemptions \$0

12. Annual assessment of \$127.02 for maintenance of JW Long Drain 2022,
May 10 \$63.51 PAID, November 10 \$63.51 NOT PAID.

13. Property 4 - Parcel 1
Taxes for 2021 payable 2022
Parcel No. 012-100062-01
Tax Unit of Jefferson
State ID No. 57-12-16-300-008.000-008
May 10 \$309.10 PAID
November 10 \$309.10 NOT PAID
Assessed Valuation: Land \$48,700 Improvements \$0
Exemptions \$0

14. Property 4 - Parcel 2
Taxes for 2021 payable 2022
Parcel No. 012-100062-50
Tax Unit of Jefferson
State ID No. 57-12-17-200-009.000-008
May 10 \$450.00 PAID
November 10 \$450.00 NOT PAID
Assessed Valuation: Land \$70,900 Improvements \$0
Exemptions \$0

15. Property 5
Taxes for 2021 payable 2022
Parcel No. 014-100736-01
Tax Unit of Albion
State ID No. 57-13-19-400-413.000-002
May 10 \$167.00 PAID
November 10 \$167.00 NOT PAID
Assessed Valuation: Land \$14,200 Improvements \$2,500
Exemptions \$0

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TITLE COMMITMENT



16. Annual assessment of \$50.00 for maintenance of Lewis Drain 2022, May 10 \$25.00 PAID, November 10 \$25.00 NOT PAID.
17. Taxes for 2022 due and payable 2023, and subsequent taxes.
18. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
19. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
20. Any and all liens, assessments, impact fees and zoning ordinances, now carried on the municipal records of the Town of Albion, Indiana. (Property 5)
21. Right of way for drainage tiles, feeders and laterals, if any.
22. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
23. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
24. Right-of-Way Grant for highway purpose, State Road No. 9, dated August 26, 1965 from Don Smith, Inc to State of Indiana, recorded November 10, 1965, in Miscellaneous Record 45 pages 227-229. (Property 1)
25. Easement by and between General Telephone Co. of Indiana, Inc. and Donald E. Smith, dated February 21, 1966 and recorded February 21, 1966 in Miscellaneous Record 46 page 31. (Property 1)
26. Easement by and between Don Smith Inc. and Noble County Rural Electric Membership Corporation, dated April 1, 1966 and recorded April 1, 1966 in Miscellaneous Record 46 page 133. (Property 1)
27. Right-of-Way Grant for highway purpose, State Road No. 9, dated June 28, 1965 from Elza B. Edsall and Ella Edsall to State of Indiana, recorded September 9, 1965, in Miscellaneous Record 44 pages 566-567. (Property 2)
28. Easement by and between General Telephone Co. of Indiana, Inc. and Elza Edsall, dated January 26, 1966 and recorded January 27, 1966 in Miscellaneous Record 45 page 550. (Property 2)
29. Temporary Highway Easement Grant by and between Bud F. Edsall, by Tammy S. Greer his Attorney in Fact Under Power of Attorney recorded as Instrument No. 210800457 and Noble County, Indiana, dated September 1, 2021 and recorded October 7, 2021 as Instrument No. 211000200. (Property 2 & 3)
30. Easement by and between Ted Hile and Beulah Hile, husband and wife and Noble County Rural Electric Membership Corporation, dated February 3, 1938 and recorded June 11, 1938 in Miscellaneous Record 16 page 677. (Property 3)
31. Deed of Easement by and between Bud F. Edsall and Noble Rural Electric Membership Corporation, dated February 16, 2012 and recorded February 17, 2012 as Instrument No. 120200370. (Property 3)
32. Location Control Route Survey Plat, by American Structurepoint Inc., dated November 25, 2020 and recorded January 26, 2021 as Instrument No. 210100645. (Property 3)

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33. Deed of Easement by and between David E. Carter and Phyllis K. Carter and Indiana & Michigan Electric Company, dated June 4, 1957 and recorded July 26, 1957 in Deed Record 135 page 183. (Property 4)
34. Right-of-Way Grant by and between David E. Carter and Phyllis K. Carter, husband and wife and Northern Indiana Fuel and Light Company, Inc., dated March 13, 1964 and recorded March 19, 1964 in Deed Record 153 page 346. (Property 4)
35. Subject to 75' ditch easement top of bank for County Ditch as shown on a survey dated April 15, 1997 by Registered Land Surveyor C. Blake Doriot, Project No. 97068. (Property 4)
36. Supplemental Easement and Right of Way by and between Bud F. Edsall and Indiana Michigan Power Company, dated April 19, 2017 and recorded May 2, 2017 as Instrument No. 170500055. (Property 4)
37. This commitment has been issued without a judgment search being made against the name insured.

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TITLE COMMITMENT



EXHIBIT A Property Description

Issuing Office File No.: 22-930

Property 1:

Twenty-five (25) acres of land, more or less, from the South end of the West half of the Northwest Quarter of Section 7, Township 34 North, Range 10 East, more particularly described as follows, to-wit: Beginning at the quarter stone on the West line of said Section 7 and running thence East on the quarter section line a distance of 18.21 chains to a stone on the North and South 8th line; thence North on said 8th line 13.65 chains to a stone on the 8th line; thence Westerly on a line parallel to the South line of said quarter section to a stone in the West section line; thence South on said section line 13.65 chains to the place of beginning, subject to all legal highways.

Property 2:

The East half of the Southwest Quarter of Section 7 in Township 34 North, Range 10 East, containing 71 acres, more or less.

Also, the West half of the Southwest Quarter of Section 7, in Township 34 North, Range 10 East, excepting therefrom the following tract, to-wit: A part of the Southwest Quarter of the Southwest Quarter of Section 7, Township 34 North, Range 10 East and more fully described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 7, Township 34 North, Range 10 East; thence North 88 degrees 56 minutes 12 seconds East for 300 feet to an iron pin located in the South line of said Section 7, the place of beginning; thence North 1 degree 3 minutes 48 seconds West for 20 feet to an iron pin; thence North 81 degrees 35 minutes 31 seconds West for 201.49 feet along Indiana State Highway No. 9 R/W to a R/W hub; thence North 8 degrees 15 minutes 51 seconds West for 202.24 feet; along Indiana State Highway No. 9 R/W to a R/W hub; thence North 0 degrees 16 minutes East for 36.03 feet along Indiana State Highway No. 9 R/W to an iron pin; thence North 88 degrees 56 minutes 12 seconds East for 339.4 feet to an iron pin; thence South 1 degree 3 minutes 48 seconds East for 289.0 feet to an iron pin; located in the South line of said Section 7, also said point is located on the center line of a County Road 400 North; thence South 88 degrees 56 minutes 12 seconds West for 114.76 feet along the South line of said Section 7, and the center line of County Road 400 North to an iron pin the place of beginning containing 2.0 acres, more or less. Subject to all legal highways and utility easements.

LESS AND EXCEPTING, A tract of land located in the Southwest Fractional Quarter of Section 07, Township 34 North, Range 10 East, 2nd Principal Meridian, in Noble County, the State of Indiana, more fully described as follows:

Commencing at the Northwest Corner of said Southwest Fractional Quarter marked by a County Surveyor referenced 1 inch Iron Pin set in concrete in an Indiana Department of Transportation (INDOT) Type B. Monument Box, thence South 00 degrees 12 minutes 21 seconds West (Assumed basis of bearings), along the West line of said Southwest Fractional Quarter for 710.76 feet to a point, thence North 88 degrees 35 minutes 50 seconds East for 59.25 feet to the Point of Beginning marked by a #5 Iron Rebar capped "Renkenberger 29400012" set this survey; thence continuing North 88 degrees 35 minutes 50 seconds East for 124.52 feet to a #5 Iron Rebar capped "Renkenberger 29400012" set this survey; thence South 00 degrees 56 minutes 54 seconds West, for 358.73 feet to a #5 Iron Rebar capped "Renkenberger 29400012" set this survey; thence North 87 degrees 20 minutes 20 seconds West for 130.31 feet to a #5 Iron Rebar capped "Renkenberger 29400012" set this survey; thence North 00 degrees 16 minutes 00 seconds East along the East Right of Way of Indiana State Highway 9 for 168.30 feet to a #5 Iron Rebar capped "Renkenberger 29400012" set this survey; thence North 05 degrees 58

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minutes 38 seconds East, along the West right of way of Indiana State Highway 9 for 100.50 feet to a 4 x 4 square concrete Right of Way Marker, thence North 00 degrees 16 minutes 00 seconds East, along the East Right of Way of Indiana State Highway 9 for 81.33 feet to the Point of Beginning, said tract containing 1.05 acres, more or less.

ALSO LESS AND EXCEPTING, A tract of land located in the Southwest Quarter of Section 7, Township 34 North, Range 10 East, in Noble County, the State of Indiana, more fully described as follows:

Beginning at the Southeast corner of said Southwest Quarter marked by a Harrison Marker found this survey; thence South 89 degrees 19 minutes 24 seconds West (record), along the South line of said Southwest Quarter, for 370.00 feet to a railroad spike set this survey; thence North 00 degrees 40 minutes 36 seconds West, perpendicular to the South line of said Southwest Quarter, for 40.00 feet to a rebar set this survey; thence North 40 degrees 28 minutes 53 seconds East for 81.36 feet to a rebar set this survey; thence North 24 degrees 40 minutes 46 seconds East for 60.36 feet to a rebar set this survey; North 49 degrees 04 minutes 48 seconds East for 50.83 feet; thence North 79 degrees 29 minutes 36 seconds East for 200.78 feet to a rebar set this survey; thence North 14 degrees 36 minutes 16 seconds West for 153.75 feet to a rebar set this survey; thence North 48 degrees 44 minutes 02 seconds West for 136.83 feet to a rebar set this survey; thence North 69 degrees 31 minutes 29 seconds West for 100.80 feet to a rebar set this survey; thence North 25 degrees 06 minutes 20 seconds West for 66.01 feet to a rebar set this survey; thence South 89 degrees 17 minutes 52 seconds West for 330.18 feet to a rebar set this survey; thence North 05 degrees 58 minutes 58 seconds West for 174.48 feet to a rebar set this survey; thence North 54 degrees 52 minutes 15 seconds East for 117.01 feet to a rebar set this survey; thence North 60 degrees 48 minutes 01 seconds East for 72.15 feet; thence North 70 degrees 45 minutes 55 seconds East for 112.87 feet; thence South 62 degrees 23 minutes 11 seconds East for 76.09 feet; thence South 02 degrees 47 minutes 11 seconds East for 124.20 feet; thence South 09 degrees 38 minutes 29 seconds East for 120.75 feet; thence South 36 degrees 14 minutes 58 seconds East for 77.29 feet; thence South 69 degrees 13 minutes 02 seconds East for 99.67 feet; thence South 49 degrees 06 minutes 33 seconds East for 137.70 feet to a rebar set; thence East for 70.88 feet to a rebar set; thence South 00 degrees 32 minutes 36 seconds West, along the East line of said Southwest Quarter, for 399.34 feet to the point of beginning, said tract contains 4.15 acres, more or less, and being subject to all public road right-of-ways and all easements of record.

ALSO LESS AND EXCEPTING, A part of the Southwest Quarter of Section 7, Township 34 North, Range 10 East, Noble County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter Section; thence South 89 degrees 13 minutes 51 seconds West 370.00 feet along the South line of said Quarter section to the Southwesterly corner of that 4.15 acre tract described in the Warranty Deed recorded as Instrument Number 161000045, said Southwesterly corner being the point of beginning of this description: thence continuing along said South line, South 89 degrees 13 minutes 51 seconds West 1,602.80 feet to the Southeast corner of that 2.0 acre "exception parcel" described in the Executor's Deed recorded as Instrument Number 9611449; thence North 0 degrees 46 minutes 9 seconds West 50.00 feet along the East line of said 2.0 acre "exception parcel" to point "502" designated on said parcel plat; thence North 89 degrees 13 minutes 51 seconds East 1,611.54 feet to point "503" designated on said parcel plat, said point "503" being on the Western boundary of the aforementioned 4.15 acre tract; thence along the Western boundary of said 4.15 acre tract the following two (2) courses: 1) South 40 degrees 23 minutes 20 seconds West 13.28 feet; 2) thence South 0 degrees 46 minutes 9 seconds East 40.00 feet to the point of beginning and containing 1.841 acres, more or less, inclusive of the presently existing right-of-way which contains 0.390 acres, more or less.

Property 3:

The Northwest Quarter of Section Seventeen (17), Township Thirty-four (34) North, Range Ten (10) East, excepting therefrom the West forty (40) rods thereof by parallel lines and excepting further therefrom the

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following: Beginning at a point 1202 feet West and South 1 degree 10 minutes West 752 feet from the Northeast corner of the Northwest Quarter of Section 17, Township 34 North, Range 10 East, thence South 1 degree 10 minutes West over and along the center line of a county road, 650.0 feet, thence South 88 degrees 50 minutes East 335.1 feet to an iron pin, thence North 1 degree 10 minutes East 650.0 feet to an iron pin, thence North 88 degrees 50 minutes West 335.1 feet to the place of beginning, containing in said exception 5.0 acres more or less and containing after said exceptions 115 acres more or less.

LESS AND EXCEPTING, A part of the Northwest Quarter of Section 17, Township 34 North, Range 10 East, Jefferson Township, Noble County, Indiana, more fully described as follows: Beginning at a point located on the center line of County Road 90 East and the property line between J. Belcher and Bud Edsall properties, said point being 658.0 feet North and South 88 degrees 0 minutes East 663.0 feet from the Southwest corner of the Northwest Quarter of Section 17, Township 34 North, Range 10 East, Jefferson Township, Noble County, Indiana; thence North over and along the Edsall-Belcher property line 208.7 feet to an iron stake; thence South 88 degrees 0 minutes East 208.82 feet to an iron stake; thence South 208.7 feet to the center line of said County Road 90 East; thence North 88 degrees 0 minutes West 208.82 feet, over and along the center line of said county road to the place of beginning, containing 1.0 acres, more or less.

LESS AND EXCEPTING, A part of the Northwest Quarter of Section 17, Township 34 North, Range 10 East, Jefferson Township, Noble County, Indiana, and more fully described as follows: Beginning at a point on the North line of Section 17, 659 feet East of the Northwest corner of Section 17, Township 34 North, Range 10 East; thence South 0 degrees 40 minutes East 217.8 feet to a steel stake; thence East 200.0 feet to a steel stake; thence North 0 degrees 40 minutes West 217.8 feet to the North line of Section 17 and the center line of County Road 400 North; thence West over and along the North line of Section 17, 200.0 feet to the place of beginning. Containing 1.0 acres, more or less.

LESS AND EXCEPTING, A part of the Northwest Quarter of Section 17, Township 34 North, Range 10 East, Noble County, Indiana, described as follows: Beginning at the Northeast corner of said Quarter Section; thence South 0 degrees 8 minutes 33 seconds East 65.00 feet along the East line of said Quarter Section; thence South 89 degrees 51 minutes 27 seconds West 20.00 feet to point "533" designated on said parcel plat; thence North 68 degrees 26 minutes 47 seconds West 48.50 feet to point "534" designated on said parcel plat; thence North 89 degrees 19 minutes 12 seconds West 681.30 feet to the point "564" designated on said parcel plat; thence North 89 degrees 12 seconds West 393.27 feet to point "535" designated on said parcel plat; thence South 51 degrees 36 minutes 23 seconds West 61.72 feet to point "536" designated on said parcel plat; thence North 88 degrees 19 minutes 47 seconds West 40.00 feet to point "539" designated on said parcel plat; thence North 59 degrees 13 minutes 8 seconds West 83.37 feet to point "540" designated on said parcel plat thence North 89 degrees 49 minutes 12 seconds West 248.86 feet to point "541" designated on said parcel plat; thence North 89 degrees 19 minutes 12 seconds West 233.16 feet to point "563" designated on said parcel plat, said point "563" being on the East line of that 1.0 acre tract described in the Warranty Deed recorded in Deed Book 187, page 44; thence North 0 degrees 21 minutes 17 seconds East 50.00 feet along the East line of said 1.0 acre tract to the North line of said quarter section; thence South 89 degrees 19 minutes 12 seconds East 1,781.27 feet along said North line to the point of beginning and containing 2.109 acres, more or less, inclusive of the presently existing right-of-way which contains 0.464 acres, more or less.

Property 4:
Parcel 1

Commencing at brass pin found marking the Southwest Corner of the Southwest Quarter of Section 16, Township 34 North, Range 10 East; thence North 88 degrees 23 minutes 27 seconds East along the South line of Southwest quarter of said Section 16 a distance of 180.63 feet to a P.K. Nail; thence North 88 degrees 23 minutes 27 seconds East along the South line of said Southwest Quarter a distance of 253.63 feet to a P.K. Nail; thence North 02 degrees 17 minutes 39 seconds West a distance of 298.70 feet to a rebar; thence South 85

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degrees 41 minutes 39 seconds East a distance of 214.39 feet to a rebar; thence South 02 degrees 30 minutes 10 seconds West a distance of 277.30 feet to a P.K. Nail, on the South line of the Southwest Quarter of said Section 16; thence North 88 degrees 23 minutes 27 seconds East along the South line of said Section 16 a distance of 701.41 feet to a railroad spike, said point being the Southeast Corner of the West half of the Southwest Quarter of Section 16, Township 34 North, Range 10 East; thence North 01 degrees 14 minutes 00 seconds West a distance of 2662.88 feet along the East line of the West half of the Southwest Quarter of said Section 16 to a wood corner post marking the Northeast Corner of the West half of the Southwest Quarter of said Section 16; thence South 87 degrees 38 minutes 44 seconds West along the North line of the Southwest Quarter of said Section 16 a distance of 1321.24 feet to a concrete corner post marking the Northwest Corner of the Southwest Quarter of said Section 16; thence South 01 degrees 09 minutes 19 seconds East along the West line of the Southwest Quarter of said Section 16 a distance of 2592.31 feet to a rebar, and the intersection of the North right of way of State Road Number 8; thence North 88 degrees 54 minutes 59 seconds East along the North right of way of said State Road Number 8 a distance of 80.07 measured (80.19 record) feet to a right of marker; thence South 82 degrees 33 minutes 50 seconds East along the North right of way of said road a distance of 100.86 feet measured (101.12 record) feet to a right of way marker; thence South 01 degrees 06 minutes 57 seconds East a distance of 36.82 measured (40 record) feet to the point of beginning. (Supposed to contain 79.07 acres, more or less.)

LESS AND EXCEPTING, A tract of land located in the Southwest Quarter of Section 16, Township 34 North, Range 10 East, in Noble County, the State of Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter, marked by a Harrison Marker found; thence West (assumed), along the South line of said Southwest Quarter, for 1324.63 feet to the Southeast corner of the West half of said Southwest Quarter, and the point of beginning for this survey; thence continuing West, along the South line of said Southwest Quarter, for 150.00 feet; thence North 00 degrees 23 minutes 44 seconds East, parallel with the East line of the West half of said Southwest Quarter, for 30.00 feet to a rebar set this survey; thence continuing North 00 degrees 23 minutes 44 seconds East, parallel with the East line of said West half, for 1284.18 feet to a rebar set this survey; thence North 87 degrees 30 minutes 00 seconds West, for 632.61 feet to a rebar set this survey; thence North 00 degrees 23 minutes 44 seconds East, parallel with the East line of said West half, for 1311.73 feet to the North line of said Southwest Quarter, marked by a rebar set this survey; thence North 89 degrees 16 minutes 54 seconds East, along the North line of said Southwest Quarter, for 782.33 feet to a stone found marking the Northeast corner of the West half of said Southwest Quarter; thence South 00 degrees 23 minutes 44 seconds West, along the East line of the West half of said Southwest Quarter, for 2633.32 feet to a rebar set this survey; thence continuing South 00 degrees 23 minutes 44 seconds West, along the East line of the West half of said Southwest Quarter, for 30.00 feet to the point of beginning. Said tract of land contains 28.46 acres, more or less.

Parcel 2

A part of the Southeast Quarter of Section 17, Township 34 North, Range 10 East and part of the Southwest Quarter of Section 16, Township 34 North, Range 10 East, 2nd Principle Meridian, Noble County, Indiana, more particularly described as follows:

Commencing at a brass pin found marking the Southeast Corner of the Southeast Quarter of Section 17, Township 34 North, Range 10 East; thence South 89 degrees 17 minutes 54 seconds West (assumed bearing and basis for this description), along the South line of the Southeast Quarter of Section 17, a distance of 219.31 feet to a P.K. Nail, said point being the point of beginning; thence South 89 degrees 17 minutes 54 seconds West, along the South line of said Section 17, a distance of 631.93 feet to a P.K. Nail set; thence North 01 degrees 42 minutes 42 seconds East a distance of 167.30 feet measured (166.04 feet record) to a pinch top pipe; thence North 23 degrees 32 minutes 35 seconds West a distance of 208.25 feet measured (208.78 feet recorded) to a metal fence post; thence North 05 degrees 09 minutes 40 seconds East a distance of 366.02 feet measured

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(365.93 feet recorded) to a pinch top pipe; thence North 89 degrees 32 minutes 06 seconds West a distance of 191.38 feet measured (191.28 record) to a rebar; thence North 24 degrees 18 minutes 02 seconds West a distance of 638.89 feet measured (639.08 feet record) to a wood fence post, on the West line of the East half of the Southeast Quarter of said Section 17; thence North 01 degrees 21 minutes 27 seconds West, along the West line of said East half a distance of 1320.73 feet, to a concrete corner post, marking the Northwest Corner of the East half of the Southeast Quarter of said Section 17; thence North 88 degrees 46 minutes 48 seconds East along the North line of the East half of the Southeast Quarter of said Section 17, a distance of 1328.99 feet to a concrete corner post, marking the Northeast Corner of the Southeast Quarter of said Section 17; thence South 01 degrees 09 minutes 19 seconds East, along the East line of the Southeast Quarter of said Section 17 a distance of 2592.31 feet to a rebar, and the intersection of North right of way of State Road Number 8; thence South 88 degrees 54 minutes 59 seconds West, along the North right of way of State Road Number 8, a distance of 69.70 measured (69.80 record) feet to a right of way marker; thence South 83 degrees 42 minutes 45 seconds West, along said right of way, a distance of 150.70 measured (150.75 record) feet to a right of way marker; thence South 01 degrees 53 minutes 48 seconds East a distance of 38.29 measured (40 record) feet to a P.K. Nail, and to the point of beginning. (Supposed to contain 71.06 acres, more or less.)

Property 5:

Lot 204 and the West Half of 203 in Tiffin Addition to the Town of Albion as Platted and Recorded in Noble County Deed Record Book 33, Pages 524 and 525.

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CHAIN OF TITLE

The only conveyances affecting said land, constituting a twenty-four (24) month chain of title, are as follows:

Property 1:

1. Dolores J. Edsall to Bud F. Edsall by deed dated 09/13/1995 and recorded on 09/21/1995 as Instrument Number 9509445 in the Official Records of the Noble County Recorder.

Property 2:

1. Carol A. Williams, as Personal Representative of the Estate of Elza B. Edsall, deceased to Bud F. Edsall by deed dated 11/15/1996 and recorded on 11/15/1996 as Instrument Number 9611449 in the Official Records of the Noble County Recorder.

Property 3:

1. Dolores J. Edsall to Bud F. Edsall by deed dated 09/13/1995 and recorded on 09/21/1995 as Instrument Number 9509446 in the Official Records of the Noble County Recorder.

Property 4:

1. David E. Carter and Phyllis K. Carter, as Trustees, or the Successor Trustees, under a Trust Agreement dated the 21st day of January, 1993, known as the Carter Joint Primary Trust Agreement to Bud F. Edsall by deed dated 05/23/1997 and recorded on 07/12/2006 as Instrument Number 060700240 in the Official Records of the Noble County Recorder.

Property 5:

1. Bud F. Edsall to Tammy S. Greer and Judy K. Middleton, as joint tenants with rights of survivorship by deed dated 08/12/2021 and recorded on 08/16/2021 as Instrument Number 210800469 in the Official Records of the Noble County Recorder.

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PHOTOS

PHOTOS



TRACTS 1-3



TRACTS 2-4

PHOTOS



PHOTOS



TRACT 3



TRACTS 3 & 4

PHOTOS



PHOTOS



TRACTS 5 & 6



TRACTS 5 & 6

PHOTOS



TRACTS 5 & 6



TRACTS 7 & 8

PHOTOS



TRACTS 7 & 8



TRACT 9

PHOTOS



TRACT 9



TRACT 9 - WEST FENCE

PHOTOS



TRACT 10