

Marshall County - Bremen, IN

**202±**  
Acres

Offered in 11 Tracts  
or Combinations

- Tillable Land & Woods
  - Building Sites
  - Home & Grain Storage

Tracts Ranging from 3± to 52± Acres

20± Miles South of South Bend  
 10± Miles Northeast of Plymouth  
 5± Miles South of Bremen

# Major LAND AUCTION

TRACT 8

# INFORMATION BOOK

TRACTS 1 & 2



ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709

[www.SchraderAuction.com](http://www.SchraderAuction.com)

## Wednesday, October 26 • 6pm EST

2% Buyer's Premium

Auction held at St. Paul's Lutheran Church - Bremen, IN

## DISCLAIMER:

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

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

**Owner:** Frederic J. Eby Estate



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
**SchraderAuction.com**

### **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 11 individual tracts, any combination of tracts & as a total 202±-acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.

**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, & 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 targeted closing date will be approximately 30 days after

the auction.

**POSSESSION:** Possession is at closing, subject to the harvest of the 2022 crop. Possession of the grain bins shall be on or before June 2, 2023.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in 2024 & thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will

receive a perimeter survey only. Certain tracts in this auction may require new surveys on existing parcels. Contact Auction Manager w/ questions.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

*Sales Managers: Kevin Jordan • 800.451.2709 #AU10600023*  
*& Keith Lineback • 574.286.2622 #AU01043124*  
*Schrader Real Estate and Auction Company, Inc. #AC63001504*

# BOOKLET INDEX

- **BIDDER REGISTRATION FORMS**
- **LOCATION & TRACT MAPS**
- **SOIL, TOPO & WETLANDS MAPS**
- **FSA INFORMATION**
- **COUNTY TAX INFORMATION**
- **PHOTOS**



# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, OCTOBER 26, 2022**

**202± ACRES – MARSHALL COUNTY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, October 19, 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**  
**202± Acres • Marshall County, Indiana**  
**Wednesday, October 26, 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 26, 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](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, October 19, 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:**

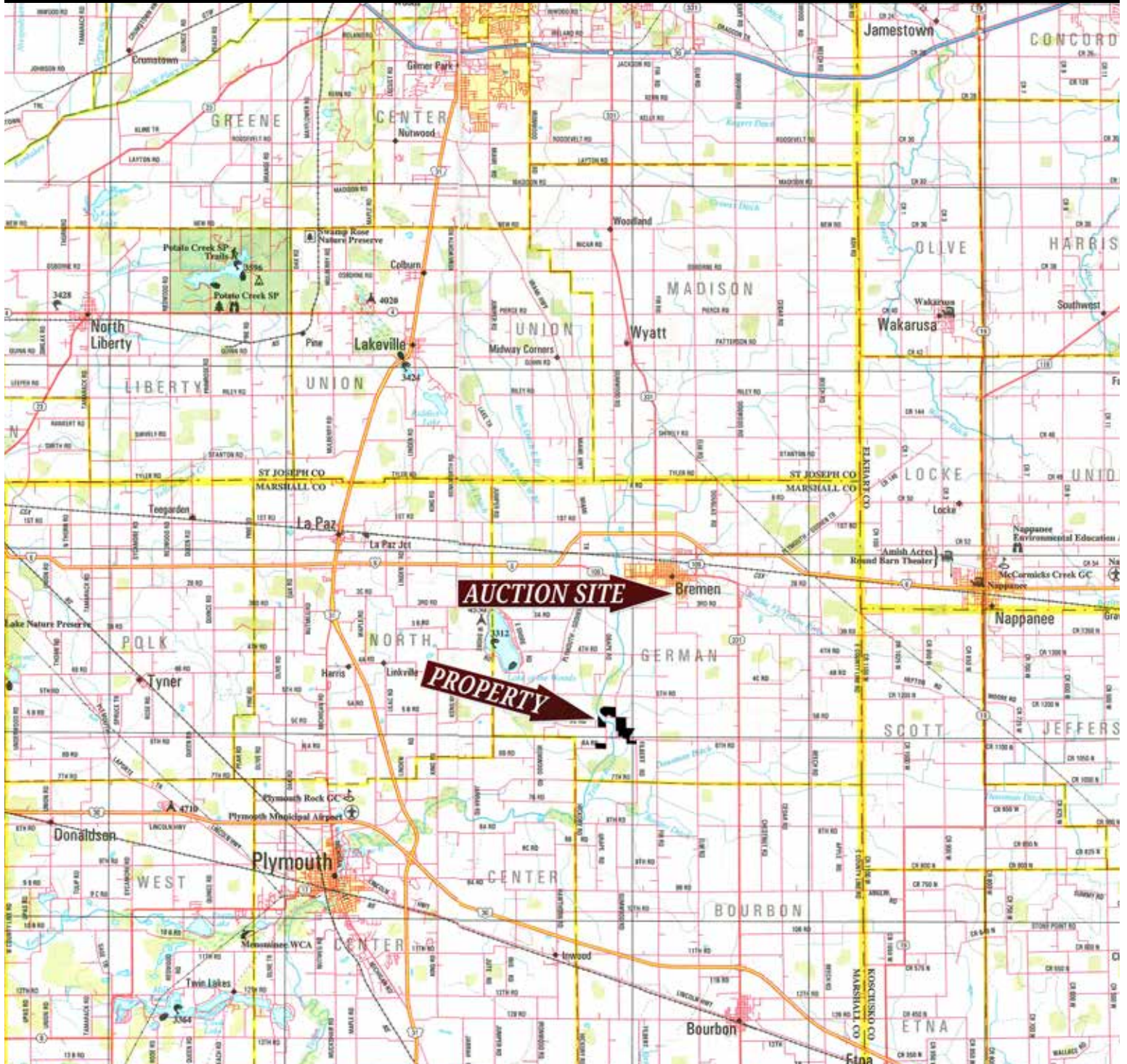
E-mail address of registered bidder: \_\_\_\_\_

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 & TRACT MAPS**

# LOCATION & TRACT MAPS



**AUCTION LOCATION:** St. Paul's Lutheran Church, 605 S Center St, Bremen, IN 46506

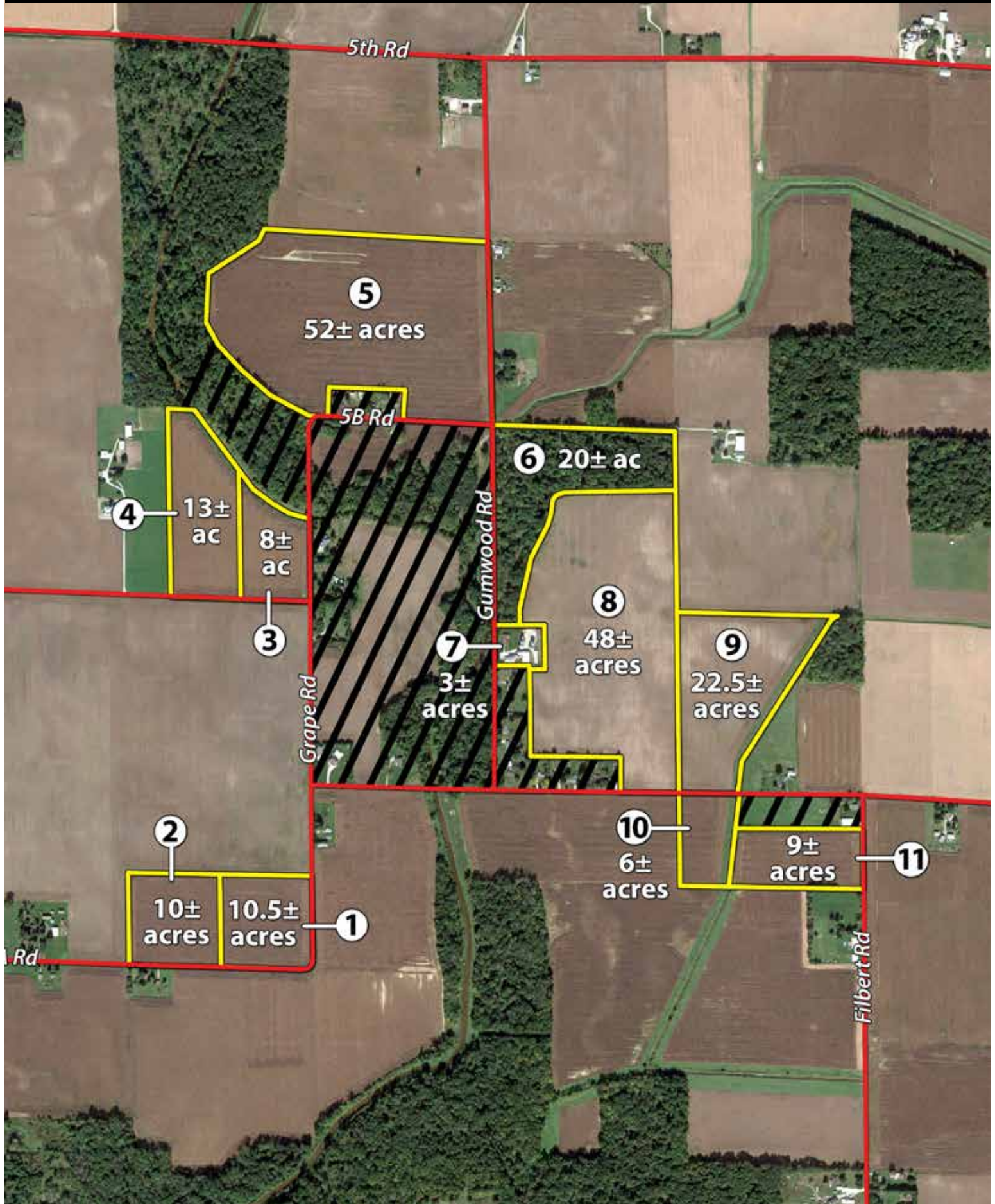
From downtown Bremen at the stop light on SR 106 & Center St, turn south .4 mi. to church on the west side of Center St.

**DIRECTIONS TO PROPERTY:** Tracts 8-11: From the intersection of SR 331 & 6th Rd, 5 mi. north of US 30, travel west on 6th Rd 3 mi. to the property.

Tracts 5-7: From Tracts 8-11, continue west on 6th Rd to Gumwood Rd. Travel north on Gumwood to the tracts.

Tracts 1-4: From Tracts 8-11, continue west on 6th Rd to Grape Rd. For Tracts 1 & 2, turn South on Grape, & for Tracts 3 & 4, turn north on Grape.

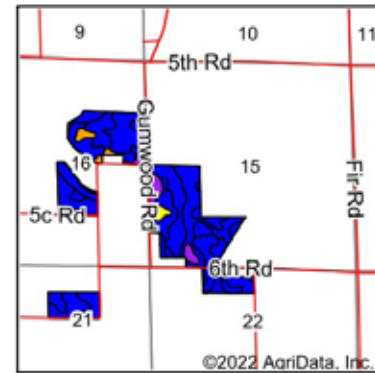
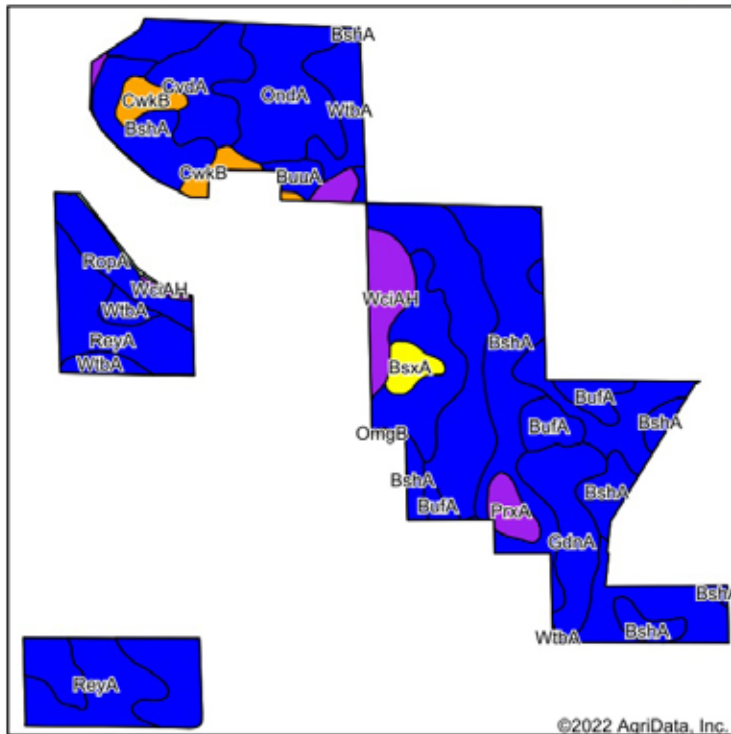
# LOCATION & TRACT MAPS





**SOIL, TOPO &  
WETLANDS MAPS**

# SURETY SOILS MAP



State: **Indiana**  
 County: **Marshall**  
 Location: **15-34N-3E**  
 Township: **German**  
 Acres: **203.46**  
 Date: **8/1/2022**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

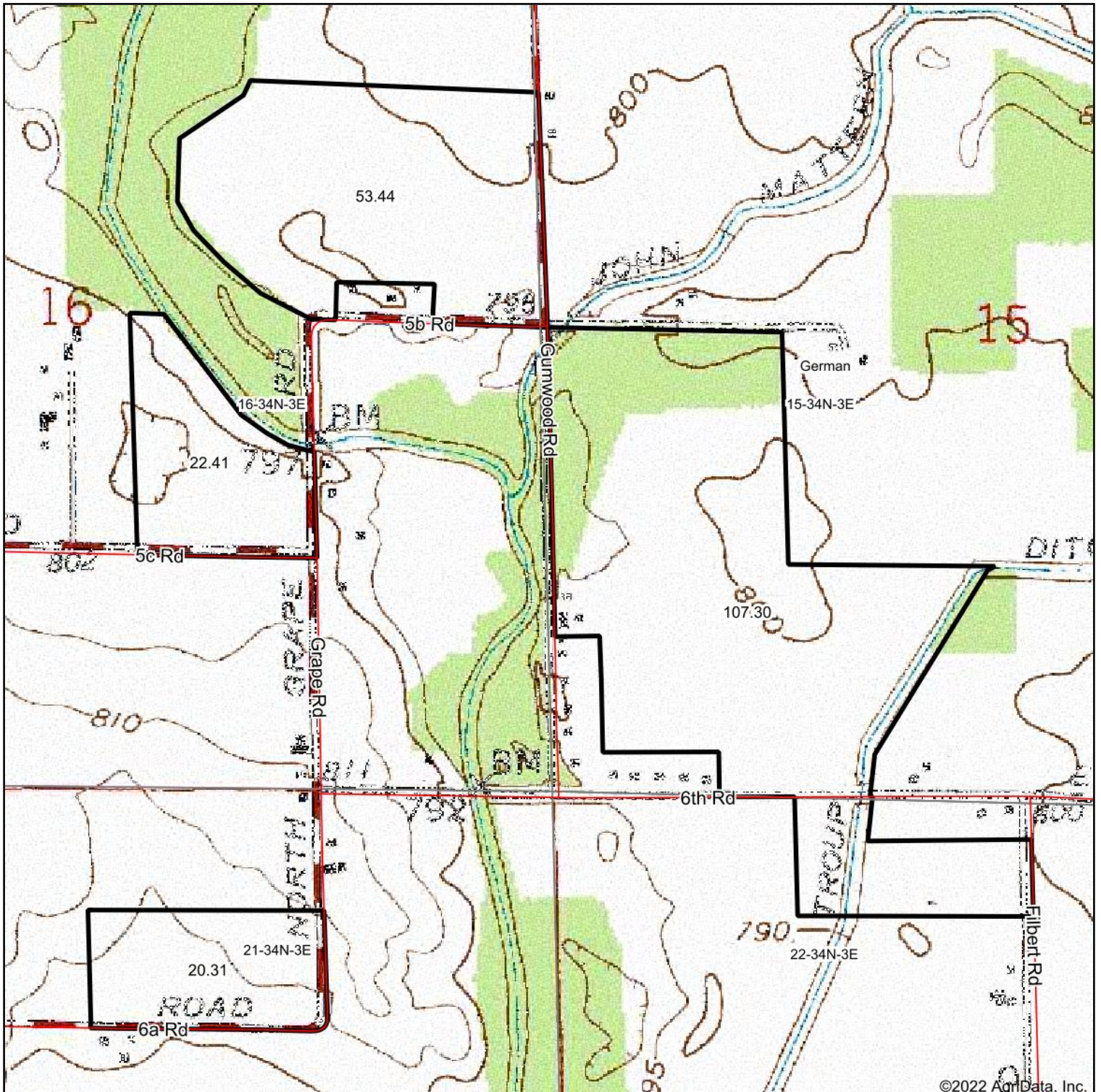
Maps Provided By  
**surety**  
 CUSTOMERS ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Oats Bu	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	
ReyA	Rensselaer loam, 0 to 1 percent slopes	58.36	28.7%		Ilw	167					11	49		68	
BshA	Brady sandy loam, 0 to 1 percent slopes	39.09	19.2%		Ilw	124					8	35		55	
WtbA	Whitaker loam, 0 to 1 percent slopes	31.61	15.5%		Ilw	154					10	50		69	
OndA	Owosso sandy loam, 0 to 2 percent slopes	19.33	9.5%		Ils	136		13			9	48		68	
GdnA	Gilford mucky sandy loam, 0 to 1 percent slopes, gravelly subsoil	10.94	5.4%		Ilw	153					10	43		61	
CvdA	Crosier loam, 0 to 1 percent slopes	9.56	4.7%		Ilw	154					10	50		69	
WciAH	Waterford-Cohoctah loams, 0 to 2 percent slopes, frequently flooded, brief duration	8.50	4.2%		Vw	111					1	27		5	
BufA	Bronson sandy loam, 0 to 1 percent slopes	6.88	3.4%		Ils	121	145	14	23	42	8	41	47	54	
RopA	Riddles-Oshtemo fine sandy loams, 0 to 1 percent slopes	6.36	3.1%		Ils	125					8	44		62	
CwkB	Crumstown fine sandy loam, 1 to 5 percent slopes	4.73	2.3%		Ille	111	12				7	39	4	55	
PrxA	Plainfield sand, 0 to 2 percent slopes	2.98	1.5%		Vls	73					5	25		29	
BsxA	Brems-Morocco loamy sands, 0 to 1 percent slopes	2.57	1.3%		Ivs	98					6	31		44	
BuuA	Brookston loam, 0 to 1 percent slopes	1.96	1.0%		Ilw	172					12	49		70	
W	Water	0.50	0.2%												
OmgB	Osolo loamy sand, 1 to 5 percent slopes	0.09	0.0%		Ills	81	9				5	28	3	40	
<b>Weighted Average</b>						<b>*-</b>	<b>143.3</b>	<b>5.2</b>	<b>1.7</b>	<b>0.8</b>	<b>1.4</b>	<b>9.1</b>	<b>43.8</b>	<b>1.7</b>	<b>60.7</b>

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

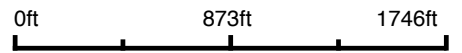
# TOPOGRAPHY MAP



©2022 AgriData, Inc.



map center: 41° 23' 41.09, -86° 10' 29.48

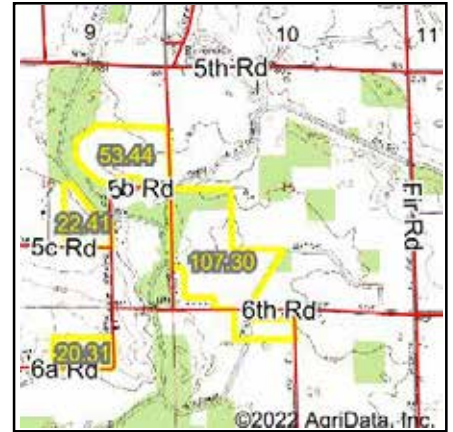
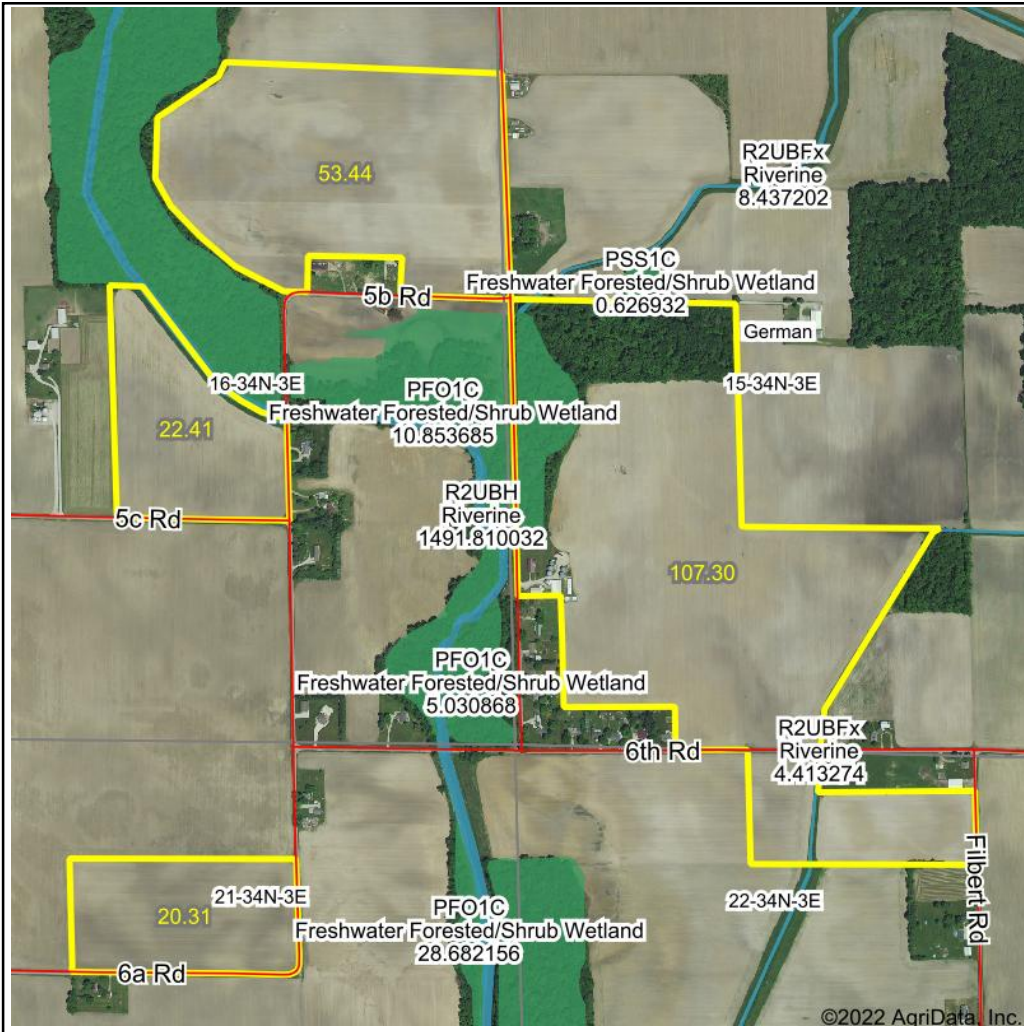


15-34N-3E  
Marshall County  
Indiana



8/1/2022

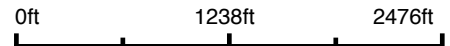
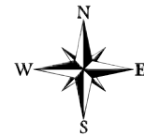
# WETLANDS MAP



State: **Indiana**  
 Location: **15-34N-3E**  
 County: **Marshall**  
 Township: **German**  
 Date: **8/1/2022**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	6.53
R2UBFx	Riverine	0.94
R2UBH	Riverine	0.67
	Total Acres	8.14

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# **FSA INFORMATION**

# FSA INFORMATION

## Tracts 1, 2 & 6-11

INDIANA  
MARSHALL



United States Department of Agriculture  
Farm Service Agency

FARM : 7056

Prepared : 9/14/22 8:35 AM

Form: FSA-156EZ

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 : None  
Transferred From : None  
ARCPLC G/W Eligibility : Eligible

**A Portion of this Farm is NOT Included in the Auction**

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
137.11	109.49	109.49	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	109.49	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	51.30	0.00	143	
Soybeans	51.30	0.00	42	0
<b>TOTAL</b>	<b>102.60</b>	<b>0.00</b>		

#### NOTES

Tract Number : 6326

Description : H5/2A S22 T34N R3E  
FSA Physical Location : INDIANA/MARSHALL  
ANSI Physical Location : INDIANA/MARSHALL  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : FREDRIC J EBY REV LIVING TRUST  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
14.50	14.18	14.18	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	14.18	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

## Tracts 1, 2 & 6-11

INDIANA  
MARSHALL  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 7056  
Prepared : 9/14/22 8:35 AM  
Crop Year : 2022

#### Tract 6326 Continued ...

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	6.38	0.00	143
Soybeans	6.38	0.00	42
<b>TOTAL</b>	<b>12.76</b>	<b>0.00</b>	

#### NOTES

**Tract Number** : 7127

**Description** : H5/1A S21&22 T34N R3E  
**FSA Physical Location** : INDIANA/MARSHALL  
**ANSI Physical Location** : INDIANA/MARSHALL  
**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** : FREDRIC J EBY REV LIVING TRUST  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
19.73	19.73	19.73	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	19.73	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	9.48	0.00	143
Soybeans	9.48	0.00	42
<b>TOTAL</b>	<b>18.96</b>	<b>0.00</b>	

#### NOTES

**Tract Number** : 8527

**Description** : S15 T34 R3  
**FSA Physical Location** : INDIANA/MARSHALL  
**ANSI Physical Location** : INDIANA/MARSHALL  
**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

# FSA INFORMATION

## Tracts 1, 2 & 6-11

INDIANA  
MARSHALL  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 7056  
Prepared : 9/14/22 8:35 AM  
Crop Year : 2022

#### Tract 8527 Continued ...

Owners : FREDRIC J EBY REV LIVING TRUST, EBY REAL ESTATE HOLDINGS LLC  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
102.88	75.58	75.58	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	75.58	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	35.44	0.00	143
Soybeans	35.44	0.00	42
<b>TOTAL</b>	<b>70.88</b>	<b>0.00</b>	

#### NOTES

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

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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

**A Portion of this Farm is NOT  
Included in the Auction**

# FSA INFORMATION

## Tracts 3-5

INDIANA  
MARSHALL



United States Department of Agriculture  
Farm Service Agency

FARM : 8857

Prepared : 9/14/22 8:36 AM

Form: FSA-156EZ

Crop Year : 2022

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name : [REDACTED]

Farms Associated with Operator : [REDACTED]

CRP Contract Number(s) : None  
Recon ID : 18-099-2022-68  
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
72.49	72.49	72.49	0.00	0.00	0.00	0.00	0.00	Active	2
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	72.49	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	18.50	0.00	156	
Soybeans	18.43	0.00	46	0
<b>TOTAL</b>	<b>36.93</b>	<b>0.00</b>		

#### NOTES

Tract Number : 10309

Description :  
FSA Physical Location : INDIANA/MARSHALL  
ANSI Physical Location : INDIANA/MARSHALL  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : EBY REAL ESTATE HOLDINGS LLC  
Other Producers : None  
Recon ID : 18-099-2022-54

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
52.75	52.75	52.75	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	52.75	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

## Tracts 3-5

INDIANA  
MARSHALL  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 8857  
Prepared : 9/14/22 8:36 AM  
Crop Year : 2022

#### Tract 10309 Continued ...

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	13.46	0.00	156
Soybeans	13.41	0.00	46
<b>TOTAL</b>	<b>26.87</b>	<b>0.00</b>	

#### NOTES

**Tract Number** : 10310

**Description** :  
**FSA Physical Location** : INDIANA/MARSHALL  
**ANSI Physical Location** : INDIANA/MARSHALL  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : EBY REAL ESTATE HOLDINGS LLC  
**Other Producers** : None  
**Recon ID** : 18-099-2022-54

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
19.74	19.74	19.74	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	19.74	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	5.04	0.00	156
Soybeans	5.02	0.00	46
<b>TOTAL</b>	<b>10.06</b>	<b>0.00</b>	

#### NOTES

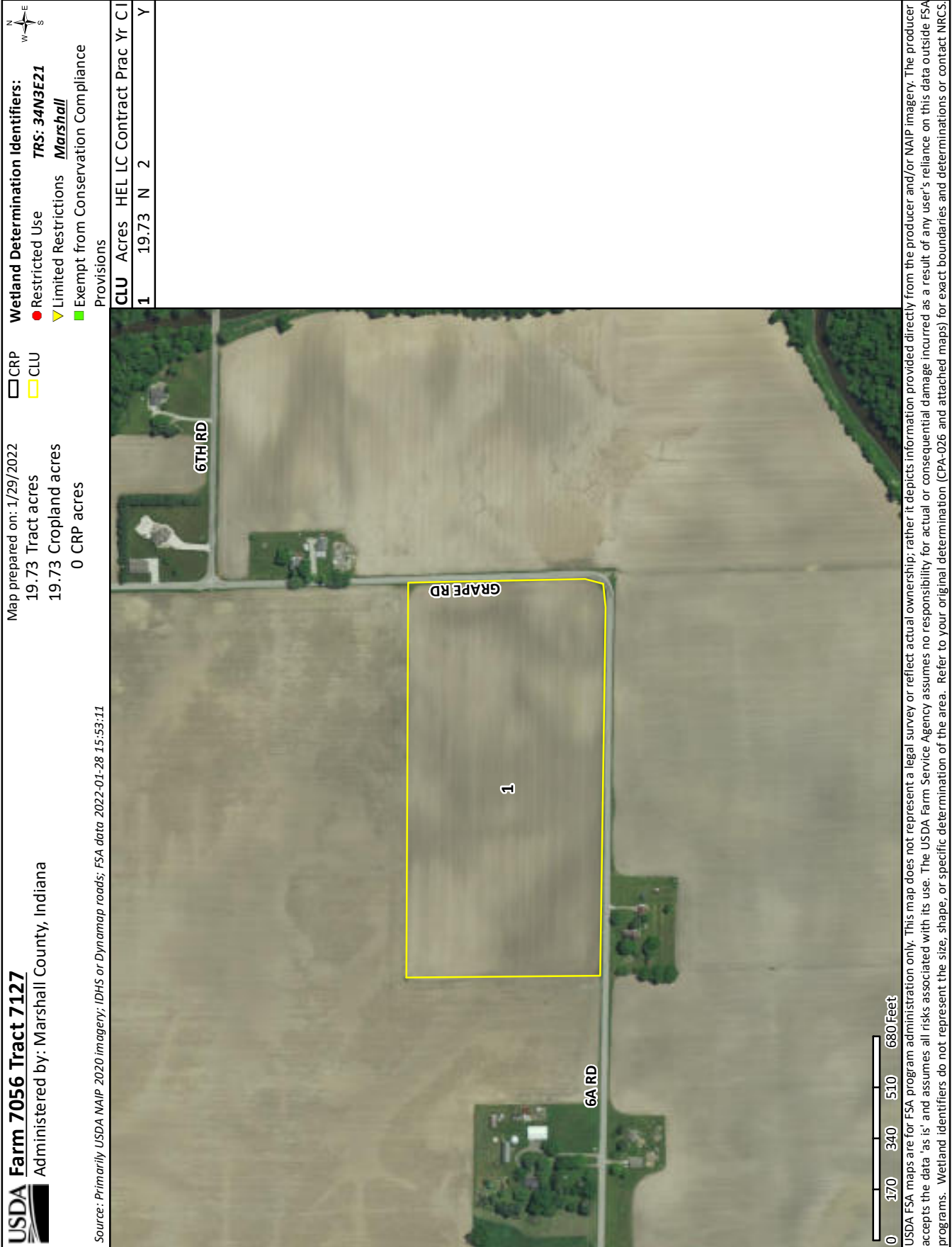
*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national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

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

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION

## Tracts 1 & 2



# FSA INFORMATION

## Tracts 3 & 4

**USDA Farm 8857 Tract 10310**

Map prepared on: 2/7/2022

Administered by: Marshall County, Indiana

CRP

TRS: 34N3E16

CLU

Marshall



19.74 Tract acres

19.74 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-02-07 11:25:46



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
4	19.74	N	2					Y

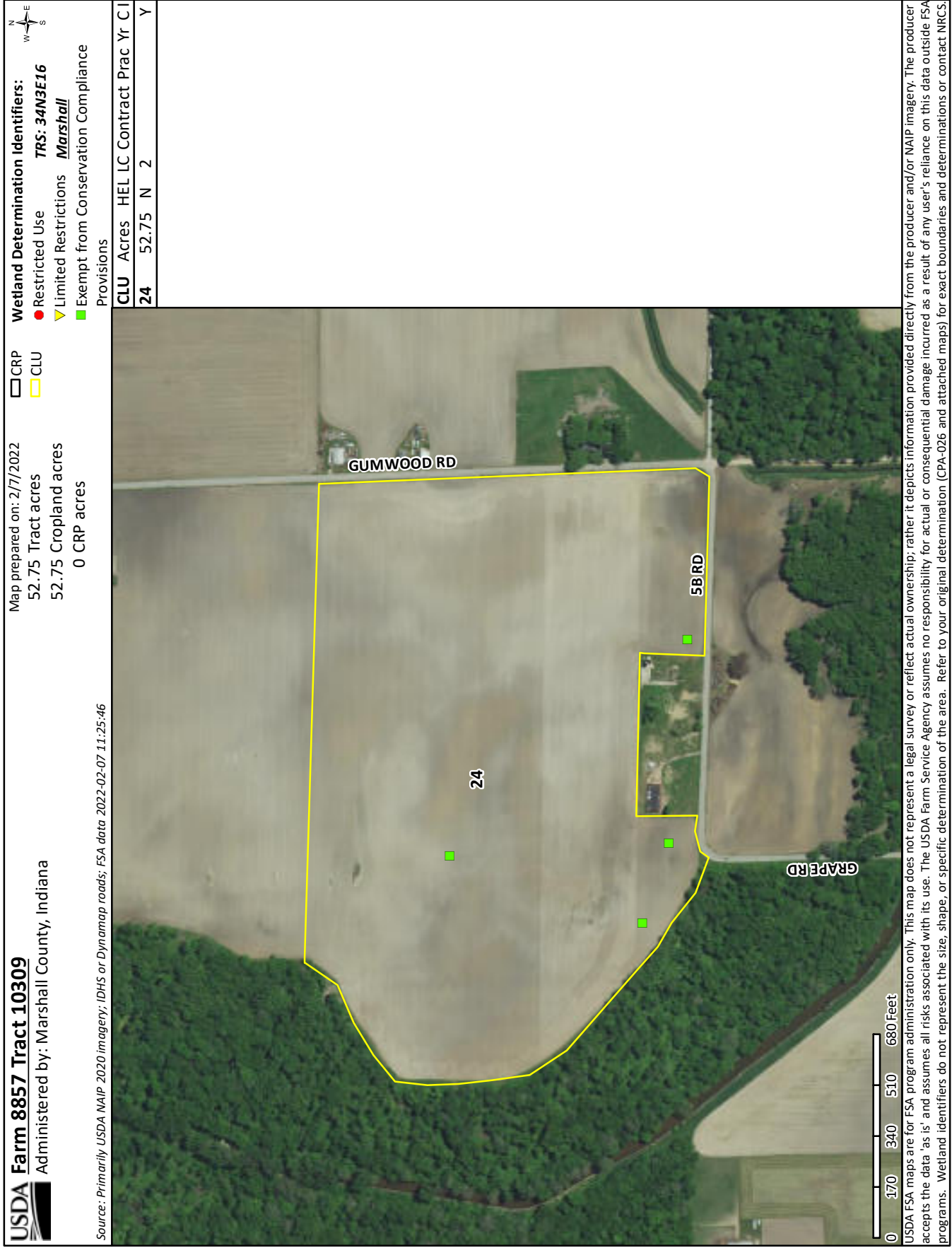
Farm 8857 Tract 10310

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

## Tract 5



Map prepared on: 2/7/2022  
 52.75 Tract acres  
 52.75 Cropland acres  
 0 CRP acres

CRP  
 CLU

**Wetland Determination Identifiers:**  
● Restricted Use **TRS: 34N3E16**  
▼ Limited Restrictions **Marshall**  
■ Exempt from Conservation Compliance Provisions

**USDA Farm 8857 Tract 10309**  
 Administered by: Marshall County, Indiana  
 Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-02-07 11:25:46

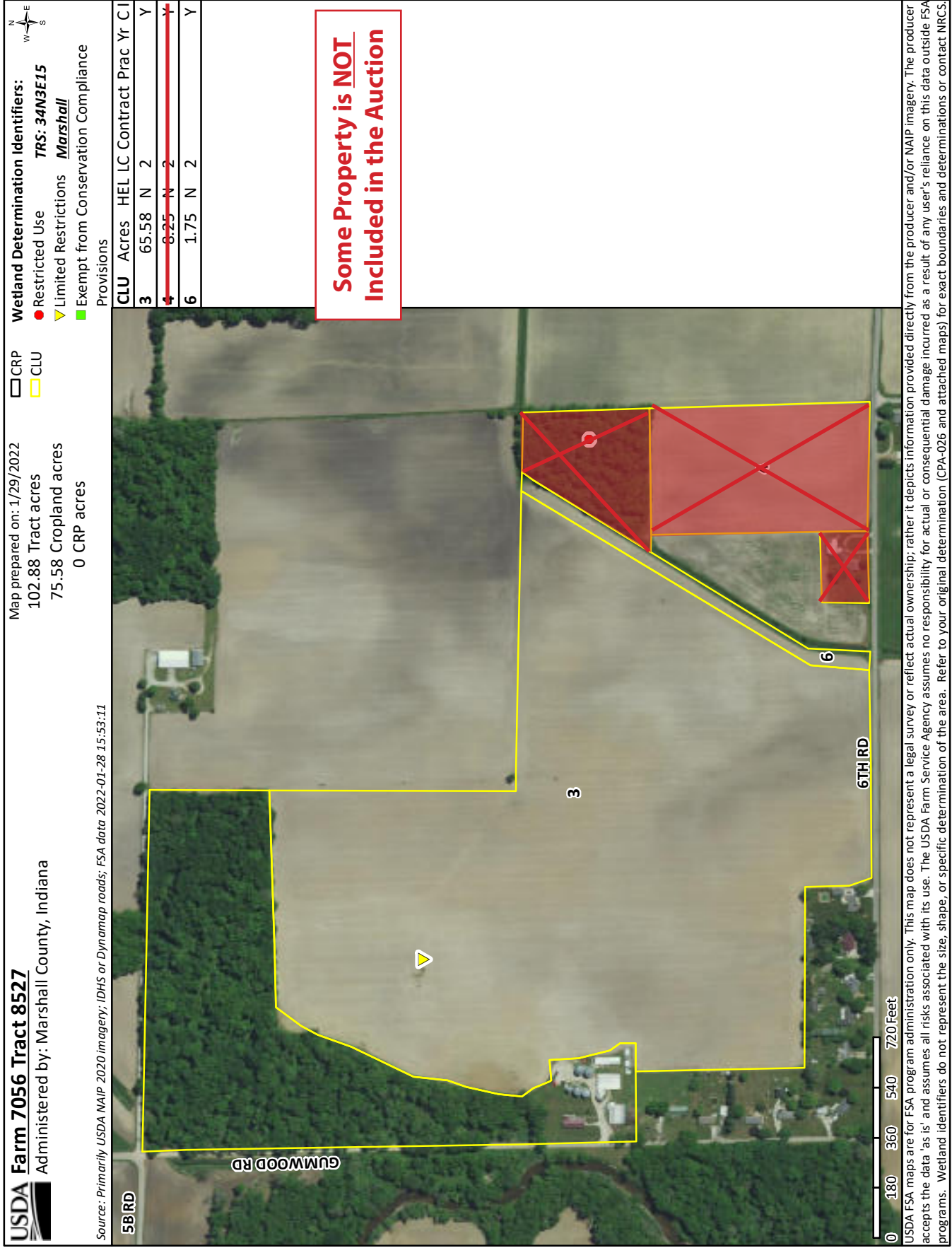
CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
24	52.75	N	2					Y



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

# FSA INFORMATION

## Tracts 6-9



Map prepared on: 1/29/2022  
 102.88 Tract acres  
 75.58 Cropland acres  
 0 CRP acres

CRP  
 CLU

Wetland Determination Identifiers:  
 Restricted Use TRS: 34N3E15  
 Limited Restrictions Marshall  
 Exempt from Conservation Compliance Provisions

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
3	65.58	N	2					Y
4	8.25	N	2					Y
6	1.75	N	2					Y

**Some Property is NOT Included in the Auction**

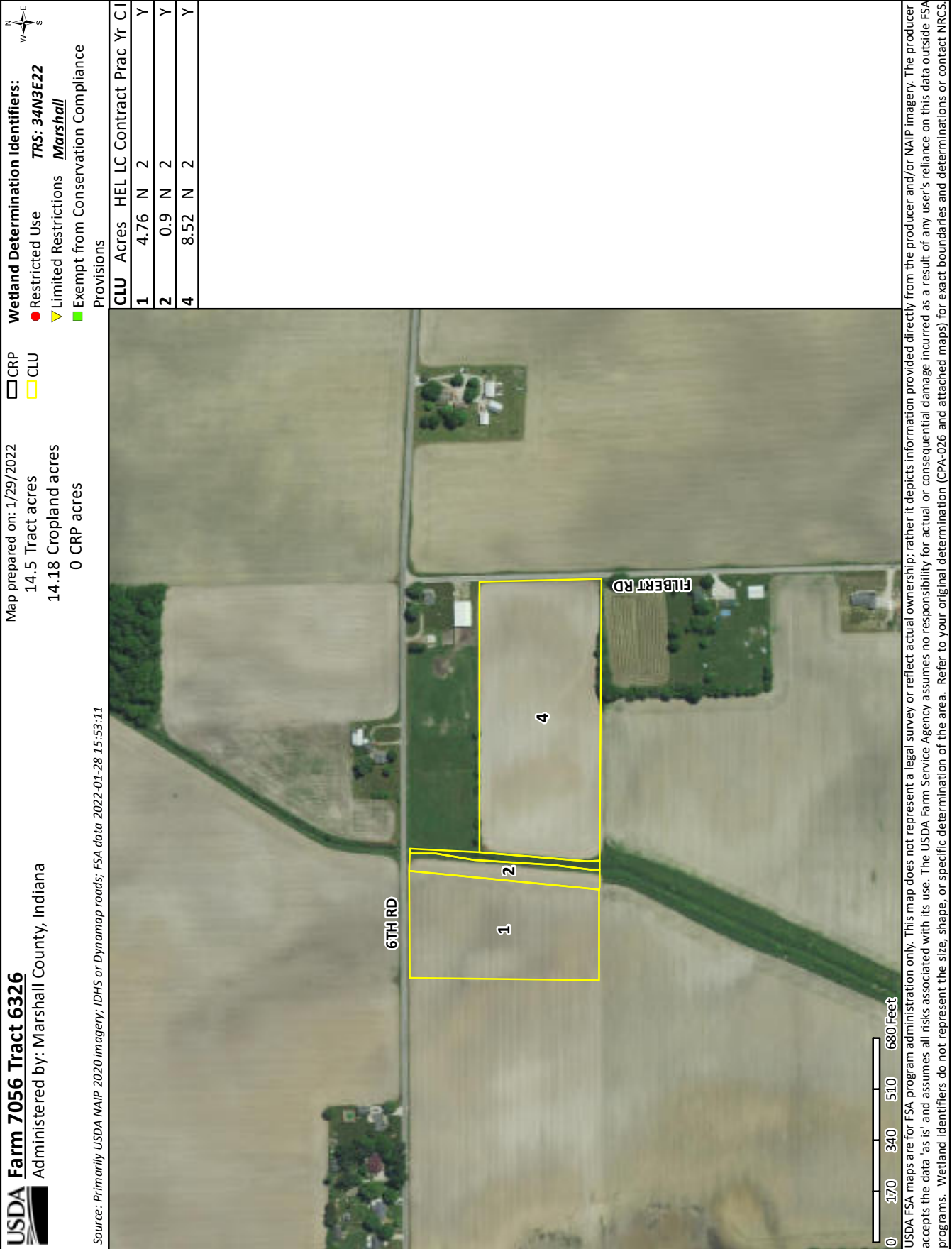
USDA Farm 7056 Tract 8527  
 Administered by: Marshall County, Indiana  
 Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-28 15:53:11

0 180 360 540 720 Feet

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

## Tracts 10 & 11



USDA Farm 7056 Tract 6326  
 Administered by: Marshall County, Indiana

Map prepared on: 1/29/2022  
 14.5 Tract acres  
 14.18 Cropland acres  
 0 CRP acres

CRP   
 CLU

**Wetland Determination Identifiers:**  
 ● Restricted Use TRS: 34N3E22  
 ▼ Limited Restrictions Marshall  
 ■ Exempt from Conservation Compliance Provisions

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	4.76	N	2					Y
2	0.9	N	2					Y
4	8.52	N	2					Y

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-28 15:53:11

0 170 340 510 680 Feet

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.



# **COUNTY TAX INFORMATION**

# COUNTY TAX INFORMATION

## Tracts 1 & 2

GERMAN TOWNSHIP RUR 1/2

100, Vacant Land

6A RD

50-43-21-000-005.000-005

### General Information

**Parcel Number**  
50-43-21-000-005.000-005

**Local Parcel Number**  
504321000005000005

**Tax ID:**  
0030280400

**Routing Number**  
43-21-000-027

**Property Class** 100  
Vacant Land

### Ownership

**Owner**  
EBY FREDRIC J TRU  
5830 GUMWOOD RD  
BREMEN, IN 46506

**Date**  
03/27/2009  
04/08/2003  
05/16/1996  
01/01/1900

**Doc ID Code**  
WARR DEED  
WARRANTY D  
WD  
WD

**Book/Page**  
2009/01906  
2003/03659  
96/9426  
/

**Adj Sale Price**  
\$85,000  
\$0  
\$0  
\$0

### Transfer of Ownership

**Owner**  
EBY FREDRIC J TRU  
5830 GUMWOOD RD  
BREMEN, IN 46506

**Date**  
03/27/2009  
04/08/2003  
05/16/1996  
01/01/1900

**Doc ID Code**  
WARR DEED  
WARRANTY D  
WD  
WD

**Book/Page**  
2009/01906  
2003/03659  
96/9426  
/

**Adj Sale Price**  
\$85,000  
\$0  
\$0  
\$0

### Legal

ACREAGE: 20.45 AUDITOR DESC: PRT NE 1/4  
SEC21T34NR3E LEGAL DESC: BEG AT SE COR  
NW1/4 NE1/4 TH N88-12-07W 1332.82 TH NO-11-  
23W 649.61 TH S87-52-51E 1334.92 TH

### Notes

11/30/2020 21CR: NO CHANGES NOTED  
9/15/2016 17CR: NO CHANGES NOTED.

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

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022 Annual Value	2021 Annual Value	2020 Annual Value	2019 Annual Value	2018 Annual Value
2022	WIP	03/08/2022	01/01/2022	Indiana Cost Mod	1.0000		\$33,100	\$28,500	\$28,300	\$34,500	\$35,600
				Indiana Cost Mod	1.0000		\$33,100	\$28,500	\$28,300	\$34,500	\$35,600
				Land Res (1)			\$0	\$0	\$0	\$0	\$0
				Land Non Res (2)			\$33,100	\$28,500	\$28,300	\$34,500	\$35,600
				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			\$33,100	\$28,500	\$28,300	\$34,500	\$35,600
				Total Res (1)			\$0	\$0	\$0	\$0	\$0
				Total Non Res (2)			\$33,100	\$28,500	\$28,300	\$34,500	\$35,600
				Total Non Res (3)			\$0	\$0	\$0	\$0	\$0

### Land Computations

Calculated Acreage	20.45
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	20.45
81 Legal Drain NV	0.00
82 Public Roads NV	1.12
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	19.33
Farmland Value	\$33,110
Measured Acreage	19.33
Avg Farmland Value/Acre	1713
Value of Farmland	\$33,110
Classified Total	\$0
Farm / Classified Value	\$33,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$33,100
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$33,100</b>

### Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4	A	REYA	0	9.0800	1.28	\$1,500	\$17,434	0%	0%	1.0000	\$17,430
4	A	WTBA	0	10.2500	1.02	\$1,500	\$15,683	0%	0%	1.0000	\$15,680
82	A	REYA	0	1.1200	1.28	\$1,920	\$2,150	-100%	0%	1.0000	\$0

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4	A	REYA	0	9.0800	1.28	\$1,500	\$17,434	0%	0%	1.0000	\$17,430
4	A	WTBA	0	10.2500	1.02	\$1,500	\$15,683	0%	0%	1.0000	\$15,680
82	A	REYA	0	1.1200	1.28	\$1,920	\$2,150	-100%	0%	1.0000	\$0

Market Model	N/A
<b>Topography</b> Level, Rolling	<input type="checkbox"/>
<b>Public Utilities</b> Gas, Electricity	<input type="checkbox"/>
<b>Streets or Roads</b> Unpaved	<input type="checkbox"/>
<b>Neighborhood Life Cycle Stage</b> Static	<input type="checkbox"/>
<b>Review Group</b>	2021

Characteristics	Flood Hazard
<b>ERA</b>	<input type="checkbox"/>
<b>TIF</b>	<input type="checkbox"/>
<b>Neighborhood Life Cycle Stage</b> Static	<input type="checkbox"/>

Data Source	Aerial	Collector	10/26/2020	PL	Appraiser	11/30/2020	KE
<b>Review Group</b>	2021						







# COUNTY TAX INFORMATION

## Tracts 6 & 8

50-43-15-000-011.001-005

GERMAN TOWNSHIP RUR 1/2

100, Vacant Land

EBY REAL ESTATE HOLDINGS

EBY REAL ESTATE HOLDINGS LLC

Parcel Number  
50-43-15-000-011.001-005

Local Parcel Number  
504315000011001005

Owner  
EBY REAL ESTATE H

Assessment Year  
2022

Annual Value  
\$76,800

Tax ID:  
0032150100

Routing Number  
43-15-000-007.01

Property Class  
Vacant Land

Reason For Change  
WIP

Annual Value  
\$76,800

Notes  
10/27/2020 21CR: NO PHYSICAL CHANGES NOTED  
9/14/2016 17CR: NO CHANGES NOTED.

Transfer of Ownership  
Doc ID Code Book/Page Adj Sale Price VII  
0 WD 2014/01397 / \$0

Annual Value  
\$76,800

Annual Value  
\$76,800

Annual Value  
\$76,800

Location Information  
GERMAN TOWNSHIP

Location Information  
GERMAN TOWNSHIP

Location Information  
GERMAN TOWNSHIP

Location Information  
GERMAN TOWNSHIP

Location Information  
GERMAN TOWNSHIP

District 005 (Local 005)

School Corp 5480

Neighborhood 300501-005

Section/Plat  
15

Location Address (1)  
GUMWOOD RD  
BREMEN, IN 46506

Valuation Method  
Indiana Cost Mod

Valuation Method  
Indiana Cost Mod

Valuation Method  
Indiana Cost Mod

Valuation Method  
Indiana Cost Mod

Valuation Method  
Indiana Cost Mod

Equalization Factor  
1.0000

Equalization Factor  
1.0000

Equalization Factor  
1.0000

Equalization Factor  
1.0000

Equalization Factor  
1.0000

Notice Required

Notice Required

Notice Required

Notice Required

Notice Required

Land

Land

Land

Land

Land

Land Non Res (1)

Land Non Res (2)

Land Non Res (3)

Land Non Res (3)

Land Non Res (3)

Improvement

Improvement

Improvement

Improvement

Improvement

Imp Res (1)

Imp Non Res (2)

Imp Non Res (3)

Imp Non Res (3)

Imp Non Res (3)

Total

Total

Total

Total

Total

Total Non Res (1)

Total Non Res (2)

Total Non Res (3)

Total Non Res (3)

Total Non Res (3)

Act Front

Act Front

Act Front

Act Front

Act Front

Size Factor

Size Factor

Size Factor

Size Factor

Size Factor

Rate

Rate

Rate

Rate

Rate

Adj. Rate

Adj. Rate

Adj. Rate

Adj. Rate

Adj. Rate

Ext. Value

Ext. Value

Ext. Value

Ext. Value

Ext. Value

Inf. %

Inf. %

Inf. %

Inf. %

Inf. %

Elig %

Elig %

Elig %

Elig %

Elig %

Res Market Factor

Res Market Factor

Res Market Factor

Res Market Factor

Res Market Factor

Value

Value

Value

Value

Value

Land Computations

Land Computations

Land Computations

Land Computations

Land Computations

Calculated Acreage

Calculated Acreage

Calculated Acreage

Calculated Acreage

Calculated Acreage

Actual Frontage

Actual Frontage

Actual Frontage

Actual Frontage

Actual Frontage

Developer Discount

Developer Discount

Developer Discount

Developer Discount

Developer Discount

Parcel Acreage

Parcel Acreage

Parcel Acreage

Parcel Acreage

Parcel Acreage

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homesite

91/92 Acres

Total Acres Farmland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Classified Total

Farm / Classified Value

Homesite(s) Value

91/92 Value

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

Total Value

Total Value

Appraiser

Collector

Data Source

Review Group

Monday, May 2, 2022

# COUNTY TAX INFORMATION

## Tract 7

GERMAN TOWNSHIP RUR 1/4

101, Cash Grain/General Farm

5830 GUMWOOD RD

EBY FREDRIC J TRUSTEE FRED

50-43-15-000-011.000-005

**Notes**  
 10/27/2020 21CR: ADJEFFYR OF DWIL CHG  
 INSTP TO EFF. REMOVE CONF FACILITY AND  
 LEAN TO AND ADD 2 T3TSD AND CNPY  
 11/26/2019 206I: REMOVED SY ON LEAN-TO  
 9/4/2016 476R: USED 1980 EFF YEAR.  
 ADJUSTED SIZE OF GRAIN BINS & CHANGED  
 COND OF LEAN-TOS TO AVERAGE.

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
08/28/2014	EBY FREDRIC J TRU	0	WD	2014/01397	\$0	0
03/10/2006	EBY FREDRIC J TRU	QC DEED	QC	2006/01692	\$0	0
03/10/2006	EBY FREDRIC J	AFFIDAVIT	AS	2006/01691	\$0	0
02/22/1991	EBY FREDRIC J & SA	WD	WD	/	\$0	0
01/01/1900	PITTMAN, DEVON RA	WD	WD	/	\$0	0

**Ownership**  
 EBY FREDRIC J TRUSTEE FREDRIC  
 EST FREDRIC J EBY  
 5830 GUMWOOD RD  
 BREMEN, IN 46506

**Legal**  
 ACREAGE: 2.26 PRT SW1/4 SEC 15 COM AT SW  
 COR SW1/4 TH N01-12-51W 902 TO POB TH  
 CONT N01-12-51W 264.53 TH N90E 360.54 TH  
 S01-12-51E 291.15 TH S90W 110.54 E



### Agricultural

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022 Annual Value	2021 Annual Value	2020 Annual Value	2019 Annual Value	2018 Annual Value
03/08/2022	WIP	01/01/2022	Indiana Cost Mod	1.0000		\$44,600	\$34,400	\$32,200	\$31,700	\$30,300
			Indiana Cost Mod	1.0000		\$41,500	\$31,900	\$29,800	\$29,200	\$27,800
			Land Non Res (2)			\$900	\$800	\$800	\$900	\$1,000
			Land Non Res (3)			\$2,200	\$1,700	\$1,600	\$1,600	\$1,500
			<b>Improvement</b>			<b>\$335,000</b>	<b>\$292,900</b>	<b>\$255,300</b>	<b>\$252,400</b>	<b>\$243,700</b>
			Imp Res (1)			\$171,200	\$152,600	\$141,300	\$139,000	\$131,800
			Imp Non Res (2)			\$0	\$0	\$0	\$0	\$0
			Imp Non Res (3)			\$163,800	\$140,300	\$114,000	\$113,400	\$111,900
			<b>Total</b>			<b>\$379,600</b>	<b>\$327,300</b>	<b>\$287,500</b>	<b>\$284,100</b>	<b>\$274,000</b>
			Total Res (1)			\$212,700	\$184,500	\$171,100	\$168,200	\$159,600
			Total Non Res (2)			\$900	\$800	\$800	\$900	\$1,000
			Total Non Res (3)			\$166,000	\$142,000	\$115,600	\$115,000	\$113,400

**Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
9 A	1	1.0000	\$41,449	\$41,449	\$41,449	0%	100%	1.0000	\$41,450
0	0.3600	1.00	\$6,217	\$6,217	\$2,238	0%	0%	1.0000	\$2,240
4 A	0	0.3100	\$1,500	\$1,530	\$474	0%	0%	1.0000	\$470
71 A	0	0.0100	\$1,215	\$1,215	\$12	-40%	0%	1.0000	\$10
71 A	0	0.4400	\$1,500	\$1,530	\$673	-40%	0%	1.0000	\$400
82 A	0	0.1400	\$1,500	\$1,530	\$214	-100%	0%	1.0000	\$00

**Land Computations**

Calculated Acreage	2.26
Actual Frontage	1
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.26
81 Legal Drain NV	0.00
82 Public Roads NV	0.14
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.36
Total Acres Farmland	0.76
Farmland Value	\$880
Measured Acreage	0.76
Avg Farmland Value/Acre	1158
Value of Farmland	\$880
Classified Total	\$0
Farm / Classified Value	\$900
Homesite(s) Value	\$41,500
91/92 Value	\$2,200
Supp. Page Land Value	
CAP 1 Value	\$41,500
CAP 2 Value	\$900
CAP 3 Value	\$2,200
<b>Total Value</b>	<b>\$44,600</b>

**General Information**  
**Parcel Number**  
 50-43-15-000-011.000-005  
**Local Parcel Number**  
 504315000011000005  
**Tax ID:**  
 0030232200  
**Routing Number**  
 43-15-000-007  
**Property Class 101**  
 Cash Grain/General Farm

**Location Information**  
**County**  
 Marshall  
**Township**  
 GERMAN TOWNSHIP  
**District 005 (Local 005)**  
 GERMAN TOWNSHIP  
**School Corp 5480**  
 BREMEN PUBLIC  
**Neighborhood 300501-005**  
 GERMAN TOWNSHIP RURAL  
**Section/Plat**  
 15  
**Location Address (1)**  
 5830 GUMWOOD RD  
 BREMEN, IN 46506

**Zoning**  
 92 A  
**Subdivision**  
 4 A WTBA  
**Lot**  
 71 A BSHA  
 71 A WTBA  
**Market Model**  
 N/A

**Characteristics**  
**Flood Hazard**  
 High, Rolling   
**ERA**   
**Public Utilities**  
 Gas, Electricity   
**Streets or Roads**  
 Unpaved   
**TIF**   
**Neighborhood Life Cycle Stage**  
 Static  
 Printed Monday, May 2, 2022

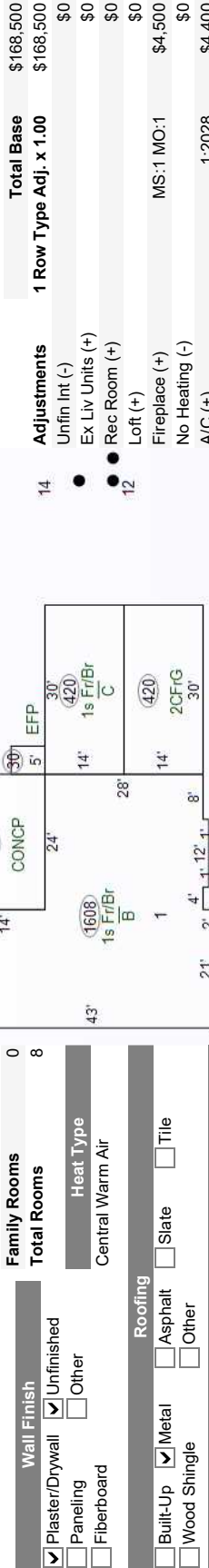
**Review Group** 2021  
**Data Source** Aerial  
**Collector** 10/27/2020 PL  
**Appraiser** 10/27/2020 KE

# COUNTY TAX INFORMATION

## Tract 7

50-43-15-000-011.000-005 EBY FREDRIC J TRUSTEE FRED 5830 GUMWOOD RD 101, Cash Grain/General Farm GERMAN TOWNSHIP RUR 2/4

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	2	6
Story Height	1	0	0
Style	N/A	0	0
Finished Area	2028 sqft	1	1
Make		0	0
Floor Finish		4	8
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile		
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish			
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
Exterior Features			
Area	Value		
Patio, Concrete	336	\$1,800	
Porch, Enclosed Frame	30	\$3,800	



Description	Count	Value
Specialty Plumbing		

Summary of Improvements										
Description	Res Eligibl	Story Height	Year Built	Year Eff	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN
1: Single-Family R 01	100%	1	1976	1983	39 A	0.92	0.92		3,636 sqft	\$182,896
2: Barn, Pole (T31SO)12	0%	1	2000	2000	22 A	\$18.32	0.92	\$0.00	12' x 62' x 6'	\$6,949
3: Barn, Pole (T31SO)20	0%	1	2014	2014	8 A	\$15.13	0.92	\$0.00	20' x 88' x 8'	\$18,387
4: Canopy (free standing)	0%	1	2000	2000	22 A	0.92	0.92		12' x 18'	\$1,619
5: Canopy 6X60	0%	1	1992	1992	30 A	0.92	0.92		6' x 60'	\$699
6: Lean-To 12X60	0%	1	1992	1992	30 A	\$3.80	0.92	\$0.00	12' x 60' x 6'	\$1,007
7: Steel Grain Bin 24X21	0%	1	1989	1989	33 A	0.92	0.92		24' x 21'	\$22,186
8: Steel Grain Bin 24X30	0%	1	2001	2001	21 A	0.92	0.92		24' x 30'	\$26,918
9: Steel Grain Bin 24X30	0%	1	1992	1992	30 A	0.92	0.92		24' x 30'	\$26,918
10: Steel Grain Bin 30X30	0%	1	1998	1998	24 A	0.92	0.92		30' x 30'	\$34,433
11: Steel Grain Bin 30X30	0%	1	2006	2006	16 A	0.92	0.92		30' x 30'	\$34,433

Summary of Improvements										
Description	Res Eligibl	Story Height	Year Built	Year Eff	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN
1: Single-Family R 01	100%	1	1976	1983	39 A	0.92	0.92		3,636 sqft	\$182,896
2: Barn, Pole (T31SO)12	0%	1	2000	2000	22 A	\$18.32	0.92	\$0.00	12' x 62' x 6'	\$6,949
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6: Lean-To 12X60	0%	1	1992	1992	30 A	\$3.80	0.92	\$0.00	12' x 60' x 6'	\$1,007
7: Steel Grain Bin 24X21	0%	1	1989	1989	33 A	0.92	0.92		24' x 21'	\$22,186
8: Steel Grain Bin 24X30	0%	1	2001	2001	21 A	0.92	0.92		24' x 30'	\$26,918
9: Steel Grain Bin 24X30	0%	1	1992	1992	30 A	0.92	0.92		24' x 30'	\$26,918
10: Steel Grain Bin 30X30	0%	1	1998	1998	24 A	0.92	0.92		30' x 30'	\$34,433
11: Steel Grain Bin 30X30	0%	1	2006	2006	16 A	0.92	0.92		30' x 30'	\$34,433

Total all pages \$335,000 Total supplemental page \$51,700 Total this page \$283,300

# COUNTY TAX INFORMATION

## Tract 7

3/4

GERMAN TOWNSHIP RUR

101, Cash Grain/General Farm

EBY FREDRIC J TRUSTEE FRED 5830 GUMWOOD RD Specialty Plumbing

50-43-15-000-011.000-005 Exterior Features

Description	Area	Value	Description	Count	Value

### Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mirkt	Improv Value
12: T3AW 40X68	0%	1	T3AW	C	1980	1980	42	A	\$15.62	0.92	\$0.00	40' x 68' x 10'	\$37,325	60%	\$14,990	0%	100%	1.300	1.0000	\$19,400
13: T3AW 50X80	0%	1	T3AW	C	1989	1989	33	A	\$14.15	0.92	\$0.00	50' x 80' x 15'	\$52,581	55%	\$23,660	0%	100%	1.300	1.0000	\$30,800
14: Utility Shed 14X20	0%	1	D	D	1920	1920	102	F	\$18.20	0.92	\$13.40	14'x20'	\$3,751	70%	\$1,130	0%	100%	1.300	1.0000	\$1,500

Total this page \$51,700

Total all pages \$335,000

# COUNTY TAX INFORMATION

## Tract 9

GERMAN TOWNSHIP RUR 1/2

100, Vacant Land

6TH RD

EBY FREDRIC J TRUSTEE FRED

50-43-15-000-029.000-005

**Notes**  
10/27/2020 21CR: NO PHYSICAL CHANGES NOTED  
9/14/2016 17CR: NO CHANGES NOTED.

Transfer of Ownership	
Date	Owner
03/10/2006	EBY FREDRIC J TRU
03/10/2006	EBY FREDRIC J
02/22/1991	EBY FREDRIC J & SA
01/01/1900	PITTMAN, DEVON R

**Ownership**  
EBY FREDRIC J TRUSTEE FREDRIC  
EST FREDRIC J EBY  
5830 GUMWOOD RD  
BREMEN, IN 46506

**General Information**  
**Parcel Number**  
50-43-15-000-029.000-005  
**Local Parcel Number**  
504315000029000005

**Legal**  
ACREAGE: 34.72 AUDITOR DESC: SE SW PARC  
465-44"W SE COR CONT 5.28A LEGAL DESC:

**Routing Number**  
43-15-000-018

**Property Class 100**  
Vacant Land

**Tax ID:**  
0039103000

**Contains Some Property NOT Included in the Auction**

### Agricultural

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022 Annual Value	2021 Annual Value	2020 Annual Value	2019 Annual Value	2018 Annual Value
03/08/2022	WIP	01/01/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$45,500	\$39,200	\$38,800	\$47,300	\$48,900
						\$0	\$0	\$0	\$0	\$0
						\$45,500	\$39,200	\$38,800	\$47,300	\$48,900
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0
						\$45,500	\$39,200	\$38,800	\$47,300	\$48,900
						\$0	\$0	\$0	\$0	\$0
						\$45,500	\$39,200	\$38,800	\$47,300	\$48,900

**Location Information**  
**County**  
Marshall  
**Township**  
GERMAN TOWNSHIP  
**District 005 (Local 005)**  
GERMAN TOWNSHIP  
**School Corp 5480**  
BREMEN PUBLIC  
**Neighborhood 300501-005**  
GERMAN TOWNSHIP RURAL  
**Section/Plat**  
15  
**Location Address (1)**  
6TH RD  
BREMEN, IN 46506

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4 A BSHA	0	7.0000	0.81	\$1,500	\$8,505	0%	0%	1.0000	\$8,510
4 A BUFA	0	4.3400	0.77	\$1,500	\$5,013	0%	0%	1.0000	\$5,010
4 A GDNA	0	5.7500	1.02	\$1,500	\$8,798	0%	0%	1.0000	\$8,800
4 A REYA	0	11.2900	1.28	\$1,500	\$21,677	0%	0%	1.0000	\$21,680
5 A BSHA	0	0.5200	0.81	\$1,500	\$632	-60%	0%	1.0000	\$250
5 A REYA	0	0.2500	1.28	\$1,500	\$480	-60%	0%	1.0000	\$190
6 A BSHA	0	1.0800	0.81	\$1,500	\$1,312	-80%	0%	1.0000	\$260
6 A REYA	0	2.1400	1.28	\$1,500	\$4,109	-80%	0%	1.0000	\$820
81 A BSHA	1	1.9100	0.81	\$1,500	\$2,321	-100%	0%	1.0000	\$0
82 A GDNA	0	0.4400	1.02	\$1,500	\$673	-100%	0%	1.0000	\$0

**Land Computations**  
Calculated Acreage 34.72  
Actual Frontage 1  
Developer Discount   
Parcel Acreage 34.72  
81 Legal Drain NV 1.91  
82 Public Roads NV 0.44  
83 UT Towers NV 0.00  
9 Homesite 0.00  
91/92 Acres 0.00  
Total Acres Farmland 32.37  
Farmland Value \$45,520  
Measured Acreage 32.37  
Avg Farmland Value/Acre 1406  
Value of Farmland \$45,510  
Classified Total \$0  
Farm / Classified Value \$45,500  
Homesite(s) Value \$0  
91/92 Value \$0  
Supp. Page Land Value \$0  
CAP 1 Value \$45,500  
CAP 2 Value \$0  
CAP 3 Value \$0  
**Total Value \$45,500**

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
Total Res (1)	0			\$0	\$0				\$0
Total Non Res (2)	0			\$39,200	\$38,800				\$48,900
Total Non Res (3)	0			\$0	\$0				\$0

**Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')**  
**Land Pricing Soil Type Method ID**  
4 A BSHA 0 7.0000 0.81 \$1,500 \$1,215 \$8,505 0% 0% 1.0000 \$8,510  
4 A BUFA 0 4.3400 0.77 \$1,500 \$1,155 \$5,013 0% 0% 1.0000 \$5,010  
4 A GDNA 0 5.7500 1.02 \$1,500 \$1,530 \$8,798 0% 0% 1.0000 \$8,800  
4 A REYA 0 11.2900 1.28 \$1,500 \$1,920 \$21,677 0% 0% 1.0000 \$21,680  
5 A BSHA 0 0.5200 0.81 \$1,500 \$1,215 \$632 -60% 0% 1.0000 \$250  
5 A REYA 0 0.2500 1.28 \$1,500 \$1,920 \$480 -60% 0% 1.0000 \$190  
6 A BSHA 0 1.0800 0.81 \$1,500 \$1,215 \$1,312 -80% 0% 1.0000 \$260  
6 A REYA 0 2.1400 1.28 \$1,500 \$1,920 \$4,109 -80% 0% 1.0000 \$820  
81 A BSHA 1 1.9100 0.81 \$1,500 \$1,215 \$2,321 -100% 0% 1.0000 \$0  
82 A GDNA 0 0.4400 1.02 \$1,500 \$1,530 \$673 -100% 0% 1.0000 \$0

**Characteristics**  
**Flood Hazard**  
Level, Rolling   
**Public Utilities**  
Gas, Electricity   
**Streets or Roads**  
Paved   
**Neighborhood Life Cycle Stage**  
Static   
Printed Monday, May 2, 2022  
**Review Group** 2021

**Data Source** Aerial  
**Collector** 10/22/2020 PL  
**Appraiser** 10/27/2020 KE

# COUNTY TAX INFORMATION

## Tracts 10 & 11

GERMAN TOWNSHIP RUR 1/2

General Information	Ownership	Transfer of Ownership	Notes
<b>Parcel Number</b> 50-43-22-000-002.000-005 <b>Local Parcel Number</b> 504322000020000005 <b>Tax ID:</b> 0030301400 <b>Routing Number</b> 43-22-000-039 <b>Property Class 100</b> Vacant Land	<b>Owner</b> EB Y FREDRIC J TRUSTEE FREDRIC W/LIFE EST FREDRIC J EBY 5830 GUMWOOD RD BREMEN, IN 46506 <b>Legal</b> ACREAGE: 14.82 AUDITOR DESC: N1/2 NE NW EX LEGAL DESC:	<b>Date</b> 03/10/2006 03/10/2006 02/27/1995 11/04/1992 11/04/1992 01/01/1900	NO PHYSICAL CHANGES NOTED 10/29/2020 21CR: 9/16/2016 17CR: NO CHANGES NOTED.

Location Information
<b>County</b> Marshall <b>Township</b> GERMAN TOWNSHIP <b>District 005 (Local 005)</b> GERMAN TOWNSHIP <b>School Corp 5480</b> BREMEN PUBLIC <b>Neighborhood 300501-005</b> GERMAN TOWNSHIP RURAL <b>Section/Plat</b> 22 <b>Location Address (1)</b> 6TH RD BREMEN, IN 46506

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022 Annual Value	2021 Annual Value	2020 Annual Value	2019 Annual Value	2018 Annual Value
2022	WIP	03/08/2022	Indiana Cost Mod	1.0000		\$22,600	\$19,400	\$19,300	\$23,500	\$24,200
			Indiana Cost Mod	1.0000		\$0	\$0	\$0	\$0	\$0
			Land Res (1)			\$0	\$0	\$0	\$0	\$0
			Land Non Res (2)			\$22,600	\$19,400	\$19,300	\$23,500	\$24,200
			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			\$22,600	\$19,400	\$19,300	\$23,500	\$24,200
			Total Res (1)			\$0	\$0	\$0	\$0	\$0
			Total Non Res (2)			\$22,600	\$19,400	\$19,300	\$23,500	\$24,200
			Total Non Res (3)			\$0	\$0	\$0	\$0	\$0

Land Pricing Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4 A	BSHA	0	3.1300	0.81	\$1,500	\$1,215	0%	0%	1.0000	\$3,800
4 A	GDNA	0	3.3300	1.02	\$1,500	\$1,530	0%	0%	1.0000	\$5,090
4 A	REYA	0	7.0300	1.28	\$1,500	\$1,920	0%	0%	1.0000	\$13,500
4 A	WTBA	0	0.1300	1.02	\$1,500	\$1,530	0%	0%	1.0000	\$200
81 A	REYA	0	0.9000	1.28	\$1,500	\$1,920	-100%	0%	1.0000	\$0
82 A	GDNA	0	0.3000	1.02	\$1,500	\$1,530	-100%	0%	1.0000	\$0

Land Computations	Value
Calculated Acreage	14.82
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	14.82
81 Legal Drain NV	0.90
82 Public Roads NV	0.30
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	13.62
Farmland Value	\$22,590
Measured Acreage	13.62
Avg Farmland Value/Acre	1659
Value of Farmland	\$22,600
Classified Total	\$0
Farm / Classified Value	\$22,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$22,600
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$22,600</b>

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')
<b>Land Type</b> 4 A <b>Pricing Method ID</b> 4 A <b>Soil</b> BSHA GDNA REYA WTBA REYA GDNA <b>Act Front.</b> 0 0 0 0 0 0 <b>Size</b> 3.1300 3.3300 7.0300 0.1300 0.9000 0.3000 <b>Factor</b> 0.81 1.02 1.28 1.02 1.28 1.02 <b>Rate</b> \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 <b>Adj. Rate</b> \$1,215 \$1,530 \$1,920 \$1,530 \$1,920 \$1,530 <b>Ext. Value</b> \$3,803 \$5,095 \$13,498 \$199 \$1,728 \$459 <b>Inf. %</b> 0% 0% 0% 0% -100% -100% <b>Elig %</b> 0% 0% 0% 0% 0% 0% <b>Res Market Factor</b> 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 <b>Value</b> \$3,800 \$5,090 \$13,500 \$200 \$0 \$0

Appraiser 10/29/2020 KE

Collector 10/26/2020 PL

Data Source Aerial

Review Group 2021

Characteristics
<b>Topography</b> Level, Rolling <input type="checkbox"/> <b>Flood Hazard</b> ERA <input type="checkbox"/> <b>Public Utilities</b> Electricity <input type="checkbox"/> <b>Streets or Roads</b> Paved <input type="checkbox"/> TIF <input type="checkbox"/> <b>Neighborhood Life Cycle Stage</b> Static <input type="checkbox"/> Printed Monday, May 2, 2022

**PHOTOS**

# PHOTOS





# PHOTOS



*TRACTS 3-11*



*TRACTS 6-9*

# PHOTOS



*TRACT 8*



*TRACT 7*

# PHOTOS



*TRACT 7*



*TRACT 5*

# PHOTOS



# PHOTOS



*TRACTS 1 & 2*



*TRACTS 1 & 2*

# PHOTOS



*TRACT 1*



*TRACTS 1 & 2*

# PHOTOS



*TRACTS 3 & 4*



*TRACT 5*

# PHOTOS



*TRACT 6*



*TRACT 8*



# PHOTOS



*TRACT 10 - DITCH*



*TRACT 11*



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

