

JASPER COUNTY, IN

Real Estate

AUCTION

SOUTHWEST AND
SOUTHEAST OF
RENSELAER

- Productive Soils
- Highly Tillable Tracts
- One Unit - 240± Contiguous Acres
 - Farmstead with 1 Story Home, Grain Storage and 2 Machine Sheds
- Wooded Tracts for Hunting/Recreational
- Investigate Home Site Potential in Wooded Park Like Setting



613± acres

Offered in 11 Tracts
Ranging from 3.5± to 106± Acres



INFORMATION BOOKLET

October 21 • 5:00 PM Central
(6:00 PM Eastern)

at Meadow Springs - Francesville, IN



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

800-451-2709 • SchraderAuction.com

DISCLAIMER:

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

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

OWNER: J & W Gilmore Farms LLC

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

AC63001504, AU08700434, AU11100128, AU11300081



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 (subject to "swing tract" limitations) and as a total 613± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete.

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

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

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

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

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for

an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession at closing subject to tenant rights for the 2022 crop. Possession of the house and all outbuildings on Tract 6 will be delivered on February 1, 2023. Possession of the open front shed on Tract 7 will be delivered on February 1, 2023.

REAL ESTATE TAXES: Seller shall pay all 2022 real estate taxes due and payable in 2023. Buyer(s) shall assume any taxes thereafter. Buyer(s) shall assume any ditch and drainage assessments due after closing.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Farms, A, B & D will be surveyed prior to or after the Auction. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres, except for Tract 6 or any combination that includes Tract 6.

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.

EASEMENTS: Subject to any and all existing easements. **STOCK PHOTOGRAPHY:** A deer photo was used for illustrative purposes only and was not taken on the auction property.

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

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAPS**
- **SOIL INFORMATION (Soils, Topo Contours, Flood Zone Maps)**
- **FSA INFORMATION**
- **TAX/PARCEL INFORMATION**
- **PROPERTY RECORD CARDS**
- **TRACT 6 - BUILDING INFORMATION**
- **RESIDENTIAL DISCLOSURES**
- **PHOTOS**

AUCTION MANAGERS:

Jim Hayworth 765-427-1913 & Matt Wiseman 219-689-4373 & Jimmy Hayworth



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, NOVEMBER 21, 2022

613± ACRES – JASPER 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 or fax to 260-244-4431, no later than Monday, November 14, 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
613± Acres • Jasper County, Indiana
Monday, November 21, 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 Monday, November 21, 2022 at 5:00 PM. (CST) / 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, Monday, November 14, 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.

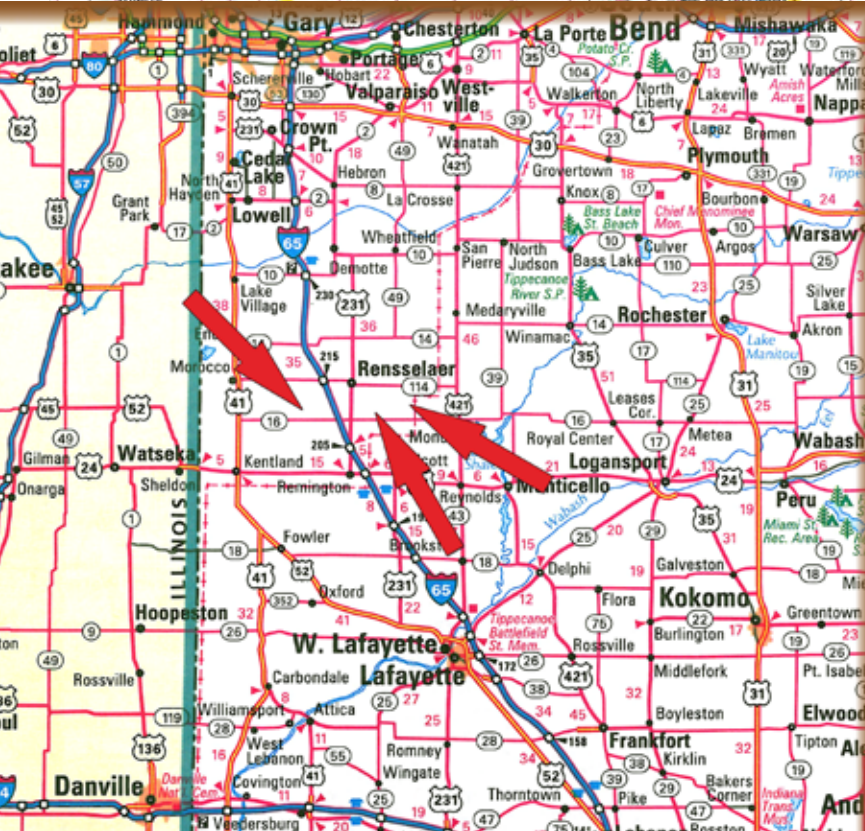
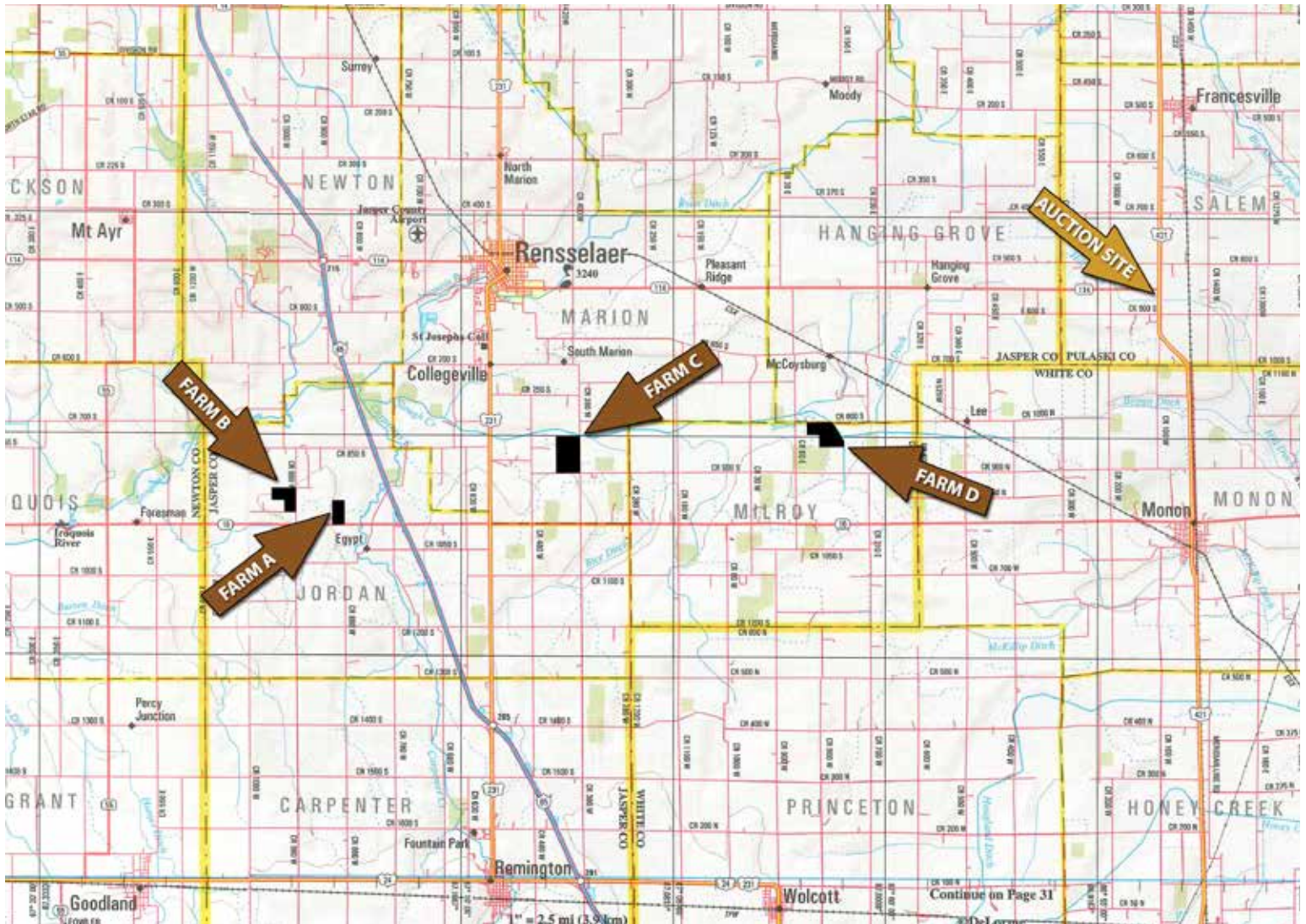
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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:

Meadow Springs – 8631 S US 421, Francesville, IN 47946.

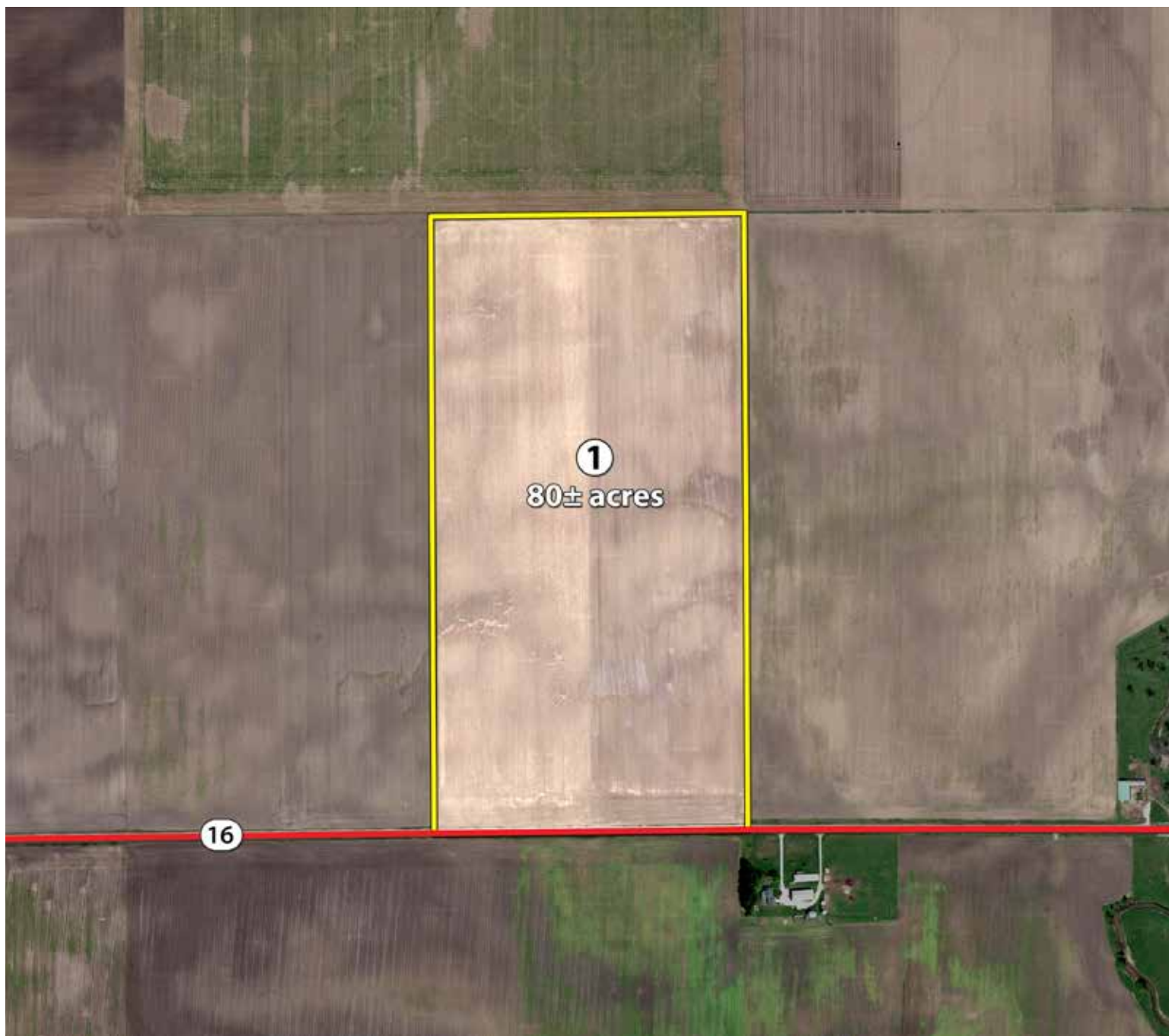
Approximately 12 ½ miles east of Rensselaer on SR 114 to US 421.

Auction Location is at the southwest corner of US 421 & SR 114.

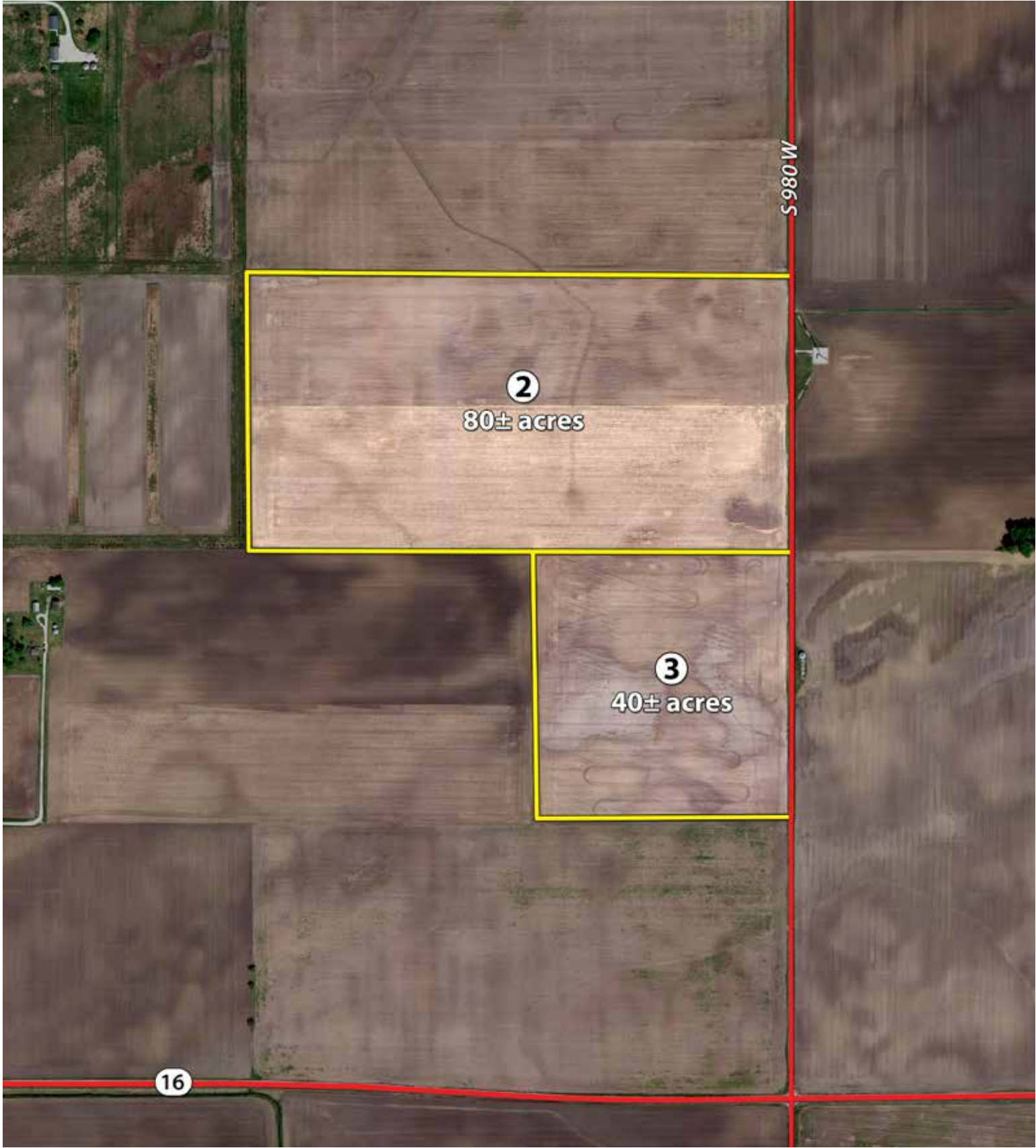
PROPERTY LOCATION:

From 3 ¾ miles south of Rensselaer on US 231 at the intersection of US 231 & SR 16: **To Farm A:** Go west on SR 16 approximately 3 miles to Tract 1 on north side of the road. **To Farm B:** Continue west of Tract 1 on SR 16 ¾ mile to CR 980 W. Go north on 980 W ¼ mile to Farm B on the west side of the road. **To Farm C:** From the intersection of US 231 & SR 16, go east on SR 16 approximately 1.8 miles to CR 380 W. Go north on 380 W 1 mile to Farm C at the northwest corner of 380 W and 900S. **To Farm D:** From the intersection of US 231 & SR 16, go east on SR 16 approximately 6.2 miles to CR 60 E. Go north on 60 E 2 miles to CR 800 S. Go east on 800 S ¼ mile to Farm D on the south side of the road.

AERIAL TRACT MAP - FARM A



AERIAL TRACT MAP - FARM B



AERIAL TRACT MAP - FARM C



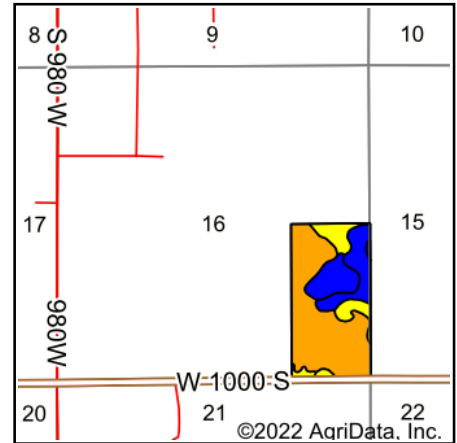
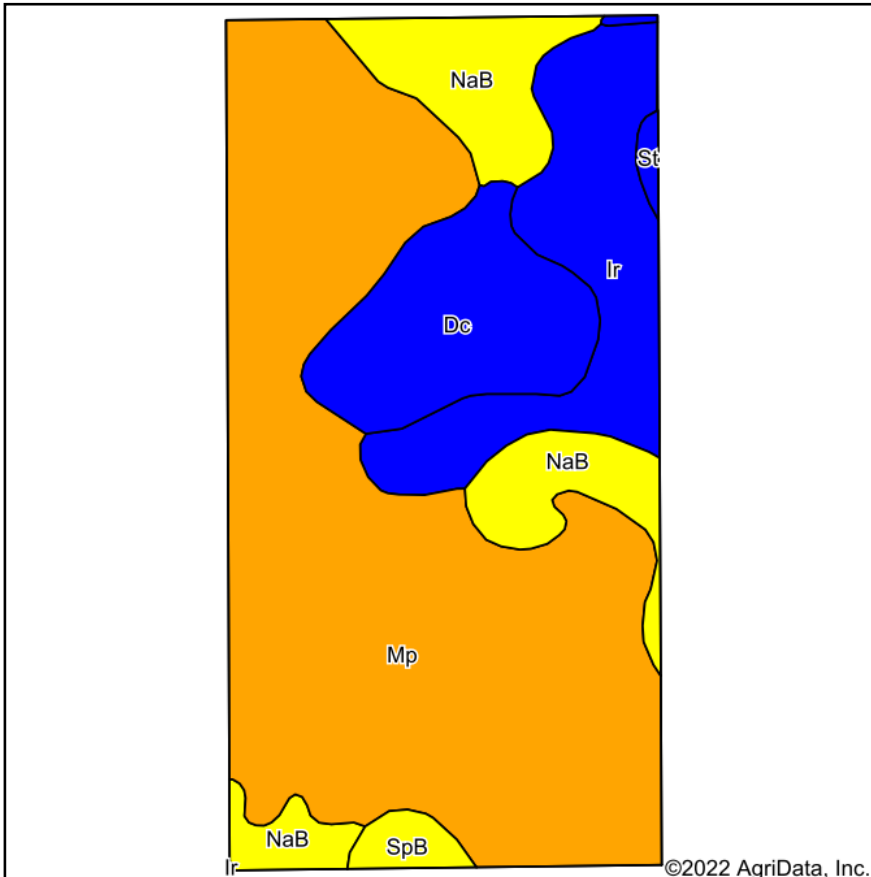
AERIAL TRACT MAP - FARM D



SOIL INFORMATION

SOIL MAP - TRACT 1

FARM A



State: **Indiana**
 County: **Jasper**
 Location: **16-28N-7W**
 Township: **Jordan**
 Acres: **81.18**
 Date: **7/18/2022**



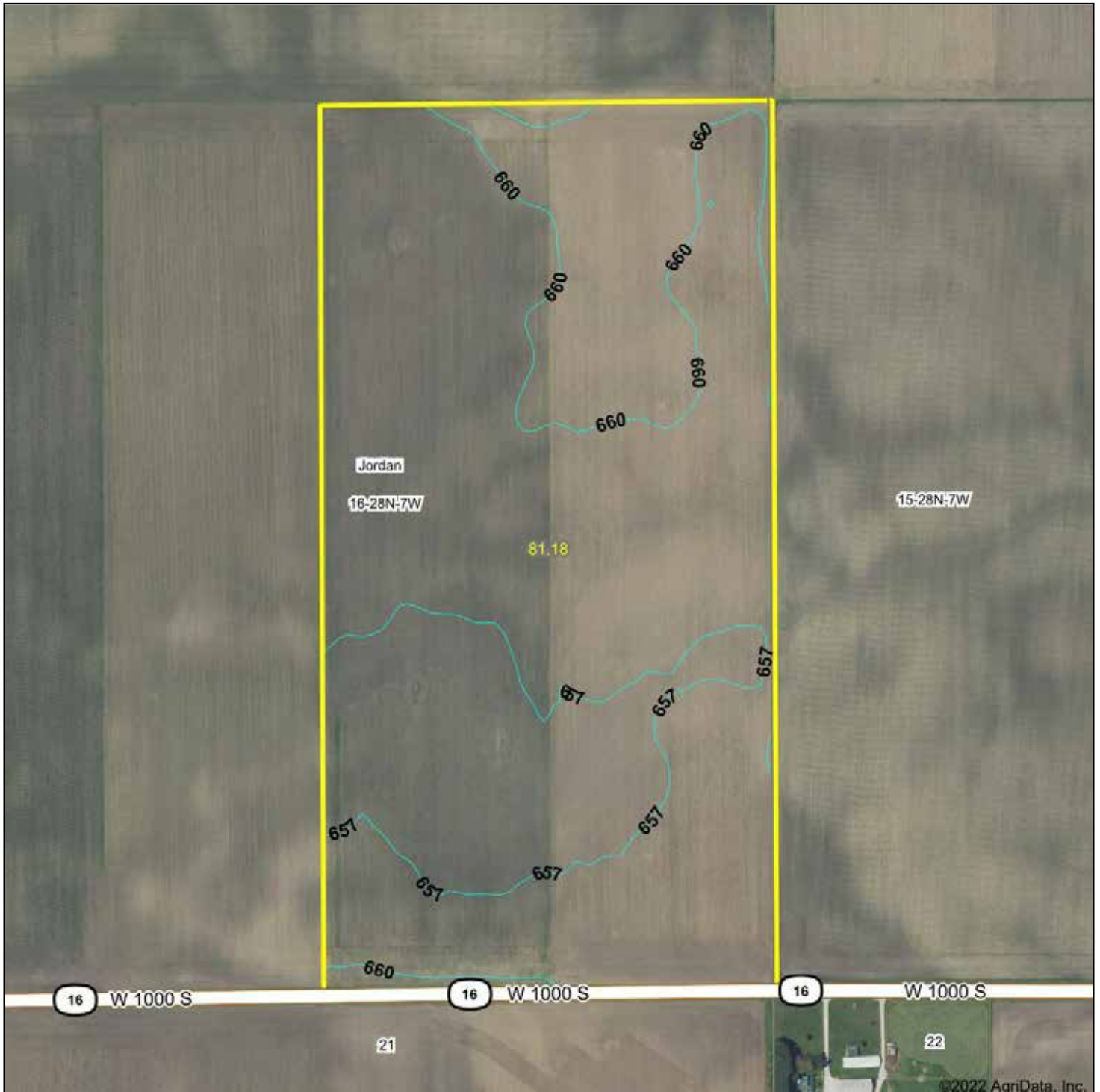
Soils data provided by USDA and NRCS.

Area Symbol: IN073, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Mp	Montgomery silty clay loam	47.69	58.7%		IIIw	160	5	11	44	64	
Ir	Iroquois fine sandy loam	11.72	14.4%		IIw	170	6	11	47	68	
NaB	Nesius fine sand, 1 to 3 percent slopes	10.54	13.0%		IVs	95	4	6	30	43	
Dc	Darroch loam	9.57	11.8%		IIw	160	5	11	49	72	
SpB	Sparta sand, 2 to 6 percent slopes	1.18	1.5%		IVs	82	3	5	25	37	
St	Strole clay loam	0.48	0.6%		IIw	136	5	9	41	61	
Weighted Average					2.88	151.7	5	10.3	42.9	62.4	

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 1

FARM A



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

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

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 655.9
Max: 663.7
Range: 7.8
Average: 658.5
Standard Deviation: 1.54 ft

0ft 460ft 921ft



7/18/2022

16-28N-7W
Jasper County
Indiana

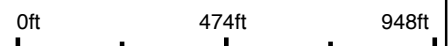
Map Center: 40° 52' 11.04, -87° 12' 52.03

FLOOD MAP - TRACT 1

FARM A



Map Center: 40° 52' 11.04, -87° 12' 52.03



16-28N-7W
Jasper County
Indiana



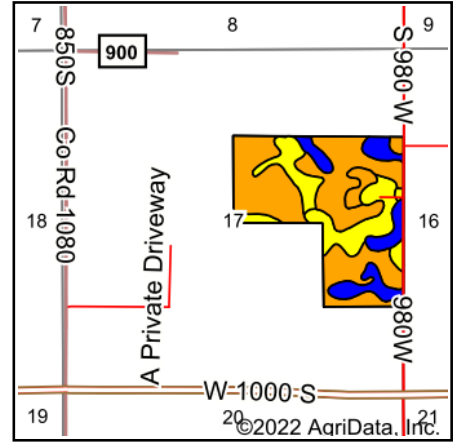
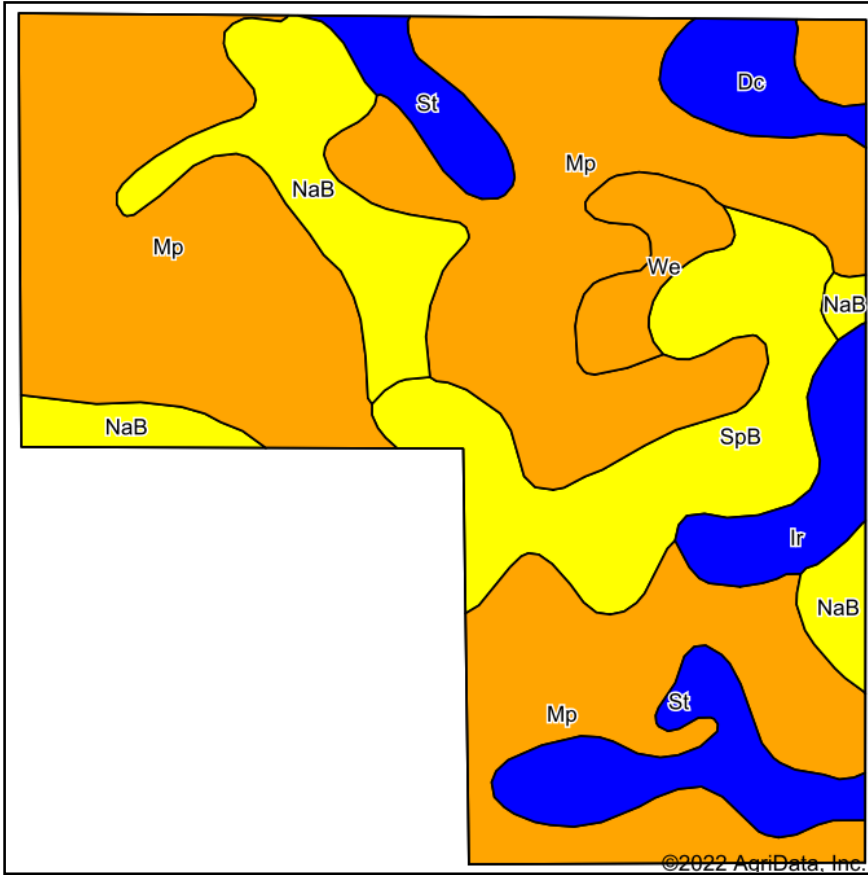
7/18/2022



Flood related information provided by FEMA

SOIL MAP - TRACTS 2 & 3

FARM B



State: **Indiana**
 County: **Jasper**
 Location: **17-28N-7W**
 Township: **Jordan**
 Acres: **117.44**
 Date: **7/18/2022**



Soils data provided by USDA and NRCS.

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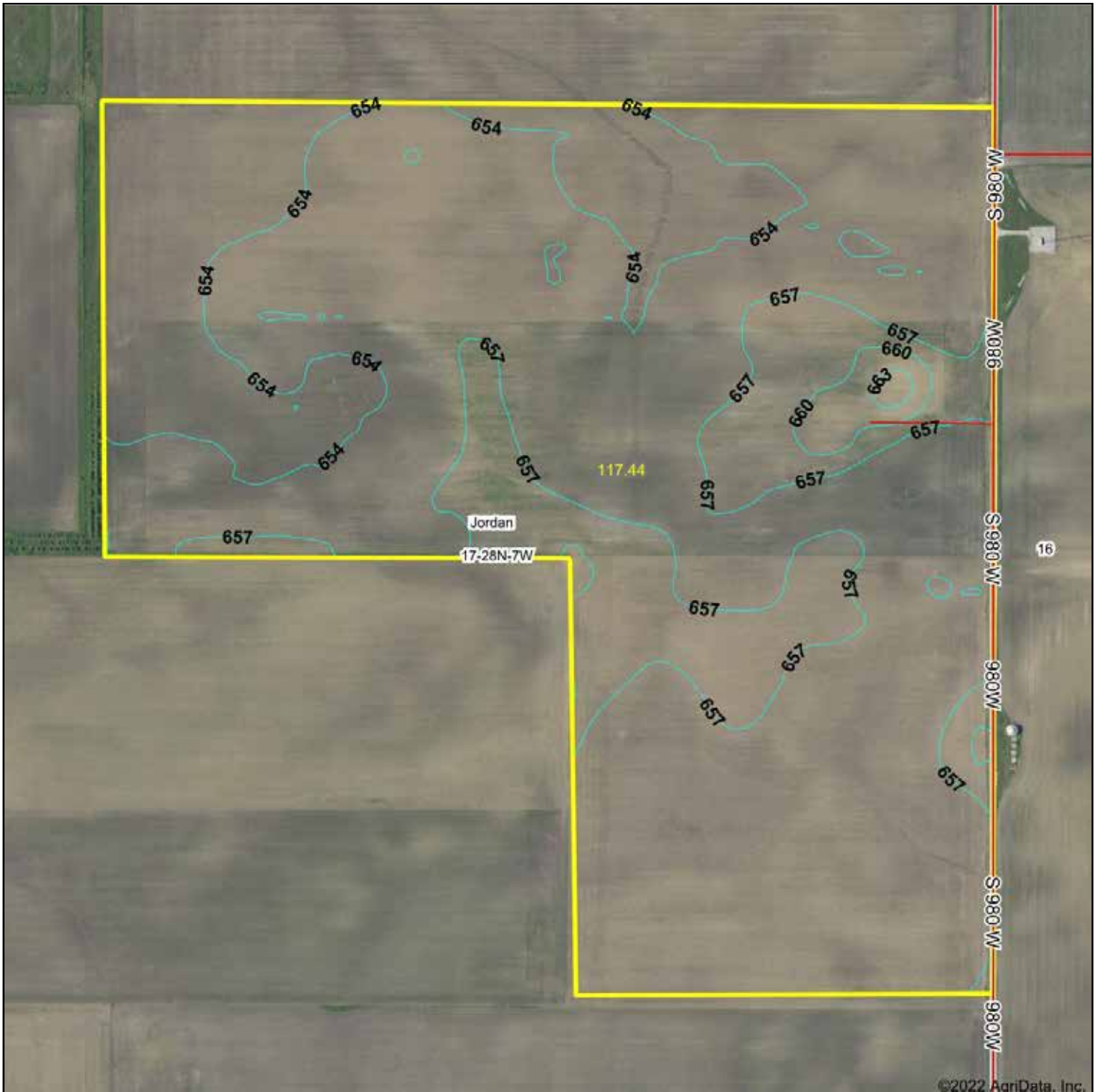
Area Symbol: IN073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Mp	Montgomery silty clay loam	68.25	58.1%		IIIw	160	5	11	44	64
SpB	Sparta sand, 2 to 6 percent slopes	15.34	13.1%		IVs	82	3	5	25	37
NaB	Nesius fine sand, 1 to 3 percent slopes	13.09	11.1%		IVs	95	4	6	30	43
St	Strole clay loam	9.29	7.9%		IIw	136	5	9	41	61
Ir	Iroquois fine sandy loam	4.32	3.7%		IIw	170	6	11	47	68
Dc	Darroch loam	3.62	3.1%		IIw	160	5	11	49	72
We	Watseka loamy fine sand	3.53	3.0%		IIIs	105	4	7	27	47
Weighted Average					3.10	139.4	4.6	9.4	39.5	57.8

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 2 & 3

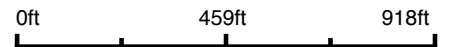
FARM B



©2022 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 651.8
Max: 664.4
Range: 12.6
Average: 655.5
Standard Deviation: 1.74 ft



7/18/2022

17-28N-7W
Jasper County
Indiana

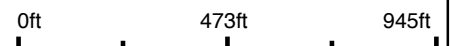
Map Center: 40° 52' 23.75, -87° 14' 9.45

FLOOD MAP - TRACTS 2 & 3

FARM B



Map Center: 40° 52' 23.75, -87° 14' 9.45



17-28N-7W
Jasper County
Indiana



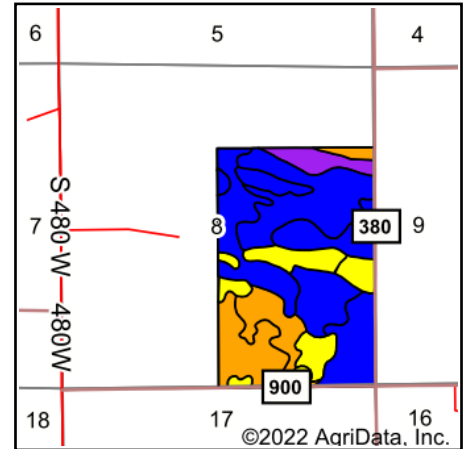
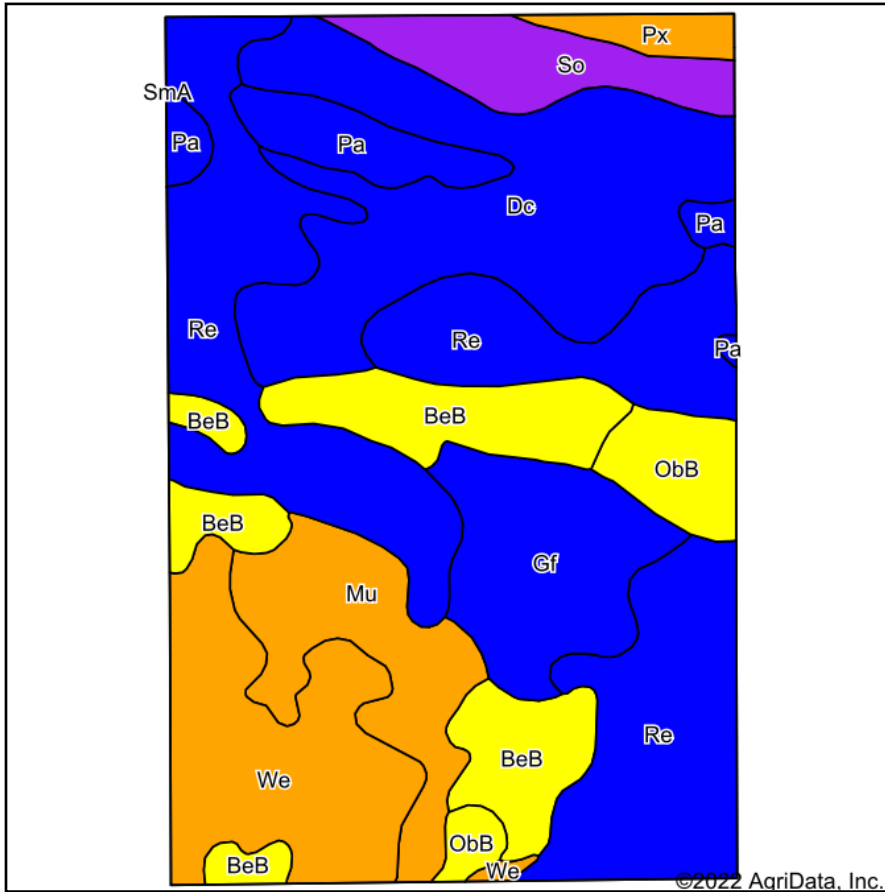
7/18/2022



Flood related information provided by FEMA

SURETY SOIL MAP - TRACTS 4-7

FARM C



State: **Indiana**
 County: **Jasper**
 Location: **8-28N-6W**
 Township: **Marion**
 Acres: **238.82**
 Date: **7/18/2022**



Soils data provided by USDA and NRCS.

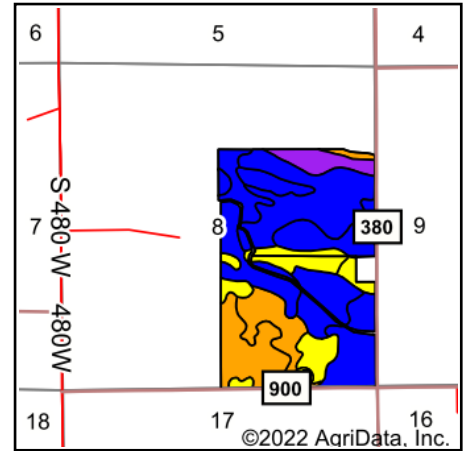
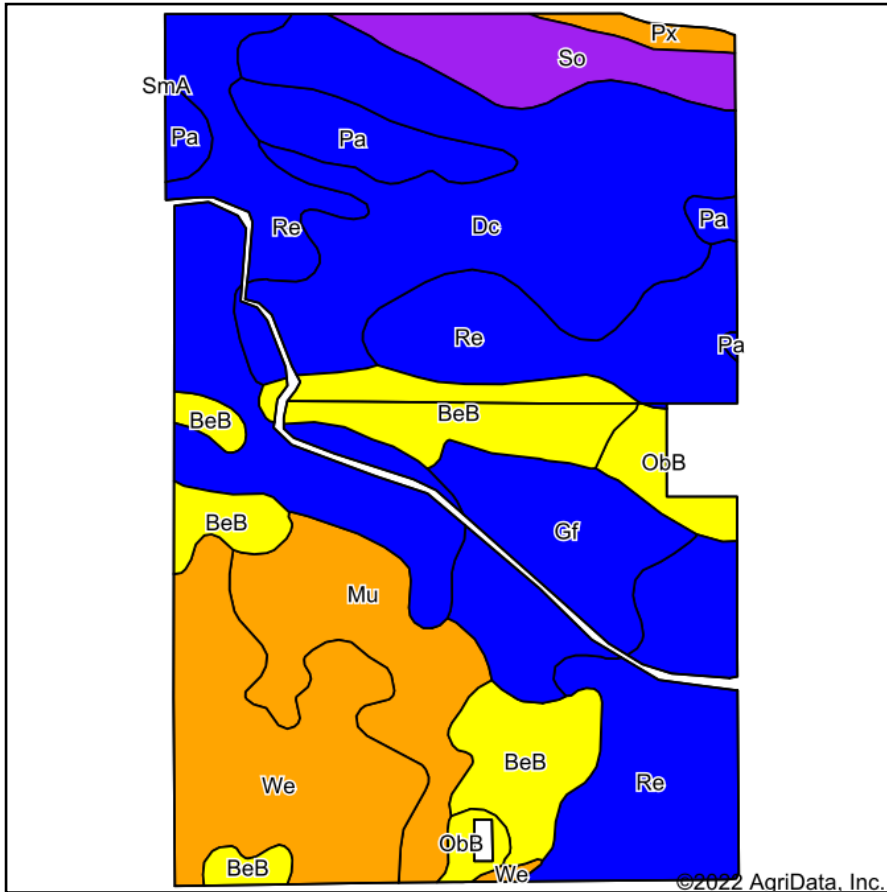
Area Symbol: IN073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu
Re	Rensselaer loam, 0 to 1 percent slopes	71.03	29.7%		Ilw	167		6	11	49			68
Dc	Darroch loam	44.74	18.7%		Ilw	160		5	11	49			72
BeB	Brems loamy sand, 1 to 3 percent slopes	26.37	11.0%		IVs	91	5	3	6	32	2		41
We	Watseka loamy fine sand	26.34	11.0%		Ills	105		4	7	27			47
Gf	Gilford fine sandy loam	19.20	8.0%		Ilw	148	6	5	10	33			59
Mu	Morocco loamy sand, 0 to 2 percent slopes	18.39	7.7%		Ills	102		3	7	36		38	3
So	Sloan silt loam, frequently flooded, undrained	11.16	4.7%		Vw								
Pa	Papineau sandy loam	9.83	4.1%		Ilw	150		5	10	46			68
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	8.52	3.6%		IVs	81		3	5	29			37
Px	Prochaska loamy sand, frequently flooded	3.24	1.4%		Illw	110				19			
Weighted Average					2.63	131.6	1	4.4	8.7	38.9	0.2	2.9	52.5

Soils data provided by USDA and NRCS.

TILLABLE SOIL MAP - TRACTS 4-7

FARM C



State: **Indiana**
 County: **Jasper**
 Location: **8-28N-6W**
 Township: **Marion**
 Acres: **224.93**
 Date: **10/25/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IN073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
Re	Rensselaer loam, 0 to 1 percent slopes	66.11	29.4%		Ilw	167		6	11	49			68	
Dc	Darroch loam	44.14	19.6%		Ilw	160		5	11	49			72	
BeB	Brems loamy sand, 1 to 3 percent slopes	25.63	11.4%		IVs	91	5	3	6	32	2		41	
We	Watseka loamy fine sand	25.21	11.2%		Ills	105		4	7	27			47	
Gf	Gilford fine sandy loam	18.57	8.3%		Ilw	148	6	5	10	33			59	
Mu	Morocco loamy sand, 0 to 2 percent slopes	18.31	8.1%		Ills	102		3	7	36		38	3	
So	Sloan silt loam, frequently flooded, undrained	10.49	4.7%		Vw									
Pa	Papineau sandy loam	9.62	4.3%		Ilw	150		5	10	46			68	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	5.02	2.2%		IVs	81		3	5	29			37	
Px	Prochaska loamy sand, frequently flooded	1.83	0.8%		Illw	110				19				
Weighted Average						2.61	132.3	1.1	4.5	8.8	39.1	0.2	3.1	52.9

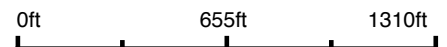
Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 4-7

FARM C



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 641.3
Max: 663.8
Range: 22.5
Average: 656.7
Standard Deviation: 2.56 ft



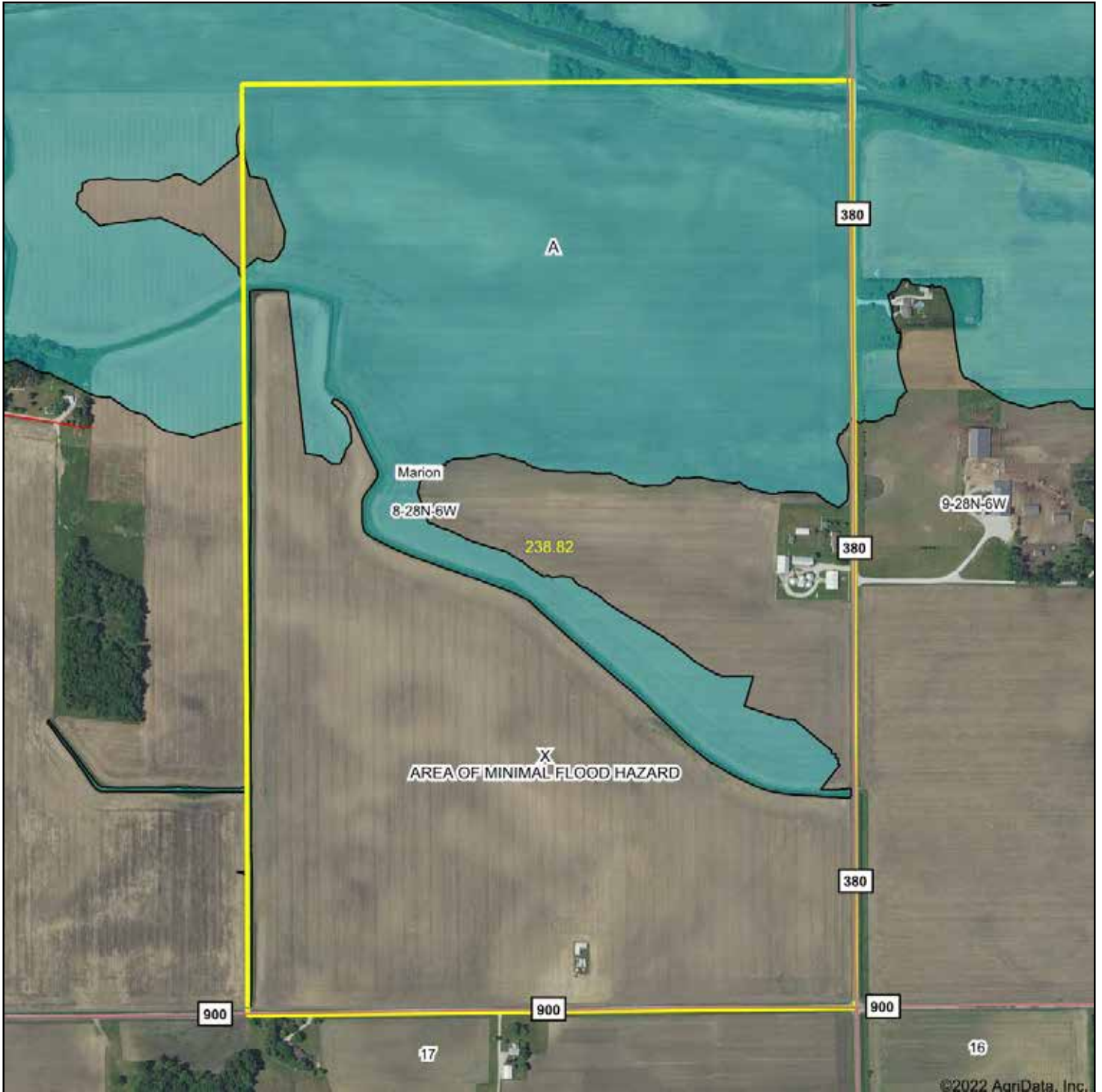
7/18/2022

8-28N-6W
Jasper County
Indiana

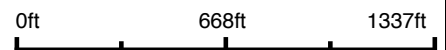
Map Center: 40° 53' 11.43, -87° 7' 27.9

FLOOD MAP - TRACTS 4-7

FARM C



Map Center: 40° 53' 11.43, -87° 7' 27.9



8-28N-6W
Jasper County
Indiana



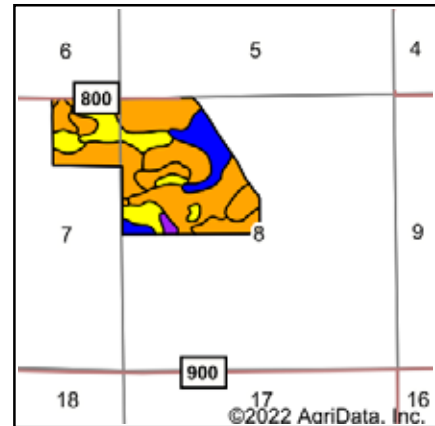
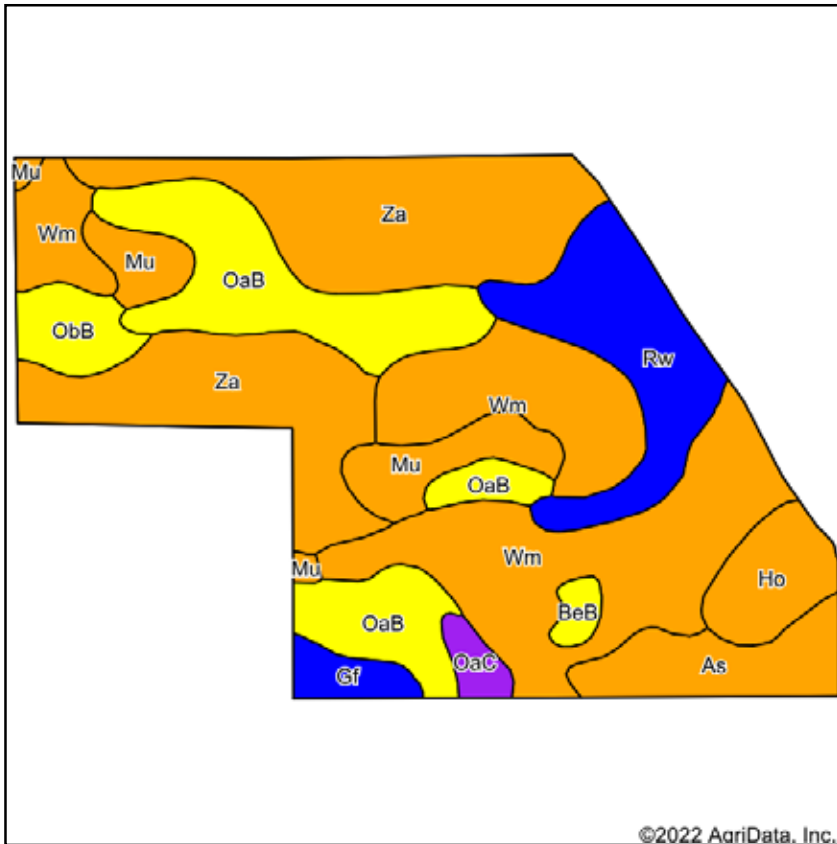
7/18/2022



Flood related information provided by FEMA

SURETY SOIL MAP - TRACTS 8-11

FARM D



State: **Indiana**
 County: **Jasper**
 Location: **8-28N-5W**
 Township: **Milroy**
 Acres: **173.01**
 Date: **7/18/2022**



Soils data provided by USDA and NRCS.

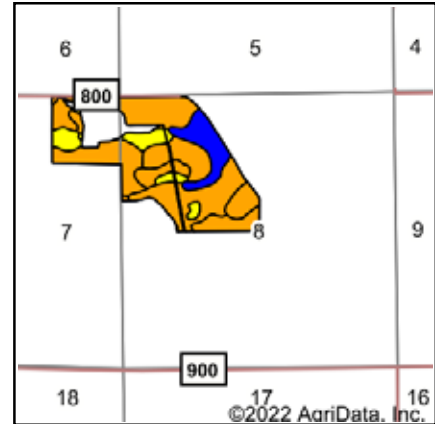
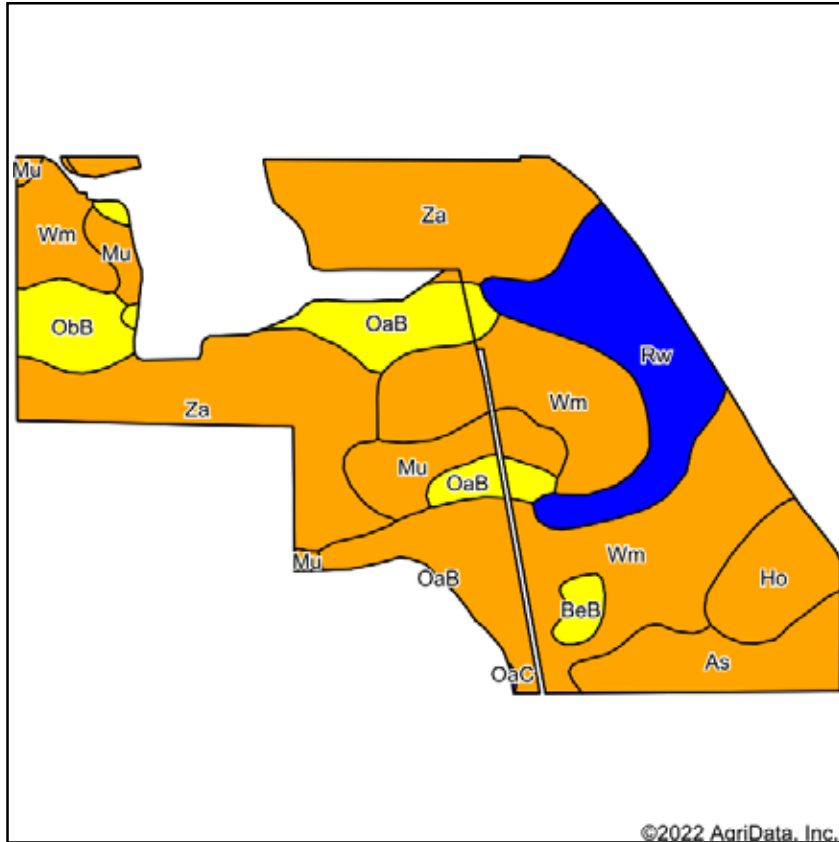
Area Symbol: IN073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu
Wm	Watseka-Maumees loamy sands	47.31	27.3%		IIIls	125		4	8	29			53
Za	Zadog-Maumees loamy sands	44.14	25.5%		IIIw	146		5	10	36			58
OaB	Oakville fine sand, 2 to 6 percent slopes	27.33	15.8%		IVs	72		3	5	25			36
Rw	Rensselaer, till substratum-Wolcott complex	16.74	9.7%		IIw	175		6	12	49			70
Mu	Morocco loamy sand, 0 to 2 percent slopes	10.28	5.9%		IIIls	102		3	7	36		38	3
As	Adrian muck, drained, 0 to 1 percent slopes	9.01	5.2%		IIIw	144		5	10	40			58
Ho	Houghton muck, drained, 0 to 1 percent slopes	6.95	4.0%		IIIw	154		5	10	54			61
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	4.90	2.8%		IVs	81		3	5	29			37
Gf	Gilford fine sandy loam	2.92	1.7%		IIw	148	6	5	10	33			59
OaC	Oakville fine sand, 6 to 15 percent slopes	2.00	1.2%		VIe	63		2	5	23			32
BeB	Brems loamy sand, 1 to 3 percent slopes	1.43	0.8%		IVs	91	5	3	6	32	2		41
Weighted Average					3.12	125.8	0.1	4.3	8.4	34.1	*-	2.3	50.2

Soils data provided by USDA and NRCS.

TILLABLE SOIL MAP - TRACTS 8-11

FARM D



State: **Indiana**
 County: **Jasper**
 Location: **8-28N-5W**
 Township: **Milroy**
 Acres: **135.95**
 Date: **10/25/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IN073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Wheat Bu	Winter wheat Bu	
Wm	Watseka-Maumee loamy sands	44.84	33.0%		Ills	125		4	8	29			53	
Za	Zadog-Maumee loamy sands	37.04	27.2%		Illw	146		5	10	36			58	
Rw	Rensselaer, till substratum-Wolcott complex	15.77	11.6%		Ilw	175		6	12	49			70	
OaB	Oakville fine sand, 2 to 6 percent slopes	8.68	6.4%		IVs	72		3	5	25			36	
As	Adrian muck, drained, 0 to 1 percent slopes	8.51	6.3%		Illw	144		5	10	40			58	
Mu	Morocco loamy sand, 0 to 2 percent slopes	8.12	6.0%		Ills	102		3	7	36		38	3	
Ho	Houghton muck, drained, 0 to 1 percent slopes	6.71	4.9%		Illw	154		5	10	54			61	
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	4.79	3.5%		IVs	81		3	5	29			37	
BeB	Brems loamy sand, 1 to 3 percent slopes	1.43	1.1%		IVs	91	5	3	6	32	2		41	
OaC	Oakville fine sand, 6 to 15 percent slopes	0.06	0.0%		Vle	63		2	5	23			32	
Weighted Average						2.99	132.4	0.1	4.4	8.9	35.3	*.	2.3	52.3

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 8-11

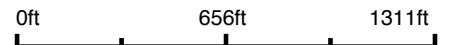
FARM D



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 652.6
Max: 684.2
Range: 31.6
Average: 666.6
Standard Deviation: 4.23 ft



7/18/2022

8-28N-5W
Jasper County
Indiana

Map Center: 40° 53' 32.18, -87° 1' 23.27

FLOOD MAP - TRACTS 8-11

FARM D



Map Center: 40° 53' 32.18, -87° 1' 23.27



8-28N-5W
Jasper County
Indiana



7/18/2022

Flood related information provided by FEMA



FSA INFORMATION

FSA INFORMATION

FARM: 836

Indiana

U.S. Department of Agriculture

Prepared: 8/30/22 9:48 AM

Jasper

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
601.08	559.09	559.09	0.0	0.0	0.0	0.0	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	559.09	0.0	0.0					

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	301.6	163	0.00	0
SOYBEANS	257.49	43	0.00	0
Total Base Acres:	559.09			

Tract Number: 376 Description: S17 T28N R7W

FSA Physical Location: Jasper, IN

ANSI Physical Location: Jasper, IN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
118.11	118.11	118.11	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	118.11	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	62.61	163	0.00
SOYBEANS	55.5	43	0.00
Total Base Acres:	118.11		

Owners: J & W GILMORE FARMS LLC

FSA INFORMATION

FARM: 836

Indiana
Jasper

U.S. Department of Agriculture
Farm Service Agency

Prepared: 9/30/22 9:46 AM
Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 380 Description: S16 T28N R7W

FSA Physical Location: Jasper, IN ANSI Physical Location: Jasper, IN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
80.1	80.1	80.1	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	80.1	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	43.0	163	0.00
SOYBEANS	37.1	43	0.00
Total Base Acres:	80.1		

Owners: J & W GILMORE FARMS LLC

Other Producers: None

Tract Number: 1326 Description: S8 T28N R6W

FSA Physical Location: Jasper, IN ANSI Physical Location: Jasper, IN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
233.98	224.93	224.93	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	224.93	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	122.53	163	0.00
SOYBEANS	102.4	43	0.00
Total Base Acres:	224.93		

Owners: J & W GILMORE FARMS LLC

FSA INFORMATION

Indiana
Jasper

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

FARM: 836
Prepared: 9/30/22 9:46 AM
Crop Year: 2023
Page: 3 of 3

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 2248 Description: S8 T28N R5W

FSA Physical Location: Jasper, IN ANS Physical Location: Jasper, IN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
168.89	135.95	135.95	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	135.95	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	73.46	163	0.00
SOYBEANS	62.49	43	0.00
Total Base Acres:	135.95		

Owners: J & W GILMORE FARMS LLC

Other Producers: None

FSA INFORMATION

USDA Farm 836 Tract 376

Map prepared on: 4/20/2021

CRP TRS: 28N7W17
 CLU Jasper Co., IN



Administered by: Jasper County, Indiana

118.11 Tract acres
 118.11 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 2021-04-20 07:06:50

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	80.09	N	2				Y
2	38.02	N	2				Y



Farm 836 Tract 376

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

USDA Farm 836 Tract 380

Map prepared on: 4/20/2021

CRP TRS: 28N7W16
 CLU Jasper Co., IN



Administered by: Jasper County, Indiana

80.1 Tract acres
 80.1 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 2021-04-20 07:06:50

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	80.1	N	2					Y



Farm 836 Tract 380

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

USDA Farm 836 Tract 1326

Map prepared on: 4/20/2021

CRP *TRS: 28N6W8*
 CLU *Jasper Co., IN*



Administered by: Jasper County, Indiana

233.98 Tract acres
 224.93 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 2021-04-20 07:06:50

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	94.65	N	2					Y
2	30.64	N	2					Y
3	99.64	N	2					Y



Farm 836 Tract 1326

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FSA INFORMATION

USDA Farm 836 Tract 2248
 Administered by: Jasper County, Indiana

Map prepared on: 4/20/2021
 168.89 Tract acres
 135.95 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 Restricted Use **TR5: 28N5W8**
 Limited Restrictions **Jasper Co., IN**
 Exempt from Conservation Compliance Provisions

CRP
 CLU



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-04-20 07:06:50



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	54.78	N	2					Y
2	80.53	N	2					Y
3	0.64	N	2					Y

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

TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION - TRACT 1

FARM A

APPROVED BY STATE BOARD OF ACCOUNTS, 2021

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 11-1-23-1

COUNTY:37-JASPER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-03-16-000-002.000-022	COUNTY PARCEL NUMBER 005-00089-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022
TAXING UNIT NAME 005 022 JORDAN	LEGAL DESCRIPTION E 1/2 SE 16 28 7, 80A		



SPRING AMOUNT DUE
BY May 10, 2022 **\$0.00**

GILMORE, J & W FARMS LLC
% WILMA TEACH
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
Pay Online at: <https://client.pointandpay.net/web/JasperCountyTreasurerIN>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSELAER, IN 47978

813700500089000000000005

COUNTY:37-JASPER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-03-16-000-002.000-022	COUNTY PARCEL NUMBER 005-00089-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022
TAXING UNIT NAME 005 022 JORDAN	LEGAL DESCRIPTION E 1/2 SE 16 28 7, 80A		



FALL AMOUNT DUE
BY November 10, 2022 **\$514.01**

GILMORE, J & W FARMS LLC
% WILMA TEACH
7231 W ANTON WAY
NEW PALESTINE, IN 46163

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115 W WASHINGTON ST, STE 201
RENSELAER, IN 47978

813700500089000000514016

COUNTY:37-JASPER

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 37-03-16-000-002.000-022	COUNTY PARCEL NUMBER 005-00089-00	TAX YEAR 2021 Payable 2022	DUE DATES SPRING - May 10, 2022 FALL - November 10, 2022
TAXING UNIT NAME 005-022 JORDAN	LEGAL DESCRIPTION E 1/2 SE 16 28 7, 80A		

DATE OF STATEMENT:9/30/2022

PROPERTY ADDRESS		
STED 16		
PROPERTY TYPE Real Estate	TOWNSHIP 005-JORDAN	
ACRES 80.00	COUNTY SPECIFIC RATE/CREDIT	BILL CODE 369

GILMORE, J & W FARMS LLC
% WILMA TEACH
7231 W ANTON WAY
NEW PALESTINE, IN 46163

TOTAL DUE FOR 2021 Payable 2022: \$514.01

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$454.01	\$454.01
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$82.44	\$60.00
Amount Due	\$536.45	\$514.01
Payments Received	(\$536.45)	\$0.00
Balance Due	\$0.00	\$514.01

TAX/PARCEL INFORMATION - TRACTS 2 & 3

FARM B

COUNTY:37-JASPER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-03-17-000-002.000-022	COUNTY PARCEL NUMBER 005-00088-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME 005 022 JORDAN	LEGAL DESCRIPTION S 1/2 NE 17 28 7, 80A NE SE 17 28 7, 40A		



SPRING AMOUNT DUE
BY May 10, 2022 **\$0.00**

GILMORE, J & W FARMS LLC
% WILMA TEACH
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
Pay Online at: <https://client.pointandpay.net/web/JasperCountyTreasurerIN>

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JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSELAEER, IN 47978

81370050008800000000000000

COUNTY:37-JASPER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-03-17-000-002.000-022	COUNTY PARCEL NUMBER 005-00088-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME 005 022 JORDAN	LEGAL DESCRIPTION S 1/2 NE 17 28 7, 80A NE SE 17 28 7, 40A		



FALL AMOUNT DUE
BY November 10, 2022 **\$636.73**

GILMORE, J & W FARMS LLC
% WILMA TEACH
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
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RENSELAEER, IN 47978

8137005000880000000636731

COUNTY:37-JASPER

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 37-03-17-000-002.000-022	COUNTY PARCEL NUMBER 005-00088-00	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME 005 022 JORDAN	LEGAL DESCRIPTION S 1/2 NE 17 28 7, 80A NE SE 17 28 7, 40A		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT:9/30/2022

PROPERTY ADDRESS 960 W		
PROPERTY TYPE Real Estate	TOWNSHIP 005-JORDAN	
ACRES 120.00	COUNTY SPECIFIC RATE/CREDIT	BILL CODE 369

GILMORE, J & W FARMS LLC
% WILMA TEACH
7231 W ANTON WAY
NEW PALESTINE, IN 46163

TOTAL DUE FOR 2021 Payable 2022: \$636.73

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$621.37	\$621.37
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$15.36	\$15.36
Amount Due	\$655.11	\$636.73
Payments Received	(\$655.11)	\$0.00
Balance Due	\$0.00	\$636.73

TAX/PARCEL INFORMATION - TRACTS 4-7

FARM C

APPROVED BY STATE BOARD OF ACCOUNTS, 2021

PREPARED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1-23-5-1

COUNTY:37-JASPER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-04-08-000-001.000-026	COUNTY PARCEL NUMBER 008 00202-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022
TAXING UNIT NAME 008-026 MARION	LEGAL DESCRIPTION S3/4 E1/2 X 28 6, 240A.		



SPRING AMOUNT DUE
BY May 10, 2022 **\$0.00**

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
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JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSELAER, IN 47978

813700800202000000000001

COUNTY:37-JASPER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-04-08-000-001.000-026	COUNTY PARCEL NUMBER 008 00202-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022
TAXING UNIT NAME 008-026 MARION	LEGAL DESCRIPTION S3/4 E1/2 X 28 6, 240A.		



FALL AMOUNT DUE
BY November 10, 2022 **\$1,841.93**

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
Pay Online at: <https://client.pointandpay.net/web/JasperCountyTreasurerIN>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSELAER, IN 47978

813700800202000001841.93

COUNTY:37-JASPER

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 37-04-08-000-001.000-026	COUNTY PARCEL NUMBER 008 00202-00	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME 008-026 MARION	LEGAL DESCRIPTION S3/4 E1/2 X 28 6, 240A.		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT:9/30/2022

PROPERTY ADDRESS 8642 S 380 W		
PROPERTY TYPE Real Estate	TOWNSHIP 008-MARION	
ACRES 240.00	COUNTY SPECIFIC RATE/CREDIT	BILL CODE 369

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

TOTAL DUE FOR 2021 Payable 2022: \$1,841.93	SPRING TOTAL	FALL TOTAL
ITEMIZED CHARGES		
Tax	\$1,798.91	\$1,798.91
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$43.02	\$43.02
Amount Due	\$1,841.93	\$1,841.93
Payments Received	(\$1,841.93)	\$0.00
Balance Due	\$0.00	\$1,841.93

TAX/PARCEL INFORMATION - TRACTS 8-11

Part of FARM D

APPROVED BY STATE BOARD OF ACCOUNTS 2021

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE ICA 1-22.5-1

COUNTY:37-JASPER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-05-07-000-004.000-028	COUNTY PARCEL NUMBER 009-00070-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022
TAXING UNIT NAME 009 028 MILROY	LEGAL DESCRIPTION NE NE 7 28 S, 40A.		



SPRING AMOUNT DUE BY May 10, 2022 \$0.00

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
Pay Online at: <https://client.pointandpay.net/web/JasperCountyTreasurerIN>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSSELAER, IN 47978

8137009000700000000000005

COUNTY:37-JASPER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-05-07-000-004.000-028	COUNTY PARCEL NUMBER 009-00070-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022
TAXING UNIT NAME 009-028 MILROY	LEGAL DESCRIPTION NE NE 7 28 S, 40A.		



FALL AMOUNT DUE BY November 10, 2022 \$130.13

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
Pay Online at: <https://client.pointandpay.net/web/JasperCountyTreasurerIN>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSSELAER, IN 47978

813700900070000000130337

COUNTY:37-JASPER

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 37-05-07-000-004.000-028	COUNTY PARCEL NUMBER 009-00070-00	TAX YEAR 2021 Payable 2022	DUE DATES SPRING - May 10, 2022 FALL - November 10, 2022
TAXING UNIT NAME 009 028 MILROY	LEGAL DESCRIPTION NE NE 7 28 S, 40A.		

DATE OF STATEMENT:9/30/2022

PROPERTY ADDRESS		
R00 S		
PROPERTY TYPE Real Estate	TOWNSHIP 009-MILROY	
ACRES 40.00	COUNTY SPECIFIC RATE CREDIT	BILL CODE 369

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

TOTAL DUE FOR 2021 Payable 2022: \$130.13		
ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$130.13	\$130.13
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA/Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$11.62	\$0.00
Amount Due	\$141.75	\$130.13
Payments Received	(\$141.75)	\$0.00
Balance Due	\$0.00	\$130.13

TAX/PARCEL INFORMATION - TRACTS 8-11

Part of FARM D

APPROVED BY STATE BOARD OF ACCOUNTS, 2021

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE 8-1-22-8-1

COUNTY:37-JASPER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-05-08-000-003.000-028	COUNTY PARCEL NUMBER 009-00071-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022
TAXING UNIT NAME 009-028 MILROY	LEGAL DESCRIPTION PT NW W HOWE D. NW 8 28 S,142A.		



SPRING AMOUNT DUE
BY May 10, 2022 **\$0.00**

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
Pay Online at: <https://client.pointandpay.net/web/JasperCountyTreasurerIN>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST. STE 201
RENSSELAER, IN 47978

813700900071000000000002

COUNTY:37-JASPER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 37-05-08-000-003.000-028	COUNTY PARCEL NUMBER 009-00071-00	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2022
TAXING UNIT NAME 009-028 MILROY	LEGAL DESCRIPTION PT NW W HOWE D. NW 8 28 S,142A.		



FALL AMOUNT DUE
BY November 10, 2022 **\$704.64**

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Office Phone:(219) 866-4938 - Pay by Phone (888) 891-6064
Pay Online at: <https://client.pointandpay.net/web/JasperCountyTreasurerIN>

Remit Payment and Make Check Payable to:
JASPER COUNTY TREASURER
115 W WASHINGTON ST, STE 201
RENSSELAER, IN 47978

813700900071000000704643

COUNTY:37-JASPER

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 37-05-08-000-003.000-028	COUNTY PARCEL NUMBER 009-00071-00	TAX YEAR 2021 Payable 2022	DUE DATES SPRING - May 10, 2022 FALL - November 10, 2022
TAXING UNIT NAME 009-028 MILROY	LEGAL DESCRIPTION PT NW W HOWE D. NW 8 28 S,142A.		

DATE OF STATEMENT:9/30/2022

PROPERTY ADDRESS #00 S		
PROPERTY TYPE Real Estate	TOWNSHIP 009-MILROY	
ACRES 142.00	COUNTY SPECIFIC RATE-CREDIT	BILL CODE 369

GILMORE, J & W FARMS LLC
7231 W ANTON WAY
NEW PALESTINE, IN 46163

TOTAL DUE FOR 2021 Payable 2022: \$704.64

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$588.82	\$588.82
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$115.82	\$115.82
Amount Due	\$704.64	\$704.64
Payments Received	(\$704.64)	\$0.00
Balance Due	\$0.00	\$704.64

PROPERTY RECORD CARDS

PROPERTY RECORD CARD - TRACT 1

FARM A

1/2

5101-022 /5101-022

Notes

100, Vacant Land

Transfer of Ownership

Owner
 GILMORE, J & W FAR
 7231 W ANTON WAY
 NEW PALESTINE, IN 46163

Doc ID Code Book/Page Adj Sale Price Vli
 11/20/2000 GILMORE, J & W FAR WD \$0
 11/09/2000 GILMORE, WM SR WD \$0
 01/01/1900 FROM: GILMORE, WIL WD \$0

Legal

6-1/2 SE 1/4 28.7 80A

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

Assessment Year	2022	2021	2020	2019	2018	2016
Reason For Change	AA	AA	AA	AA	AA	AA
As Of Date	04/13/2022	04/12/2022	04/12/2021	04/11/2019	04/25/2016	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Land	\$116,700	\$102,000	\$101,200	\$123,400	\$127,400	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$116,700	\$102,000	\$101,200	\$123,400	\$127,400	
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	\$116,700	\$102,000	\$101,200	\$123,400	\$127,400	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (2)	\$116,700	\$102,000	\$101,200	\$123,400	\$127,400	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Exl. Value	Infl. %	Res Elig %	Market Factor	Value
4 A DC	0	9.4338	1.11	\$1,100	\$15,767	0%	0%	1.0000	\$15,767
4 A IR	0	1.5140	1.19	\$1,500	\$20,552	0%	0%	1.0000	\$20,552
4 A MP	0	46.3512	1.02	\$1,500	\$70,517	0%	0%	1.0000	\$70,517
4 A MAR	0	9.5528	2.88	\$1,500	\$10,152	0%	0%	1.0000	\$10,152
4 A SPB	0	0.7012	2.80	\$1,500	\$631	0%	0%	1.0000	\$631
4 A ST	0	0.4684	0.54	\$1,500	\$680	0%	0%	1.0000	\$680
82 A NONE	0	1.5791	1.00	\$1,500	\$2,589	100%	0%	1.0000	\$2,589

Land Computations

Actual Frontage	80.00
Developer Discount	0
Parcel Acreage	80.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.68
83 UT Town's NV	0.00
9 Homestead	0.00
9182 Acres	0.00
Total Acres Farmland	78.42
Farmland Value	\$118,620
Measured Acreage	78.42
Avg Farmland Value/Acre	1513
Value of Farmland	\$118,650
Classified Total	\$0
Farm / Classified Value	\$118,700
Homestead(s) Value	\$0
9182 Value	\$0
Subs. Page Land Value	\$0
CAP 1 Value	\$18,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$118,700

General Information

Parcel Number
 37-03-16-000-002 000-022

Local Parcel Number
 0050008000

Tax ID:

Ownership

GILMORE, J & W FARMS LLC
 % WILLIAM TEACH
 7231 W ANTON WAY
 NEW PALESTINE, IN 46163

Transfer of Ownership

Date
 11/20/2000
 11/09/2000
 01/01/1900

Owner

GILMORE, J & W FAR
 GILMORE, WM SR
 FROM: GILMORE, WIL

Doc ID Code Book/Page Adj Sale Price Vli

11/20/2000 GILMORE, J & W FAR WD \$0
 11/09/2000 GILMORE, WM SR WD \$0
 01/01/1900 FROM: GILMORE, WIL WD \$0

Routing Number

16-28-7

Property Class

100

Vacant Land

Year: 2023

Location Information

County
 Jasper

Township
 JORDAN TOWNSHIP

District 022 (Local 005)
 Jordan Township

School Corp 3815
 RENSSELAER CENTRAL

Neighborhood 5101-022
 5101-022

Section/Plat

Location Address (1)

ST RD 16

RENSSELAER, IN 47976

Zoning

A1 Conservation Agricultural

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Friday, September 30, 2023

Review Group 2023

Data Source Aerial

Collector

Appraiser 04/01/2020

NEXUS

PROPERTY RECORD CARD - TRACTS 2 & 3

FARM B

1/2

5101-022 #5101-022

Notes

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Price V/I
11/20/2000	G LMORE J & W FAR	WD				\$0
11/09/2000	G LMORE WM T & J	WD				\$0
01/01/1900	FROM GILMORE, WILL	WD				\$0

GILMORE, J & W FARMS LLC

Ownership

GILMORE, J & W FARMS LLC
% WILMA TEACH
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Legal

S 1/2 NE 17 26 7 87A
NE 1/4 17 26 7 87A

37-03-17-000-002,000-022

General Information

Parcel Number
37-03-17-000-002,000-022
Local Parcel Number
005C008800
Tax ID:

Routing Number

17-28-7

Property Class 100
Vacant Land

Year: 2023

Location Information

County Jasper
Township JORDAN TOWNSHIP
District 022 (Local 005)
Jordan Township
School Corp 3815
RENSELAER CENTRAL

Neighborhood 5101-022

5101-022

Section/Plat

980 W

BROOK IN 47922

Location Address (1)

980 W

BROOK IN 47922

Zoning

A1 Conservation Agricultural

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other

Printed

Friday, September 30, 2023

Review Group

2021

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	2021	2020	2019	2018
2023	W/P	04/13/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$162,400	\$139,600	\$138,600	\$168,900	\$174,300
2022	AA	04/12/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$162,400	\$139,600	\$138,600	\$168,900	\$174,300
2021	AA	04/12/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$162,400	\$139,600	\$138,600	\$168,900	\$174,300
2020	AA	04/08/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$162,400	\$139,600	\$138,600	\$168,900	\$174,300
2019	AA	04/11/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$162,400	\$139,600	\$138,600	\$168,900	\$174,300
2018	AA	04/26/2018	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$162,400	\$139,600	\$138,600	\$168,900	\$174,300

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method ID	Soil	Act Front	Size Factor	Rate	Adj. Rate	ExL Value	Infl. %	Res Market %	Value
4	A	DC	0	3.6214	\$1,500	\$1,855	\$6,030	0%	0%	\$6,030
4	A	IR	0	3.7870	\$1,500	\$1,789	\$6,760	0%	0%	\$6,760
4	A	MP	0	68.5806	\$1,500	\$1,530	\$104,036	0%	0%	\$104,036
4	A	NAB	0	12.7205	\$1,500	\$1,320	\$12,975	0%	0%	\$12,975
4	A	SPP	0	16.7821	\$1,500	\$900	\$14,146	0%	0%	\$14,146
4	A	ST	0	9.4316	\$1,500	\$1,410	\$13,209	0%	0%	\$13,209
4	A	WE	0	3.6338	\$1,500	\$1,155	\$4,107	0%	0%	\$4,107
42	A	-NONF	0	2.4578	\$1,500	\$1,500	\$3,687	-100%	0%	\$0
Total										
Total Res (1): \$0										
Total Non Res (2): \$162,400										
Total Non Res (3): \$0										
Total										
Total Res (1): \$0										
Total Non Res (2): \$162,400										
Total Non Res (3): \$0										

Land Computations

Calculated Acreage	129.00
Actual Frontage	0
Developer Discount	0
Parcel Acreage	120.00
81 Legal Drain NV	0.00
82 Public Roads NV	2.46
83 UT Towers NV	0.00
9 Homesite	0.00
9382 Acres	0.00
Total Acres Farmland	117.54
Farmland Value	\$162,400
Measured Acreage	117.54
Avg Farmland Value/Acre	1382
Value of Farmland	\$162,440
Classified Total	\$0
Farm / Classified Value	\$162,400
Homesite(s) Value	\$0
91.92 Value	\$0
Supp Page Land Value	\$0
CAP 1 Value	\$162,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$162,400

Appraiser 04/01/2020 NEXUS

Collector

Data Source Aerial

PROPERTY RECORD CARD - TRACTS 4-7

FARM C

1/2

8101-026 #8101-026

101, Cash Grant/General Farm

8642 S 380 W

GILMORE, J & W FARMS LLC

37-04-08-000-001-000-026

Notes

Transfer of Ownership

Owner

GILMORE, J & W FARMS LLC

General Information

Date

Doc ID Code Book/Page Adj Sale Price V/I

11/09/2000 GILMORE J & W FAR

% WILLMA TEACH

Parcel Number

12/12/1980 GILMORE WILLIAM T

WD

7231 W ANTON WAY

Local Parcel Number

0080020200

01/01/1900 GILMORE WM T, A R

WD

NEW PALESTINE, IN 46163

Tax ID:

Routing Number

Legal

Assessment Year

2023

Reason For Change

Year: 2023

2022

AA

AA

As Of Date

Location Information

04/12/2021

Indiana Cost Mod

Indiana Cost Mod

Valuation Method

County

1 0000

1 0000

1 0000

Equalization Factor

Township

Notice Required

Land

Improvement

Land Res (1)

Marion Township

Land Res (2)

Land Non Res (3)

Imp Res (1)

Imp Non Res (2)

School Corp 3815

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

RENSSELAER CENTRAL

Total Non Res (3)

Land Pricing Soil

Ac

Front

Neighborhood B101-028

Size

Factor

Rate

Adj. Rate

Section/Plat

Rate

Ext. Value

Inf. % Elig

Res Market % Factor

Location Address (1)

Value

Value

Value

Value

8642 S 380 W

Rate

Rate

Rate

Rate

RENSSELAER IN 47978

Rate

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PROPERTY RECORD CARD - TRACTS 4-7

FARM C

212

101, Cash Grain/General Farm

8642 S 360 W

GILMORE, J & W FARMS LLC

37-04-08-000-001.000-026

8101-026 /8101-026

Cost Ladder

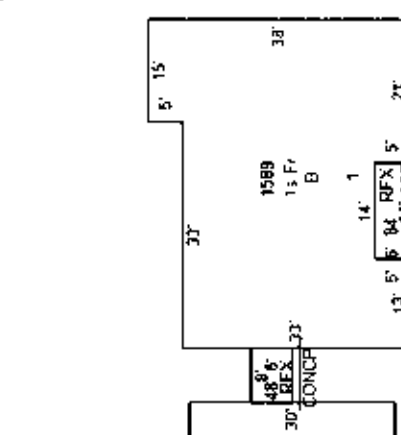
Base Finish Value

1589 1589 \$106,100

Totals

1Fr 1Fr 1Fr

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1589	1589	\$106,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt	1589	0	0	\$35,500	
Crawl					
Slab					



Adjustments	Total Base
Unfin Int (-)	\$141,600
Ex Liv Units (+)	\$141,600
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$3,800
No Elec (-)	\$0
Plumbing (+/-)	\$0
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$145,400
Sub-Total, 1 Units	\$145,400

Exterior Features	Area	Value
Stoop, Masonry	84	\$2,100
Concny, Root Extensic"	84	\$1,000
Patio, Concrete	48	\$300
Concny, Root Extensic"	48	\$800

Roofing	Area	Value
Roofing <td>84</td> <td>\$2,100</td>	84	\$2,100
Stoop, Masonry	84	\$1,000
Patio, Concrete	48	\$300
Concny, Root Extensic"	48	\$800

Roofing	Area	Value
Roofing	84	\$2,100
Stoop, Masonry	84	\$1,000
Patio, Concrete	48	\$300
Concny, Root Extensic"	48	\$800

Roofing	Area	Value
Roofing	84	\$2,100
Stoop, Masonry	84	\$1,000
Patio, Concrete	48	\$300
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Patio, Concrete	48	\$300
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Exterior Features (+)	Garages (+) 780 sqft	Quality and Design Factor (Grade)	Location Multiplier	Replacement Cost
\$49,600	\$22,800	0.90	0.95	\$-47,402
\$72,400	\$22,800	0.90	0.95	\$-47,402

Exterior Features (+)	Garages (+) 780 sqft	Quality and Design Factor (Grade)	Location Multiplier	Replacement Cost
\$49,600	\$22,800	0.90	0.95	\$-47,402
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\$72,400	\$22,800	0.90	0.95	\$-47,402

Total this page \$145,700

Total all pages \$145,700

Total all pages \$145,700

Total all pages \$145,700

Total all pages \$145,700

PROPERTY RECORD CARD - TRACTS 8-11

Part of FARM D

37-05-07-000-004-000-028 800 S 100, Vacant Land 9101-028 (AG NBHD)9101 1/2

General Information

Parcel Number: 37-05-07-000-004-000-028
 Local Parcel Number: 0090007000
 Tax ID: ME NE 7 29 E 40A

Ownership

GILMORE, J & W FARMS LLC
 % WILMA TEACH
 7231 W ANTON WAY
 NEW PALESTINE, IN 46163

Transfer of Ownership

Date: 11/20/2000
 Doc ID: 04122072
 Code: AA
 Book/Page: 04122072
 Adj Sale Price: \$0

Legal

Routing Number: 7-28-5
 Property Class: 100
 Vacant Land

Location Information

County: Jasper
 Township: MILROY TOWNSHIP
 District 028 (Local 009)
 School Corp 3615
 RENSSELAER CENTRAL

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/13/2022	04/12/2022	04-08-2020	04/11/2019	04-26-2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required					
Land	\$35,000	\$30,100	\$29,900	\$38,400	\$37,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$35,000	\$30,100	\$29,900	\$38,400	\$37,600
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	\$35,000	\$30,100	\$29,900	\$38,400	\$37,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$35,000	\$30,100	\$29,900	\$38,400	\$37,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res: 100', Cl 100' 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	Infli. %	Elig %	Res Market Factor	Value
4 A MU	0	1.9105	0.69	\$1,900	\$1,922	\$1,948	2%	0%	0.0000	\$1,950
4 A OAB	0	0.7304	0.51	\$1,500	\$765	\$559	2%	0%	0.0000	\$550
4 A OBB	0	4.7534	0.55	\$1,500	\$825	\$3,922	2%	0%	0.0000	\$3,920
4 A VM	0	4.7205	0.65	\$1,500	\$1,275	\$6,031	2%	0%	0.0000	\$6,030
4 A ZA	0	11.5200	0.94	\$1,500	\$1,410	\$16,216	2%	0%	0.0000	\$16,220
5 A MU	0	1.8275	0.68	\$1,500	\$1,020	\$1,854	40%	0%	0.0000	\$190
5 A OAB	0	0.6632	0.51	\$1,500	\$765	\$7,546	40%	0%	0.0000	\$5,020
5 A OBB	0	0.1334	0.55	\$1,500	\$425	\$119	40%	0%	0.0000	\$40
5 A VM	0	0.3208	0.65	\$1,500	\$1,275	\$364	40%	0%	0.0000	\$150
5 A ZA	0	4.2504	0.94	\$1,500	\$1,410	\$5,922	40%	0%	0.0000	\$7,420

Characteristics

Topography: Flood Hazard
 Public Utilities: ERA
 Streets or Roads: TIF
 Neighborhood Life Cycle Stage: Other
 Printed: 11/04/2021 10:51:33 AM
 Review Group: 2021

Land Computations

Calculated Acreage: 40.00
 Actual Frontage: 0
 Developer Discount:
 Parcel Acreage: 40.00
 #1 Legal Drain NV: 0.00
 #2 Public Roads NV: 0.00
 #3 UT Towers NV: 0.00
 #9 Homesite: 0.00
 Total Acres Farmland: 40.00
 Farmland Value: \$35,040
 Measured Acreage: 40.00
 Avg Farmland Value/Acre: 876
 Value of Farmland: \$35,040
 Classified Total: \$0
 Farm / Classified Value: \$35,000
 Homesite(s) Value: \$0
 #1/#2 Value: \$0
 Supp Page Land Value: \$0
 CAP 1 Value: \$35,000
 CAP 2 Value: \$0
 CAP 3 Value: \$35,000
 Total Value: \$35,000

Appraiser

02/26/2020 NEXUS

Data Source

Aerial

Collector

PROPERTY RECORD CARD - TRACTS 8-11

Part of FARM D

37-05-08-000-003-000-028
8-28-5

Parcel Number
37-05-08-000-003-000-028

Local Parcel Number
0090007100

Tax ID:
Routing Number
8-28-5

Property Class 100
Vacant Land

800 S

100, Vacant Land

800 S

9101-028 (AG NBHD)/9101

Notes

Ownership
GILMORE, J & W FARMS LLC
% WILMA TEACH
7231 W ANTON WAY
NEW PALESTINE, IN 46163

Transfer of Ownership
Date: 1/20/2000, 1/09/2000, 01/01/1900
Owner: GILMORE J & W FARMS, GILMORE W M T SR, FROM GILMORE WILL

Legal
PT NW 1/4 CORNER NW 37 S E 42A

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/12/2022	04/12/2021	04/08/2020	04/11/2019	04/26/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	[]	[]	[]	[]	[]
Land	\$158,400	\$136,200	\$135,400	\$164,700	\$170,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$158,400	\$136,200	\$135,400	\$164,700	\$170,000
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	\$158,400	\$136,200	\$135,400	\$164,700	\$170,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$158,400	\$136,200	\$135,400	\$164,700	\$170,000
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100', Basis Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. % Elig	Res Market % Factor	Value
4 A AS	0	5.0986	\$1,500	\$1,275	\$0	0%	0%	\$0
4 A BEB	0	1.3430	\$1,500	\$300	\$1,389	0%	0%	\$1,389
4 A WU	0	7.0630	\$1,500	\$1,220	\$7,195	0%	0%	\$7,195
4 A OAB	0	9.0484	\$1,500	\$765	\$6,922	0%	0%	\$6,922
4 A RWI	0	17.4682	\$1,500	\$1,945	\$28,517	0%	0%	\$28,517
4 A WM	0	43.2293	\$1,500	\$1,275	\$55,126	0%	0%	\$55,110
4 A ZA	0	27.7521	\$1,500	\$1,410	\$39,130	0%	0%	\$39,130
41 A HO	0	6.1235	\$1,500	\$1,685	\$10,100	-30%	0%	\$7,140
5 A GE	0	3.1028	\$1,500	\$1,530	\$4,747	-60%	0%	\$1,900
5 A OAB	0	8.6030	\$1,500	\$765	\$6,911	-60%	0%	\$9,770
5 A OAC	0	2.0593	\$1,500	\$350	\$1,544	-60%	0%	\$620
5 A WM	0	0.2348	\$1,500	\$1,275	\$239	-80%	0%	\$1,200
5 A ZA	0	1.9514	\$1,500	\$1,410	\$3,751	-80%	0%	\$1,100
81 A -NCOMF	0	10.4552	\$1,500	\$1,300	\$15,883	-120%	0%	\$0

Land Computations

Calculated Acreage	142.00
Actual Frontage	0
Developer Discount	0
Parcel Acreage	142.00
81 Legal Drain NV	13.46
82 Public Roads NV	0.00
83 UT Towns NV	0.00
9 Home-site	0.00
9192 Acres	0.00
Total Acres Farm and Farmland Value	131.54
Measured Acreage	\$158,360
Avg Farmland Value/Acre	131.55
Value of Farmland	1204
Classified Total	\$158,360
Farm / Classified Value	\$158,400
Homestead(s) Value	\$0
9192 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$158,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$168,400

Neighborhood Life Cycle Stage

Other

Printed

Friday, September 30, 2022

Review Group 2021

Data Source Aerial

Collector

Appraiser 02/28/2020 NEXUS

02/28/2020

02/28/2020

02/28/2020

02/28/2020

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**TRACT 6 -
BUILDING
INFORMATION**

BUILDING INFORMATION - TRACT 6

FARM C

House

Built 1948 (per assessor property record card)

1589 SF Main level (per assessor property record card)

Central A/C

Room sizes are approximate

Kitchen - 16' 3" x 12' 8"

Pantry - 4' 9" x 8' 6"

Dining Room - 15' 11" x 12' 6" - carpet with hardwood underneath

Family Room - 14' x 20' - carpet with hardwood underneath

Bedroom - 11' 7" x 14' - Hardwood

Bedroom - 12' x 10' 6" - Hardwood

Bedroom - 11' 6" x 14' - 2 closets - carpet with hardwood underneath

1 full bathroom

Full basement - concrete block

Shower in the basement

Water softener is a rental

Wall heater in basement does not stay

100 amp electrical service

Garage

26' x 30' - Concrete Block with concrete floor

2 overhead electric doors

Northeast Grain Bin

Dryer bin - LP

Air floor

8,000 bu. per tenant

Southeast Grain Bin

Dryer bin - LP

Air floor

6,000 bu. per tenant

West Grain Bin

Air vents in concrete

16,500 bu. per tenant

BUILDING INFORMATION - TRACT 6

FARM C

45' +/- Grain leg

Granary/Double corn crib converted for shelled corn – 44' x 29'

West Machine Shed – 50' x 72'

24' x 32' shop – heated and concrete floor

Shop door 11'7' high x 14' wide

**Machine shed door 11' 6" high x 15' 10" wide on south
and 11' high x 40' 9" wide on the north**

East Machine Shed – 48' x 72'

North door 15' high x 23' 4" wide

West door 14' high x 31' wide

Older tool shed – 30' x 80' – dirt floor

Chicken House 20' x 50' – concrete floor and electric





RESIDENTIAL DISCLOSURES

RESIDENTIAL DISCLOSURES



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10-20-2022

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

8642 S 380 W, Rensselaer, IN 47978

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	X				Septic Field / Bed	X				
Clothes Washer	X				Hot Tub	X				
Dishwasher	X				Plumbing				X	
Disposal	X				Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood	X				Water Heater / Electric				X	
Microwave Oven	X				Water Heater / Gas	X				
Oven	X				Water Heater / Solar	X				
Range	X				Water Purifier	X				
Refrigerator	X				Water Softener	X				
Room Air Conditioner(s)	X				Well				X	
Trash Compactor	X				Septic & Holding Tank/Septic Mound				X	
TV Antenna + Dish				X	Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning				X	
Ceiling Fan(s)	X				Hot Water Heat	X				
Garage Door Opener / Controls				X	Furnace Heat / Gas	X				
Inside Telephone Wiring and Blocks / Jacks				X	Furnace Heat / Electric	X				
Intercom	X				Solar House-Heating	X				
Light Fixtures				X	Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke / Fire Alarm(s)	X				Fireplace Insert	X				
Switches and Outlets				X	Air Cleaner	X				
Vent Fan(s)				X	Humidifier	X				
60 (100) 200 Amp Service (Circle one)				X	Propane Tank	X				
Generator	X				Other Heating Source - oil				X	

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Jeffrey P. Jend</i>	Date (mm/dd/yy) 10/20/2022	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

RESIDENTIAL DISCLOSURES

Property address (number and street, city, state, and ZIP code) 8642 S 380 W, Rensselaer, IN 47978																																																																																																			
2. ROOF	YES	NO	DO NOT KNOW																																																																																																
Age, if known: <u>10</u> Years.																																																																																																			
Does the roof leak?		X																																																																																																	
Is there present damage to the roof?		X																																																																																																	
Is there more than one layer of shingles on the house?		X																																																																																																	
If yes, how many layers? _____																																																																																																			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW																																																																																																
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X																																																																																																
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X																																																																																																	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X																																																																																																	
Explain:																																																																																																			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)																																																																																																			
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RESIDENTIAL DISCLOSURES

Property address: 8642 S 380 W, Rensselaer, IN 47978

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) J.P.S. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) J.P.S. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Mark Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Jeffrey E. Jensch</u> Seller	<u>10/10/2022</u> Date	_____ Seller	_____ Date
<u>Mark W. Wiem</u> Agent	<u>10/24/22</u> Date	_____ Purchaser	_____ Date

PHOTOS

PHOTOS



Tract 1



Tracts 2 & 3

PHOTOS



PHOTOS



Tracts 4-7



Tract 6

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS





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

