

Newton County - Morocco, Indiana

FARM A (229.5± Acres) & FARM B (80± Acres) 1+ Mile East of Morocco

LAND AUCTION

INFORMATION BOOK

309.5±
Acres

Offered in 5 Tracts, Ranging
from 40-96.5± Acres*

*Bidding will not be allowed on any tract combination
that includes all or any part of Farm A combined with
all or any part of Farm B

Tracts 4 & 5

Thursday, June 22 • 5pm Central

Auction Held at Beaver Township Community Center, 409 South Polk St, Morocco, IN

- Productive Soils & Highly Tillable
- Excellent Road Frontage
- State Road 114 Highway Frontage
- Farm A: 229.5± Contiguous Acres
- Farm B: 80± Contiguous Acres

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.

Owners: TR 1 – 3: Jack M. Storey & Shirley A. Deardurff
TR 4 & 5: Jack M. & Bonnie J. Storey, Shirley & Dennis Deardurff



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: Farm A (Tracts 1-3) will be offered in 3 individual tracts, any combination of tracts & as a total 229.5± acre unit. Farm B (Tracts 4 & 5) will be offered in 2 individual tracts & as a total 80± acre unit. Bidding will not be allowed on any tract combination that includes all or any part of Farm A combined w/ all or any part of Farm B. There will be open bidding on all tracts & permitted combinations during the auction as determined by the Auctioneer. Bidding on individual tracts will compete w/ bidding on permitted tract combinations.

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 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, & 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 approx. 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).
POSSESSION: Possession is at closing, subject to rights of Owner/Tenant for the 2023 crop.

NOTE: At closing, Buyer(s) will receive \$112.50 per tillable acre as a credit against the purchase price, in lieu of any farm rent for 2023.

REAL ESTATE TAXES: Seller shall pay all 2022 real estate taxes due & payable in 2023, as well as the first half 2023 real estate taxes due in 2024. Buyer shall assume any taxes thereafter. Seller shall pay ditch & drainage assessments due in May 2023. Buyer shall assume any ditch & drainage assessments due thereafter.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & 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. 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 & surveyed acres.

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.

EASEMENTS: Subject to any & all existing easements.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All info 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 approx.. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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.**

AUCTION MANAGERS: Matt Wiseman • C: 219.689.4373 • O: 866.419.7223 #AU11100128

Jim Hayworth • C: 765.427.1913 • O: 888.808.8680 #AU08700434

Schrader Real Estate and Auction Company, Inc. #AC63001504

BOOKLET INDEX

- **AUCTION REGISTRATION FORMS**
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- **MAPS**
- **PROPERTY RECORD CARDS**
- **TAX INFORMATION**
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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, JUNE 22, 2023

309.5± ACRES – NEWTON 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 Thursday, June 15, 2023.
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
309.5± Acres • Newton County, Indiana
Thursday, June 22, 2023

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 Thursday, June 22, 2023 at 5:00 PM. (CST)
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, Thursday, June 15, 2023**. 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.

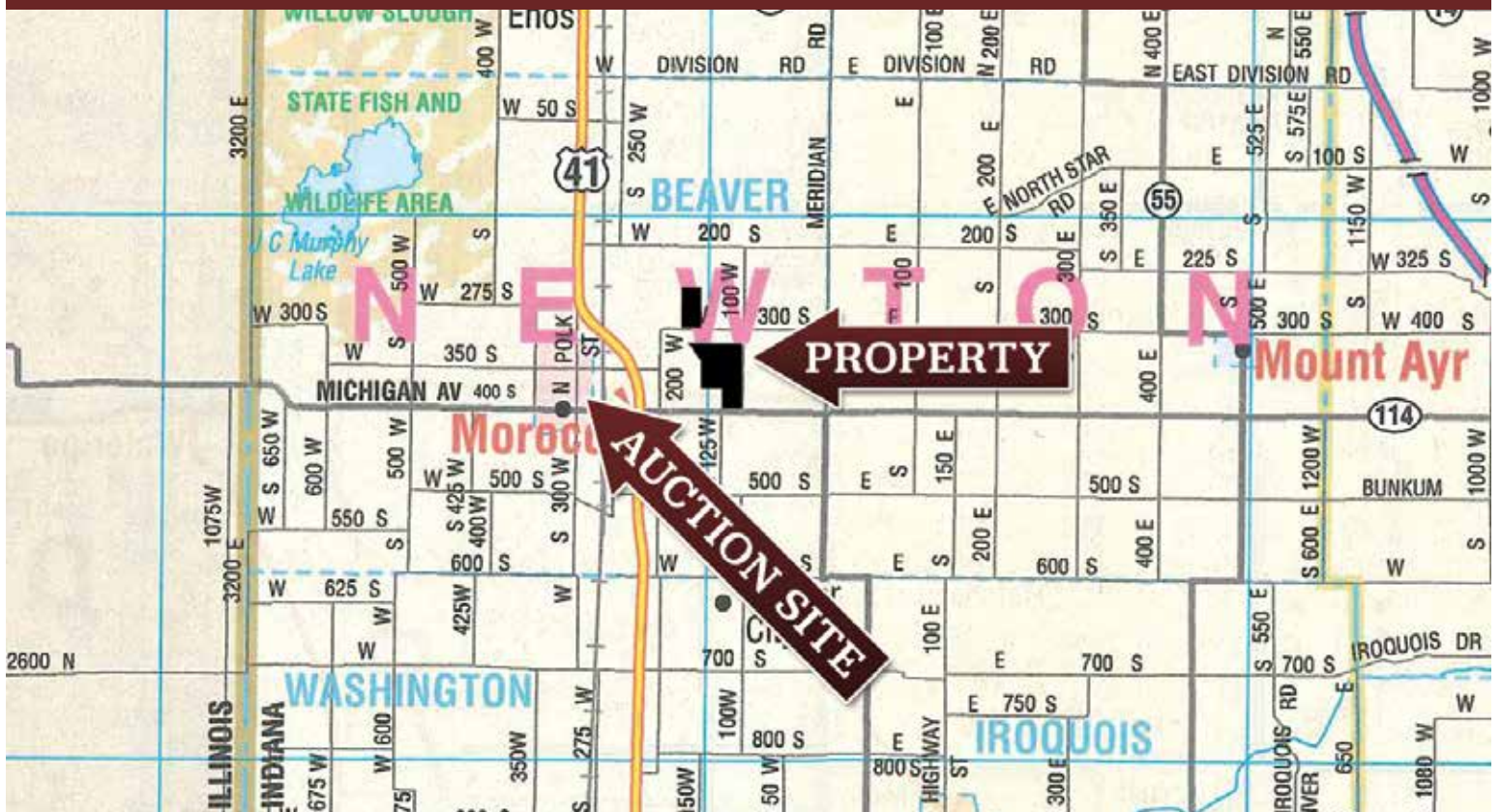
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

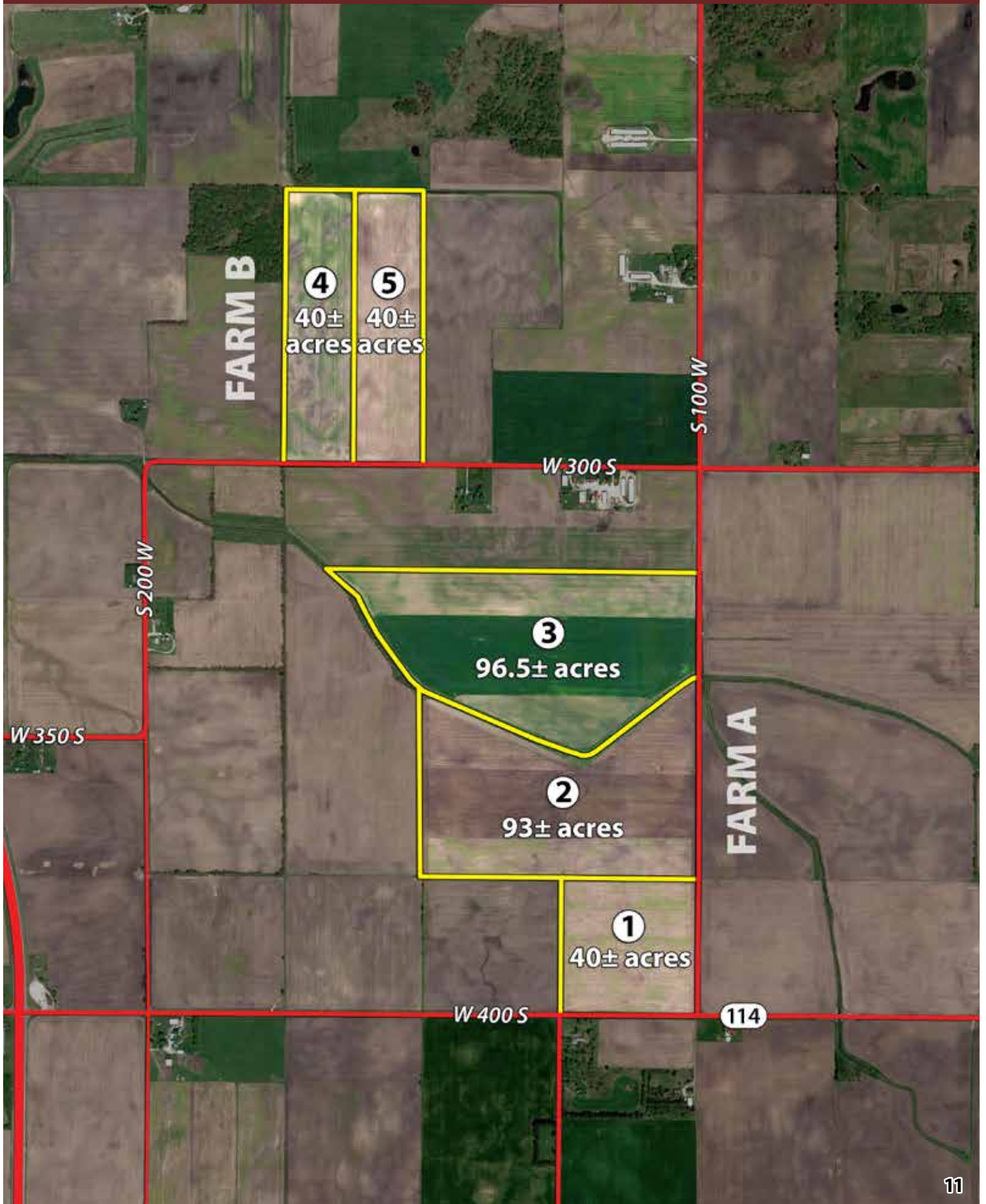
LOCATION & TRACT MAPS



AUCTION LOCATION: Beaver Township Community Center, 409 South Polk St, Morocco, IN 47963 • From east of Morocco at the junction of US 41 & SR 114, go west on Michigan (CR 400 S) approx. 3/4 mile to Polk St. Turn north on Polk St & travel 1/8 mile to auction site on your right. The Beaver Township Community Center adjoins the fire station.

PROPERTY LOCATION: To Farm A (Tracts 1-3): From east of Morocco at the junction of US 41 & SR 114, go east on SR 114 1 mile to Tract 1 on the north side of SR 114. To Tract 2, at the east side of Tract 1, go north on CR 100 W for 1/4 mile to Tract 2 on the west side of the road. Tract 3 is on the north side of Tract 2. To Farm B (Tracts 4 & 5): Continue north of Tract 3 nearly 1/4 mile to CR 300 S. Go west on CR 300 S approx. 1/2 mile to Tract 5 on the north side of the road & Tract 4 is on the west side of Tract 5.

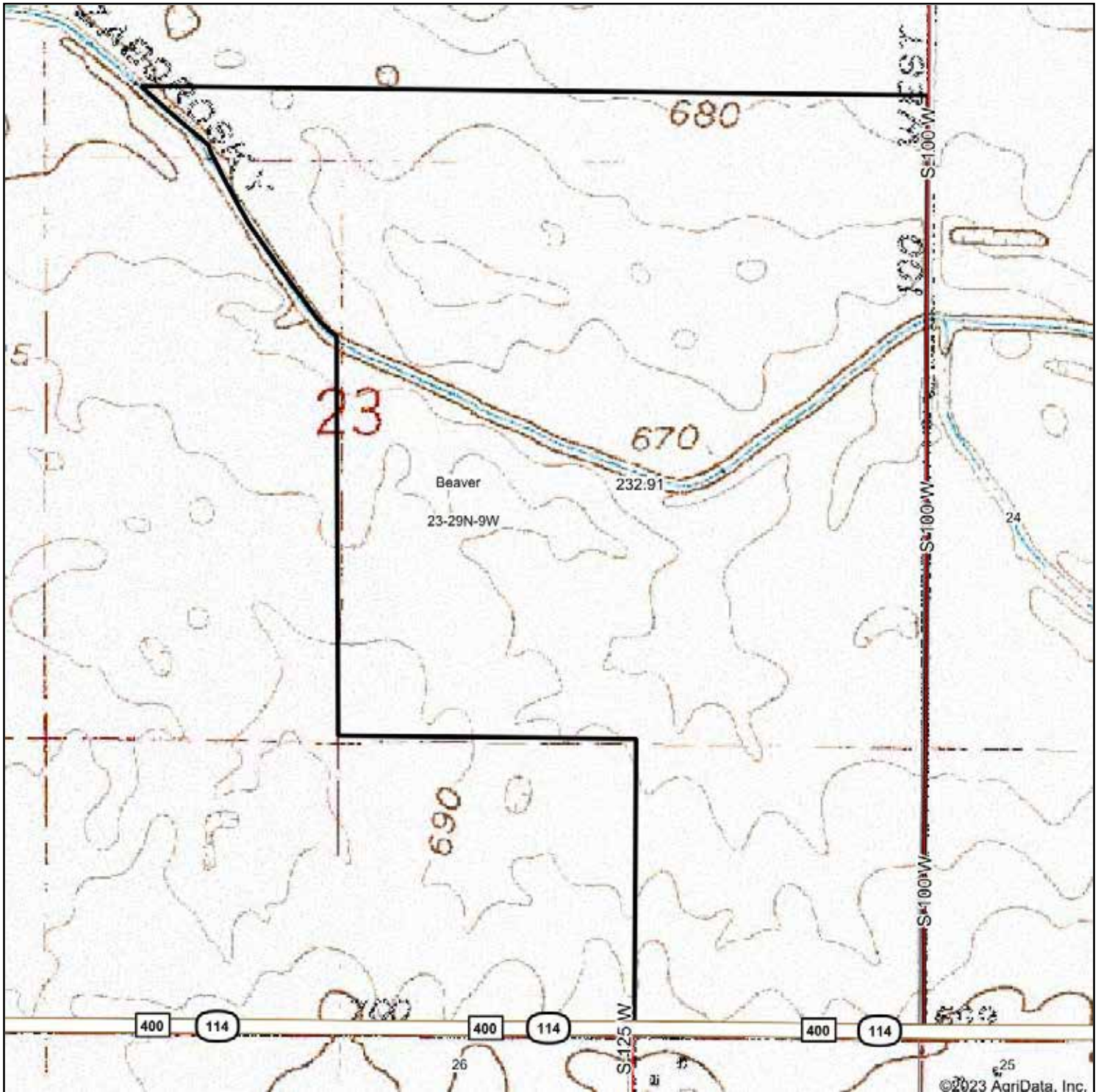
LOCATION & TRACT MAPS



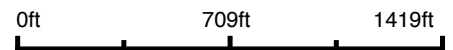
MAPS

TOPOGRAPHY MAP

Farm A: Tracts 1-3



map center: 40° 56' 48.14, -87° 25' 4.82



23-29N-9W
Newton County
Indiana

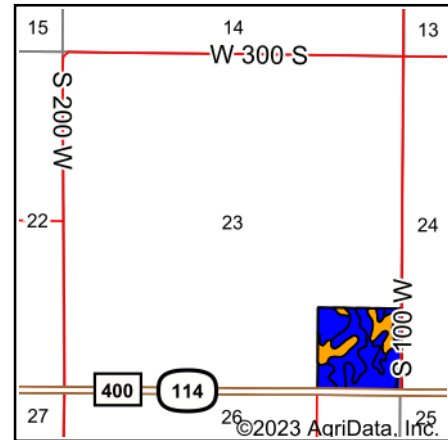
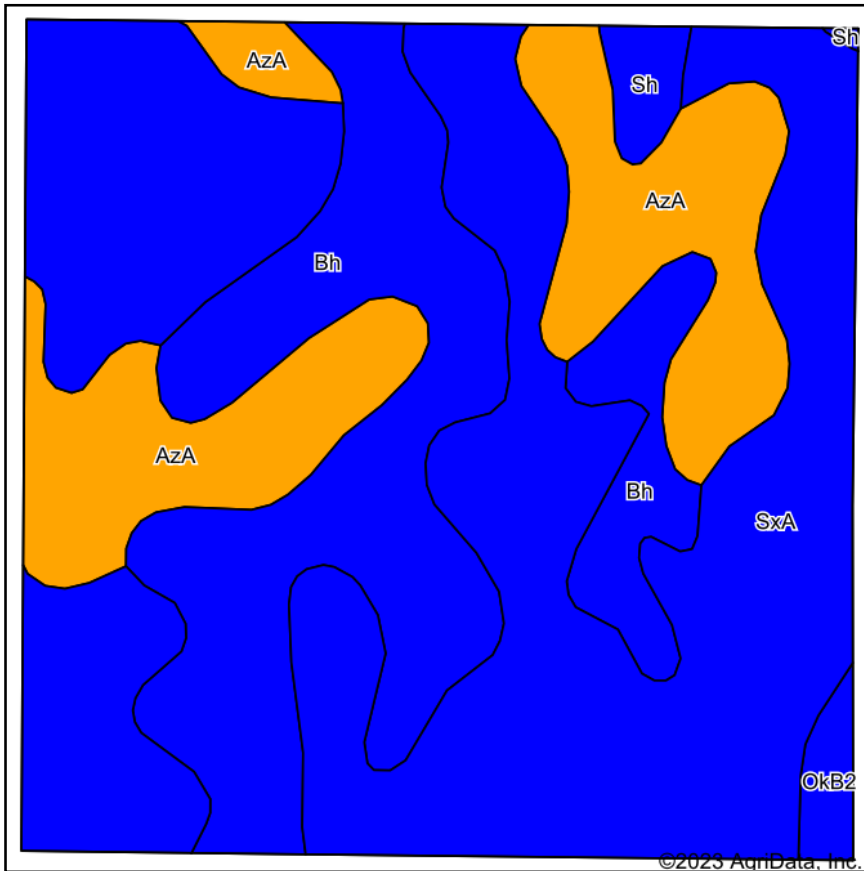


5/10/2023



SURETY SOILS MAP

Tract 1



State: **Indiana**
 County: **Newton**
 Location: **23-29N-9W**
 Township: **Beaver**
 Acres: **39.9**
 Date: **5/19/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

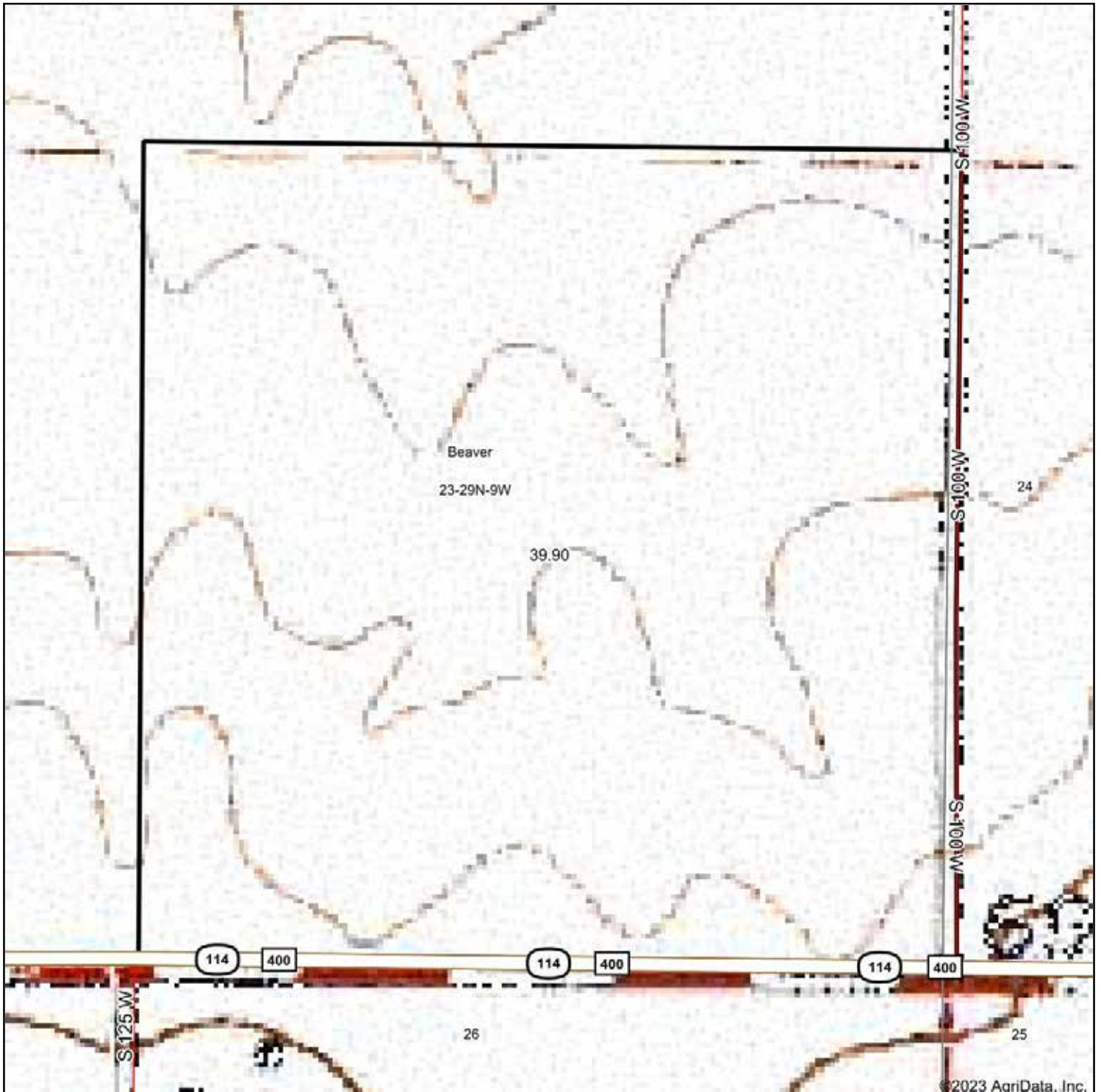
Area Symbol: IN111, Soil Area Version: 27

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	
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	21.10	52.9%		Ilw	119	4	8	34	54	
Bh	Barry-Gilford complex	10.25	25.7%		Ilw	162	6	11	41	65	
AzA	Ayrmount loamy fine sand, 0 to 2 percent slopes	7.53	18.9%		Ills	117	4	8	38	53	
Sh	Selma loam, sandy substratum	0.55	1.4%		Ilw	175	6	12	49	70	
OkB2	Octagon-Ayr complex, 2 to 6 percent slopes, eroded	0.47	1.2%		Ile	119	4	8	40	56	
Weighted Average						2.19	130.4	4.5	8.8	36.8	56.9

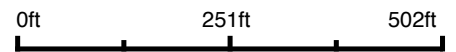
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Tract 1



map center: 40° 56' 33.12, -87° 24' 51.01



23-29N-9W
Newton County
Indiana



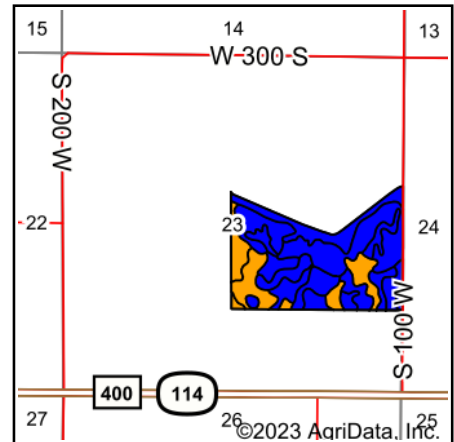
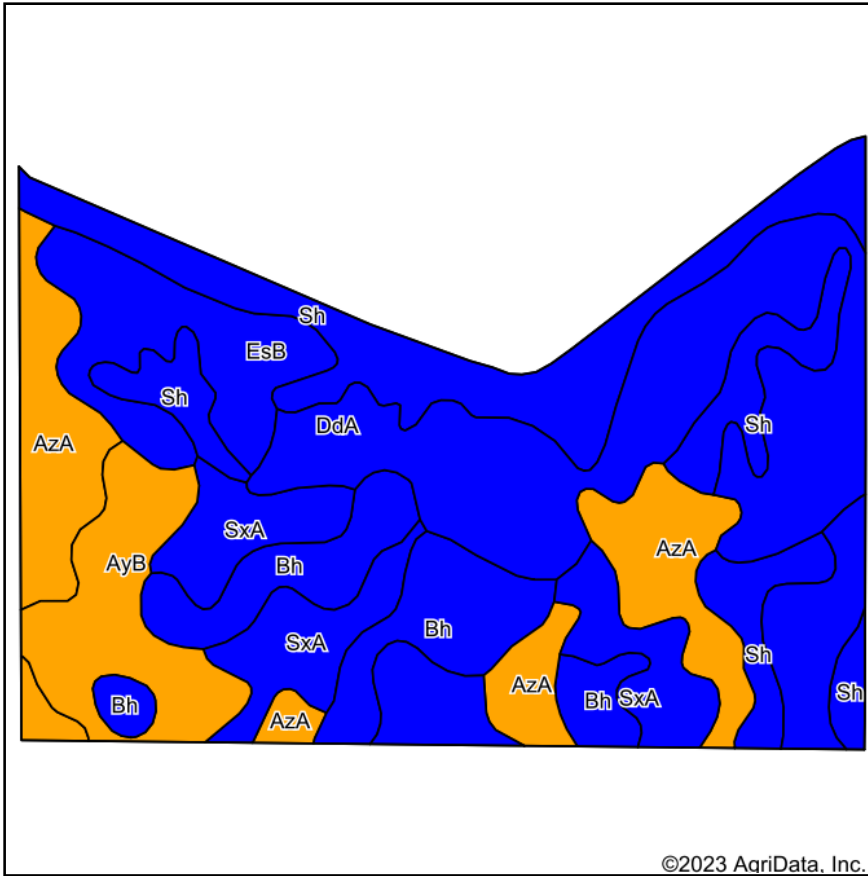
5/19/2023



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SURETY SOILS MAP

Tract 2



State: **Indiana**
 County: **Newton**
 Location: **23-29N-9W**
 Township: **Beaver**
 Acres: **92.94**
 Date: **5/19/2023**



Soils data provided by USDA and NRCS.

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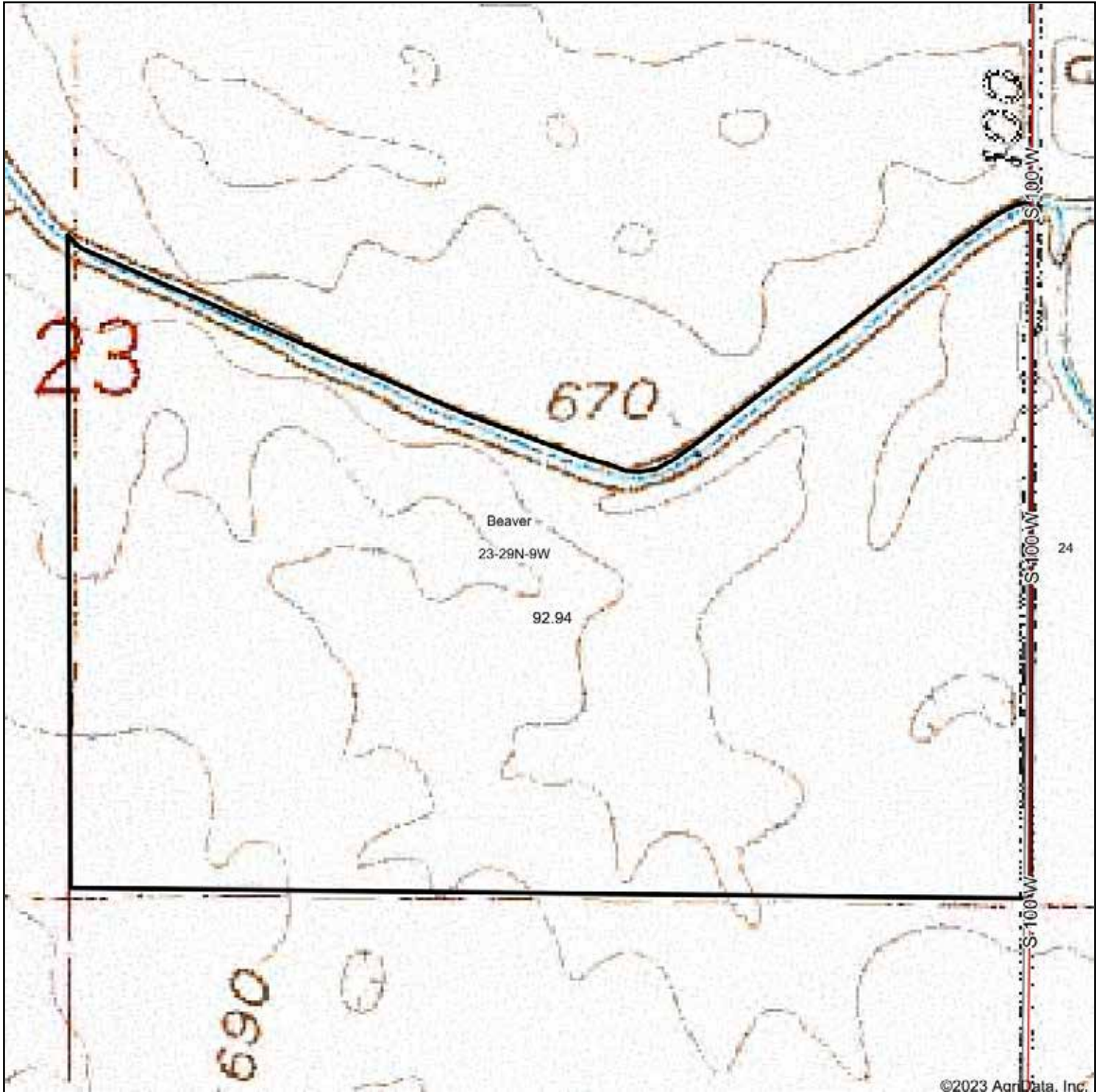
Area Symbol: IN111, Soil Area Version: 27

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	
DdA	Darroch fine sandy loam, sandy substratum, 0 to 2 percent slopes	19.88	21.4%		IIw	144	5	10	44	65	
Sh	Selma loam, sandy substratum	18.46	19.9%		IIw	175	6	12	49	70	
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	15.67	16.9%		IIw	119	4	8	34	54	
AzA	Ayrmount loamy fine sand, 0 to 2 percent slopes	13.11	14.1%		IIIls	117	4	8	38	53	
Bh	Barry-Gilford complex	10.84	11.7%		IIw	162	6	11	41	65	
EsB	Elston variant fine sandy loam, 1 to 3 percent slopes	7.58	8.2%		IIe	117	4	8	38	53	
AyB	Ayr loamy fine sand, 1 to 4 percent slopes	7.40	8.0%		IIIe	108	4	7	35	54	
Weighted Average						2.22	139.2	4.8	9.5	40.9	60.6

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

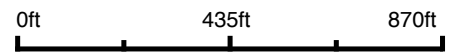
Tract 2



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map center: 40° 56' 49.11, -87° 24' 59.91



23-29N-9W
Newton County
Indiana

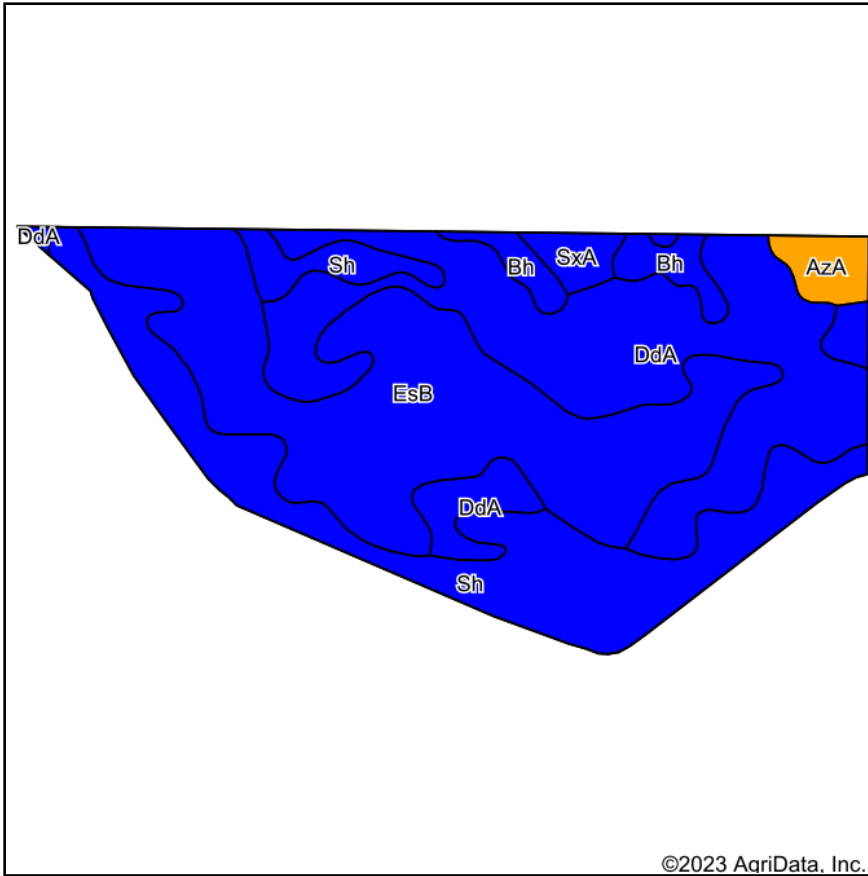


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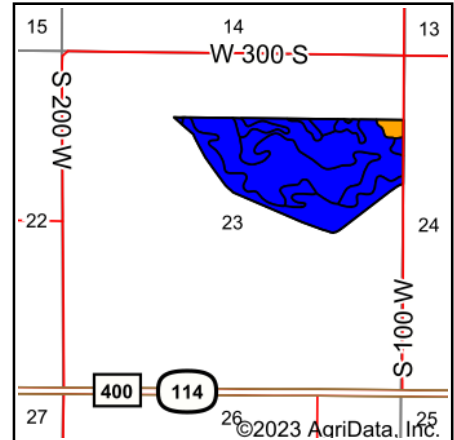


SURETY SOILS MAP

Tract 3



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Newton**
 Location: **23-29N-9W**
 Township: **Beaver**
 Acres: **100.07**
 Date: **5/19/2023**



Maps Provided By:



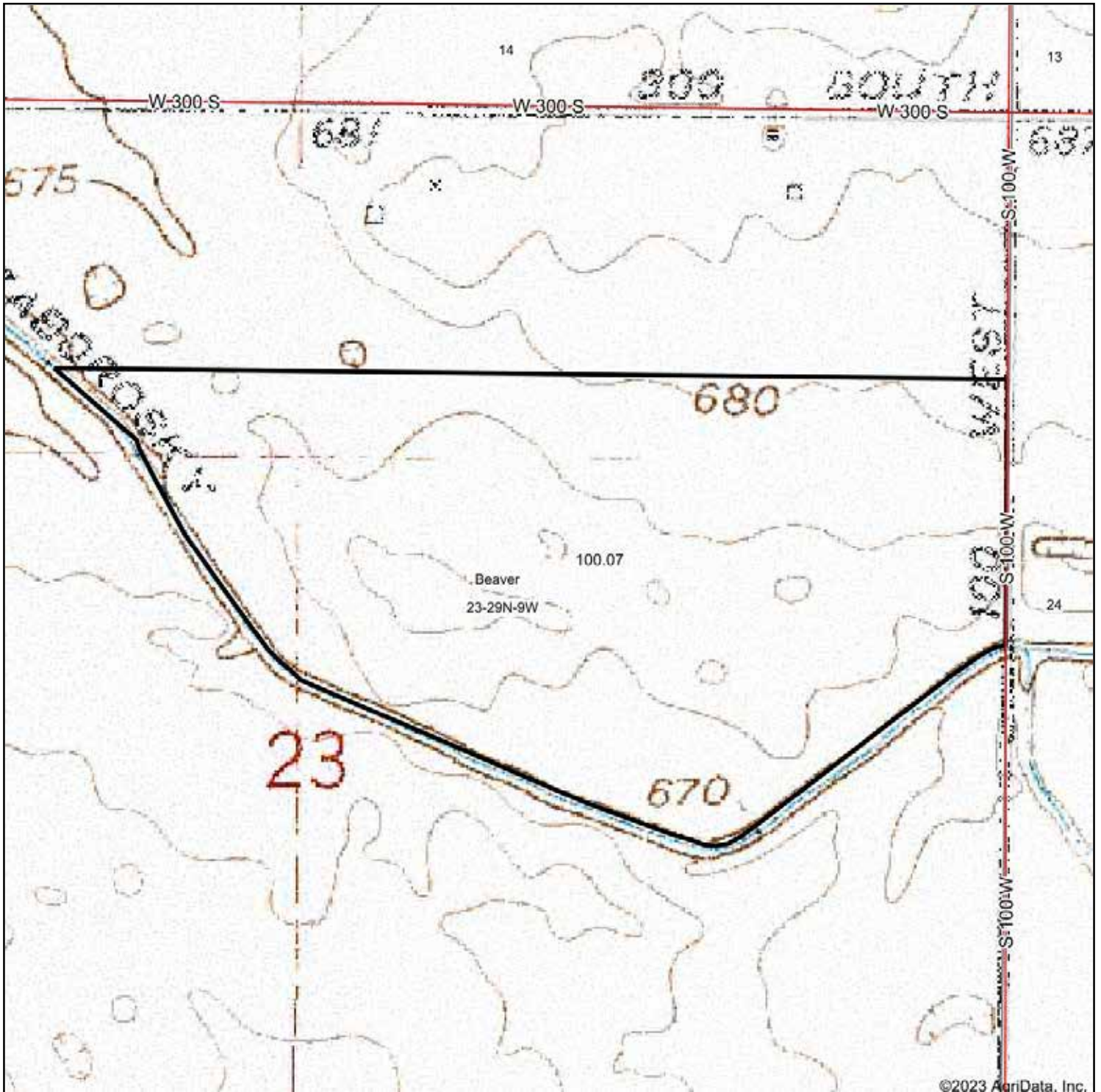
Area Symbol: IN111, Soil Area Version: 27

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	
EsB	Elston variant fine sandy loam, 1 to 3 percent slopes	35.28	35.3%		Ile	117	4	8	38	53	
DdA	Darroch fine sandy loam, sandy substratum, 0 to 2 percent slopes	32.31	32.3%		IIw	144	5	10	44	65	
Sh	Selma loam, sandy substratum	25.13	25.1%		IIw	175	6	12	49	70	
Bh	Barry-Gilford complex	3.32	3.3%		IIw	162	6	11	41	65	
AzA	Ayrmount loamy fine sand, 0 to 2 percent slopes	2.26	2.3%		IIIs	117	4	8	38	53	
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	1.77	1.8%		IIw	119	4	8	34	54	
Weighted Average						2.02	141.8	4.9	9.7	42.7	61.6

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

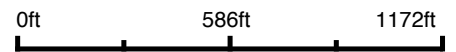
Tract 3



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map center: 40° 57' 2.26, -87° 25' 4.88



23-29N-9W
Newton County
Indiana

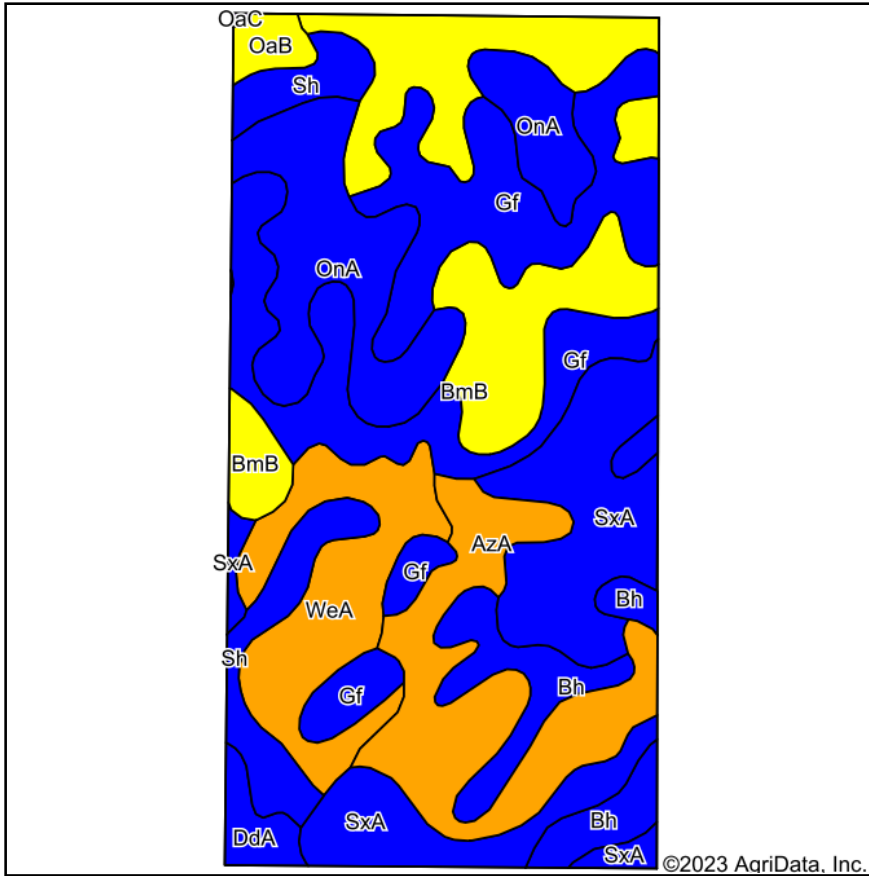


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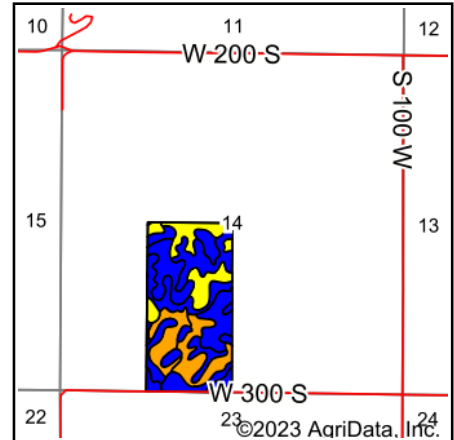
5/19/2023

SURETY SOILS MAP

Farm B: Tracts 4 & 5



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Newton**
 Location: **14-29N-9W**
 Township: **Beaver**
 Acres: **80.59**
 Date: **5/10/2023**



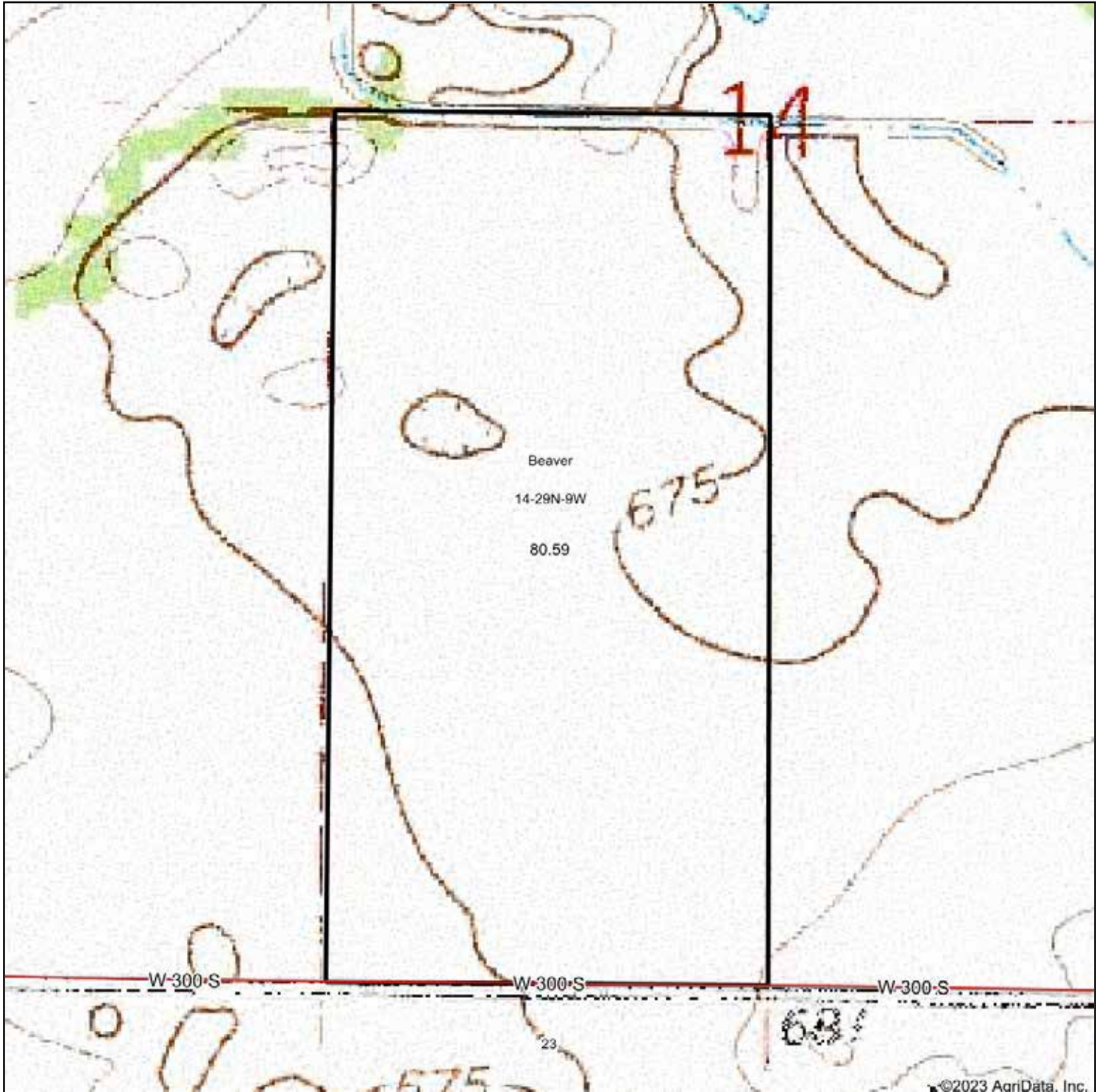
Area Symbol: IN111, Soil Area Version: 27

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
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	16.99	21.1%		IIw	148	5	10	42	60
BmB	Brems loamy sand, 1 to 3 percent slopes	12.80	15.9%		IVs	77	3	5	27	35
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	11.99	14.9%		IIw	119	4	8	34	54
OnA	Onarga fine sandy loam, moderately wet, 0 to 2 percent slopes	10.24	12.7%		IIs	113	4	7	36	50
AzA	Ayrmount loamy fine sand, 0 to 2 percent slopes	9.23	11.5%		IIIs	117	4	8	38	53
WeA	Watseka loamy sand, 0 to 1 percent slopes	7.41	9.2%		IIIs	104	4	7	27	47
Bh	Barry-Gilford complex	5.26	6.5%		IIw	162	6	11	41	65
Sh	Selma loam, sandy substratum	4.57	5.7%		IIw	175	6	12	49	70
DdA	Darroch fine sandy loam, sandy substratum, 0 to 2 percent slopes	1.17	1.5%		IIw	144	5	10	44	65
OaB	Oakville fine sand, 2 to 6 percent slopes	0.93	1.2%		IVs	72	3	5	26	37
Weighted Average					2.55	121.9	4.3	8.1	36	52.6

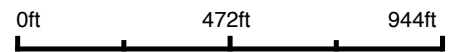
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Farm B: Tracts 4 & 5



map center: 40° 57' 31.91, -87° 25' 25.81



14-29N-9W
Newton County
Indiana

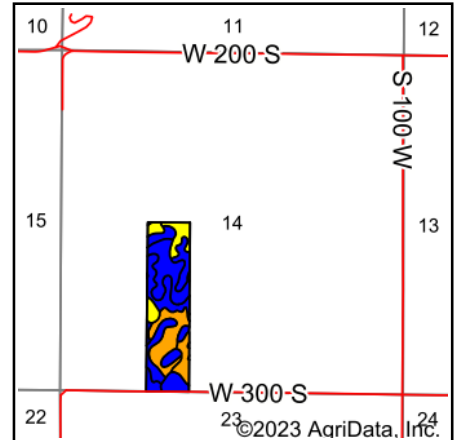
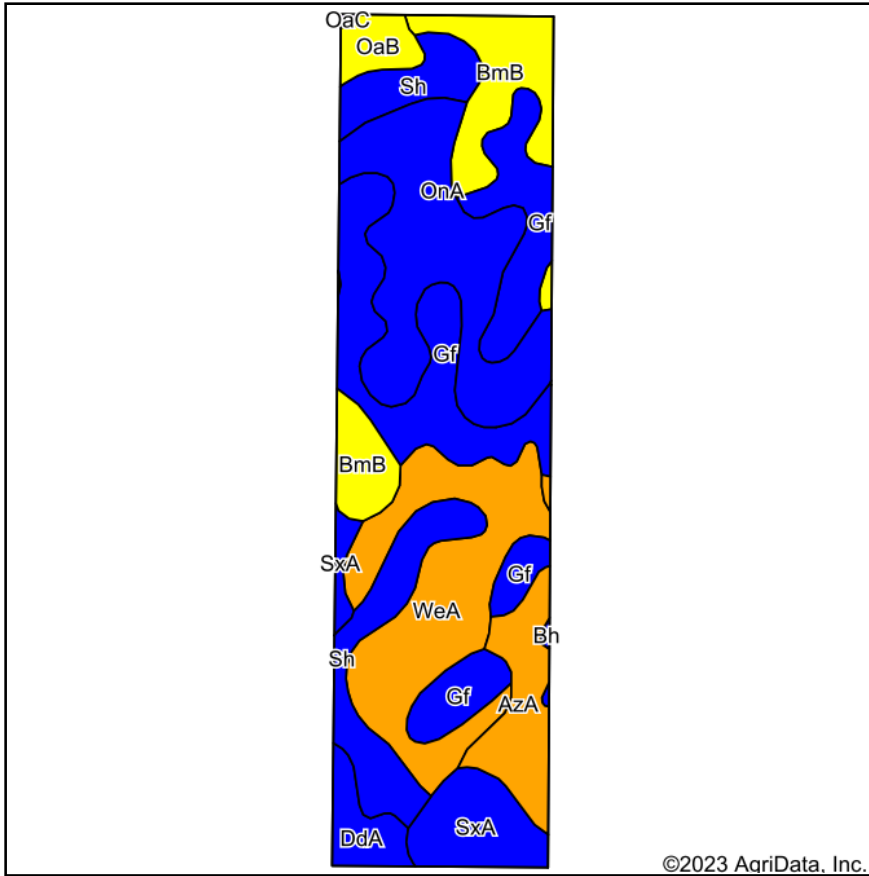


5/10/2023



SURETY SOILS MAP

Tract 4



State: **Indiana**
 County: **Newton**
 Location: **14-29N-9W**
 Township: **Beaver**
 Acres: **40.31**
 Date: **5/19/2023**



Soils data provided by USDA and NRCS.

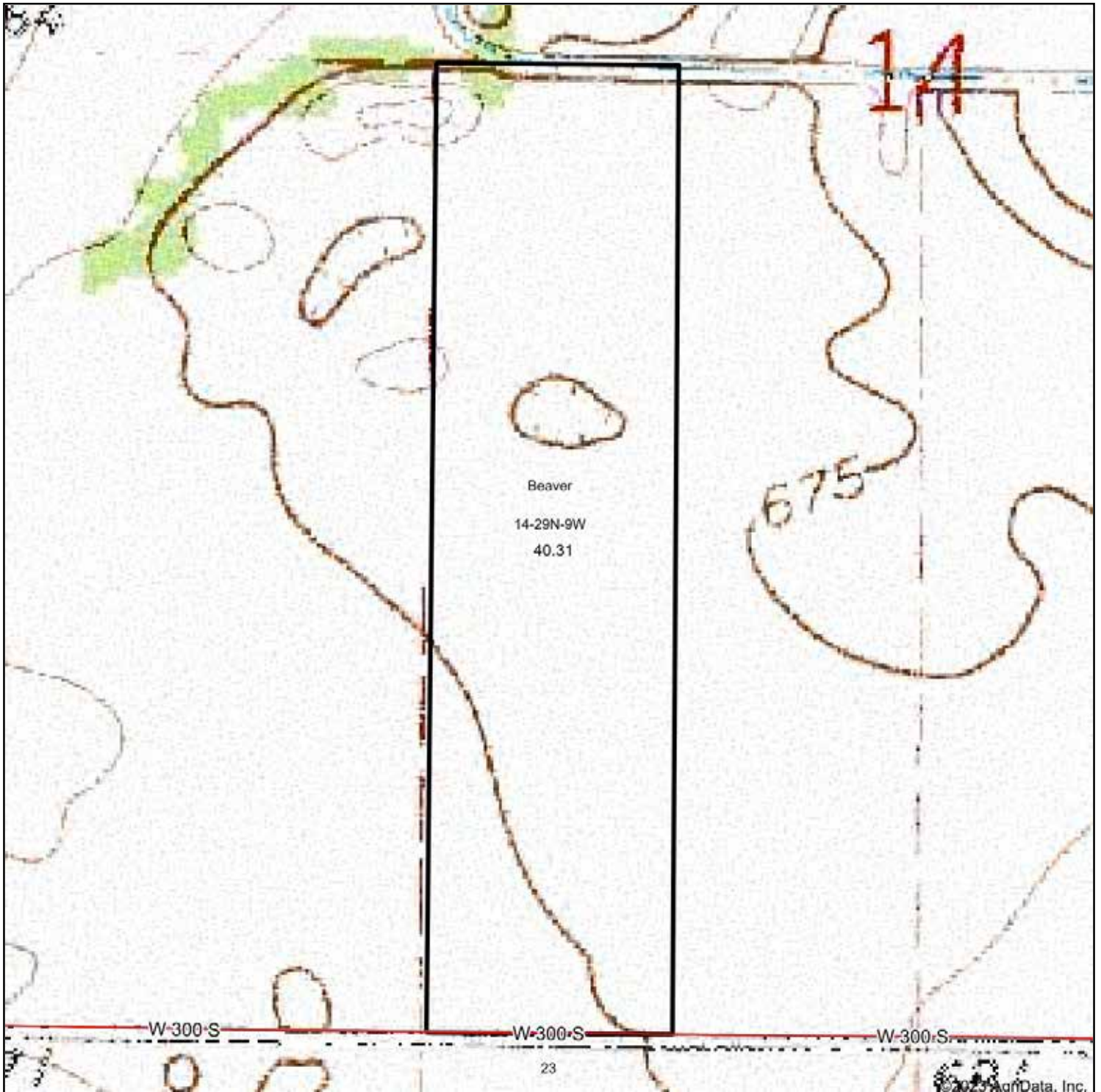
Area Symbol: IN111, Soil Area Version: 27

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
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	9.20	22.8%		IIw	148	5	10	42	60
OnA	Onarga fine sandy loam, moderately wet, 0 to 2 percent slopes	7.60	18.9%		IIIs	113	4	7	36	50
WeA	Watseka loamy sand, 0 to 1 percent slopes	7.37	18.3%		IIIIs	104	4	7	27	47
Sh	Selma loam, sandy substratum	4.57	11.3%		IIw	175	6	12	49	70
BmB	Brems loamy sand, 1 to 3 percent slopes	4.15	10.3%		IVs	77	3	5	27	35
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	2.65	6.6%		IIw	119	4	8	34	54
AzA	Ayrmount loamy fine sand, 0 to 2 percent slopes	2.61	6.5%		IIIIs	117	4	8	38	53
DdA	Darroch fine sandy loam, sandy substratum, 0 to 2 percent slopes	1.17	2.9%		IIw	144	5	10	44	65
OaB	Oakville fine sand, 2 to 6 percent slopes	0.93	2.3%		IVs	72	3	5	26	37
Bh	Barry-Gilford complex	0.06	0.1%		IIw	162	6	11	41	65
Weighted Average					2.50	123.3	4.4	8.2	36.3	53.1

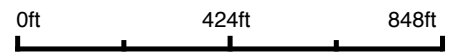
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Tract 4



map center: 40° 57' 31.92, -87° 25' 30.29



14-29N-9W
Newton County
Indiana



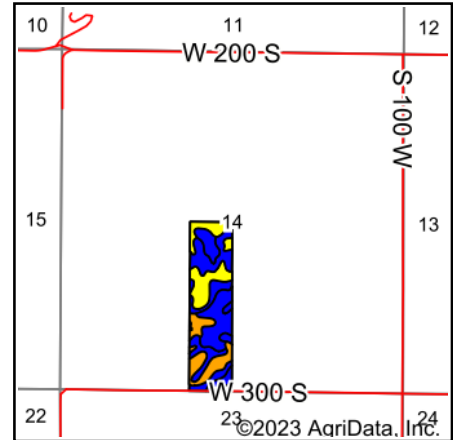
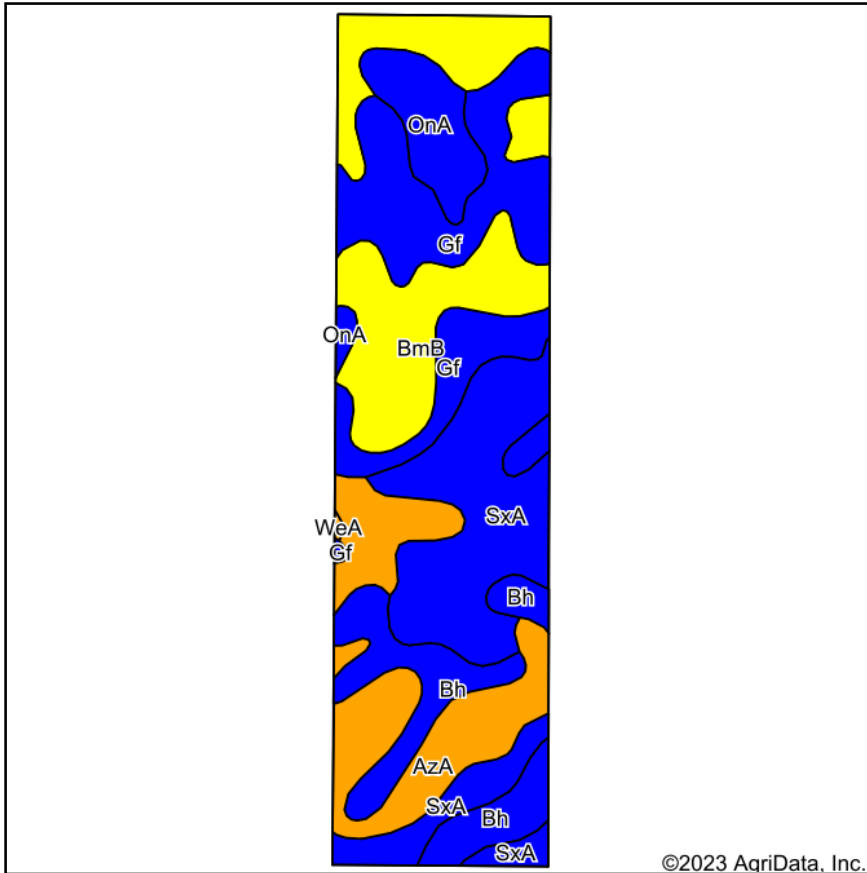
5/19/2023



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SURETY SOILS MAP

Tract 5



State: **Indiana**
 County: **Newton**
 Location: **14-29N-9W**
 Township: **Beaver**
 Acres: **40.28**
 Date: **5/19/2023**



Soils data provided by USDA and NRCS.

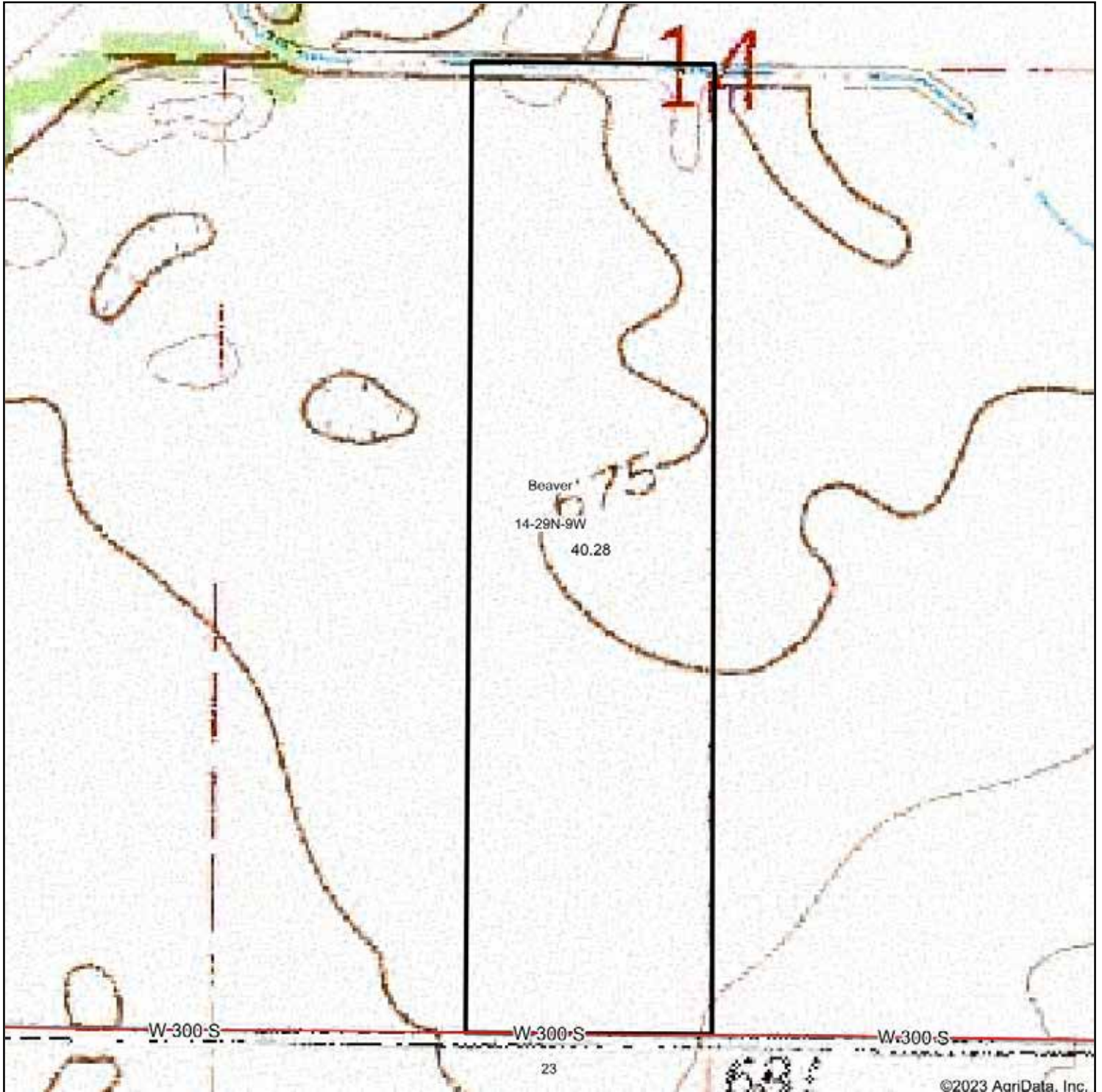
Area Symbol: IN111, Soil Area Version: 27

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
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	9.36	23.2%		IIw	119	4	8	34	54
BmB	Brems loamy sand, 1 to 3 percent slopes	8.65	21.5%		IVs	77	3	5	27	35
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	7.81	19.4%		IIw	148	5	10	42	60
AzA	Ayrmount loamy fine sand, 0 to 2 percent slopes	6.62	16.4%		IIIs	117	4	8	38	53
Bh	Barry-Gilford complex	5.20	12.9%		IIw	162	6	11	41	65
OnA	Onarga fine sandy loam, moderately wet, 0 to 2 percent slopes	2.64	6.6%		IIs	113	4	7	36	50
Weighted Average					2.59	120.4	4.2	8.1	35.7	52.1

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Tract 5



map center: 40° 57' 31.89, -87° 25' 22.94



14-29N-9W
Newton County
Indiana



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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5/19/2023

PROPERTY RECORD CARDS

PROPERTY RECORD CARDS

Part of Tracts 2 & 3 (Includes Other Land that is Not Part of Auction Property)

Beaver001/5601001-001 1/2

Notes
11/9/2020 21RS: AGLAND UPDATE
12/26/2012 MM01: Plexis Conv. Note 01/29/1988
Parcel
98 PAY 98 SPLIT 2.86 ACRES & ALL BLDGS. TO
JACK &
BONNIE STOREY.

VACANT LAND 300 S 100, Vacant Land

Transfer of Ownership
Date Owner Doc ID Code Book/Page Adj Sale Price V/I
12/11/2012 Storey, Jack M and Shi WD / \$0 /
01/01/1900 Storey, Florence WD / \$0 /

Storey, Jack M and Shirley A Dea

Ownership
Storey, Jack M and Shirley A Deardur
each as to an undivided 1/2 interest
1171 W 300 S
Morocco, IN 47963

Legal
PT NE 1/4 NE 8 N1/2 SE
SEC 12 T29N R3W 156.63 ACRES
BEAVER TWP (566.571.1582)



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

Year: 2023	Assessment Year	Reason For Change	2023	2022	2021	2020	2019
02/02/2023	04/06/2023	GenReval	AA	GenReval	AA	AA	GenReval
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalization Factor	Notice Required						
\$327,400	\$327,400	\$258,500	\$222,200	\$218,700	\$266,400	\$266,400	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$327,400	\$327,400	\$258,500	\$222,200	\$218,700	\$266,400	\$266,400	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$327,400	\$327,400	\$258,500	\$222,200	\$218,700	\$266,400	\$266,400	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$327,400	\$327,400	\$258,500	\$222,200	\$218,700	\$266,400	\$266,400	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Includes Some Land That is NOT Part of Auction Property.

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

Land Pricing Method ID	Soil Type	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
4 A	AYB	0	7.300000	\$1,900	\$1,463	\$10,680	0%	0%	1.0000	\$10,680
4 A	AZA	0	26.070000	\$1,900	\$1,463	\$38,140	0%	0%	1.0000	\$38,140
4 A	BH	0	14.290000	\$1,900	\$2,109	\$30,138	0%	0%	1.0000	\$30,140
4 A	DDA	0	48.340000	\$1,900	\$1,862	\$90,009	0%	0%	1.0000	\$90,010
4 A	ESB	0	35.350000	\$1,900	\$1,463	\$51,717	0%	0%	1.0000	\$51,720
4 A	SH	0	24.650000	\$1,900	\$2,337	\$57,607	0%	0%	1.0000	\$57,610
4 A	SXA	0	24.360000	\$1,900	\$2,014	\$49,061	0%	0%	1.0000	\$49,060
81 A	SH	0	10.370000	\$1,900	\$2,337	\$24,235	-100%	0%	1.0000	\$00
82 A	AZA	0	0.730000	\$1,900	\$1,463	\$1,068	-100%	0%	1.0000	\$00
82 A	DDA	0	0.500000	\$1,900	\$1,862	\$931	-100%	0%	1.0000	\$00
82 A	SH	0	0.540000	\$1,900	\$2,337	\$1,262	-100%	0%	1.0000	\$00
82 A	SXA	0	0.270000	\$1,900	\$2,014	\$544	-100%	0%	1.0000	\$00

Land Computations
Calculated Acreage 192.77
Actual Frontage 0
Developer Discount 192.77
Parcel Acreage 10.37
81 Legal Drain NV 2.04
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 180.36
Total Acres Farmland 3327,360
Farmland Value 180.36
Measured Acreage 1815
Avg Farmland Value/Acre 3327,350
Value of Farmland \$0
Classified Total \$0
Farm / Classified Value \$327,400
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$327,400
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$327,400

56-10-23-800-001.000-001

General Information
Parcel Number 56-10-23-800-001.000-001
Local Parcel Number 0010324000
Tax ID:

Routing Number
09-23-800-001.00

Property Class
Vacant Land
Year: 2023

Location Information

County Newton
Township BEAVER TOWNSHIP
District 001 (Local 001)
Beaver Township
School Corp 5945
NORTH NEWTON
Neighborhood 5601001-001
Beaver001
Section/Plat 23

Location Address (1)
VACANT LAND 300 S
MOROCO, IN 47963

Zoning
Subdivision
Lot
Market Model 5601001

Characteristics
Flood Hazard
Level
Public Utilities
Electricity
Streets or Roads
Paved
TIF
Neighborhood Life Cycle Stage
Other

Printed Thursday, May 11, 2023
Review Group 2021

Data Source N/A
Collector 08/13/2020
Appraiser 08/31/2020
Jamie E
Jamie E

PROPERTY RECORD CARDS

Part of Tract 3 (Includes Other Land that is Not Part of Auction Property)

Beaver001/5601001-001 1/2

Notes
11/9/2020 21RS: AGLAND UPDATE
12/26/2012 MM01: Pleas Conv. Note 01/11/2002
Parcel
02 PAY 03 SPLIT 3.7 ACRES AND ALL BLDGS TO
0010322001.

100, Vacant Land

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VII
WD / \$0
LC / \$141,000
WD / \$0

Storey, Jack M and Shirley A Dea 1407 W 300 S

Ownership
Date Owner
12/11/2012 Storey, Jack M and Shi
02/18/2005 Storey, Florence
01/01/1900 VANDERKOLK JACK

Legal
PT NW NE, PT NE NW & PT SE NW
SEC 23, T29N, R9W, 76.8 ACRES
BEAVER (656,571.582)



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

Assessment Year	Reason For Change	2021	2020	2019
2023	WIP	GenReval	AA	GenReval
02/02/2023	As Of Date	03/23/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$129,100	Land	\$87,700	\$85,600	\$104,300
\$0	Land Res (1)	\$0	\$0	\$0
\$129,100	Land Non Res (2)	\$87,700	\$85,600	\$104,300
\$0	Land Non Res (3)	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0
\$129,100	Total	\$87,700	\$85,600	\$104,300
\$129,100	Total Non Res (1)	\$0	\$0	\$0
\$129,100	Total Non Res (2)	\$87,700	\$85,600	\$104,300
\$0	Total Non Res (3)	\$0	\$0	\$0

Includes Some Land That is NOT Part of Auction Property.

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	Inf. % Elig	Res Market Factor	Value
4 A AZA	0	12.540000	\$1,900	\$1,463	\$18,346	0%	1.0000	\$18,350
4 A BH	0	8.940000	\$1,900	\$2,109	\$18,854	0%	1.0000	\$18,850
4 A DDA	0	15.430000	\$1,900	\$1,862	\$28,731	0%	1.0000	\$28,730
4 A ESS	0	19.980000	\$1,900	\$1,463	\$29,231	0%	1.0000	\$29,230
4 A SH	0	8.750000	\$1,900	\$2,337	\$20,449	0%	1.0000	\$20,450
4 A SXA	0	6.690000	\$1,900	\$2,014	\$13,474	0%	1.0000	\$13,470
81 A DDA	0	0.990000	\$1,900	\$1,862	\$1,843	-100%	0%	\$0
81 A SH	0	2.410000	\$1,900	\$2,337	\$5,632	-100%	0%	\$0
82 A AZA	0	0.150000	\$1,900	\$1,463	\$219	-100%	0%	\$0
82 A BH	0	0.060000	\$1,900	\$2,109	\$127	-100%	0%	\$0
82 A DDA	0	0.130000	\$1,900	\$1,862	\$242	-100%	0%	\$0
82 A SXA	0	0.730000	\$1,900	\$2,014	\$1,470	-100%	0%	\$0

Land Computations
Calculated Acreage 76.80
Actual Frontage 0
Developer Discount
Parcel Acreage 76.80
81 Legal Drain NV 3.40
82 Public Roads NV 1.07
83 UT Towers NV 0.00
9 Homesite 0.00
Total Acres Farmland 72.33
Farmland Value \$129,080
Measured Acreage 72.33
Avg Farmland Value/Acre 1785
Value of Farmland \$129,110
Classified Total \$0
Farm / Classified Value \$0
Homesite(s) Value \$129,100
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$0
CAP 2 Value \$129,100
CAP 3 Value \$0
Total Value \$129,100

56-10-23-500-003.000-001

General Information
Parcel Number
56-10-23-500-003.000-001
Local Parcel Number
0010322000
Tax ID:

Routing Number
09-23-500-003.00
Property Class 100
Vacant Land

Year: 2023

Location Information

County Newton
Township BEAVER TOWNSHIP
District 001 (Local 001)
Beaver Township
School Corp 5945
NORTH NEWTON
Neighborhood 5601001-001
Beaver001
Section/Plat 23
Location Address (1)
1407 W 300 S
MOROCO, IN 47963

Zoning

Subdivision

Lot

Market Model
5601001

Characteristics

Topography Flood Hazard
Level ERA
Public Utilities
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Thursday, May 11, 2023

Review Group 2021

Data Source N/A

Collector 08/13/2020

Jamie E

Appraiser 08/31/2020

Jamie E

08/31/2020

Jamie E

08/31/2020

Jamie E

PROPERTY RECORD CARDS

Tracts 4 & 5

1/2

Beaver001/5601001-001

General Information
 Parcel Number: 56-10-14-300-003.001-001
 Local Parcel Number: 0010323001
 Tax ID: E 1/2 SW SEC 14 T29N R3W 90 ACRES BEAVER TWP

Ownership
 Storey, Jack M
 Storey, Jack M
 Bonnie J Husband and Wife undivided
 1171 W 300 S
 Morocco, IN 47963

Transfer of Ownership
 Date: 08/24/2018
 Owner: Storey, Jack M
 Doc ID: 1U
 Code: WD
 Book/Page: STOREY JACK M BO
 Adj Sale Price: \$0
 V: \$0

VACANT LAND 300 S
 100, Vacant Land

Notes
 2/8/2021 21RS: AGLAND UPDATE
 5/21/2008 MM01: Plexis Conv Note 01/11/2002
 Parcel 02 PAY 03 SPLIT FROM 0010323000.

Routing Number
 09-14-300-003.00

Property Class
 Vacant Land

Year: 2023

Location Information
 County: Newton
 Township: BEAVER TOWNSHIP
 District 001 (Local 001)
 Beaver Township
 School Corp 5945
 NORTH NEWTON
 Neighborhood 5601001-001
 Beaver001

Section/Plat
 14
Location Address (1)
 VACANT LAND 300 S
 MOROCCO, IN 47963

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

Assessment Year	Reason For Change	GenReval	2021	2020	2019
2023	WIP	AA	GenReval	AA	GenReval
02/02/2023	As Of Date	04/08/2023	03/23/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$131,900	Land Res (1)	\$104,100	\$89,600	\$86,100	\$104,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0
\$131,900	Land Non Res (3)	\$104,100	\$89,600	\$86,100	\$104,900
\$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
\$131,900	Total	\$104,100	\$89,600	\$86,100	\$104,900
\$131,900	Total Non Res (2)	\$104,100	\$89,600	\$86,100	\$104,900
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0

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

Land Pricing Method ID	Soil Type	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
4	A	AZ	0	9.160000	\$1,463	\$13,401	0%	0%	1.0000	\$13,400
4	A	BH	0	5.160000	\$2,109	\$10,882	0%	0%	1.0000	\$10,880
4	A	BMB	0	10.680000	\$1,140	\$12,187	0%	0%	1.0000	\$12,190
4	A	DDA	0	1.050000	\$1,862	\$1,955	0%	0%	1.0000	\$1,960
4	A	GF	0	16.840000	\$1,938	\$32,636	0%	0%	1.0000	\$32,640
4	A	OAB	0	0.790000	\$669	\$766	0%	0%	1.0000	\$770
4	A	OAC	0	0.030000	\$950	\$29	0%	0%	1.0000	\$30
4	A	ONA	0	10.160000	\$1,539	\$15,636	0%	0%	1.0000	\$15,640
4	A	SH	0	4.520000	\$2,337	\$10,563	0%	0%	1.0000	\$10,560
4	A	SXA	0	11.460000	\$2,014	\$23,080	0%	0%	1.0000	\$23,080
4	A	WEA	0	7.350000	\$1,463	\$10,753	0%	0%	1.0000	\$10,750
81	A	BMB	0	2.040000	\$1,140	\$2,326	-100%	0%	1.0000	\$0
81	A	OAB	0	0.140000	\$969	\$136	-100%	0%	1.0000	\$0
81	A	SH	0	0.010000	\$2,337	\$23	-100%	0%	1.0000	\$0
82	A	BH	0	0.060000	\$2,109	\$127	-100%	0%	1.0000	\$0

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	80.00
81 Legal Drain NV	2.19
82 Public Roads NV	0.60
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	77.21
Farmland Value	\$131,900
Measured Acreage	77.21
Avg Farmland Value/Acre	1708
Value of Farmland	\$131,870
Classified Total	\$0
Farm / Classified Value	\$131,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$131,900
CAP 3 Value	\$0
Total Value	\$131,900

Collector 08/03/2020

Appraiser 08/31/2020

Data Source N/A

Review Group 2021

Thursday, May 11, 2023

PROPERTY RECORD CARDS

Tracts 4 & 5

2/2

56-10-14-300-003.001-001

Storey, Jack M

VACANT LAND 300 S

Supplemental Land Page

Beaver001/5601001-001

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	Ext. Value	Infl. %	Res. Elig %	Market Factor	Value
82	A	DDA	0	0.110000	0.88	\$1,900	\$1,862	\$205	-100%	0%	1.0000	\$00
82	A	SXA	0	0.430000	1.06	\$1,900	\$2,014	\$866	-100%	0%	1.0000	\$00

TAX INFORMATION

TAX INFORMATION

Tract 1

STATE FORM 53569(R23/12-22)
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

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

COUNTY: 56 - Newton

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 56-10-23-400-012.000-001	DUPLICATE NUMBER 368	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023.
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION SE SE Sec 23 T29N R9W 40 Acres		



SPRING AMOUNT DUE by May 10, 2023:	\$0.00
---	---------------

Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

Office Phone: (219)474-6081
Pay Online at: www.newtoncounty.in.gov

Remit Payment and Make Check Payable to:
Newton County Treasurer
201 N 3rd Street
Kentland IN 47951

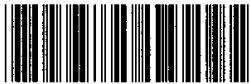
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Reprinted: 05/11/2023 11:02 AM COUNTER1

COUNTY: 56 - Newton

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 56-10-23-400-012.000-001	DUPLICATE NUMBER 368	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023.
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION SE SE Sec 23 T29N R9W 40 Acres		



FALL AMOUNT DUE by November 13, 2023:	\$605.00
--	-----------------

Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

Office Phone: (219)474-6081
Pay Online at: www.newtoncounty.in.gov

Remit Payment and Make Check Payable to:
Newton County Treasurer
201 N 3rd Street
Kentland IN 47951

0000000368 000000060500

Reprinted: 05/11/2023 11:02 AM COUNTER1

COUNTY: 56 - Newton

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 56-10-23-400-012.000-001	DUPLICATE NUMBER 368	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION SE SE Sec 23 T29N R9W 40 Acres		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT: 05/11/2023

TOTAL DUE FOR 22 PAY 23: \$605.00

PROPERTY ADDRESS Vacant Land St Rd 114 & 100 W, Morocco IN 47963	
PROPERTY TYPE Real	TOWNSHIP: Beaver
ACRES 40.0000	

Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$585.00	\$585.00
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$20.00	\$20.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$605.00	\$605.00
Payment Received	\$605.00	\$0.00
Balance Due	\$0.00	\$605.00

Reprinted: 05/11/2023 11:02 AM COUNTER1

TAX INFORMATION

Tract 1

STATE FORM 53569(R23/12-22)
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

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

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. The Mortgage Deduction will no longer apply to tax bills beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u>	<u>Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
Storey, Jack M and Shirley A Deardurff, 1171 W 300 S Morocco IN 47963	Vacant Land St Rd 114 & 100 W Morocco IN 47963	May 11, 2023	56-10-23-400-012.000-001	001 Beaver
		<u>Duplicate Number</u>	<u>Tax ID Number</u>	
		368	001-03250-00	
<u>Legal Description</u>	<u>Billed Mortgage Company</u>			<u>Property Type</u>
SE SE Sec 23 T29N R9W 40 Acres				Real

Spring installment due on or before May 10, 2023 and Fall installment due on or before November 13, 2023.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$50,300	\$58,500
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals total gross assessed value of property	\$50,300	\$58,500
2a. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	\$50,300	\$58,500
3a. Multiplied by your local tax rate	2.2818	2.1402
4. Equals gross tax liability (see Table 3 below)	\$1,147.75	\$1,252.02
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	(\$141.75)	(\$82.02)
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$1,006.00	\$1,170.00

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$1,006.00	\$1,170.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$1,006.00	\$1,170.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	TAX DIFFERENCE 2022-2023	PERCENT DIFFERENCE
COUNTY	0.7802	0.7253	\$392.44	\$424.30	\$31.86	8.12%
LIBRARY	0.1373	0.1164	\$69.06	\$68.09	(\$0.97)	(1.40%)
SCHOOLS	1.0532	0.9527	\$529.77	\$557.34	\$27.57	5.20%
SPECIAL UNIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TOWNSHIP	0.3111	0.3458	\$156.48	\$202.29	\$45.81	29.28%
TOTAL	2.2818	2.1402	\$1,147.75	\$1,252.02	\$104.27	9.08%

TABLE 4: OTHER CHARGES - ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2022	2023	% Change
556 Zoborosky Open	\$0.00	\$0.00	0.0%
571 Beaver Creek	\$40.00	\$40.00	0.0%
582 Sam Deardurff	\$0.00	\$0.00	0.0%
TOTAL ADJUSTMENTS	\$40.00	\$40.00	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2022	2023
TOTAL DEDUCTIONS	\$0	\$0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

TAX INFORMATION

Part of Tracts 2 & 3 (Includes Other Land that is Not Part of Auction Property)

STATE FORM 53569(R23/12-22)
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

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

COUNTY: 56 - Newton

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 56-10-23-800-001.000-001	DUPLICATE NUMBER 367	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023.
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION Pt NE NE, S1/2 NE & N1/2 SE Sec 23 T29N R9W 192.77 Acres		



SPRING AMOUNT DUE by May 10, 2023:	\$0.00
---------------------------------------	--------

Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

Office Phone: (219)474-6081
Pay Online at: www.newtoncounty.in.gov

Remit Payment and Make Check Payable to:
Newton County Treasurer
201 N 3rd Street
Kentland IN 47951

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COUNTY: 56 - Newton

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 56-10-23-800-001.000-001	DUPLICATE NUMBER 367	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023.
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION Pt NE NE, S1/2 NE & N1/2 SE Sec 23 T29N R9W 192.77 Acres		



FALL AMOUNT DUE by November 13, 2023:	\$2,681.37
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Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

Office Phone: (219)474-6081
Pay Online at: www.newtoncounty.in.gov

Remit Payment and Make Check Payable to:
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COUNTY: 56 - Newton

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 56-10-23-800-001.000-001	DUPLICATE NUMBER 367	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION Pt NE NE, S1/2 NE & N1/2 SE Sec 23 T29N R9W 192.77 Acres		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT: 05/11/2023

TOTAL DUE FOR 22 PAY 23: \$2,681.37

PROPERTY ADDRESS Vacant Land 300 S, Morocco IN 47963	
PROPERTY TYPE Real	TOWNSHIP: Beaver
ACRES 192.7700	

Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$2,585.00	\$2,585.00
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$96.39	\$96.38
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$2,681.39	\$2,681.38
Payment Received	\$2,681.39	\$0.01
Balance Due	\$0.00	\$2,681.37

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TAX INFORMATION

Part of Tracts 2 & 3 (Includes Other Land that is Not Part of Auction Property)

STATE FORM 53569(R23/12-22)

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TREASURER FORM TS-1A

APPROVED BY STATE BOARD OF ACCOUNTS, 2022

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1-1.22-8.1

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. The Mortgage Deduction will no longer apply to tax bills beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dleg/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name Storey, Jack M and Shirley A Deardurff, 1171 W 300 S Morocco IN 47963	Address Vacant Land 300 S Morocco IN 47963	Date of Notice May 11, 2023	Parcel Number 56-10-23-800-001.000-001	Taxing District 001 Beaver
Legal Description Pt NE NE, S1/2 NE & N1/2 SE Sec 23 T29N R9W 192.77 Acres	Billed Mortgage Company	Duplicate Number 367	Tax ID Number 001-03240-00	Property Type Real



Spring installment due on or before May 10, 2023 and Fall installment due on or before November 13, 2023.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$222,200	\$258,500
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals total gross assessed value of property	\$222,200	\$258,500
2a. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	\$222,200	\$258,500
3a. Multiplied by your local tax rate	2.2818	2.1402
4. Equals gross tax liability (see Table 3 below)	\$5,070.16	\$5,532.42
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	(\$626.16)	(\$362.42)
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$4,444.00	\$5,170.00

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$4,444.00	\$5,170.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$4,444.00	\$5,170.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	TAX DIFFERENCE 2022-2023	PERCENT DIFFERENCE
COUNTY	0.7802	0.7253	\$1,733.60	\$1,874.90	\$141.30	8.15%
LIBRARY	0.1373	0.1164	\$305.08	\$300.89	(\$4.19)	(1.37%)
SCHOOLS	1.0532	0.9527	\$2,340.22	\$2,462.74	\$122.52	5.24%
SPECIAL UNIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TOWNSHIP	0.3111	0.3458	\$691.26	\$893.89	\$202.63	29.31%
TOTAL	2.2818	2.1402	\$5,070.16	\$5,532.42	\$462.26	9.12%

TABLE 4: OTHER CHARGES - ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2022	2023	% Change
556 Zaborosky Open	\$0.00	\$0.00	0.0%
571 Beaver Creek	\$192.76	\$192.77	0.0%
582 Sam Deardurff	\$0.00	\$0.00	0.0%
TOTAL ADJUSTMENTS	\$192.76	\$192.77	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY³

TYPE OF DEDUCTION	2022	2023
TOTAL DEDUCTIONS	\$0	\$0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dleg/referendum-information.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

Includes Some Land That is NOT Part of Auction Property.

TAX INFORMATION

Part of Tract 3 (Includes Other Land that is Not Part of Auction Property)

STATE FORM 53569(R23/12-22)
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

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

COUNTY: 56 - Newton

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 56-10-23-500-003.000-001	DUPPLICATE NUMBER 363	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023.
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION Pt NW NE, Pt NE NW & Pt SE NW Sec 23 T29N R9W 76.8 Acres		



SPRING AMOUNT DUE by May 10, 2023:	\$0.00
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Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

Office Phone: (219)474-6081
Pay Online at: www.newtoncounty.in.gov

Remit Payment and Make Check Payable to:
Newton County Treasurer
201 N 3rd Street
Kentland IN 47951

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COUNTY: 56 - Newton

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 56-10-23-500-003.000-001	DUPPLICATE NUMBER 363	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023.
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION Pt NW NE, Pt NE NW & Pt SE NW Sec 23 T29N R9W 76.8 Acres		



FALL AMOUNT DUE by November 13, 2023:	\$1,057.40
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Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

Office Phone: (219)474-6081
Pay Online at: www.newtoncounty.in.gov

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201 N 3rd Street
Kentland IN 47951

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COUNTY: 56 - Newton

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 56-10-23-500-003.000-001	DUPPLICATE NUMBER 363	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION Pt NW NE, Pt NE NW & Pt SE NW Sec 23 T29N R9W 76.8 Acres		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT: 05/11/2023

TOTAL DUE FOR 22 PAY 23: \$1,057.40

PROPERTY ADDRESS 1407 W 300 S, Morocco IN 47963	
PROPERTY TYPE Real	TOWNSHIP: Beaver
ACRES 76.8000	

Storey, Jack M and Shirley A Deardurff,
1171 W 300 S
Morocco IN 47963

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,019.00	\$1,019.00
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$38.40	\$38.40
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$1,057.40	\$1,057.40
Payment Received	\$1,057.40	\$0.00
Balance Due	\$0.00	\$1,057.40

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Includes Some Land That is NOT Part of Auction Property.

TAX INFORMATION

Part of Tract 3 (Includes Other Land that is Not Part of Auction Property)

STATE FORM 53569(R23/12-22)
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

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

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. The Mortgage Deduction will no longer apply to tax bills beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name Storey, Jack M and Shirley A Deardurff, 1171 W 300 S Morocco IN 47963	Address 1407 W 300 S Morocco IN 47963	Date of Notice May 11, 2023	Parcel Number 56-10-23-500-003.000-001	Taxing District 001 Beaver
Legal Description Pt NW NE, Pt NE NW & Pt SE NW Sec 23 T29N R9W 76.8 Acres	Billed Mortgage Company	Duplicate Number 363	Tax ID Number 001-03220-00	Property Type Real



Spring installment due on or before May 10, 2023 and Fall installment due on or before November 13, 2023.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$87,700	\$101,900
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals total gross assessed value of property	\$87,700	\$101,900
2a. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	\$87,700	\$101,900
3a. Multiplied by your local tax rate	2.2818	2.1402
4. Equals gross tax liability (see Table 3 below)	\$2,001.14	\$2,180.86
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	(\$247.14)	(\$142.86)
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$1,754.00	\$2,038.00

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$1,754.00	\$2,038.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$1,754.00	\$2,038.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	TAX DIFFERENCE 2022-2023	PERCENT DIFFERENCE
COUNTY	0.7802	0.7253	\$684.24	\$739.08	\$54.84	8.01%
LIBRARY	0.1373	0.1164	\$120.41	\$118.61	(\$1.80)	(1.49%)
SCHOOLS	1.0532	0.9527	\$923.66	\$970.80	\$47.14	5.10%
SPECIAL UNIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TOWNSHIP	0.3111	0.3458	\$272.83	\$352.37	\$79.54	29.15%
TOTAL	2.2818	2.1402	\$2,001.14	\$2,180.86	\$179.72	8.98%

TABLE 4: OTHER CHARGES - ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2022	2023	% Change
556 Zaborosky Open	\$0.00	\$0.00	0.0%
571 Beaver Creek	\$76.80	\$76.80	0.0%
582 Sam Deardurff	\$0.00	\$0.00	0.0%
TOTAL ADJUSTMENTS	\$76.80	\$76.80	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY³

TYPE OF DEDUCTION	2022	2023
TOTAL DEDUCTIONS	\$0	\$0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

Includes Some Land That is NOT Part of Auction Property.

TAX INFORMATION

Tracts 4 & 5

STATE FORM 53569(R23/12-22)
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

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

COUNTY: 56 - Newton

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 56-10-14-300-003.001-001	DUPLICATE NUMBER 366	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023.
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION E 1/2 SW Sec 14 T29N R9W 80 Acres		



SPRING AMOUNT DUE by May 10, 2023:	\$0.00
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Storey, Jack M & Bonnie J Husband and W
1171 W 300 S
Morocco IN 47963

Office Phone: (219)474-6081
Pay Online at: www.newtoncounty.in.gov

Remit Payment and Make Check Payable to:
Newton County Treasurer
201 N 3rd Street
Kentland IN 47951

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COUNTY: 56 - Newton

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 56-10-14-300-003.001-001	DUPLICATE NUMBER 366	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023.
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION E 1/2 SW Sec 14 T29N R9W 80 Acres		



FALL AMOUNT DUE by November 13, 2023:	\$1,081.00
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Storey, Jack M & Bonnie J Husband and W
1171 W 300 S
Morocco IN 47963

Office Phone: (219)474-6081
Pay Online at: www.newtoncounty.in.gov

Remit Payment and Make Check Payable to:
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Kentland IN 47951

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COUNTY: 56 - Newton

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 56-10-14-300-003.001-001	DUPLICATE NUMBER 366	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME Beaver	LEGAL DESCRIPTION E 1/2 SW Sec 14 T29N R9W 80 Acres		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT: 05/11/2023

TOTAL DUE FOR 22 PAY 23: \$1,081.00

PROPERTY ADDRESS Vacant Land 300 S, Morocco IN 47963	
PROPERTY TYPE Real	TOWNSHIP: Beaver
ACRES 80.0000	

Storey, Jack M & Bonnie J Husband and W
1171 W 300 S
Morocco IN 47963

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,041.00	\$1,041.00
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$40.00	\$40.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$1,081.00	\$1,081.00
Payment Received	\$1,081.00	\$0.00
Balance Due	\$0.00	\$1,081.00

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TAX INFORMATION

Tracts 4 & 5

STATE FORM 53569(R23/12-22)
APPROVED BY STATE BOARD OF ACCOUNTS, 2022


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

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. The Mortgage Deduction will no longer apply to tax bills beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u>	<u>Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
Storey, Jack M & Bonnie J Husband and W 1171 W 300 S Morocco IN 47963	Vacant Land 300 S Morocco IN 47963	May 11, 2023	56-10-14-300-003.001-001	001 Beaver
		<u>Duplicate Number</u>	<u>Tax ID Number</u>	
		366	001-03230-01	
<u>Legal Description</u>	<u>Billed Mortgage Company</u>			<u>Property Type</u>
E 1/2 SW Sec 14 T29N R9W 80 Acres				Real

Spring installment due on or before May 10, 2023 and Fall installment due on or before November 13, 2023.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$89,600	\$104,100
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals total gross assessed value of property	\$89,600	\$104,100
2a. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	\$89,600	\$104,100
3a. Multiplied by your local tax rate	2.2818	2.1402
4. Equals gross tax liability (see Table 3 below)	\$2,044.49	\$2,227.95
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	(\$252.49)	(\$145.95)
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$1,792.00	\$2,082.00

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$1,792.00	\$2,082.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$1,792.00	\$2,082.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	TAX DIFFERENCE 2022-2023	PERCENT DIFFERENCE
COUNTY	0.7802	0.7253	\$699.06	\$755.04	\$55.98	8.01%
LIBRARY	0.1373	0.1164	\$123.02	\$121.17	(\$1.85)	(1.50%)
SCHOOLS	1.0532	0.9527	\$943.66	\$991.76	\$48.10	5.10%
SPECIAL UNIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TOWNSHIP	0.3111	0.3458	\$278.75	\$359.98	\$81.23	29.14%
TOTAL	2.2818	2.1402	\$2,044.49	\$2,227.95	\$183.46	8.97%

TABLE 4: OTHER CHARGES/ ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2022	2023	% Change
513 Maria Hope	\$0.00	\$0.00	0.0%
556 Zoborosky Open	\$0.00	\$0.00	0.0%
571 Beaver Creek	\$80.00	\$80.00	0.0%
582 Sam Deardurff	\$0.00	\$0.00	0.0%
TOTAL ADJUSTMENTS	\$80.00	\$80.00	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2022	2023
TOTAL DEDUCTIONS	\$0	\$0

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

FSA INFORMATION

FSA INFORMATION

Tracts 1-3

INDIANA
NEWTON



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 2871

Prepared : 5/1/23 2:04 PM CST

Crop Year : 2023

Operator Name : MR JACK M STOREY
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
315.28	299.40	299.40	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	299.40	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.10	0.00	55	
Corn	258.60	0.00	144	0
Soybeans	34.50	0.00	48	0
TOTAL	296.20	0.00		

NOTES

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Tract Number : 11027

Description : S23 T29 R9
FSA Physical Location : INDIANA/NEWTON
ANSI Physical Location : INDIANA/NEWTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SHIRLEY DEARDURFF, MR JACK M STOREY
Other Producers : MRS BONNIE J STOREY
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
315.28	299.40	299.40	0.00	0.00	0.00	0.00	0.0

Includes Some Land That is NOT Part of Auction Property.

FSA INFORMATION

Tracts 1-3

INDIANA
NEWTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2871
Prepared : 5/1/23 2:04 PM CST
Crop Year : 2023

Tract 11027 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	299.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.10	0.00	55
Corn	258.60	0.00	144
Soybeans	34.50	0.00	48
TOTAL	296.20	0.00	

NOTES

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

Includes Some Land That is NOT Part of Auction Property.

FSA INFORMATION

Tracts 1-3

USDA Farm 2871 Tract 11027

2023 Certification map prepared on: 4/24/2023

Administered by: Newton County, Indiana

OP: STOREY, JACK M

315.28 Tract acres

OW: DEARDURFF, SHIRLEY

299.4 Cropland acres

0 CRP acres

CRP

TRS: 29N9W23

CLU

Newton

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance

Provisions



Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-24 08:48:14

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL Contract	Prac Yr
1	172.78	N	
Crop:			
Date:			
2	126.62	N	
Crop:			
Date:			

Includes Some Land That is NOT Part of Auction Property.

Farm 2871 Tract 11027

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 4 & 5

INDIANA
NEWTON



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 4714

Prepared : 5/1/23 2:05 PM CST

Crop Year : 2023

Operator Name : MR JACK M STOREY
CRP Contract Number(s) : None
Recon ID : XXXXXXXXXX
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.65	80.40	80.40	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	80.40	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.40	0.00	67	
Corn	43.10	0.00	132	0
Soybeans	33.90	0.00	44	0
TOTAL	80.40	0.00		

NOTES

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Tract Number : 10843

Description : S14 T29 R9
FSA Physical Location : INDIANA/NEWTON
ANSI Physical Location : INDIANA/NEWTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MRS BONNIE J STOREY, MR JACK M STOREY, DENNIS DEARDURFF, SHIRLEY DEARDURFF
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.65	80.40	80.40	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

Tracts 4 & 5

INDIANA
NEWTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4714
Prepared : 5/1/23 2:05 PM CST
Crop Year : 2023

Tract 10843 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.40	0.00	67
Corn	43.10	0.00	132
Soybeans	33.90	0.00	44
TOTAL	80.40	0.00	

NOTES

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

FSA INFORMATION

Tracts 4 & 5

USDA Farm 4714 Tract 10843

2023 Certification map prepared on: 4/24/2023

Administered by: Newton County, Indiana

OP: STOREY, JACK M

80.65 Tract acres

OW: DEARDURFF, DENNIS

80.4 Cropland acres

0 CRP acres

CRP

TRS: 29N9W14

CLU

Newton



Wetland Determination Identifiers:

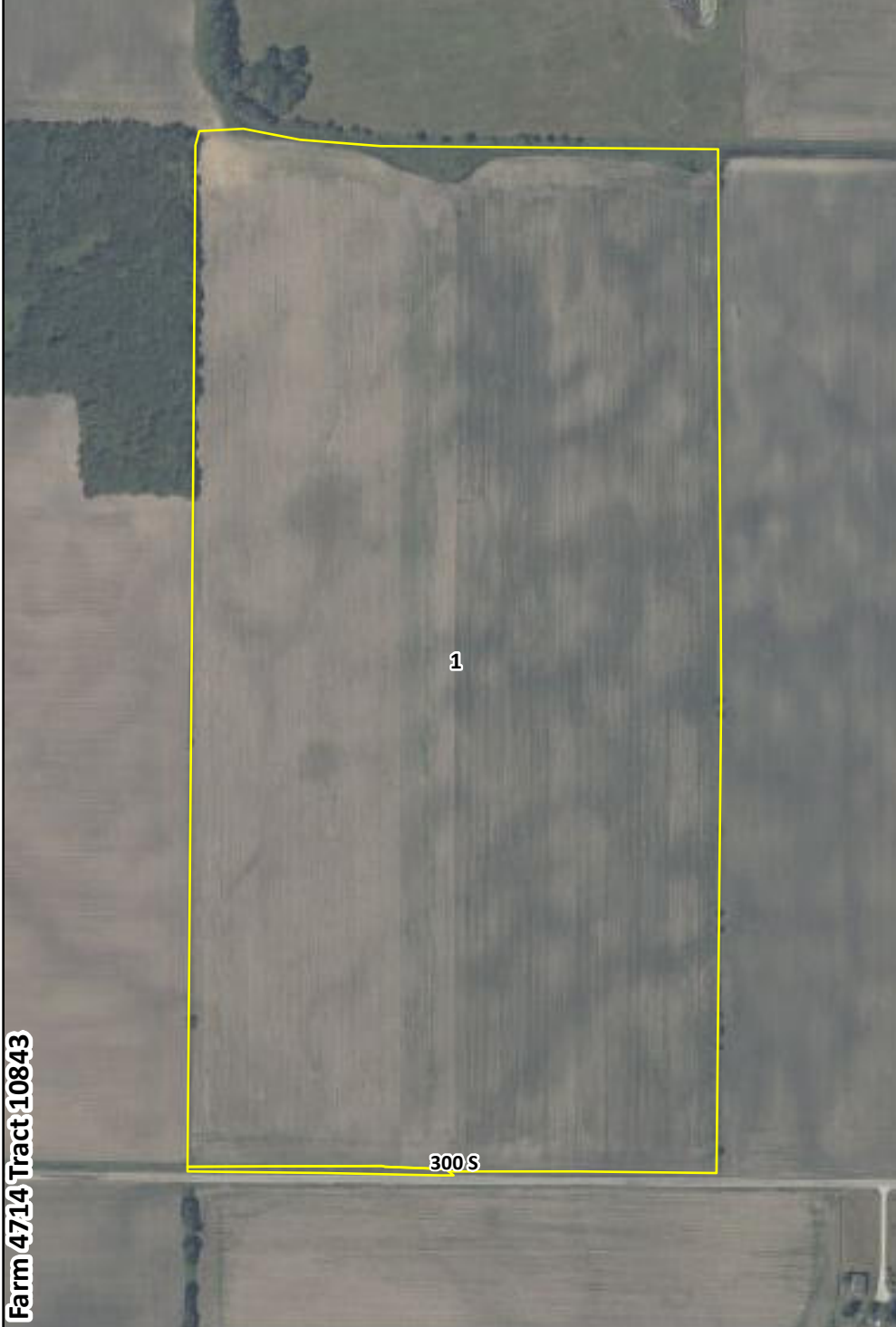
Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-24 08:48:14

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL	Contract	Prac	Yr
1	80.4	N			
Crop:					
Date:					

Farm 4714 Tract 10843

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PHOTOS

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